

Agenda

Planning Commission - Regular Meeting City and Borough of Juneau

March 23, 2021
Virtual Meeting Only
7:00 PM

This virtual meeting will be by video and telephonic participation only. To join the webinar, paste this URL into your browser: <https://juneau.zoom.us/j/98118003735>. To participate telephonically, call: 1-346-248-7799 or 1-669-900-6833 or 1-253-215-8782 or 1-312-626-6799 or 1-929-436-2866 or 1-301-715-8592 and enter Webinar ID: 981 1800 3735.

I. ROLL CALL

II. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

- A. February 23, 2021 Draft Minutes, Regular Planning Commission - APPROVED WITH REVISIONS

IV. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

VI. ITEMS FOR RECONSIDERATION

VII. CONSENT AGENDA

- A. CSP2021 0001: Retaining structure replacement, site grading, and new equipment, with possible electrical and landscaping work at Capital School Park - RECOMMENDED APPROVAL TO THE ASSEMBLY

VIII. UNFINISHED BUSINESS

IX. REGULAR AGENDA

- A. SMF2021 0001: Remove a plat note that limits the driveway development onto Karl Reishus Blvd - APPROVED WITH AMENDMENTS

X. BOARD OF ADJUSTMENT

XI. OTHER BUSINESS

XII. STAFF REPORTS

XIII. COMMITTEE REPORTS

XIV. LIAISON REPORT

XV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS

XVII. EXECUTIVE SESSION

XVIII.SUPPLEMENTAL MATERIALS

A. Additional Materials for March 23, 2021

XIX. ADJOURNMENT

**PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

February 23, 2021 Draft Minutes, Regular Planning Commission - APPROVED WITH REVISIONS

ATTACHMENTS:

	Description	Upload Date	Type
▣	February 23, 2021 Draft Minutes, Regular Planning Commission	3/9/2021	Minutes

Minutes
Planning Commission
Regular Meeting
CITY AND BOROUGH OF JUNEAU
Michael LeVine, Chairman
February 23, 2021

I. ROLL CALL

Michael LeVine, Chairman, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held virtually via Zoom Webinar and telephonically, to order at 7:02 p.m.

Commissioners present: All Commissioners present via video conferencing – Michael LeVine, Chairman; Nathaniel Dye, Vice Chairman; Paul Voelckers, Clerk; Travis Arndt, Deputy Clerk; Ken Alper; Dan Hickok; Mandy Cole; Josh Winchell; Erik Pedersen

Commissioners absent:

Staff present: Jill Maclean, CDD Director; Alix Pierce, CDD Planning Manager; Sherri Layne, LAW;

Assembly members: Loren Jones

II. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

A. Draft Minutes – January 26, 2021 Planning Commission Regular Meeting

MOTION: *by Mr. Voelckers to approve the Planning Commission Regular Meeting January 26, 2021 minutes.*

IV. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION -Chairman LeVine explained the rules and procedures for conducting meetings and public participation via Zoom format.

V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - none

VI. **ITEMS FOR RECONSIDERATION**- none

VII. **CONSENT AGENDA**- none

VIII. **UNFINISHED BUSINESS**- none

IX. **REGULAR AGENDA**

CSP2020 0007: Review proposed Capital Improvement Program budget items for consistency with the Comprehensive Plan
Applicant: City and Borough of Juneau
Location: Borough-wide

Staff Recommendation

Staff recommends the Planning Commission report to the Assembly and its relevant committees that the CIP projects funded in Draft FY 2022, as listed in the attached Draft Resolution 2937 (Dated February 1, 2021), conform to the policies of the Comprehensive Plan.

If projects are added by Assembly sub-committees, the Planning Commission can consider updating their review prior to Assembly adoption of the FY 2022 CIP.

STAFF PRESENTATION – Ms. Pierce presented the Capital Improvement Program (CIP) budget items and explained the PC is required by Title 49 to review the CIP program.

QUESTIONS FOR STAFF

Mr. Voelckers asked, for clarity, if the CIP list and the Legislative Priority list were to be considered together or as separate items. Ms. Pierce confirmed they are separate items and the responsibility of the PC is to review the CIP items. Ms. Pierce explained she had included the Legislative priority list as an information item but the Engineering and Public Works Director suggested the PC could review and make recommendations on that list as well.

Mr. LeVine stated the PC is reviewing the one-year CIP plan at this point in time and the full 6-year CIP list would come before the PC again at another time.

APPLICANT PRESENTATION

John Bohan, CBJ Engineering, explained this year's submittal is a little different from prior years. In developing the CIP list this year, CDD reached out to individual departments with projects from adopted plans. The departments provided their projects to Mr. Bohan, as usual.

QUESTIONS FOR APPLICANT

Mr. Dye asked for a description of the difference between the unscheduled funding source projects and other projects.

Mr. Bohan explained those projects are not currently funded but included in the Plan as projects that are important and may be funded via grant or other outside funding or may become funded with CBJ funds at a later time.

Mr. Dye asked if projects listed on the unfunded list do not receive funding in the current year will roll to the following year list. Mr. Bohan answered in the affirmative using Airport CIP grant-funded projects as an example.

Mr. Voelckers asked how the determination is made which projects go forward and which are not budgeted. Mr. Bohan explained the voter approved temporary Sales Tax amounts fund particular classes of projects, bonds and enterprise funds fund other projects.

Mr. Hickok asked about the Centennial Hall (CH) and JACC expansion on the legislative plan, thinking it had been voted down. Mr. Bohan answered CH is in dire need of maintenance and repairs so they included it on the list in case funding becomes available. As for the combining of the JACC and CH, the Assembly has approved the transfer of \$75,000 to investigate the feasibility of combining the JACC and CH.

Mr. Voelckers commented their purpose tonight is to review the CIP plan for compliance with the Comprehensive and Area Plans and he said he does not see many items that address the Area plans. He felt the record needs to show Lemon Creek is being underserved.

Mr. Bohan responded he understands Mr. Voelckers' concerns but we are in a difficult position with limited funding and unlimited number of CBJ facilities in dire need of repairs. Ms. Pierce added that Michele Elfers of Parks and Recreation had recently presented to the Public Works and Facilities Committee with a list of priorities and concerns regarding the Lemon Creek area.

Mr. Levine asked what is intended to be accomplished with the West Douglas extension project on the legislative priority list. He also asked how they came to the dollar amount and why it is not coupled with a request for a second crossing. Mr. Bohan explained the West Douglas project is to extend the Pioneer Road out toward Hilda Point. They are currently working with DOT for a second crossing study.

Mr. LeVine asked if this would be an appropriate place to add items such as EV charging stations and port electrification projects. Mr. Bohan said it could be. However, port electrification would

be a Docks and Harbors project and they have already submitted their list. Mr. Bohan suggested the PC could include the suggestion in their letter.

Ms. Cole asked if there was a particular dollar amount goal for the plan. Mr. Bohan said there is not exactly a particular dollar amount but they did keep in mind funding limitations and what is considered attainable.

COMMISSIONER DISCUSSION

Mr. Voelckers commented on the process that one of the things the commission has seen a lot is there are a lot of earnest projects to spend money on but he is concerned that often projects that have community support do not make the list.

Mr. Arndt suggested including a bullet list of their ideas in the letter they send to the assembly.

Mr. Dye suggested bifurcating the CIP and Legislative priority lists.

The Commission identified the following items for the 2022 CIP List:

- Mr. Hickok suggested prioritizing infrastructure projects.
- Mr. Voelckers noted the unscheduled funding list included a boiler renovation for \$900,000 under Juneau School District. He suggested recommending looking at alternative fuel sources. He also asked how the North Douglas Boat Launch project made the list and what the public process is like for this. It was suggested that dock electrification was a higher priority.
- Mr. LeVine reiterated Mr. Voelckers' concerns regarding Lemon Creek area plan and suggested including them.
- Ms. Cole noted the \$12 million radio tower project. This is a large ticket project on the unscheduled list. The plan states the existing tower is not within safety standards and is beyond its useful life. Ms. Cole expressed concern that something considered unsafe would not be a funded priority project.
- Mr. Dye comment noted the street reconstruction projects do not seem evenly distributed throughout the borough.

Mr. LeVine summarized the commission concerns as:

1. Infrastructure
2. Alternative fuel sources for the boiler
3. Emphasis on Lemon Creek
4. Radio infrastructure

5. Borough-wide emphasis on street improvement projects

The Commission then discussed and identified the following items for the Legislative priority list:

Mr. Dye suggested prioritizing the New City Hall saying it is a top priority and would revitalize downtown. Mr. LeVine suggested not prioritizing projects as it is not intended to be prioritized. Rather, it is just a list available for different funding sources.

Mr. LeVine spoke against the project to extend the West Douglas Pioneer Road and suggested it be removed from the letter. Mr. Winchell spoke to disagree with Mr. LeVine. He feels that the backside of the island will become important when tourism comes back. Mr. Hickok agreed, in part, with both Mr. LeVine and Mr. Winchell. However, he felt the second crossing is more of a priority at the moment. Mr. Voelckers agreed with Mr. Hickok.

MOTION: ~~by Mr. Dye to accept staff's findings, analysis and recommendations and approve CSP2020-0007.~~ *convene CIP Committee and write a letter incorporating the comments provided by the PC tonight to the assembly in advance of the March 1 deadline.*

The motion passed with no objection.

X. BOARD OF ADJUSTMENT- none

XI. OTHER BUSINESS - none

XII. STAFF REPORTS

Ms. Maclean thanked Commissioners who attended the training at the state conference and reported:

- Department of Engineering and Public Works will meet Thursday, January 25th at 6:00 pm to discuss the Calhoun project
- Blueprint Steering Committee is also meeting Thursday, January 25th at 6:00 pm
- March 1 Assembly meeting will discuss the Downtown Housing Tax abatement ordinance
- Lands Housing and Economic Development Committee will meet March 15th
- Title 49 Committee will not meet again until April 1st
- March 8th is the appeal hearing for Willy Appeal 5:30 pm
- Blueprint Area plan is nearing completion in the next couple of months
- South Douglas/West Juneau steering committee is going well

Mr. Voelckers asked how building permit numbers are in comparison to prior years. Ms. Maclean said we are at about the same number but not the same value of projects. This year, there have been more small household projects and fewer large construction projects.

XIII. COMMITTEE REPORTS

Mr. Dye reported Title 49 met last week and reviewed parking code improvements.

Mr. Voelckers reported the Governance Committee met and discussed phone and video meeting protocols.

Mr. Voelckers reported as Liaison to the Assembly Public Works and Facilities Committee that they discussed the CIP Plan and area flooding.

Mr. Dye reported Blueprint met and is moving along. The Blueprint website has not been updated recently. Ms. Pierce said she will update it.

Mr. Pedersen reported the Douglas West Juneau Steering committee met on the 16th and organized the board.

XIV. LIAISON REPORTS

Deputy Mayor Jones reported the Centennial Hall expansion project has two sources of money. They are the voter approved 1% Sales Tax and a bond package. The assembly decided that with the bond package, there would be maintenance and repair of current infrastructure only. That is why there are no new projects, parks or buildings on that list.

The next assembly meeting will be March 1. On April 1, the Assembly will receive the budget from the Manager's office and will meet weekly until that is finalized in May.

Mr. Voelckers asked for clarification regarding the radio tower project in the unfunded category noting it has been considered obsolete for several years. Mr. Jones said the Assembly has sought state and federal funds for that. It is a large ticket item and they are also looking at alternatives such as computer aided dispatch.

XV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - none

XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS - none

XVII. EXECUTIVE SESSION- none

XVIII. ADJOURNMENT - 8:33 pm

**PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

CSP2021 0001: Retaining structure replacement, site grading, and new equipment, with possible electrical and landscaping work at Capital School Park - RECOMMENDED APPROVAL TO THE ASSEMBLY

AGENDA ITEM:

Case No.: CSP2021 0001

Applicant: City & Borough of Juneau

Location: Capital School Park

Proposal: Retaining structure replacement, site grading, and new equipment, with possible electrical and landscaping work at Capital School Park

RECOMMENDATION:

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the CBJ Assembly for the “Capital School Park: Retaining structure replacement, site grading, and new equipment.”

ATTACHMENTS:

Description	Upload Date	Type
❑ Staff Report for CSP2021 0001, Part 1	3/8/2021	Staff Report
❑ Staff Report for CSP2021 0001, Part 2	3/8/2021	Staff Report
❑ Staff Report for CSP2021 0001, Part 3	3/8/2021	Staff Report
❑ Notice of Recommendation for CSP2021 0001	4/2/2021	Notice of Recommendation



(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD

155 S. Seward Street • Juneau, AK 99801

DATE: March 8, 2021
TO: Michael LeVine, Chair, Planning Commission
BY: Irene Gallion, Senior Planner *Irene M. Gallion*
THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Applicant requests a City Project Review for Capital School Park: Retaining structure replacement, site grading, and new equipment. Possible electrical and landscaping work.

STAFF RECOMMENDATION: APPROVAL

KEY CONSIDERATIONS FOR REVIEW:

- Early park construction funded through the State of Alaska Land and Water Conservation Fund, with an obligation to maintain.
- Improvements in accordance with Capital Park Master Plan.

GENERAL INFORMATION	
Property Owner	City and Borough of Juneau
Applicant	City and Borough of Juneau
Property Address	521 Seward St.
Legal Description	Juneau Townsite Block 23 Lots 1-8
Parcel Number	1C070A230011
Zoning	D18
Land Use Designation	CBJ Recreational Service Park
Lot Size	39,144 square feet, 0.8986 acres
Water/Sewer	CBJ
Access	Driveway on Seward Street, pedestrian entry on Seward, Fifth Street, Sixth Street, and North Franklin Street
Existing Land Use	Park
Associated Applications	NCC2021 0012

ALTERNATIVE ACTIONS:

1. **Amend:** amend the recommendation to include conditions and recommend approval to the Assembly.
2. **Deny:** recommend denial of the proposed project. Planning Commission must make its own findings.
3. **Continue:** continue the hearing to a later date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

A Notice of Recommendation will be forwarded to the Assembly for further action.

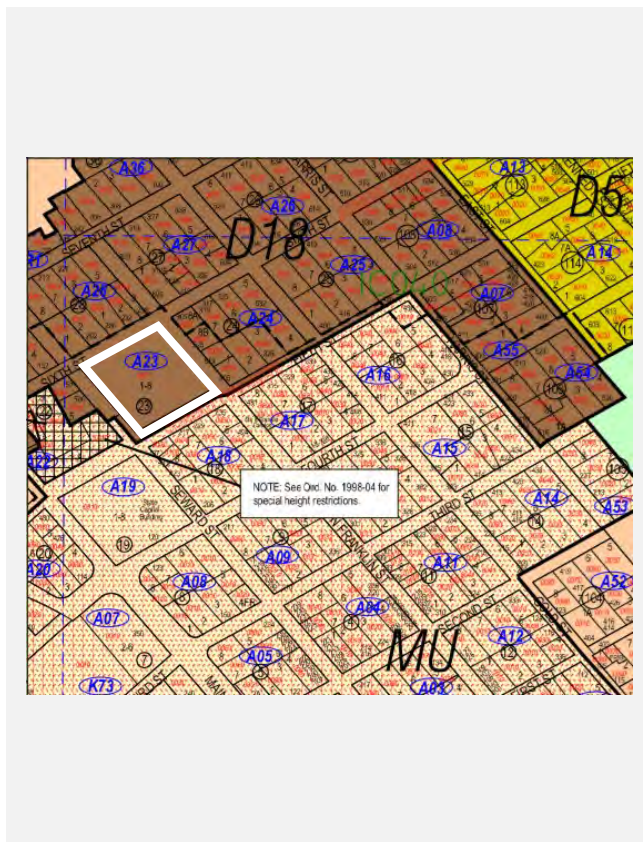
STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - o 49.15.580(a)
 - o 49.80

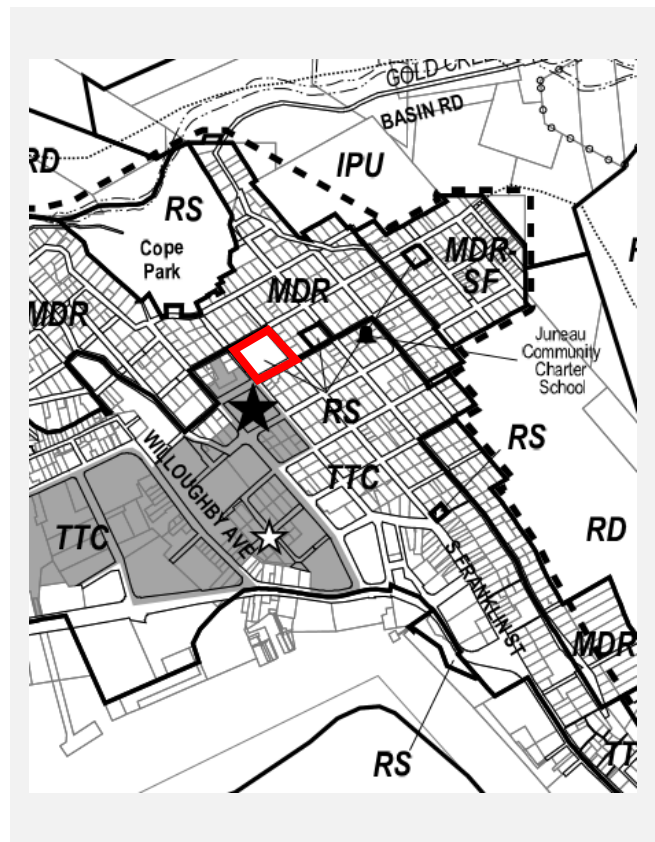
The Commission shall hear and decide the case per CBJ 49.15.580(a) - CBJ Project Review: *The commission shall review all proposed City and Borough capital improvement projects estimated to cost \$500,000 or more for consistency with this title. The commission may review, at the director's discretion, all proposed City and Borough capital projects estimated to cost more than \$250,000 but less than \$500,000. The commission may recommend conditions on and modifications to any project reviewed by the commission through a notice of recommendation. The notice of recommendation shall be forwarded to the assembly for further action.*

CBJ 49.10.170(c) Planning Commission Duties: *The commission shall review and make recommendations to the assembly on land acquisitions and disposals as prescribed by Title 53, or capital improvement project by any City and Borough agency. The report and recommendation of the commission shall be based upon the provisions of this title, the comprehensive plan, and the capital improvements program.*

CURRENT ZONING MAP



LAND USE DESIGNATION MAP



SURROUNDING LAND USES AND ZONING

Direction	Zoning District	Land Use
North	D18	Sixth St., residential
South	MU	Fifth St., residential
East	D18	N. Franklin St., residential
West	D18/MU	Seward St., residential and office

BACKGROUND INFORMATION

Project Description – This project replaces the central retaining structure and provides improvements to park programming. Existing playground areas and the paved court area at the base of the retaining structure will be rebuilt and reconfigured. Grading at the base of the sled hill and into the open play area improves drainage. The new field has new natural or artificial turf. New electrical service and pedestrian-scale lighting serves the central play and path areas. New playground equipment for five- to twelve-year-olds will be installed. Areas impacted by construction activity will see new landscaping.

If funds are available, additional improvements may include additional play equipment, additional security and pathway lighting, and/or landscaping.

The Empty Chair Memorial and the totem “A Southeast Family” will remain, with possible improvements to plantings and signage (**Attachment A**).

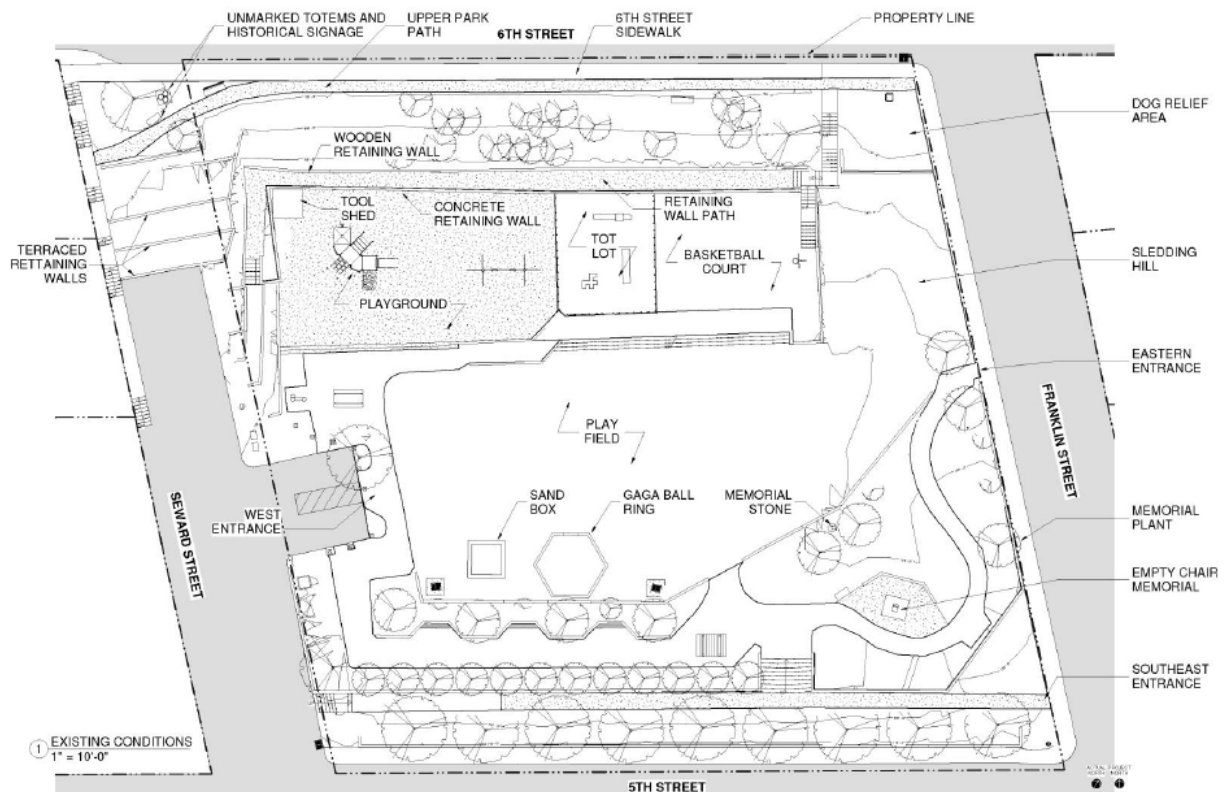
Background – Portions of this lot were a school from 1887 to 1997. The structure on this lot burned down in 1972 (**Attachment B**). At that time offices occupied the structure.

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

Item	Summary
Plats	From 1886, 1892, 1894 and 1934. Poor quality, with no notable notes.
NCC2021 0012	Documentation of improvements to the park.

Current Conditions – (Attachment C, Slide 18)

- Basketball Court area
- Five- to twelve-year-old play area
- Play field
- “A Southeast Family” totem
- Various picnic and seating areas
- Toddler play area
- Sledding hill
- Empty Chair memorial
- Walking paths



March 8, 2021
CSP2021 0001
Page 4 of 8

Proposed Site Plan - (Attachment A, page 6)

Note multiple site plans in project materials, each different. The application packet (**Attachment A**) has the most recent plan:



ZONING ANALYSIS

49.05.100 - Purpose and intent. The purpose and Intent of Title 49 Land Use Code is:

- (1) To achieve the goals and objectives, and implement the policies, of the Juneau comprehensive plan, and coastal management program;
- (2) To ensure that future growth and development in the City and Borough is in accord with the values of its residents;
- (3) To identify and secure, for present and future residents, the beneficial impacts of growth while minimizing the negative impacts;
- (4) To ensure that future growth is of the appropriate type, design and location, and is served by a proper range of public services and facilities such as water, sewage, and electrical distribution systems, transportation, schools, parks and other public requirements, and in general to promote public health, safety and general welfare;
- (5) To provide adequate open space for light and air; and
- (6) To recognize the economic value of land and encourage its proper and beneficial use.

Standard		Requirement	Proposed	Existing	Code Reference
Lot	Size, square feet	5,000	39,144	39,144	49.25.400
	Width, linear feet	50	~200 ^A	~200 ^A	49.25.400
	Depth, linear feet	80	~200 ^A	~200 ^A	49.25.400
Setbacks (linear feet)	Front (southeast)	20	~61 ^B	~61 ^B	49.25.400
	Rear	10	N/A	N/A	49.25.430(3)
	Street Side (northwest)	13	~66 ^B	~66 ^B	49.25.400
	Street Side (northeast)	13	~50 ^B	~50 ^B	49.25.400
	Street Side (southwest)	13	~30 ^{B,C}	~30 ^B	49.25.400
Lot Coverage Maximum		50%	<1%	~0.3%	49.25.400
Vegetative Cover Minimum		30%	~44%	~44%	49.50.300
Height, feet	Permissible	35	<20	<20	49.25.400
	Accessory	25	<20	<20	49.25.400
Maximum Dwelling Units		16	Not applicable	Not applicable	49.25.500
Use		Recreation	Recreation	Recreation	49.25.300

"Front" is on Fifth Street, based on the traditional structure use.

A: Scaled Parcel Viewer

B: Scaled from survey base map provided by DOWL, the Consultant Surveyor (**Attachment D**)

C: The most recent site plan (**Attachment A, page 6**) in the packet shows a proposed outhouse within the setback. Project Manager has been made aware, and will either not install the outhouse or will move to an appropriate location (**Attachment E**).

Table of Permissible Uses – An outdoor park for over 20 people would be permissible in D18 with a Conditional Use Permit. This area has been used for recreation since the previous structure burnt down in 1972 (**Attachment B**).

Table of Dimensional Standards – Setbacks were scaled consultant drawings.

Existing lot coverage and vegetative cover were scaled from Parcel Viewer. Vegetative cover will remain the same, though quality enhanced. Lot coverage may be expanded with covered picnic tables or redesigned playground equipment.



The southwest lot line has a 13-foot street side yard setback. The latest site plan locates an outhouse in this setback. The Project Manager has clarified that the outhouse will be placed outside setbacks or eliminated (**Attachment E**).

Roadway Classification Maps – The streets abutting this park are not classified under the Roadway Classification Map (Ordinance 2013-9, CBJ 49.35.230), so are considered “local.”

Hazard Areas – Excavation or creation of a slope exceeds 18 percent requires a Hillside Endorsement [CBJ 49.70.210].

New slopes will be anticipated under 18 percent slope. Existing slopes may be excavated for replacement of the retaining wall. A Professional Engineer will be developing plans for the park.

COMMUNITY SERVICES

Service	Summary
Urban Service Boundary	Yes
Water/Sewer	CBJ
Fire Service Area	Yes
Schools	Harborview, Montessori Borealis, Juneau Community Charter School
Recreation	Capital School Park

ENVIRONMENTAL, CONSERVATION, HISTORIC, AND ARCHEOLOGICAL RESOURCES

The below table summarizes Conservation, Historic, and Archeological Resources possibly affected by project.

Resource	Summary
Conservation Areas	The park received funding under the State of Alaska Land and Water Conservation Fund, establishing a CBJ commitment to operate the park for outdoor recreation by the general public.
Wetlands	No
Anadromous	No
Impaired Waterbodies	No
Historic	No
Archeological	None documented
Comprehensive Plan View sheds	No

CONFORMITY WITH ADOPTED PLANS

2013 COMPREHENSIVE PLAN VISION: *The City and Borough of Juneau is a vibrant State Capital that values the diversity and quality of its natural and built environments, creates a safe and satisfying quality of life for its diverse population, provides quality education and employment for its workers, encourages resident participation in community decisions and provides an environment to foster state-wide leadership.*

2013 COMPREHENSIVE PLAN - The proposed text amendment conforms to the 2013 Comprehensive Plan.			
Chapter	Page No.	Item	Summary
9	124	Policy 9.1	Provide quality, dispersed outdoor recreation opportunities.
	126	9.1-IA16	Implement replacement schedule for equipment. Assure ADA accessibility.
	126	9.1-IA18	Augment landscaping for enhanced beauty and livability.

The Parks and Recreation Master Plan is adopted by resolution and therefore not adopted into the Title 49 Comprehensive Plan, but provides standards for departmental management. Standards include replacement of play equipment every 10-15 years, prioritizing funding for parks that have a master plan, and adding tot lot space (page 131). The plan also prioritizes landscaping, balancing that goal with ongoing costs and the number of sites that need maintenance (page 133).

The Capital School Park 2012 Master Plan was updated this year (<https://juneau.org/parks-recreation/project-list/entry/70005>).

AGENCY REVIEW

CDD conducted an agency review comment period February 8, 2021 through March 4, 2021. Agency review comments are in **Attachment F**.

Agency	Summary
CBJ Streets	No concerns about continued use of the Seward St ROW. Consider if stair replacement can be funded, to avoid future impacts to improvements.

The CBJ Project Manager does not anticipate fundable improvements will impact the staircase area. The wood landscaping beds in the stairway area are in good shape, so improvements will focus on the retaining wall and park core (**Attachment E**).

PUBLIC COMMENTS

Abutters notices were sent out on February 19, 2021 (**Attachment G**). Comments were requested by March 1, 2021, to be included in this staff report. A public notice sign was hung at the site (**Attachment G**). No comments were received.

The proposed updates to the Capital School Park Master Plan were presented at a public meeting on January 12, 2021 (**Attachment C**). Prior to the meeting, the consultant design team of MRV Architects, Anderson Land Planning and PND Engineers worked with CBJ Engineering & Public Works and CBJ Parks & Recreation to conduct a poll of users (**Attachment H**). Poll results were presented at the meeting. Presenters incorporated poll results into the draft update of the Capital School Park Master Plan.

FINDINGS

In accordance with CBJ 49.15.580 staff finds the proposed “Capital School Park: Retaining structure replacement, site grading, and new equipment” complies with Title 49 Land Use Code and conforms to adopted plans, specifically the 2013 Comprehensive Plan.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the CBJ Assembly for the “Capital School Park: Retaining structure replacement, site grading, and new equipment.”

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Nonconforming Certification NCC2021 0012
Attachment C	Public Meeting Slide Deck
Attachment D	Survey Base Map, scaled
Attachment E	Correspondence with Project Manager
Attachment F	Agency review comment
Attachment G	Abutters Notice
Attachment H	Public Notice Sign
Attachment I	Public input poll results



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address 521 Seward Street Juneau, AK 99801		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) JUNEAU TOWNSITE BL 23 LT 1-8		
	Parcel Number(s) 1C070A230011		
	☐ This property located in the downtown historic district ☐ This property located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner CBJ	Contact Person Michael Eich	Phone Number(s) 907.586.0874; 907.500.4401
	Mailing Address 155 S. Seward St. Juneau, AK 99801		
	E-mail Address michael.eich@juneau.org		
	LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits		
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X _____ Landowner/Lessee Signature		02/01/2021 Date	
X _____ Landowner/Lessee Signature		_____ Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT If the same as OWNER, write "SAME"			
Applicant CBJ Engineering	Contact Person "SAME"	Phone Number(s) "SAME"	
Mailing Address "SAME"			
E-mail Address "SAME"			
X _____ Applicant's Signature		02/01/2021 Date of Application	

DEPARTMENT USE ONLY BELOW THIS LINE

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0970.

Intake Initials
Case Number CSP21-001
Date Received 2/3/2021



CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

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

To be completed by Applicant	PROJECT SUMMARY	
	CBJ is proposing improvements to Capital School Park including a replacing the major retaining structure near the middle of the park footprint. Further work will include site grading to facilitate better drainage to existing storm drains, new playground equipment and area surfacing, and a new paved court area. Additional improvements subject to available funding may include new electrical service and improved lighting, additional play equipment, and minor landscaping changes and improvements. Cultural features including the Empty Chair Memorial and "The Family" totem group will remain in place while possibly including some additional plantings or informational signage.	
	TYPE OF PROJECT REVIEW:	
	☒ City Project Review ☐ City Land Acquisition /Disposal ☐ State Project Review	
	PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:	
Is this project associated with any other Land Use Permits? ☐ YES Case No.: _____ ☒ NO Capital Improvement Program # (CIP) <u>P46-109</u> Local Improvement District # (LID) <u>NA</u> State Project # <u>NA</u> ESTIMATED PROJECT COST: \$ <u>1,400,000</u>		
ALL REQUIRED MATERIALS ATTACHED		
☒ Complete application ☐ Pre-Application notes (if applicable) ☒ Narrative including: ☐ Current use of land or building(s) ☐ Proposed use of land or building(s) ☐ How the proposed project complies with the Comprehensive Plan ☐ How the proposed project complies with the Land Use Code (Title 49) ☒ Site Plan (details on page 2)		

NOTE: This application is required even if the proposed project is associated with other Land Use permits.

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

CITY/STATE PROJECT FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>0</u>	<u>2.5M</u>		

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0170.

Case Number	Date Received
<u>CSP21-001</u>	<u>2/3/21</u>

CSP2021-0001 ATTACHMENT A

City/State Project and Land Action Review Information

City and State project review is outlined in CBJ 49.15.580

Each application for a City/State Project is reviewed by the Planning Commission at a public hearing. The permit procedure is intended to provide the Commission the flexibility necessary to make recommendations tailored to individual applications.

Application: An application for a City/State Project Review will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed City/State Project Review Application and Development Permit Application forms.
2. **Fees:** No fee required for projects that cost less than \$2.5 million. For projects costing more than this amount, the fee is \$1,600.00. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the project.
4. **Plans:** All plans are to be drawn to scale and clearly show the items listed below:
 - a. Plat, site plan, floor plan and elevation views of existing and proposed structures and land;
 - b. Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances;
 - c. Proposed traffic circulation within the site including access/egress points and traffic control devices;
 - d. Existing and proposed lighting (including cut sheets for each type of lighting);
 - e. Existing and proposed vegetation with location, area, height and type of plantings; and,
 - f. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)

Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

Application Review & Hearing Procedure: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the permit request the application may be required to be reviewed by other municipal boards and committees. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

Hearing: All City/State Project Review Permit Applications must be reviewed by the Planning Commission. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting. The Planning Commission will make a recommendation based on staff's analysis and forward it to the Assembly for final approval/denial.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Capital School Park Reconstruction Narrative

February 2nd, 2021

Capital School Park is a 0.90 acre park located at 521 Seward Street, bounded by Seward Street and Franklin Street between 5th and 6th Streets. The park currently includes a small basketball court area, toddler play area and equipment, play area and equipment for 5-12 year olds, a sledding hill, a gravel/dirt play field, the Empty Chair Memorial, "The Family" totem, short walking paths, and various picnic and seating areas. The elevation changes significantly from 5th street to 6th street, and this elevation change is accomplished within the park through a central retaining structure and various smaller retaining structures throughout the park.

In 2012, a Master Plan was prepared for Capital School Park. The current project seeks to update and implement a variation of the Master Plan, with construction anticipated this summer. Public input for the updated Master Plan was obtained through the 212 respondents to an online public survey conducted from December 9th, 2020 through January 3rd, 2021. Favored park features as indicated by survey results include the walking trails, playground areas, sledding hill, picnic areas, the basketball court, and cultural features. Public outreach continued on January 12, 2021, when a public meeting was conducted through Zoom to provide results from the earlier survey and to provide a forum for questions. 39 individuals participated in the Zoom meeting, presenting approximately 15 questions and various additional comments.

The primary goals of the reconstruction include replacement of the central retaining structure and providing improvements to park programming. Existing playground areas and the paved court area will be rebuilt and reconfigured at the base of the replacement retaining structure. Minor site grading at the base of the sled hill and into the open central play area will occur to facilitate better drainage toward existing storm drain structures. The new play field will be provided with either a natural or artificial turf play surface. New electrical service and pedestrian scale lighting is anticipated at the central play and path areas. The project will include new playground equipment for the 5-12 year old age range. Landscape improvements and plantings will occur in areas affected by construction activity. If remaining funds are available, the project may include other new or additional playground equipment, additional security and pathway lighting, and some minor landscaping changes and improvements. Cultural features of the park including the Empty Chair Memorial and "The Family" totem will remain in place, with the possibility of some additional plantings or informational signage.







(907) 586-0715
 CDD_Admin@juneau.org
 www.juneau.org/CDD
 155 S. Seward Street • Juneau, AK 99801

NONCONFORMING CERTIFICATE

Date: March 8, 2021

File No.: NCC2021 0012

City and Borough of Juneau
 155 S. Seward Street
 Juneau, AK 99801

Proposal: A Nonconforming Certification Review for use.

Property Address: 521 Seward Street

Property Legal Description: Juneau Townsite Block 23 Lots 1-8

Property Parcel Code No.: 1C070A230011

The Director of Community Development adopted the analysis and findings listed in the attached memorandum dated March 8, 2021, and has found the following situations on the lot to be certified nonconforming to the Title 49 Land Use Code of the City and Borough of Juneau:

- Nonconforming Uses (49.30.230):
 - Park use of D18 land without a Conditional Use Permit.

This Nonconforming Certificate applies to the nonconforming situations stated above. The nonconforming rights provided herein may be relinquished under certain circumstances provided under the CBJ Title 49 Land Use Code. It is the responsibility of the owner or agent of the owner to ensure that all development on the lot is in compliance with this certification and the CBJ Title 49 Land Use Code.

This Nonconforming Certificate constitutes a final decision of the Director of Community Development. Appeals must be brought to the CBJ Planning Commission in accordance with CBJ 49.20.110. Appeals must be filed by 4:30 PM on the day twenty days from the date the decision is filed.

If you have any questions regarding your project or anticipate any changes to your plans, please call the Community Development Department at (907) 586-0715.

Project Planner:


 Irene Gallion, Senior Planner
 Community Development Department


 Jill Maclean, Director, AICP
 Community Development Department

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are

responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.



(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD

155 S. Seward Street • Juneau, AK 99801

DATE: March 8, 2021

TO: Jill Maclean, Director, AICP

BY: Irene Gallion, Senior Planner 

PROPOSAL: A Nonconforming Certification Review for use.

KEY CONSIDERATIONS FOR REVIEW:

- School building on this lot was demolished after a 1972 fire.
- 1979 agreement uses State of Alaska Land and Water Conservation Funds for improvements.
- Land has operated continuously as a park since.

GENERAL INFORMATION

Property Owner	City and Borough of Juneau
Applicant	City and Borough of Juneau
Property Address	521 Seward Street
Legal Description	Juneau Townsite Block 23 Lots 1-8
Parcel Number	1C070A230011
Zoning	D18
Lot Size	39,144 square feet, 0.8986 acres
Water/Sewer	CBJ
Access	Driveway on Seward Street, pedestrian entry on Seward, Fifth Street, Sixth Street, and North Franklin Street
Existing Land Use	Park
Associated Applications	CSP2021 0001

STAFF RECOMMENDATION:

Staff recommends the following situations receive

Nonconforming Certification:

- Nonconforming Uses
(49.30.230)

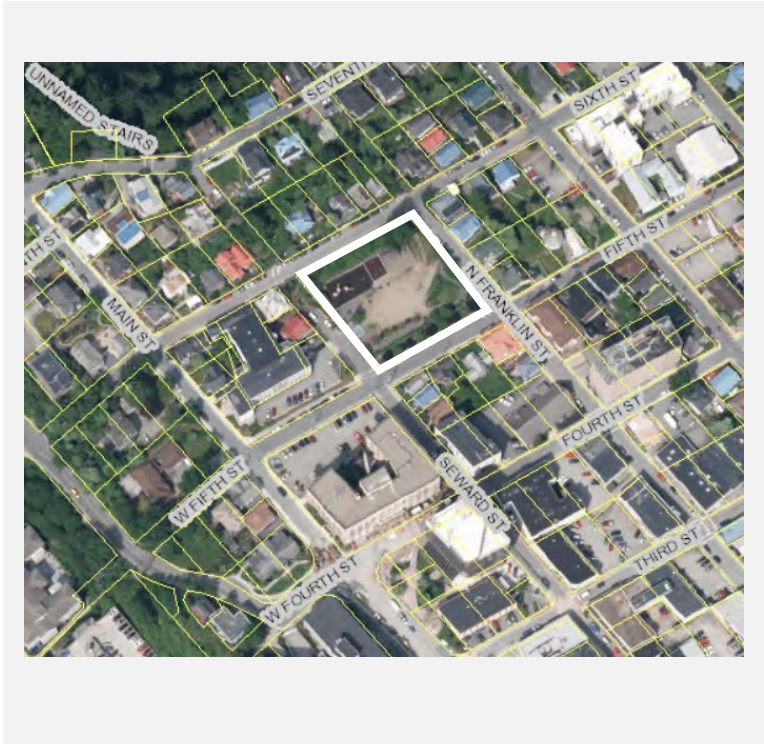
ABANDONMENT:

If a nonconforming situation is deemed to be abandoned by the Director, the decision may be reconsidered in accordance with CBJ 49.30.220. After reconsideration is reviewed, an appeal may be filed in accordance with CBJ 49.20.110.

NONCOMPLIANCE:

If a situation fails to be certified as nonconforming, an appeal of this decision may be filed in accordance with CBJ 49.20.110.

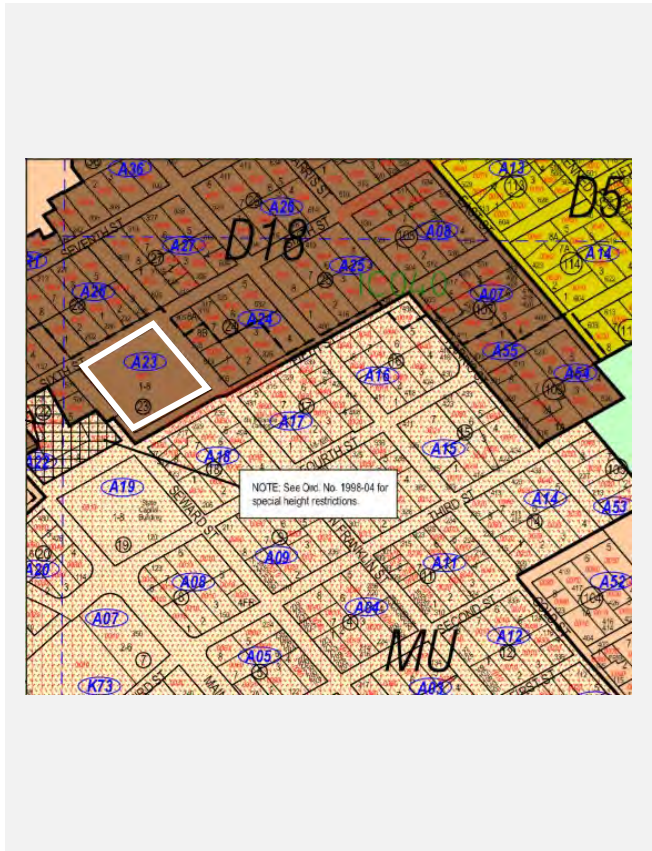
SITE FEATURES AND ZONING



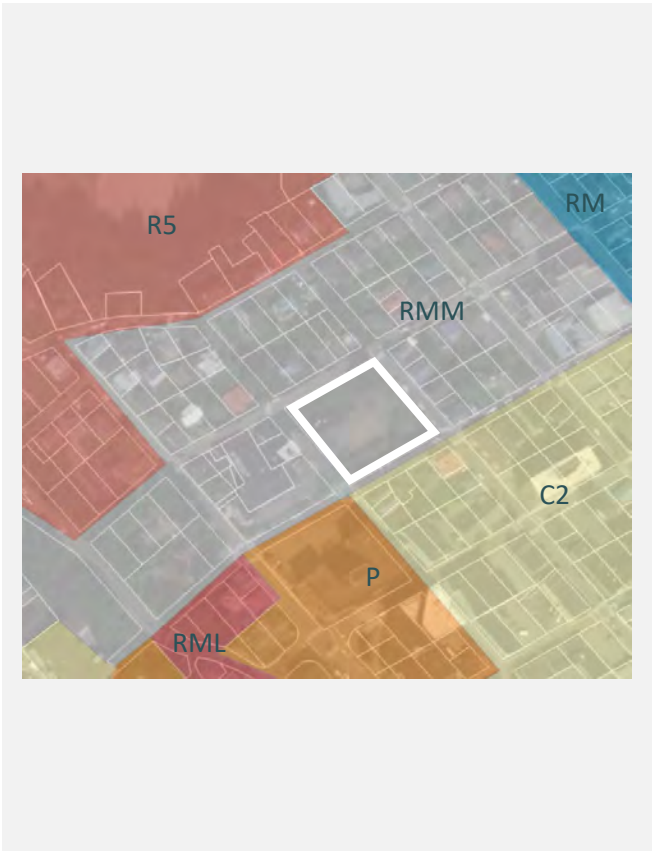
SURROUNDING ZONING AND LAND USES	
North (D18)	Sixth Street, residential
South (MU)	Fifth Street, residential
East (D18)	N. Franklin St., residential
West (D18/MU)	Seward Street, residential and office

SITE FEATURES	
Anadromous	None
Flood Zone	No
Hazard	No
Hillside	Yes
Wetlands	No
Parking District	No
Historic District	No
Overlay Districts	ADOD

CURRENT ZONING MAP



ZONING AT TIME OF ESTABLISHMENT



ZONING HISTORY

Year	Zoning District	Summary
1972	RMM	CBJ 49.25.406: Single-family and duplex dwellings, multi-family dwellings. Parks were an allowable use. Minimum lot size: 4,800 square feet. 2,400 sf for first unit, 600 sf for each additional. Minimum width at front building line: 40 feet. Minimum lot depth: 90 feet. Maximum building height: 60 feet. Front yard setback: 15 feet. Rear yard setback: 10 feet. Side yard setback: 7 feet for three story. 1 off-street parking space per dwelling unit. The park use was conforming under this zoning.
1987	D18	CBJ 49.25.210(f): Intended to accommodate primarily low-rise multi-family structures. Parks are a conditional use. Minimum lot size: 3,500 square feet. Minimum width at front building line: 40 feet. Minimum lot depth: 60 feet. Maximum building height: 35 feet. Front yard setback: 20 feet Rear yard setback: 10 feet if abutting residential, otherwise zero. Side yard setback: 10 feet if abutting residential, otherwise zero. 1 off-street parking space per dwelling unit. The lot became nonconforming for the park use because a conditional use permit was not required under previous zoning. The park could become conforming with an approved Conditional Use Permit [CBJ 49.25.300 Table, #6.266].

BACKGROUND INFORMATION

The applicant requests a Nonconforming Certification for use (**Attachment A**). The lot was platted in 1886, 1892, 1894 and 1934 (**Attachment B**).

A school was built on this lot in 1887. It had two segregated classrooms. It was enlarged to eight classrooms by 1902.



Figure 1: Left, the original school on the site (unknown date). Right, buses pick up students at the new high school constructed on the same lot (estimated date between 1939 and 1959).

A combination grade school and high school was built in 1917, and used for school purposes (**Attachment C**) until it burned on February 22, 1972 (**Attachment D**).

A condition assessment was performed on an unknown date (**Attachment E**), apparently related to a proposal to establish dormitories on the top floor.

A demolition permit was issued on May 22, 1972, three months after the fire (**Attachment F**).

A sponsor self-inspection report indicates the park was developed under a Land and Water Conservation Fund Grant Program, (**Attachment G**, page 20). The agreement to use this funding source for improvements was signed in July of 1979. One of the conditions of the funding is that, "Upon completion of the project Recipient shall, at its own expense operate and maintain the project facilities for outdoor recreation use by the general public." (**Attachment G**, page 15, number 4).

INFORMATION REVIEWED

Year	Type	Summary
2003	State of Alaska Land and Water Conservation Fund Grant Program Post Inspection Report, Self-Inspection by Sponsor	Establishes CBJ commitment to operate the park on this lot under the funding agreement (Attachment G).
UNK	Juneau Police Department History	Establishes date of fire on February 22, 1972 (Attachment D).
1973	History of the Schools in the Gastineau Channel Area	Establishes use of lot for education purposes from 1887 to 1972.
1972	Demolition permit	Establishes that the building was removed.
UNK	Apparent Condition Assessment	Establishes poor condition of the structure after the fire.

Year	Type	Summary
1886-1934	Plat	Four historic plats of the lot.

ANALYSIS

Zoning District Comparison Table – The table below lists the required standards for the D18 zoning district compared to the lot. A description of these situations is provided in the following sections. Items bolded do not meet current requirements.

Standard		Requirement	Existing	Code Reference
Lot	Size, square feet	5,000	39,144	49.25.400
	Width, linear feet	50	~200	49.25.400
	Depth, linear feet	80	~200	49.25.400
Setbacks (linear feet)	Front (southeast)	20	~61	49.25.400
	Rear	10	Not applicable	49.25.400
	Street Side (northwest)	13	~66	49.25.400
	Street Side (northeast)	13	~50	49.25.400
	Street Side (southwest)	13	~30	49.25.400
Lot Coverage		50%	~0.3%	49.25.400
Height, feet	Permissible	35	<20	49.25.400
	Accessory	25	<20	49.25.400
Maximum Dwelling Units		16	0	49.25.500
Use		Park	Park*	49.25.300
Vegetative Cover		30%	44%	49.50.300
Parking			2 ADA	49.40.210(a)

*Under (code) a park would be allowed in D18 zoning with an approved Conditional Use Permit [CBJ 49.25.300 Table, #6.266].

Setbacks were scaled from a survey base map provided by the DOWL, Consultant Engineer (**Attachment H**).

Minimum Lot Requirements – No additional analysis required.

Finding: Staff finds the lot conforming for lot size, lot width, and lot depth.

Minimum Setback Requirements – Note that the totem “A Southeast Family” structure is not on this lot, and is constructed in the Seward Street right-of-way.

Finding: Staff finds the structure(s) conforming for setbacks.

Lot Coverage – Limited lot coverage from covered play equipment. No additional analysis required.

Finding: Staff finds the lot conforming for lot coverage.

Structure Height – Play structures on the lot are generally less than 20 feet high. Building code applies to structures over 10 feet high AND over 150 square feet in area.

Finding: Staff finds the structures conforming for height.

Residential Density – There are no residences on this lot.

Finding: Not applicable.

Use – Public and semi-public parks, playgrounds, swimming pools, and other recreational uses that were not of commercial nature were uses allowed by-right under code when this park was developed [CBJ 49.25.406(3)]. A conditional use permit was not required.

Under current code, the use of the park would require a conditional use permit.

Finding: Staff finds the lot nonconforming for use.

Vegetative Cover – Parcel Viewer was scaled for vegetative cover, at 17,353 square feet, or 44 percent.



Finding: Staff finds the lot conforming for vegetative cover.

Parking – CBJ 49.40.210 does not provide a requirement for off-street parking spaces for parks. CBJ Parks and Recreation practice is to provide ADA parking spaces for parks that could otherwise be accessed by foot.

Finding: Staff finds the use conforming for number and type of off-street parking spaces.

NONCOMPLIANT SITUATIONS

49.30.310(j) Failure of a situation to qualify for nonconforming certification. If a situation does not qualify for or is denied nonconforming certification, it is noncompliant and the property is subject to enforcement actions consistent with this title.

No information has been found to suggest noncompliant situations exist on the lot.

ABANDONMENT

49.30.220(b) Abandonment of a nonconforming situation. A nonconforming situation is abandoned if any of the following events occur:

- (1) The owner indicates in writing that the nonconforming situation is being permanently discontinued;*
- (2) The nonconforming situation is damaged, destroyed, removed or demolished intentionally by the owner or intentionally by an authorized agent of the owner;*
- (3) The nonconforming structure is moved;*
- (4) The owner takes action consistent with an intent to abandon the nonconforming situation;*
- (5) The structure(s) associated with the nonconforming situation has been vacant for 365 consecutive days;*
- (6) Except for a structure with a nonconforming residential density, the nonconforming use has ceased and not substantially resumed for 365 consecutive days; or*
- (7) A structure with a nonconforming residential density has been unoccupied for 1095 consecutive days.*

No information has been submitted to suggest the nonconforming situations on the lot have been abandoned.

Finding: Staff finds none of the above events have taken place and the nonconforming situations are not deemed abandoned.

FINDINGS

1. Was the nonconforming situation allowed, or not prohibited by law, when it was established?

Analysis: Under zoning when established, park use was allowed by-right.

Finding: Yes. The situation was allowed under code when established.

2. Has the nonconforming situation been abandoned?

Analysis: A 1979 funding document establishes without doubt that the lot was used for a park. It has been used continually as a park since then.

Finding: No. The nonconforming situation has not been abandoned.

RECOMMENDATION

Staff recommends that Director adopt the analysis and findings, and find the following situations on the lot to be NONCONFORMING to the Title 49 Land Use Code and issue a Nonconforming Certification for the following situations:

- Nonconforming Uses (49.30.230):
 - Park use of D18 land without a conditional use permit.

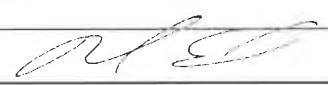
STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet.
Attachment B	Plats: 1886, 1892, 1894 and 1934.
Attachment C	History of the Schools in the Gastineau Channel Area, 1973.
Attachment D	Juneau Police Department History, unknown date.
Attachment E	Condition Assessment of Building.
Attachment F	Demolition Permit.
Attachment G	Land and Water Conservation Fund documents
Attachment H	Survey Base Map



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address 521 Seward Street Juneau, AK 99801		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) JUNEAU TOWNSITE BL 23 LT 1-8		
	Parcel Number(s) 1C070A230011		
	☐ This property located in the downtown historic district ☐ This property located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner CBJ	Contact Person Michael Eich	Phone Number(s) 907.586.0874; 907.500.4401
	Mailing Address 155 S. Seward St. Juneau, AK 99801		
	E-mail Address michael.eich@juneau.org		
	LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits		
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X  Landowner/Lessee Signature		02/01/2021 Date	
X _____ Landowner/Lessee Signature		_____ Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT If the same as OWNER, write "SAME"			
Applicant CBJ Engineering	Contact Person "SAME"	Phone Number(s) "SAME"	
Mailing Address "SAME"			
E-mail Address "SAME"			
X  Applicant's Signature		02/01/2021 Date of Application	

DEPARTMENT USE ONLY BELOW THIS LINE

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Intake Initials 
Date Received 2/3/2021

Case Number CSP21-001

Capital School Park Reconstruction Narrative

February 2nd, 2021

Capital School Park is a 0.90 acre park located at 521 Seward Street, bounded by Seward Street and Franklin Street between 5th and 6th Streets. The park currently includes a small basketball court area, toddler play area and equipment, play area and equipment for 5-12 year olds, a sledding hill, a gravel/dirt play field, the Empty Chair Memorial, "The Family" totem, short walking paths, and various picnic and seating areas. The elevation changes significantly from 5th street to 6th street, and this elevation change is accomplished within the park through a central retaining structure and various smaller retaining structures throughout the park.

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The primary goals of the reconstruction include replacement of the central retaining structure and providing improvements to park programming. Existing playground areas and the paved court area will be rebuilt and reconfigured at the base of the replacement retaining structure. Minor site grading at the base of the sled hill and into the open central play area will occur to facilitate better drainage toward existing storm drain structures. The new play field will be provided with either a natural or artificial turf play surface. New electrical service and pedestrian scale lighting is anticipated at the central play and path areas. The project will include new playground equipment for the 5-12 year old age range. Landscape improvements and plantings will occur in areas affected by construction activity. If remaining funds are available, the project may include other new or additional playground equipment, additional security and pathway lighting, and some minor landscaping changes and improvements. Cultural features of the park including the Empty Chair Memorial and "The Family" totem will remain in place, with the possibility of some additional plantings or informational signage.





APPLICATION FOR A NONCONFORMING CERTIFICATION REVIEW

See reverse side for more information regarding the permitting process and the materials required for a complete application.

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

TYPE OF NONCONFORMING SITUATION (CHECK ALL THAT MAY APPLY)

☒ USE ☐ STRUCTURE ☐ DENSITY ☐ PARKING ☐ LOT

Have you submitted a narrative that fully explains the above listed nonconforming situations? YES ☒ NO ☐

The narrative should explain the nature of the nonconforming situation(s). Be specific, state past and present uses of the building, property, etc.

List all relevant information being submitted. Include this material and an as-built or site plan with the application.

Relevant information to show that the **situation was allowed when established** may include: building or land use permits, recorded plats, zoning codes or maps, dated photographs.

Situation	Type of Documentation
Large park in D18	Provided with USE21-01, includes historic pictures, demo permit, pre-demo assessment

Relevant information to show that the **situation was maintained over time** may include: business licenses, dated photographs, insurance records and maps, utility bills, property tax records, business license, telephone listing, advertisement in dated publications, leases.

Maintained Situation	Type of Documentation

NOTE: If an as-built survey is not submitted, the Community Development Department may not be able to issue a Nonconforming Certificate for setbacks. As-built surveys should show the property in its current condition.

ALL REQUIRED MATERIALS ATTACHED

☒ Complete Application (Per CBJ 49.30.310)

- ☒ Narrative
- ☒ As-built survey or similar document
- ☒ Documentation
- ☐ Fees

NONCONFORMING CERTIFICATION REVIEW FEES:

Fees	Check No.	Receipt	Date
Application Fees	\$ _____	No Fee: CSP21-01	
Admin. of Guarantee	\$ _____		
Adjustment	\$ _____		
Total Fee	\$ _____		

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center
907-586-0770.

Case Number	Date Received
	3/1/2021 IMG

Pre-Application Conference: A pre-application conference is **NOT** required prior to submitting an application. It is highly recommended that applicants meet with a planner to discuss the nonconforming situation(s) and necessary or appropriate documentation for submittal. Staff may have access to documentation that the applicant does not. Please contact the Permit Center at 907-586-0770 or via e-mail at permits@juneau.org.

Application: An application for a Nonconforming Certificate will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed application for Nonconforming Certificate and Development Permit Application forms.
2. **Fees:** Fee is \$150. If submitted in conjunction with a development permit, the fee is waived. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the nonconforming situation(s).

Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

Application Review: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: As part of the review process, the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes. Depending on the details of the permit request, the application may require review by other City & Borough of Juneau departments. Applicants may be required to provide additional information and clarification.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Rural ☒

PERMIT NO. 2581

BY B C Hamler

Building Address		Block 23 5 th Franklin		COVERING	
APPLICANT OWNER	Name	Buster McPhail		Ext. Walls	
	Mail Address	Box 944		Int. Walls	
	City	Tuneau		Roof	
	Tel. No.	9-9333		Re-Roof	
ARCHITECT ENGINEER	Name			FLUES	
	Mail Address			Packet Page 40 of 696	
	City			F. Place	
	Tel. No.			Flr. Furn.	
CONTRACTOR or OWNER BUILDER	Name			Other	
	Mail Address			Furnace	
	Tel. No.			H. Water ☐	
	State License No.			H. Air ☐	
LEGAL DESCRIPTION	Subdivision			Steam Elec. ☐	
	Lot No.	Bl. No. 23		Oil Gas ☐	
				Kitchen	
				UTILITIES	
				Sewage System City	
				S. Tank	
				Bldg. Main	
				Sewer Outlet Size	
				Water Meter Size	
				Water Service Size	
CLASS OF WORK				Exist. Road	
New		Repair		Curb & Gutter ☐	
Addition		Demolish		Drain Ditch ☐	
Alteration		Move		Driveway Width	
Use Of Bldg.				Ft.	
Size Of Bldg.				Off-Street Parking	
Height Of Bldg.				Estimated Cost	
Area Of Lot				Special Information	
SPECIFICATIONS				Demo of Community College 5 th & Franklin	
FOUNDATIONS					
Material		Exterior	Piers		
Width Of Top					
Width Of Bottom					
Depth In Ground					
Plate (Sill)		Size	Space		
Girders			Span		
Joists (1st Fl.)					
" " (2nd Fl.)					
" " (Clg.)					
Studs (Ext.)					
" " (Int.)					
Roof Rafters					
Bearing Walls					
Other					
				WORK NOT MENTIONED IS NOT INCLUDED IN PERMIT	
				I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all state laws, and codes and ordinances of The Greater Juneau Borough, applicable to building construction.	
				Signature	
				Of Owner	
				Applicant B. McPhail Const	
				by B. Hamilton	

BLDG. PERMIT NO. 8581 DATE ISSUED 5-22-71
BLDG. FEE \$ 1928 PLANS SUBMITTED 55-55-3
PLAN CHECK FEE \$ 175 SPECS. SUBMITTED 1/1
PENALTY \$ _____ REC. NO. _____
OTHER \$ _____
TOTAL \$ _____

CALLED INSPECTIONS

FOOTING (BEFORE POURING) _____
FND. WALL (BEFORE POURING) _____
FRAME _____
ROUGH PLUMBING _____
ROUGH ELECTRICAL _____
FIRE PLACE _____
SEWAGE & WATER _____
OTHER _____
FINAL _____

CERTIFICATE OF OCCUPANCY
ISSUED _____ DATE _____

ZONING INFORMATION

ZONE _____ APPROVED _____ DATE _____
AREA OF LOT _____
SET BACKS: FRONT 10' 0"
BACK _____
SIDES _____

COMMENTS: Demolition Community College
5th & Franklin

APPROVED: _____ BOROUGH SANITARIAN

DATE: _____

COMMENTS: _____

FIRE ZONE _____

BUILDING: Formerly the Community College Building

ADDRESS: Between 5th and 6th, Seward and Franklin

DESCRIPTION: Three stories, concrete exterior with frame, plaster and sheet-rock interior. The structure has two interior stairwells with labeled fire doors between floors. However, the doors are not in compliance as some are propped open, there are not closures on some and others are hooked open. The exterior fire escapes, of which there are two, have in some cases obstructions blocking the exits. There is also a walk way from the third floor to the 6th street.

Third Floor: The plumbing fixtures on the top floor are not connected and some have been removed from the floor flange, thus allowing sewer gas to be vented into upper floor area.

Ceiling tile has been subject to moisture either from roof leaks or leaking roof drains. Likewise the floor tile and subfloor is dilapidated for the same reason. Plastered walls have many holes, cracks, etc. which cause a fire hazard as does open air returns extending from basement to attic.

There are air ducts extending from attic to basement that are not in compliance. They should be constructed of metal with closures within the duct on a fusible link to make them automatic.

Most of the electrical system seems to be of recent installation, however there are some faulty light switches. All the outlets are convenience type as far as the cursory inspection indicates.

First and Second Floors: The first and second floors are partially occupied as offices and classrooms. They are in a better maintained condition although there is evidence in some areas where the same leaks from the upper floor has deteriorated sections of ceiling and floor tile, plaster, etc.

There has been considerable settlement in some areas resulting in humps and hollows in the floor.

Building

Page 2

General upkeep of the building seems to have been neglected. There is great quantities of litter strewn about in various rooms that should be removed as soon as possible due to the fire hazard.

The attic area of the building is predominately unprotected, open frame construction which in itself constitutes a serious fire hazard. There are also areas in the wall sections in need of repair as the elements of snow and rain has been sifting through. There are also quite a few window lites broken out that should be replaced.

The boiler room also has some broken window lites that should be replaced and other means of providing combustion air provided. All the fire extinguishers I examined require re-charging.

There is considerable garbage and litter that should be removed from basement area.

Part II

This building is being considered for dormitory and class room facilities on the top (third) floor.

It is the unanimous decision of the Juneau Fire Chief, Doug Boddy, Alaska State Fire Marshal, Wally Dawson, and the Greater Juneau Building Official, Frank Cashel, that since this structure has not been adequately maintained and in some areas is in a rather dilapidated condition, the entire structure would be required to have all deficiencies corrected prior to being considered sufficiently safe to be used as a dormitory. If this is to be done, adequate bathing facilities would be required for dormitory occupation. It is also suggested that smoke and heat detection with proper alarm and a sprinkler system be installed on all floors. Exit signs must be made operable and in proper locations.

Walk in vaults should either be removed or more adequate support installed.

Old "drop-cords" in attic should be removed and adequate electrical outlets installed.



Capital School Park Public Meeting

January 12, 2021
6pm



Land Acknowledgement

We respectfully acknowledge that Capital School Park is within and near the lands of the **Áak'w Kwáan** and the **T'aakú Kwáan**.

Agenda

Project Introduction 01

City and Borough of Juneau

Community Survey & Existing Conditions 02

MRV Architects

Park Design Discussion 03

Anderson Land Planning

Q/A 04





Meeting Objectives



Learn

Project timeline,
Budget & funding;
Survey results &
preliminary
design



Feedback

Parks are for all! Give us
feedback during this
meeting—participate in
the polls and use the
Q&A box to type in your
questions



Stay in touch

Project progress will
be on the CBJ P&R
project website:
[https://bit.ly/Capital
SchoolPark](https://bit.ly/CapitalSchoolPark)



01 Project Introduction

About the Project

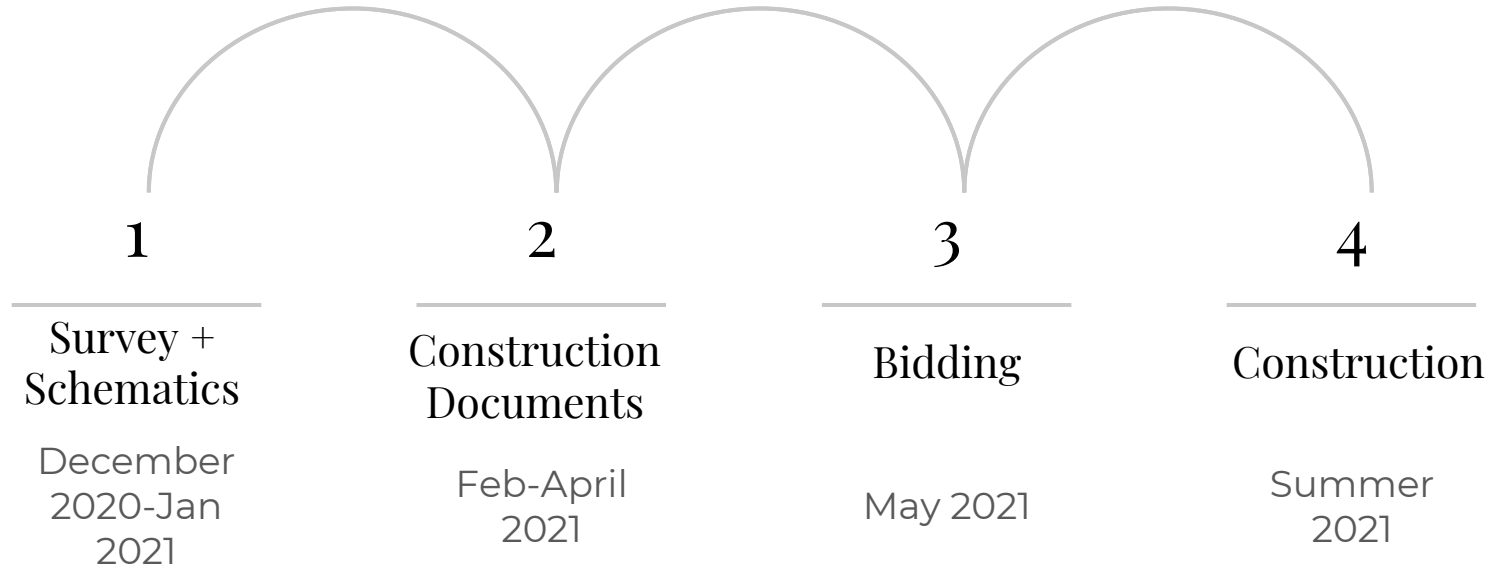
An existing master plan from 2012 is being updated and prepared for bid-ready construction documents for the reconstruction of Capital School Park.



Capital School Park - Preferred Master Plan

December 10, 2012

Project Timeline & Funding





Capital School Park Reconstruction: Community Vision Assessment

Land Acknowledgement

We respectfully acknowledge that Capital School Park is within and near the lands of the Áak'w Kwáan and the T'aakú Kwáan.

Capital School Park Reconstruction: Community Vision Assessment

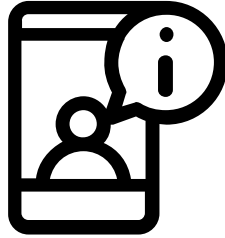
-PART 1: USER INFORMATION-

How frequently do you use Capital School Park?

- ☐ Multiple days in a week
- ☐ A few times a month
- ☐ Special Occasions
- ☐ Never

02

Community Survey & Existing Conditions



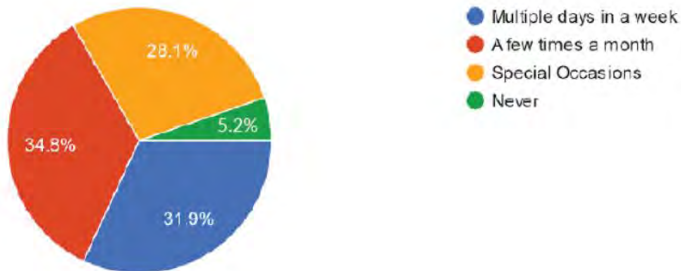
Feedback Time

Poll Question #1

Summary of Responses

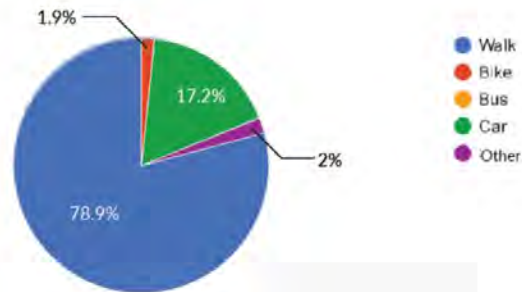
How frequently do you use Capital School Park?

210 responses



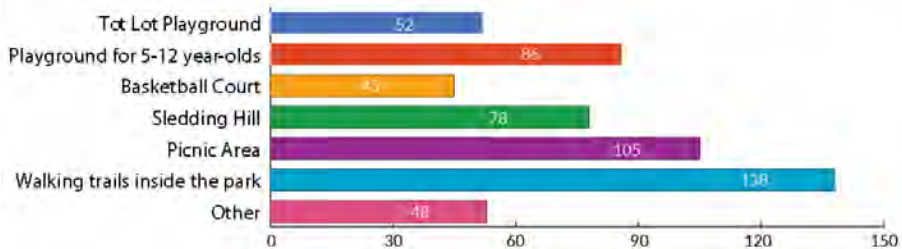
How do you access Capital School Park?

209 responses



What type of amenities do you use when you visit Capital School Park? (Mark all that apply)

206 responses



Why do you visit Capital School Park?

208 responses



Summary of Responses



Did you participate in the master plan design process in 2012?

Response	Percentage
Yes	83%
No	8.5%
Don't know	8.5%

- ☒ Yes
- ☐ No
- ☐ I do not Remember



Capital School Park - Preferred Master Plan

December 10, 2012

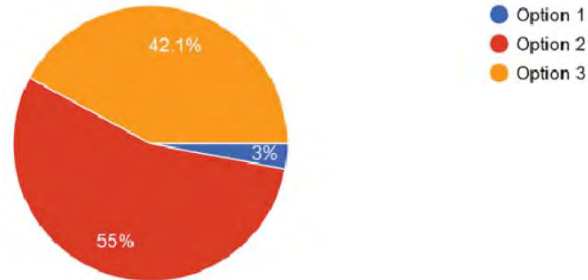
Juneau, Alaska



Summary of Responses

Which of the following do you like best? *Note these are just generic representations of playgrounds to get an understanding about the loo...quipment you want to see in Capital School Park.

202 responses



OPTION 1



OPTION 2

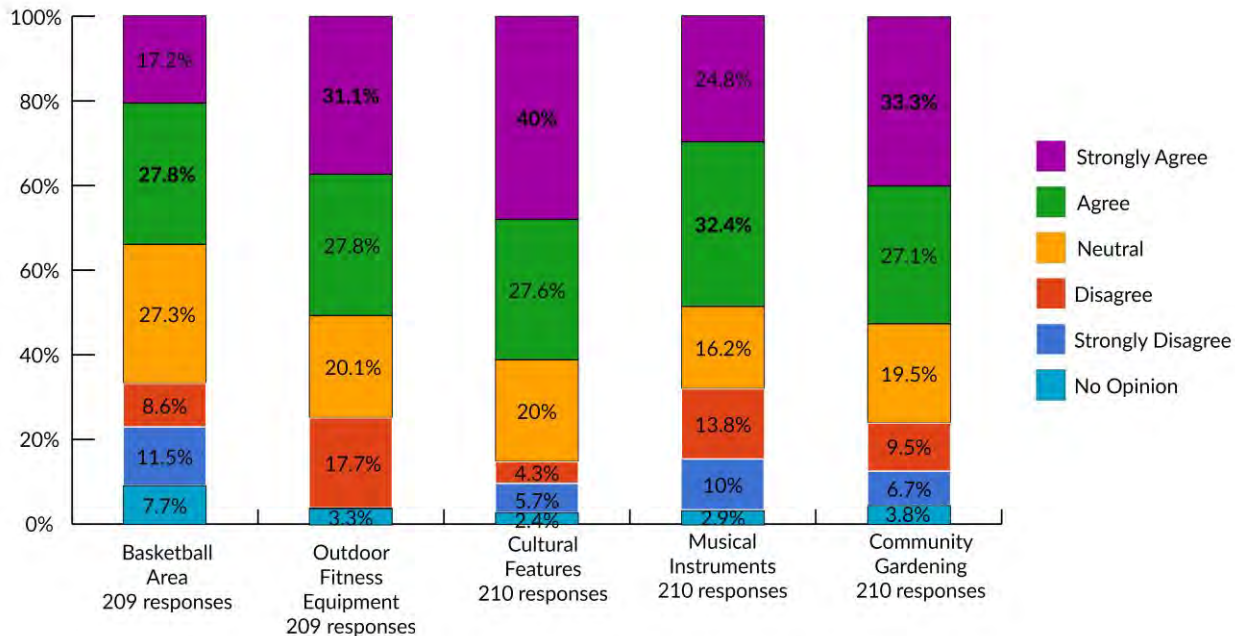


OPTION 3



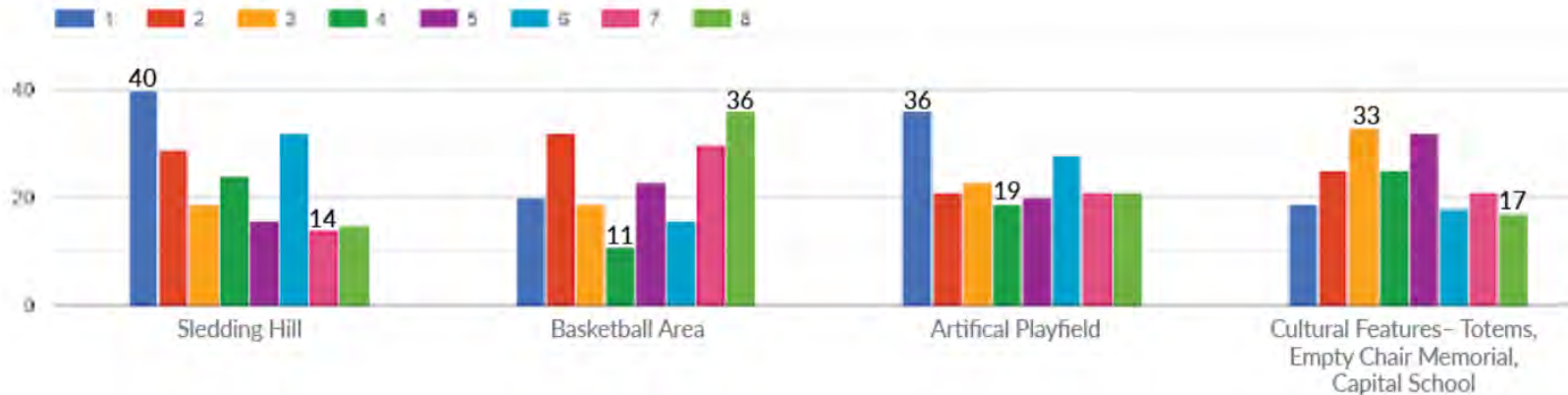
Summary of Responses

Rank your agreement with the following (Amenities) importance to include in the park:

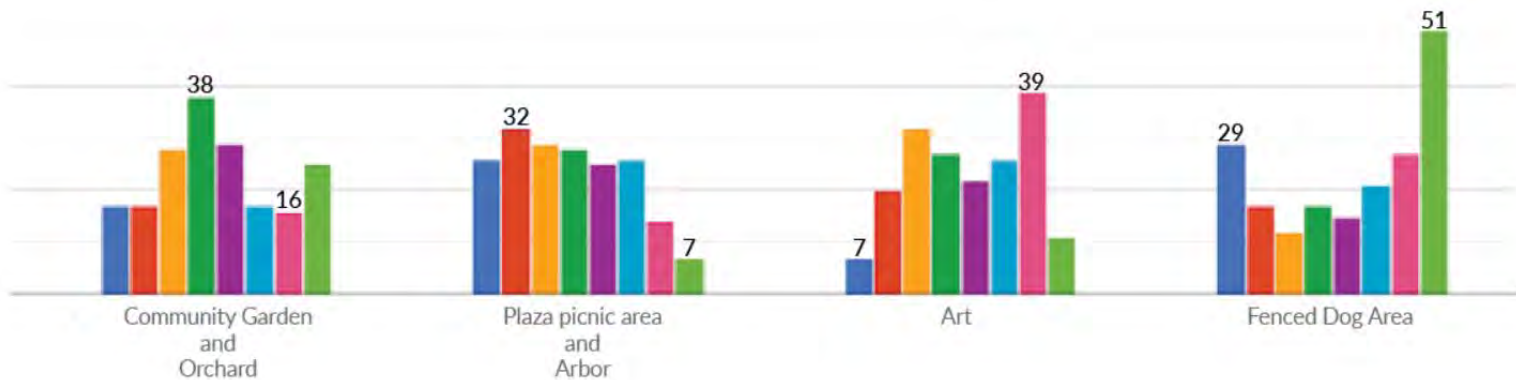


Summary of Responses

Please rank the following from MOST important (#1) to LEAST important (#8).

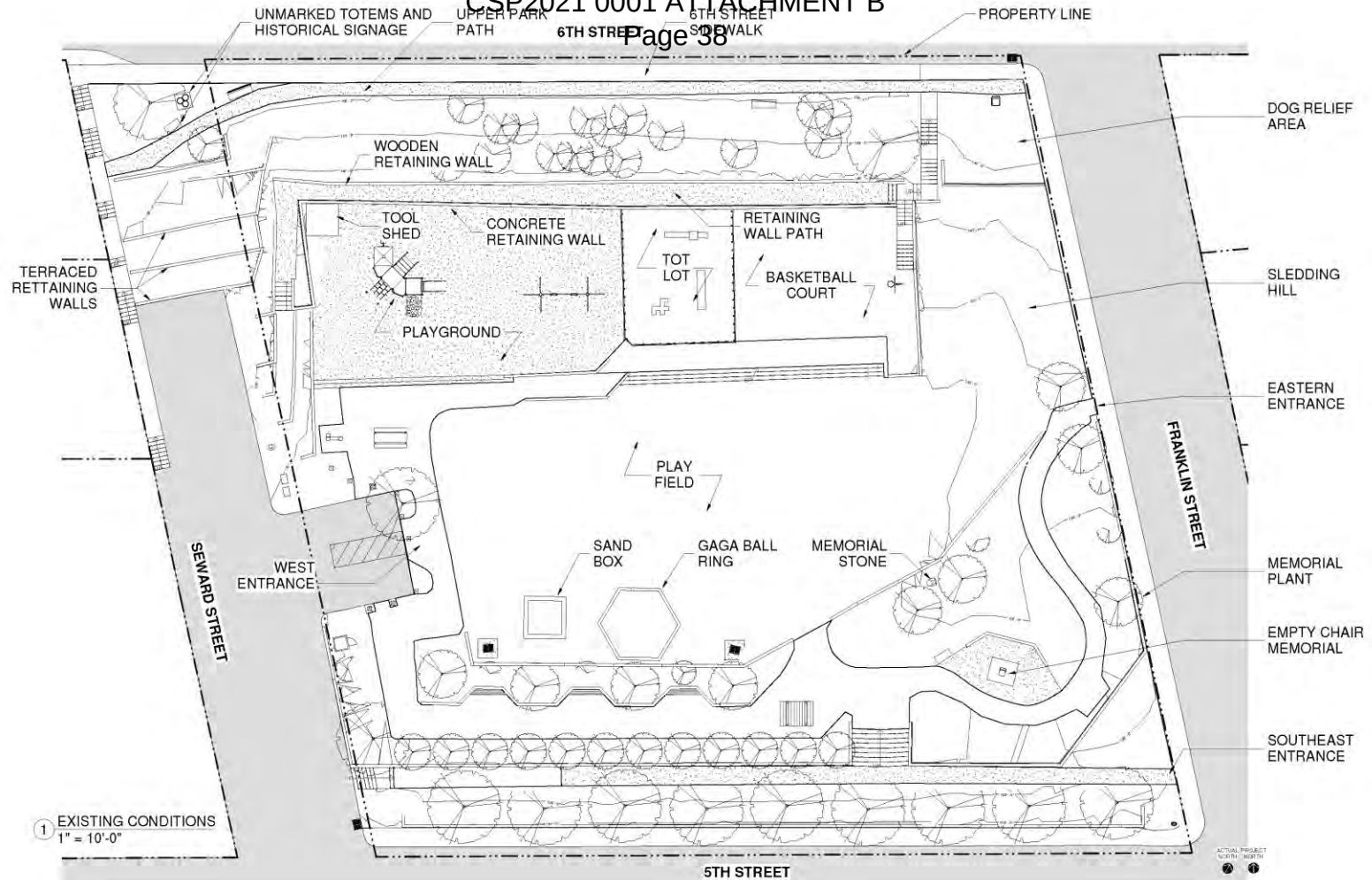


Summary of Responses



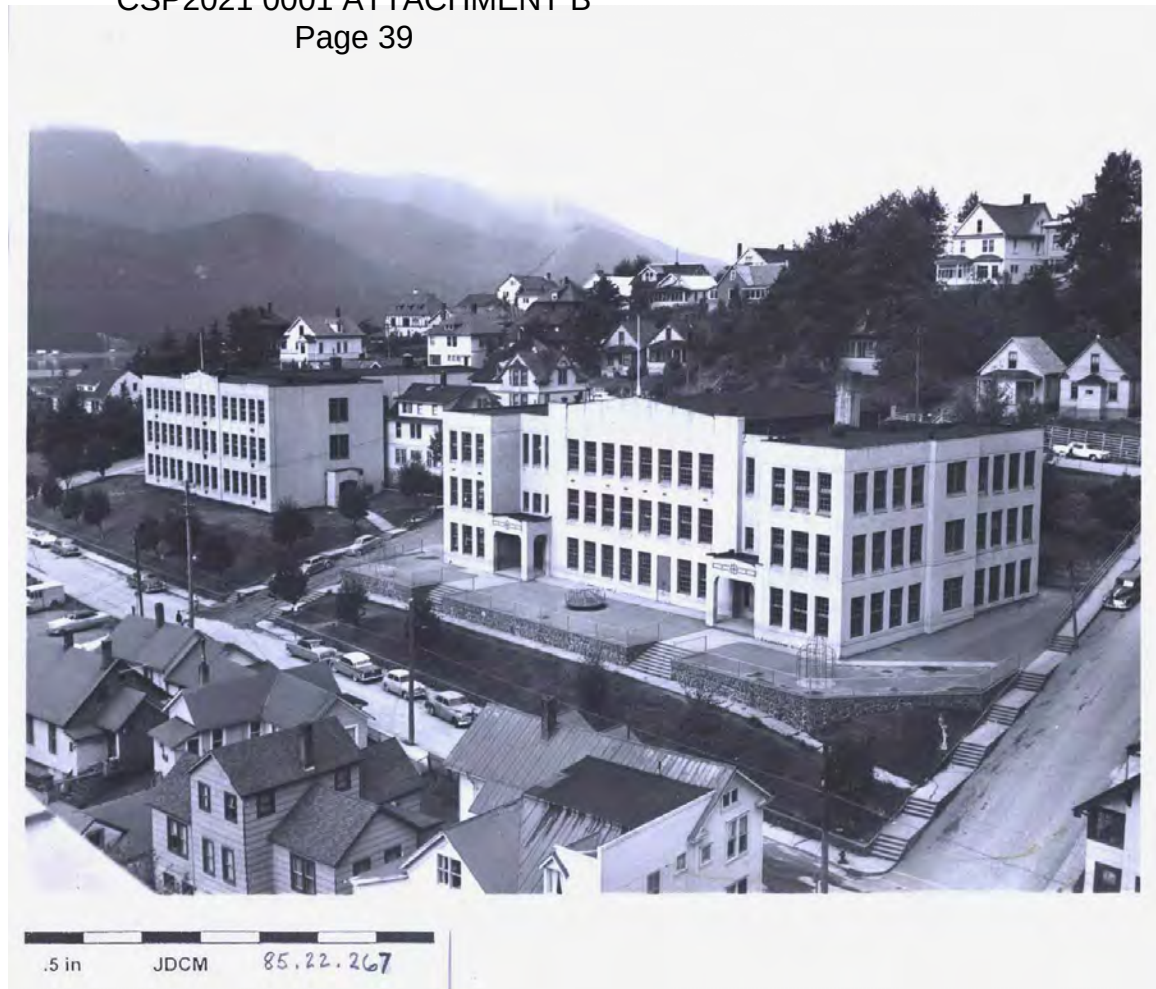


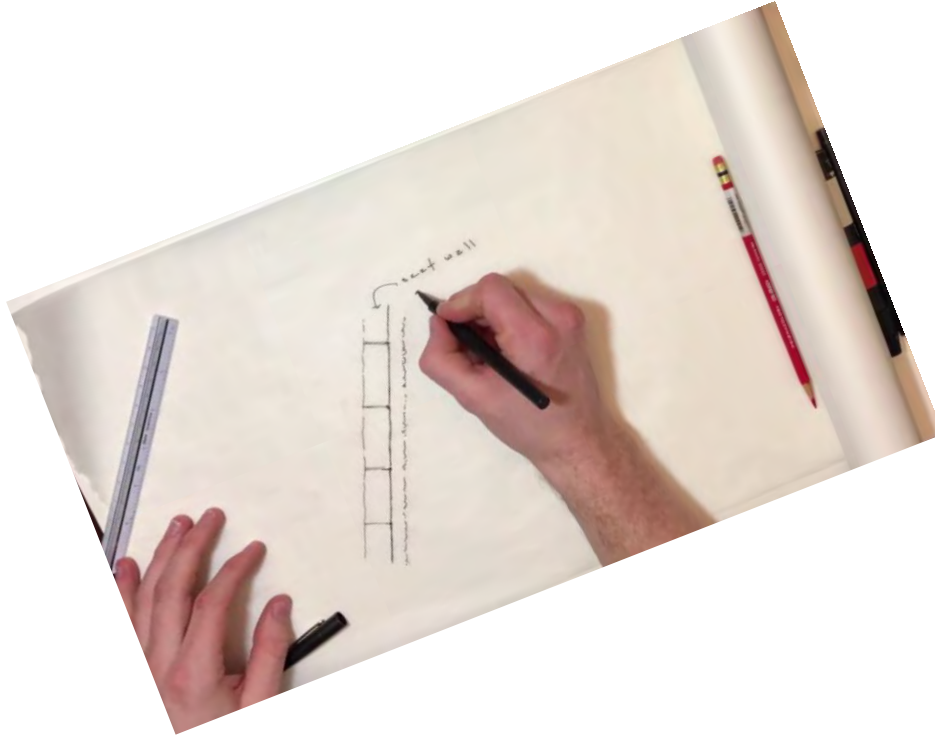
The 'Present'





The 'Past'





03 Park Design Discussion

If there is ONE thing you could change about the 2012 Master Plan...



Better playground equipment

Accessible & Inclusive,
rock climbing & swings



Keep Basketball

Healthy for youth &
adults



No Artificial Turf

Keep it natural,
more grassy



Seating/picnic spaces

More organic
shapes/relax places,
covered



Garden space

Better use of tiered
area in the SW
corner; orchard



Lots to say about dogs...

Both for and against



What YOU had to say about the future of the park...

space usually ends up looking weedy and unkempt. This can be downtown Juneau's family park, accessible to all, green space, quiet space, kids space, meeting space, picnic space, sledding hill, and deluxe playground. Gardens need to be kid proofed, kids love climbing park trees. Would love to see trails on the beach with benches, low level lighting. Covered shelter turn into cleaning quarters at

Less is more. Please consider the peaceful and quiet qualities of the neighborhood rather than turning it into being all things to everyone. I like dogs, they have a quality and big area at Cope Park just over the hill. Bears will be attracted to an orchard/garden with compost. Please consider that. Make it more

park doesn't feel necessary because cope park fits that need. The playground and gathering space for neighborhood residents (like myself) feels most important. I love the chair project and feel proud of that

middle of the neighborhood. Making it a place that encourages respectful community based activities is very important.

offers little for everyone else. An ideal park would be fun and accessible for all ages and include activities and events for everyone.

Capital School Park

What's going to be in the Park?

Core Park Program



- Picnic and Seating areas



- Open Space Turf Area



- Fenced Tot Play space (Ages 2-5)



- Playground Structure (Ages 5-12)



- Swings (for all ages)



- Sledding Hill



- Paved Court Area



- Walking trails

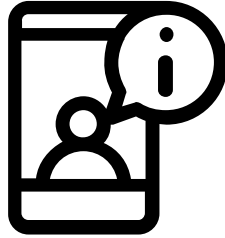
- Cultural Features (Totem and Empty Chair Memorial)

- Dog Area (retain what exists)

Optional Items as funding permits

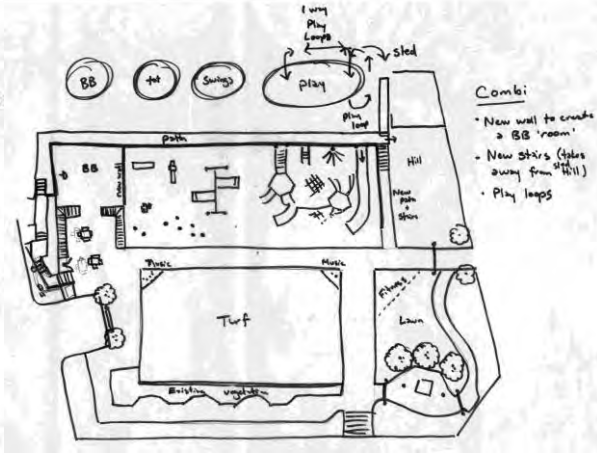
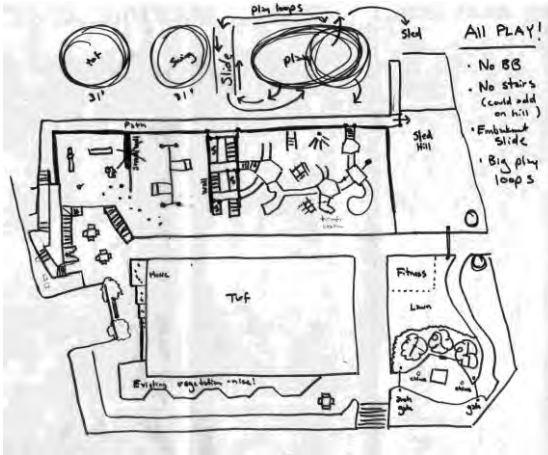
- Community Garden/Orchard Space
- Outdoor Classroom opportunities
- Fitness Equipment
- Outdoor Music
- Art
- Park Gateways & Signage



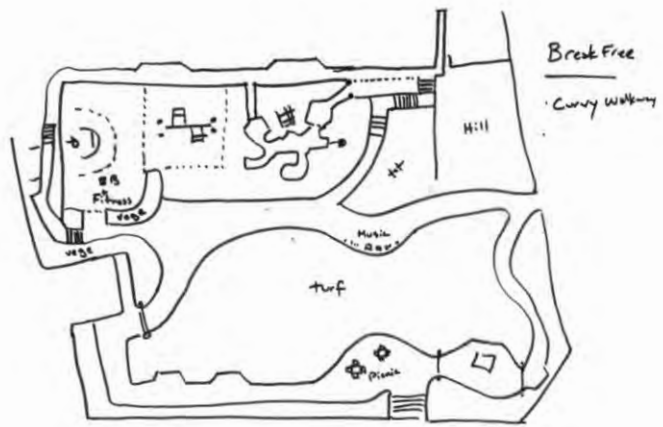


Feedback Time

Poll Question #2

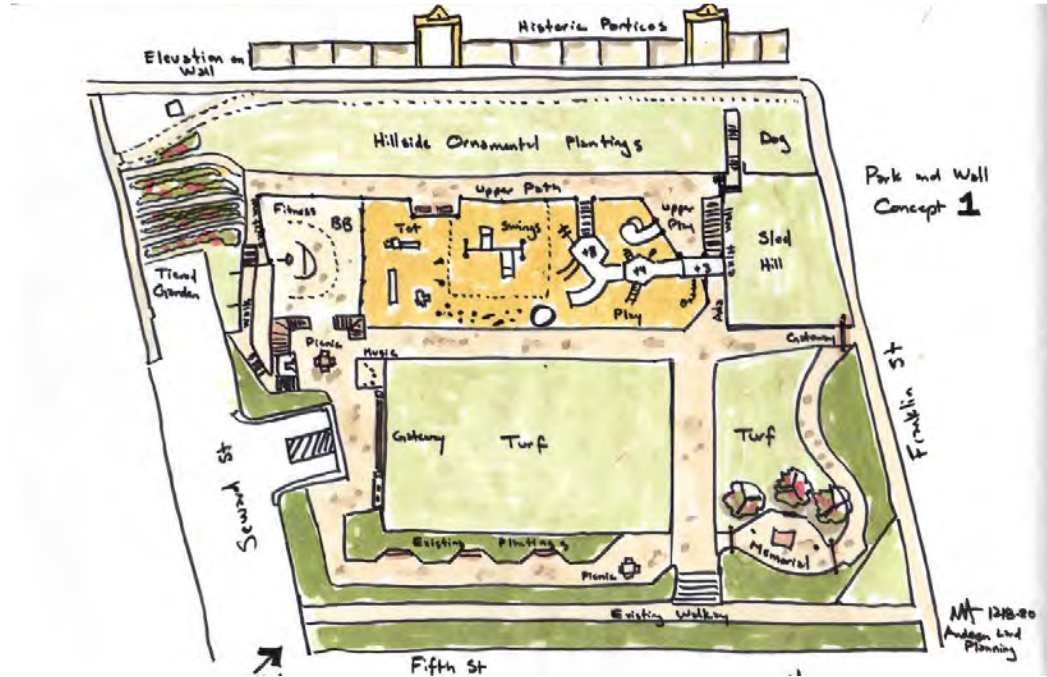


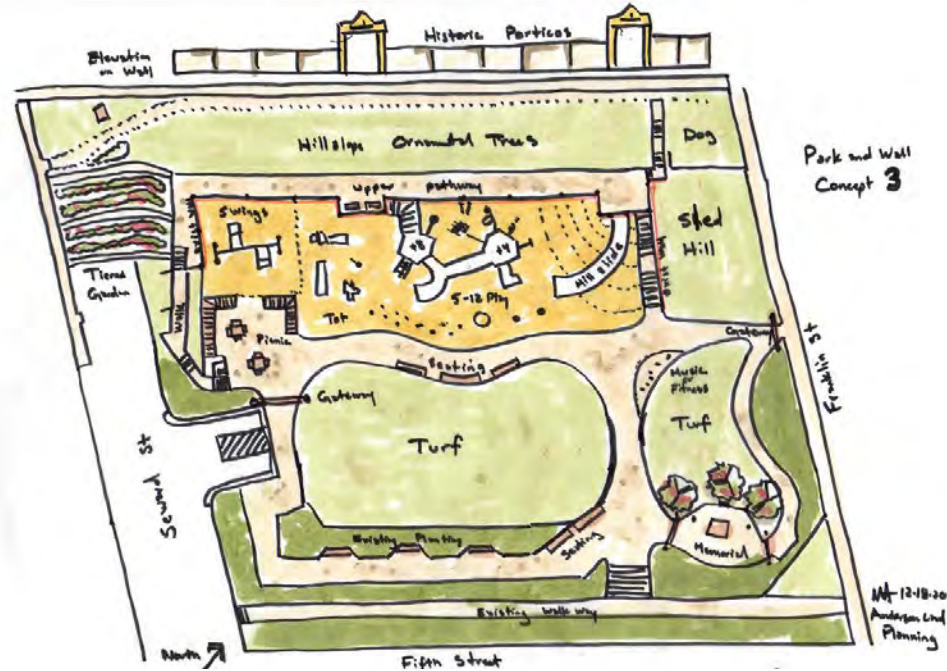
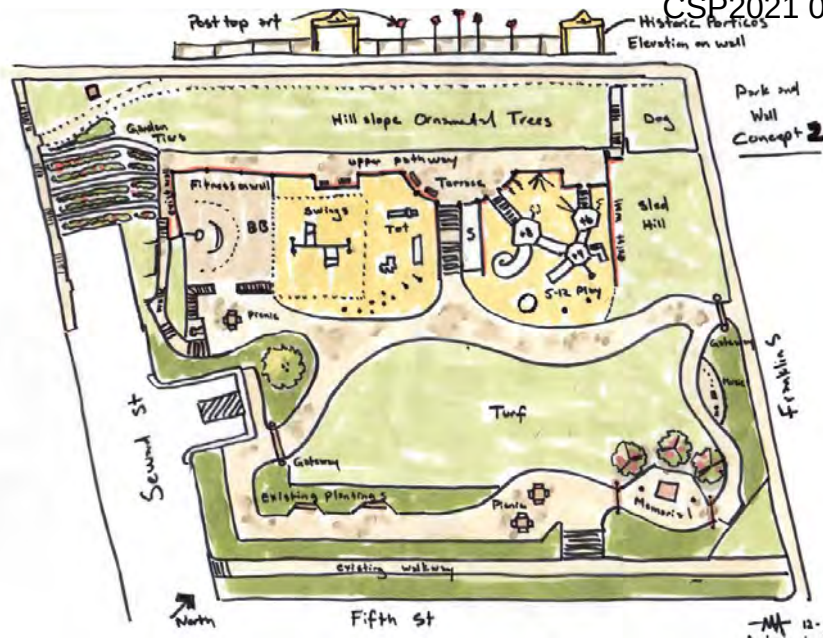
Thought Explorations



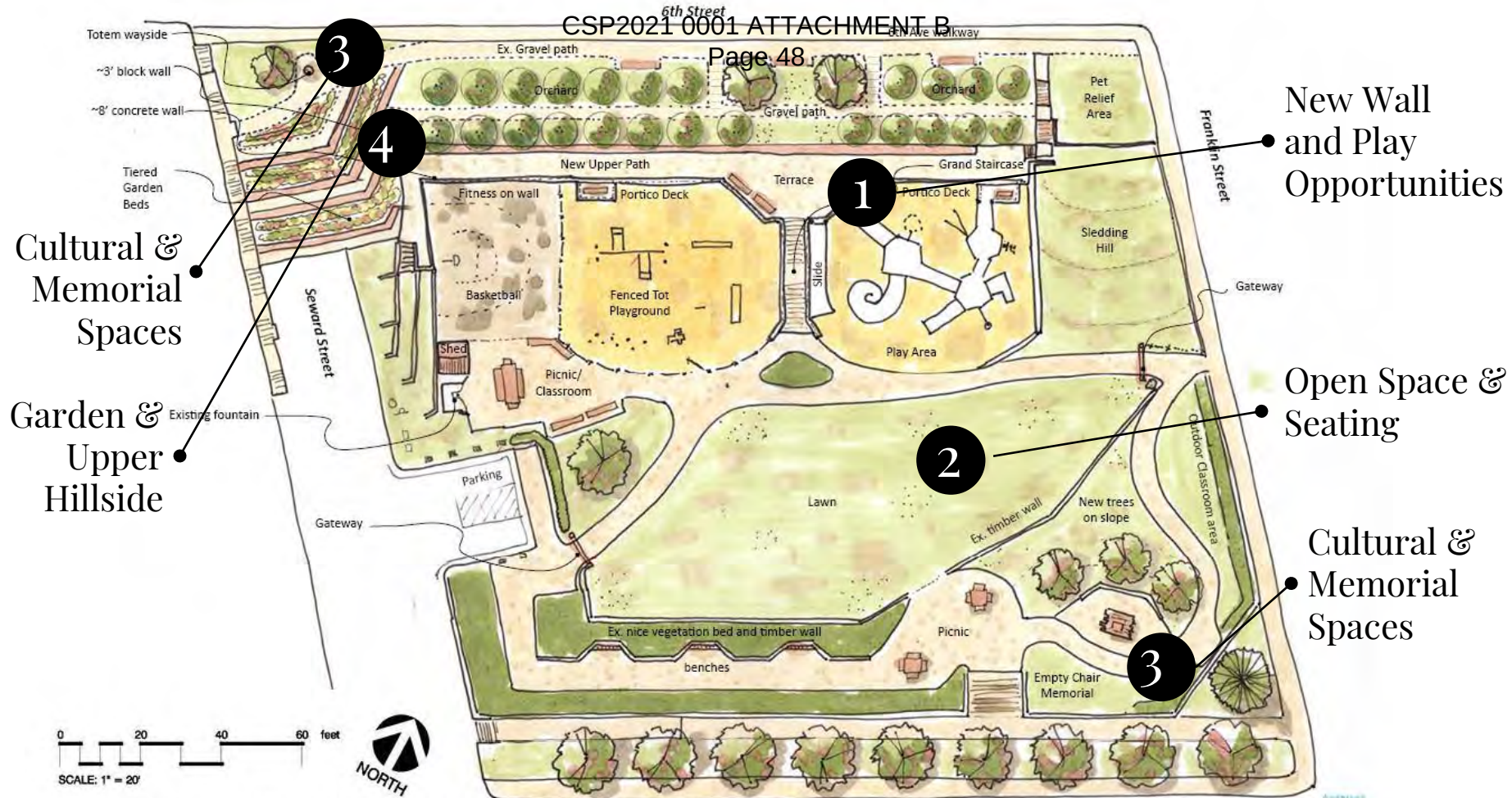


More Refined Site Diagramming





More Refined Site Diagramming



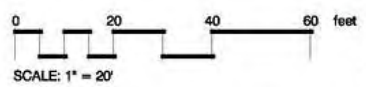
Cultural & Memorial Spaces

Garden & Upper Hillside

New Wall and Play Opportunities

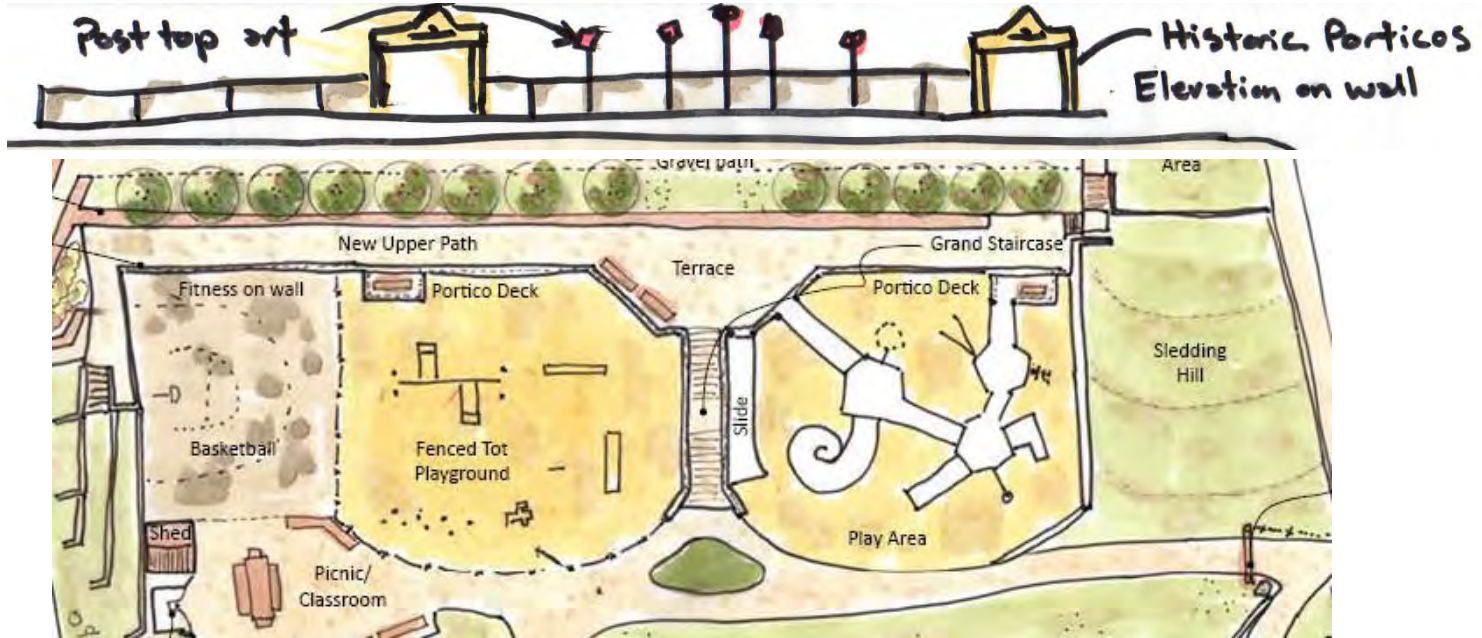
Open Space & Seating

Cultural & Memorial Spaces



CSP2021 0001 ATTACHMENT B
Page 49

New Wall and Play Opportunities

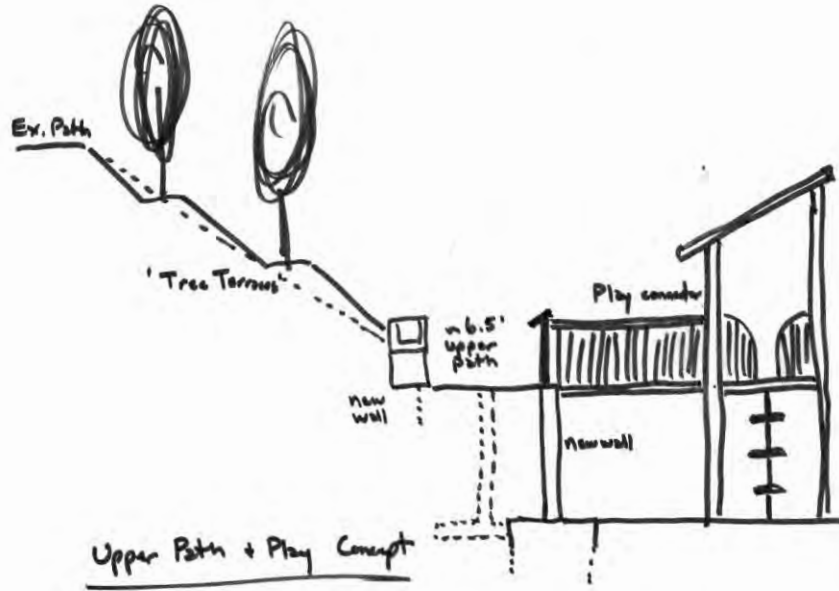


Center Staircase with an Upper Terrace

Takes advantage of the terrain
for both ground and upper
level play + VIEWS

4 Play 'Rooms'

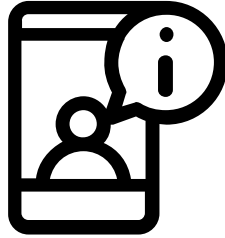
Court area, Fenced Tot Area,
Composite Play Structure and
Sledding Hill



Upper Wall & Play
connections

Portico gateway
– an echo
of the past

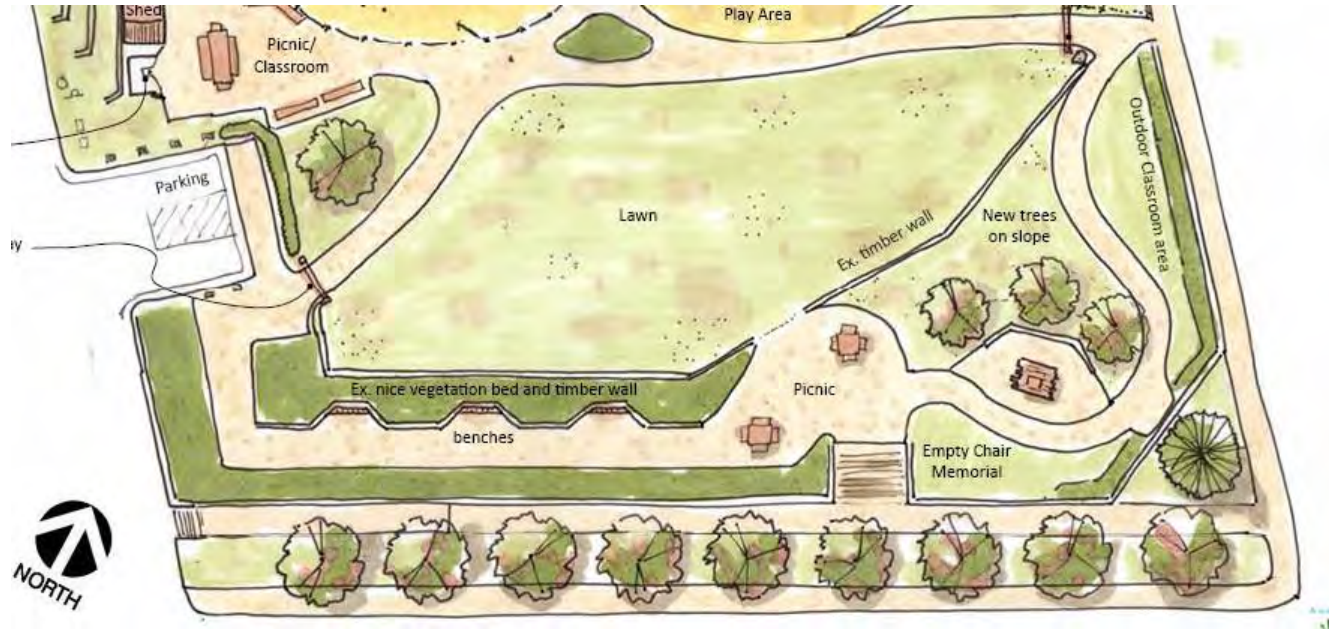




Feedback Time

Poll Question #3

CSP2021 0001 ATTACHMENT B
Open Space and Seating

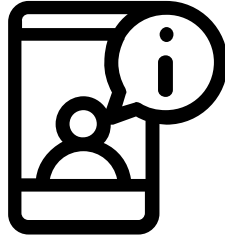


Turf & Walkways

Most flexible space for a whole range of programming; walking loop options;
Potential gated access

Picnic/Bench Areas

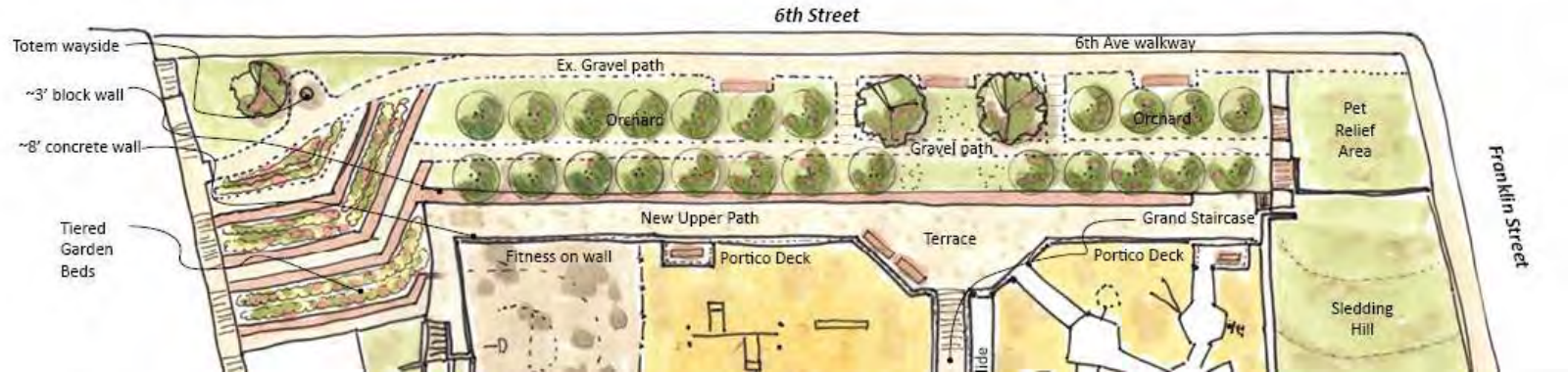
Multiple areas; Could have a cover over 1 or 2 tables



Feedback Time

Poll Question #4

CSP2021 0001 ATTACHMENT B
 Garden and Upper Hillside



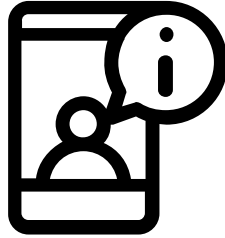
Community Garden

Utilize the existing Seward St hillside for community garden space; hillside tree terraces for orchard or flowering trees



Dog Area

Remains to serve as a neighborhood pet relief area (nearby Cope Park has a dog park)



Feedback Time

Poll Question #5

CSP2021 0001 ATTACHMENT B
Page 16

Cultural and Memorial Spaces



Empty Chair Memorial

Remains in place with
potential enhancements –
cultural gateway, music &
ornamental plantings



Totem

Add cultural interpretation and
wayside accent (formline
paving or other appropriate
material)



Art

- Here are some ways to integrate art on the project.



Tot area equipment ideas



Swings for all!



Reuse this equipment



Climbing traverse on
the new wall



Toddler rocker

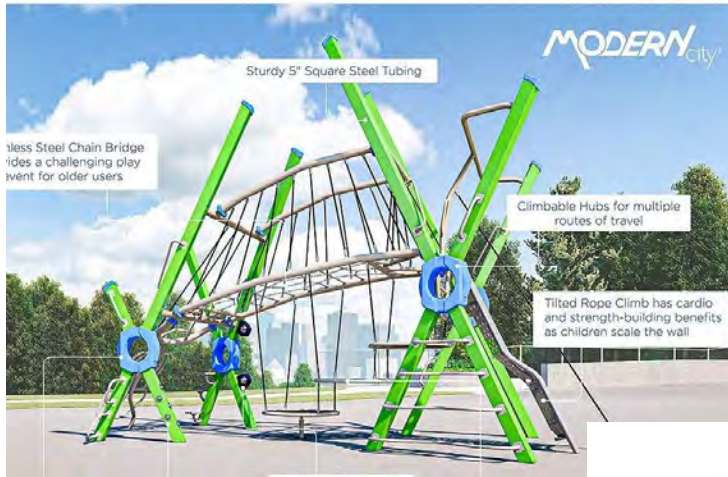


Balance stepping
'stones' to
link it all together



Tot's Gather Pod

Composite structure ideas



A



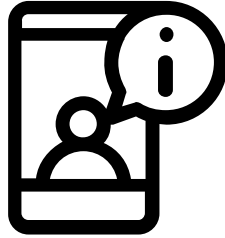
B



Metal Slide can be used in all options instead of plastic



C



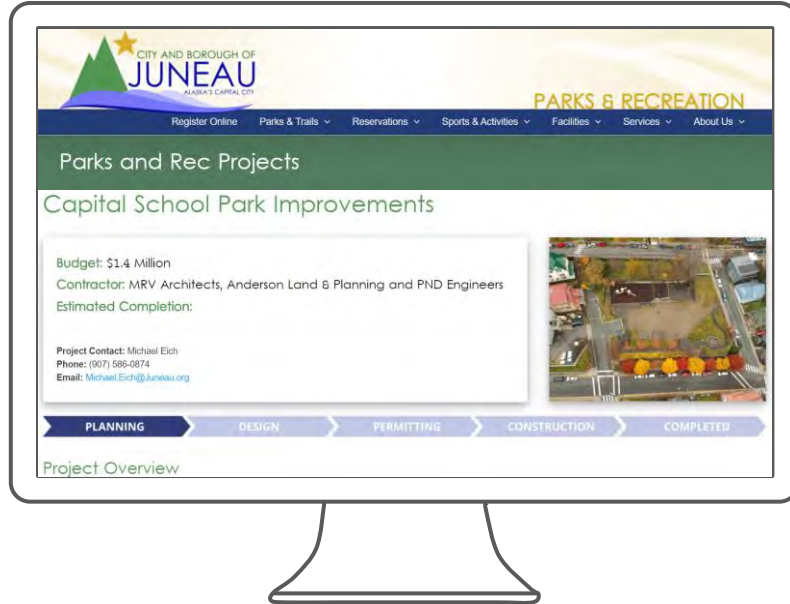
Feedback Time

Poll Question #6



“ It is a happy talent to know how to play

Ralph Waldo Emerson ”



Project Website

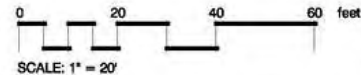
This presentation and full community survey results can be found on the project website:

<https://bit.ly/CapitalSchoolPark>

Go to the **zoom chat box** and add your email address if you would like to be on a mailing list for this project (your info will only be used by this project team).

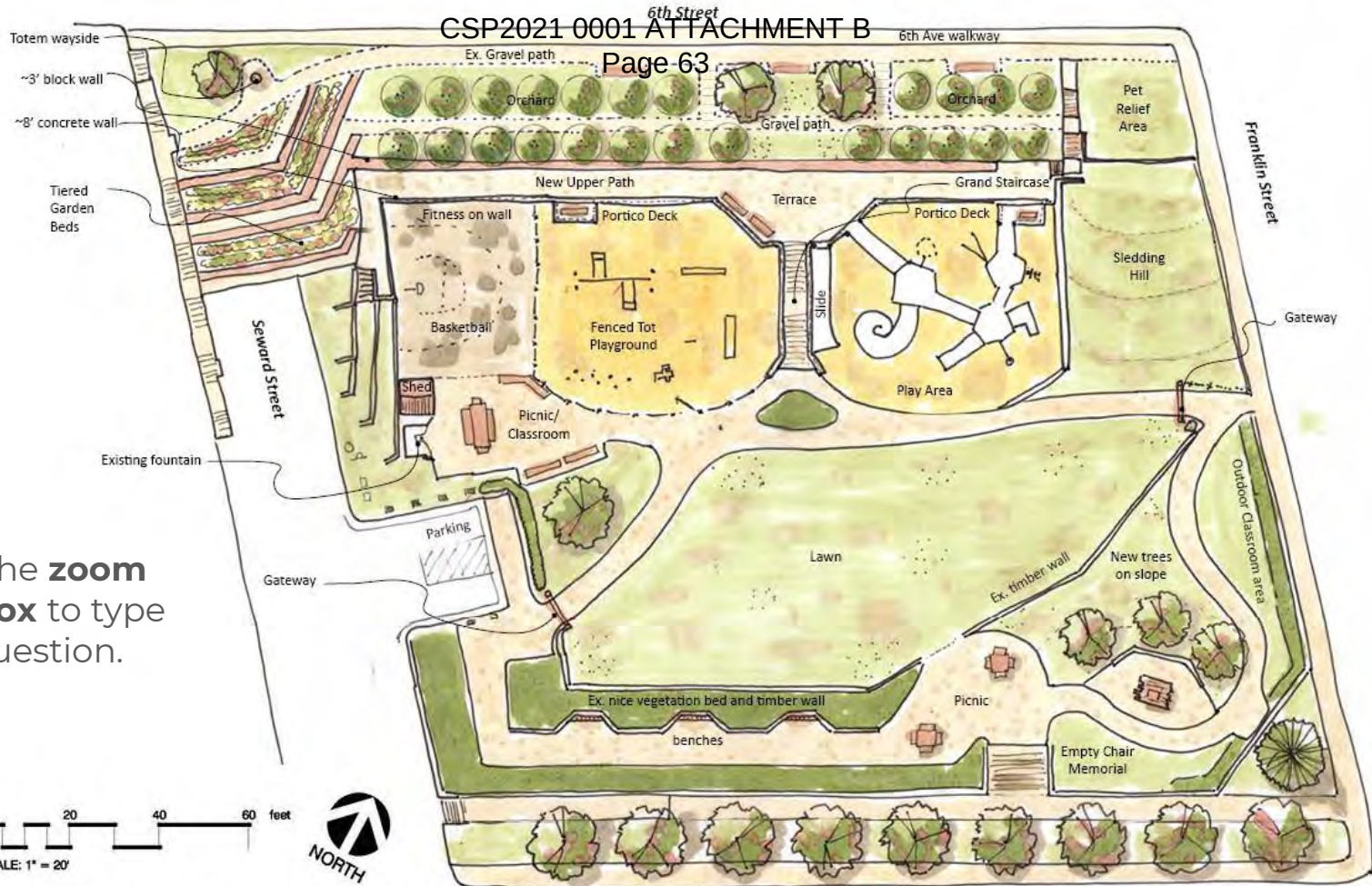
Q/A

Go to the **zoom Q&A box** to type your question.



Draft Capital School Park - Updated Master Plan

DATE: 01-03-21



Thanks!

Contact for questions:

Michael Eich

Project Manager

City and Borough of Juneau

W: 907.586.0874

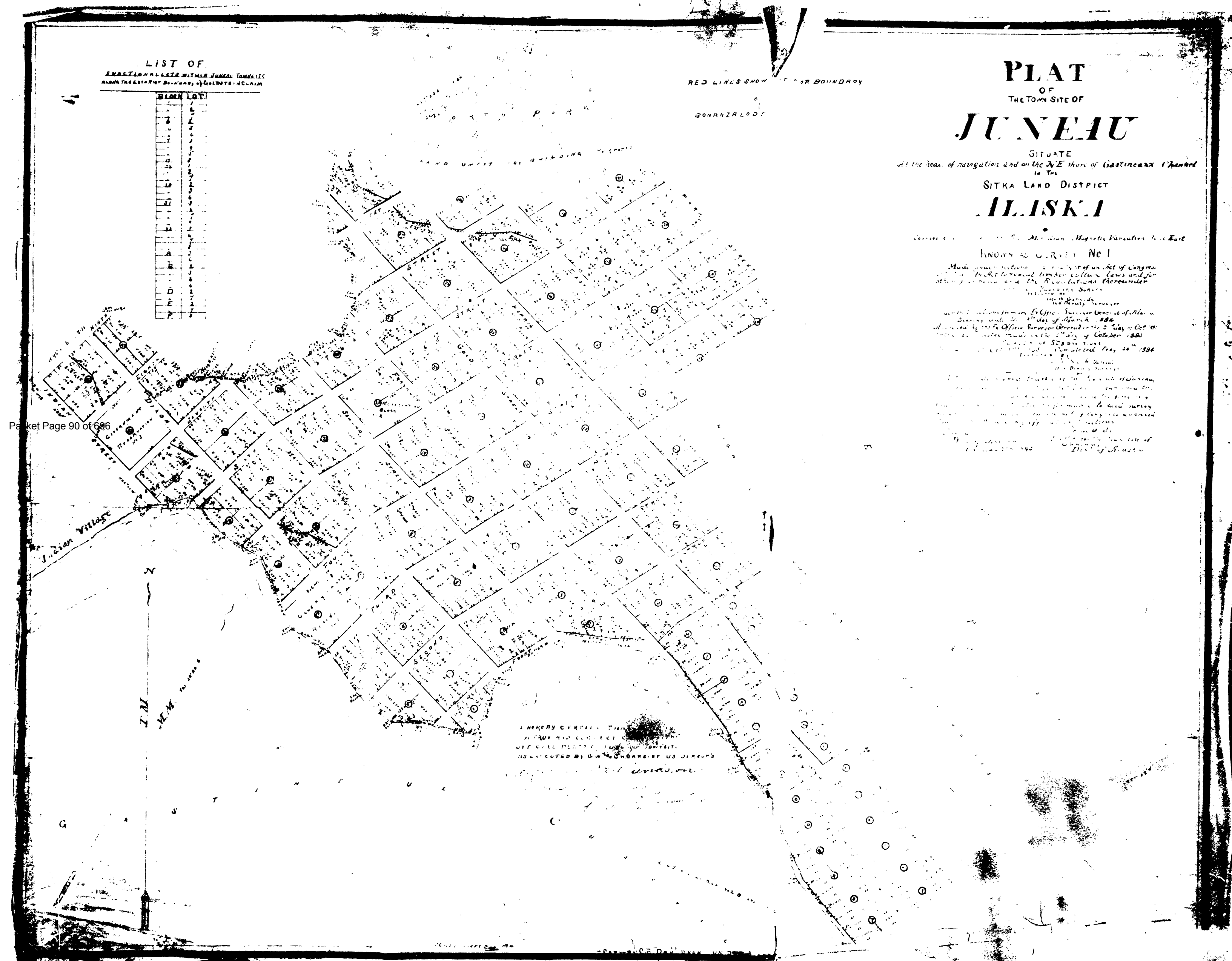
C: 907.500.4401

Michael.eich@juneau.org

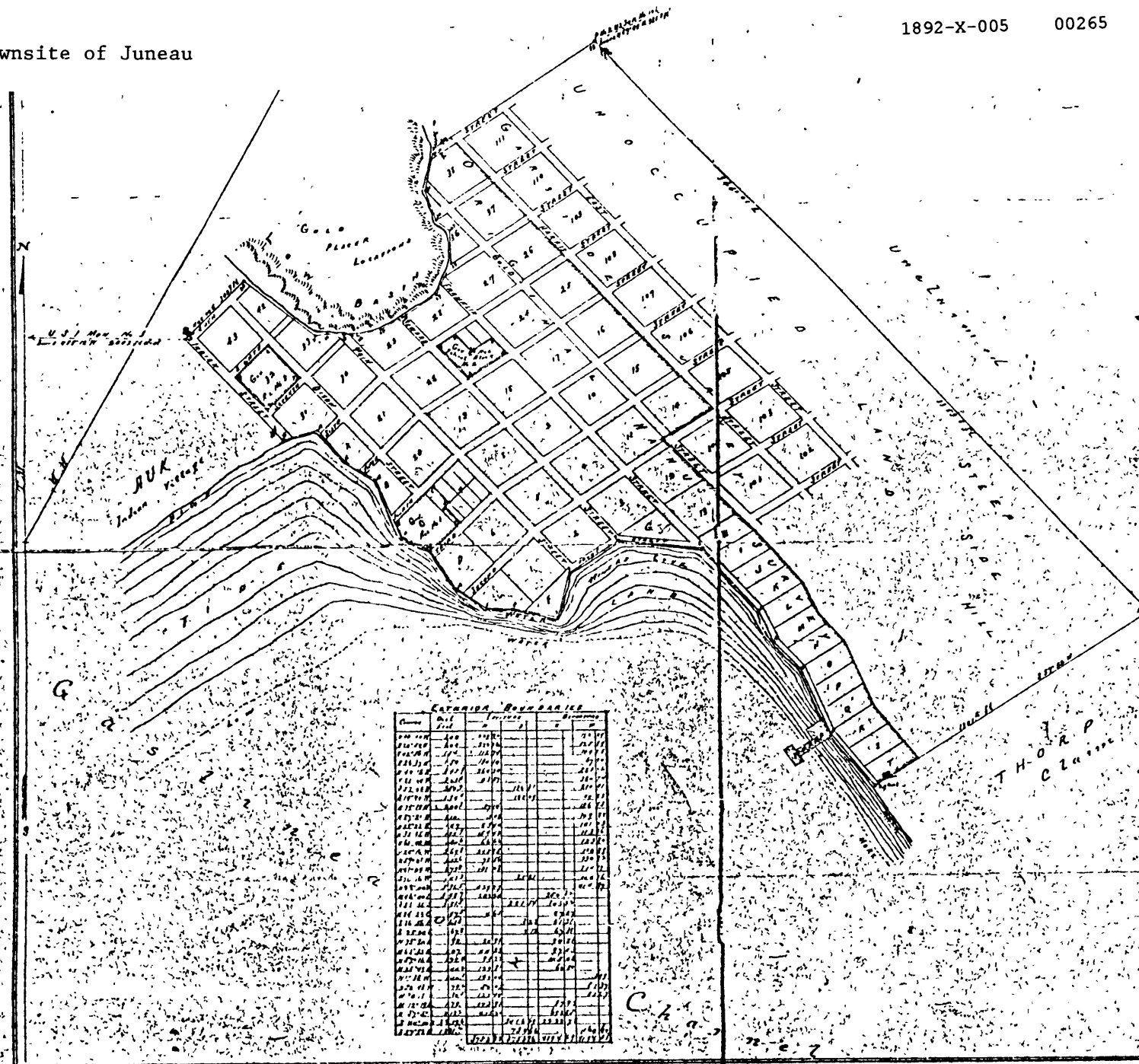


End!

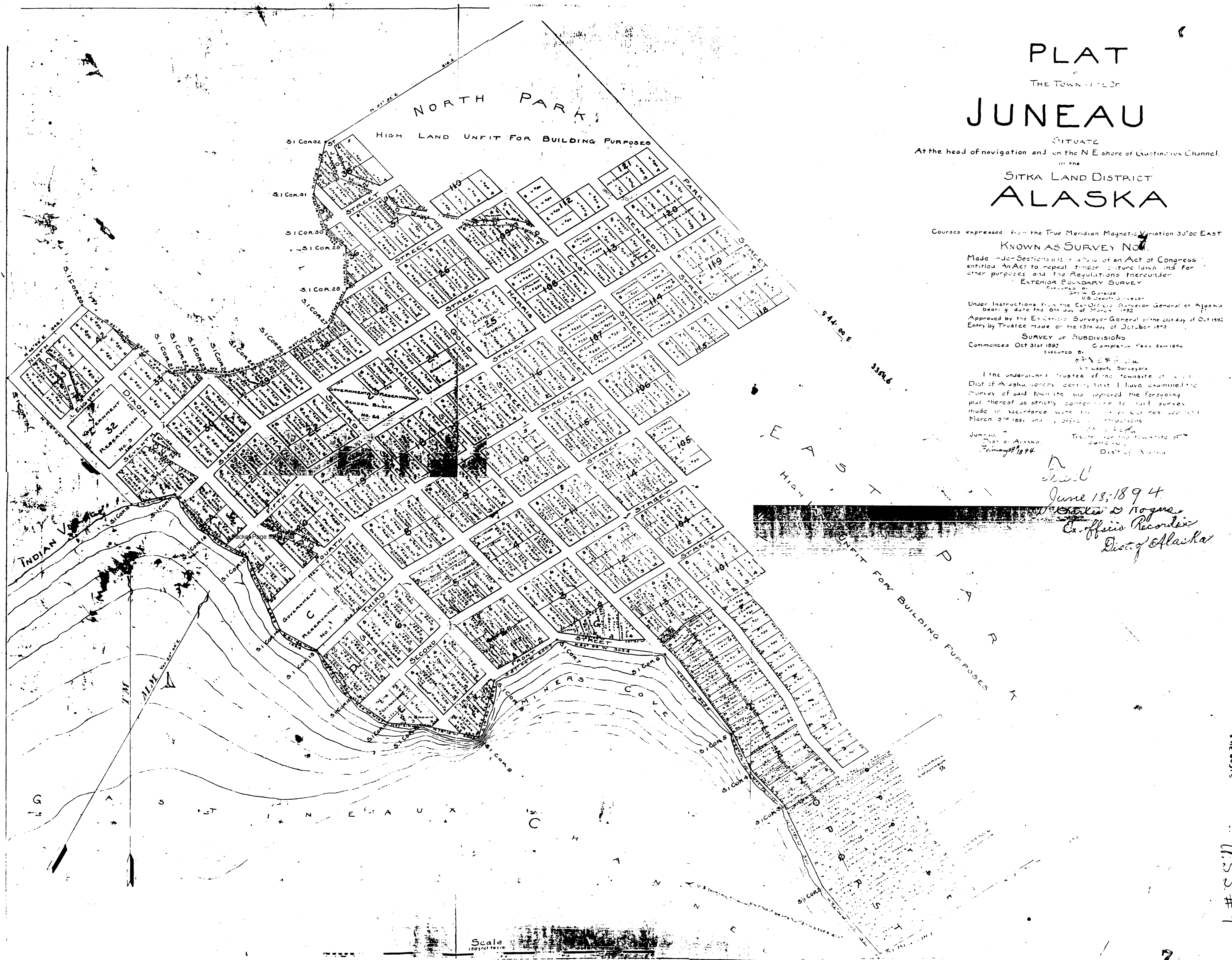
CREDITS: This presentation template was created by Slidesgo,
including icons by Flaticon, and infographics & images by Freepik



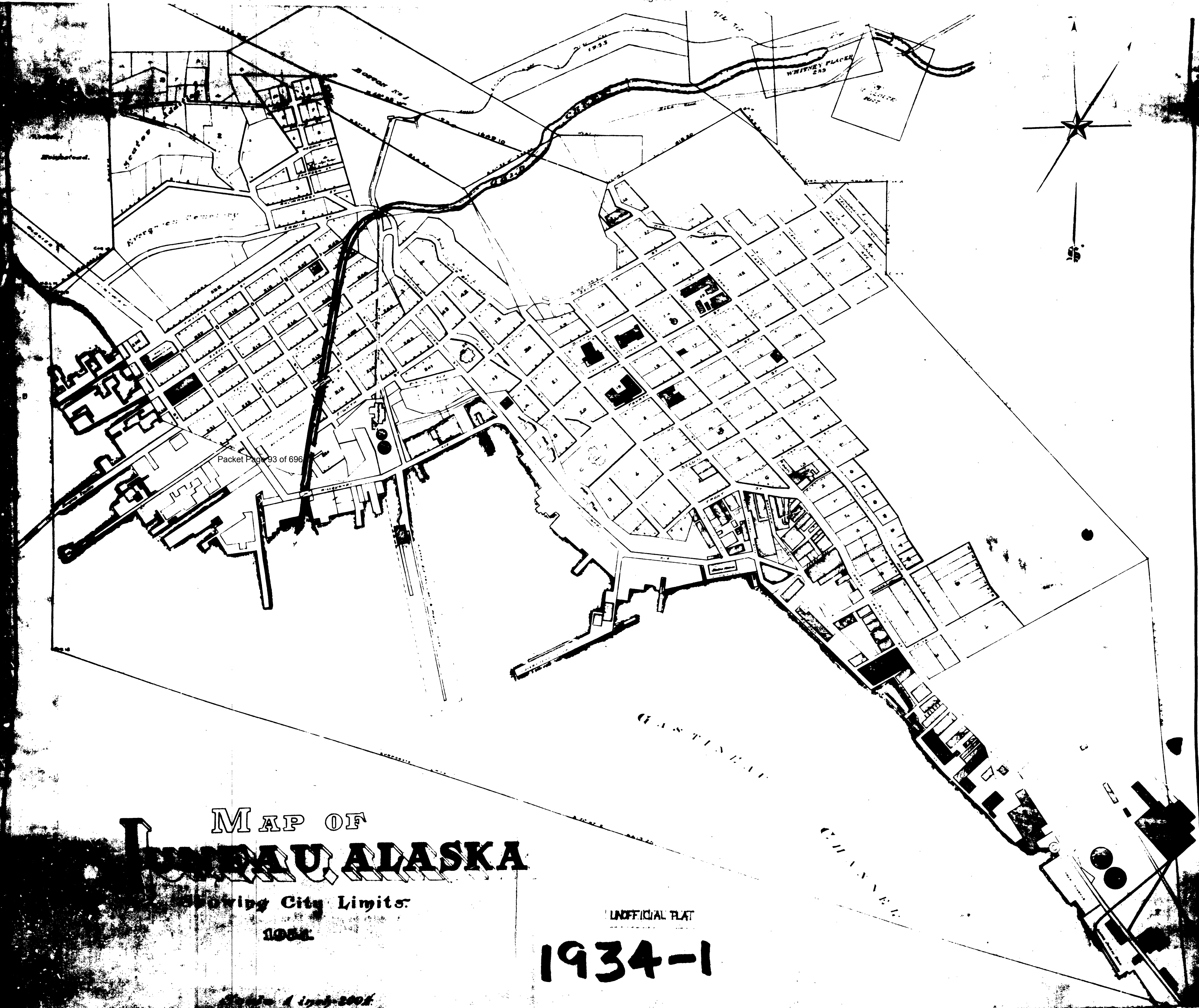
00265



Commissioner General, Land and Mines.



1934-X-000 00267



MAP OF JUNEAU, ALASKA

Showing City Limits:
1934

UNOFFICIAL PLAT

1934-1

Scale 1 inch = 1000 feet

JUNEAU CITY LIMITS. Unofficial
Plat from 1934

HISTORY OF THE SCHOOLS
in the
GASTINEAU CHANNEL AREA
June 1973

MANUSCRIPT

Box 4/2

x 4/2

ALASKA HISTORICAL LIBRARY

Packet Page 95 of 696



3 3500 00178 8470

HISTORY OF THE SCHOOLS

in the

GASTINEAU CHANNEL AREA

June 1973

JUNEAU--SCHOOLS

MANUSCRIPT Tillotson, Marjorie

4

History of the schools in the Gastineau
Box #4/2 Channel Area. [Juneau, Alaska, 1973]
97 photos 28 cm.

Includes list of teachers in Juneau schools
1885-1945 as taken from the newspapers;
Douglas teachers and enrollments 1887-1902;
teachers and enrollment for Juneau Seventh
Day Adventist School 1959-1973.

Photos of schools and information on school
events is also included.

1. Juneau-- Schools. 2. Douglas--
Schools. 3. Schools--Teachers. I. Tit

See

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Phyllis Nottingham
A gift to the State
Hist. Library from
Linn MacKinnon &
Marjorie Tillotson.
I hope this pulls
together various subjects
& makes them easier
to find. Marge

7/1/73

FOREWORD

HISTORY OF THE SCHOOLS IN THE GASTINEAU CHANNEL AREA

In the summer of 1972 a mystery that had been plaguing the librarian of the Alaska State Historical Library and the staff of the Superintendent's office of the Greater Juneau Borough Schools was solved. An unpublished HISTORY OF THE JUNEAU PUBLIC SCHOOLS written by former Superintendent A. B. Phillips came to light when his widow, Myrtle, herself a former local teacher, mailed the manuscript to Sim and Hazel MacKinnon. Since the MacKinnon's are local history buffs with an extensive collection of rare books and undoubtedly one of the finest aggregations of early day photography in the area, Mrs. Phillips couldn't have made a better choice of recipients.

In the meantime, with the help of many this HISTORY OF THE SCHOOLS IN THE GASTINEAU CHANNEL AREA has been expanded to include all the schools, public, parochial, and private, and if any helper's name has been omitted from the acknowledgments, it has not been intentional.

It has been a fun project and the four copies will be distributed to the Alaska State Historical Library, the Superintendent's office, the Juneau Memorial Library, and the Historical Library of the University of Alaska, in the hope that at least a few will enjoy browsing through them.

Marjorie Tillotson
Marjorie Tillotson

June 28, 1973

HISTORY OF THE SCHOOLS IN THE GASTINEAU CHANNEL AREA

TABLE OF CONTENTS

	Page
SECTION I Juneau City Schools 1885-1945.	1.
SECTION II Early-Day Outlying Schools.	49
SECTION III Douglas City Schools.	54
SECTION IV Church Connected Schools.	64
SECTION V Indian Schools.	76
SECTION VI Outlying Schools.	85
SECTION VII Area-wide recently constructed Schools.	89

Public Schools from 1934 to 1947, and also
taught shop here in 1921-22.

Before the Territorial Department of
Education began publishing a directory
names of teachers were obtained by laboriously
browsing through old newspapers in search
of news stories and steamship passenger
lists, a monumental task.

"Bibliography" is free next section.

And, and Mr. Phillips, Director of the, L. J.

perhaps and perhaps many others will contribute
to SECTION I.

SECTION I
Packet Page 99 of 696
JUNEAU CITY SCHOOLS

1885-1945

SECTION I of JUNEAU CITY SCHOOLS 1885-1945
has largely been taken from Mr. Phillips'
manuscript. He was Superintendent of Juneau
Public Schools from 1934 to 1947, and also
taught shop here in 1921-22.

Before the Territorial Department of
Education began publishing a directory
names of teachers were obtained by laboriously
browsing through old newspapers in search
of news stories and steamship passenger
lists, a monumental task.

"Miscellany" is from many sources.

Hazel and Sim MacKinnon, Trevor Davis, K.R.
Ferguson and perhaps many others all contributed
to SECTION I.

Excerpts from Mr. Phillips' manuscript, The Juneau Public Schools,
History and Statistics Concerning Them.

By 1883 little was thought and less done about education in Juneau. There were children but no schools. By the following year there was much talk about getting schools started. On May 17, 1884 the Organic Act provided for "an appropriation of \$25,000 for the education of children of school age in the Territory of Alaska without reference to race" and on the 7th of July 1884 a further appropriation of \$150,000 was made by the Congress "for support and education of Indian children of both sexes at individual schools in Alaska." In April of 1885 Sheldon Jackson was appointed "General Agent of the Territory." Among other schools established by Sheldon Jackson at this ^{time} ¹ was one in Juneau.

First School

A log carpenter shop was rented from George F. Nowell ² and renovated for a classroom. The school opened on June 1, 1885 and had Miss Marion B. Murphy of Oregon as teacher. School continued in the log cabin school for two years. At this time it was sold to Reverend J. P. White ³ for a Presbyterian Church. It was at this time that the familiar log bell tower was added. The structure was on the land until recently occupied by the Juneau (Zynda) Hotel at Third and Main Streets.

1. Report of the Governor of Alaska October 1, 1885.
2. J. S. MacKinnon says the log cabin carpenter shop was rented from Mr. Pryor of the Occidental Hotel. The Pryor residence was where the Juneau Memorial Library now stands.
3. Letter from acting secretary of the Interior to the Department of the Interior Document #137, 55th Congress, 2nd Session, Senate.

also @ Juneau Schools - 01
(#01-2208)

Packet Page 101 of 696



School - Log Cabin Church
A-40 Juneau, 1880's 1905

Photo copied by J. S. MacKinnon

First School in Juneau

Miss Marion B. Murphy of Oregon was the first teacher in the Juneau Public Schools. The building was the famous log cabin carpenter shop rented for school purposes the years 1885-1887.

Note the absence of the familiar log bell tower, which was added later when the structure became a Presbyterian Church.

Second School

After establishing the school in the "Log Cabin Carpenter Shop and Church" Wheldon Jackson was looking forward to the erection of future school houses. He selected a block of land in the center of the village (Juneau) and had a cheap fence thrown up around it in order to secure it for school purposes. This land was block 22, later the site of the old Fifth Street School Building, and still later used by the Community College until destroyed by fire in 1972. Currently the land is being used as a playfield for Capital School.

The new school was a one-story frame building with two rooms. White pupils were taught in one room and natives in the other.

It was designed by Charles E. Overend and he was paid \$15 for architectural fees. Construction costs paid to E. B. Crawford totaled \$1,132.25. In addition J. G. Brady, who operated a saw mill, was paid \$1,133.74 for material and assistance.

In addition, by 1887 the Catholic Church maintained a school of their own, which was taught by two Sisters of Charity who had a larger attendance than both public white and native schools.¹

Third School

The third was called the "little white school." This was built in 1893 on the present location of the Governor's Mansion and cost \$1300 complete without outdoor privies. It was maintained by the Federal Government for native students and was removed only in 1912 to make way for the construction of the Governor's Mansion.

Fourth School

In 1900 two rooms were added to the school on Fifth Street, making a total of four rooms used for white children.

1. Report of the Governor of Alaska 1887



Photo copied by J. S. MacKinnon

Second School

This was occupied in 1887, as the first of several schools to be built on the land selected by Dr. Sheldon Jackson on Fifth Street between Seward and Franklin, the location of the present playfield of Capital School.

It had two classrooms, one occupied by white and one by native pupils, and was enlarged to four and eventually to eight rooms by 1902.

The attractive building was designed by Charles E. Overend and constructed by E. B. Crawford.



Photo copied by J. S. MacKinnon

Fourth School

Two rooms were added to the school on Fifth Street in 1900 making a total of four used for white children.

In the summer of 1901 additional space in Heid's Hall was rented to take care of increased enrollment. This structure stood on the site of the present Shattuck Building.

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Photo copied by J. S. MacKinnon

Fifth School

In the summer of 1902 the roof was removed from the old original school and four rooms added, thus doubling the space to eight rooms.

By 1913 the schools were so overcrowded that the high school and grades 7-8 were moved to the second story of the City Hall.

In 1901 an additional room, Heid's Hall, was rented to take care of increased enrollment. This structure stood on the site of the present Shattuck Building.

Fifth School

In the summer of 1902 the roof was removed from the school on Fifth Street and four rooms added, thus doubling space now to eight rooms. The cost was \$4,000 including furnace heat, later this hot air system was changed to a hot water plant.²

In 1913 the schools were so overcrowded that the high school and grades 7-8 were moved to the second story of the City Hall.

Sixth School

A combination grade and high school was built in 1917 which was used for school purposes until it burned in 1972. The location was between 5th and 6th, and Seward and Franklin, actually the same site Sheldon Jackson had originally chosen. This area is now the playfield for Capital School.

Seventh School

and gymnasium

In 1928 a school/was built on the land between 5th and 6th, and Franklin and Main Streets. This was used as a high school until remodeled and taken over by Capital Elementary School in 1958.

1. 2. Alaska Daily Dispatch 6/7/1902; 7/11/1903

Miscellany

In 1902 free texts were given the pupils of the Juneau Public Schools for the first time. General reference books were purchased for the library.

* * * * *

An exhibit of school work was sent to the Pan American Exposition in 1902 where it was awarded a silver medal. A part of the exhibit was sent to the Crystal Palace Exhibition in London. Another part was sent to the St. Louis Exposition and here it won another medal. Unfortunately these interesting mementoes have been lost.

* * * * *

In 1902 Montgomery Snow wrote the words for the song, "Alaska, My Alaska, and crimson and black were adopted as the school colors. The Seward Society was organized this same year and was first known as the Alpha Society, later taking the name "Seward." This was a literary club whose favorite study was debate. Such subjects as "Public Ownership of Public Utilities," were debated.

* * * * *

In 1903-1904 the high school consisted of just three years, freshman, sophomore, and senior years being offered. The pupils graduated that year were Ethelyn Ebner and Grover C. Winn.

"I was never sure whether I was valedictorian or salutatorian" Grover used to say in his capacity as school board member at subsequent graduation exercises.

* * * * *

A silver trophy cup was presented to the grade school by Crystal Snow (Jenne) for the first field meet ever held in Juneau (1904). The trophy is still in the possession of the high school.

* * * * *

Thanksgiving 1904 saw the first football game played by Juneau High School.¹ A. M. Wright and Milton Winn coached the Juneau boys. The team consisted of the following:

Tom Cole, Center
Ray James, Right Tackle
Albert Rap, Right Guard
Pete Reilly, Right End
Royal Shephard, Left Guard
George Kennedy, Left Tackle
Marvie Hoff, Left End
Park Frame, Quarterback
Bob Cragg, Right Half
Frank Bell, Left Half
Ivar Langseth, Fullback
Tom Hunter, Mascot

Douglas High School was defeated by a score of 6 to 0. Frank Bell made the touchdown, in the only game played that year.²

* * * * *

Crystal Snow (Jenne) was the lone graduate of the class of 1905 of Juneau High School.

* * * * *

1911-1912. Juneau High School's first band was started by a student, Kenneth Osborn, who had transferred here from another school where he had played in the band. After it was started the School Board hired a band leader, Professor Parish, to direct it. Parish not only directed but taught the students to play the various instruments. The band of 1911 was made up of the following students:

1 & 2. Alaska Daily Dispatch, 11/23/1904 and 11/25/1904

Band, continued:

Cornets: Trevor Davis, Harvey Fremming, Govey Shepard,
Gunnar Gustafson
Clarinets: Burdette Winn, Albert King
Saxophone: Roland Winn
Baritone: Kenneth Osborn
Trombones: Chester Tripp, George Nelson, Charles Sabin
Bass: Emanuel Sweeney, Cedric Davis
Drums: Edward Sweeney, Lawrence

* * * * *

1913-1914. Enoch Perkins, Teacher, organized a basketball team in this year. The first team consisted of Harland Herner, Simpson Mac-Kimmon, Russell Casey, Al Richards, Wilbur Burford, Cyril Kashevareff, Lawrence Hurlburt, Waino Hendrickson. The first game was won from Douglas High School 26 to 0. The only competition was Douglas and Juneau won five games out of the seven played that year.

Home Economics was started in Juneau High School in 1913. Miss Ina Priest (Lhcas) was the teacher.

This same year saw the school library opened to the public.

The Juneau Band played at the dedication of the Alaska Hotel.

The JHS Student Council formed the following rules:

1. No student shall deface or mutilate school property in any way.
2. Students must not use vulgar language or be guilty of disorderly conduct. Ignorance of the rules is no excuse.

* * * * *

In 1916 the ^{Arctic} Alaska Brotherhood erected a large hall on the present site of the Alaska Office Building in which there was a swimming pool.

"The tank is white tiled on the sides and a smooth finished cement floor. It is 80 x 30 feet and ranges from 18 inchds to ten feet in depth. The water is heated."

Swimming pool, continued

High school and elementary pupils were given two days a week to use the pool "but at School Board expense."

The first time in the history of the Juneau Schools (1916) night classes were held for adults. Money for administration was solicited from business men and the enrollees also paid fees. The classes operated for five months, three nights a week.

Manual training classes in Juneau started for the first time. (1916)

* * * * *

In 1917 the new school at Fifth Street between Seward and Franklin opened. It housed both elementary and high schools, including the overflow previously occupying the ~~six~~ second floor of the City Hall. This school building continued in use for school purposes until destroyed by fire in 1972. In the last few years of its existence it housed the Community College and several Alaska State offices.

* * * * *

In 1928 the first high school building and gymnasium opened their doors on the block bounded by Seward and Main between 5th and 6th Streets. This was remodeled in 1958 and continues to be used as an elementary school (Capital).

Miscellany, Continued

The old Fifth Street Elementary School was built in 1917 at a cost of \$75,000.

* * * * *

Juneau High Gun Club was started in 1932 with officers Bill Nikish, Duncan Robertson, and Boyd Marshall. Mr. A. A. Dunham was adviser.

* * * * *

The first Southeast Alaska Music Festival was held in Ketchikan in April 1937. Ruth Coffin Allman was adviser and promoter.

* * * * *

Juneau High School's first Alaska History course was taught in 1939 with Mr. A. S. Dunham as teacher.

* * * * *

Ed Garnick was in Juneau Schools from the second grade until his graduation. He was valedictorian of his class. Elizabeth Madsen was salutatorian.

* * * * *

In 1913-14 there was a split shift in the schools because of a large registration.

* * * * *

In the days of the old one-story, two-room school, one teacher is recorded as teaching 84 pupils.

* * * * *

Miscellany, Continued

8 * * *

At a Rotary Club reception for teachers in the 1930's, Waino Hendrickson, a 1916 graduate of Juneau High School, reminisced of early days in the schools.

"Our band always played for funerals, of which there were many in the heyday of lode mining at Treadwell, Perseverance, Alaska Gastineau and Alaska Juneau. My favorite funeral march was 'Free as a Bird' and we played it all the way to the cemetery and back."

Waino stated that the major sources of school funds in those days was a \$1000 a year tax on every saloon, of which ~~there~~ were seventeen.

"When prohibition came," he said, "There was a hue and cry that it would force the closing of the schools."

But it did not.

* * * * *

The Carter Code

Congress passed the Carter Code in 1900, which empowered Alaskan cities to elect boards of education which could organize and control their public schools. Education could now be supported by levied local taxes and was no longer dependent upon charitable institutions and churches. Juneau's first school board was H. F. Robinson,¹ W. W. Casey, and F. C. Hammond. See complete list of school board members from 1900 to 1945 elsewhere in this manuscript.

1. Alaska Daily Dispatch, 9/17/1900

SCHOOL DIRECTORS

<u>Year</u>	<u>President</u>	<u>Secretary</u>	<u>Treasurer</u>	<u>Superintendent</u>
1900-01	H.F. Robinson	F.C. Hammond	W.W. Casey	
1901-02	"	"	"	
1902-03	H.R. Shepherd	"	"	
1903-04	"	"	*****	
1904-05	"	"	"	
1905-06	"	"	"	
1906-07	"	"	"	
1907-08	"	"	"	
1908-09	F.J. Wetrick	Chas. Goldstein	Henry States	
1909-10	"	n "	W.F. Gilmore	
1910-11	"	"	John Mitchell	
1911-12	"	H.J. Fisher	"	
1912-13	H.T. Tripp	"	W.E. Nowell	
1913-14	"	"	"	
1914-15	"	W.W. Casey	"	
1915-16	Grover C. Winn	"	"	L.D. Henderson
1916-17	"	"	G. McNaughton	A.M. Mathews
1917-18	"	"	"	Ethel J. Cragg
1918-19	"	"	"	"
1919-20	"	"	"	Edgar A. Stanton
1920-21	Dr. H. C. DeVigne	"	"	J.E. Lanz
1921-22	"	"	Grover C. Winn	"
1922-23	M.B. Summers	M.L. Merritt	"	"
1923-24	W.W. Casey	Grover C. Winn	M.L. Merritt	W.K. Keller
1924-25	R.E. Robertson	"	"	"
1925-26	"	"	"	"
1926-27	"	"	"	"
1927-28	"	"	"	"
1928-29	"	"	"	"
1929-30	"	"	"	"
1930-31	"	"	"	R.S. Raven
1931-32	"	"	"	"
1932-33	"	W.P. Scott	Grover C. Winn	"
1933-34	"	"	"	"
1934-35	"	"	"	A.B. Phillips
1935-36	"	"	"	"
1936-37	"	"	"	"
1937-38	"	"	"	"
1938-39	"	"	"	"
1939-40	"	"	"	"
1940-41	"	"	R.R. Hermann	"
1941-42	"	"	"	"
1942-43	"	"	"	"
1943-44	"	Ruth Popejoy	Dr. J.O. Rude	"
1944-45	"	"	"	"

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Photo copied by J. S. MacKinnon

The Class of 1916 on the steps of the City Hall. The picture was taken in 1914 after the whole high school moved from the Fifth Street School to make room for the growth of the elementary school.



Juneau High School 1928

Photo copied by J. S. MacKinnon

CAPITAL ELEMENTARY SCHOOL

Juneau High School was housed in this building from 1928 to 1958. Speakers at its 1928 dedication were Governor George A. Parks and Mr. R. E. Robertson, President of the School Board.

At least four residences and one church had to be moved to free the land for the new school. The John Rustgard and Wallis George homes on Fifth Street were moved to Sixth and Seward and became the Frances and Davis Apartments respectively. Christian Scientistx purchased a native Presbyterian Church and transferred it diagonally across Fifth and Main to its present location. The houses of Cedric Davis and Mrs. Josephine MacPhetres on Sixth Street formerly stood on the Seward Street side of Capital School before being removed to their present locations.

Cost of the land was \$24,000 and the original building itself \$69,000.

In the early 1940's two classrooms were added on the Sixth Street side and around 1960 three more on Main Street.

The school coat of arms facing Fifth Street is the work of Miss Rosalind Hermes' Fifth Graders and was painted in 1971.



Photo copied by J. S. MacKinnon

Sixth School

A combination grade and high school was built in 1917 which was used for school purposes until it burned in 1972.

The location was still the one selected by Dr. Sheldon Jackson, between 5th and 6th, and Seward and Franklin Streets. This is now the playfield for Capital Elementary School.

Seventh School

In 1928 the High School moved into a new building on 5th Street between Seward and Main. This served as a high school until taken over by Capital Elementary School in 1958. The attached gymnasium is still in use.

In the picture, the new high school is the building on the left.



Photo J. S. McKinnon 1973

CAPITAL ELEMENTARY SCHOOL (the old high school) built in 1928 with additions in the 1940's and 1960's. The old Rustgard and George Residences which had to be moved when the school was

built may be seen on the right; the State Capitol is across the street; and the playfield on the site of the old Fifth Street School is in the right foreground.



CAPITAL SCHOOL is now painted an attractive yellow with a bright blue decor, and the interior has been renovated and modernized.

Detail of the coat of arms which was painted by Fifth Grade pupils in 1972.

FISH CREEK SCHOOL

Property was owned by the school board. School house was built by the residence, Ed Maki Sr, Art Nelson, Lawrence Swanson Sr, and sons Ollie Nelson, Axel Nelson and Charles (Maki) McLeod Sr.

The School was located 3/4 to a mile south of HUT POINT at the mouth of Fish Creek. Straight up from the Coast Guard Navigation Light 19.

Children of the following families who attended school there were:

Maki - Charles McLeod Sr (Maki) Violet Kudabeck (McLeod Maki) Ed Maki

Nelson- Ollie and Axel Nelson

Swanson-Lawrence Swanson

Bukers- 5 children

Daroff- 6 children

Gatros- 4 children

Hovey Stoneman taught school throughout the 48 states and Mexico

James Ryan visited the school only once

School Board was advised of the loaction of the property in the 1950's, at this time the building was dismatled and moved by Ed Maki to his beach fron/property. Pictures of the school were donated to the Juneau-Douglas High School by Ed Maki.

Charles E. McLeod Sr.

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Charles E. McLeod Sr.

THE SCHOOLS OF JUNEAU ALASKA

SUPT. A.B. PHILLIPS, FIRM BELIEVER IN WORLD PEACE, TEMPERANCE, AND MODERN TEACHING METHODS.

1030 STATUTE MILES NORTH WEST OF SEATTLE

JUNEAU HAS A POPULATION OF OVER 5000, WITH AN ASSESSED VALUATION OF \$5,394,184⁰⁰ DOUGLAS

A SIX-STORY MILLION-DOLLAR GOVERNMENT BUILDING HAS RECENTLY BEEN ERECTED ACROSS THE STREET FROM THE PUBLIC SCHOOLS.

FIVE PLANES, 22 TAXI CARS, THREE STEAMSHIP COMPANIES.

AND THE LARGEST QUARTZ-GOLD MINE IN THE WORLD ARE DOING A

THE PRIVATE SCHOOLS THREE-TEACHER STAFF REGISTERS 75 PUPILS ANNUALLY, AND HAS A PER CAPITA COST OF \$58.

EQUIPPED WITH GYM, MOTION PICTURE LIBRARY, COMMERCIAL DEPT.

SISTER MARY AGNES, PRINCIPAL

THE GOVERNMENT SCHOOL REGISTERS AS MANY AS 80 CHILDREN, HAS A

PER CAPITA COST OF \$116, AND HIRES THREE TEACHERS. MRS. THOMAS ALLEN IS THE PRINCIPAL.

THE PUBLIC SCHOOLS ARE VALUED AT OVER \$220,000; COST \$62,000 A YEAR TO OPERATE; ACCOMMODATE OVER 750 CHILDREN WITH A 28-TEACHER STAFF. PER CAPITA COST, \$11.56, 1934-1935.

H.S. PRINCIPAL, A.S. DUNHAM

OVER \$22,000 ARE SPENT ON TEACHERS' SALARIES ANNUALLY.

A THREE-YEAR NORMAL SCHOOL COURSE IS REQUIRED FOR ELEMENTARY TEACHERS. A COLLEGE DEGREE IS THE HIGH SCHOOL REQUIREMENT. TWO YEARS' EXPERIENCE IS ESSENTIAL.

SPACIOUS, WELL-LIGHTED ROOMS ARE HEATED BY THREE HUGE OIL-BURNERS.

CHILDREN COME FROM FINE HOMES. RENT IS HIGH, BUT FOOD AND CLOTHING ARE COMPARATIVELY REASONABLE.

ONE OF THE FINEST CHEMICAL LABORATORIES ON THE PACIFIC COAST IS LOCATED IN THE JUNEAU HIGH SCHOOL.

R.W. MARCUM, SCIENCE HEAD

DOMESTIC SCIENCE

THE TIME IS ONE HOUR LATER IN JUNEAU THAN IN PORTLAND (P.S. CASE)

AND MANUAL TRAINING ARE TAUGHT

MT. JUNEAU

RAINFALL, OVER 80 INCHES ANNUALLY IN JUNEAU

MT. ROBERTS

FAMOUS GOLD MINE

GASTINEAU CHANNEL

NEWLY CONSTRUCTED JUNEAU-DOUGLAS BRIDGE

ALASKA'S NEWEST, LARGEST AND BEST EQUIPPED GYM IS LOCATED IN JUNEAU.

This drawing was made by Kenneth R. Ferguson, instructor in the Juneau High School. Mr. Ferguson was graduated from the Oregon Normal School at Monmouth, Ore. After a year of teaching in Montana, he returned to Oregon and completed work at the Univer-

sity of Oregon for his B. A. degree. For two years he was principal of the Powell Butte School in Crook County, Oregon, where he made an enviable record. Last spring he was elected to his present position in the Juneau schools.

Teachers in Juneau 1885-1945

The first school in Juneau, Alaska was begun in June 1885. Sheldon Jackson, Federal Agent for Education in the Territory, rented a log cabin for a classroom which was located on lot 1 block 8 as recorded in the book of deeds 1888, page 56. It was located at the corner of Third and Main Streets, a site until recently occupied by the Juneau (Zynda) Hotel.

The owner of the structure was George F. Nowell and it had to be renovated for school purposes having been used as a carpenter shop. Classes continued in the now famous "Little Log Cabin School" from June 1885 until January 1887, at which time it was sold to Reverend J. P. White who purchased it in trust for the Presbyterian church. Most photographs of the "Little Log Cabin Church" show it complete with a log belfry constructed at a later date.

Sheldon Jackson hired Miss Marion B. Murphy to teach the first school in Juneau. The following listing of names of teachers was taken from the Report on Education in Alaska to the Secretary of the Interior 1885-1899, by Sheldon Jackson, Volumes I and II.

<u>Year</u>	<u>Name</u>	<u>Remarks</u>
1885-1886	Marion B. Murphy	Started teaching June 1885
1886-1887	Marion B. Murphy F. F. White	Resigned October 1886 Started November 1, 1886
1887-1888	George B. Johnson Miss Henrietta Jensen	White pupils Native Pupils
1888-1889	George B. Johnson Miss Rhoda Lee Miss Alice R. Hill	White Pupils Taught 12 days White Pupils completed year Native pupils
1889-1990	Miss Rhoda Lee Miss Cassia Patton	White pupils Native pupils

1890-1891	Miss Rhoda Lee Mrs. Seth Tozer	White pupils Native Pupils
1891-1892	Mrs. Lily O. Reichling Mrs. W. S. Adams	White pupils Native Pupils
1892-1893	David Davies Mrs. M.A. Saxman	White pupils Native pupils
1893-1894	David Davies Miss Elizabeth Saxman	White pupils Native pupils
1894-1895	S. A. Keller Miss Elizabeth Saxman	White pupils Native pupils
1895-1896	S.A. Keller Miss Elizabeth Saxman	White pupils Native pupils
1896-1897	S. A. Keller Miss Elizabeth Saxman Miss Jessie M. Rose	White pupils Native pupils Substitute teacher 2 months
1897-1898	Lizzie M. Hart Mr. V. C. Gambell Miss Elizabeth Saxman	White pupils resigned January White pupils Native pupils
1898-1899	Charles C. Solter Miss Elizabeth Saxman	White pupils Native pupils
1899-1900	Charles C. Solter Miss Elizabeth Saxman	White pupils Native pupils

* * * * *

Here ended the administration of the Federal Government so far as the City of Juneau Schools were concerned. The municipality was incorporated July 1, 1900 and Congress passed the "Carter Code" in the same year which empowered Alaskan cities to elect boards of education and which could organize and control their public schools, ~~which~~ could be supported by levied local taxes and were no longer dependent on charitable institutions and churches. The Federal Government continued to operate schools for the natives but they were a separate system.

1900-1901 ¹	Miss Bessie Collison Miss Clara T. Arnold Miss ___ Friendly Miss ___ Reynolds Miss Emma Serrenta ² Yule Miss Marie Sharon	Principal Resigned at mid term Started at midterm Started Dec.1 in 6-7 grades
1901-1902 ³	Miss Bessie Collison Miss ___ Robison Miss Minnie Heid Miss Emma S. Yule Miss Marie Sharon Miss ___ Reynolds	Principal Resigned midterm Started midterm
1902-1903 ⁴	Miss Emma S. Yule Miss Harriett Trimmer Miss Julia Bills Miss Nettie Stewart Miss Minnie Heid Miss Marie Sharon ⁵ Miss Grace Vrooman Miss L. C. Baker	Principal Resigned midterm Started midterm Added late in year
1903-1904 ⁶	Miss Emma S. Yule Miss Harriett Trimmer Miss L. C. Baker Miss Nettie Stewart Miss Mary Mullen Miss Grace Vrooman Miss Lois Stewart	Principal
1904-1905 ⁷	Miss Emma S. Yule Mr. F. J. Wetrick Miss Harriett Trimmer Mr. Albert Malmer Miss Marie Sharon ⁵ Miss Grace Vrooman	Principal

1. Alaska Daily Dispatch 7/16/1900
2. op.cit. 9/17/1900
3. op.cit. 9/4/1901
4. op.cit. 9/29/1902; 9/1/1902
5. Later Mrs. Bishop and in 1928 m. James S. Wickersham
6. Alaska Daily Dispatch 9/14/1903
7. Daily Record Miner 9/12/1904

1905-1906 ¹	Miss Emma Yule Miss Harriett Trimmer Mr. F. J. Wetrick Miss Anna Redding Miss Marie Sharon Miss Grace Vrooman Miss Ethel Ebner	Principal Substitute for Miss Vrooman
1906-1907 ²	Miss Emma S. Yule Mr. F. J. Wetrick Miss Kathryn Case Miss Harriett Trimmer Miss Grace Vrooman Miss Marie Sharon Miss Anna Redding	Principal
1907-1908 ³	Miss Emma Yule Mr. Horace Deming Miss Kathryn Case Miss Grace Vrooman Miss Mary Mullen Miss Frances Huntley Miss Marie Sharon	Principal
1908-1909 ⁴	Miss Emma Yule Miss Kathryn Case Miss Sarah E. Kahan Mr. Horace Deming Miss Frances Huntley Miss Grace Vrooman Mr. A. B. Mather Miss Florence Dudley	Principal Resigned January 1909 Replaced Miss Case Jan. 1909
1909-1910 ⁵	Mr. S. E. Latimer Mr. Allen A. Hall Miss Gail Baker Miss Frances Huntley Miss Katherine J. Cunningham Miss Grace Vrooman Miss Sarah Kahan Mr. A. B. Mather	Superintendent (resigned) Replaced Supt. Latimer
1910-1911 ⁶	Mr. A. B. Mather Allan A. Hall Miss Gail Baker Miss Frances Huntley Miss Katherine J. Cunningham Miss Grace Vrooman	Superintendent

1. Daily Record Miner 9/15/1905
2. Alaska Daily Dispatch 9/9/1906
3. Daily Record Miner 9/9/1907
4. 1909 Yearbook Totem
5. Alaska Daily Dispatch 9/7/1909
6. Op. Cit. 9/7/1909

1911-1912 ¹	Mr. T. E. Latimer Blake Miss Myrtle Parr Miss Massey Miss Cunningham Miss Doss Miss Gail Baker	Superintendent
1912-1913 ²	Mr. W. F. Parish Miss Myrtle Parr Miss Gail Baker Miss Helen Wharton Miss Harriett Case Miss Francis Bragg Miss Ethel Taylor	Superintendent
1913-1914 ³	Miss Myrtle S. Parr Miss Gail Baker Mr. R. C. Johnson Miss Therese Couture Miss Ethel Chambers Miss Harriett Case Miss Helen Wharton Miss Marie McGill	Superintendent
1914-1915 ⁴	Mr. C. Green Miss Gertrude E. Mallette Miss Lorraine Andrews L. D. Henderson Miss Lavina Wilson Mr. Enock Perkins Mrs. Enock Perkins Miss Harriett Case Miss Lacy Miss Morgan Miss Ina Priest Miss Florence Getchell Miss Marie McGill Miss Therese Couture Mr. R. R. Bell	Superintendent Resigned midterm Resigned midterm
1915-1916 ⁵	L. D. Henderson Miss Margaret Scott Miss Lavina Willson Miss Lorraine Andrews Miss Gertrude E. Mallette Miss Doris McGill	Supt. and H.S. Principal

1. Alaska Daily Dispatch 9/17/1910
2. op. cit. 10/11/1911
3. op. cit. 9/7/1912
4. Alaska Daily Empire 9/9/1913
5. op. cit. 9/5/1914

1915-1916 continued Miss Therese Couture
Miss Blanche Dyer
Miss Crystal Snow
Howard D. Poor
Miss Harriett Case
Miss -__ Poole Resigned in September
Miss Leano Bruce Took Miss Poole's place
Miss Florence Getchell
Mrs. M. K. Strubell

1916-1917 ¹ Mr. L. D. Henderson Superintendent
Miss Edith Lans
Miss May Twitchell
Miss Margaret Scott
Miss Myrl Aiken
Miss Jane Brenneman
Mrs. Gertrude Hellenthall
Miss Mina Sowerby
Miss Lavina Willson

The year 1917-1918 started a new era in Alaskan School Records.
Teachers listed here are all found in the Annual Report of the
Commissioner of Education for Alaska under the date as indicated.
The records are also found in the annual reports of the Superintendent
of Juneau Public Schools to the Commissioner of Education and are
on file in the office Juneau Superintendent of Schools. All
references indicated here are for convenience in locating only.

1917-1918² A. M. Matthews Superintendent
Miss Fay Wenk
Miss Blanche Dyer
Miss Evelyn Sullivan
Miss Marie Wheeler
Miss Harriett Case
Miss Ruth Selleen
Miss Dorothy Gilcrest
Miss Jane Brenneman
Miss Marie Nelson
Miss Margaret Scott
Miss Mary Dresser
Mrs. Gertrude Hellenthall
Mr. V. C. Genn
Mr. Jg Sumph part-time music

1. 1. Alaska Daily Empire 9/7/1915
2. Annual Report Com. of Education 1917

1918-1919¹

Mrs. Ethel J. Cragg
 Mr. F. F. Sparks
 Miss Essie M. Jones
 Miss Sadie R. Brown
 Mrs. M. C. Peter
 Miss Marie A. Nelson
 Miss Irene Pope
 Miss Blanche Dyer
 Miss Harriett Case
 Miss Daisy Sparks
 Miss Helen Kelso
 Miss Anne McLaughlin
 Miss Pearl Duncan
 Mr. George Beal
 Miss C. Corda
 Mrs. Walter J. Manahan
 Mr. J. Sumph

Superintendent

Part time music

1919-1920²

Edgar A. Stanton
 Mr. J. E. Lanz
 Mrs. J. E. Lanz
 Miss Marie Nelson
 Miss Irene Pope
 Miss Clara E. Breakey
 Miss Bertha Park
 Miss Jessie L. Ran
 Miss Lucille Sexton
 Miss Astrid Ulleland
 Miss Ruth L. Moss
 Miss Harriett Case
 Miss Helen Kelso
 Miss Ella Fecht
 Miss Esther J. Nixon
 Miss Ethel R. Nixon

Superintendent

M

1920-1921³

J. E. Lanz
 Mrs. J. E. Lanz
 Miss Marie Nelson
 Miss Bertha Park
 Miss Lucille Saxton
 Miss Astrid Ulleland
 Miss Blanche R. Mashin
 Miss Helen G. Smith
 Mr. A. B. Phillips
 Miss Ruth L. Moss
 Miss Mae Burke
 Miss Esther J. Nixon
 Miss Ethel R. Nixon
 Miss Luzelle Canfield
 Miss Faith Condit
 Mrs. Iva Tilden
 Miss Margaret Walsh
 Mr. J. Sumph

Superintendent

Started in midterm
 Resigned at midyear
 Part time music

1. Commissioner of Education's report 1918
2. " " " " 1919
3. " " " " 1920

1921-1922¹

J. E. Lanz Superintendent
 Mrs. J. E. Lanz
 Mrs. Jessie Peter
 Miss Alice Morrison
 Miss Mabel T. Mayer
 Miss Mary T. Carnahan
 Miss Eloise Jackson
 Mr. Howard G. Hughes
 Miss Marie A. Nelson
 Miss Eula Clark
 Miss Virginia Goff
 Miss Luzelle Canfield
 Miss Connie Martin
 Miss Violette M. Bourgette
 Mrs. Iva Tilden
 Miss Maye S. Henry

1922-1923²

Mr. J. E. Lanz Superintendent
 Mrs. J. E. Lanz
 Miss Katharine Connell
 Mr. Howard Hughes
 Mr. H. W. Meenach
 Miss Alice Morrison
 Miss Emma Ueland
 Miss Alma P. Abrahamson
 Mrs. Grace Bishop
 Miss Violette Bourgette
 Miss Mabel Gazzolo
 Miss Maye S. Henry
 Miss Hilda M. Kohl
 Miss Alma Meachem
 Mr. Loren C. Sheets
 Mrs. Iva Tilden
 Miss Mary K. Carnahan

1923-1924³

Mr. W. K. Keller Superintendent
 Mrs. Grace Vrooman Bishop
 Miss Inalde Fietsem
 Miss Emma A. Kemp
 Miss Alma Meacham
 Miss Ruth R. Reuter
 Mrs. Josephine Tupper
 Mrs. Iva Tilden
 Mr. Noel I. Baker
 Miss Mary K. Carnahan
 Miss Hallie Hart
 Miss Elsie Luedtke
 Mr. R. S. Rierson
 Miss Emma Ueland

1. 1. Report of the Commissioner of Education 1921
2. " " " " " 1922
3. " " " " " 1923

1924-1925¹

Mr. W. K. Keller Superintendent
 Miss Inalde Fietsem
 Miss Alice Wagner
 Mrs. Iva Tilden
 Miss Violette Bourgette
 Miss Alma Meacham
 Miss Ruth Jones
 Miss Mabel Freiburg
 Mrs. Josephine Tupper
 Miss Nellie Aspden
 Mrs. Grace Vrooman Bishop
 Mr. Noel T. Baker
 Mr. R. S. Riersen
 Miss Ida L. Myhre
 Miss Lois F. Cook
 Mrs. J. W. Wood
 Miss Emma Ueland

1925-1926²

Mr. W. K. Keller Superintendent
 Miss Inalde Fietsem
 Mrs. Iva Tilden
 Miss Elsie Arn
 Miss Violette Bourgette
 Miss Alma Meacham
 Miss Dalma Hanson
 Miss Mildred Abrahamson
 Miss Frances Dandersand
 Mrs. Josephine Tupper
 Mrs. Grace Vrooman Bishop
 Mr. Noel I. Baker
 Mr. R. S. Riersen
 Mrs. J. W. Woods
 Miss Ida Myhre
 Miss Lois F. Cook
 Miss Helen Gray

1926-1927³

Mr. W. K. Keller Superintendent
 Miss Louise Cates
 Mrs. Iva Tilden
 Miss Charlotte Milton
 Miss Violette Bourgette
 Miss Anne Rohwer
 Miss Dalma Hanson
 Miss Donie Taylor
 Miss Mildred Abrahamson
 Miss Anne M. Fletcher
 Miss Maude Kayton
 Mrs. Grace Vrooman Bishop
 Mr. Noel I. Baker
 Mr. R. S. Riersen
 Mr. J. W. Woods
 Miss Ida Myhre
 Miss Gladys Palz
 Miss Helen Gray
 Miss Eunice Zimmerman
 Miss Olga Miller

1. Report of the Commissioner of Education 1924
2. " " " 1925
3. " " " 1926

1927-1928¹

Mr. W. K. Keller
 Miss Louise Cates
 Mrs. Iva Tilden
 Miss Mildred Abrahamson
 Miss Violette Bourgette
 Miss Anne Rohwer
 Miss Bunnie White
 Miss Dalma Hanson
 Miss Donie Taylor
 Miss Mary I. Kolasa
 Mrs. Josephine Tupper
 Mrs. Grace Vrooman Bishop
 Mr. Robert S. Raven
 Miss Helen E. Gray
 Miss Ardena Leer
 Miss Janice Lowe
 Miss Eunice Zimmerman
 Miss Grace Wilkes
 Mr. Harry E. Waid
 Mrs. J. W. Woods
 Miss Theodora Budwin

Superintendent

1928-1929²

Mr. W. K. Keller
 Miss Gertrude Sandberg
 Mrs. Iva Tilden
 Miss Mildred Abrahamson
 Miss Violette Bourgette
 Miss Anne Rohwer
 Miss Hedvig Samuelson
 Miss Dalma Hanson
 Miss Donie Taylor
 Miss Elma Olson
 Miss Theopa Lee
 Mrs. Josephine Tupper
 Miss Ruth Creveling
 Mr. Robert S. Raven
 Miss Ardena Leer
 Miss Janice Lowe
 Miss Dorothy Chisholm
 Mr. Harry E. Waid
 Miss Theodora Budwin
 Miss Gladys Buehler
 Miss Helen Gray
 Miss Dorothy Fisher

Superintendent

1929-1930³

Mr. W. K. Keller
 Miss Gertrude Sandberg
 Mrs. Iva Tilden
 Miss Violet Bourgette
 Miss Mildred Abrahamson
 Miss Donie Taylor
 Miss Hedvig Samuelson
 Miss Dalma Hanson
 Miss Golda Mason
 Miss Elma Olson
 Miss Etta Shaw

Superintendent

1. Report of the Commissioner of Education 1927
2. " " " 1928
3. " " " 1929

1929-1930 continued

Packet Page 132 of 696

Mrs. Josephine Tupper
 Miss Ruth Creveling
 Miss Helen E. Gray
 Miss Gladys Buehler
 Miss Dorothy Israel
 Mr. Alexander S. Dunham
 Miss Loretta O'Malley
 Miss Elanche Kelley
 Miss Enid Burns
 Miss Dorothy Fisher
 Miss Dorothy Chisholm
 Mr. Robert S. Raven

1930-1931¹

Mr. W. K. Keller Superintendent
 Miss Elanche J. Turner
 Mrs. Iva Tilden
 Miss Alice Erbe
 Miss Violet Bourgette
 Miss Donie Taylor
 Miss Mabel Monson
 Miss Dalma Hanson
 Miss Mildred Abrahamson
 Miss Helen Starr
 Miss Anne Easton
 Miss Elma Olson
 Mrs. Josephine Tupper
 Miss Etta Shaw
 Mr. Robert S. Raven
 Miss Margaret Yeakey
 Mr. Alexander S. Dunham
 Miss Dorothy Israel
 Miss Elanche M. Kelley
 Miss Enid Burns
 Miss Marjorie Tillotson
 Miss Helen Gray
 Miss Dorothy Fisher
 Miss Ana Negoescu

1931-1932²

Mr. Robert S. Raven Superintendent
 Miss Elanche Turner
 Mrs. Iva Tilden
 Miss Alice Erbe
 Miss Violet Bourgette
 Miss Mabel Monson
 Miss Donie Taylor
 Miss Rubt Aplan
 Miss Dalma Hanson
 Miss Mary Kolasa
 Miss Helen Starr
 Miss Anne Easton
 Miss Elma Olson
 Mrs. Josephine Tupper
 Miss Etta Shaw
 Miss Marjorie Tillotson
 Miss Enid Burns

1. Annual Report of the Commissioner of Education 1930
 2. " " " " 1931

1932-1933¹

Mr. Elmer G. Wentland
 Miss Helen E. Gray
 Miss Blanche M. Kelley
 Miss Dorothy Israel
 Miss Margaret Yeakey
 Miss Pauline Reinhart
 Miss Evelyn Seevers
 Mr. Alexander S. Dunham

Superintendent

Mr. Robert S. Raven
 Miss Blanche Turner
 Mrs. Iva Tilden
 Miss Alice Erb
 Miss Violet Bourgette
 Miss Mabel Monson
 Miss Donie Taylor
 Miss Ruby Apland
 Miss Dalma Hanson
 Miss Mary Kolasa
 Miss Helen Starr
 Miss Ann Easton
 Miss Elma Olson
 Mrs. Josephine Tupper
 Miss Mariette Shaw
 Miss Marjorie Tillotson
 Miss Enid Burns
 Mr. Elmer Wentland
 Miss Helen E. Gray
 Miss Blanche M. Kelley
 Mr. Everett Erickson
 Miss Margaret Yeakey
 Miss Pauline Reinhart
 Miss Alice Palmer
 Mr. Alexander S. Dunham

1933-1934²

Mr. Robert S. Raven
 Mrs. Iva Tilden
 Miss Dalma Hanson
 Miss Violet Bourgette
 Miss Mabel Monson
 Miss Donie Taylor
 Miss Ruby Apland
 Miss Ann Rohwer
 Miss Mary Kolasa
 Miss Helen Starr
 Miss Ann Easton
 Miss Elma Olson
 Mrs. Josephine Tupper
 Mr. James Pelley
 Miss Mariette Shaw
 Miss Alice Palmer
 Miss Pauline Reinhart
 Miss Marjorie Tillotson
 Miss Maurine Herbig
 Mr. Harold E. Regele
 Miss Helen E. Gray
 Miss Kathyrine Long
 Mr. Everett Erickson
 Miss Margaret Yeakey
 Miss Etta Schwamm
 Mr. Alexander S. Dunham

Superintendent

1934-1935¹

Mr. A. B. Phillips
 Miss Cynthia Batson
 Mrs. Iva Tilden
 Miss Dalma Hanson
 Miss Velma Bloom
 Miss Mabel Monson
 Miss Donie Taylor
 Miss Ann Rohwer
 Miss Margaret McFadden
 Miss Mary Kolasa
 Mrs. Helen Webster
 Miss Ann Easton
 Miss Elma Olson
 Mr. Douglas Gray
 Mr. Eldridge Rector
 Miss Mariette Shaw
 Mr. Alexander S. Dunham
 Mr. Harold Regale
 Miss Kathyrine Long
 Miss Marjorie Tillotson
 Miss Etta Schwann
 Miss Mildred Logg
 Mr. Everett Erickson
 Miss Ruth Coffin
 Miss Helen Gray
 Miss Margaret Yeakey
 Miss Pauline Reinhart
 Mrs. E. E. Connor

Superintendent

Packet Page 134 of 696

1935-1936²

Mr. A. B. Phillips
 Miss Cynthia Batson
 Mrs. Iva Tilden
 Miss Dalma Hanson
 Miss Velma Bloom
 Miss Mabel Monson
 Miss Donie Taylor
 Miss Ann Rowher
 Miss Margaret McFadden
 Miss Mary Kolasa
 Miss Edith Alexander
 Mrs. Helen Webster
 Miss Elma Olson
 Mr. Walter Hautala
 Mr. Kenneth Ferguson
 Mr. Thomas F. Dryden
 Mr. Alexander S. Dunham
 Mr. Robert Marcus
 Miss Kathyrine Long
 Miss Marjorie Tillotson
 Miss Myrtle Moe
 Miss Esther Lunsetter
 Mr. Everett Erickson
 Miss Ruth Coffin
 Miss Helen Gray
 Mr. Henry Harmon
 Miss Margaret Yeakey
 Mr. Byron Miller
 Mrs. E. Connors
 Miss Lucy Sinclair
 Miss Harriett Cutler

Superintendent

Elementary Principal
 High School Principal

Exchange Tchr Newport News Va.
 " " " " "

Nurse
 Exchange
 Exchange

1
1936-1937

Mr. A. B. Phillips	Superintendent
Miss Cynthia Batson	
Mrs. Iva Tilden	
Miss Dalma Hanson	
Miss Velma Bloom	
Miss Mabel Monson	
Miss Donie Tayler (on exchange)	
Miss Ann Rohwer	
Miss Margaret McFadden	
Mrs. Marion Edwards	
Mrs. Helen Webster	
Miss Helen Parrot	
Miss Elma Olson	
Miss Mary Kolasa	
Mr. Walter Hautala	
Mr. Kenneth Ferguson	
Mr. T. F. Dryden	Elementary Principal
Miss Clarabelle Snyder (exchange from Hawaii)	
Mr. Alexander S. Dunham	High School Principal
Miss Edna Harpole	
Miss Kathyrine Long	
Miss Marjorie Tillotson	
Miss Myrtle Moe	
Miss Pauline Monroe	
Mr. Everett Erickson	
Miss Ruth Coffin	
Miss Helen Gray	
Mr. Henry Harmon	
Miss Zora Brown	
Mr. Byron Miller	
Mrs. Carolyn Garster	School Nurse

2
1937-1938

Mr. A. B. Phillips	Superintendent
Miss Cynthia Batson	
Mrs. Iva Tilden	
Miss Dalma Hanson	
Miss Velma Bloom	
Miss Mabel Monson	
Miss Donie Taylor	
Miss Mary Kolasa	
Miss Margaret Colwell	
Miss Margaret McFadden	
Mrs. Helen Webster	
Mrs. Marion Edwards	
Miss Alice Johnson	
Miss Elma Olson	
Miss Helen Parrott	
Mr. Walter Hautala	
Mr. Kenneth Ferguson	
Mr. T. F. Dryden	Elementary Principal
Mr. Alexander S. Dunham	High School Principal
Miss Zora Brown	
Miss Avis Erickson	
Mr. Henry Harmon	
Miss Edna Harpole	
Miss Kathyrine Long	
Miss Myrtle Moe	

continued

1. Report of the Commissioner of Education 1936
2. " " " 1937

1937-1938 Continued Miss Pauline Monroe
Miss Marjorie Tillotson
Miss Alice Palmer
Mr. Robert White
Miss Dorothy Whittaker
Mrs. Carolyn Garster

Nurse

1
1938-1939

Mr. A. B. Phillips
Mrs. Iva Tilden
Miss Cynthia Batson
Miss Dalma Hanson
Miss Harriett Tust
Miss Mabel Monson
Miss Velma Bloom
Miss Margaret Abrahamson
Miss Frances Wheeler
Mrs. Marion Edwards
Miss Margaret McFadden
Miss Margaret Colwell
Mrs. Helen Webster
Miss Elma Olson
Mrs. Alice M. Johnson
Mr. Gerald McLaughlin
Miss Helen Parrott
Mr. Walter P. Hautala
Mr. T. Floyd Dryden
Mr. Alexander S. Dunham
Miss Zora Brown
Mr. Kenneth Ferguson
Mr. Henry Harmon
Miss Edna Harpole
Miss Kathyrine Long
Miss Myrtle Moe
Miss Pauline Monroe
Miss Marjorie Tillotson
Miss Dorothy Whittaker
Miss Alice Palmer
Mr. Robert White
Mrs. Mary Monagle

Superintendent

Elementary Principal
High School Principal

2
1939-1940

Mr. A. B. Phillips
Miss Cynthia Batson
Miss Dalma Hanson
Mrs. Iva Tilden
Miss Harriett Tust
Miss Mabel Monson
Miss Velma Bloom
Miss Margaret Abrahamson
Miss Frances Wheeler
Miss Margaret McFadden
Mrs. Marion Edwards
Miss Margaret Colwell
Miss Elma Olson
Miss Helen Parrott
Mr. Harold Roth

Nurse

Superintendent

Resigned 1/19/40
Started 1/19/40

continued next page

1. Report of the Commissioner of Education 1938
2. " " " 1939

1939-1940 continued

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Mrs. Alice M. Johnson	
Mr. Walter P. Hautala	
Mr. Gerald McLaughlin	
Mr. T. Floyd Dryden	Elementary Principal
Mrs. Helen Webster	
Mr. Alexander S. Dunham	High School Principal
Mr. John Caswell	
Mr. Henry Harmon	
Mr. Theodore Hodwalker	
Miss Edna Harpole	
Miss Helen Harrell	
Miss Ruth McVay	
Miss Myrtle Moe	
Miss Pauline Monroe	
Miss Phyllis Poulin	
Miss Marjorie Tillotson	
Mrs. J. C. Neate	Half-time only
Mr. Robert White	
Mrs. Mary Monagle	School Nurse
Miss Merle Janice Schroeder	

1
1940-1941

Mr. A. B. Phillips	Superintendent
Miss Margaret Abrahamson	
Miss Thelma Akridge	
Miss Gladys Barrowman	
Miss Velma Bloem	
Miss Margaret Colwell	
Mr. A. L. Dahl	
Mrs. Marion Edwards	Resigned 1/7/41
Miss Dalma Hanson	
Mrs. Alice M. Johnson	
Miss Margaret Maland	
Miss Margaret McFadden	
Mr. Gerald McLaughlin	
Miss Mabel Monson	
Miss Elma Olson	
Mrs. Iva Tilden	
Miss Jeane Vander Leest	
Mrs. Helen Webster	
Miss Irene Jones	Started 1/7/41
Mr. T. Floyd Dryden	Principal Elementary School
Mr. Alexander S. Dunham	Principal High School
Mr. Henry Harmon	
Miss Edna Harpole	
Miss Helen Harrell	
Miss Helen Hendricks	
Mr. Theodore Hodwalker	
Mr. Fred Lindenmeyer	
Miss Ruth McVay	
Miss Pauline Monroe	
Miss Phyllis Poulin	
Mr. Harold Roth	
Mrs. Mary Monagle	School Nurse
Miss Marjorie Tillotson	
Miss Merle Janice Schroeder	
Mr. Robert White	

1941-1942¹

Mr. A. B. Phillips	Superintendent
Margaret Abrahamson	
Miss Thelma Akeridge	Resigned 1/19/42
Miss Velma Bloom	On exchange
Miss Esther Boyd	
Mr. A. L. Dahl	Resigned Resigned 2/19/42
Miss Janet Foster	
Miss Katherine Green	
Miss Dalma Hanson	
Mrs. Alice M. Johnson	
Miss Irene Jones	
Miss Elsie McManigle	
Miss Margaret Maland	
Miss Dorothy Mayer	Began 1/19/42
Miss Mabel Monson	
Miss Elma Olson	
Miss Allison Swanson	On Exchange from Newton, Mass.
Mrs. Elva Rice	
Mrs. Helen Webster	
Mr. J. G. Williams	
Mrs. Carmen Yates	
Mr. T. Floyd Dryden	Elementary Principal
Mr. Henry Harmon	
Miss Edna Harpole	
Miss Helen Hendricks	Resigned 1/19/42
Mr. Theodore Hodwalker	
Mr. Fred Lindenmeyer	
Miss Ruth McVay	Resigned 12/19/41
Miss Kathryn Mitchell	Secretary to the Supt.
Miss Pauline Monroe	On Exchange
Miss Phyllis Poulin	
Miss Geraldine Ringstad	
Mr. Harold Roth	
Miss Marjorie Tillotson	
Miss Dorothy Johnson	Began 12/30/41
Mrs. A. B. Phillips	Began 1/19/42
Miss Florence Gregory	Exchange
Miss Mary Monagle	School Nurse
Miss Merle Janice Schroeder	
Mr. Robert White	

NOTE: Four teachers resigned at midterm; ~~two~~ two were on exchange; there was no high school principal; Superintendent Phillips filled both positions.

1. Report of the Commissioner of Education 1941

1
1942-1943

A. B. Phillips	Superintendent
Miss Margaret Abrahamson	
Mrs. Mr Georgia Arlowe	Began December 1942
Miss Esther Boyd	
Miss Velma Bloom	
Miss Dalma Hanson	
Mrs. Alice M. Johnson	
Miss Irene Jones	Resigned December 1942
Miss Margaret Maland	
Miss Elsie McManigle	
Miss Mabel Monson	
Miss Elma Olson	
Miss Allison Swanson	
Miss Jeane Vander Leest	
Mrs. Helen Webster	
Mr. Gerald Williams	Resigned October 1942
Mrs. Marion Williamson	Began October 1942
Mrs. Carmen Yates	
Mr. T. Floyd Dryden	Elementary Principal
Mr. Richard Byrnes	
Mrs. Amanda Cook	
Mr. Henry Harmon	
Miss Edna Harpole	
Miss Doris McEachran	Secretary to the Supt.
Mrs. Mary Monagle	School Nurse
Miss Evelyn Olson	
Mrs. Myrtle Phillips	
Mrs. Merle Janice Pitts	
Mr. Thomas Powers	Half-time coach
Mrs. Elva Rice	Resigned November 1942
Mr. Harold Roth	
Miss Leila Sturgis	
Miss Marjorie Tillotson	
Mr. A. M. Uggan	Music half time
Mr. Ralph Wright	Began November 1942

NOTE: Three midterm resignations this term.
Superintendent Phillips again acted in capacity of
both superintendent and high school principal.

2
1943-1944

Mr. A. B. Phillips	Superintendent
Miss Esther Abell	Began 1/17/1944
Mrs. Georgia Arlowe	
Margaret Abrahamson Berlin	
Miss Velma Bloom	
Miss Frances Cooper	Resigned 1/15/1944
Mrs. Margaret McFadden Case	
Miss Patricia Goodell	Began 2/9/1944
Mrs. Elsie McManigle Haegle	Resigned 12/1/1943
Miss Dalma Hanson	
Miss Ruth Holbrook	

1. Report of the Commissioner of Education 1942
2. Report of the Commissioner of Education 1943

1943-1944 Continued

Mrs. Alice M. Johnson	
Miss Joan Johnson	
Miss Marion Lange	Began 12/1/1943
Mrs. Mary Monagle	School Nurse
Miss Mabel Monsen	
Mrs. Alberta Murphy	
Miss Elma Olson	
Mrs. Helen Webster	
Marion Edwards Williamson	
Mr. Ralph G. Wright	
Mrs. Chris Wyller	Resigned 2/9/1944
Mr. T. Floyd Dryden	Elementary Principal
Mr. C. L. Anderson	
Miss Ruth Brooks	
Mr. Richard Byrnes	
Miss Emily Dean	
Mr. A. N. Eide	
Miss Phyllis Grant	
Mr. Henry Harmon	
Miss Doris McEachran	Secretary to Superintendent
Miss Mary Virginia Morris	
Miss Evelyn Ohlson	
Mrs. Myrtle Mae Phillips	
Mrs. Merle Janice Schroeder Pitts	
Miss Marjorie Tilletson	

1944-1945¹

Mr. A. B. Phillips	Superintendent
Mrs. Georgia Arlowe	
Miss Velma Bloom	
Mrs. Margaret Berlin	
Miss Ruth Brooks	
Mrs. Margaret Case	
Miss Patricia Goodell	
Miss Dalma Hanson	
Miss Ruth Holbrook	
Mrs. Alice M. Johnson	
Miss Marion Lange	
Mrs. Mary Monagle	Nurse
Miss Mabel Monsen	
Mrs. Alberta Murphy	
Miss Elma Olson	
Mrs. Mary Stewart	
Mrs. Helen Webster	
Mrs. Marion E. Williamson	
Mr. Ralph Wright	
Mr. T. Floyd Dryden	Elementary Principal

Continued:

1. Report of the Commissioner of Education 1944

1944-1945 Continued:

Mr. Henry Harmon	High School Principal
Mr. C. L. Anderson	
Miss Grace Berg	Secretary to Superintendent
Mr. Richard L. Byrnes	
Mrs. Amanda Cook	Half time
Miss Emily Dean	
Mr. A. N. Eide	
Miss Phyllis Grant	
Miss Mary Virginia Morris	
Miss Evelyn Ohlson	
Mr. G. E. Pancheau	
Mrs. Marle Janice Pitts	
Mrs. Myrtle Moe Phillips	
Miss Marjorie Tillotson	

1945-1946¹

Mr. A. B. Phillips	Superintendent
Mrs. Georgia Arlowe	
Miss Ruth J. Cronkite	
Miss Katherine Elle	
Miss Kathryn Gray	
Miss Dalma Hanson	
Miss Betty Harvard	
Miss Rose Olive King	
Miss Marion Kniffen	
Miss Dorothy McLeod	
Miss Margaret Maland	
Mrs. Mary Monagle	School Nurse
Mrs. Alberta Murphy	
Miss Ethel Murphy	
Miss Elma Olson	
Mrs. Elva Rice	
Mrs. Helen Webster	
Mrs. Melvina Weidman	
Mrs. Marion Williamson	
Mr. Ralph G. Wright	
Mr. T. Floyd Dryden	Elementary Principal
Mr. Henry Harmon	High School Principal
Mr. C. L. Anderson	
Miss Mary E. Brooks	
Mr. Richard H. Byrnes	
Mrs. Amanda Cook	Half time
Miss Emily Dean	
Miss Phyllis Grant	
Mrs. Myrtle Phillips	
Miss Arline Walker	
Miss Helyn Hoskins	
Mr. A. N. Eide	
Miss Gertrude McSpedden	Secretary to Superintendent
Mr. J. N. Shofner	Began 3/25/46
Mrs. Winifred McDonnell	Resigned 3/27/46

1. Report of the Commissioner of Education 1945

Teachers in Juneau Schools 1885-1945

Because of the infrequent use to which this may be put, no alphabetization within groups was made. Since the names before 1917 were taken from newspaper files, accuracy is only as great as the press reporting. List goes only through 1945.

A

Arnold, Clara	1900
Andrews, Lorraine	1914, 1915
Aiken, Myrl	1916
Abrahamson, Alma P.	1922
Aspden, Nellie	1924
Arn, Elsie	1925
Abrahamson, Mildred	1925-1930, 1943
Apland, Ruby	1931-1933, 1946, 1947
Alexander, Edith	1935
Abrahamson, Margaret	1938-1944;
Akeridge, Thelma	1940-1941
Arlowe, Georgia	1942-1945
Anderson, C. L. (Barney)	1943-1945

B

Bills, Julie	1902
Baker, Miss L. C.	1902-1903
Baker, Gail	1909-1913
Blake, —	1911
Bragg, Francis	1912
Bell, R. R.	1914
Bruce, Leano	1915
Bramerman, Jane	1916-1917
Brown, Sadie R.	1918
Beal, George	1918
Breakey, Clara E.	1919
Burke, May	1919, 1920
Bourgette, Violet M.	1921-1933
Bishop, Grace (See Vroegman)	1922-1929
Baker, Noel I.	1923-1926
Bedwin, Theodora	1927, 1928
Beuhler, Gladys	1928, 1929
Burns, ENid	1929-1932
Batson, Cynthia	1934-1939
Bloom, Velma	1934-1944
Brown, Zora	1936-1938
Barrowman, Gladys	1940
Boyd, Esther	1941, 1942
Byrnes, Richard	1942-1945
Brooks, Ruth	1943-1944
Berg, Grace	1944
Brooks, Mary E.	1945, 1946
Bechtold, Freda	1946-1948
Bar	

C

Collison, Bessie	1900, 1901
Case, Kathryn	1906-1908
Cunningham, Kathryn J.	1901-1911
Couture, Thelma	1913-1915
Chambers, Ethel	1913
Case, Harriett	1912-1919
Cragg, Mrs. Ethel J.	1918
Corda, Mrs. C.	1918
Candfield, Luyelle	1920, 1921
Condit, Faith	1920
Carnahan, Mary K.	1922 1921-1923
Clark, Eula	1921
Cannell, Katherine	1922
Cook, Lois F.	1924, 1925
Cates, Louise	1926, 1927
Creveling, Ruth V.	1928
Chishelm, Dorothy	1928, 1929
Coffin, Ruth	1934-1936
Connors, Mrs. E. E.	1934, 1935
Colwell, Miss Margaret	1937-1940
Caswell, John	1939
Cook, Mrs. Amanda	1942-1945
Cooper, Francis	1943
Cronkite, Ruth	1945

D

Davies, Mrs. David	1892, 1893
Deming, Horace	1907, 1908
Dudley, Florence	1908
Doss, <u> </u>	1911
Dyer, Blanche	1915, 1917, 1918
Dresser, Mary	1917
Duncan, Pearl	1918
Davis, Mrs. Grace H.	1923
Dandersand, Frances	1925
Dunham, Alexander S.	1929-1940
Dryden, T. Floyd	1935-1945
Dahl, A. L.	1940, 1941
Dean, Emily	1943-1945

E

Ebner, Ethel	1905
Everding, Ruth V.	1929
Erbe, Alice	1930-1932
Easton, Ann	1930-1934
Erickson, Everett	1932-1936
Edwards, Marion	1936-1940
Erickson, Avis	1937
Eide, Albert N.	1943-1945
Elle, Katherine	1945
Edwards, Katherine	

F

Friendly, Miss	1900
Fecht, Ella	1919
Fietsam, Inalda	1923-1925
Freburg, Mabel	1924
Fletcher, Anna M.	1926
Fisher, Dorothy	1928-1930
Ferguson, Kenneth	1935-1938
Foster, Janet	1940

G

Gambell, V. C.	1897
Green, C.	1914
Getchell, Florence (Gastonguay)	1914, 1915
Gilchrist, Dorothy	1917
Gern, V. C.	1917
Goff, Virginia	1921
Gamiola, Mabel	1922
Gray, Helen E.	1925-1936
Gray, Douglas	1934
Garster, Mrs. C.	1936, 1937
Greene, Katherine	1941
Grant, Phyllis	1943-1945
Goodell, Patricia	1944
Gray, Katherine	1945

H

Hart, Lizzie M.	1897
Heid, Minnie	1901, 1902
Huntley, Frances	1907-1910
Hall, Allen	1909, 1910
Henderson, L. B.	1916
Hallenthall, Gertrude	1916, 1917
Hughes, Howard G.	1921, 1922
Henry, S. Maye	1921, 1922
Hart, Hallie	1923
Hanson, Dalma	1925-1945
Herbig, Maurine	1933
Hautala, Walter	1935-1939
Harmon, Henry	1935-1945
Harpole, Edna	1936-1942
Harrell, Helen	1939, 1940
Hedwalker, Theodore	1939-1941
Hendricks, Helen	1940, 1941
Holbrook, Ruth	1943, 1944
Harvard, Betty	1945
Heskins, Helyn	1945

I

Israel, Dorothy	1929-1931
-----------------	-----------

J

Johnson, George B.	1887, 1888
Johnson, R. B.	1913
Jones, Essie	1918
Jackson, Eloise	1921
Jones, Ruth	1924
Johnson, Mrs. Alice M.	1937-1944
Jones, Irene	1940-1942
Johnson, Dorothy	1941, 1942
Johnson, Joan	1943

K

Keller, S. A.	1894-1896
Kahan, Sarah	1908, 1909
Kelso, Helen	1918, 1919
Kohl, Hilda M.	1922
Kemp, Erna M.	1923
Keller, W. K.	1923-1930
Kayton, Maude	1926
Kolasa, Mary	1927, 1931-1937
Kelley, Blanche	1929-1932
King, Rose Olive	1945
Kniffen, Marian	1945
Keppinger, Cordelia	1945

L

Lee, Rhoda	1889-1890
Latimer Latimer, T. E.	1909, 1911
Lacy	1914
Lass, Edith	1916
Lanny, J. E.	1919-1922
Lanny, Muriel	1919-1922
Luedthe, Elsa E.	1923
Lee, Ardena	1927, 1928
Lowe, Janice	1927, 1928
Lee, Theopa	1928
Long, Kathyrine	1933-1938
Logg, Mildred	1934
Lundsetter, Esther	1935
Lindenmeyer, Fred	1940, 1941

M

Murphy, Marian B.	1885, 1886
Mullen, Mary	1903, 1907
Malmer, Albert	1904
Mather, A. B.	1908-1910
Massey, —	1911

M Continued

M continued

McGill, Marie	1913-1915
Mallotte, Gertrude	1914-1915
Morgan, —	1914
McManigle, Elsie	1941, 1942
Matthews, A. M.	1917
McLaughlin, Anne	1918
Manahan, Mrs. W. J.	1918
Moss, Ruth L.	1919, 1920
Mashin, Blanch R.	1920
Morrison, Alice	1921, 1922
Meyer, Mabel J.	L(6L
Martin, Connie	1921
Meenach, H. W.	1922
Meacham, Alma	1922-1925
Myhre, Ida C.	1924-1926
Milton, Charlotte	1926
Miller, Olga	1926
Mason, Golda	1929
Monson, Mabel	1930-1944
McFadden, Margaret	1934-1940; 1943, 1944, 1947
Marcum, Robert	1935
Moe, Myrtle (Phillips)	1935-1939; 1941-1945
Miller, Byron	1935, 1936
Monroe, Pauline	1936-1941
McLaughlin, Gerald	1938-1940
Monagle, Mary	1938, 1939 ; 1940-1945
McVay, Ruth	1938-1941
Maland, Margaret	1940-1942; 1945
Maland, Margaret	1940-1942; 1945
Meyer, Dorothy	1941
Mitchell, Kathryn	1941
McEachran, Doris	1942, 1943
Murphy, Alberta	1943-1945
Morris, Mary Virginia	1943, 1944
McLeod, Dorothy	1945
Murphy, Ethel	1945
McSpedden, Gertrude	1945

N

Nelson	
Nixson, Marie	1917-1921
Nixon, Esther J.	1919, 1920
Nixon, Ethel R.	1919, 1920
Negoescu, Ana	1930
Neate, Mrs. J. C.	1939

O

Olson, Elma	1928-1945
O'Malley, Loretta	1929
Ohlson, Evelyn	1942-1944

45

Parr, Myrtle	1911-1913
Parish	1912
Perkins, Enoch	1914
Priest, Ina	1914
Reele,	1915
Peter, Mrs. M. C.	1918, 1921
Pope, Irene	1918, 1919
Parks, Daisy	1918
Park, Bertha	1919, 1920
Phillips, A. B.	1920, 1934-1945
Pelz, Gladys	1926
Palmer, Alice	1932, 1933; 1937, 1938
Pelley, James	1933
Parrott, Helen	1936-1939
Poulin, Phyllis	1939-1941
Pitts, Merle J. (See Schroeder)	1942
Powers, Thomas	1942
Pancheau, G. E.	1944

Q

R

Reichling, Miss Lily	1891
Reynolds, Miss	1900, 1901
Robinson, Miss	1901
Redding, Ann	1905, 1906
Ran, Jessie L.	1919
Reuter, Ruth R.	1923
Reirson, R. S.	1923-1926
Rohwer, Arne	1926-1928; 1933-1936
Raven, Robert S.	1927-1933
Reinhart, Pauline	1931-1934
Regele, Harold E.	1933, 1934
Rector, Eldridge	1934
Roth, Harold	1939-1942
Rice, Elva	1941, 1945-1948
Ringstad, Geraldine	1941

S

Solter, Charles G.	1898, 1899
Sharon, Marie	1901, 1902; 1904-1907
Stewart, Nettie	1902, 1903
Stewart, Lois	1903
Snow, Crystal (Jenne)	1915
Strubell, M. K.	1915
Sowerby, Mina	1916
Sullivan, Evelyn	1917

Continued next page

S Continued

Seleen, Ruth	1917
Scott, Margaret	1915-1917
Sumph, J.	1917-1920
Sparks, F. F.	1918
Stanton, Edgar	1919
Saxton, Lucille M.	1919, 1920
Smith, Helen G.	1920
Sheets, Lora C.	1922
Samuelson, Hedvig	1928, 1929
Sandburg, Gertrude	1928, 1929
Shaw, Etta (Mariette)	1929-1934
Starr, Helen	1930-1933
Seevers, Evelyn	1931
Schwamm, Etta	1933-1934
Schroeder, Merle J. (See Pitts)	1939-1943
Swanspn, Allison	1942, 1947
Sturgis, Leila	1942
Stewart, Mrs. Mary	1944
Shofner, Joseph N.	1945
Schunfarp, Helmer	

T

Trimmer, Harriett (Hess)	1902-1906
Taylor, Ethel	1912
Twitchell, May	1916
Tilden, Iva	1920-1940
Tupper, Josephine	1923-1926; 1927-1933
Taylor, Donie	1926-1937
Turner, Elanche	1930-1933
Tillotson, Marjorie	1930-1945
Tust, Harriett	1938, 1939

U

Ulleland, Astrid E.	1919, 1920
Uggen, A. M.	1942

V

Vrooman, Grace (See Bishop)	1902-1910
Veland, Emma	1922-1924
Vander Leest, Jeane	1940, 1942
Ventur, Alfred	1947
White, F. F.	1886
Wettrick, F. J.	1904-1906
Wharton, Helen	1912, 1913
Willson, Lavina	1914-1916

W Continued next page

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W continued

Wenk, Fay	1917
Wheeler, Mamie	1917
Walsh, Margaret	1920
Wagner, Alice	1924
Woods, Mrs. J. W.	1924-1927
White, Bunnie	1927
Wilkes, Grace	1927
Wid, Harry E.	1927-1928
Wentland, Elmer J.	1931, 1932
Webster, Helen	1934-1945
Whyte, Alex	1935
White, Robert	1937-1941
Whittaker, Dorothy	1937-1938
Wheeler, Frances	1938, 1939
Williams, Gerald	1941, 1942
Wright, Ralph	1942-1945
Williamson, Marion (See Edwards)	1942-1945
Weidman, Melvina	1945
Walker, Arline	1945

X

Y

Yule, Miss Emma	1900-1908
Yeakey, Miss Margaret	1930-1935
Yates, Carmen	1942

Z

Zimmerman, Eunice	1926, 1927
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Section 2
Packet Page 150 of 696
Early day outlying
schools

Knutson School near air port
Perseverance School
Eagle River or Amalga School
Thane School

Included among those who furnished
information:

Dolly Knutson Silva
Thelma Minnis Ladum
Grace Dotson Butts
Hazel Jaeger McKinnon



The first school "in the valley" was located not far from the airport, near the log house of the Housel family, in the vicinity of Totem Park.

School began in 1910 and continued for seven or eight years. The first pupils were: Amelia Knudson, Dolly Knudson, Herbert Knudson, Harry Knudson, George Knudson, Charles Skuse, George Skuse, Marie Pelton, Edward Pelton, William Peterson.

The first teacher was Miss Cass. Others included Ora Kuykendall, Crystal Snow (Jenne), Miss Campbell, and Mrs. Magill.

Eleven pupils were needed to have a school. At one time it was necessary to draft two four-year olds to make the quota; and again a childless teacher was let go and replaced by a California widow with three children.

The building had one room with the teacher having quarters upstairs. It was heated by a coal or wood stove and there was no plumbing.

Information furnished by Dolly Knudson (Silva)



Photo copied by J. S. MacKinnon

PERSEVERANCE SCHOOL and its youthful teacher, Thelma Ninnis (Ladum). This one-room school was operated in Gold Creek Canyon at least from 1916 through 1919 and possibly longer. During World War I the children had a Red Cross Chapter and learned to knit.

The following information was supplied by Mrs. Ladum:

"I taught from 1916 through 1918, Esther Oliver Hall was the teacher for the following year. There were 11 pupils. I lived with a family until my tent was finished.

"Most of the time in going home to Treadwell for the weekends I'd go up the tram to the opening of the mine, through the mine, down the shaft, out through the snow sheds in Sheep Creek Basin, down another tram to the ferry at Thane, and then home. A few times if I wanted to stay over Sunday evening, I'd catch the first ferry to Juneau, then walk up. It would be a run for the last mile to make it by 8:45 a.m."

(At the time of which Mrs. Ladum writes, a triangular ferry service operated from Douglas, to Juneau, to Thane.)



Photo copied by J. S. MacKinnon

The EAGLE RIVER or AMALGA SCHOOL. Information furnished by Mrs. Walter Butts (Grace Dotson).

Mrs. Butts is not sure but thinks the school operated from about 1918 until 1926. It was housed in a ~~x~~ log structure on the hill to the left of the old road leading to the scout camp and far from the old turnaround. The Amalga mine was five or six miles inland and was serviced by ships putting in at Eagle River Landing. A horse drawn tram from the mine to the harbor passed near the present Methodist Camp. The pupils were children of homesteaders and miners. It was a seven-months school.

The teacher in the picture is Miss Cheek. Other teachers included Miss McKenna, Miss McMahon, Miss Peterson, Nadja Kashevaroff. The pupils were Dotsons, McKennas, Stewarts, Pilkeys, and Wallaces.



Photo copied by J. S. MacKinnon

THANE SCHOOL

Two-teacher school below the present road was in operation by 1913 and perhaps earlier. It closed in the early 1930's.

Ina Priest (Lucas), one of the early teachers lived in Juneau with her sister and brother-in-law and commuted on the ferry. Hazel Jaeger (MacKinnon) taught the primary grades in Thane after her graduation from Mills College in 1921. She lived in Juneau, caught the tri-city ferry at 7:00 a.m., and walked home after school over the old causeway. The upper grade teacher that year was Blanche Torgerson.

Among other teachers were Mrs. Gastonguay, wife of the mine superintendent, Mrs. Frank Lamb, and Mrs. George Bolyan.

In later years the pupils included Furuness, Sturrocks, Watkins, Larsens, Stanyers, Sparks, Berggrens, Monagles, Kilohs, Holts, Morgans, Beltz, Seys, Metz, Thumas, Hopkins, and Baggens.

Section 3

Packet Page 155 of 696
Douglas City Schools

Information furnished included

Evelyn Judson McLean

Department of Education Reports

Felix Gray

This section on Douglas schools, public, parochial, and government, is by no means complete and has only the bits and pieces of information which were available. It is hoped that at least parts of this will be of interest to local history buffs. Surprisingly the equipment of the Treadwell School, which existed for 15 years after the turn of the century, in the Gastineau Channel area was not to be equaled for fifty years thereafter.

Statistical parts are probably the work of Felix Gray, long-time clerk of the schools, and were included in the records sent to the Juneau-Douglas School District office in 1955 when the two systems merged.

Excerpts from an article, "History of Douglas," written by John Henson, and appearing in the September 1907 issue of the ALASKA-YUKON MAGAZINE.

Mr. Henson claims the following for Douglas:

- 2000 population
- a water system
- an electric system
- two miles of graded and planked streets
- a city hall
- a natatorium with both fresh and salt water
- skating rink
- auditorium and stage
- fire department
- seven churches (both Greek and Roman Catholic, Episcopalian, Congregational, Friends, Methodist, Swedish Lutheran)
- a weekly newspaper, the DOUGLAS ISLAND NEWS
- telephones
- hourly ferry service
- saw mill
- steam laundry
- dairy,
- fish packer
- barrel factory
- cigar factory
- cabinet maker
- bakery, three restaurants, department store, two groceries, two dry goods stores, six general stores, two hardware stores, ~~six general stores, two~~ two drug stores, two confectionaries, two jewelry stores
- and tri-weekly steamer service to Seattle with mail and passengers.

Also, no bonded indebtedness and a property tax of five mils.

Douglas and Treadwell Schools
Largely from records of Felix Gray

Names and dates of Douglas schools:

Douglas Public 1887 until it merged with Juneau in 19⁵~~4~~
Society of Friends Mission 1886-1902
Sisters of Saint Ann 1896-1920
Government School for Indians 1889-1940
Treadwell ~~188~~ 1896-1917

In the spring of 1901 an election was held and Treadwell became an incorporated town, the second in Alaska, Juneau having taken the same step the preceding year. After incorporation Treadwell ran its own school. The city of Douglas incorporated in March 1902 and built a school building costing \$14,000.

Douglas Public Schools

Names of teachers and enrollments. Since this book is put together with a spiral plastic binding, the large gap between the years 1902 and 1919 can be inserted when the information becomes available.

1887	Nellie E. Fish	37
1888	Nellie E. Fish	44
1889	Mrs. W. S. Adams	50
1890	Mrs. W. S. Adams	24
1891	Mrs. W. S. Adams	25
1892	S. A. Keller	19
1893	S. A. Keller	30
1894	Elizabeth Saxman	42
1895	Lathan A. Jones Anna Hunnicutt	59
1896	Anna Hunnicutt	75
1897	Miss Katie Spiers	46

1898	Miss Katie Spiers	70
1899	Miss Katie Spiers Miss Gertrude Spiers (the upper floor of the Jensen Bldg. was used for half the pupils and for two years following)	100
1900	Miss Katie Spiers Miss Gertrude Spiers	95
1901	Victor L. Holt Miss Katie Spiers	90
1902	Victor L. Holt Miss Alice Henson Miss Eva Galloway (school opened in the new building)	102



Photo copied by J. S. MacKinnon

TREADWELL SCHOOL about 1915. Text contributed by Evelyn Judson McLean who is in the picture (large hair bow). The teacher at the left is Miss Chisteen. Treadwell School had the use of the Company swimming pool, bowling alley, and library, which were maintained for the employees. The superintendent of the mine had a big old fashioned house with verandas all around.

Statistical details of this school are in the section of material from the manuscript of Felix Gray.

From the ALASKA-YUKON MAGAZINE of September 1907

"All Treadwell mine employees were taxed \$1 per month to maintain a 56 x 206 foot structure which was built on piling out over the water. It cost \$20,000, had steam heat, electricity, a reading room with 150 leading papers and magazines of the day, and 12 foreign publications for those who did not read English. There was a dark room for photographers, ten bathrooms and two showers, and a Turkish bath, a bowling alley, library of 1500 volumes ('no trash'), a 500-seat auditorium, and monthly concerts by its 25-piece band. The pupils of Treadwell School had all the privileges of the Club."

also @ Douglas - 02 (P61-2692)
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photo copied by J. S. MacKinnon

THE DOUGLAS SCHOOL which burned in 1926



Photo copied by J. S. MacKinnon

DOUGLAS SCHOOL 1938 \$50,000



Photo J. S. MacKinnon

GASTINEAU SCHOOL 1957 \$563,000

Addition \$465,550

THE DOUGLAS PUBLIC SCHOOLS.

1902 - 1955

SUMMARY OF OPERATION & MAINTENANCE COSTS AND MISCELLANEOUS ITEMS

Packet Page 162 of 696

Teachers No.	TERM	Months	Total Oper. Costs & Ave.	Funds from Douglas	Funds from Territory	No. Enrolled	H.S. Graduates
3	-1902-3-	7	\$ 3,174.47	\$ 31.12	\$ 3,174.47	- 102	-
3	-1903-4-	8	4,670.24	40.25	4,670.24	- 116	-
3	-1904-5-	8	4,778.03	41.90	4,778.03	- 114	-
4	-1905-6-	9	6,405.90	47.10	6,405.90	- 136	-
5	-1906-7-	9	6,473.30	39.72	6,473.30	- 163	-
5	-1907-8-	9	5,685.25	39.48	5,685.25	- 144	-
6	-1908-9-	9	5,081.90	40.01	5,081.90	- 127	-
6	-1909-10-	9	6,330.00	40.31	6,330.00	- 151	4
5	-1910-11-	9	6,193.90	46.56	6,193.90	- 133	-
6	-1911-12-	8	7,250.42	46.22	7,250.42	- 157	2
7	-1912-13-	9	8,508.40	51.56	8,508.40	- 165	2
7	-1913-14-	9	7,710.00	42.21	7,710.00	- 185	1
7	-1914-15-	9	10,250.84	52.84	10,250.84	- 194	-
2	-1915-16-	9	11,359.90	54.34	11,359.90	- 209	2
8	-1916-17-	9	12,335.60	48.37	11,965.60	\$ 370.00 - 255	5
9	-1917-18-	9	13,177.69	63.96	3,530.02	9,647.87 - 206	4
9	-1918-19-	9	12,121.88	80.26	3,030.48	9,091.40 - 151	6
9	-1919-20-	9	13,766.99	93.01	3,444.08	10,322.91 - 148	3
9	-1920-21-	9	15,823.19	87.90	4,145.41	11,677.78 - 180	4
9	-1921-22-	9	15,993.52	74.38	4,359.58	11,633.94 - 215	8
9	-1922-23-	9	17,399.04	93.54	5,109.70	12,289.34 - 186	5
9	-1923-24-	9	18,291.82	98.87	5,870.17	12,421.65 - 185	10
8	-1924-25-	9	16,479.54	105.64	4,840.64	11,638.90 - 156	2
9	-1925-26-	9	18,149.67	113.43	4,843.93	13,305.74 - 160	9
9	-1926-27-	9	18,011.21	124.22	5,382.25	12,628.86 - 145	8
9	-1927-28-	9	18,690.80	145.63	4,232.74	14,458.06 - 128	8
8	-1928-29-	9	16,932.00	128.27	2,834.00	14,098.00 - 132	6
8	-1929-30-	9	17,902.79	149.18	4,726.03	13,176.76 - 128	12
8	-1930-31-	9	16,477.00	139.63	4,160.44	12,316.56 - 118	6
8	-1931-32-	9	16,709.43	148.21	4,219.13	12,490.30 - 120	11
8	-1932-33-	9	17,642.31	150.76	4,410.57	13,231.74 - 122	11
8	-1933-34-	9	16,634.33	156.14	4,158.58	12,475.75 - 119	9
7	-1934-35-	9	15,161.94	166.50	3,332.93	11,828.11 - 105	7
8	-1935-36-	9	16,699.95	185.50	4,547.80	12,152.15 - 90	8
6	-1936-37-	9	15,868.80	180.32	3,787.64	12,081.16 - 88	9
6	-1937-38-	9	15,856.00	200.64	3,653.05	12,202.95 - 79	2
6	-1938-39-	9	15,763.68	202.11	3,031.23	12,732.45 - 78	3
6	-1939-40-	9	18,164.31	199.56	3,235.29	14,929.02 - 81	4
7	-1940-41-	9	16,423.86	179.77	4,406.59	12,017.27 - 108	5
7	-1941-42-	9	17,534.85	174.32	5,616.28	11,918.57 - 119	6
7	-1942-43-	9	15,131.19	187.70	3,277.29	11,853.90 - 103	1
8	-1943-44-	9	20,484.24	218.00	4,860.91	15,623.33 - 130	4
7	-1944-45-	9	21,718.42	230.14	4,830.97	16,887.45 - 104	6
7	-1945-46-	9	22,387.50	228.20	5,200.59	17,186.91 - 99	6
7	-1946-47-	9	27,298.84	282.66	4,667.59	22,631.25 - 111	3
7	-1947-48-	9	32,008.90	253.94	4,910.37	27,098.53 - 145	6
9	-1948-49-	9	47,287.41	352.73	12,644.71	34,642.70 - 162	5
9	-1949-50-	9	50,598.98	369.71	12,761.13	37,837.85 - 179	8
9	-1950-51-	9	51,335.10	345.24	13,514.65	37,820.45 - 179	5
11	-1951-52-	9	64,663.63	401.96	16,746.89	47,922.74 - 197	8
14	-1952-53-	9	79,674.30	362.07	21,615.80	56,406.48 - 277	8
14	-1953-54-	9	107,904.51	401.07	30,609.51	74,388.00 - 359	8
13	-1954-55-	9	107,341.03	393.98	28,777.99	75,887.90 - 354	8
						2,675.14 Transpntn.	

TOTALS: \$ 1,165,718.80 -

--- \$375,165.11 \$790,553.69 - Ave. 151. 258

1927

O. B. Olson, Superintendent
 Mrs. Lucille H. Edwards
 Martha Sey

There follow some miscellaneous listings of Douglas teachers, as
 obtained from the incomplete file of school directories in the Alaska
 State Historical Library.

1919

Floyd S. Hendrickson
 J. Arthur Young, Superintendent

1933

W. Arthur Steele, Superintendent
 Antoinette Rehmke
 Helen A. ~~Mankos~~ Mantz
 Catherine Petring
 Mabel A. Jackson
 Helmi Aalto
 Winifred Fairman
 Dorothy Holman

191922

Gordon C. Mitchell, Superintendent
 Lucille Harvey L. Rowley
 Katherine Sickels
 Helmi Aalto
 Impi Aalto
 Mrs. Nina M. Abbott
 Mrs. Dollie S. Donaldson
 Mary Middlekauff
 Grace Chapman

1935
1923

C. H. ~~Olson~~, Superintendent
 F. K. Foster, Superintendent
 Hazel Miller
 Bernice Scoville
 Charles W. Trachsel
 Helmi Aalto
 Impi Aalto
 Mrs. Nina M. Abbott
 Verne Hannah

1936

Mrs. M. C. Holman, Superintendent

1924

Bernice Scoville, Superintendent
 Charles W. Trachsel
 Hazel Miller
 Mrs. Nina M. Abbott
 Elva Kirkham

1937

Helmi Aalto, Superintendent
 Harriett Sey
 Impi Aalto

1925

Howard M. Burger
 George A. Shumway, Superintendent
 Dorothy Walker

1938

Otto Wagner
 Mrs. Orpha V. Shumway, Superintendent
 Alice M. Holt
 Zoa E. Holbrook
 Helmi Aalto
 Myrtle Nelson
 Impi Aalto

1927

O. E. Olson, Superintendent

Mrs. Lucille H. Edwards

Martha Sey

A. C. Nardin

Mary Helen Daily

Helmi A. Bach

Gladys Fleming

1928

Evelyn Manke, Superintendent

Floyd E. Hendrickson

Arthur Ladd

1929

C. H. Bowman, Superintendent

E. G. Wentland

Thelma Engstrom

Lucille Pepoon

1930

Margaret Pimperton, Superintendent

Edla Holbrook

Lee M. Thoma

Elizabeth Fraser

1931

C. H. Bowman, Superintendent

Lucile Margaret Pepoon

Elizabeth Karnes

1932

Martin R. Pederson, Superintendent

Margaret Pimperton

Grace E. Naghel

Lee M. Thoma

Elizabeth Fraser

1933

C. H. Bowman, Superintendent

Martin R. Pederson

1934

Lucille Pepoon, Superintendent

Elizabeth Karnes

Glofford Carter

Grace Naghel

Ruby I. Summers

Elizabeth Fraser

1935

Martin R. Pederson, Superintendent

Harriett M. Sweetland

Florence Ryan

Gifford Carter

Grace Naghel

Elizabeth Fraser

1936

Martin R. Pederson, Superintendent

Mrs. Elva Rice

Catherine Elliott

Howard M. Burger

Grace Naghel

Elizabeth Fraser

1937

Martin R. Pederson, Superintendent

Arthur Ladd

Frances Hess

Ernest Oberg

Grace Naghel

Elizabeth Fraser

1940	Calvin E. Pool, Superintendent Eleanor E. Warren Arthur Ladd Ernst Oberg Esther E. Boyd Elizabeth Fraser
1941	Calvin E. Pool, Superintendent Eleanor Warren Arthur Ladd Ernest Oberg Ruby MacNeill Elizabeth Fraser
1943	Eleanor Warren, Superintendent Arthur C. Graber Jean M. Ackerson Mrs. Lee Whalen Ruby MacNeill Mrs. Kathleen Winkelmann Mrs. Ruby Cashen
1944	Eleanor Warren, Superintendent Charles L. Koelsche Mrs. Eunice Nevin Mrs. Lee Whalen Lillian Gentner Ruby MacNeill Mrs. Gertrude Selby
1945	William H. Seaman, Superintendent Zoana Neves Ella Wetherby Robert D. Wagner Mrs. Mary Peter Mrs. Helen Parrish Mrs. Eva Belle Benton



Photo copied by J. S. MacK innon

Douglas School Children in 1912



First School in Douglas 1886. Photo copied by W. H. Case and
J. Simpson Mackinnon

SOCIETY OF FRIENDS MISSION SCHOOL FOR NATIVES
operated in Douglas from 1886-1902 both as a day
and boarding school. The school was removed to
Kake in that year. Enrollments varied from
26 to 108 pupils.

Early teachers included Rev. Elwood W. Meisner,
F. W. Baugham, Silas and Anna Moon, Rev. Charles
Edwards, Dr. J. E. Connett, Rev. Charles and May
Repogle.

Information from Ms. of Felix Gray

Schools

Society of Friends in Douglas

St. Ann's Catholic School in Juneau

St. Ann's Catholic School in Douglas

Taku Village School

Penafiel Mission

Seventh Day Adventist School in Juneau

Information from various sources
including:

Sister Mary Loyola, Archivist in Victoria B. C.

Felix Gray

Sister Mary Margaret Down

Friends Society School

In the summer of 1886 the Friends Society of Kansas under the direction of Elwood W. Weisner and Francis W. Baughham, established a Mission Home and school for natives in Douglas. This home was built on Lot 2, Block 28 of the present townsite, and could accomodate 14 boarding pupils besides a like amount of day pupils. The first term was taught by Mr. Meisner.

The school continued for five more years, with the help of Silas and Anna Moon. In 1887 the Friends built a large church, which was used as a school as well as a meeting place, on Lot 2, Block 19, just across Bear Creek from the Home. The Mission and School were discontinued in 1902 and moved to Kake.

In an article written on the stationery of the Clerk of the Douglas School Board and included in the records at the transfer when the schools were merged, (Felix Gray ?) writes in September 1928 of the vicissitudes of maintaining school standards in the eleven years after the Treadwell cave-in disaster in 1917.

"The history of Douglas is interwoven with that of the Treadwell mines. The mines are flooded and shut down and Douglas is ~~not~~ ^{now} all that is left of the once great~~ing~~ mining camp, including a few who cling to their homes, and a swarm of youth loyal to the "old red schoolhouse." Through eleven long lean years these families have managed to live here and find work elsewhere, most of them crossing the Channel twice a day to and from Juneau.

"Our purpose is to give a short sketch of the school record from 1917, the year of the cave-in, to the present time (1928).

"As 1917 was also the year Territorial refunds of 75% for maintenance was begun, it will also cover the period of the support of the school under the present system.

"The total maintenance has been \$193,940.35 or an average of \$16,145.03 for these twelve years. Of this total Douglas has paid \$60,954.10, or an average of 5,079.50 per year, while the Territory has paid ~~\$60,~~ \$129,486.25, or an average of \$10,790.50.

"School enrollment in the twelve years has averaged 176, with 36 in the high school. Per capital cost has been \$101.61 per year.

"The 'Taku' High School Annual first appeared in 1917 and was issued seven out of the eleven years since then. The 'Gastineau Breeze' was the school first/newspaper published in Alaska. It also began in 1917, In ¹⁹²¹⁻¹⁹²² ~~1919-20~~ it was succeeded by a weekly 'The Douglas School News' but beginning again the following year it was published for the remainder of the life of the school and has won some national honors."

Douglas, Continued

Society of Friends Mission Schools

<u>Date</u>	<u>Teachers</u>	<u>Enrollment</u>
1886	Elwood W. Meisner F. W. Baugham	65
1887	Elwood W. Meisner Silas Moon Anna Moon	65
1888	Reverend Charles Edwards Silas Moon Anna Moon	85
1889	Reverend Charles Edwards Silas Moon Anna Moon	92
1890	Reverend Charles Edwards Silas Moon Anna Moon	68
1891	Dr. J. E. Connett Silas Moon Anna Moon	54
1892	Dr. J. E. Connett Silas Moon Anna Moon	108
1893	Dr. J. E. Connett Charles Replogle May Replogle	87
1894	Reverend Charles Replogle May Replogle Miss F. J. Work	36
1895	Reverend Charles Replogle May Replogle	26

The Replogles were in charge of the Society of Friends Mission until 1902, and then moved their operation to Kake. During the last three terms Miss Jennie Lorenz taught and the Replogles had charge of the mission church.

Saint Ann's Parochial School (Douglas)

The following information was furnished by Sister Mary Loyola, Archivist, Sisters of Saint Ann in Victoria, B. C.

Saint Ann's Parochial School in Douglas was opened in September 1894. At first it was poorly housed in what was known as the "Bear's Nest," but in 1896 a two-classroom structure was built which was said to be as airy and well equipped as any in Alaska.

Sister May Frances and Sister Mary Febronie came each Monday from Juneau, crossing in the ferry, and returning to Juneau each week end.

In 1897 the Sisters of Saint Ann opened a hospital in Douglas to which a large wing was added in 1915.

The 1917 cave-in led to the closing of both hospital and school.

Saint Ann's in Douglas had schooled 1207 pupils before it ceased to exist in 1920.

St. Ann's Parochial School (Juneau)

Sources:

- (1) A book, A Century of Service, by Sister Mary Margaret Down, of which the Alaska State Historical Library has a copy.
- (2) Information provided by Sister Mary Loyola, Archivist with the Sisters of St. Ann in Victoria, B. C.

In 1886 three Sisters of Saint Ann left Victoria for Juneau on the S. S. Ancon to care for the sick and to teach in what was then a raw wilderness mining camp. They were:

Sister Mary Zenon Fontaine
Sister Mary Bonsecours Greff
Sister Mary Victor Dooly

The Ancon put in to Juneau after dark on September 9, 1886. Father John Althoff was at the wharf with a lighted lantern to escort the Sisters to their quarters at the foot of Mt. Roberts. Two parallel planks formed a sidewalk on the side of the rough muddy road. They saw no vehicles.

Next morning Sister Mary Victor looked out and cried, "Come and see. There are no chimneys on the houses."

True enough, only stovepipes protruded from the cabins and men wore rain proofs and rubber boots as it was too windy to use umbrellas.

On November 3, 1886 school opened with Sister Mary Zenon as teacher of four pupils, which number was increased to 22 by the end of the first year.

The Sisters occupied a small church until the downstairs of a 18' x 24' frame building was partitioned off for a ward for the sick. Two rooms upstairs became their quarters. The kitchen was a lean-to and served as laundry and dining room. The first patient was admitted on September 26, 1886.

The following November (1887) a new 40' x 40' hospital building was dedicated and the original structure converted into a school with a few resident pupils admitted.

Next year Sister Mary Peter Tougas taught classes in music and in both French and English. By the end of the fifth year a second teacher was needed. In 1896 the Sisters organized a boarding school and English, French, arithmetic, music and needlework were offered.

After 23 years the boarding section closed to make room for more hospital beds. Statistics of 1939 show that 1,227 pupils had attended St. Ann's for longer or shorter periods.

The high school section was discontinued in 1938 and the elementary school closed in May 19⁶~~5~~8.



Photo J. S. MacKinnon (copy)

ST. ANN'S PAROCHIAL SCHOOL (Juneau) 1897



Photo J. S. MacKinnon

1973

PAROCHIAL SCHOOL (Juneau)

Operated by the Sisters of Saint Ann almost continuously
from the late 1880's until its closure in 1968.

Taku Village School
(quoted from Felix Gray)

In 1879 the Reverend W. H. R. Corliss, A Presbyterian Missionary taught with his wife at Fort Wrangell, and in the summer of 1880 came up to the old Taku Village near the entrance to Taku Inlet and organized and taught a mission school there for the children of the natives.

In the summer of 1881, there being a lot of work and activity going on in the vicinity of Juneau, most of the natives moved from the old village to Juneau or the beach over on Douglas Island near Treadwell, and Reverend Corliss came with them and together with Reverend E. S. Willard from Haines, in the fall of 1881 established a mission school for the natives.

PENIEL MISSION

Although no definite records of a school at Peniel Mission have been found it is said that this mission of the Nazarene Church carried on some academic activities in Juneau shortly after the turn of the century.

The mission was located north of the present Baranof Hotel and was under the direction of Reverend Mabel Holmes Cox.

In a recent visit to Alaska Mrs. Cox, a young 95 years of age, said that in 1898 Juneau was a town of 1600 and "looked as if it had been thrown together at the foot of the mountain and continued up the side. There were about 40 saloons, gambling houses, and houses of prostitution and we used to go through them once a week giving out tracts. I wasn't afraid of anything in those days."

The obituary of Mrs. Mary Brown Betts, who died in 1973 at age 81, mentions some schooling at Peniel Mission.

JUNEAU SEVENTH-DAY ADVENTIST SCHOOL

Although this manuscript purports only to give information on Gastineau Charnel Area Schools from 1885 to 1945, the following information became available and hence is included.

<u>Year</u>	<u>Enrollment</u>	<u>Teacher</u>
1959-60	9	Francis Owens
1960-61	11	Francis Owens
1961-62	17	Ruth Schmidt
1962-63	15	Bettie Montgomery
1963-64	13	Bettie Montgomery
1964-65	13	Bettie Montgomery
1965-66	18	Kenneth Wilstrand
1966-67	27	Loren Dunston
1967-68	23	Loren Dunston
1968-69	22	Dan Dawson
1969-70	22	Brent Balmer
1970-71	13	Brent Balmer
1971-72	11	Brent Balmer
1972-73	11	Frederick Quaile



Various Schools in Juneau

Various Schools in Douglas

Sources of information

included:

Bob Martin

Bob DeArmond

Felix Gray

Reports of the Department
of the Interior

Indian Schools in Douglas

According to Dr. Dorothy DeBoer in a manuscript on file in the State Historical Library, Dr. Sheldon Jackson made a plea to churches in the States to send educational missions to Alaska. This resulted in the early day schooling of the native people being largely in the hands of the missions.

The Federal Government sometimes gave grants for salaries and other expenses to the missions. In 1885 the Presbyterians turned over their Southeast Alaska schools to the Government. These schools were already organized and had teachers familiar with the language and customs of the people. Native pupil attendance was usually about one in every six enrolled at that time and teachers were asking for school attendance regulations.

By 1887 all school expenditures were audited by a Territorial Board of Education, approved by the Commissioner of Education and transmitted to the Secretary of the Interior for submission to the Congress for appropriation.

The first school for Indians in Douglas was organized by the Society of Friends Church and was typical of Government assisted schools. The Friends took in both boarders and day pupils.

Douglas Indian Schools, cont.

The first Government school building was built in 1890 at a cost of \$900.

In 1902 another was constructed on the beach near the home of Chief Ana-Cla-Hash with John Kilbuck for a number of years the teacher there, followed by Mrs. Helen McAvoy.

Mrs. Rose Davis, wrote in her teacher's annual report to the Department of the Interior in 1928 "the school is an old machine shop, and not a suitable building. We just can't keep it clean." This school burned and in 1934 was replaced by a handsome white colonial green-shuttered structure which was in use until the school merged with the Juneau Government School in 1940.

Some miscellaneous information about the Douglas Government Schools follows. (Files of the Dept. of Interior in the Historical Library are not complete.)

<u>Date</u>	<u>Teachers</u>	<u>Enrollments</u>
1896	Miss K. T. Williams	32
1897	Miss Gertrude Spiers	25
1898	Miss Gertrude Spiers	28
1899	Mollie McA. Davis	37
1900	Mollie McA. Davis	37
1909	Mrs. Martha Hadley	8
1911	Esther Johnson Isabelle Thursby	20
1912 1912	Isabelle Thursby Edna Dean	11
1913	Walter Finch	13
1915	Everett Frohock	16

78

Indian Schools in Juneau 1883 (?) to 1947

September 1883 - first Indian school (not all sources agree on exact date)

1887 Government school pupils were in the same building but in separate classrooms from the public school students.

1891 Miss Alice Reichling had 15 pupils.

1894 Construction of a 60 x 30 frame building, "The Little White School," on the present site of the Governor's house among a forest of stumps of the newly cleared land. It cost \$1300 and was said to be "pleasant and comfortable." At that time Thlinget people flocked to the gold mines for employment and many of the newcomers did not know English. It was usual for beginning pupils without a knowledge of English to finish the chart the first year and be promoted to first grade the second. They excelled in art but found arithmetic difficult. It was not uncommon in Indian schools of that period for attendance averages to be less than 20% of enrollments, and the teachers pleaded for attendance laws.

1908 Miss Elizabeth K. Sanford was the teacher of the 67 pupils enrolled - the average daily attendance was 10.

1911 Miss Marie B. Slighon had an enrollment of 79 and an average daily attendance of 14, according to the report to the U. S. Department of the Interior.

1912 to 1927. From 1912 to 1927 little was available locally about the native schools between the time when the "Little White School House" was torn down to make way for the construction of the Governor's House, and 1927 when the handsome new three-room structure was built on Willoughby Avenue, next door to Thibodeau's Market, until Mr. Robert Martin came forth with the following information:

"In 1912 the Government School was moved to a site between the old Government Hospital and Gold Creek, with a 50-foot playfield between the school and creek. It was

a poor one-story structure with no inside lining either in walls or roof, had a coal-burning pot bellied stove for heat."

Mr. Martin further says, "In 1917 a snow slide of large proportion in Basin Creek Canyon backed up the water of Gold Creek into a great lake which broke loose and flooded the flats of the city. The Government School was completely turned around but no one was hurt. The building had to be put on new foundations, and it was at that time that a bell tower was added."

"Teachers included Tecla Jorgenson and Helen Burnhofer. Some of the pupils were Cecelia Kunz, Herbert Mercer, Ruth Dennis, Paul Rudolph, Albert Clark, Sr., and myself," Mr. Martin concluded.

Some more fragmentary bits of information are:

1915: Sadie Thompson, teacher with attendance 14 (regristration 34).
1927: The Government School on Willoughby Avenue next Thibodeau's Market, was opened February 14, 1927. It cost \$10,000, had three teachers, and 45 pupils. Helen Burnhofer was principal. In those days the tides came up to the front door of the school, and it was not until 1934 that the Alaska-Juneau Gold Mine filled in the area between the school and the street ^{with} tailings, thus covering up four open sewers and providing a fine playfield for the children.

1928: Mrs. Ella Smith joined the staff.

1932 = enrollment 85; 1933 = 84; 1944 = 81; 1935 = 83; 1936 = 99;
1937: = 99; 1937 = 90; 1938 = 126 (consolidated with Douglas Government School; 1939 = 168; 1940 = 183; 1941 = 230;
1944 = 177; 1945 = 141; 1946 0 128; 1947 = 106; Merged with Juneau Public;

After the merging of the two systems three fifth grade integrated classes occupied the Willoughby Avenue School Building. In 1955 it was reported out as surplus to the needs of the BIA, sold ~~and~~ and conveyed to the Juneau Independent School District and later to the Borough.

This building was the home of the Juneau Teenage Club for several years and was demolished in 1972 to make way for the new Native Arts Building.

Fish Creek

Tee Harbor

Minfield

Information from

Alaska Department of Education

FISH CREEK			Total Operating Expense
<u>Year</u>	<u>Enrollment</u>	<u>Name of Teacher</u>	
1937-38	6	- - - - -	\$ 691
1938-39	6	Arvo Wahto	1,197
1939-40	10	Mary Pinkley	1,938
1940-41	11	Hovey Stoneman	1,972
1941-42	12	Hovey Stoneman	2,021
1942-43	8	Hovey Stoneman	2,076

Fish Creek School was located at the mouth of Fish Creek on North Douglas, held in privately owned building, and was operated by the Territory as a special school for six years.

Dr. James C. Ryan, then Commissioner of Education, used to don high boots to wade across the channel from the airport at low tide to make supervisory calls.

Teacher Hovey Stoneman chose this remote spot because of a love of hunting, fishing, and the out of doors. He spent a number of summers in Mexico and earned a master's degree in Spanish from the University of Mexico.

TEE HARBOR SCHOOL

Year	Enrollment	Teacher	Total Operating Expense
1939	8	Mrs. Bessie K. Rowe	\$2,101
1940	12	Mrs. Mary Pinkley	1,859
1941	17	Mrs. Mary Pinkley	2,171
1942	16	John E. Turner	2,491
1943	21	John E. Turner	2,826
1944	18	John E. Turner	5,255
1945	12	Homer Williams	3,173
1946	22	Helen Ayers	3,526
1947	12	Robert Easterday	3,607
1948	Incorporated into the Juneau Borough school District.		

Tee Harbor School opened in 1939 with Mrs. Bessie K. Rowe as teacher. The original building was on a barge which had been towed from Eagle River and one of Mrs. Rowe's problems was keeping pupils from falling into the water. Later the Territory built an attractive school house and teacherage.

MINFIELD SCHOOL

<u>Date</u>	<u>Enrollment</u>	<u>Teachers</u>
1938	16	Mrs. Bessie K. Rowe
1939	16	Mrs. Gertrude Selby
1940	17	Mrs. Gertrude Selby
1941	15	Mrs. Gertrude Selby
1942	20	Mrs. Mary Pinkley
1943	34	Mrs. Gertrude Selby Mrs. Mary Pinkley
1944	27	Mrs. Mary Pinkley Mrs. Etolin Wittanen
1945	30	Mrs. Mary Pinkley
1946	36	Mrs. Mary Pinkley Mrs. Lee Mason
1947	34	Mrs. Mary Pinkley Paul Power
1948	37	Mrs. Mary Pinkley Thomas R. Marshall
1949	32	Mrs. Mary Pinkley Mary Louise Graves
1950	35	Mrs. Mary Pinkley Robert Easterday
1951	25	Helen D. Blair John Goins

The Territory maintained a school at Minfield Childrens' Home on Lena Beach from 1938 to 1952. Enrollments varied from 15 to 37 and for eight of those years two teachers were employed.

The operation ceased in 1952 when the structure was condemned.

3 3

Area-wide Recently
Constructed Schools
Packet Page 190 of 696

Harborview School

Juneau-Douglas High School

Glacier Valley School

Gastineau School (see section Douglas Schools)

Marie Drake Schools (Junior High)

Auke Bay Elementary School

Floyd Dryden Junior High School

Augustus Brown Swimming Pool

Exterior

Interior

Sources of Information included:

City & Borough Fiscal Officer

Various Architects

Marie Darlin

Fred Eastaugh

Ruth Allman



Photo copied by J. S. MacKinnon

HARBORVIEW SCHOOL 1952



Photo J. S. Mackinnon

JUNEAU-DOUGLAS HIGH SCHOOL 1958 \$1,751,439

Addition: 1961 \$1,133,900



Photo J. S. MacKinnon

GLACIER VALLEY SCHOOL: 1963 \$1,026,000

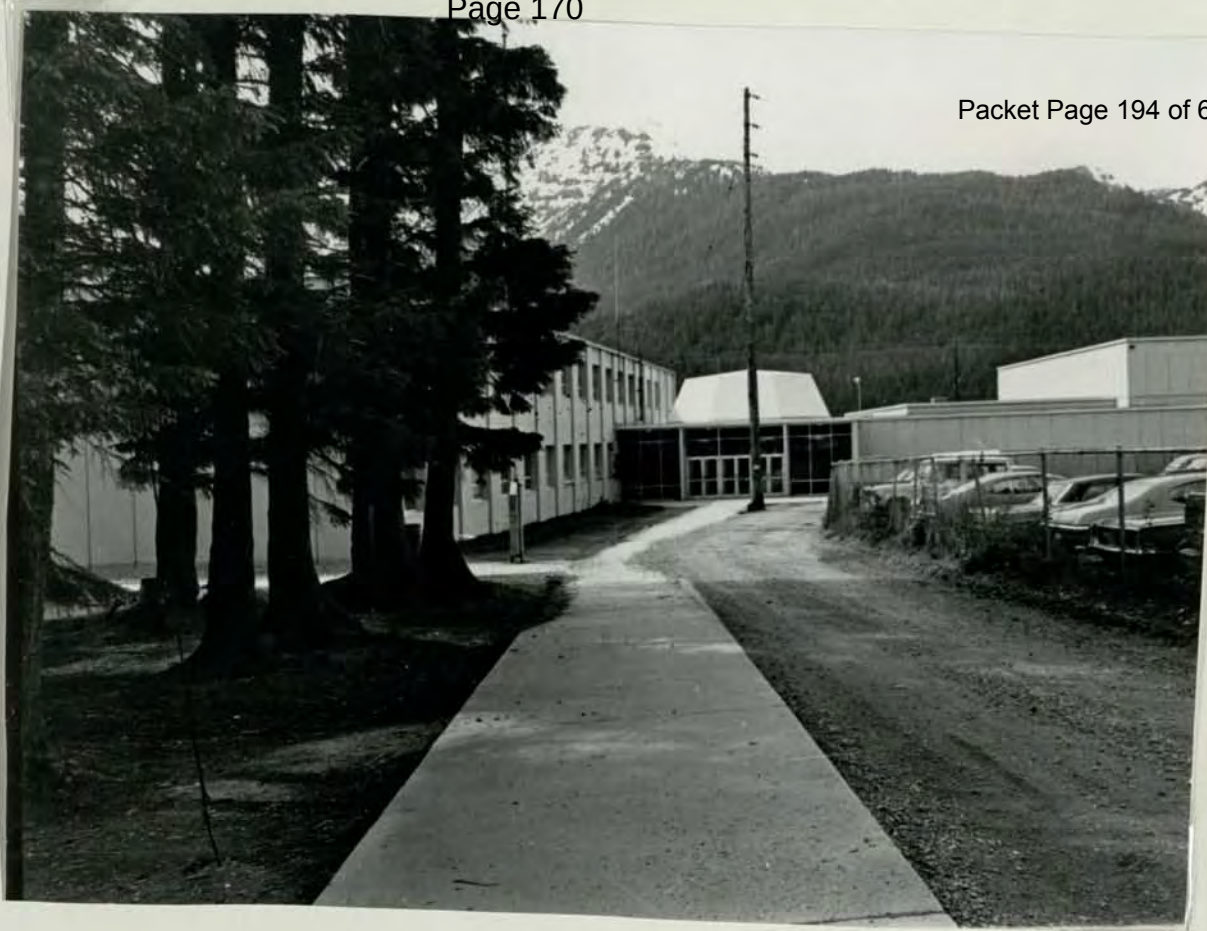


Photo J. S. MacKinnon

MARIE DRAKE JUNIOR HIGH SCHOOL

Constructed in 1967 at a cost of \$1,900,00

Named for a long-time deputy Commissioner of Education
and author of Alaska's official State song

An interesting feature of this structure is a planetarium
(see dome in center of picture)



Photo J. S. MacKinnon

AUKE BAY ELEMENTARY SCHOOL

Constructed in 1968 at a cost of \$1,175,869

Stands on a hill overlooking Auke Bay and is notable
for a use of bright colors



Photo J. S. MacKinnon 1973

FLOYD DRYDEN JUNIOR HIGH SCHOOL is situated in the Mendenhall Valley and was completed in 1973 at a cost of \$2,300,000.

Use of bright colors and Totemic design makes for a distinctive appearance of this modern school.

It is named for Thomas Floyd Dryden who was principal of FIFTH STREET ELEMENTARY SCHOOL from 1935 until 1955. Mr. Dryden resides with his wife Nancy in Peck, Idaho.



Photo J. S. MacKinnon 1973

AUGUSTUS BROWN SWIMMING POOL.

The Augustus Brown swimming pool completed in 1973, a part of the school complex on Glacier Avenue, is the fourth to be constructed in the Gastineau Channel area. The first was in the Treadwell Club in Douglas, the second in the AB Hall between the present Alaska Office Building and the site of the old Court House on the Hill, and the third a heated outdoor pool in Evergreen Bowl.

The pool cost \$1,150,534 of which \$450,000 was raised by an area-wide sales tax, which was in effect for three quarters. There remains enough in the fund for sidewalks and paving.

* * * * *

Augustus George Brown was born in Ouvranches, France on March 13, 1864, the son of a Captain of the Queen's 7th Hussars, his family being on duty in France at the time of his birth. He was a younger son of a titled family and came to this area en route to the Klondike in the 1890's. He liked Juneau and made it his home, and so far as is known never did go to the Klondike.

next page



Photo J. S. McKinnon 1973

AUGUSTUS BROWN SWIMMING POOL, continued

He maintained a row of neat cottages on Willoughby and is presumed to have lived from his rentals and an allowance from an estate in England. He died in 1949, leaving \$5,000 to a sister in England and over \$30,000 to the City of Juneau for the purpose of constructing a swimming pool.

Augustus Brown had an abiding interest in music and was the possessor of a large collection of 78 records from which KINY used to borrow on occasion in the first years of its operation. He also lent them to the school.

The record collection was left to the city. Librarian Dale DeArmond says she has a listing of them and states the records were put in the City Hall for storage at the time of his death. A violin was found among his possessions.

In addition to his interest in music he was a fine ice figure skater. He is said to have affected windsor ties and to have dressed immaculately.

Juneau Police Department History

Photos from the Alaska State Library-Historical Collections

1960



JPD - 1960

January 31, 1960 – A meter maid was hired to replace Officer Dull who requested a leave of absence.

-Twelve parkas were purchased for the officers for \$200.

February 4, 1960 – A patrol officer was spending an hour each day at the airport.

-Richard Secrest and Jerry Rasler were hired as police patrolmen.

March 31, 1960 – West Juneau was annexed into the City.

April 7, 1960 – Lawrence Bowman was hired as a police patrolman.

-Harbormaster Cleo Wood was given police authority in the harbor area.

-The speed limit on the Juneau-Douglas Bridge and its approaches was set at 25 MPH.

May 5, 1960 – The City entered into a lease for a police patrol car with Connors Motor Company.

July 7, 1960 – Donald W. Mulkey and William E. Swanson were hired as police patrolmen.

July 10, 1960 – Daniel S. Duncan was hired as a police patrolman.

September 1, 1960 – Chief Severson wrote rules and regulations for the Department.



JPD Shoulder Patch
1960-1963

1961

January 19, 1961 – Mayor Lauris S. Parker was appointed acting City Manager of the City of Juneau. Manager Parker took over the hiring duties from the Council.

March 2, 1961 – An annual report was published by the Police Department with part of the report outlining the history of police activities in Juneau during the past ten years.

May 4, 1961 – The City Manager arranged for the lease of three police cars at \$110 per unit each month from Connors Motors.

May 22, 1961 – Michael A. Korhonen was hired as a police officer.

August 1, 1961 – William Huston was hired as a police officer.

August 29, 1961 – Jack S. Allen was hired as a police patrolman.

October 5, 1961 – Following a referendum, the strong mayor/council system was returned by the voters and Lauris S. Parker won re-election as Mayor.

1962

February 15, 1962 – The first Pan American Airways jet aircraft arrived at the Juneau airport.

May 1, 1962 – James “Pat” Wellington was hired as a police lieutenant.

July 9, 1962 – Joseph R. Ciraulo was hired as a police officer.

July 23, 1962 – Chief Severson welcomed a group of officers to one of the most intensive police training courses in the state. Over a three week period, officers were instructed in such subjects as laws of search and seizure, defense tactics, safety rules, nomenclature firearms, note taking, and fingerprint identification.

July 31, 1962 – Officer Jack Allen resigned.

December 1, 1962 – Sgt. Tom Horn resigned.

1963

February 7, 1963 – Police statistics for the month of January included: 326 complaints, 3,406 telephone calls, 6,592 radio transmissions, 64 adults arrested, 10 juveniles arrested, and 47 major crimes reported. A total of 746 parking meter tickets were handed out.



February 23, 1963 – Officer Gene Moody saved a young woman from drowning in the icy waters of Gastineau Channel and was awarded a USCG Treasury medal for bravery.

April 16, 1963 – Richard J. Adair was hired as a police officer.

May 27, 1963 – Lt. William Huston was praised by FBI Special Agent in Charge Joseph Sullivan for Huston's capture of a wanted fugitive from Denver, Colorado.

June 8, 1963 – Bicycle licenses were required and were sold for 50 cents at the high school from 1-4 PM.

June 10, 1963 – The owners of dogs were asked to keep them off the airport runway, as they had become a serious problem for pilots landing their aircraft. The poundmaster impounded all dogs found running loose on City property.

June 22, 1963 – Patrick J. Kellen was hired as a police officer.

July 11, 1963 – JPD was staffed by 12 officers; the Chief, the Captain, a juvenile officer, a detective, a meter officer, and 6 patrolmen. Officers were paid \$545 per month to start; one of the lowest pay scales in Southeast Alaska.

July 13, 1963 – Terry Jordan was hired as a police officer.

July 22, 1963 – An agent from the US Secret Service provided training on narcotics to members of the Police Department as part of an intensive three week training course held for JPD officers. Officer Mike Korhonen was awarded a new .357 magnum revolver for scoring the highest academic average of 89.8.

August 30, 1963 – A rare forest fire started from an abandoned campfire was brought under control along the old Berner's Bay trail north of Eagle River.

-JPD officers used radar to pace vehicles on Glacier Avenue and on 12th St., issuing 32 citations for speeding.

September 16, 1963 – Ambulance service for the City of Juneau was transferred from the Fire Department to the Police Department because the new aerial platform fire truck required extra space at the Fire Department.

October 8, 1963 – JPD Officer Mike Korhonen accidentally shot himself in the leg when the hammer of his .357 magnum caught on the arm of a chair in the radio room. The bullet went through his upper leg and out, down through his calf and out, and finally through his foot and out. Miraculously, the three wounds were all “flesh wounds” and Officer Korhonen went on to a career with the State Troopers.

October 17, 1963 - Chief of Police Phillip L. Severson resigned to become Alaska's first Chief of Correctional Services.



October 17, 1963 – J. Patrick Wellington was named Chief of Police.

November 6, 1963 – A bid was received from Juneau Motors for two police cars at \$2,600 each.

November 8, 1963 – A representative from the American Humane Association spoke at a public meeting in favor of establishing a local humane society shelter that would take some of the load off of the City pound.

November 22, 1963 – President John F. Kennedy was assassinated in Dallas, Texas.

November 23, 1963 – JPD Officers started a benefit fund for the widow and three children of Dallas police officer J.D. Tippit, slain while questioning the suspect in the assassination of President Kennedy. Tippit received a salary of \$390 per month before taxes and had no private or city-provided insurance.

December 19, 1963 – James Patrick Wellington was sworn in as Chief of Police.

December 26, 1963 – Chief Wellington suggested that the City should consider building an indoor swimming pool to give young people a healthy activity during the long hours of winter darkness.

1964

February 24, 1964 – Former Ketchikan and Sitka Officer William Bagron was hired as a police officer.

April 13, 1964 – In a Juneau Empire newspaper article, Chief Wellington again warned the public that drivers should not leave their keys in their cars when they park, following the theft of three vehicles that had been left with keys in them over the weekend.

May 22, 1964 – Seven motorists were given warnings for speeding across the Douglas Bridge and were advised that next time there would be citations issued.

June 3, 1964 – JPD Chief of Police Pat Wellington was elected president of the Alaska State Police Chiefs Association at the annual Alaska Crime Conference which was held in Anchorage.

June 12, 1964 – Lt. William Huston resigned.

October 7, 1964 – Michael Korhonen resigned.



Donald Thomas Dull

October 19, 1964 – JPD Inspector Donald Thomas Dull was tragically killed when he was accidentally shot by another Juneau officer while practicing “quick-draw.” The Coroner’s Jury found that the other officer’s gun safety was rendered inoperable by foreign matter in its firing mechanism and ruled the death accidental.

December 31, 1964 – JPD statistics for 1964 included 865 misdemeanor arrests, 24 felony arrests, 285 ambulance calls, 141 car accidents investigated, and 11,000 citations handed out.

1965



Top-L-R: J. Shelly, R. Marshall, J. Scow, L. Campbell, W. Hopper, T. Leigh-Kendall, J. Reed
Front-L-R: R. Willard, R. Neiger, D. Fredericks, J. Wellington, W. Bagron, J. Ciraulo

January 5, 1965 – Gerald J. Dorsher was hired as a police officer.

February 1, 1965 – Lorn Campbell was hired as a police officer.

March 8, 1965 – Chief Wellington began a 12 week training course at the FBI's National Academy in Washington, D.C.

-Dewey Jones was hired as a police officer.



Juneau Empire File

Robert Kennedy with Governor Egan at the Juneau airport.

March 23, 1965 – On his way to climb Mt. Kennedy in the Yukon, former Attorney General Robert Kennedy stopped in Juneau. JPD had received a report from the FBI that two men intended to assassinate Kennedy while he was in Juneau. Acting Chief Bagron responded by assigning more than 20 officers to protect him from what turned out to be a false alarm.

March 31, 1965 – Patrick Kellen resigned.

April 1, 1965 – William J. Hopper was hired as a police officer.

April 19, 1965 – Terry Jordan resigned.

April 23, 1965 – The following advertisement appeared in a Seattle newspaper:

Opportunity for Men

A Southeast Alaska city is in the process of enlarging its police department and is looking for men who are interested in making law enforcement a career, and who can meet the following qualifications:

- *25-35 years of age*
- *175-210 pounds*
- *Height 5'10" to 6'2"*
- *Married with no more than one child*
- *High school education*
- *Free from emotional disturbances*
- *Willing to stay at least two years*
- *Free from financial burdens*
- *Able to sustain self for at least one month while in training*
- *Capable of withstanding cold or adverse weather conditions*
- *Willing to undergo an extensive background investigation*

If you are a man who can fit the above description, you can obtain an economical future. If interested, send a letter in your own handwriting along with a picture to: Chief of Police, P.O. Box 2404, Juneau, Alaska.

May 10, 1965 – JPD officers and Alaska State Police officers attended a three day class on crowd control conducted by agents of the FBI.



FBI Director J. Edgar Hoover (Front Row Center) – JPD Chief J. Pat Wellington (2nd Row-2nd from right)

Photo: May 26, 1965 – Chief Wellington graduated from the FBI National Academy.

July 4, 1965 – John Reed was sworn in as a police officer.

September 9, 1965 – Juneau was reported to have one of the best equipped ambulances in Alaska according to JPD Chief Pat Wellington. The Department operated ambulances from two city locations; the State jail and the airport. Ambulance calls cost \$7 within the City and \$1 per mile outside with an average of about 30 runs per month.

October 20, 1965 – Two jail inmates overpowered two City jail guards and escaped, remaining at large for 19 hours before JPD officers located and apprehended them.

October 28, 1965 – “Bad checks” were a problem with about \$25,000 lost each year at local businesses. Store clerks were urged to write down driver’s license numbers, addresses and phone numbers on checks they accepted.

December 2, 1965 – Young teens arrested following a fight in Evergreen Cemetery, Monday, reported they belonged to the gangs, “the Swabs” and “the Village Stompers”. The trouble started with an argument between two girls at Harborview School. JPD Captain William Bagron said that police did not believe the situation was as serious as it appeared.

December 22, 1965 – Chief Wellington denied a report from an unknown source in Anchorage that the Department had purchased \$1180 worth of wire-tapping equipment.

1966

January 1, 1966 – A New Year's Day storm packing winds of up to 90 mph did extensive damage on Douglas Island, blowing the roof off a crab cannery and an apartment building and destroying many small boats in the Douglas harbor. Chief Wellington estimated the damages at \$200,000.

January 15, 1966 – The first annual Policeman's Ball was held at the Armory to raise funds for uniforms and equipment for the JPD auxiliary police force.

January 20, 1966 – JPD Sgt. Bob Nerger and Officer Jerry Shelley delivered a seven pound baby boy in a stalled auto at Fourth and Main Streets. Mother and child were delivered to St. Ann's Hospital and were reported in good condition.

January 25, 1966 – JPD Sgt. John Cunningham was honored by the Jaycees for his distinguished services to the youth of the community.

February 21, 1966 – Darryl O. Storkel was hired as a police officer.



(L-R) Meter Officer Oscar Holmberg, Lt. Joe Ciraulo, Officer Thomas Leigh-Kendall, and Sgt. Bob Nerger

New 1966 Ford police cars at the Evergreen Bowl.



March 15, 1966 – JPD officers were the first in the state to display a new Centennial shoulder patch designed to commemorate the purchase of Alaska from Russia in 1867.

May 2, 1966 – Jimmie M. Eastham was hired as a police officer.

May 18, 1966 – JPD Chief Wellington again warned drivers not to leave their keys in their parked cars. Three vehicles were stolen in the past three days.

June 14, 1966 – It was announced that JPD Captain Bill Bagron would attend the 78th session of the FBI Academy in Washington DC, beginning on August 15, 1966.

June 30, 1966 – JPD began patrolling the City of Douglas at midnight following a contract for law enforcement services negotiated earlier in the month.

August 14, 1966 – Two inmates (George Katzeek Jr. and Willard Gowan) attempted to escape from the State jail and were captured by JPD Officers John Skow and Bob Nerger.



August 22, 1966 – Nine people were killed when this Alaska Coastal Airlines Grumman Goose crashed at the foot of High Peak in the Juneau Ice Cap.

Alaska Coastal Airlines Grumman G-21A Goose which crashed near Juneau

September 1, 1966 – Randall W. Parker was hired as a police officer.

October 21, 1966 – District Attorney Jack Asher addressing the Borough Assembly suggested that JPD provide police services throughout the Borough due to the “under-manned” condition of the State Police.

November 28, 1966 – Chief Wellington presented a plan to the Greater Juneau Borough Assembly requesting \$70,862 per year to hire five additional police officers to provide area-wide police protection.

December 9, 1966 – Tear gas was used by police to quell 37 prisoners in the State Jail who rioted causing some \$5,000 in damage.

December 10, 1966 – Gerald Bulkley was hired as a police officer.

December 31, 1966 – The statistics reported for 1966 were as follows:

Population – 9,000

Area – 4 square miles

Misdemeanor Arrests – 845

Felony Arrests – 28

Calls for Service – 2,517

Ambulance Calls – 387

Traffic Citations – 1,042

1967

January 12, 1967 – Chief Wellington returned from transporting a juvenile prisoner to San Francisco and was asked to comment on a new craze in the Golden Gate City; topless Go-Go Girls. Although he had interviewed San Francisco police officials about the issue, he said any official City position was up to the Assembly.

January 17, 1967 – JPD reported issuing 90 moving citations and 244 parking citations in December. Plans were made to crack down on “meter stuffers”; those who put a coin in the meter every hour instead of moving their vehicles, which was against the law.

January 23, 1967 – Shirrel D. Cox was hired as a police officer.

April 5, 1967 – Starting salary for a Juneau Police Officer was \$702 per month. JPD was staffed by 9 officers that included the Chief, an investigator, and a juvenile officer. There were 4 dispatchers.

May 1, 1967 – Arnold R. Kamm was hired as a police officer.

May 13, 1967 – City officials participated in a disaster practice in the Municipal Building which was overseen by the Alaska Disaster Office and the University of Alaska.

June 2, 1967 – Over 100 law enforcement officers attended the annual Alaska Peace Officer's Association (APOA) Crime Conference which was held in Juneau. Chief Wellington served as its president and host of the Conference.

June 27, 1967 – The Police Department requested an increase of \$9,000 in the budget to hire one additional officer to provide 24-hour ambulance service throughout the greater Juneau area.

June 30, 1967 – Dewey Jones and Darryl Storkel resigned.

July 1, 1967 – Jesse Bulkley was hired as a police officer.

July 11, 1967 – JPD officers were kept busy when a broken water main flooded the downtown with 500,000 gallons of water.

September 24, 1967 – Officer Lorn Campbell resigned.

August 12, 1967 – Robert Mizel was hired as a police officer.

October 17, 1967 – Chief Pat Wellington, Lt. Joe Ciraulo and Sgt. John Cunningham were awarded commendations for outstanding service to the City by Mayor Joe George.

December 22, 1967 – Clifford Smith was hired as a police officer.

December 31, 1967 – The statistics reported for 1967 were as follows:

Population – 7,000

Area – 4 square miles

Homicide - 1

Rape - 3

Assault – 37

Burglary – 63

Larceny +\$50 – 46

Larceny -\$50 – 82

Auto Theft - 17

Calls for Service – 2,415

Accidents - 215

Traffic Citations – 1,343

1968



January 4, 1968 – Anchorage Police Officer Benjamin Strong, the first Anchorage police officer to be slain on duty, was shot and killed while trying to stop a liquor store robbery.

February 1, 1968 – Alaska Airlines began daily jet service between Juneau and Anchorage via Cordova and Yakutat.

March 6, 1968 – Donald Richardson was hired as a police officer.

May 27, 1968 – Officer Sherril Cox resigned.

May 31, 1968 – The Alaska Peace Officer's Association annual Crime Conference was held in Juneau and attended by officers from around the State and from the Royal Canadian Mounted Police.

June 8, 1968 – Michael Gelston was hired as a police officer.

July 8, 1968 – Jack Mitchell was hired as a police officer.



Front Row: L-R: Micky Purcell, Carolyn Boddy, William Bagron, Chief Pat Wellington, Joe Ciraolo, Scottie Bohnam, Patti Sanford
Second Row: L-R: James Eastham, Michael Gelston, Jack Santos, William Bradshaw, Donald Richardson, William Hopper, John Cunningham
Back Row: L-R: Arnold Kamm, Michael Biggs, Gerald Bulkley, Gerald Dorsher, Jack Mitchell, John Reed

July 9, 1968 – Delbert Phipps Jr. was hired as a police officer.

July 10, 1968 – Officer Robert Mizel resigned.

August 1, 1968 – John Santos was hired as a police officer.

August 26, 1968 – Officer Clifford Smith resigned.

September 4, 1968 – Delbert Phipps resigned.

September 11, 1968 – William H. Bradshaw was hired as a police officer and harbormaster.

September 21, 1968 – Charges were filed against a former Juneau City Clerk for embezzling \$7,500 from the City Treasury in September, 1967.

September 24, 1968 – Two Alaska Airlines jets were held in Juneau to be searched following a report from Sitka PD that there was a bomb aboard a flight about to land in Juneau.

December 2, 1968 – JPD announced a shift in its supervisory personnel, moving Captain Bagron to the Investigative Division and Lieutenant Ciraulo to the Uniform Division. Sgt. Cunningham was transferred to Patrol, Sgt Hopper to Investigations and Investigator Kamm to the Juvenile Officer's position.

December 13, 1968 – Irene Hoisington was hired as a police officer.

December 23, 1968 – The long-time owner of the Red Dog Saloon died from a self-inflicted gunshot wound.

December 31, 1968 – The statistics reported for 1968 were as follows:

Population – 7,000

Area – 4 square miles

Homicide - 0

Rape - 4

Assault – 31

Burglary – 85

Larceny +\$50 – 52

Larceny -\$50 – 91

Auto Theft - 23

Calls for Service – 3,111

Accidents - 226

Traffic Citations – 1,511

1969

January 22, 1969 – Officer John Santos resigned.

February 12, 1969 – Larry VanHorn was hired as a police officer.

February 28, 1969 – Captain William Bagron resigned to accept a position with the Alaska State Criminal Justice System.

March 17, 1969 – Harold Nevers was hired as a police officer.

April 7, 1969 – Charles Sleeter was hired as a police officer.

April 30, 1969 – Harold Nevers resigned.

May 1, 1969 – Following special training at the Los Angeles County Sheriff's Department, Sgt. William Hopper and AST Cpl. Korhonen were assigned to work vice and narcotics in the greater Juneau area.

-Lt. Joseph Ciraulo was promoted to Captain and Officer John Reed was promoted to the rank of Sergeant.

June 3, 1969 – Officer Gerald Dorsher resigned.

July 1, 1969 – JPD purchased its first breathalyzer instrument to test suspected drunk drivers' blood alcohol.

– Richard Siangeo was hired as an airport security officer.

August 1, 1969 – Former Seattle, Wa. PD officer Richard F. Kimber was hired as a police officer.

August 5, 1969 – Roy Albert Kimbrell was hired as a police officer.

August 6, 1969 – Officer Jack Mitchell resigned.



October 28, 1969 – A teletype system linking Juneau PD with police in Ketchikan, Sitka, Anchorage, Fairbanks, Kodiak, and Nome was approved and expected to be operational by the end of the year. Another 10-12 cities were expected to be added during the first six months of 1970.

December 7, 1969 – A series of articles began to run in the Empire on the use of narcotics in the Juneau area. The Department trained its officers to recognize various drugs and took a perspective that it was necessary to address the drug problem in Juneau as “preventative medicine”, because serious criminal behaviors were likely to result from the use of drugs.

December 16, 1969 – Grant Lee Young was hired as a police officer and Clerk of the Court.

December 31, 1969 – The statistics reported for 1968 were as follows:

Population – 14,000

Area – 4 square miles

Felony Arrests – 41

Misdemeanor Arrests – 553

Juvenile Arrests - 355

Calls for Service – 3,477

Accidents - 231

Ambulance Calls - 324

Traffic Citations – 3,735

Meter Tickets – 14,785

1970

January 17, 1970 – Officer Donald Richardson resigned.

March 4, 1970 – Former Salinas, Ca. PD officer Robert J. Bacolas was hired.

March 18, 1970 – Officer Roy Kimbrell separated from the Department following an internal investigation.

March 31, 1970 – Officer Charles Sleeter resigned.

April 6, 1970 – Larry W. Robinett was hired as a police officer.

April 8, 1970 – Raymond W. Bryant was hired as a police officer.

April 15, 1970 – Officer Richard Kimber resigned to return to the Seattle, WA. PD.

May 29, 1970 – Sgt. William Hopper resigned to accept a position with the Seward Police Department.

June 1, 1970 – Officer Robert Bacolas was promoted to Detective Sergeant.

June 19, 1970 – Early morning raids by JPD resulted in the arrest of 16 people for drug violations in Juneau. Three other persons were still being sought.

July 1, 1970 – Several citizens wrote letters to the editor complaining about JPD officers “screening” ferry travelers to ensure that, if they were staying in Juneau, they had lawful business here and means of support etc. Chief Wellington assured the community that no civil rights were being violated by actions of the officers.

July 9, 1970 – Lloyd Edward Prouty was hired as a police officer and Gilbert Lucero was sworn in as a Special Police Officer.

August 11, 1970 – Facing a \$52,000 proposed budget cut by the Assembly, Chief Wellington released the effects of such a cut on police services to the Assembly and to the Empire.

October 15, 1970 – Officer Irene Hoisington resigned.

November 25, 1970 – Chief Wellington filed an application with the Criminal Justice Commission requesting funding for video tape equipment.

November 30, 1970 – Chief Wellington announced that he had submitted his resignation, effective on December 18.

December 18, 1970 – Chief Wellington accepted the position of Deputy Commissioner of Public Safety for the State of Alaska.

December 31, 1970 – The statistics reported for 1970 were as follows:

Population – 14,000

Area – 4 square miles

Felony Arrests – 68

Misdemeanor Arrests – 449

Juvenile Arrests - 279

Calls for Service – 5,541

Ambulance Calls - 327

Traffic Citations – 3,577

1971

January 1, 1971 – A Department Rules and Regulations Manual dedicated to City Manager Ronald Usher was put into effect.

January 25, 1971 – Thomas Sawicki was hired as a police officer.



February, 1, 1971 – Sgt.
Robert C. Bacolas was
promoted to Chief of Police.

February 16, 1971 – Investigator William Bradshaw was promoted to Detective Sergeant.

March 31, 1971 – Former US Treasury agent Stanley R. Edwards was sworn in as the Clerk of the Court.

April 1, 1971 – Chief Bacolas had all JPD civilian employees “sworn in” to qualify for additional federal grant funding opportunities.

April 30, 1971 – Sergeant Jimmie Eastham resigned, and dispatcher Judith Phyllis Egan was sworn in as a police woman.

May 14, 1971 – Sergeant William Bradshaw resigned.

June 30, 1971 – Grant Young, Clerk of the Court and airport officer Richard Siangeo resigned.

July 1, 1971 – William M. Wyatt was hired as a police officer, Stanley Edwards was promoted from Clerk of the Court to Detective Sergeant and Hubert Lee “Bud” Davis was hired as a court administrator.

July 27, 1971 – Former officer Jimmie Eastham was hired as an airport security officer.

July 30, 1971 – Officer Larry Robinett resigned.

September 1, 1971 – Norman Sather was hired as a police officer.



September 4, 1971 – 111 people were killed in the worst single plane crash in US history, when an Alaska Airlines Boeing 727 crashed into the Chilkoot Mountains just north of Juneau.

October 15, 1971 – Pamela Jean Molt was hired as a dispatcher.

October 23, 1971 – Former JPD Officer Irene Hoisington was re-hired.

November 1, 1971 – Frank N.V. See Jr. was hired as a police officer.

December 1, 1971 – Detective Sergeant Stanley Edwards was promoted to Lieutenant.

December 10, 1971 – Pamela Molt was sworn in as a Deputy Clerk of Courts.

December 31, 1971 – The statistics reported for 1971 were as follows:

Population – 14,000
Area – 4 square miles
Homicide - 6
Rape - 8
Assault – 48
Burglary – 75
Larceny – 267
Auto Theft - 37
Calls for Service – 460
Adult Arrests – 355
Juvenile Arrests – 158

1972

February 1, 1972 – Steven Smathers was hired as a police officer.

February 22, 1972 – The Juneau-Douglas Community College on Fifth Street was destroyed by fire.

April 27, 1972 – Hubert Davis resigned.

May 1, 1972 – Former Salinas, Ca PD Officer Harry Treager was hired as a police officer.

May 9, 1972 – Raymond Mathews was hired as a police officer.

June 1, 1972 – JPD and the State's Department of Health and Welfare entered into a contract whereby the State funded three positions, (a coordinator, an officer, and a clerk/typist) for a period of one year to institute a juvenile delinquency prevention program within the Department's newly formed Community Relations Section that provided guidance and counseling to juveniles that were abusing drugs and/or alcohol and resided within a Model Neighborhood Area. The coordinator was Sgt. Kenneth Sather, the officer was William Wyatt and the clerk/typist was Cheryle Yankee. The program cost for the year was \$48,100. The federal grant that helped fund the project was terminated on October 21, 1972, but the Unit continued to provide services to area juveniles into 1973.

June 2, 1972 – Patrol officer William Wyatt came upon a runaway female juvenile who was threatening to jump into the water from the dock of the Aurora Basin Boat Harbor. Officer Wyatt tried to calm the girl, but she ultimately jumped. Officer Wyatt jumped in after her and brought her back to shore, saving her life. He was awarded the Medal of Valor and a commendation from President Richard Nixon.

June 16, 1972 – Officer Frank See Jr. resigned.

June 23, 1972 – Former Los Angeles, Ca. PD Officer James Milton Grace was sworn in as an airport security officer.

June 30, 1972 – The Department was notified by the Governor's Commission on the Administration of Justice that it was awarding a grant request from Chief Bacolas for incentive pay for the seven officers with college degrees. Officers with an Associates Degree received \$400 and officers with a Bachelor's Degree, \$800.

July 1, 1972 – David M. Seals was hired as a police officer.

July 7, 1972 – John Curtner and Kermit Mosher were hired as police officers and Steven Smathers was hired as an animal control officer.

July 13, 1972 – Officer Dallas Eccles was promoted to Instructor.

July 15, 1972 – Dennis Windred was hired as a police officer.

August 1, 1972 – Officer Arnold Kamm resigned.

August 18, 1972 – Chief Bacolas was notified that his request for \$2,163 for narcotics training for JPD officers was approved by the Criminal Justice Planning Agency. Three officers traveled to San Francisco to work for four weeks with the SFPD Narcotics Unit.

September 8, 1972 – JPD conducted the “largest mass narcotics arrest” in Southeast Alaska when 12 men and 5 women were arrested following an undercover operation in Juneau.

October 4, 1972 – The Department was looking for 15 new members, age 15-21 for its Police Explorer Post.

October 9, 1972 – Sgt. Kenneth Sather attended Police-School Liaison Officer training in Flint, Michigan.



October 16, 1972 – Two high-ranking members of Congress, House Majority Leader Hale Boggs (D-Louisiana) and Representative Nick Begich (D-Alaska) disappeared on a flight from Anchorage to Juneau as their aircraft approached the Chugach Mountain range. They were never found.

October 25, 1972 – JPD officers arrested one of their own informants after learning he had lied to a grand jury while under oath. As a result, drug charges against 17 Juneau residents were dropped.

November 1, 1972 – William O. McCracken was hired as a police officer.

November 2, 1972 – Chief Bacolas reported that there were 13 JPD officers attending night classes working towards degrees in police administration.

November 13, 1972 – Officer Lloyd Prouty along with former Officer Eccles was arrested for the burglary of the Juno-Maid Drive-In. Prouty was also charged with stealing 15 packages of marijuana from the JPD evidence locker.

November 30, 1972 – Officers were called to break up a party at the City Shop after a Public Works employee suffered a broken leg during a late night get-together involving alcoholic beverages.

December 9, 1972 – Former JPD cadet Glen Dowd was arrested for possession of marijuana.

December 21, 1972 – Superior Court Judge Victor Carlson ruled the State's Disorderly Conduct statute "unconstitutionally vague and overbroad".

December 22, 1972 – Officer Irene Hoisington resigned.

December 26, 1972 – Bernard George Holland was sworn in as an animal control officer.

December 31, 1972 – The statistics reported for 1972 were as follows:

Population – 14,000

Area – 4 square miles

Homicide – 0

Rape – 7

Robbery – 0

Assault – 47

Burglary -109

Larceny – 246

Auto Theft – 47

Narcotic Arrests – 35

Calls for Service – 7,431

Adult Arrests – 404

Juvenile Arrests - 117

1973

January 12, 1973 – Petersburg, AK PD Officer William Gary Mahoney was hired as a police officer and Officer Kermit Mosher resigned.

January 22, 1973 – The Department was notified that it had been approved to receive \$10,015 from the Governor's Commission on the Administration of Justice to purchase a microfilming system.

January 31, 1973 – Officer Raymond Bryant resigned.

February 13, 1973 – Former JPD officers Dallas Eccles and Lloyd Proudly received \$500 fines and 2 year suspended sentences after changing their plea to guilty for Burglary Not in a Dwelling.

February 27, 1973 – Several complaints were made and officers were exonerated following investigations at the request of former Assistant Chief of Police Frank Cavanaugh, who advised that "good public contact was a necessity in law enforcement".

March 1, 1973 – Former Atlanta, Ga. PD Officer James T. Hasty was hired as a police officer.

March 5, 1973 – Linda Sue Weaver was sworn in as an animal control officer.

March 9, 1973 – Community Relations Officer William Wyatt resigned.

April 26, 1973 – Jack Arnold Foley Sr. was hired as the harbormaster and given police powers.

June 12, 1973 – The Department was notified by the Governor's Commission on the Administration of Justice that it was awarding a grant request from Chief Bacolas for photographic equipment in the amount of \$1400.

June 14, 1973 – The Alaska Criminal Justice Planning Agency awarded JPD a grant in the amount of \$9,224 for its Police Apprenticeship Training Program. This program provided for the hiring of young men between the ages of 19 and 21, and training them for one year in the major facets of law enforcement.

June 20, 1973 – A JPD patrol officer forfeited 3 days off for comments he made to a traffic violator who had been stopped for standing on his seat while riding his motorcycle.

July 1, 1973 – Michael Gomez was hired as an airport security officer.

July 15, 1973 – Thomas Sawicky was hired as a police officer.

July 27, 1973 – David Seals resigned.



July 30, 1973 – An officer was reprimanded when he made an "inflammatory statement" to the Assistant City Manager at the John Lee Hooker concert which was held at the National Guard Armory.

John Lee Hooker – Noted Musician

July 31, 1973 – Thomas Sawicki resigned.

August 1, 1973 – Officer David Seals and airport officer James Grace resigned; Robert William Martin was hired as a police officer, Gene W. Melle was hired as an animal control officer, and Canine Officer Bernard Holland was promoted to police patrol officer.

August 14, 1973 – Brother Officers Jesse and Gerald Bulkley resigned.

August 16, 1973 – Chief Robert Bacolas was hospitalized in the intensive care unit of Bartlett Memorial Hospital, with chest pains.

August 18, 1973 – Alfred John Gallant was hired as a police officer.

August 22, 1973 – After three former JPD officers filed complaints that city funds had been misused and there existed a Juneau-based syndicate operation involving state and federal officials, an in-depth investigation by DPS determined there had been no wrongdoing by past or present state or federal officials.

September 14, 1973 – Chief of Police Robert C. Bacolas separated from the Department following an investigation into complaints of malfeasance.

September 17, 1973 – Richard L. Burton, a former captain of the Alaska State Troopers was hired as a captain at JPD.

October 4, 1973 – Detective Harry Treager resigned.

October 12, 1973 – Officer Steven Smathers resigned.

October 23, 1973 – Former Reno, NV PD officer Benjamin F.M. Africa III was hired as a police patrolman to replace Officer Larry Van Horn who was promoted to Juvenile Officer.

October 25, 1973 – Forty-one days following the firing of Chief Bacolas, City Manager Ronald L. Usher resigned following an executive session of the nine-member City Borough Assembly.



October 27, 1973 – Captain Richard L. Burton was promoted to Chief of Police.

- Chief Burton removed the sworn status from the office staff that Chief Bacolas had “sworn in”.

November 1, 1973 – Peter A. Lemere was hired as a police officer.

November 7, 1973 – An officer was suspended for 2 days for stabbing a knife into the tabletop in the interrogation room and challenging a suspect to “try and get even with him”.

November 14, 1973 – Lt. Stanley Edwards resigned to take a position with the State Department of Health and Social Services.

December 3, 1973 – John R. Sutton was sworn in as a police officer and animal control officer.

December 31, 1973 – The statistics reported for 1973 were as follows:

Population – 14,000

Area – 4 square miles

Homicide – 1

Rape – 2

Robbery – 2

Assault – 57

Burglary -118

Larceny – 317

Auto Theft – 54

Narcotic Arrests – 41

Calls for Service – 6,562

Adult Arrests – 375

Juvenile Arrests - 251

1974

January 10, 1974 – William Gary Mahoney resigned and William McCracken resigned to return to Oregon.

January 17, 1974 – Animal Control Officer Linda Weaver resigned.

January 18, 1974 – Deputy Clerk of the Court Pamela Molt resigned.



Chief's Meeting in Sitka-1974

Back Row: Barry Pegram-Kenai PD, Richard Burton-Juneau PD

2nd Row: George Gould-Haines PD, Lawrence Carley-Sitka PD, John Winjum-Bethel PD, Larry Kilmer-Soldatna PD,

3rd Row: James Calhoun-Cordova PD, William Bagron-Seward PD

Front Row: John Hines-Anchorage Airport PD, Michael Daugherty-Homer PD, Skagway PD, Raymond Hackstock-Ketchikan PD

January 25, 1974 – Kerry Dean Courter was hired as a police officer and Charles Harold Crum was hired as a police patrolman and canine officer.

January 30, 1974 – Georgette T. Davis was hired as an animal control officer.

January 31, 1974 – Officer Larry Van Horn resigned.

February 7, 1974 – Former Chief of Police Pat Wellington was named Commissioner of Public Safety by Governor William A. Egan.

February 11, 1974 – Corporal Ken Sather was promoted to Sergeant and Officer Ben Africa was promoted to Corporal.

March 7, 1974 – Kirk Lewis Hage was hired as a police officer.

March 11, 1974 – Former Alaska State Trooper Captain James H. Barkley was hired as a police lieutenant.

March 13, 1974 – Officer Bernard Holland resigned in lieu of termination following an allegation that he maced a handcuffed suspect that refused to talk to him.

April 9, 1974 – John R. Marshall was hired as a police patrolman.

April 17, 1974 – Randall Parker resigned.

May 3, 1974 – Officer Judy Egan resigned.

May 16, 1974 – John Hansen was hired as a police officer.

May 31, 1974 – Jay T. Price was hired as a police officer.

June 10, 1974 – JPD was awarded \$2572 by the Alaska Criminal Justice Planning Agency for Sgt. Michael Gelston to attend the 14-week Administrative Officer's Course at the Southern Police Institute at the University of Louisville in Kentucky.

June 20, 1974 – An arson at the Baranof Hotel resulted in the death of one woman and the evacuation of 300 people from the hotel.

June 30, 1974 – Officer John Gallant resigned.

July 25, 1974 – Corporal Benjamin Africa III resigned.

July 31, 1974 – Animal Control Officer John Sutton resigned.

August 23, 1974 – Steve B. Godfrey was hired as a police officer.

August 26, 1974 – Steven S. Kalwara was hired as a police officer.

September 1, 1974 – Officers John Marshall and Dennis Windred were promoted to Corporal.

– Jerry Huggins was hired as a police officer.

September 9, 1974 – Lester Gibbons was hired as a police officer and animal control officer.

October 1, 1974 – Juneau voters were asked in a proposal if they supported adding 15 positions to the Department's 26 positions, to provide area-wide policing. The police budget was projected to go from the current \$630,740 to \$1.1 million per year.

October 22, 1974 – Sgt. Kenneth Sather resigned.

November 22, 1974 – Sgt. Gelston graduated from the Southern Police Institute's Administrative Officer's Course, ranked #1 in the class of 62 officers from around the country.

December 4, 1974 – Darrel L. McCracken was hired as a police officer.

December 6, 1974 – Fred Umbarger was sworn in as a traffic control officer.

December 9, 1974 – Chief of Police Burton resigned his position to become the State's Commissioner of Public Safety and head of the Alaska State Troopers.



December 20, 1974 – James H. Barkley
was named Chief of Police

.December 22, 1974 – Animal Control Officer Charles Crum resigned.

December 23, 1974 – Sgt. Michael Gelston was promoted to police lieutenant.

December 24, 1974 – Fred Umbarger resigned

December 31, 1974 – The statistics reported for 1974 were as follows:

Population – 18,000

Area – 4 square miles

Homicide – 1

Rape – 3

Robbery – 3

Assault – 59

Burglary - 97

Larceny – 325

Auto Theft – 74

Narcotic Arrests – 55

Calls for Service – 9,511

Adult Arrests – 179

Juvenile Arrests - 179

1975

January 1, 1975 – A new Traffic Violation Demerit Point System took effect earning offending drivers demerit points for violations. The system required offenders who reached high point milestones to respond to corrective training or face the loss of their licenses.

January 22, 1975 – Chief Barkley warned the community that Juneau was catching up with the outside world in its use of illegal drugs. He said the sale of hard drugs was strongly competing with the less dangerous marijuana and hashish market following the seizure of PCP known as “angel dust” mixed with marijuana and being sold in the junior and senior high schools.

January 24, 1975 – Fire broke out in the Occidental Apartments, 418 South Franklin, killing a 70 year old man and injuring several others. JPD officers worked to identify the man killed in the blaze.

February 5, 1975 – Officer Kirk Hage separated from the Department following an internal investigation.

February 11, 1975 – Kimmerly Morrow was hired as a police officer.

March 3, 1975 – Gregg, Fraties, Petersen & Page, a Juneau law firm demanded \$40,000 from the City to avoid a Title 1983 lawsuit alleging excessive force by three JPD officers when they arrested a woman on July 28, 1974, during a fight with her “common-law husband”.

March 7, 1975 – JPD was awarded a federal grant in the amount of \$6,040 to purchase new communications equipment.

March 10, 1975 – Juneau attorney Gail Roy Fraties turned the tables on State Trooper Thomas Martin, by convincing Judge Lynn Asper to hold a hearing into the patrol tactics of Trooper Martin. Martin who had arrested 12 drivers for DWI in late 1974, faced 19 witnesses including several defendants subpoenaed by Fraties during the two day hearing.

March 27, 1975 – Eleven students were injured, two critically when a lumber truck carrying a load of plywood in a snow storm, struck a Juneau school bus carrying 26 high school students.

April 1, 1975 – Steven N. Jimmerfield was hired as a police officer.

April 25, 1975 – Former JPD Chief of Police Pat Wellington was named director of the Alaska State Troopers by former JPD Chief of Police, DPS Commissioner Richard Burton.

April 27, 1975 – Sgt. James Hasty traveled to Anchorage to attend a Drug Enforcement Administration training course.

April 28, 1975 – Juneau's dog population boom was keeping the Gastineau Humane Society and JPD's canine control program busier than ever. 190 dogs had been impounded since January 1st; 79 in March alone.

April 30, 1975 – Animal Control Officer Lester Gibbons resigned.



Redbone

May 5, 1975 – JPD officers arrested a member of the rock group 'Redbone' after he was alleged to have assaulted a Juneau man at The Whaler nightclub on South Franklin.

May 21, 1975 – Robert Brookshire was hired as a police officer.

May 27, 1975 – The Alaska Supreme Court ruled that the mere possession of 4 ounces of marijuana by a man in his home did not endanger the general public to the extent that the government could breach the right of Alaska citizens to be secure in their homes. The result in effect made possession of up to 4 ounces of marijuana in a person's home, legal. (Ravin vs State)

May 31, 1975 – Officer Jerry Huggins resigned.

June 3, 1975 – From the Empire....*"The Juneau Police Department is accepting applications for the position of police patrolman regardless of sex. The beginning salary for the position is \$1249 per month plus benefits. Candidates must be a citizen of the United States, between 19 and 40 years of age; may not have been convicted of a felony which would prevent the legal ownership of a firearm; be a high school graduate or the equivalent; and be physically sound and free from any physical defects that might effect their performance as a police officer. Candidates must be willing to undergo a series of tests."*

June 9, 1975 – The Alaska Criminal Justice Planning Agency awarded JPD a grant in the amount of \$1,820 to purchase a paging system.

July 1, 1975 – Vincent Hobson was hired as a police officer.

July 7, 1975 – Two NYC student interns who were working in the JPD Records Section separated from the Department after they admitted leaking confidential juvenile record information.

July 18, 1975 – Juneau Police Officers Kemmery Morrow and Stephen Kalwara forcibly arrested Douglas Dean Patterson following a disturbance.

July 31, 1975 – The Alaska State Commission for Human Rights notified Chief Barkley that a complaint had been filed with their office charging JPD with discrimination in the arrest of Douglas Dean Patterson.

August 1, 1975 – As the result of rumors that local attorneys were preparing to file suits against the City and Borough of Juneau and officers of JPD for alleged police brutality, coupled with local comment via the news media, Chief Barkley asked the Department of Public Safety for an investigator to conduct an impartial investigation of the three incidents rumored to be the cause of concern.

August 3, 1975 – DPS Investigator Hoffbeck assigned to CIB Anchorage completed his investigation and reported to Chief Barkley that he did not see anything to support charges of police brutality from his point of view, but someone else might believe so if they wished to overlook the attitude and actions of the defendants at the time of their arrest.

August 15, 1975 – A grant from the Alaska Traffic Safety Bureau provided a new Breathalyzer instrument with simulator at a cost of \$980.

August 29, 1975 – Officer Steven Jimmerfield resigned to accept a position with the Troopers.

September 10, 1975 – Gene Hammond was sworn in as a police officer and clerk of the court.

September 16, 1975 – Two portable radios and four battery chargers were funded at a cost of \$2,540. The radios were justified to the Alaska Traffic Safety Bureau following a test period which showed that officers working traffic crashes were wasting undo amounts of time walking from crash scenes back to their police vehicles to request ambulance, fire and tow truck services. An “in-kind” match was required for this grant, so it was calculated that 2% of JPD’s two patrol sergeant’s and three patrol officer’s work time was spent operating the radio equipment which figured out to be \$3,085 per year.

September 19, 1975 – The USS Peoria docked in Juneau with 450 Marines and sailors on liberty. JPD stepped up security by adding an extra overlapping night shift for the weekend.

October 7, 1975 – After receiving a subpoena for a deposition and appearing as ordered, Chief Barkley refused to provide documents and to answer questions related to personnel investigations as ordered by the subpoena.

October 14, 1975 – Chief Barkley was advised that the Department was in turmoil, morale was virtually gone, and several officers were considering resigning. The Chief conducted numerous officer interviews and concluded that the problems centered on one corporal. The Chief ended up demoting the corporal and reprimanding his Command Staff for not acting on complaints about the corporal's behavior.

October 16, 1975 – Animal Control Officer Gene Melle resigned.

November 4, 1975 – JPD officers and troopers from Juneau attended an 8 hour seminar on rape investigation funded by a bill passed in the last session by the State Legislature.

November 20, 1975 – A patrol officer was suspended for five days for an off-duty incident in which he arrested a man that he had argued with at a downtown bar.

November 28, 1975 – Frederick Boyd retained the law firm of Gregg, Fraties, Peterson, Page, and Baxter to bring a claim against the City and Borough for injury he allegedly received from a JPD officer that forcibly subdued him as he was striking another man.

December 3, 1975 – The FBI advised that the Bureau had received a complaint that JPD officers had violated Douglas Dean Patterson's civil rights when they arrested him on July 18.

December 10, 1975 – A JPD sergeant and corporal responding to a loud music complaint at an apartment complex ultimately forced their way into an apartment after the intoxicated occupant told them to leave. An internal investigation determined there was no exigent circumstance to justify the officers' entry without a warrant. Chief Barkley reprimanded the sergeant for using poor judgment when he violated the apartment resident's civil rights.

December 31, 1975 – An avalanche partially blocked the Thane Highway and knocked a caterpillar operator out of his cab, sending him to the hospital. JPD urged motorists to exercise caution when driving on the highway as another avalanche was possible.

December 31, 1975 – The statistics reported for 1975 were as follows:

Population – 18,000

Area – 4 square miles

Homicide – 0

Rape – 4

Robbery – 7

Assault – 145

Burglary - 132

Larceny – 508

Auto Theft – 71
Narcotic Arrests – 186
Calls for Service – 12,403
Adult Arrests – 739
Juvenile Arrests - 713

1976

January 1, 1976 – It took five of the ten JPD officers that were working on New Year's Eve to contain a fight that erupted at the Victory Bar at 1:57 AM.

January 14, 1976 – JPD officers arrested the owner-operator of Juneau's only massage parlor for prostitution, only three weeks after it opened in the Hilton Hotel. The story in the newspaper quickly generated a complaint from citizen, Robert Harko who accused JPD of entrapment.

-Christopher Thomas was hired as a police officer.

February 17, 1976 – Chief Barkley received a complaint from correctional officers at the jail that they believed a JPD sergeant that had brought in a female prisoner on February 15, had used excessive force by slamming her face into a door-glass. The JPD lieutenant that investigated the complaint wrote, "It is my opinion that the complainant is a big cry baby, a social goodie-goodie, and that he over dramatized what he 'thought' he saw." He concluded that the sergeant was not guilty of any brutality to the woman prisoner.

-Lois E. Brown was hired as the new Harbormaster.

February 26, 1976 – Famed artist and Juneau resident Rie Munoz asked Chief Barkley if he didn't agree "that getting needled by a police officer when receiving a ticket is not part of the bargain".

March 4, 1976 – Following an investigation, the FBI notified Chief Barkley that there would be no civil rights prosecution of Officers Morrow and Kalwara in the arrest of Douglas Dean Patterson.

March 8, 1976 – Lt. Michael Gelston resigned to open up his own service station.

April 2, 1976 – JPD canine officer Chris Thomas was taken to the hospital after a husky-malamute lunged for his throat. Officer Thomas blocked the attack with his right arm, but the dog sunk its teeth into his hand and wouldn't let go. Thomas finally tore loose, receiving a serious injury.

April 5, 1976 – Several Juneau residents were aboard Alaska Airlines Flight 60 when it plunged down a 60 foot ravine and burst into flames after overshooting the runway at Ketchikan's International Airport. An 85 year old Oregon resident died in the crash.

April 16, 1976 – Three officers were required to apologize to a young man that complained they had awakened him while he slept in the Youth Hostel at the Teen Club when they investigated an open window.

May 9, 1976 – Officer Steven Godfrey resigned.

June 7, 1976 – Thayer Smith was hired as a police officer.

July 5, 1976 – Officer Vincent Hobson resigned.

July 20, 1976 – David Bartlett was hired as a police officer.

August 2, 1976 – Officer John Curtner resigned following an internal investigation into alleged misconduct.

August 10, 1976 – John Brian Pringle was hired as a police officer.

August 20, 1976 – Airport Officer Michael Gomez resigned.

September 14, 1976 – A corporal requested that all patrol vehicles be taken to private service stations where competent mechanical service could be rendered and all officers familiarize themselves with the roads outside of their jurisdictions following a late night crash of a patrol vehicle that was responding to a possible homicide in Thane.

October 22, 1976 – Officer Kimmerly Morrow resigned.

November 2, 1976 – JPD was asked to investigate a report that the director of the City's Alcohol Central Agency was using the CBJ telephone system to make personal, long-distance calls without paying for them.

November 15, 1976 – A confidential informant reported that he had purchased marijuana from a JPD "meterman" who was a roommate of a known dealer. A polygraph was conducted and indicated that the JPD employee was being truthful when he denied the allegation.

November 16, 1976 – JPD officers were allowed to withdraw their membership from Teamsters Local 959 after Superior Court Judge Allen Compton signed an agreement reached between the union and the officers.

November 12, 1976 – Jack Weaver was hired as a police officer.

November 29, 1976 – A JPD dispatcher complained that without her permission JPD officers "wired" and gave "marked" money to her 16 year old daughter to purchase stolen property.

December 8, 1976 – A probationary officer was reprimanded for damaging a patrol vehicle while in pursuit of a traffic violator.

December 17, 1976 – Mel J. Personnett was hired as a police officer.

December 27, 1976 – The Juneau Empire accused JPD Chief of Police James Barkley with “toying with the news” when he defended his officers withholding information related to three women being attacked by an unknown man. Chief Barkley said that the rationale was to retain an investigative advantage.

December 31, 1976 – The statistics reported for 1976 were as follows:

Population – 18,000

Area – 4 square miles

Homicide – 0

Rape – 3

Robbery – 5

Assault – 172

Burglary - 187

Larceny – 495

Auto Theft – 96

Narcotic Arrests – 87

Calls for Service – 11,424

Adult Arrests – 753

Juvenile Arrests - 447

1977

January 10, 1977 – Two 19 year old citizens complained that they were being harassed when they were stopped and cited for speeding, failing to yield to an emergency vehicle and for having a tail lamp burned out on the vehicle they were driving.

January 25, 1977 – A woman reported that a man had pointed a gun at her and her dog when her dog stopped to relieve itself on the man’s front yard.

February 3, 1977 – The Empire reported that crime in Juneau and Douglas was up 55% since 1971, compared to 26% nationally.

February 11, 1977 – A JPD officer was investigated for parking his personal vehicle in someone else’s parking space when he arrived at work late and found another car in his mother’s parking space.

March 13, 1977 – A JPD Canine Control officer issued a citation to a citizen for letting her dog run at large.

March 21, 1977 – Captain Joseph Ciraulo attended a two week course certifying him in the use of the polygraph lie-detector instrument at the Keeler Polygraph Institute in Chicago.

April 13, 1977 – Former JPD Chief and current Public Safety Commissioner Richard Burton disagreed with Alaska Attorney General Avrum Gross's plan to de-emphasize prosecution of "victimless crimes".

The AG was responding to a statewide public opinion poll that concluded the overwhelming majority of Alaskans favored decriminalization of prostitution, gambling, homosexuality, and marijuana use and possession.

April 27, 1977 – A complaint was lodged with the court that an officer drew his weapon and pointed it at a woman and her dog when she was cited for letting her dog run at large on March 13.

June 23, 1977 – Arthur B. McKinnon was hired as a police officer.

July 1, 1977 – Brian W. Coyle was hired as a CETA employee and parking meter officer.

July 12, 1977 – The Alaska State Commission for Civil Rights ruled there was no probable cause that JPD officers discriminated against Douglas Dean Patterson when he was arrested on July 18, 1975. It was noted that both arresting officers had served less than one year on the force and neither had received any formal training or had prior police experience.

July 15, 1977 – DPS Commissioner and former JPD Chief Richard Burton railed against a proposal by state prosecutors to apply similar regulations on state department's gathering and use of intelligence information to police. One regulation would require that the court be notified as to the identity of an informant before police could use information from him.



July 24, 1977 – Officer Thayer Smith and Officer Darrel McCracken were shot while attempting to arrest a violent suspect who they found biting pieces of flesh from a young woman's face in a vehicle in the parking lot of the Breakwater Hotel. The suspect was shot and killed by a back-up JPD officer.

July 28, 1977 – Officer and Clerk of the Court Gene Hammond resigned.

-A 24 year-old burglary suspect managed to "reach around the corner" and retrieve a key to the holding cell at the police station, open the door, and walk out of the building where he was awaiting a polygraph test.

It was later learned after his capture, that he was an escaped prisoner from two federal facilities and was using an alias.

August 6, 1977 – A citizen reported that two of JPD's "metermen" were regular marijuana users. An investigation into the allegation resulted in their termination.

August 7, 1977 – Traffic Officer Brian Coyle separated from the Department.

August 12, 1977 - JPD was awarded \$2597 by the Alaska Criminal Justice Planning Agency for Lt. James Hasty to attend the 14-week Administrative Officer's Course at the Southern Police Institute at the University of Louisville in Kentucky.

August 17, 1977 – The skateboard craze hit Juneau and Chief Barkley appealed to parents to control their children, reminding them that they were liable for any injuries their children might cause while skateboarding.

August 25, 1977 – Dennis Stickler was hired as a police officer.

September 1, 1977 – Following four months of performance related issues, Chief Barkley demoted a corporal back to patrol officer.

September 19, 1977 – Donald W. Pierce was hired as a police officer.

October 26, 1977 – A Canine Control Officer was reprimanded when he had his 4th crash in a year's period while backing up the Department's van.

November 2, 1977 – Officer Peter LaMere resigned.

November 3, 1977 – Jimmy Earl Kennedy was hired as a police officer.

November 7, 1977 – Lt. Hasty graduated from the Southern Police Institute's Administrative Officer's Course.

November 30, 1977 – A dispatcher forfeited a day off when she was disciplined for failing to notify the Troopers that a reported stolen vehicle was seen in their jurisdiction by a citizen.

December 31, 1977 – The statistics reported for 1977 were as follows:

Population – 18,000

Area – 4 square miles

Homicide – 0

Rape – 3

Robbery – 12

Assault – 247

Burglary - 150

Larceny – 372
Auto Theft – 41
Narcotic Arrests – 50
Calls for Service – 8,645
Adult Arrests – 498
Juvenile Arrests - 363

1978

January 4, 1978 – A study commissioned by the Law Enforcement Assistance Administration was released alleging that organized crime did exist in Alaska, although exception was taken by both DPS Commissioner Richard Burton and Alaska Attorney General Avrum Gross..

January 17, 1978 – Officer Thayer Smith resigned.

January 23, 1978 – A new city ordinance took effect closing bars and saloons at 2AM rather than 5AM, Monday through Thursday.

January 26, 1978 – The second bank robbery in the history of Juneau was reported when a man with a .357 revolver handed a teller at the Alaska National Bank a note on a paper sack and demanded her money. 50 year-old Ivan Stewart was arrested by JPD officers later in the day and charged with bank robbery.

March 5, 1978 – Officer John Marshall resigned.



March 6, 1978 – Daniel Vander Weele was hired as a police officer.

-Winds clocked at more than 100 MPH by the wind recorder blew off the roof covering the National Guard Armory.

March 7, 1978 – The Police Department was reorganized into two divisions: The Administrative Services Division headed by Captain Joseph Ciraulo included Clerk of Court, Records, Bookkeeping, Purchasing, NCR Statistics, Inventory, New Media Liaison, Building Maintenance, Recruitment and Selection, Community Relations, Planning and Special Projects. The Enforcement Division commanded by Lt. James Hasty, included Patrol, Traffic, Canine Control, Case Assignment and Review, Investigative Follow-Up, Major Case Investigation, Liaison with the District Attorney, Equipment Maintenance, Training, Communications, Citizen Complaints and Internal Investigations.

March 13, 1978 – Sharon Wagner was sworn in as a police officer and clerk of the court.

May 9, 1978 – 18 indictments were handed down by the Grand Jury for various drug offenses and 13 people were arrested and incarcerated by JPD officers and State Troopers.

May 12, 1978 – Arthur McKinnon resigned.

May 25, 1978 – The Assembly discussed the creation of a citizen review board to review the actions of local law enforcement officers following media coverage of three incidents in which there was a dispute over the facts of the incidents between the officers and the citizens involved.

June 1, 1978 – James W. Rickard was hired as a police officer.

June 14, 1978 – A Title 1983 lawsuit was filed on behalf of Elizabeth Patricia Brown against the City and the Police Department for violation of civil rights and negligent selection, appointment, training, supervision and retention of one of its police officers who arrested Ms. Brown on July 28, 1974.

June 15, 1978 – John Lichtenberger was hired as a police officer.

June 30, 1978 – Officer Robert Brookshire resigned.

July 5, 1978 – Donald Otis was hired as a police officer.

July 12, 1978 – Robert Martin resigned.

July 14, 1978 – Thirty Juneau residents including several JPD officers underwent tuberculin skin tests following the June 10th beating death of a man who was determined to have pulmonary tuberculosis.

August 3, 1978 – Corporal J. Brian Pringle attended an Officer Survival Course at the University of Alaska, Fairbanks.

September 15, 1978 – An Alaska Supreme Court decision resulted in the Alaska Peace Officers Association and other law enforcement organizations throughout the State, railing against the decision. Known as State v Glass, the Court ruled that in Alaska, police must obtain a search warrant to surreptitiously record a suspect's conversation when the suspect has a reasonable expectation of privacy.

September 20, 1978 – Assembly member Ray Paddock called for increased foot patrols in the Franklin Street area. Chief Barkley regarded foot patrols as an "inefficient and uneconomical use of available personnel."

October 1, 1978 – The US District Court for the District of Alaska in the Elizabeth Brown vs City and Borough of Juneau case ordered the "plaintiff's entire cause of action against the City and Borough of Juneau dismissed with prejudice".

October 31, 1978 – Sgt. John Reed resigned.

December 1, 1978 – Juneau's 245 parking meters were removed on a trial basis and JPD officers were instructed to chalk tires and cite violators who failed to move their vehicles within an hour.

December 31, 1978 – The statistics reported for 1978 were as follows:

Population – 18,000

Area – 4 square miles

Homicide/Manslaughter – 5

Rape – 1

Robbery – 9

Assault – 190

Burglary - 138

Larceny – 404

Auto Theft – 76

Narcotic Arrests – 57

Calls for Service – 8,031

Adult Arrests – 578

Juvenile Arrests - 316

1979

January 2, 1979 – Former JPD Chief of Police and current Department of Public Safety Commissioner, Richard Burton retired after spending 25 years in law enforcement.

February 1, 1979 – Cpl. Darrell McCracken attended the Police Supervision Techniques and Police Personnel Evaluation Course in Fairbanks.

February 5, 1979 – James Rickard resigned.

March 12, 1979 – Ben Coronell was hired as a police officer and animal control officer.

April 1, 1979 – Paul W. Smith was hired as a police officer.

April 17, 1979 – Patrol Officer Jimmy Earl Kennedy and Traffic Officer Richard J. Adair were shot and killed by Louis Sorenson, a State Department of Revenue mailroom worker. Sorenson, wielding an automatic rifle shot the two officers and Officer Mike Stickler when they responded to a report of shots fired at a passing motorist. Sorenson, who had a history of mental problems killed himself after police lobbed canisters of tear gas into his residence.



Jimmy Earl Kennedy



Richard J. Adair

April 25, 1979 – Paul W. Smith was hired as a police officer.

May 1, 1979 – Karl Stuart was hired as a police officer.

May 23, 1979 – Krista Lee Coleman was hired as a traffic control officer.

June 25, 1979 – Karl Lewkowski was hired as a police officer and Officer Dennis “Mike” Stickler resigned.

June 29, 1979 – Officer and Clerk of the Court Sharon Wagner resigned.

July 1, 1979 – District Attorney Larry Weeks was reassigned to Anchorage and was replaced by long-time Juneau resident from the State Attorney General’s Office, Pat Gullufsen.

July 19, 1979 – Robert G. Williams was hired as a police officer.

September 28, 1979 – Officer Jay Price resigned.

October 29, 1979 – A citizen complained that officers had injured her wrists with their handcuffs when she was arrested for refusing to leave the Taku Taxi office after being asked to do so by the taxi dispatcher.

December 21, 1979 – A man was found dead, hanging from the ceiling in the JPD holding cell, only two hours after his arrest for rape and armed robbery.

December 31, 1979 – Officer Dennis Weaver resigned.

December 31, 1979 – The statistics reported for 1979 were as follows:

Population – 18,000

Area – 4 square miles

Homicide/Manslaughter – 4

Rape – 6

Robbery – 3

Assault – 211

Burglary - 127

Larceny – 402

Auto Theft – 55

Narcotic Arrests – 31

Calls for Service – 7,865

Adult Arrests – 455

Juvenile Arrests - 268

BUILDING: Formerly the Community College Building

ADDRESS: Between 5th and 6th, Seward and Franklin

DESCRIPTION: Three stories, concrete exterior with frame, plaster and sheet-rock interior. The structure has two interior stairwells with labeled fire doors between floors. However, the doors are not in compliance as some are propped open, there are not closures on some and others are hooked open. The exterior fire escapes, of which there are two, have in some cases obstructions blocking the exits. There is also a walk way from the third floor to the 6th street.

Third Floor: The plumbing fixtures on the top floor are not connected and some have been removed from the floor flange, thus allowing sewer gas to be vented into upper floor area.

Ceiling tile has been subject to moisture either from roof leaks or leaking roof drains. Likewise the floor tile and subfloor is dilapidated for the same reason. Plastered walls have many holes, cracks, etc. which cause a fire hazard as does open air returns extending from basement to attic.

There are air ducts extending from attic to basement that are not in compliance. They should be constructed of metal with closures within the duct on a fusible link to make them automatic.

Most of the electrical system seems to be of recent installation, however there are some faulty light switches. All the outlets are convenience type as far as the cursory inspection indicates.

First and Second Floors: The first and second floors are partially occupied as offices and classrooms. They are in a better maintained condition although there is evidence in some areas where the same leaks from the upper floor has deteriorated sections of ceiling and floor tile, plaster, etc.

There has been considerable settlement in some areas resulting in humps and hollows in the floor.

Building

Page 2

General upkeep of the building seems to have been neglected. There is great quantities of litter strewn about in various rooms that should be removed as soon as possible due to the fire hazard.

The attic area of the building is predominately unprotected, open frame construction which in itself constitutes a serious fire hazard. There are also areas in the wall sections in need of repair as the elements of snow and rain has been sifting through. There are also quite a few window lites broken out that should be replaced.

The boiler room also has some broken window lites that should be replaced and other means of providing combustion air provided. All the fire extinguishers I examined require re-charging.

There is considerable garbage and litter that should be removed from basement area.

Part II

This building is being considered for dormitory and class room facilities on the top (third) floor.

It is the unanimous decision of the Juneau Fire Chief, Doug Boddy, Alaska State Fire Marshal, Wally Dawson, and the Greater Juneau Building Official, Frank Cashel, that since this structure has not been adequately maintained and in some areas is in a rather dilapidated condition, the entire structure would be required to have all deficiencies corrected prior to being considered sufficiently safe to be used as a dormitory. If this is to be done, adequate bathing facilities would be required for dormitory occupation. It is also suggested that smoke and heat detection with proper alarm and a sprinkler system be installed on all floors. Exit signs must be made operable and in proper locations.

Walk in vaults should either be removed or more adequate support installed.

Old "drop-cords" in attic should be removed and adequate electrical outlets installed.

Rural ☒

PERMIT NO. 2581

BY BC Hamler

Building Address		Block 23 5 th Franklin	
APPLICANT OWNER	Name	Buster McPhail	
	Mail Address	Box 944	
	City	Tuneau	
	Tel. No.	9-9333	
ARCHITECT ENGINEER	Name		
	Mail Address		
	City		
	Tel. No.		
CONTRACTOR or OWNER BUILDER	Name		
	Mail Address		
	Tel. No.		
	State License No.		
LEGAL DESCRIPTION	Subdivision		
	Lot No.	Bl. No. 23	
CLASS OF WORK			
New		Repair	
Addition		Demolish	
Alteration		Move	
Use Of Bldg.			
Size Of Bldg.			
Height Of Bldg.			
Area Of Lot			
SPECIFICATIONS FOUNDATIONS			
Material	Exterior		Piers
Width Of Top			
Width Of Bottom			
Depth In Ground			
Plate (Sill)	Size	Space	Span
Girders			
Joists (1st Fl.)			
" " (2nd Fl.)			
" " (Clg.)			
Studs (Ext.)			
" " (Int.)			
Roof Rafters			
Bearing Walls			
Other			
COVERING			
Ext. Walls			
Int. Walls			
Roof			
Re-Roof			
FLUES			
F. Place	Flr. Furn.	Other	
Furnace	H. Water ☐ H. Air ☐	Steam ☐ Elec. ☐	Oil ☐ Gas ☐
Kitchen			
UTILITIES			
Sewage System City	S. Tank		
Bldg. Main			
Sewer Outlet Size			
Water Meter Size			
Water Service Size			
Exist. Road	Curb & Gutter ☐ Drain Ditch ☐		
Driveway Width		Ft.	
Off-Street Parking			
Estimated Cost			
Special Information			
Demo of Community College 5 th & Franklin			
WORK NOT MENTIONED IS NOT INCLUDED IN PERMIT			
I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all state laws, and codes and ordinances of The Greater Juneau Borough, applicable to building construction. Signature Of Owner Applicant B. McPhail Constr by B. Hamilton			

BLDG. PERMIT NO. 8581 DATE ISSUED 5-22-71
BLDG. FEE \$ 1928 PLANS SUBMITTED 11/1
PLAN CHECK FEE \$ 11/1 SPECS. SUBMITTED 11/1
PENALTY \$ _____ REC. NO. _____
OTHER \$ _____
TOTAL \$ _____

CALLED INSPECTIONS

FOOTING (BEFORE POURING) _____
FND. WALL (BEFORE POURING) _____
FRAME _____
ROUGH PLUMBING _____
ROUGH ELECTRICAL _____
FIRE PLACE _____
SEWAGE & WATER _____
OTHER _____
FINAL _____

CERTIFICATE OF OCCUPANCY
ISSUED _____ DATE _____

ZONING INFORMATION

ZONE _____ APPROVED _____ DATE _____
AREA OF LOT _____
SET BACKS: FRONT _____
BACK _____
SIDES _____

COMMENTS: Demolition Community College
5th & Franklin

APPROVED: _____ BOROUGH SANITARIAN

DATE: _____

COMMENTS: _____

FIRE ZONE _____

2/01

PART II –Provide detailed explanation in Part III for all “No” answers to the following questions.	Yes	No
1. Property is maintained so as to appear attractive and inviting to the public.	✓	
2. Sanitary facilities and sanitation are maintained in accordance with applicable State and local public health standards.	NA	
3. Maintenance is being performed to assure continued UFAS acceptable accessibility of the facilities by the disabled.	✓	
4. Adequate protection such as natural barriers or fencing is provided for the natural features of the site.	✓	
5. There are no overhead utility lines within the project boundary.	✓	
6. Staffing of facilities is adequate.	✓	
7. Repair and maintenance of facilities are adequate.	✓	
8. The facility is kept open for public use during reasonable times of the day and seasons of the year, according to type of facility.	✓	
9. Facilities are open to entry and use by all persons regardless of race, color, creed, national origin or residence.	✓	
10. The project is signed to acknowledge LWCF assistance.	✓	
11. Examine the property land status. Are only outdoor recreation uses occurring within the project's boundary?	✓	
12. Sponsor is in compliance with EEO including posting an EEO sign. <i>No sign board in park</i>	✓	
13. Sponsor has been reminded of post completion responsibilities.	✓	
14. Does sponsor feel familiar and comfortable with LWCF program requirements as they apply to the project? If not, explain in Part III.	✓	

PART III Comments: Provide detailed explanation of all "No" answers from Part II. Also, provide any comments, questions or concerns you have about the project. Attached additional pages as necessary.

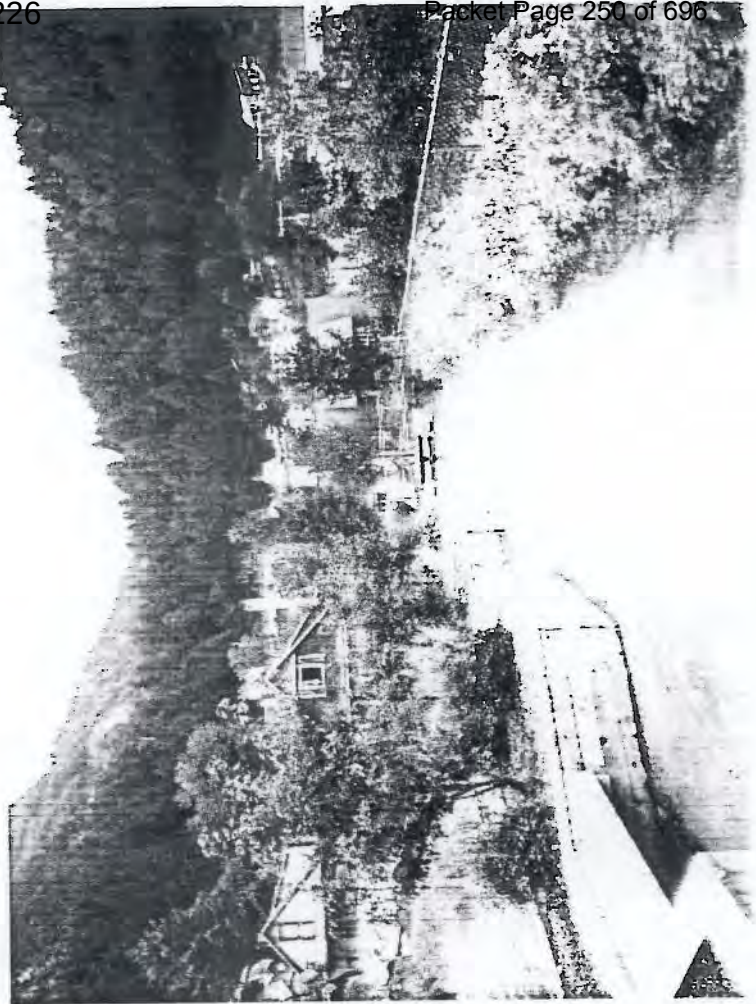
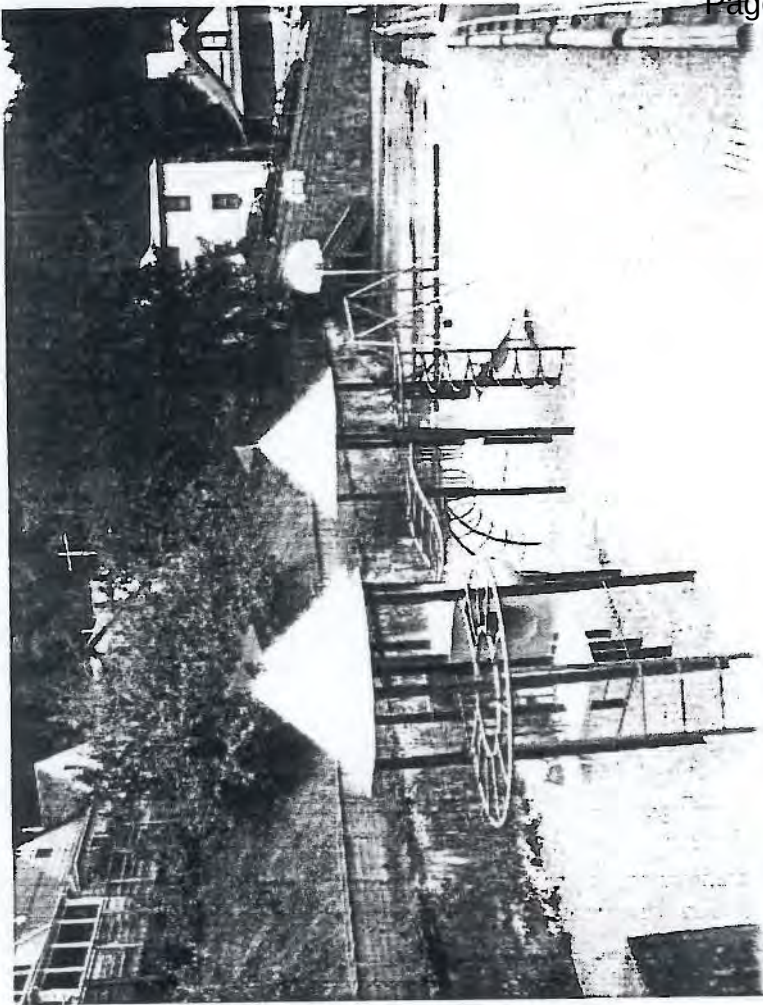
LWCF Project Sponsor Inspector:

Bob Croshaw
Signature

9/23/03

Date

Note: Recent photos showing project development must be submitted with this self-inspection report. The photos must be signed and dated. Include a log that briefly describes each photo by number.



50-00008 Lena Loop Recreation Area (Capital Playground)
City and Borough of Juneau
\$29,500 total \$14,750 federal
6/20/69 thru 8/31/70 (8/31/70 changed to 12/31/70 on amendment #1)
(12/31/70 changed to 12/31/71 on amendment #2)
(12/31/71 changed to 12/31/72 on amendment #3)

construction of the following:

access road
parking area
softball diamond, backstop and bleachers
picnic tables and fire pits
toilet facilities and water supply (deleted on amendment #4)
landscaping,
signs
parking
traffic control (deleted on amendment #4)
associated facilities

amendment #1 add the following: Period covered by this agreement is changed from "Date of Approval to 8-31-70" to "Date of Approval to 12-31-70"

amendment #2 add the following: Period covered by this agreement is changed from "Date of Approval to 8-31-70" to "Date of Approval to 12-31-71"

amendment #3 add the following: Period covered by this agreement is changed from "Date of Approval to 12-31-71" to "Date of Approval to 12-31-72"

amendment #4 add the following: Project scope is amended to delete: "Toilet facilities and water supply, and traffic control"

amendment #5 add the following: Delete project area and scope described as "Lena Loop Project (02-00008) consisting of Lots 28 and 29 U&SS 3266 and containing 7.02± acres."

In lieu of deleted area and scope add "project area, Block 23, Townsite of Juneau, consisting of .81± acres, as shown on site map drawn by the City and Borough of Juneau and dated March 12, 1979.

Development on this project area, which is included in consideration of above deletion, consists of construction of playground equipment, basketball court and landscaping.
Official project name is changed from Lena Loop to Capital Playground."

UNITED STATES DEPARTMENT OF THE INTERIOR
Bureau of Outdoor Recreation
Land and Water Conservation Fund Project Agreement

State Alaska	Project Number 50-00008
Project Title Lena Loop Recreation Area	
Period Covered by this Agreement Date of Approval to 8/31/70	Project Period Date of Approval to 8/31/70
Project Scope (Description of Project)	

This project will provide facilities for sightseeing, picnicking, and field sports. It will include construction of the following facilities:

1. A new access road
2. Parking area
3. Softball diamond, backstop, and bleachers.
4. Picnic tables and fire pits
5. Toilet facilities and water supply
6. Landscaping, signs, parking and traffic control, and associated facilities

50-015-0000
AL-Juneau-N/A

Project Stage Covered by this Agreement
The entire project is covered by this agreement.

Project Cost

Total Cost	\$ 29,500
Fund Support	50 %
Fund Amount	\$ 14,750
Cost of this Stage	\$ 29,500
Assistance this Stage	\$ 14,750

The following attachments are hereby incorporated into this agreement:

1. General Provisions Dated
December, 1965
2. Project Proposal 50-00008
3. _____
4. _____

LAND AND WATER CONSERVATION FUND PROJECT AGREEMENT

General Provisions

A. Definitions

1. The term "BOR" as used herein means the Bureau of Outdoor Recreation, United States Department of the Interior.
2. The term "Director" as used herein means the Director of the Bureau of Outdoor Recreation, or any representative lawfully delegated the authority to act for such Director.
3. The term "Manual" as used herein means the Bureau of Outdoor Recreation Manual.
4. The term "project" as used herein means that project or project stage which is the subject of this agreement.
5. The term "State" as used herein means the State which is a party to this agreement, and, where applicable, the political subdivision or public agency to which funds are to be transferred pursuant to this agreement. Wherever a term, condition, obligation, or requirement refers to the State, such term, condition, obligation, or requirement shall also apply to the recipient political subdivision or public agency, except where it is clear from the nature of the term, condition, obligation, or requirement that it is to apply solely to the State.

B. Project Execution

1. The State shall execute and complete the approved project in accordance with the time schedule set forth in the project proposal. Failure to render satisfactory progress or to complete this or any other project which is the subject of Federal assistance under this program to the satisfaction of the Director may be cause for the suspension of all obligations of the United States under this agreement.
2. Construction contracted for by the State shall meet the following requirements:
 - (a) Contracts for construction in excess of \$10,000 shall be awarded through a process of competitive bidding. Copies of all bids and a copy of the contract shall be retained for inspection by the Director.
 - (b) The State shall inform all bidders on contracts for construction in excess of \$10,000 that Federal funds are being used to assist in construction.
 - (c) Written change orders to contracts for construction in excess of \$10,000 shall be issued for all necessary changes in the facility. Such orders shall be made a part of the project file and shall be kept available for audit.
 - (d) The State shall comply with the regulations of the Secretary of Labor contained in 29 CFR 3 (1964), made pursuant to 40 U.S.C. Sec. 276(c) (1964), which require from each contractor or subcontractor a weekly wage payment statement. Such regulations are hereby incorporated into this agreement by reference.
 - (e) The State shall incorporate, or cause to be incorporated, into all construction contracts the following provisions:

"During the performance of this contract, the contractor agrees as follows:

"(1) The contractor will not discriminate against any employee or applicant for employment because of race, creed, color, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, creed, color, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.

"(2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, or national origin.

"(3) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's commitments under Section 202 of Executive Order No. 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

"(4) The contractor will comply with all provisions of Executive Order No. 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

"(5) The contractor will furnish all information and reports required by Executive Order No. 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

"(6) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order No. 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order No. 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

"(7) The contractor will include the provisions of Paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order No. 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the contracting agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, that in the event the contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the contracting agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States."

- (f) The State shall (1) comply with the above provisions in construction work carried out by itself, (2) assist and cooperate actively with the BOR and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the above contract provisions and with the rules, regulations, and relevant orders of the Secretary of Labor, (3) obtain and furnish to the BOR and to the Secretary of Labor such information as they may require for the supervision of such compliance, (4) enforce the obligation of contractors and subcontractors under such provisions, rules, regulations, and orders, (5) carry out sanctions and penalties for violation of such obligations imposed upon contractors and subcontractors by the Secretary of Labor or the BOR pursuant to Part II, Subpart D, of Executive Order No. 11246 of September 24, 1965, and (6) refrain from entering into any contract with a contractor debarred from Government contracts under Part II, Subpart D, of Executive Order No. 11246 of September 24, 1965.

3. The State shall secure completion of the work in accordance with the approved construction plans and specifications, and shall secure compliance with all applicable Federal, State, and local laws and regulations.
4. The State shall permit periodic site visits by the Director to insure work progress in accordance with the approved project, including a final inspection upon project completion.
5. In the event funds should not be available for future stages of the project, the State shall bring the project to a point of usefulness agreed upon by the State and the Director.
6. All significant deviations from the project proposal shall be submitted to the Director for prior approval.
7. Development plans and specifications shall be available for review by the Director upon request.
8. The acquisition cost of real property shall be based upon the appraisal of a competent appraiser. The reports of such appraisers shall be available for inspection by the Director.
9. If any tract or parcel of, or interest in, real property subject to being purchased under the provisions of this agreement, but not identified herein, is found by the Director for any reason not to be suitable for Federal assistance, all obligations of the United States hereunder shall cease as to such parcel, tract or interest.

C. Project Costs

Project costs eligible for assistance shall be determined upon the basis of the criteria set forth in the Manual.

D. Project Administration

1. The State shall promptly submit such reports as the Director may request.
2. Property and facilities acquired or developed pursuant to this agreement shall be available for inspection by the Director upon request.

3. The State shall use any funds received in advance payment from the United States under the terms of this agreement solely for the project or project stage herein described.
4. Interest earned on funds granted pursuant to this agreement shall not be available for expenditure by the State, but shall be disposed of according to instructions issued by the Director.
5. Because one of the basic objectives of the Land and Water Conservation Fund Act is to enhance and increase the Nation's outdoor recreation resources, it is the intent of the parties hereto that recipients of assistance will use moneys granted hereunder for the purposes of this program, and that assistance granted from the Fund will result in a net increase, commensurate at least with the Federal cost-share, in a participant's outdoor recreation. It is intended by both parties hereto that assistance from the Fund will be added to, rather than replace or be substituted for, State and local outdoor recreation funds.

E. Project Termination

1. The State may unilaterally rescind this agreement at any time prior to the commencement of the project. After project commencement, this agreement may be rescinded, modified, or amended only by mutual agreement. A project shall be deemed commenced when the State makes any expenditure or incurs any obligation with respect to the project.
2. Failure by the State to comply with the terms of this agreement or any similar agreement may be cause for the suspension of all obligations of the United States hereunder.
3. Failure by the State to comply with the terms of this agreement shall not be cause for the suspension of all obligations of the United States hereunder if, in the judgment of the Director, such failure was due to no fault of the State. In such case, any amount required to settle at minimum costs any irrevocable obligations properly incurred shall be eligible for assistance under this agreement.
4. Because the benefit to be derived by the United States from the full compliance by the State with the terms of this agreement is the preservation, protection, and the net increase in the quantity and quality of public outdoor recreation facilities and resources which are available to the people of the State and of the United States, and because such benefit exceeds to an immeasurable and unascertainable extent the amount of money furnished by the United States by way of assistance under the terms of this agreement, the State agrees that payment by the State to the United States of an amount equal to the amount of assistance extended under this agreement by the United States would be inadequate compensation to the United States for any breach by the State of this agreement. The State further agrees, therefore, that the appropriate remedy in the event of a breach by the State of this agreement shall be the specific performance of this agreement.

F. Conflict of Interests

1. No official or employee of the State who is authorized in his official capacity to negotiate, make, accept, or approve, or to take part in such decisions regarding a contract or subcontract in connection with this project shall have any financial or other personal interest in any such contract or subcontract.
2. No person performing services for the State in connection with this project shall have a financial or other personal interest other than his employment or retention by the State, in any contract or subcontract in connection with this project. No officer or employee of such person retained by the State shall have any financial or other personal interest in any real property acquired for this project unless such interest is openly disclosed upon the public records of the State, and such officer, employee or person has not participated in the acquisition for or on behalf of the State.
3. No member of or delegate to Congress shall be admitted to any share or part of this agreement, or to any benefit to arise hereupon, unless such benefit shall be in the form of an agreement made with a corporation for its general benefit.
4. The State shall be responsible for enforcing the above conflict of interest provisions.

G. Hatch Act

No officer or employee of the State whose principal employment is in connection with any activity which is financed in whole or in part pursuant to this agreement shall take part in any of the political activity proscribed in the Hatch Political Activity Act, 5 U.S.C. Sec. 118k (1964), with the exceptions therein enumerated.

H. Financial Records

1. The State shall maintain satisfactory financial accounts, documents, and records, and shall make them available to the BOR, the Department of the Interior, and to the General Accounting Office for auditing at reasonable times. Such accounts, documents, and records shall be retained by the State for three years following project termination.

2. The State may use any generally accepted accounting system, provided such system meets the minimum requirements set forth in the Manual.

I. Use of Facilities

1. The State shall not at any time convert any property acquired or developed pursuant to this agreement to other than the public outdoor recreation uses specified in the project proposal attached hereto without the prior approval of the Director.
2. The State shall operate and maintain, or cause to be operated and maintained, the property or facilities acquired or developed pursuant to this agreement in the manner and according to the standards set forth in the Manual.

J. Nondiscrimination

1. The State shall not discriminate against any person on the basis of race, color, or national origin in the use of any property or facility acquired or developed pursuant to this agreement.
2. The State shall comply with the terms and intent of Title VI of the Civil Rights Act of 1964, 78 Stat. 241 (1964), and with the regulations promulgated pursuant to such Act by the Secretary of the Interior and contained in 43 CFR 17 (1964).
3. The State shall not discriminate against any person on the basis of residence, except to the extent that reasonable differences in admission or other fees may be maintained on the basis of residence.

K. Compliance

The State shall be responsible for compliance with the terms of this agreement by any political subdivision or public agency to which funds are transferred pursuant to this agreement. Failure by such political subdivision or public agency to so comply shall be deemed a failure by the State to comply with the terms of this agreement.

L. Manual

The State shall comply with the policies and procedures set forth in the Bureau of Outdoor Recreation Manual. Said Manual is hereby incorporated into and made a part of this agreement.

The United States of America, represented by the Director, Bureau of Outdoor Recreation, United States Department of the Interior, and the State named above (hereinafter referred to as the State), mutually agree to perform this agreement in accordance with the Land and Water Conservation Fund Act of 1965, 78 Stat. 897 (1964), and with the terms, promises, conditions, plans, specifications, estimates, procedures, project proposals, maps, and assurances attached hereto and hereby made a part hereof.

The United States hereby promises, in consideration of the promises made by the State herein, to obligate to the State the amount of money referred to above, and to tender to the State that portion of the obligation which is required to pay the United States' share of the costs of the above project stage, based upon the above percentage of assistance. The State hereby promises, in consideration of the promises made by the United States herein, to execute the project described above in accordance with the terms of this agreement.

The following special project terms and conditions were added to this agreement before it was signed by the parties hereto:

The State shall transfer to the Greater Juneau Borough all funds granted hereunder except a surcharge for State administrative expenses at the rate of 5.1% of direct costs.

This Agreement is not subject to the provisions of section B.2(d) of the attached general provisions dated December 1965.

In witness whereof, the parties hereto have executed this agreement as of the date entered below.

THE UNITED STATES OF AMERICA
By W. J. Jones
(Signature)
Acting Assistant Director
(Title)
Bureau of Outdoor Recreation
United States Department of
the Interior
Date 6/20/69

STATE
ALASKA
(State)
By F. J. Keenan
(Signature)
F. J. Keenan
(Name)
Director, Division of Lands
(Title)
Date April 30, 1969

ADL #235

State of Alaska
Department of Natural Resources

(City) (Borough) Greater Anchorage
Project Number 60-00008
Date _____

PROJECT AGREEMENT

Project Title Lena Loop Recreation Area
Project Period 3/1/66 to 10/1/68 Period Covered by Agreement 3/1/66 to 10/1/68
Project Scope _____

This proposed project will provide facilities for sightseeing, picnicking, hiking, and playing games. It will include construction of the following facilities:

- (1) A new access road.
- (2) Parking area.
- (3) Baseball diamond, backstop and bleachers.
- (4) Picnic tables and fire pits.
- (5) Toilet facilities and water supply.
- (6) Brush-out areas for trails and picnic tables.

Stage Covered by this Agreement _____

The entire project will be covered by this agreement.

Project Cost

Total Cost	\$ <u>29,300</u>
Cost of This Segment	\$ <u>29,300</u>
Assistance This Segment	\$ <u>14,750</u>

The State of Alaska, represented by the Commissioner, Department of Natural Resources, and the ~~(XXXX)~~ (Borough) of Greater Juneau do mutually agree to perform this agreement in accordance with the Land and Water Conservation Fund Act of 1965, 78 Stat. 897 (1964), and pursuant to the terms, promises, conditions, plans, specifications, estimates, and procedures attached hereto and made a part hereof. Specifically, and in addition to the requirements above, the ~~(XXXX)~~ (Borough) agrees to be bound by and to comply with the provisions contained in the "General Provisions" of the agreement between the United States and the State of Alaska in all respects where applicable and particularly with respect to employment practices, posting of notices and conflict of interests contained in Sections B. 2. and F. thereof.

The State of Alaska hereby agrees in consideration of the promises made by the ~~(XXX)~~ (Borough) herein and subject to approval and funding of this project by the United States, to transmit to the ~~(XXX)~~ (Borough) funds paid to the State of Alaska by the United States for work performed on this project by the ~~(XXX)~~ (Borough).

The ~~(XXX)~~ (Borough) hereby agrees, in consideration of the promises made by the State of Alaska herein, to execute the project stage described above in accordance with the terms of this agreement. The ~~(XXX)~~ (Borough) further agrees, therefore, that the only appropriate remedy in the event of a breach by the ~~(XXX)~~ (Borough) of this agreement shall be the specific performance of this agreement.

The following special project terms and conditions were added to this agreement before it was signed by the parties hereto:

The State shall transfer to the Greater Juneau Borough all funds granted hereunder except a surcharge for State administration expenses in an amount equal to 5 percent of costs incurred by the Borough. The Borough agrees to operate and maintain this facility in a manner acceptable to the State.

In witness whereof, the parties hereto have executed this agreement as of the date entered on the first page hereof.

THE STATE OF ALASKA

By *Phil R. Holden*
Commissioner
Department of Natural Resources

Greater Juneau Borough
(City) (Borough)
By *Charles Millard, Jr.*
(Signature)
Chairman
(Title)

Approved as to form:

William C. Adams
Attorney General

AGREEMENT

THIS AGREEMENT, made and entered into this 15 day of May, 19 68 by and between the STATE OF ALASKA by and through the Commissioner, Department of Natural Resources, hereinafter called "State," and Greater Juneau Borough, a political subdivision of the State of Alaska, hereinafter called "Recipient";

W I T N E S S E T H:

WHEREAS, Recipient proposes to undertake the following outdoor recreation project:

hereinafter called the "project", and, to that end, proposes to perform the work as set out on the Project Proposal attached hereto, marked "Exhibit A" and by this reference made a part hereof; and

WHEREAS, federal matching funds for acquisition and development of outdoor recreation areas are available under the Land and Water Conservation Fund Act of 1965, Public Law 88-578 (78 Stat.897) (1964), as administered by the Bureau of Outdoor Recreation, U.S. Department of the Interior; and

WHEREAS, it is the intent of the parties hereto that Recipient perform the development work set out in Exhibit A in accordance with the Land and Water Conservation Fund Act of 1965, any other applicable federal and state statutes, and the requirements of the Bureau of Outdoor Recreation; and that State apply to the Bureau of Outdoor Recreation for funds with which to reimburse Recipient for not more than 50% of its cost in performing such work;

NOW, THEREFORE, the premises being in general as stated in the foregoing recitals, it is agreed by and between the parties hereto as follows:

1. Recipient shall perform the work of the project in accordance with Exhibit A.
2. The estimated total cost of the project is \$ 29,500. Recipient shall, in the first instance, pay all costs of the project. Upon completion of the project, Recipient shall submit to State an itemized statement of the actual total cost of the project.
3. Upon receipt from Recipient of the itemized statement of the actual total cost of the project and completion of the project by Recipient in accordance with the terms of this agreement, State shall apply to the Bureau of Outdoor Recreation for one-half the estimated total cost of the project or one-half the actual total cost of the project, whichever is the lesser, and, upon receipt thereof from the Bureau of Outdoor Recreation, shall pay such amount to Recipient, less a sum not to exceed 5 % of the total project cost for administrative costs. It is understood by the parties hereto that where the actual total cost of the project exceeds the estimated total cost of the project, State shall not be obligated to apply to the Bureau of Outdoor Recreation for, or to pay to Recipient, any amount in excess of one-half such estimated total cost, and that Recipient shall be solely responsible for any excess of the actual total cost over the estimated total cost. State may, where acceptable to the Bureau of Outdoor Recreation, apply for federal funds prior to

completion of the project and pay such amounts from federal funds to Recipient for completion of such portions of the project as may be agreed upon by Recipient, State and Bureau of Outdoor Recreation.

4. Upon completion of the project Recipient shall, at its own expense operate and maintain the project facilities for outdoor recreation use by the general public.

5. It is understood by the parties hereto that no funds of State are, under this agreement, committed to payment of any costs of the project, and that obligations imposed upon State to apply for federal funds as well as the right of Recipient to receive any reimbursement for any costs of the project shall extend only to those portions of the project, including the estimated costs thereof, approved by the Bureau of Outdoor Recreation. Furthermore, if Recipient fails to perform any of the work of the project and such failure, because of commitments made by State to the Bureau of Outdoor Recreation, forces State to perform any work necessary to bring the project to a useful stage of completion (as determined by State and the Bureau of Outdoor Recreation), Recipient shall reimburse State for all State's costs in performing such necessary completion work, less any federal funds received by State for such work.

6. Recipient hereby agrees at all times to comply with the LAND AND WATER CONSERVATION FUND PROJECT AGREEMENT - General Provisions, attached hereto, marked "Exhibit B" and by this reference made a part hereof, in accordance with paragraph 5 of part A (Definitions) of Exhibit B.

7. The provisions of the main body of this agreement, and Exhibit B shall prevail, in case of conflict, over the provisions of Exhibit A.

X 8. Recipient shall complete the work of the project by July 31, 1969.

9. Recipient shall execute this agreement during a duly authorized session of its general legislative body.

Dated this 15 day of May, 1968, at Juneau, Alaska.

STATE OF ALASKA

By [Signature]
Commissioner, Department of
Natural Resources

APPROVED AS TO FORM:

Deputy

[Signature]
Attorney General

CEKXO (BOROUGH)

By [Signature]

UNITED STATES
DEPARTMENT OF THE INTERIOR
Bureau of Outdoor Recreation

State Alaska
Project Amendment No. 02-00008.1

AMENDMENT TO PROJECT AGREEMENT

THIS AMENDMENT TO Project Agreement No. 02-00008 is hereby made and agreed upon by the United States of America, acting through the Director of the Bureau of Outdoor Recreation and by the State of Alaska, pursuant to the Land and Water Conservation Fund Act of 1965, 78 Stat. 897 (1964).

The State and the United States, in mutual consideration of the promises made herein and in the agreement of which this is an amendment, do promise as follows:

That the above-mentioned agreement is amended by adding the following:

Period covered by this agreement is changed from "Date of Approval to 8-31-70" to "Date of Approval to 12-31-70".

Project period is changed from "Date of Approval to 8-31-70" to "Date of Approval to 12-31-70".

02-110-0000

AL-Juneau-N/A

In all other respects the agreement of which this is an amendment, and the plans and specifications relevant thereto, shall remain in full force and effect. In witness whereof the parties hereto have executed this amendment as of the date entered below.

THE UNITED STATES OF AMERICA
By [Signature]
(Signature)
Regional Director
(Title)
Bureau of Outdoor Recreation
United States Department of
the Interior
Date AUG 20 1970

STATE
Alaska
(State)
By [Signature]
(Signature)
F. J. Keenan
(Name)
State Liaison Officer
(Title)

UNITED STATES
DEPARTMENT OF THE INTERIOR
Bureau of Outdoor Recreation

Page 239

State A. ka

Packet Page 263 of 696

Project Amendment No. 02-00008.2

AMENDMENT TO PROJECT AGREEMENT

THIS AMENDMENT TO Project Agreement No. 02-00008 is hereby made and agreed upon by the United States of America, acting through the Director of the Bureau of Outdoor Recreation and by the State of Alaska, pursuant to the Land and Water Conservation Fund Act of 1965, 78 Stat. 897 (1964).

The State and the United States, in mutual consideration of the promises made herein and in the agreement of which this is an amendment, do promise as follows:

That the above-mentioned agreement is amended by adding the following:

Period covered by this agreement is changed from "Date of Approval to 12-31-70" to "Date of Approval to 12-31-71".

Project period is changed from "Date of Approval to 12-31-70" to "Date of Approval to 12-31-71".

02-110-0000
AL-Juneau-N/A

In all other respects the agreement of which this is an amendment, and the plans and specifications relevant thereto, shall remain in full force and effect. In witness whereof the parties hereto have executed this amendment as of the date entered below.

THE UNITED STATES OF AMERICA
By [Signature]
(Signature)
Regional Director
(Title)
Bureau of Outdoor Recreation
United States Department of
the Interior

Date DEC 8 1970

STATE
Alaska
(State)
By [Signature]
(Signature)
Theodore G. Smith
(Name)
State Liaison Officer
(Title)

BOR 8-92a
(Rev. Mar. 1967)

11.25.70

UNITED STATES
DEPARTMENT OF THE INTERIOR
Bureau of Outdoor Recreation

Project Amendment No. 02-00008.3

AMENDMENT TO PROJECT AGREEMENT

THIS AMENDMENT TO Project Agreement No. 02-00008 is hereby made and agreed upon by the United States of America, acting through the Director of the Bureau of Outdoor Recreation and by the State of Alaska, pursuant to the Land and Water Conservation Fund Act of 1965, 78 Stat. 897 (1964).

The State and the United States, in mutual consideration of the promises made herein and in the agreement of which this is an amendment, do promise as follows:

That the above-mentioned agreement is amended by adding the following:

Period covered by this agreement is changed from "Date of Approval to 12-31-71" to "Date of Approval to 12-31-72".

Project period is changed from "Date of Approval to 12-31-71" to "Date of Approval to 12-31-72".

02-110-0000

AK-Juneau-N/A

In all other respects the agreement of which this is an amendment, and the plans and specifications relevant thereto, shall remain in full force and effect. In witness whereof the parties hereto have executed this amendment as of the date entered below.

THE UNITED STATES OF AMERICA

By

Maura H. Lundy
(Signature)
Regional Director
(Title)

Bureau of Outdoor Recreation
United States Department of
the Interior

Date

DEC 30 1971

STATE

Alaska

(State)

By

Theodore G. Smith
(Signature)

Theodore G. Smith
(Name)

Liaison Officer

(Title)

UNITED STATES
DEPARTMENT OF THE INTERIOR
Bureau of Outdoor Recreation

State

Alaska

Project Amendment No.

02-00008.4

AMENDMENT TO PROJECT AGREEMENT

THIS AMENDMENT TO Project Agreement No. 02-00008 is hereby made and agreed upon by the United States of America, acting through the Director of the Bureau of Outdoor Recreation and by the State of Alaska, pursuant to the Land and Water Conservation Fund Act of 1965, ~~Amendment~~ 897 (1964).

The State and the United States, in mutual consideration of the promises made herein and in the agreement of which this is an amendment, do promise as follows:

That the above-mentioned agreement is amended by adding the following:

Project scope is amended to delete:

"Toilet facilities and water supply, and traffic control"

In all other respects the agreement of which this is an amendment, and the plans and specifications relevant thereto, shall remain in full force and effect. In witness whereof the parties hereto have executed this amendment as of the date entered below.

THE UNITED STATES OF AMERICA

STATE

By

Rale G. Ashman
(Signature)Alaska

(State)

For the Regional Director

(Title)

Bureau of Outdoor Recreation
United States Department of
the Interior

By

Russell W. Cahill
(Signature)Russell W. Cahill

(Name)

Date

DEC 1 1975State Liaison Officer

(Title)

UNITED STATES
DEPARTMENT OF THE INTERIOR
Heritage Conservation and
Recreation Service

State Alaska
Project Amendment No. 02-00008.5

AMENDMENT TO PROJECT AGREEMENT

THIS AMENDMENT To Project Agreement No. 02-00008 is hereby made and agreed upon by the United States of America, acting through the Director of the Heritage Conservation and Recreation Service and by the State of Alaska pursuant to the Land and Water Conservation Fund Act of 1965, 78 Stat. 897 (1964).

The State and the United States, in mutual consideration of the promises made herein and in the agreement of which this is an amendment, do promise as follows:

That the above mentioned agreement is amended by adding the following:

Delete project area and scope described as "Lens Loop Project (02-00008) consisting of Lots 28 and 29 USS 3266 and containing 7.02+ acres."

In lieu of deleted area and scope add "project area, Block 23, Townsite of Juneau, consisting of .81+ acres, as shown on site map drawn by the City and Borough of Juneau and dated March 12, 1979. Development on this project area, which is included in consideration of above deletion, consists of construction of playground equipment, basketball court and landscaping. Official project name is changed from Lens Loop to Capital Playground."

In all other respects the agreement of which this is an amendment, and the plans and specifications relevant thereto, shall remain in full force and effect. In witness whereof the parties hereto have executed this amendment as of the date entered below.

THE UNITED STATES OF AMERICA

By

(Signature)

Chief, Recreation Services
(Title)

Heritage Conservation and
Recreation Service
United States Department of
the Interior

Date

JUL 2 1979

HCRS 8-92a

STATE

Alaska
(State)

By

(Signature)

Terry A. McWilliams
(Name)

State Liaison Officer

(Title)

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Sheet 1

STATE OF ALASKA
LAND AND WATER CONSERVATION FUND GRANT PROGRAM
POST COMPLETION INSPECTION REPORT

Project Number 02-00008 Project Name Capital Playground
 Project Period 3/1/66 to 12/31/72 Sponsor City and Borough of Juneau
 Date of Inspection 8/9/94 Performed By Jim Price
 Project Type Development Accompanied By Therese Smith,
Director of Parks

***** ON SITE REVIEW		YES	NO
1.	Is property being maintained so as to appear X attractive and inviting to the public?	X	
2.	Are sanitary facilities and sanitation maintained in accordance with applicable State and local public health standards?	X	
3.	Is maintenance being performed to assure continued UFAS acceptable accessibility of the facilities to the disabled?	X	
4.	Is adequate protection such as natural barriers or fencing provided for the natural features of the site?	X	
5.	Do overhead utility lines cross the project area?		X
6.	Does staffing of facilities appear to be adequate?	X	
7.	Does servicing and maintenance of facilities appear to be adequate?	X	
8.	Is the facility kept open for public use at reasonable hours and times of the year, according to the type of facility?	X	

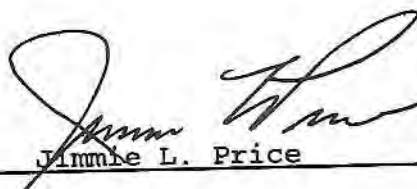
ON SITE REVIEW (con't)

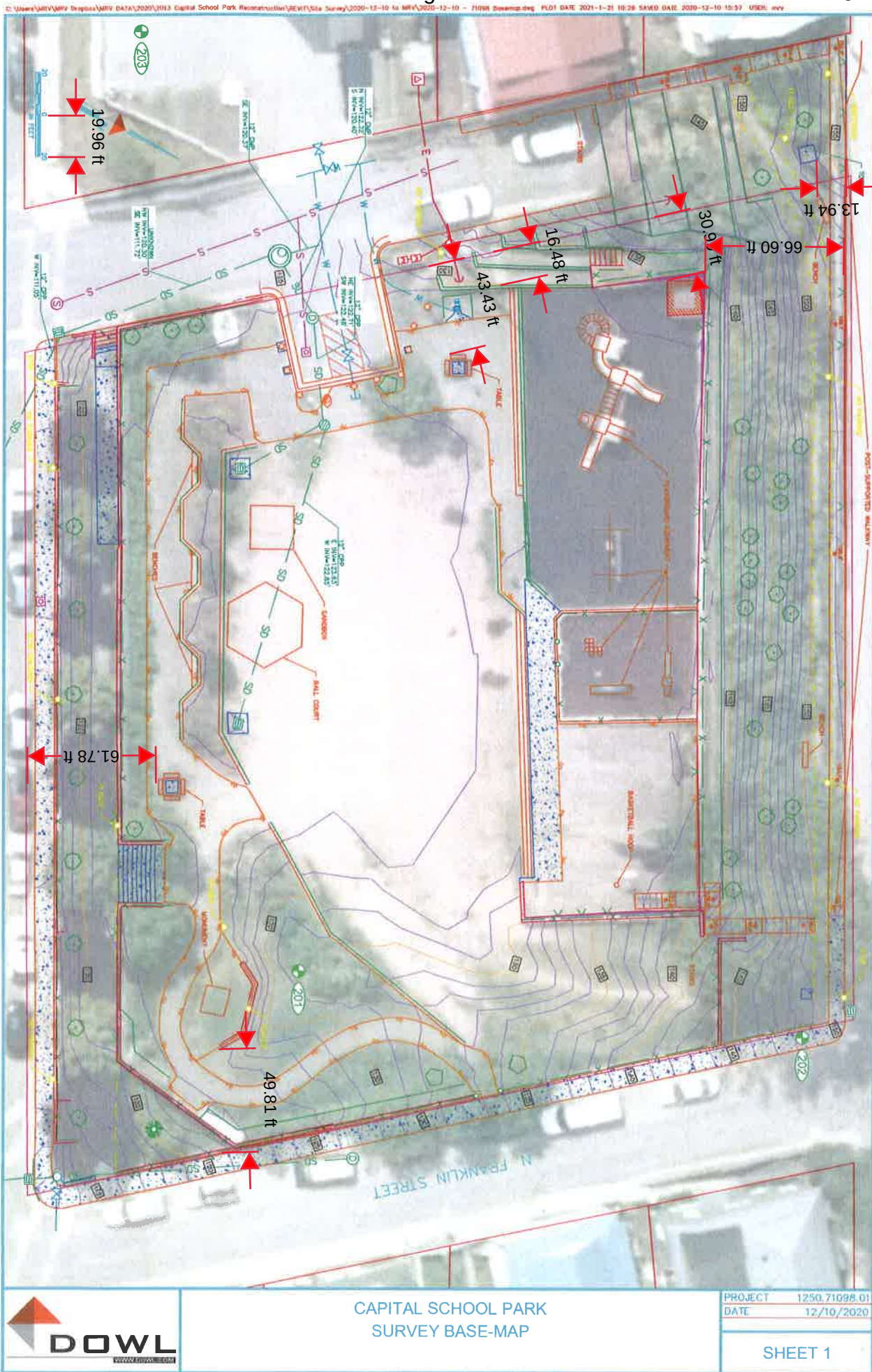
	YES	NO
9. Are facilities open to entry and use by all persons regardless of race, color, creed, national origin or residence?	X	
10. Is the project signed to acknowledge LWCF assistance?		X
11. Has the property land status been examined? Are there any encroachments on the property which have not received NPS approval?		X
12. Is the sponsor in compliance with EEO?	X	
13. Has the sponsor been reminded of post completion responsibilities?	X	

Narrative (if required)

Park Director advised that LWCF signs are available from Warning Lights of Alaska for approximately \$15.00. City has funds to upgrade and/or make bathrooms handicap accessible.

State Liaison Office Inspector


Jimmie L. Price



CAPITAL SCHOOL PARK
SURVEY BASE-MAP

PROJECT 1250.71095.01
DATE 12/10/2020

SHEET 1



Capital School Park Public Meeting

January 12, 2021
6pm



Land Acknowledgement

We respectfully acknowledge that Capital School Park is within and near the lands of the **Áak'w Kwáan** and the **T'aakú Kwáan**.

Agenda

Project Introduction 01

City and Borough of Juneau

Community Survey & Existing Conditions 02

MRV Architects

Park Design Discussion 03

Anderson Land Planning

Q/A 04

CSP2021 0001 ATTACHMENT C





Meeting Objectives



Learn

Project timeline,
Budget & funding;
Survey results &
preliminary
design



Feedback

Parks are for all! Give us
feedback during this
meeting—participate in
the polls and use the
Q&A box to type in your
questions



Stay in touch

Project progress will
be on the CBJ P&R
project website:
[https://bit.ly/Capital
SchoolPark](https://bit.ly/CapitalSchoolPark)

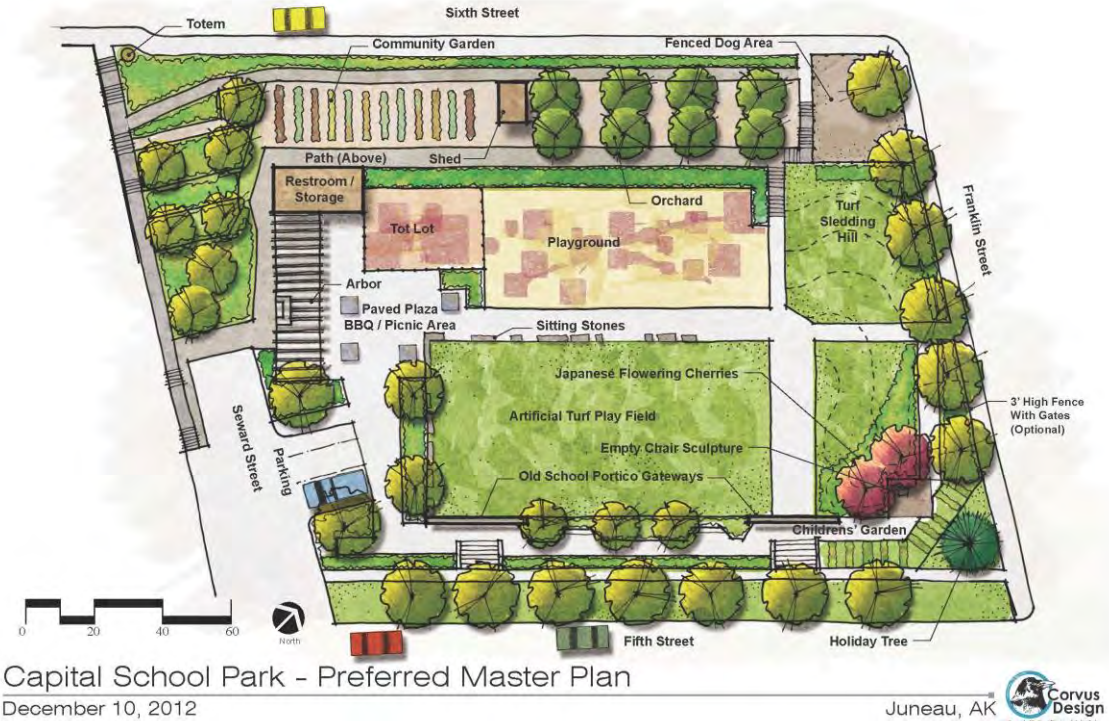
CSP2021 0001 ATTACHMENT C



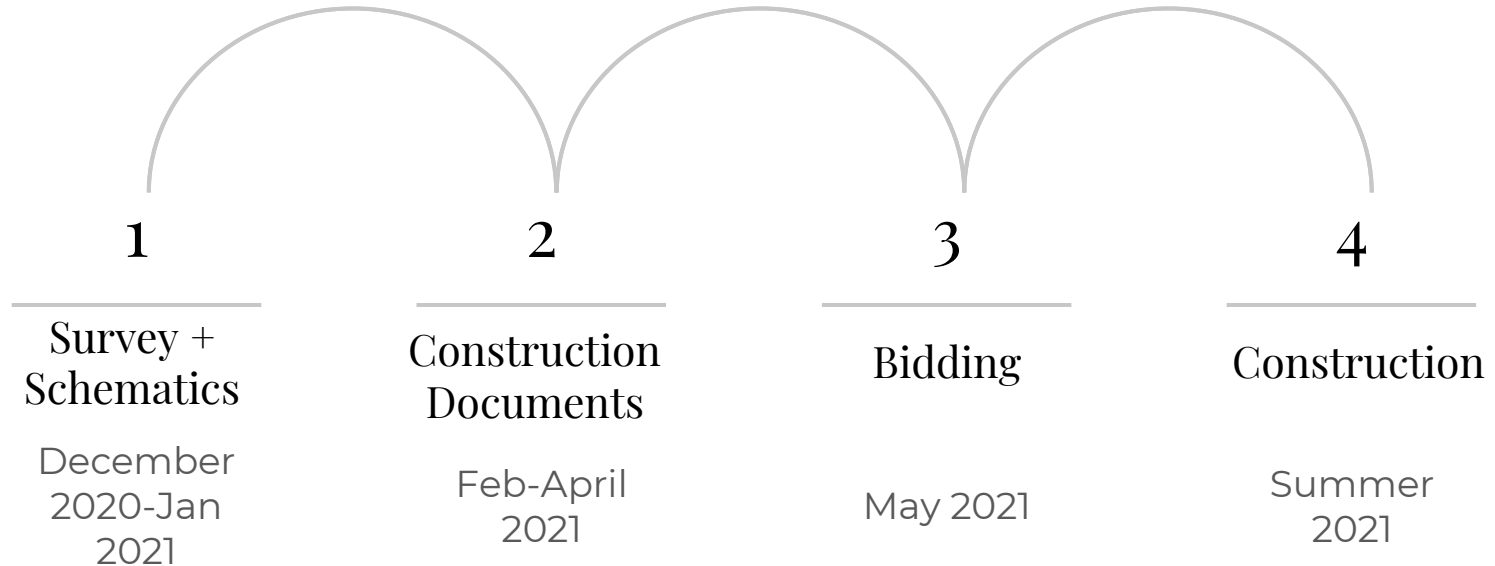
01 Project Introduction

About the Project

An existing master plan from 2012 is being updated and prepared for bid-ready construction documents for the reconstruction of Capital School Park.



Project Timeline & Funding





Capital School Park Reconstruction: Community Vision Assessment

Land Acknowledgement

We respectfully acknowledge that Capital School Park is within and near the lands of the Áak'w Kwáan and the T'aakú Kwáan.

Capital School Park Reconstruction: Community Vision Assessment

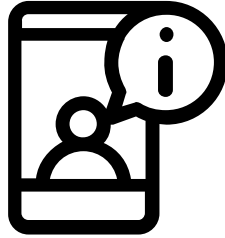
-PART 1: USER INFORMATION-

How frequently do you use Capital School Park?

- ☐ Multiple days in a week
- ☐ A few times a month
- ☐ Special Occasions
- ☐ Never

02

Community Survey & Existing Conditions



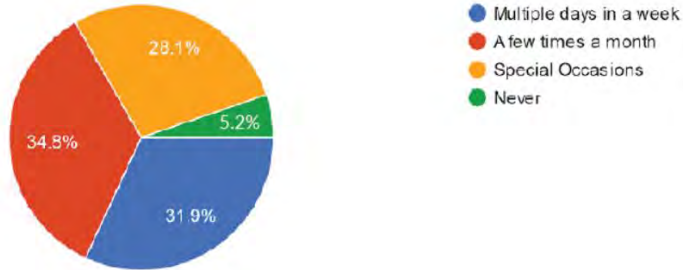
Feedback Time

Poll Question #1

Summary of Responses

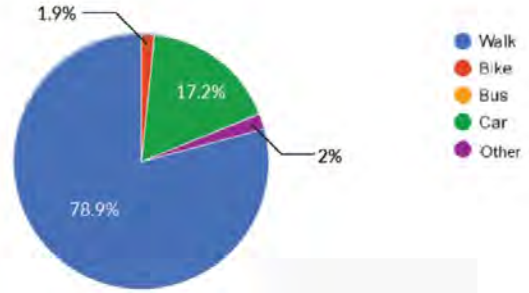
How frequently do you use Capital School Park?

210 responses



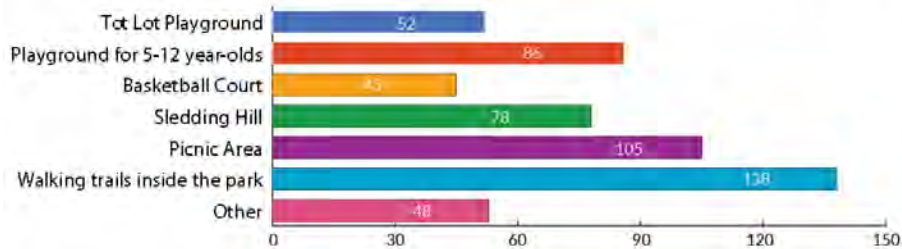
How do you access Capital School Park?

209 responses



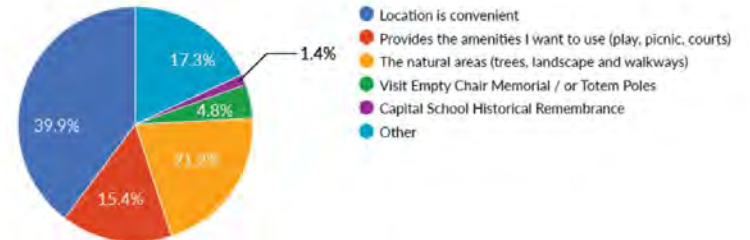
What type of amenities do you use when you visit Capital School Park? (Mark all that apply)

206 responses



Why do you visit Capital School Park?

208 responses



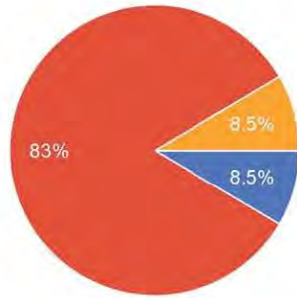
Summary of Responses



Summary of Responses

Did you participate in the master plan design process in 2012?
212 responses

212 responses



☒ Yes

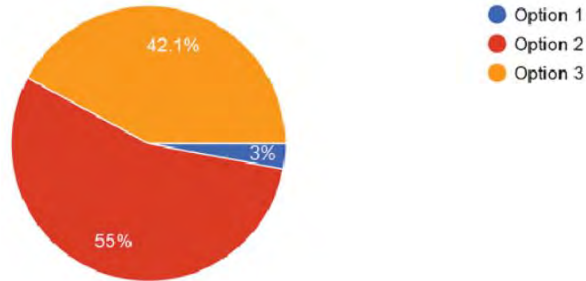
☐ No

☐ I do not Remember



Summary of Responses

Which of the following do you like best? *Note these are just generic representations of playgrounds to get an understanding about the loo...quipment you want to see in Capital School Park.
202 responses



OPTION 1



OPTION 2

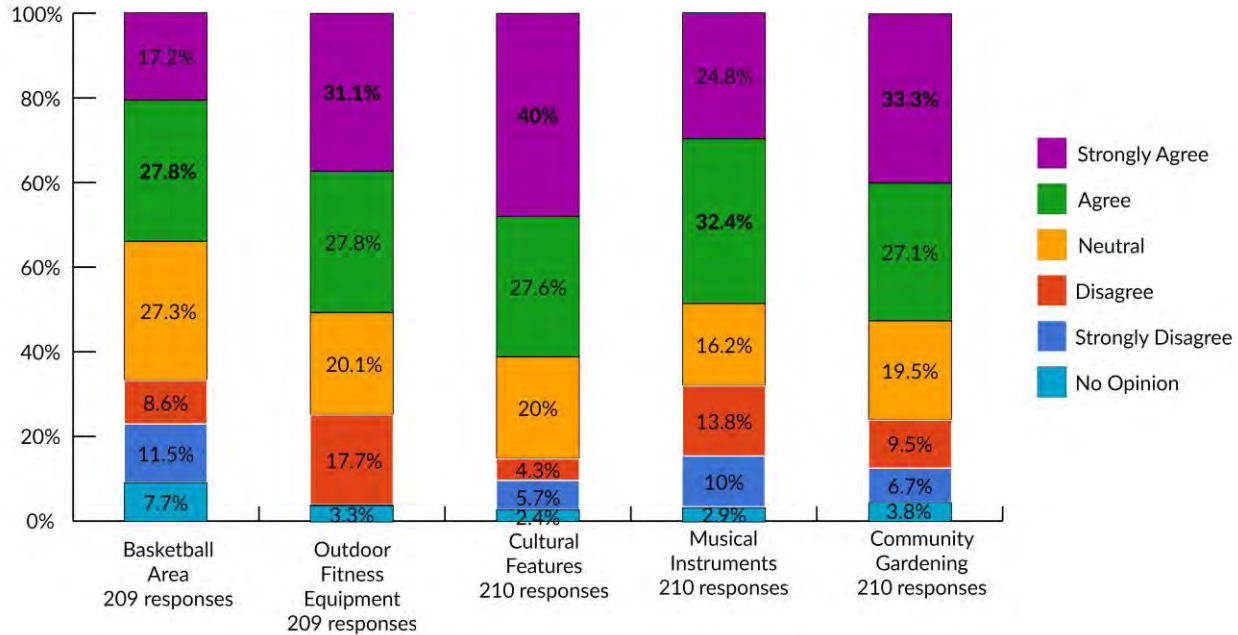


OPTION 3



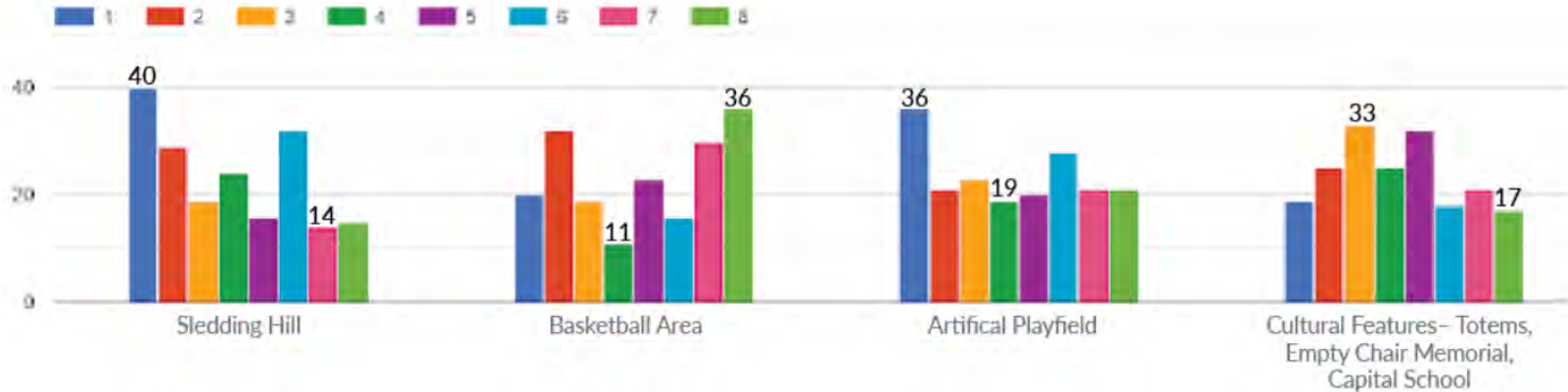
Summary of Responses

Rank your agreement with the following (Amenities) importance to include in the park:

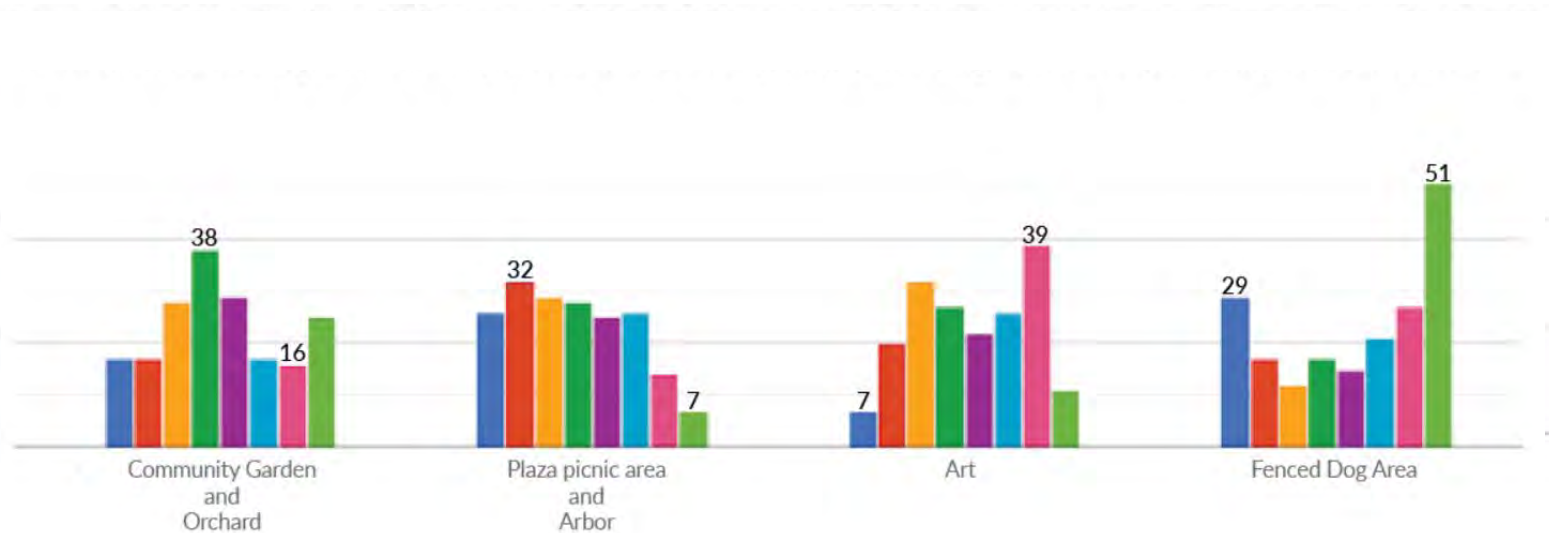


Summary of Responses

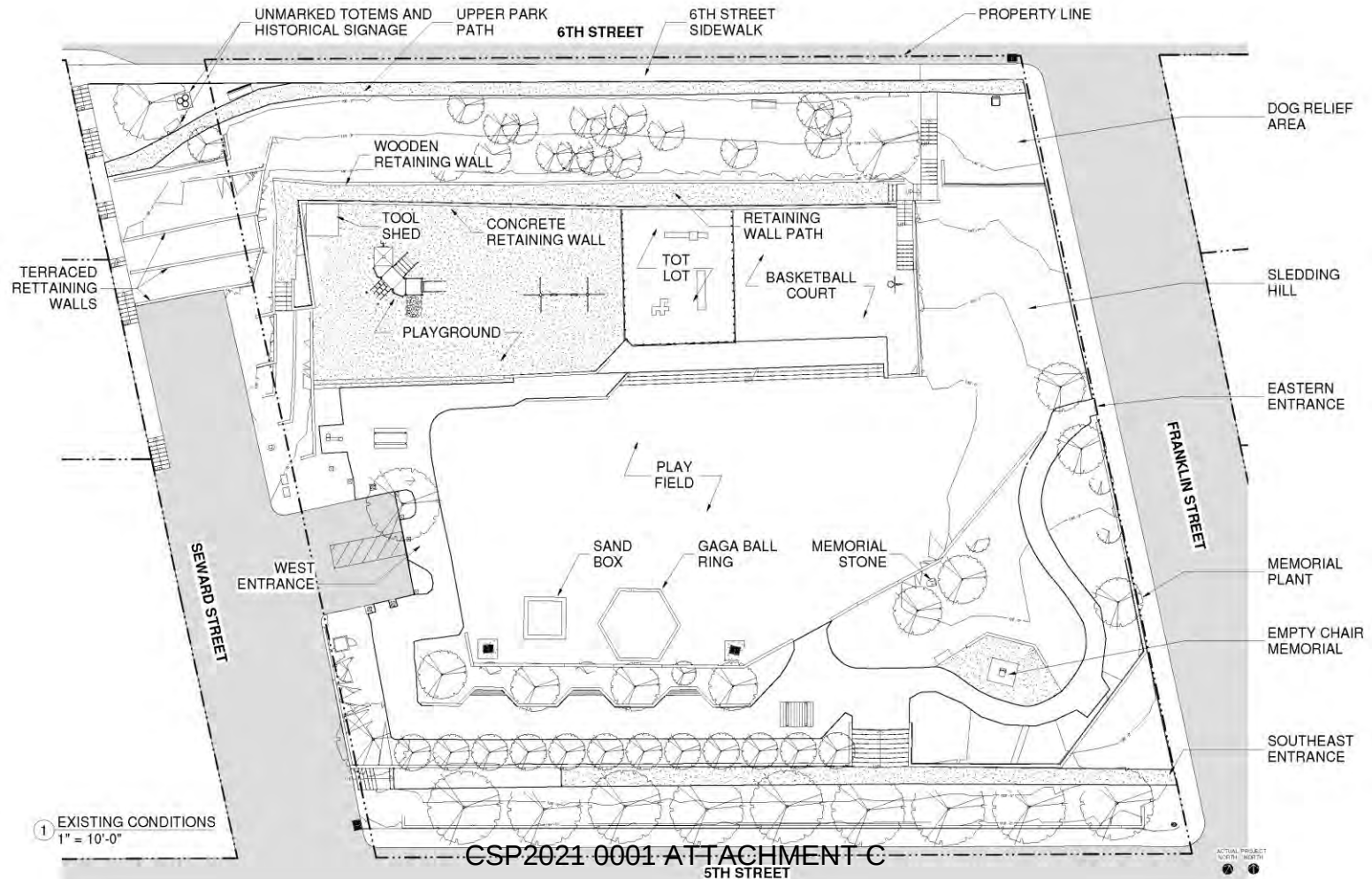
Please rank the following from MOST important (#1) to LEAST important (#8).



Summary of Responses





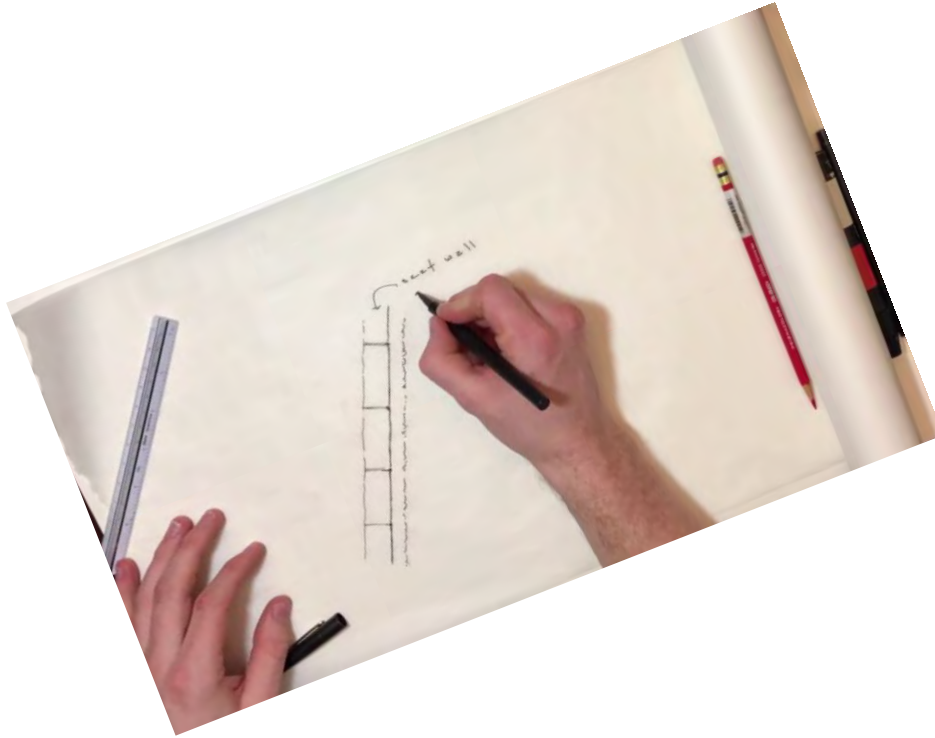


CSP2021 0001 ATTACHMENT C



The 'Past'





03 Park Design Discussion

If there is ONE thing you could change about the 2012 Master Plan...



Better playground equipment

Accessible & Inclusive,
rock climbing & swings



Seating/picnic spaces

More organic
shapes/relax places,
covered



Keep Basketball

Healthy for youth &
adults



Garden space

Better use of tiered
area in the SW

corner; orchard



No Artificial Turf

Keep it natural,
more grassy



Lots to say about dogs...

Both for and against



What YOU had to say about the future of the park...

space usually ends up looking weedy and unkempt. This can be downtown Juneau's family park, accessible to all, green space, quiet space, kids space, meeting space, picnic space, sledding hill, and deluxe playground. Gardens need to be kid proofed, kids love climbing park trees. Would love to see trails on the beach with benches, low level lighting. Covered shelter turn into cleaning quarters at

Less is more. Please consider the peaceful and quiet qualities of the neighborhood rather than turning it into being all things to everyone. I like dogs, they have a quality and big area at Cope Park just over the hill. Bears will be attracted to an orchard/garden with compost. Please consider that. Make it more

park doesn't feel necessary because cope park fits that need. The playground and gathering space for neighborhood residents (like myself) feels most important. I love the chair project and feel proud of that

middle of the neighborhood. Making it a place that encourages respectful community based activities is very important.

offers little for everyone else. An ideal park would be fun and accessible for all ages and include activities and events for everyone.

Capital School Park

What's going to be in the Park?

Core Park Program



- Picnic and Seating areas



- Open Space Turf Area



- Fenced Tot Play space (Ages 2-5)



- Playground Structure (Ages 5-12)



- Swings (for all ages)



- Sledding Hill



- Paved Court Area



- Walking trails



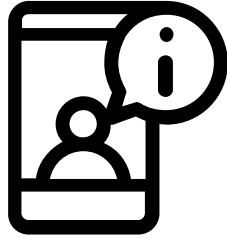
- Cultural Features (Totem and Empty Chair Memorial)

- Dog Area (retain what exists)

Optional Items as funding permits

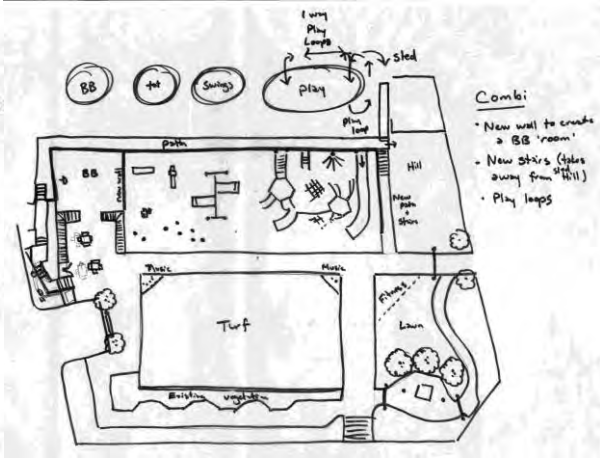
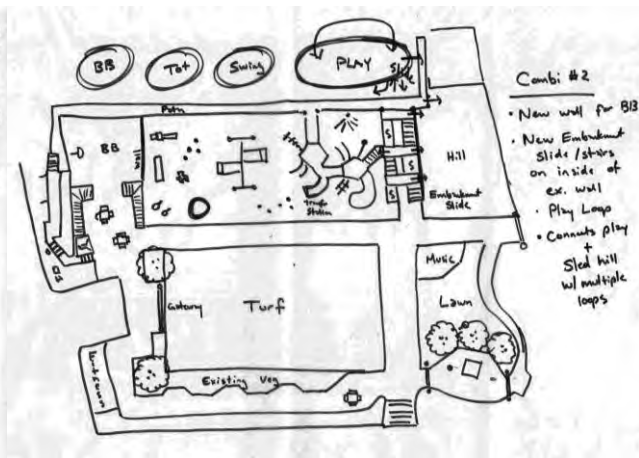
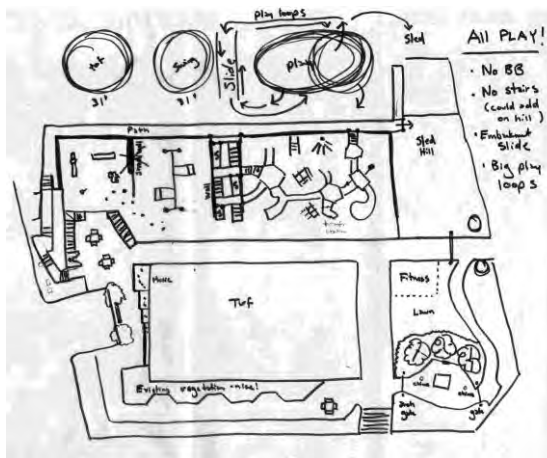
- Community Garden/Orchard Space
- Outdoor Classroom opportunities
- Fitness Equipment
- Outdoor Music
- Art
- Park Gateways & Signage



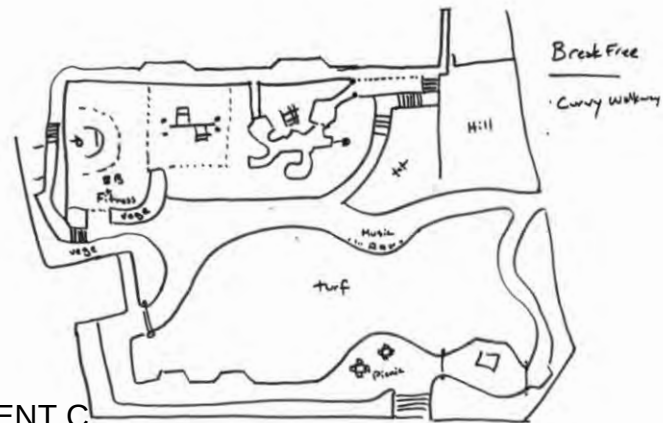


Feedback Time

Poll Question #2

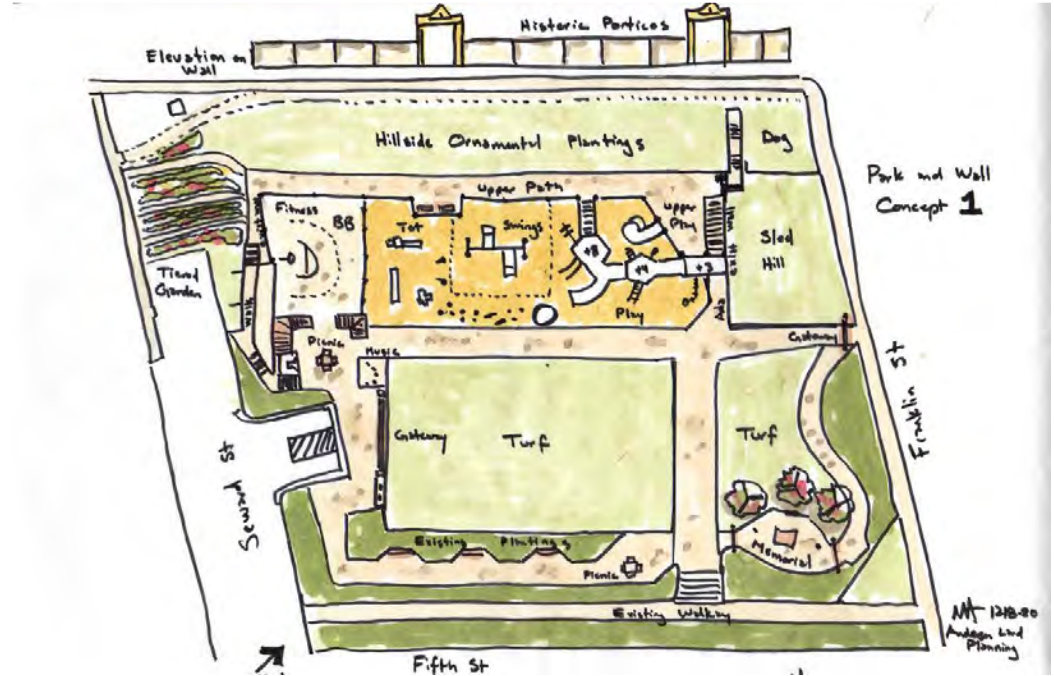


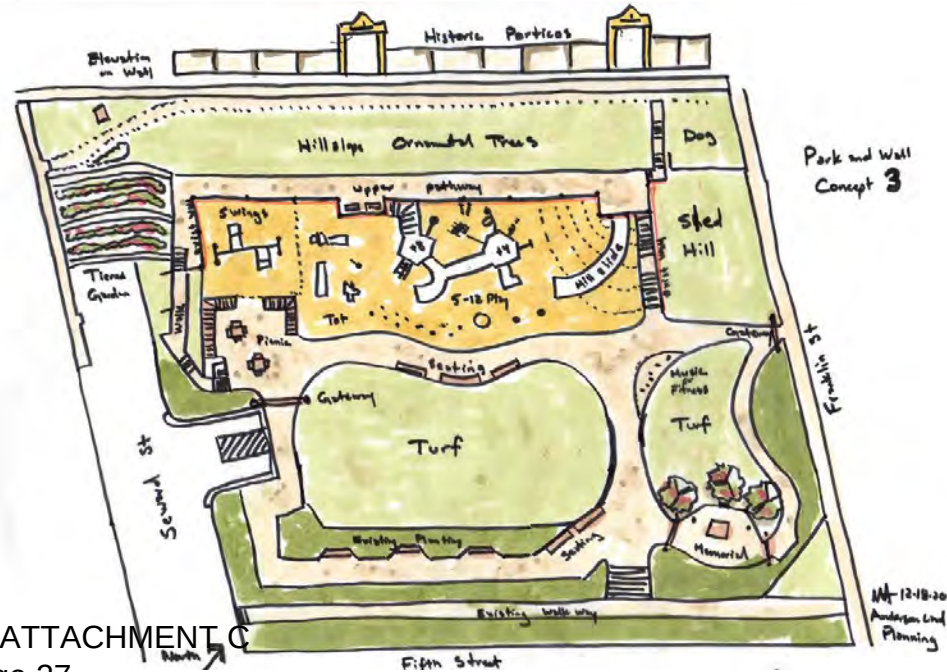
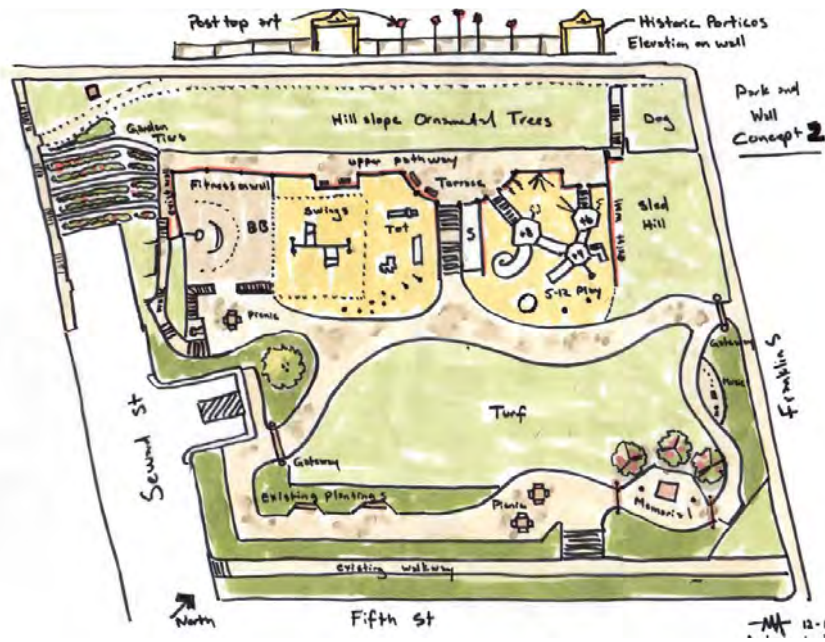
Thought Explorations



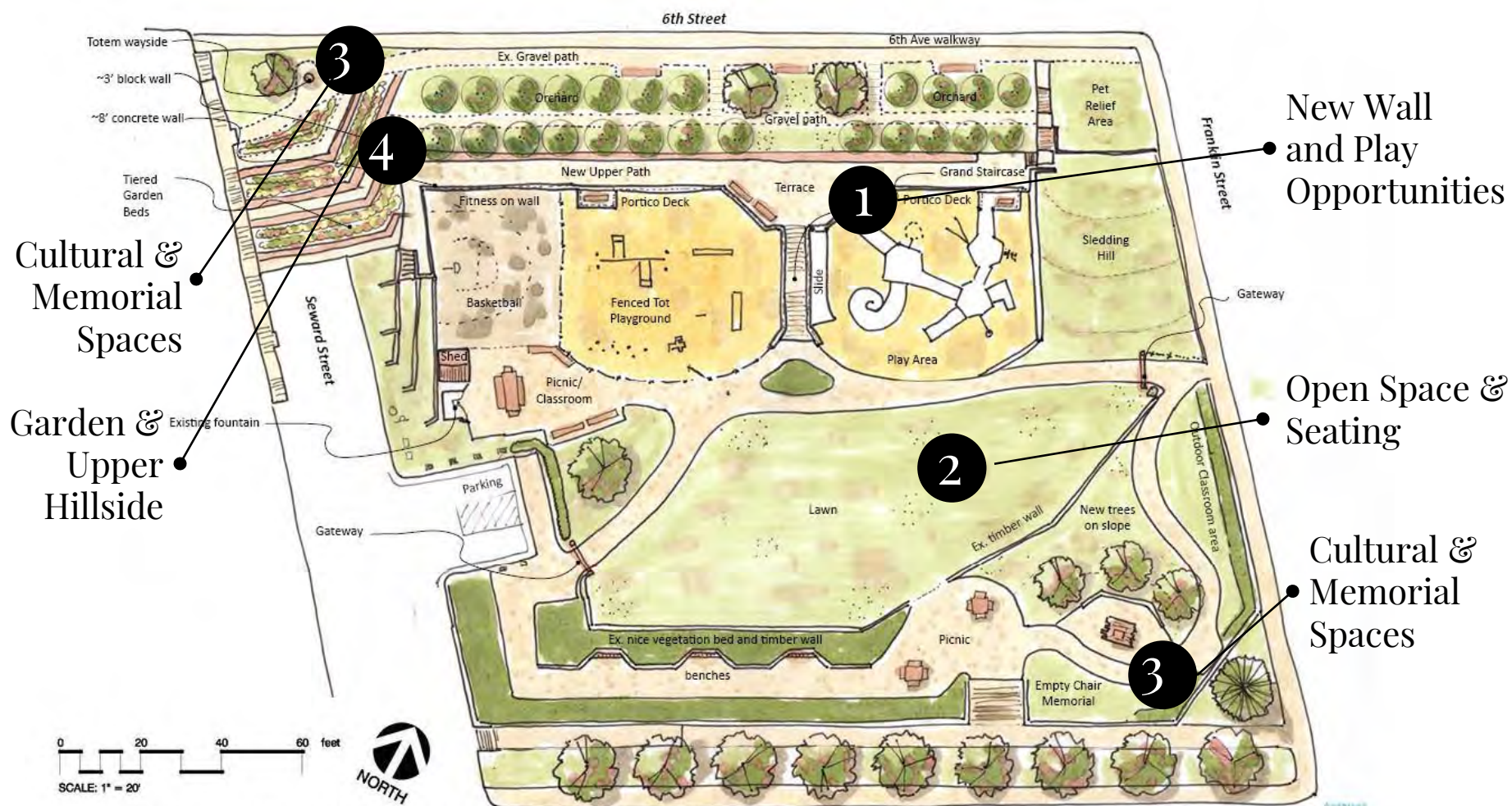


More Refined Site Diagramming

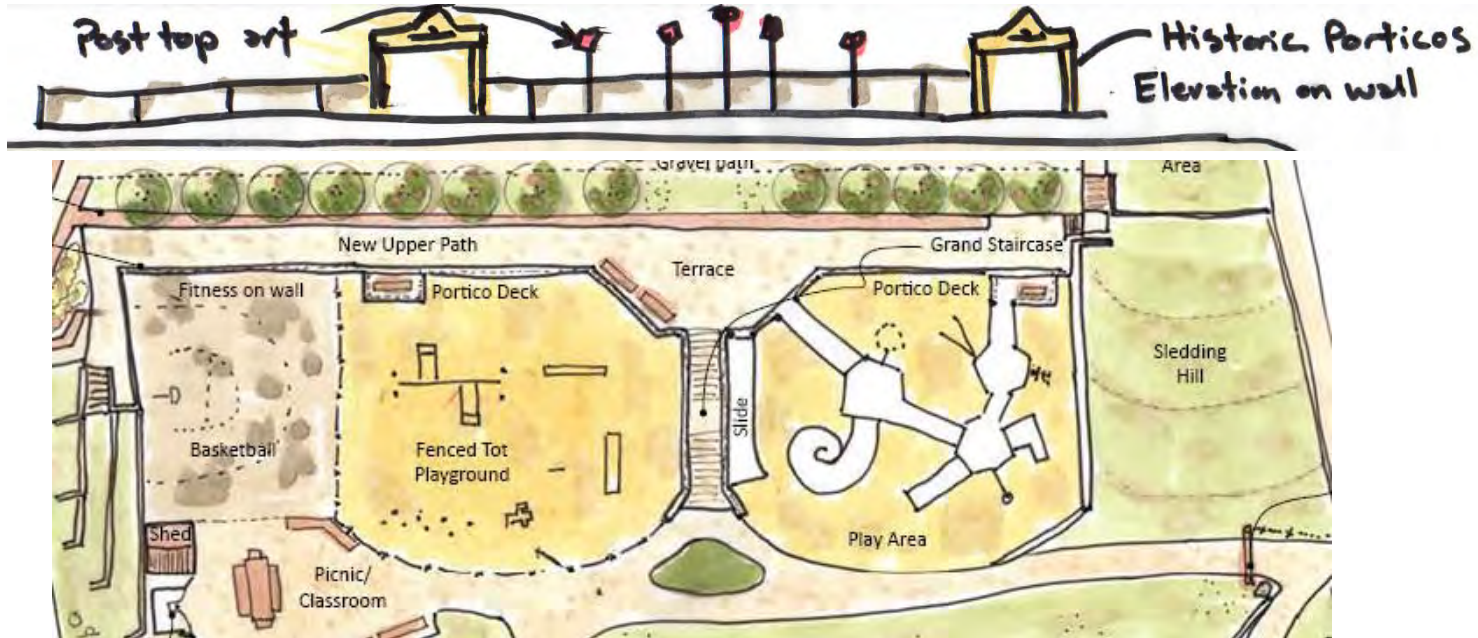




More Refined Site Diagramming



New Wall and Play Opportunities

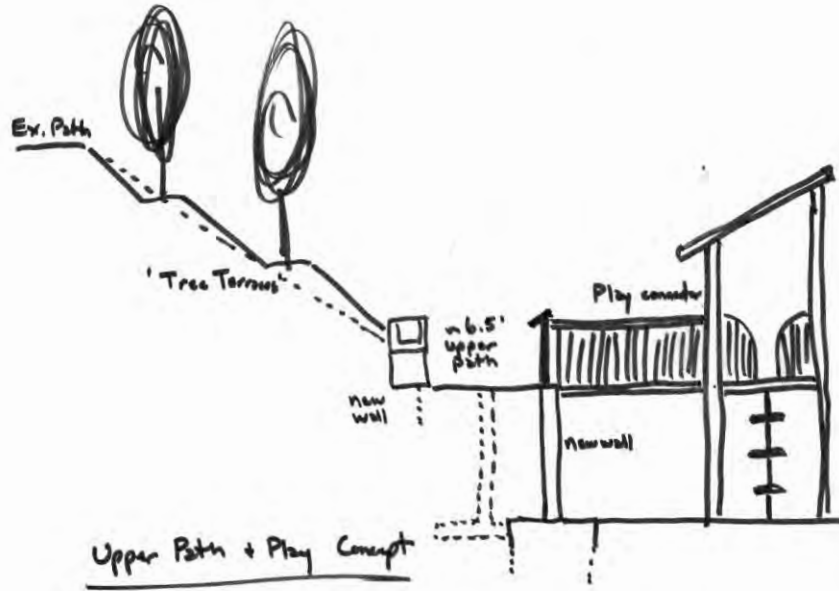


Center Staircase with an Upper Terrace

Takes advantage of the terrain
for both ground and upper
level play + VIEWS

4 Play 'Rooms'

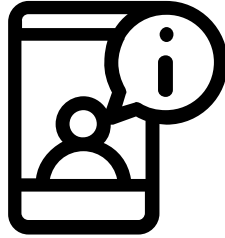
Court area, Fenced Tot Area,
Composite Play Structure and
Sledding Hill



Upper Wall & Play
connections

Portico gateway
– an echo
of the past

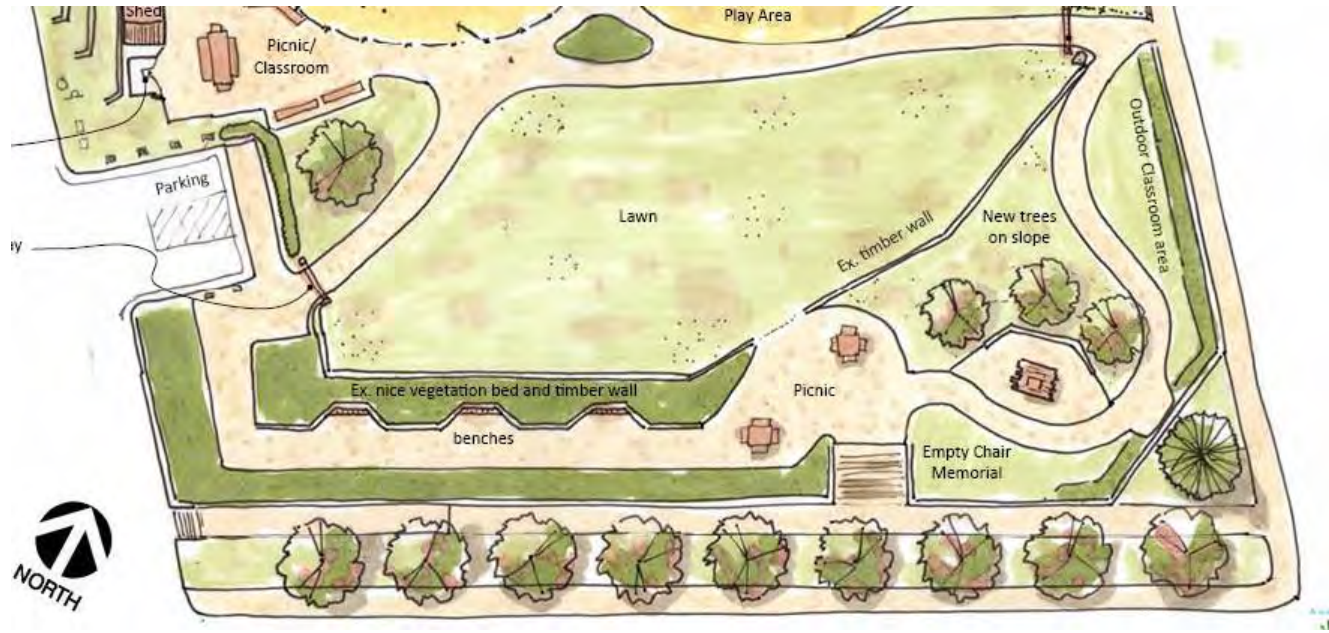




Feedback Time

Poll Question #3

Open Space and Seating

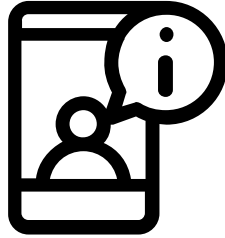


Turf & Walkways

Most flexible space for a whole range of programming; walking loop options;
Potential gated access

Picnic/Bench Areas

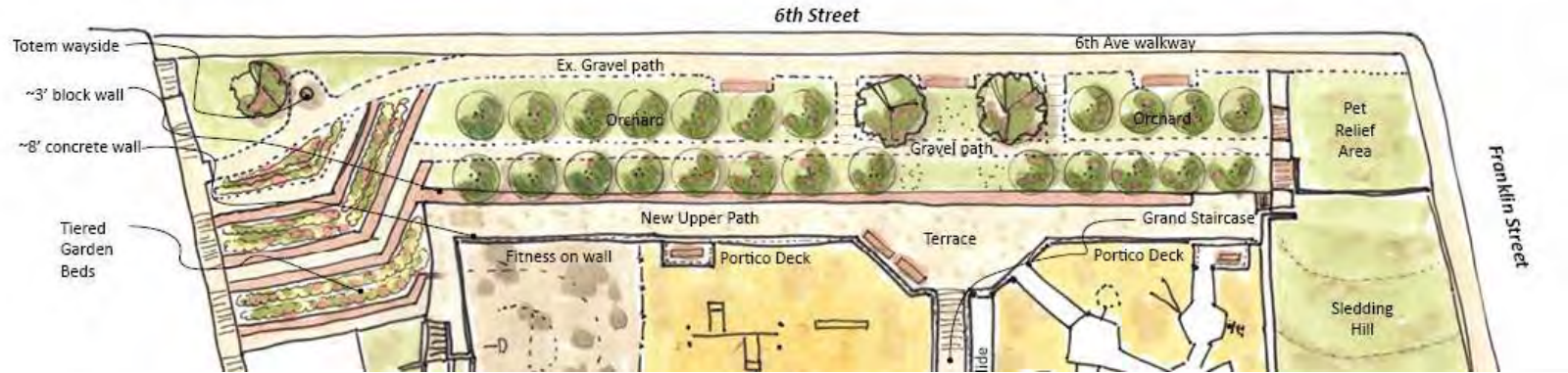
Multiple areas; Could have a cover over 1 or 2 tables



Feedback Time

Poll Question #4

Garden and Upper Hillside

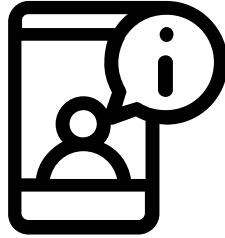


Community Garden

Utilize the existing Seward St hillside for community garden space; hillside tree terraces for orchard or flowering trees

Dog Area

Remains to serve as a neighborhood pet relief area (nearby Cope Park has a dog park)



Feedback Time

Poll Question #5

Cultural and Memorial Spaces



Empty Chair Memorial

Remains in place with
potential enhancements –
cultural gateway, music &
ornamental plantings



Totem

Add cultural interpretation and
wayside accent (formline
paving or other appropriate
material)



Art

- Here are some ways to integrate art on the project.



Tot area equipment ideas



Swings for all!



Reuse this equipment



Climbing traverse on
the new wall



Toddle rocker



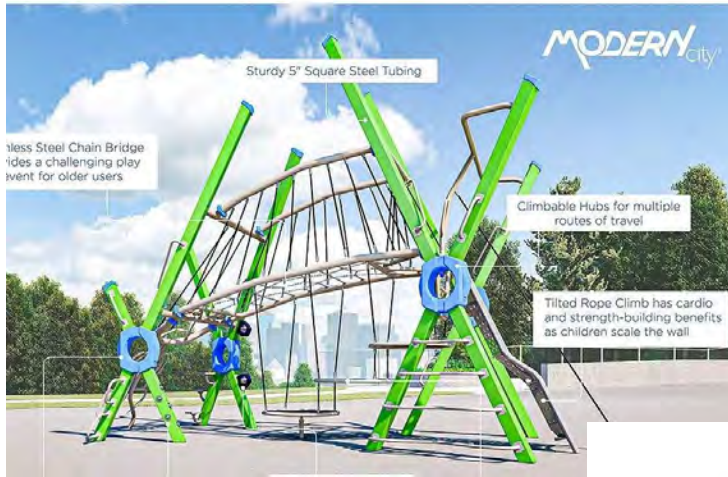
Balance stepping

‘stones’ to
link together



Tot's Gather Pod

Composite structure ideas



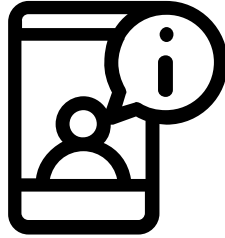
A



Metal Slide can be used in all options instead of plastic



CSP2021 0001 ATTACHMENT C



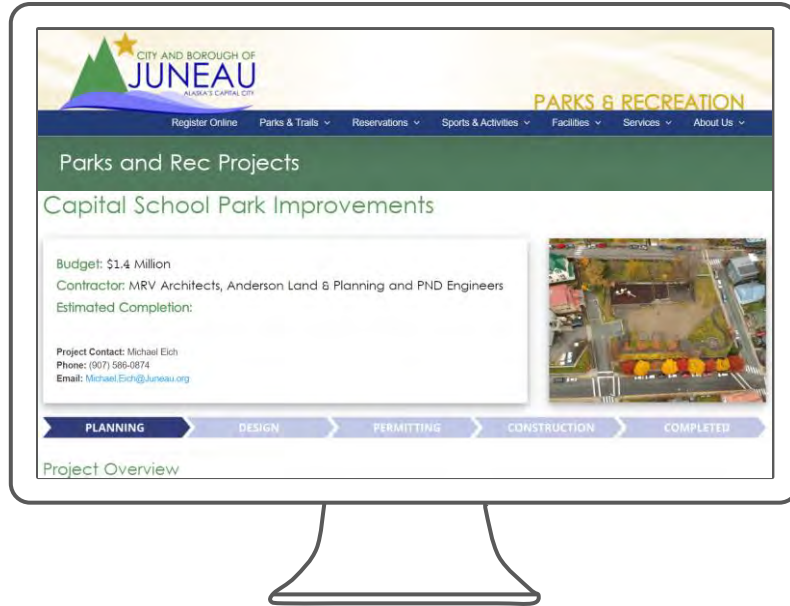
Feedback Time

Poll Question #6



“ It is a happy talent to know how to play

Ralph Waldo Emerson
CSP2021 0001 ATTACHMENT C
Page 41



Project Website

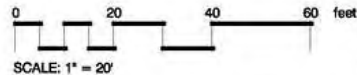
This presentation and full community survey results can be found on the project website:

<https://bit.ly/CapitalSchoolPark>

Go to the **zoom chat box** and add your email address if you would like to be on a mailing list for this project (your info will only be used by this project

Q/A

Go to the **zoom Q&A box** to type your question.



Thanks!

Contact for questions:

Michael Eich

Project Manager

City and Borough of Juneau

W: 907.586.0874

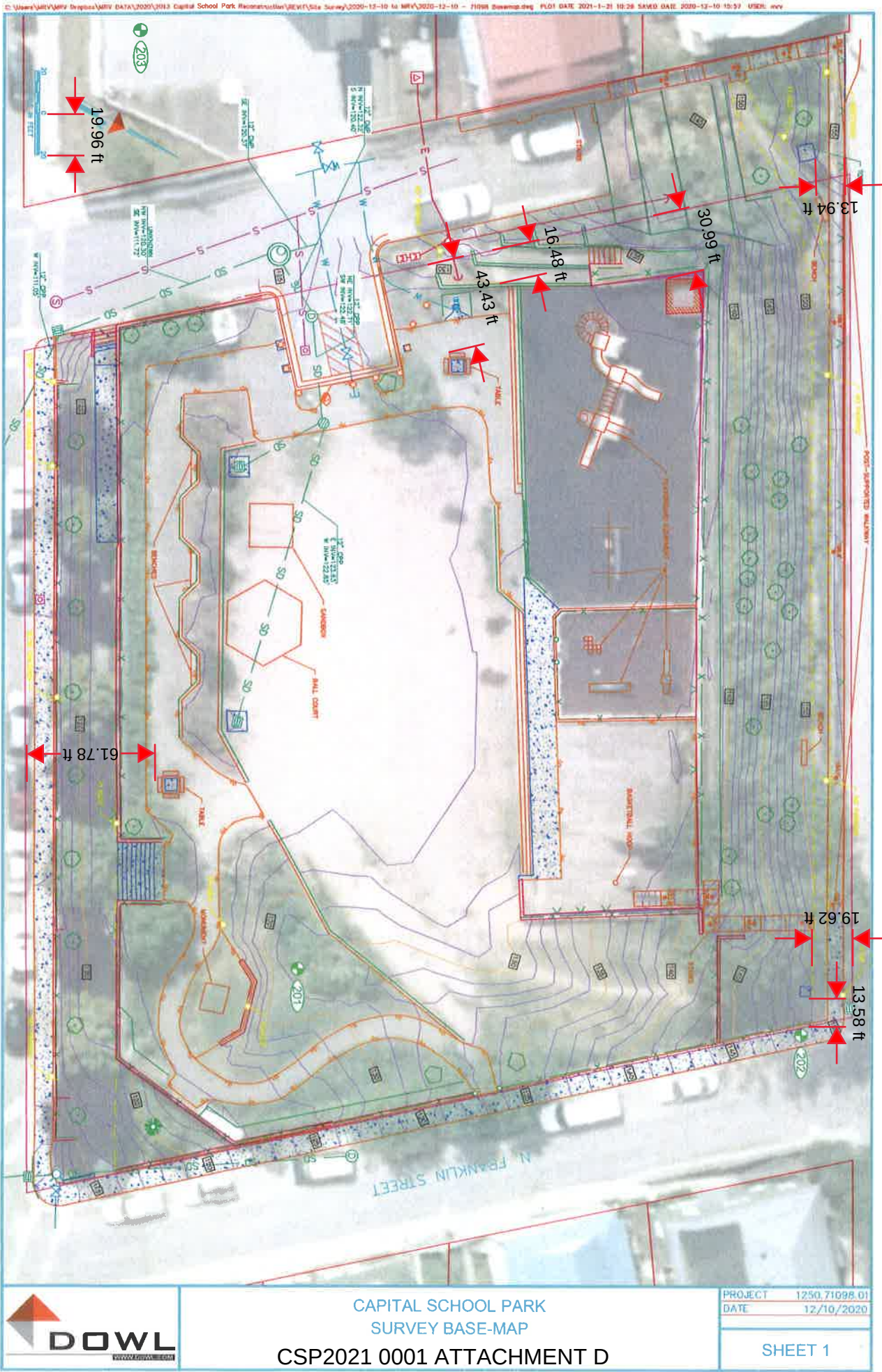
C: 907.500.4401

Michael.eich@juneau.org



End!

CREDITS: This presentation template was created by Slidesgo,
including icons by Flaticon, and infographics & images by Freepik



Irene Gallion

From: Michael Eich
Sent: Tuesday, March 2, 2021 12:52 PM
To: Irene Gallion
Subject: RE: CSP21-01: A few items

Irene,

We'll either relocate the portable toilet or leave it out altogether for now.

The totem isn't a very tall one, so I doubt that is a concern. It's located at one of the highest elevations because of the slope of the park, but it's existing and I'm not sure it even reaches the height of the adjacent 6th street sidewalk. The basketball goal at just under 13 feet tall or the playground equipment are likely to be the tallest features from their ground installation level. The design for the playground equipment isn't finalized, but should be less than 20 feet tall. I can try to get you more specific numbers if needed, but if I read the zoning requirements correctly and your concern is a 35 foot maximum, we won't have anything approaching that height.

Michael

From: Irene Gallion <Irene.Gallion@juneau.org>
Sent: Tuesday, March 2, 2021 8:38 AM
To: Michael Eich <Michael.Eich@juneau.org>
Subject: RE: CSP21-01: A few items

Thanks Michael! Appreciate it.

From: Michael Eich <Michael.Eich@juneau.org>
Sent: Tuesday, March 2, 2021 8:27 AM
To: Irene Gallion <Irene.Gallion@juneau.org>
Subject: RE: CSP21-01: A few items

Irene,

I'm working on getting you answers to these questions, as well as some history about the park for the Nonconforming certification. I hope to have something back to you this afternoon or tomorrow morning.

Michael

From: Irene Gallion <Irene.Gallion@juneau.org>
Sent: Monday, March 1, 2021 2:03 PM
To: Michael Eich <Michael.Eich@juneau.org>
Subject: CSP21-01: A few items

Hi Michael,

The proposed outhouse on the plan is too close to the road, it would be required to meet a 13 foot setback. Can you accommodate that? Where would you put it?

It seems the other structures are outside of the setbacks.

Can you tell me how tall the playground equipment will be?

Also, how tall is the tallest feature? I would suspect that is “totem family” but not sure.

Thanks!

Irene Gallion | Senior Planner

[Community Development Department](#) | City & Borough of Juneau, AK

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

Office: 907.586.0753



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Irene Gallion

From: Michael Eich
Sent: Friday, March 5, 2021 8:10 AM
To: Irene Gallion
Subject: RE: CSP21-01: Capital School Park improvements

Irene,

It's probably a funding and priority issue. The schematic design was probably a little ambitious in that area where is shows some minor changes, but as we've advanced things, we don't plan on affecting that area short of possibly signage identifying the totem. There are a series of wooden landscape beds that stair step up that part of the park and they're in decent shape so the intent at this point is to not disturb them while focusing on the main retaining wall and the core of the park.

Michael

From: Irene Gallion <Irene.Gallion@juneau.org>
Sent: Thursday, March 4, 2021 1:46 PM
To: Michael Eich <Michael.Eich@juneau.org>
Subject: FW: CSP21-01: Capital School Park improvements

Quick question – do you have any funds available to consider the stair rehab, or are you looking? If not, why?

The PC will want to know.

Thanks!

IMG

From: Ed Foster <Ed.Foster@juneau.org>
Sent: Monday, March 1, 2021 4:25 PM
To: Irene Gallion <Irene.Gallion@juneau.org>
Subject: RE: CSP21-01: Capital School Park improvements

Irene,

It looks like they are leaving the existing portion of Seward St. in tact. The area of Seward St. ROW they are using isn't really usable for anything else anyway. However, had I been included earlier I would have recommended they rebuild that set of stairs from 6th St. down at the same time. That way any stair construction in the future would be avoided impacting what they are putting in place along the stairs now. Just makes good senses, but may be too late now.

Thanks for sharing, but looks good.

Thanks, Ed

From: Irene Gallion <Irene.Gallion@juneau.org>
Sent: Monday, March 1, 2021 2:56 PM
To: Ed Foster <Ed.Foster@juneau.org>
Subject: FW: CSP21-01: Capital School Park improvements

Irene Gallion

From: Ed Foster
Sent: Monday, March 1, 2021 4:25 PM
To: Irene Gallion
Subject: RE: CSP21-01: Capital School Park improvements

Irene,

It looks like they are leaving the existing portion of Seward St. in tact. The area of Seward St. ROW they are using isn't really usable for anything else anyway. However, had I been included earlier I would have recommended they rebuild that set of stairs from 6th St. down at the same time. That way any stair construction in the future would be avoided impacting what they are putting in place along the stairs now. Just makes good senses, but may be too late now.

Thanks for sharing, but looks good.

Thanks, Ed

From: Irene Gallion <Irene.Gallion@juneau.org>
Sent: Monday, March 1, 2021 2:56 PM
To: Ed Foster <Ed.Foster@juneau.org>
Subject: FW: CSP21-01: Capital School Park improvements

Hi Ed,

Autumn suggested I have you take a look at this CSP application, as part of Capital Park is in the Seward Street ROW.

The "totem family" appears to be located within that ROW.

I don't see any record of easement/encroachment agreements, but it would be a CBJ-to-CBJ agreement, so not sure we have those.

If you have any concerns with the project, let me know. Page 5 of the application has a surveyed base map with lot lines that should be helpful to you.

Thanks!

IMF

From: Irene Gallion
Sent: Monday, February 8, 2021 8:13 AM
To: Charlie Ford <Charlie.Ford@juneau.org>; Dan Jager <Dan.Jager@juneau.org>; Michele Elfers <Michele.Elfers@juneau.org>; Dan Bleidorn <Dan.Bleidorn@juneau.org>; David Campbell <DSCampbell@juneaupolice.com>
Cc: George Schaaf <George.Schaaf@juneau.org>; Irene Gallion <Irene.Gallion@juneau.org>
Subject: CSP21-01: Capital School Park improvements

Hello all,

Attached is an application for improvements to Capital School Park, which include improvements to the retention structure, site grading, and new equipment. Electrical work and landscaping may be included if there is funding available.

Please let me know if you have feedback on this project by Friday, February 12, 2021. If you need additional time for review let me know and we'll work something out.

Thanks! Have a good week,



Irene Gallion | Senior Planner

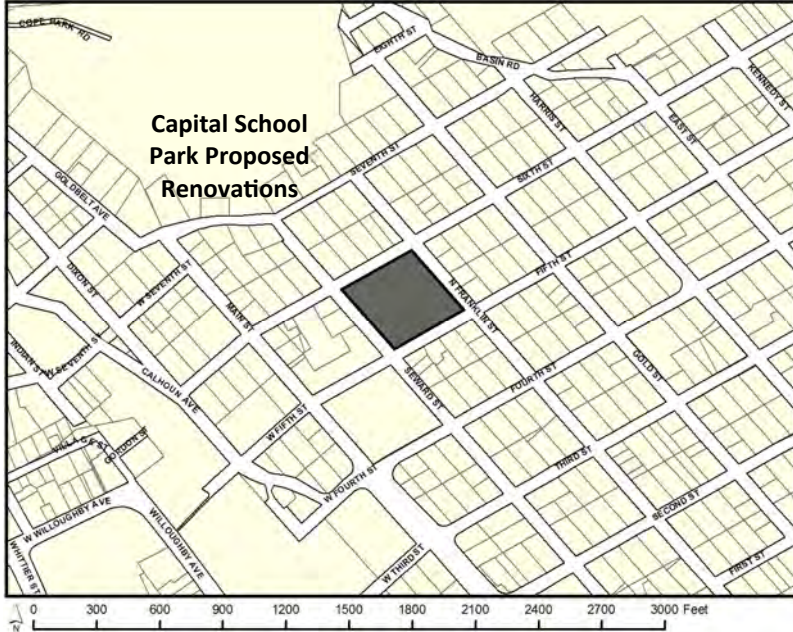
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753



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Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission
Your Community, Your Voice



155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for **retaining structure replacement, site grading, and new equipment, with possible electrical and landscaping work at Capital School Park** in a **D18 Zone**.

TIMELINE

Staff Report expected to be posted **Monday, March 15, 2021** at <https://juneau.org/community-development/planning-commission>. Find hearing results, meeting minutes and more here as well.

Now through March 1

Mar. 2 — noon, Mar. 22

HEARING DATE & TIME: 7:00 pm, March 23, 2021

March 24

Comments received during this period will be sent to the Planner, **Irene Gallion**, 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 virtual meeting will be by video and telephonic participation only. To join the Webinar, visit: <https://juneau.zoom.us/j/98118003735>. The Webinar ID is: 981 1800 3735. To join by telephone, call: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or +1 301 715 8592 or +1 312 626 6799 or +1 929 436 2866 and enter the Webinar ID.

The results of the hearing will be posted online.

Phone: (907)586-0715 ♦ Email: pc_comments@juneau.org
Mail: Community Development, 155 S. Seward St, Juneau AK 99801

Printed February 19, 2021

Case No.: CSP2021 0001
Parcel No.: 1C070A230011
CBJ Parcel Viewer: <http://epv.juneau.org>

Irene Gallion

From: Michael Eich
Sent: Friday, March 5, 2021 1:06 PM
To: Irene Gallion
Subject: Re: CSP21-01: Sign ready

Irene,

Here's a photo of the sign as seen from the road on the Seward at side.

Michael

On Mar 4, 2021, at 10:53 AM, Michael Eich <Michael.Eich@juneau.org> wrote:

Hi Irene,

I picked the sign up and I plan to have it posted today or tomorrow. I'll send you a photo when it's done.

Michael

From: Irene Gallion <Irene.Gallion@juneau.org>

Sent: Thursday, March 4, 2021 10:15 AM

To: Michael Eich <Michael.Eich@juneau.org>

Subject: CSP21-01: Sign ready

Hi Michael,

The public notice sign for the March 23rd Planning Commission meeting is available for pick-up in the Permit Center.

This sign should be posted by midnight on March 8. Please send a picture of the posted sign in an email, which will be used as a date and time stamp.

Thanks! Let me know if you have any questions,

Irene Gallion | Senior Planner

[Community Development Department](#) | City & Borough of Juneau, AK

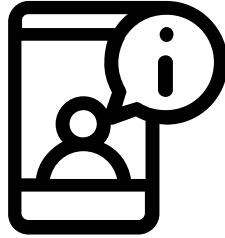
Location: 230 S. Franklin Street | 4th Floor Marine View Building

Office: 907.586.0753

<image001.jpg>

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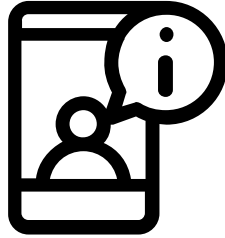


Feedback Time (These will be pre-loaded)

Poll Question #1

Did you take the *awesome*
Capital School Park
Community Vision
Assessment survey?

- Yes
- No

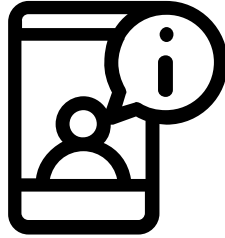


Feedback Time (These will be pre-loaded)

Poll Question #2

Which optional program item do you think is the most important?

- Community garden/Orchard space
- Outdoor Classroom opportunities
- Fitness equipment
- Music
- Art
- Park Gateways & Signage

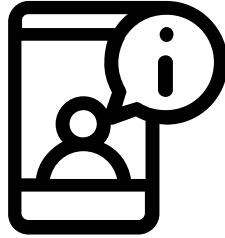


Feedback Time (These will be pre-loaded)

Poll Question #3

How do you like connecting the new play structure with the upper terrace to foster 'play loops'?

- Totally pumped
- Excited
- Ambivalent
- Apprehensive
- Anxious

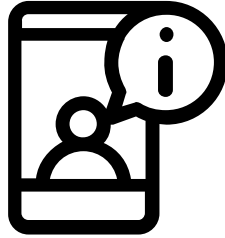


Feedback Time

Poll Question #4

Do you support the idea of
gated/fenced entries to the 'core'
area to help with child
supervision?

- Yes/No

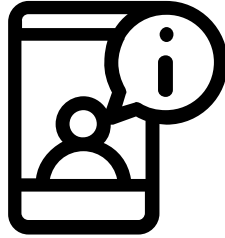


Feedback Time

Poll Question #5

How supportive are you about these garden and orchard area potentials?

- Totally pumped
- Excited
- Ambivalent
- Apprehensive
- Anxious



Feedback Time

Poll Question #6

Which composite structure idea
do you like best?

- A – Modern City
- B- Ionix
- C - Traditional

End!

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including icons by Flaticon, and infographics & images by Freepik



Planning Commission

(907) 586-0715
PC_Comments@juneau.org
www.juneau.org/plancomm
155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION NOTICE OF RECOMMENDATION

Date: March 24, 2021
File No.: CSP2021 0001

City and Borough of Juneau
CBJ Assembly Members
155 S Seward Street
Juneau, AK 99801

Proposal: Planning Commission Recommendation to the City and Borough Assembly regarding "Capital School Park: Retaining structure replacement, site grading, and new equipment."

Property Address: 521 Seward St.

Legal Description
or ROW name: Juneau Townsite Block 23 Lots 1-8

Parcel Code No.: 1C070A230011

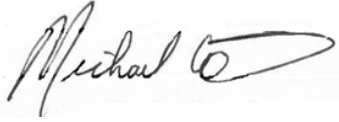
Hearing Date: March 23, 2021

The Planning Commission, at a regular public meeting, adopted the analysis and findings listed in the attached memorandum dated March 8, 2021, and recommended that the Assembly direct CBJ staff to design and build the project.

Attachments: March 8, 2021 memorandum from Irene Gallion, Community Development, to the CBJ Planning Commission regarding CSP2021 0001.

This Notice of Recommendation constitutes a recommendation of the CBJ Planning Commission to the City and Borough Assembly. Decisions to recommend an action are not appealable, even if the recommendation is procedurally required as a prerequisite to some other decision, according to the provisions of CBJ 01.50.020(b).

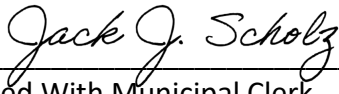
City and Borough of Juneau
CBJ Assembly
File No.: CSP2021 0001
March 24, 2021
Page 2 of 2



Michael LeVine, Chair
Planning Commission

March 26, 2021

Date



Filed With Municipal Clerk

March 26, 2021

Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ - adopted regulations. The CBJ and project 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 AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

SMF2021 0001: Remove a plat note that limits the driveway development onto Karl Reishus Blvd -
APPROVED WITH AMENDMENTS

AGENDA ITEM:

Case No.: SMF2021 0001

Applicant: Gary & Kathleen Miller, Scott Dale, & City & Borough of Juneau

Location: 3028, 3031, & 3032 Karl Reishus Blvd

Proposal: Remove a plat note that limits the driveway development onto Karl Reishus Blvd

RECOMMENDATION:

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested amendment to the final plat. The amendment approves the removal of the plat note that limits driveway development onto Karl Reishus Boulevard at 3028, and 3032 Karl Reishus Boulevard in a D10SF Zone.

The approval is subject to the following conditions:

1. Limit plat note modification to allow driveways to lots privately owned, Lots 8 and 10.

ATTACHMENTS:

Description	Upload Date	Type
☐ Staff Report for SMF2021 0001 - Part 1	3/15/2021	Staff Report
☐ Staff Report for SMF2021 0001 - Part 2	3/15/2021	Staff Report
☐ Staff Report for SMF2021 0001 - Part 3	3/15/2021	Staff Report
☐ Presentation for SMF2021 0001	3/23/2021	Presentation
☐ Notice of Decision for SMF2021 0001	4/2/2021	Notice of Decision



(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD

155 S. Seward Street • Juneau, AK 99801

DATE: March 15, 2021
TO: Michael LeVine, Chair, Planning Commission
BY: Irene Gallion, Senior Planner
THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Applicant requests a plat amendment to remove a note that limits driveway development onto Karl Reishus Boulevard at 3028, 3031, and 3032 Karl Reishus Boulevard in a D10SF zone.

STAFF RECOMMENDATION: Approval with conditions

KEY CONSIDERATIONS FOR REVIEW:

- Request tailored to lots impacted (Lots 8, 10, and 11), rather than broad-scale change to the whole road.
- Staff recommends further tailoring to lots that are currently privately owned (Lots 8 and 10).

GENERAL INFORMATION	
Property Owner	City and Borough of Juneau; Gary & Kathleen Miller; Scott Dale
Applicant	City and Borough of Juneau
Property Address	3031, 3032, & 3028 Karl Reishus Blvd.
Legal Description	Pederson Hill II Lots 8, 10, and 11
Parcel Number	4B2201080080, 4B2201080100, 4B2201080110
Zoning	D10SF
Lot Size	12,491, 12,923 & 6,092 square feet
Water/Sewer	CBJ
Access	Karl Reishus Blvd.
Existing Land Use	Vacant
Associated Applications	SMF2020 0003

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:
 - o 49.15.402
 - o 49.15.412
 - o 49.80

The Commission shall hear and decide the case per 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 49.15.402(a) *A major subdivision permit is required for subdivisions resulting in 14 or more lots.*

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (D10SF)	Vacant, un-subdivided
South (Industrial)	Glacier Highway
East (D10SF)	In development
West (D10SF)	In development

SITE FEATURES	
Anadromous	No
Flood Zone	No
Hazard	No
Hillside	No
Wetlands	Yes
Parking District	No
Historic District	No
Overlay Districts	No

BACKGROUND INFORMATION

Project Description – The applicants are requesting modification of Plat Note 8 to read (**Attachment A**):

Corner lots abutting Karl Reishus Boulevard shall have driveways limited to accessing a street other than Karl Reishus Boulevard with the exception of lots 8, 10, and 11, Pederson Hill II Subdivision.

Staff recommends further limiting the plat note to lots currently under private ownership (Lots 8 and 10).

Parcel Number	Lot Number	Address	Ownership
4B2201080080	8	3028 Karl Reishus Boulevard	Dale
4B2201080100	10	3032 Karl Reishus Boulevard	Miller
4B2201080110	11	3031 Karl Reishus Boulevard	CBJ

Background – The Commission heard a similar case on January 12, 2021: SMF2020 0003 (**Attachment B**), proposing reclassifying Karl Reishus Boulevard (KRB) and eliminating restrictions to accessing the road. The Commission expressed that other feasible options be considered (**Attachment C**).

Lots 8 and 10 were purchased without guarantee. Without further Assembly action, Lot 8 and 10 owners are responsible for the construction required to comply with plat notes limiting driveway access to Yan Street, despite the fact that CBJ built the driveways onto KRB and sold lots with that access.

If the Planning Commission declines to make this change to the plat note and denies the amendment, the options available to the owners include:

- A request to the Assembly to fund the modifications. This process would begin with a request through the Lands, Housing, and Economic Development Committee.
- Appeal the Commission decision to the Assembly.
- Pursue civil action.

Lot 11 is 6,092 square feet. Developing a driveway from Lot 11 onto Yan Street is difficult due to terrain slope and lot line width. Driveway slope would reduce buildable area on the lot. Lot 12 is 4,690 square feet, and has driveway access constructed onto Yan Street. CBJ owns both lots. One solution to the driveway challenge is combining the lots with a lot line vacation, thus losing one buildable lot. The resulting lot would be 10,782 square feet. Lot 11 has an earnest money agreement for purchase. The buyer would be amiable to the lot line consolidation if they can purchase the newly formed lot at market price.

Under this scenario, reconstruction expense is limited to removal of the Lot 11 driveway onto KRB and replacement with sidewalk; plus the loss of one buildable lot

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

Item	Summary
AME 2014 0003	Rezone from D1(T)D5 to D10 and D10SF.
Ordinance 2014-29	Rezone of land to D10SF (AME2014 0003).
SMP2016 0002	Staff report for preliminary subdivision. Approved February 28, 2017.
CSP2016 0006	Project consistency review.
SMP2017 0001	Staff report for plat modification. Three phases of development, new emergency vehicle access via Christ Evangelical parking lot rather than using the equestrian trail as previously intended. Includes final minutes from the February 28, 2017 Planning Commission meeting where original subdivision was approved.
Minutes	October 10, 2017 Planning Commission meeting minutes where plat modification was approved.
Plat 2019-34	Pederson Hill Subdivision II, Phase 1A.
Contract BE18-025	Conformed documents from construction of improvements.
SMF2020 0003 (denied January 12, 2021)	Would have reclassified KRB a minor collector and removed driveway restrictions.

ANALYSIS

Compliance with Title 49 – The proposed change is code neutral.

Access – In the SMF2020 0003 staff report, the functional classification of KRB was assumed major collector due to the driveway restriction. CBJ 49.35.210(c) limits driveway development on major collectors.

A correction is warranted. CBJ road classification maps are adopted by the Assembly into code [CBJ 49.35.230]. KRB does not appear on the maps, and has not been classified by the Assembly.

Preliminary Plat Conditions of Approval – This project modifies an existing plat, which met conditions of approval for recording.

March 15, 2021
SMF2021 0001
Page 4 of 5

The current note says:

8. CORNER LOTS ABUTTING KARL REISHUS BOULEVARD SHALL HAVE DRIVEWAYS LIMITED TO ACCESSING A STREET OTHER THAN KARL REISHUS BOULEVARD.

The Applicant's proposed modification is (bold italics):

- 8. CORNER LOTS ABUTTING KARL REISHUS BOULEVARD SHALL HAVE DRIVEWAYS LIMITED TO ACCESSING A STREET OTHER THAN KARL REISHUS BOULEVARD *WITH THE EXCEPTION OF LOTS 8, 10 AND 11, PETERSON HILL II SUBDIVISION.***

Staff recommendation is (underlined):

- 8. CORNER LOTS ABUTTING KARL REISHUS BOULEVARD SHALL HAVE DRIVEWAYS LIMITED TO ACCESSING A STREET OTHER THAN KARL REISHUS BOULEVARD *WITH THE EXCEPTION OF LOTS 8 AND 10 AND 11, PETERSON HILL II SUBDIVISION.***

One buildable lot is lost under staff recommendation.

AGENCY REVIEW

CDD conducted an agency review comment period between February 24, 2021 and March 5, 2021. Agency review comments can be found in **Attachment D**.

Agency	Summary
General Engineering	No issues with the recommended change.
City Manager	Perspective on the issue.

PUBLIC COMMENTS

CDD conducted a public comment period between February 19, 2021 and March 1, 2021. Public notice was mailed to property owners within 500 feet of the lot (**Attachment E**). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment F**). No public comments were received by the time this staff report was written.

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: This project modifies conditionally-required notes for previous versions of the 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: This modification of an existing plat requires no additional improvements.

Finding: Yes. The applicant has constructed all required improvements.

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

Analysis: No additional analysis needed.

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

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested amendment to the final plat. The amendment approves the removal of the plat note that limits driveway development onto Karl Reishus Boulevard at 3028, and 3032 Karl Reishus Boulevard in a D10SF Zone.

The approval is subject to the following conditions:

1. Limit plat note modification to allow driveways to lots privately owned, Lots 8 and 10.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	SMF2020 0003
Attachment C	Minutes, Planning Commission Regular Meeting, January 12, 2021
Attachment D	Agency Review Comments
Attachment E	Abutters Notice
Attachment F	Public Notice Sign posted



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address 3032 Karl Reishus Blvd., 6746 Marguerite St., 3031 Karl Reishus Blvd		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) PEDERSON HILL II LT 10, PEDERSON HILL II LT 8, PEDERSON HILL II LT 11		
	Parcel Number(s) ✓ 4B2201080100, 4B2201080080, 4B2201080110		
	☐ This property located in the downtown historic district ☐ This property located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner Gary and Kathleen Miller, Scott Dale, CBJ		Contact Person Dan Bleidorn
	Mailing Address lands_office@juneau.org		Phone Number(s) 586-5252 586-0224
	E-mail Address		
	LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits		
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X <u>Daniel Bleidorn</u> Landowner/Lessee Signature		02/12/2020 Date	
X _____ Landowner/Lessee Signature		_____ Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT If the same as OWNER, write "SAME"			
Applicant same		Contact Person	
Mailing Address		Phone Number(s)	
E-mail Address			
X <u>Daniel Bleidorn</u> Applicant's Signature		02/12/2021 Date of Application	

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

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

SMF2021 0001 ATTACHMENT A

Case Number

SMF21-01

Intake Initials

[Signature]

Date Received

2/12/2021



SUBDIVISION AND DEVELOPMENT PLAN APPLICATION

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

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

PROJECT SUMMARY

See Attached

Number of Existing Parcels 18 Total Land Area 9 acres Number of Resulting Parcels 18

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	\$ <u>585</u>	<u>plat amend, amount = \$110 + (25 x 19)</u>		
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Total Fee	\$ <u>585.00</u>	<u>+ 1500</u>		

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number

SMF21-01

Date Received

2/12/21

Legal description: Pederson Hill Subdivision II, Phase 1A Lot 8, Lot 10, Lot 11.

Existing Structures: No structures on any of the three lots involved.

Zoning District: D10SF

Access: Glacier Highway and Karl Reishus Boulevard (KRB)

Current and proposed use of any structures: residential

Utilities available: All

Unique characteristics of the land or structures: Terrain steepens at the top of KRB. Lots have a steep slope on the south property line (Yan Street).

This proposal would modify plat note 8 from:

“Corner lots abutting Karl Reishus Boulevard shall have driveways limited to accessing a street other than Karl Reishus Boulevard”

To:

“Corner lots abutting Karl Reishus Boulevard shall have driveways limited to accessing a street other than Karl Reishus Boulevard with the exception of lots 8, 10, and 11, Pederson Hill II Subdivision”

The Plat for Pederson Hill Subdivision II, Phase 1A includes plat notes that states driveways with access from the KRB are restricted and that corner lots abutting KRB shall have driveways limited to accessing a street other than KRB. The disconnect between the Plat and the construction drawings was an oversight by the hired firm, CBJ Lands, Engineering and CDD staff, and was not recognized at the public hearing to approve the final plat at the October 5, 2017 meeting.

The property owned by Scott Dale currently has a driveway cut and access on KRB (Phase 1A Lot 8). The cross section of Yan Street is not developed, and design and development is not part of Phase 1A. Since Yan Street is not constructed, CDD could issue a permit for a driveway to the undeveloped Yan Street ROW. This would cause significant delays and his existing development plan and house design would not work.

The property owned by Gary Miller also has a driveway cut and access on KRB (Phase 1A Lot 10). This lot has additional development constraints due to the slope of the lot. The slope severely limits the development of this property. After discussing this with the CBJ's Chief Engineer and the property owner, indications are that the safest and most practical access to this lot is access through KRB. Since Yan Street is not

constructed, CDD could issue a permit for a driveway to the undeveloped Yan Street ROW.

Phase 1A Lot 11 is a corner lot that currently has a driveway cut and access via KRB. This lot has less than 18 feet of road frontage on Yan Street and the proximity to the arc at the intersection of Yan Street and KR Boulevard makes it unsafe to have the driveway access via Yan Street. This lot has additional development constraints due to the slope of the lot. The slope severely limits the development of this property. After discussing this with the CBJ's Chief Engineer and the property owner, indications are that the safest and most practical access to this lot is access through KRB.

It is worth noting that the discrepancy between the preliminary plat, construction drawings, and final plat was overlooked by CBJ CDD, E&PW, Lands, the consultant, and the Planning Commission. Regardless, with this error in place, CBJ has sold two of these lots and is under contract to sell the third. The sales brochure specifically states that the purchaser acknowledges the property is being sold with no guarantees. The current property owners will be responsible for costs of addressing this issue unless the Commission modifies the final plat. It was implied, with the driveways constructed, that purchasers of these lots could use the constructed driveways and the cost and construction delay to the property owners will be substantial. When the construction drawing were produced and reviewed by the City, the current driveway locations were shown to be safe and met all safety parameters during the Engineering review.



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address 3028 Karl Reishus Boulevard		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) PEDERSON HILL II LT 8		
	Parcel Number(s) 4B2201080080		
	☐ This property located in the downtown historic district ☐ This property located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner Scott Dale	Contact Person Scott	
	Mailing Address 6746 Marguerite St - Juneau, AK 99801	Phone Number(s) 586-6724	
	E-mail Address		
	LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits		
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X <u>Scott Dale</u> Landowner/Lessee Signature		<u>2/16/2021</u> Date	
X _____ Landowner/Lessee Signature		_____ Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT If the same as OWNER, write "SAME"			
Applicant Same	Contact Person		
Mailing Address	Phone Number(s)		
E-mail Address			
X _____ Applicant's Signature		_____ Date of Application	

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

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Intake Initials	
Case Number	Date Received



CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

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

To be completed by Applicant	PROJECT SUMMARY I request that the Planning Commission amend the plat to allow for my driveway access to be from Karl Reishus Boulevard
	TYPE OF PROJECT REVIEW: ☐ City Project Review ☐ City Land Acquisition /Disposal ☐ State Project Review
	PROJECT NUMBERS ASSOCIATED WITH PROPOSAL: Is this project associated with any other Land Use Permits? ☒ YES Case No.: _____ ☐ NO
	Capital Improvement Program # (CIP) _____ Local Improvement District # (LID) _____ State Project # _____
	ESTIMATED PROJECT COST: \$ _____
	ALL REQUIRED MATERIALS ATTACHED ☒ Complete application ☐ Pre-Application notes (if applicable) ☐ Narrative including: ☐ Current use of land or building(s) ☐ Proposed use of land or building(s) ☐ How the proposed project complies with the Comprehensive Plan ☐ How the proposed project complies with the Land Use Code (Title 49) ☐ Site Plan (details on page 2)

NOTE: This application is required even if the proposed project is associated with other Land Use permits.

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

CITY/STATE PROJECT FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ _____			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number	Date Received

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address 3032 Karl Reishus Blvd,		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) PEDERSON HILL II LT 10,		
	Parcel Number(s) 4B2201080100,		
	☐ This property located in the downtown historic district ☐ This property located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner Gary Miller,	Contact Person Gary	
	Mailing Address 20135 Cohen Dr - Juneau, AK 99801	Phone Number(s) 789-3735 57	
	E-mail Address G.MILLER.JUNEAUAK@GMAIL.COM		
	LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits		
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X <u><i>Gary Miller</i></u> Landowner/Lessee Signature		<u><i>FEB 16, 2021</i></u> Date	
X _____ Landowner/Lessee Signature		_____ Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT If the same as OWNER, write "SAME"			
Applicant Gary and Kathleen Miller	Contact Person Dan Bleidorn - CBJ		
Mailing Address 20135 Cohen Dr - Juneau, AK 99801	Phone Number(s) 586-0224		
E-mail Address SAME			
X _____ Applicant's Signature		_____ Date of Application	

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

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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

SMF2021 0001 ATTACHMENT A

Gary Miller
20135 Cohen Dr
Juneau, AK 99801-8211
Phone: (907) 789-3757
Email: gmliller.juneauak@gmail.com

Dan Bleidorn
Email: Lands_Office@juneau.org
Phone: (907) 586-0224

How Our Lot Will Be Used

Current use of land or building(s).

Vacant

Proposed use of land or building(s).

We will be building a retirement home on our lot in a few years. I am 72 years old and our plan is to have a single-story home with as many maintenance free options as possible. We are designing our house to optimize the sun for our gardens and the access on KRB allows the best options. We have already started planting the garden which further complicates any need to access via Yan Street.

How the proposed project complies with the Comprehensive Plan.

Our future home will be built by a contractor and comply with all CBJ codes.

How the proposed project complies with the Land Use Code (Title 49).

Our future home will be built by a contractor and comply with all CBJ codes.

The Problems

I was sold the property with access off of KRB and an address on KRB. Because of the plat notes the constructed access is un-permittable which will force me to construct access off of Yan street which has engineering concerns.

Lot 10:

- There are two driveway accesses through the curb. One is on Reishus Boulevard that goes directly over the utilities, requiring any access to the utilities to tear the driveway apart. The second access is for Yan Street, which is up a slope. Both driveways require slowing down, a sharp left turn and driving up a grade, making access in the winter, when things are slippery, nearly impossible.
- Yan Street has a 10-foot easement along it and the hillside is too steep to put a driveway up it. The length of the lot along Yan street is approximately 115 feet long so the easement greatly reduces the available area for building by approximately

1,15-0 square feet. There is also an easement along Karl Reishus Boulevard that further reduces the available area even further.

We paid the City and Borough of Juneau \$148,000 for the lot so we should have access to it.



Reishus Boulevard has an uphill slope which gets slipper in winter.





Lower Access as Laid Out



Upper Access as Laid Out
SMF2021 0001 ATTACHMENT A
Page 11



Lower Access Showing Easement

The lot is being prepared for a garden and three miniature dwarf apple trees that grow five to six feet tall and the same in diameter.

The upper access goes directly over the underground utilities. A paved driveway would have to be broken up if access is needed.

Both the upper and lower access would require slowing down to make a turn on to the lot. In the wintertime, that means slowing down for the turn and then trying to drive up a slippery driveway.



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address 3031 Karl Reishus Hwy		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) PEDERSON HILL II LT 11		
	Parcel Number(s) 4B2201080110		
	☐ This property located in the downtown historic district ☐ This property located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner CBJ (under contract to purchase with earnest money)	Contact Person Richard Petersen	
	Mailing Address PO Box 34939, Juneau 99803	E-mail Address	Phone Number(s) 789-5025
	LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits		
	I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.		
X <u></u> <u>2/18/21</u> Landowner/Lessee Signature Date			
X _____ Landowner/Lessee Signature Date			
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT If the same as OWNER, write "SAME"			
Applicant Same		Contact Person	
Mailing Address PO Box 34939 JUNEAU, AK 99803		Phone Number(s)	
E-mail Address LOWPETECONSTRUCTION@YAHOO.COM			
X <u></u> <u>2/18/21</u> Applicant's Signature Date of Application			

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

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Intake Initials
Case Number
Date Received



CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

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

To be completed by Applicant	PROJECT SUMMARY I request that the Planning Commission amend the plat to allow for lot 11 to have the driveway be located where it is currently built. I have already paid the earnest money for this lot and have spend time and money planning the construction.
	TYPE OF PROJECT REVIEW: ☐ City Project Review ☐ City Land Acquisition /Disposal ☐ State Project Review
	PROJECT NUMBERS ASSOCIATED WITH PROPOSAL: Is this project associated with any other Land Use Permits? ☒ YES Case No.: _____ ☐ NO Capital Improvement Program # (CIP) _____ Local Improvement District # (LID) _____ State Project # _____
	ESTIMATED PROJECT COST: \$ _____
	ALL REQUIRED MATERIALS ATTACHED ☒ Complete application ☐ Pre-Application notes (if applicable) ☐ Narrative including: ☐ Current use of land or building(s) ☐ Proposed use of land or building(s) ☐ How the proposed project complies with the Comprehensive Plan ☐ How the proposed project complies with the Land Use Code (Title 49) ☐ Site Plan (details on page 2)

NOTE: This application is required even if the proposed project is associated with other Land Use permits.

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

CITY/STATE PROJECT FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ _____			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number	Date Received



Planning Commission

(907) 586-0715
PC_Comments@juneau.org
www.juneau.org/plancomm
155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION

NOTICE OF DECISION

Date: January 15, 2021

File No.: SMF2020 0003

City and Borough of Juneau
Attn: Dan Bleidorn
155 S. Seward Street
Juneau, AK 99801

Proposal: Modification of the plat of Pederson Hill Subdivision II, Phase 1A
Property Address: Karl Reishus Boulevard
Legal Description: Not applicable
Parcel Code No.: 4B2201080100 and surrounding
Hearing Date: January 12, 2021

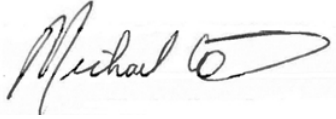
The Planning Commission, at its regular public meeting, did not approve the final plat modification to be conducted as described in the project description and project drawings submitted with the application, modifying Plat Notes 7 and 8 to remove restrictions on driveway access to Karl Reishus Boulevard.

Attachment: December 30, 2020 memorandum from Irene Gallion, Community Development, to the CBJ Planning Commission regarding SMF2020 0003.

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).

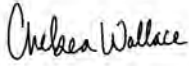
City and Borough of Juneau
File No.: SMF2020 0003
January 15, 2021
Page 2 of 2



Michael LeVine, Chair
Planning Commission

January 22, 2021

Date



Filed With City Clerk

January 26, 2021

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.



PLANNING COMMISSION STAFF REPORT
MAJOR SUBDIVISION SMF2020 0003
HEARING DATE: JANUARY 12, 2021

(907) 586-0715
 CDD_Admin@juneau.org
 www.juneau.org/CDD
 155 S. Seward Street • Juneau, AK 99801

DATE: December 30, 2020
TO: Michael LeVine, Chair, Planning Commission
BY: Irene Gallion, Senior Planner 
THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Applicant requests a final plat review for modifications to plat for Pederson Hill Subdivision II, Phase 1A.

STAFF RECOMMENDATION: Approval

KEY CONSIDERATIONS FOR REVIEW:

- Karl Reishus Boulevard (KRB) was misclassified in 2016.
- Reclassification of KRB from Major Collector to Minor Collector.
- Plat notes limiting driveways onto KRB no longer apply.
- Plat notes limiting access onto KRB prevent CDD from issuing building permits that use access onto KRB.

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:
 - 49.15.402
 - 49.15.412
 - 49.20.200
 - 49.35.210(c)(1)(A)
 - 49.80

GENERAL INFORMATION	
Property Owner	City and Borough of Juneau
Applicant	City and Borough of Juneau
Property Address	Karl Reishus Blvd
Legal Description	Karl Reishus Blvd
Parcel Number	Not applicable
Zoning	D10-SF
Lot Size	Not applicable
Water/Sewer	CBJ
Access	Glacier Highway
Existing Land Use	Roadway
Associated Applications	None

The Commission shall hear and decide the case per 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 49.15.402(a) *A major subdivision permit is required for subdivisions resulting in 14 or more lots.*

December 30, 2020
SMF2020 0003
Page 2 of 6

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES

North (D10-SF)	Vacant, un-subdivided
South (Industrial)	Glacier Highway
East (D10-SF)	In development
West (D10-SF)	In development

SITE FEATURES

Anadromous	No
Flood Zone	No
Hazard	No
Hillside	No
Wetlands	Yes
Parking District	No
Historic District	No
Overlay Districts	No

BACKGROUND INFORMATION

Project Description – This project reclassifies Karl Reishus Boulevard (KRB) from a major collector to a minor collector, updating plat notes to reflect the change (Attachment A). Reclassification is consistent with federal standards, and allows legal driveway development along the road per CBJ code.

Importance – Lots have been developed with curb cuts onto KRB, and have been sold. CBJ cannot issue building permits for access to KRB, and owners cannot get building permits for their lots under the current classification.

Background – The Pederson Hill Subdivision project is a CBJ effort to increase the buildable lots available. The plat recorded in September of 2019 shows the first phase of development broken into three sub-phases (1A, 1B, and 1C) creating 86 residential lots (Attachment B). While the record does not show an explicit discussion with the Planning Commission (Attachment C, D, E), staff classified KRB as a “Major Collector.”

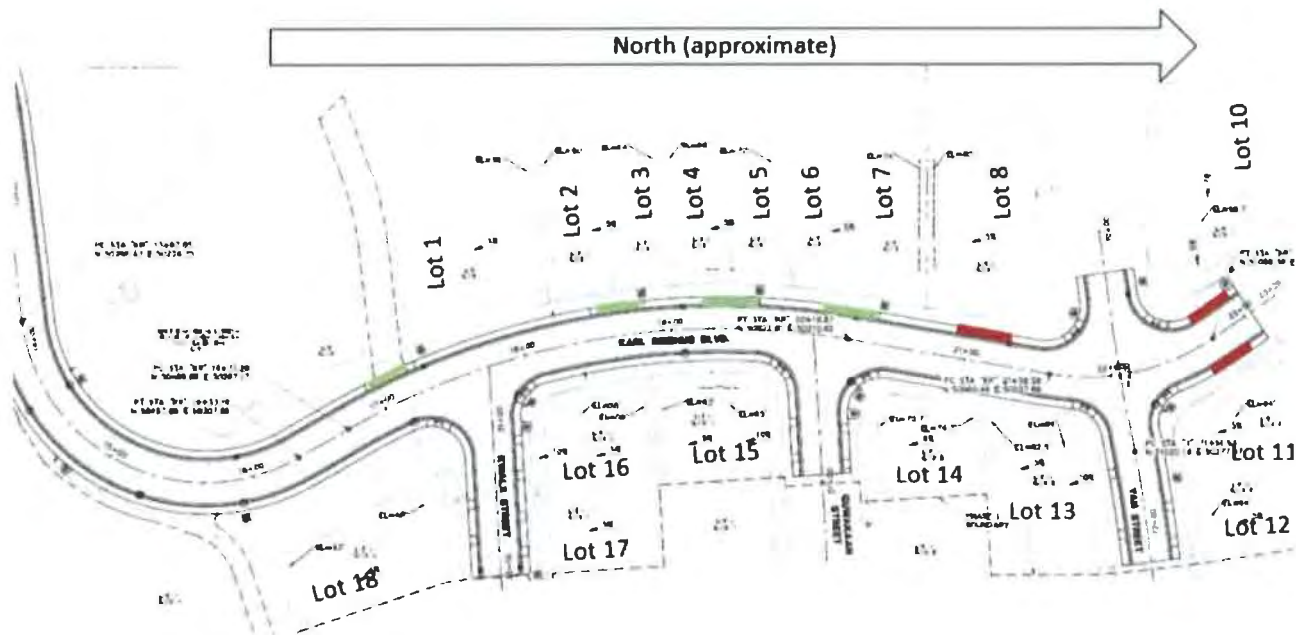
Driveway access is not permitted onto major collectors [CBJ 49.35.210(c)(1)(A)]. CBJ 49.35 cannot be varied [CBJ 49.20.200].

Driveway access was built onto KRB under CBJ Contract Number BE18-025, construction of Phase 1A, despite limitations outlined in plat notes seven and eight.

7. DRIVEWAY ACCESS FROM THE KARL REISHUS BOULEVARD IS RESTRICTED. LOT 1 DRIVEWAY SHALL ACCESS FROM THE EMERGENCY ACCESS EASEMENT. DRIVEWAY ACCESS FOR LOTS 2-7 SHALL BE RESTRICTED TO JOINT USE DRIVEWAYS CENTERED ON THE COMMON LOT LINE FOR LOTS 2 & 3, LOTS 4 & 5 AND LOTS 6 & 7.
8. CORNER LOTS ABUTTING KARL REISHUS BOULEVARD SHALL HAVE DRIVEWAYS LIMITED TO ACCESSING A STREET OTHER THAN KARL REISHUS BOULEVARD.

December 30, 2020
SMF2020 0003
Page 3 of 6

The image below highlights the driveways on KRB built in accordance with the plat notes (green), and those not (red). Lot numbers on the construction plans vary from those on the plat, so the image below has the platted lot numbers added.



Lots 8 and 10 access KRB instead of Yan Street, because Yan Street is not extended far enough to the west to construct safe access.

CBJ does not include definitions of road classifications in code. The United States Department of Transportation's Federal Highway Administration (FHWA) establishes standards for roadway classification in order to establish design standards and to help make funding decisions. The distinctions between Major Collectors and Minor Collectors are subtle. Major collectors are longer, have lower driveway densities, higher speed limits, are spaced at greater intervals, and have higher traffic volumes. Major Collectors provide more mobility whereas Minor Collectors provide more land access.

Major Collectors	Minor Collectors	Karl Reishus Boulevard
Serve both land access and traffic circulation in <i>higher density</i> residential, and commercial/industrial areas.	Serve both land access and traffic circulation in <i>lower density</i> residential and commercial/industrial areas.	Zoned single-family.
Penetrate residential neighborhoods, often for significant distances.	Penetrate neighborhoods, often only for a short distance.	Dead end road in subdivision.
Distribute and channel trips between Local Roads and Arterials, usually over a distance of <i>greater than</i> three-quarters of a mile.	Distribute and channel trips between Local Roads and Arterials, usually over a distance of <i>less than</i> three-quarters of a mile.	At full build-out KRB will eventually be 0.5 miles, currently 0.25 miles.
Operating characteristics include higher speeds and more signalized intersections.	Operating characteristics include lower speeds and fewer signalized intersections.	No signalized intersections. 20 mph.

Source: https://www.fhwa.dot.gov/planning%20processes/statewide/related/highway_functional_classifications/section03.cfm

December 30, 2020
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Next Steps – A pdf of the proposed plat is attached (Attachment F). If the Planning Commission approves, the survey consultant will draft a letter to CBJ with the recommended changes. CBJ will sign the letter approving the changes. The consultant surveyor has their main office in Anchorage, Alaska, so they are able to walk the letter over to the Alaska Department of Natural Resources (DNR), redline the official plat, and sign a Surveyor Affidavit regarding the changes. The DNR will then record the amended plat with the surveyor's affidavit. This option is most seamless for current property owners.

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

Item	Summary
AME 2014 0003	Rezone from D1(T)D5 to D10 and D10-SF.
Ordinance 2014-29	Rezone of land to D10-SF (AME2014 0003).
SMP2016 0002	Staff report for preliminary subdivision. Approved February 28, 2017.
CSP2016 0006	Project consistency review.
SMP2017 0001	Staff report for plat modification. Three phases of development, new emergency vehicle access via Christ Evangelical parking lot rather than using the equestrian trail as previously intended. Includes final minutes from the February 28, 2017 Planning Commission meeting where original subdivision was approved.
Minutes	October 10, 2017 Planning Commission meeting minutes where plat modification was approved.
Plat 2019-34	Pederson Hill Subdivision II, Phase 1A.
Contract BE18-025	Conformed documents from construction of improvements.

ANALYSIS

Compliance with Title 49 - The proposed change improves conformance with Title 49.

While Note 7 allows driveway access on to KRB for certain lots, code prohibits driveway access onto a Major Collector.

Preliminary Plat Conditions of Approval – This project modifies an existing plat, which met conditions of approval for recording.

The proposed modification of Note 7 and elimination of Note 8 modify previous conditions. Notes 7 and 8 limit driveway access to KRB based on KRB classification as a Major Collector. This project reclassifies the road to a Minor Collector.

Proposed modification to note 7:

- ~~7. DRIVEWAY ACCESS FROM THE KARL REISHUS BOULEVARD IS RESTRICTED.~~ LOT 1 DRIVEWAY SHALL ACCESS FROM THE EMERGENCY ACCESS EASEMENT. DRIVEWAY ACCESS FOR LOTS 2-7 SHALL BE RESTRICTED TO JOINT USE DRIVEWAYS CENTERED ON THE COMMON LOT LINE FOR LOTS 2 & 3, LOTS 4 & 5 AND LOTS 6 & 7.

Note 8 will be eliminated.

December 30, 2020
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AGENCY REVIEW

CDD conducted an agency review comment period between December 2 and December 14, 2020. Agency review comments can be found in Attachment G.

Agency	Summary
Alaska Department of Transportation and Public Facilities	No objection, seems like a good move.
CBJ Engineering and Public Works	In support of the project.

PUBLIC COMMENTS

CDD conducted a public comment period between December 16 and December 21, 2020. Public notice was mailed to property owners within 500 feet of KRB. A public notice sign was also posted on-site two weeks prior to the scheduled hearing (Attachment H). Public comments submitted at time of writing this staff report can be found in Attachment I.

Name	Summary
Gary Miller	Owns Lot 10, support the project.
Joyce Niven	Checking on impacts to Tlingit Haida Regional Housing Association lot.

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: This project modifies conditionally-required notes for previous versions of the plat. Changing the road classification from Major Collector to Minor Collector eliminates the need for driveway restrictions onto KRB.

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: This modification of an existing plat requires no additional improvements.

Finding: Yes. The applicant has constructed all required improvements.

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

Analysis: No additional analysis needed.

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

December 30, 2020
 SMF2020 0003
 Page 6 of 6

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested final plat. The permit would allow the final plat approval for the modification of the plat in a D10-SF zone to eliminate restrictions on driveways on to Karl Reishus Boulevard.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Plat 2019-34
Attachment C	SMP2016 0006: Original Plat
Attachment D	SMP2017 0001: Plat Modification
Attachment E	Planning Commission Minutes, October 10, 2017. Date of SMP2017 0001 Consideration.
Attachment F	Proposed Modified Plat
Attachment G	Agency Review Comments
Attachment H	Abutters Notice
Attachment I	Public Notice Sign
Attachment J	Public Comments



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address 3032 Karl Reishus Blvd., 6746 Marguerite St., 3031 Karl Reishus Blvd		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) PEDERSON HILL II LT 10, PEDERSON HILL II LT 8, PEDERSON HILL II LT 11		
	Parcel Number(s) 4B2201080100, 4B2201080080, 4B2201080110		
	☐ This property located in the downtown historic district ☐ This property located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner CBJ (lot 11)	Contact Person Dan Bleidorn	
	Mailing Address 155 S Seward Street	Phone Number(s) 586-5252	
	E-mail Address Lands_Office@juneau.org		
	LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits		
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X <u><i>Daniel Bleidorn</i></u> 11-19-2020 Landowner/Lessee Signature Date			
X _____ _____ Landowner/Lessee Signature Date			
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT If the same as OWNER, write "SAME"			
Applicant Same	Contact Person		
Mailing Address	Phone Number(s)		
E-mail Address			
X <u><i>Daniel Bleidorn</i></u> 11-19-2020 Applicant's Signature Date of Application			

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

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number SME2021.0001 ATTACHMENT B 11-20-00003	Intake Initials <i>img</i> 11/19/2020
	Date Received 11/19/20



SUBDIVISION AND DEVELOPMENT PLAN APPLICATION

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

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

PROJECT SUMMARY

see attached

Number of Existing Parcels 18 Total Land Area 9 acres Number of Resulting Parcels 18

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	\$ <u>585</u>	Plat amendment = \$110+(\$25x19)		
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

SMF20200003

Date Received

11/19/20

Legal description: Pederson Hill Subdivision II, Phase 1A Lot 8, Lot 10, Lot 11.

Existing Structures: No structures on the three corner lots with access on KR Boulevard

Zoning District: D10SF

Density: D10

Access: Glacier Highway and Karl Reishus Boulevard

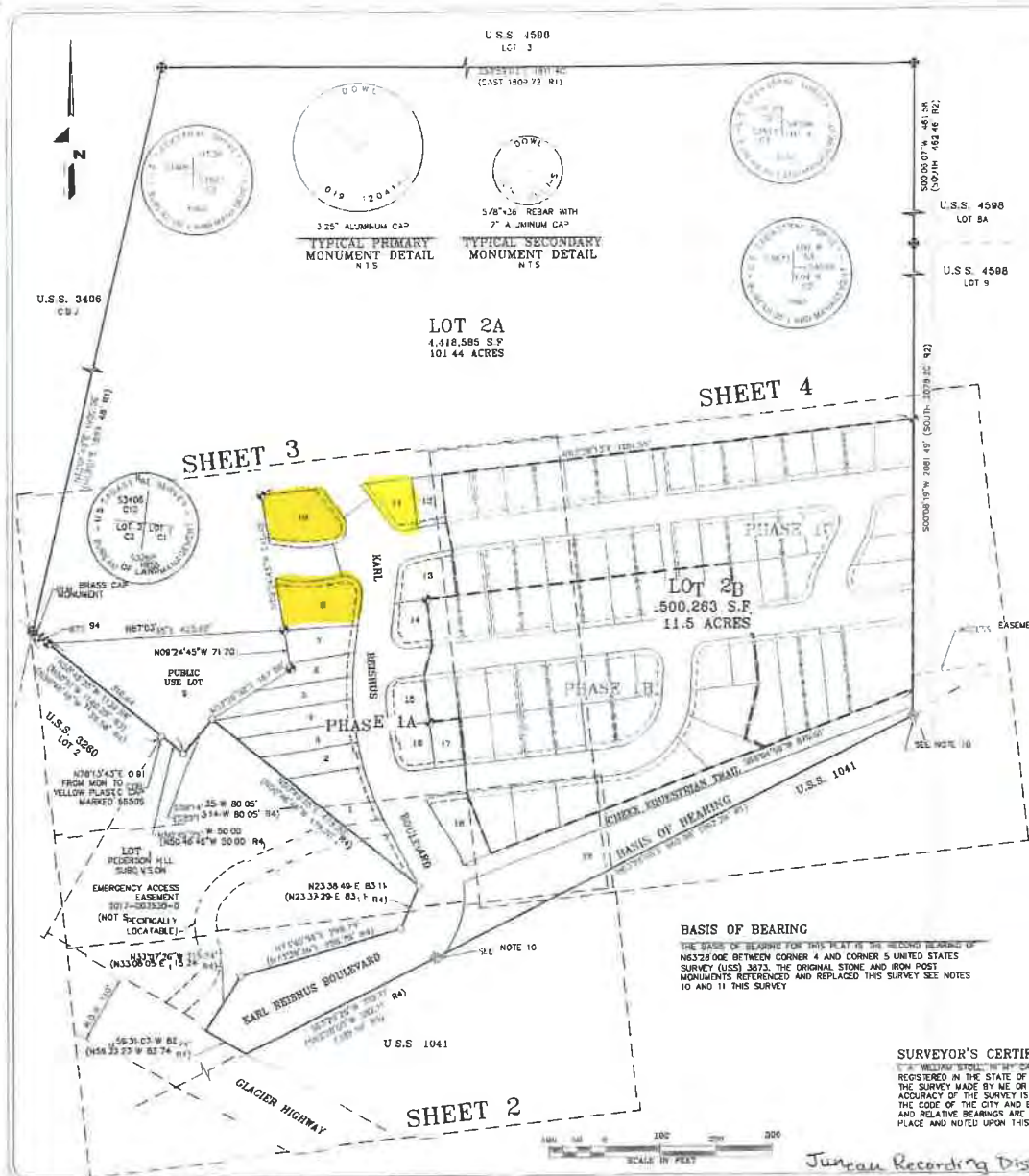
Current and proposed use of any structures: residential

Utilities available: All

Unique characteristics of the land or structures: Terrain steepens at the top of KRB. Lots have a steep slope on the south property line (Yan Street).

This proposal would modify plat note 7 and eliminate plat note 8.

The Plat for Pederson Hill Subdivision II, Phase 1A includes plat notes that states driveways with access from the Karl Reishus Boulevard are restricted and that corner lots abutting Karl Reishus Boulevard shall have driveways limited to accessing a street other than Karl Reishus Boulevard. These notes were included because Karl Reishus Boulevard was incorrectly designated a major collector rather than a minor collector. The US DOT Federal Highways Administration Standards classifies the road as a minor collector. Alaska DOT&PF classifications conform to USFHWA standards. By altering from federal standards CBJ has inadvertently created inconsistent road management and use regimes. For Lot 8 and Lot 10, the cross street is not constructed and there are no plans to continue Yan Street west. Lot 11 is a corner lot that has access via KR Boulevard. This lot has less than 18 feet of road frontage on Yan Street and the proximity to the arc at the intersection of Yan and KR Boulevard made it unsafe to have to have the driveway access via Yan Street. Lots 10 and 11 are steep along the southern lot line and, as currently platted and developed, preclude safe access along Yan. Lot 1A has no other practical access to the lot.



OWNERSHIP CERTIFICATE

THE CITY AND BOROUGH OF JUNEAU, ALASKA, IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT ITS LANDS ARE NOT SUBJECT TO ANY OTHER INTEREST OR CLAIM BY ANY OTHER PARTY. THE CITY AND BOROUGH OF JUNEAU, ALASKA, HEREBY ADopts THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, TRAILS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: SEPTEMBER 10th 2019

Shagun Chhang
CITY CLERK

NOTARY ACKNOWLEDGMENT

STATE OF ALASKA
FIRST JUDICIAL DISTRICT

THIS IS TO CERTIFY THAT ON the 10 day of September, 2019, BEFORE THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, Shagun Chhang, appeared Shagun Chhang to be known and known to me to be the person whose name is subscribed to the foregoing instrument as the true act and deed of the said corporation for the purposes therein mentioned, being fully authorized to do so.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Patricia Everson
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: 11/10/2022

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

SHEET INDEX

- 1 - KEY MAP & SUBDIVISION BOUNDARY
- 2 - SOUTHWEST PLAT DETAIL
- 3 - NORTHWEST PLAT DETAIL
- 4 - NORTHEAST PLAT DETAIL

LEGEND

- 1. I.L.M. MONUMENT FOUND THIS SURVEY
- 2. FOUND 3.25" ALUMINUM PRIMARY MONUMENT (AS SHOWN - SEE NOTE 10)
- 3. 3.25" ALUMINUM PRIMARY MONUMENT (120415) SET THIS SURVEY
- 4. 5/8" REBAR WITH 2" ALUMINUM CAP (120415) SET THIS SURVEY
- 5. 5/8" REBAR WITH YELLOW PLASTIC SURVEY CAP (77125) FOUND THIS SURVEY, UNLESS OTHERWISE NOTED
- 6. SURVEYED PROPERTY LINE
- 7. UNSURVEYED PROPERTY LINE
- 8. PHASE LINE
- 9. DRAINAGE & UTILITY EASEMENT DEDICATED THIS PLAT
- 10. ACCESS, DRAINAGE & UTILITY EASEMENT DEDICATED THIS PLAT
- 11. PHASE 1B & 1C

PLANNING COMMISSION PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWS RECORD HAS BEEN TAKEN TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA, AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NUMBER 1726 DATED 7/26/2019, AND THAT THE PLAT SHOWN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, ANCHORAGE, ALASKA.

Shagun Chhang
CITY CLERK
CITY AND BOROUGH OF JUNEAU

PLAT
PEDERSON HILL SUBDIVISION II, PHASE 1A
A SUBDIVISION OF
LOT 2, PEDERSON HILL SUBDIVISION
U.S. SURVEY No. 3873
CITY & BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT
STATE RECORDERS' OFFICE AT ANCHORAGE

DOWL
ARCL248
CIVIL ENGINEERING-LAND SURVEYING-CONSTRUCTION MANAGEMENT
5508 COMMERCIAL BOULEVARD
JUNEAU ALASKA 99801 907-780-3533

OWNER
CITY AND BOROUGH OF JUNEAU
155 SOUTH BERNARD STREET
JUNEAU, ALASKA 99801

SCALE: 1" = 100' DATE: SEPT 2019 PROJECT NO: J70687 FILE NO: SHEET NO: 1 OF 4

Attachment A - Application Packet - Page 4

NOTES

1. PROVIDE ALL ADAPTERS, ELBOWS AND OTHER FITTINGS NECESSARY TO CONNECT TO DISSIMILAR PIPE SIZES, MATERIALS AND DEPTHS. CONNECT TO EXISTING.
2. PIPE LENGTHS ARE MEASURED ALONG THE SLOPE, FROM CENTER TO CENTER OF STRUCTURES. SLOPES ARE CALCULATED TO ENDS OF PIPE.
3. WATER MAIN PIPE BENDS SHALL BE LOCATED TO AVOID CONFLICTS AND TO MAINTAIN ALL REQUIRED ADEQ SEPARATION DISTANCES.

STORM DRAIN STRUCTURE AND GRATE NOTES

1. RIM ELEVATIONS GIVEN ARE AT FINISHED GRADE. CURB INLET GRATE ELEVATIONS SHALL BE LOWERED PER CBJ STANDARD DETAIL 309.
2. OFFSETS SHOWN VARY SLIGHTLY. ALL CURB INLETS SHALL MATCH THE CURB AND GUTTER.

STORM DRAIN STRUCTURE TABLE

CB No.	RIM EL.	TYPE	STA/OFF	PIPES IN	PIPES OUT
CB-27	82.03	I	21+28.02, 15.24 RT	SD-31, 18" INV IN =77.80 SD-30, 12" INV IN =77.60	SD-29, 24" INV OUT =77.50
CB-28	82.05	III	21+28.17, 15.25 LT		SD-30, 12" INV OUT =79.70
CB-29	88.81	IV	22+26.05, 52.44 LT	SD-32, 12" INV IN =85.44 SD-33, 12" INV IN =85.97	SD-34, 18" INV OUT =85.28
CB-30	88.43	III W/ AD	22+45.64, 57.20 LT		SD-33, 12" INV OUT =86.10
CB-31	89.64	I	22+23.56, 23.82 RT	SD-34, 18" INV IN =84.50 SD-37, 18" INV IN =85.23 SD-36, 12" INV IN =84.52 SD-35, 12" INV IN =86.41	SD-31, 18" INV OUT =84.30
CB-32	89.82	III W/AD	22+32.13, 29.77 RT		SD-35, 12" INV OUT =87.00
CB-33	87.25	III W/ AD	71+73.68, 25.12 LT		SD-36, 12" INV OUT =85.05

SERVICE LOCATIONS

STATION/OFFSET	TYPE	INV EL.
21+03, 39' LT	WS	-
21+12, 39' LT	SSS	75.9
21+25, 39' RT	SSS	78.5
21+45, 39' RT	SSS	76.5
21+51, 39' RT	WS	-
22+29, 101' RT	WS	-
22+29, 95' RT	SSS	88.9
22+30, 84' RT	SSS	77.0
22+32, 55' RT	SSS	90.1
22+32, 62' RT	WS	-
22+40, 44' RT	SSS	92.9
22+75, 80' LT	SSS	92.1
22+88, 39' LT	SSS	92.0
22+81, 39' LT	WS	-

STORM DRAIN PIPE TABLE

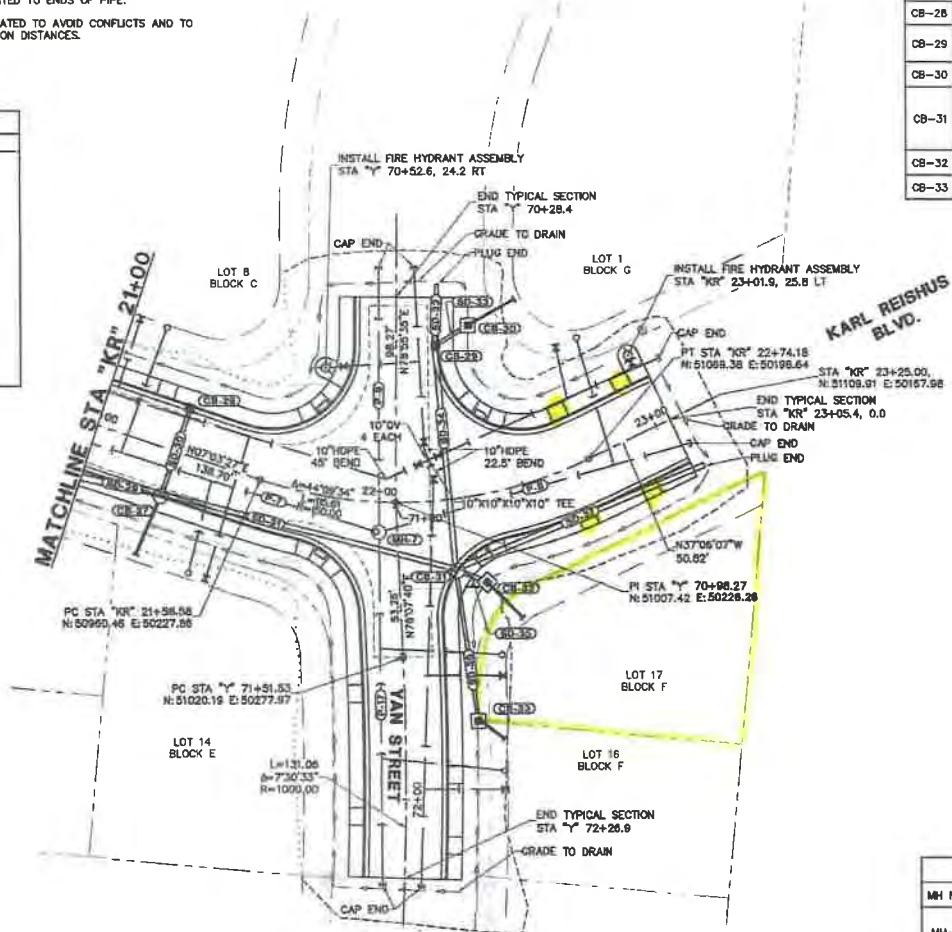
PIPE	SIZE	3D LENGTH	TYPE	SLOPE
SD-29	24"	102.0'	CPP	0.093
SD-30	12"	30.6'	CPP	0.089
SD-31	18"	104.0'	CPP	0.065
SD-32	12"	20.9'	CPP	0.010
SD-33	12"	13.3'	CPP	0.010
SD-34	18"	76.3'	CPP	0.010
SD-35	12"	11.7'	CPP	0.050
SD-36	12"	52.6'	CPP	0.010
SD-37	18"	93.3'	CPP	0.111

SANITARY SEWER PIPE TABLE

PIPE	SIZE	3D LENGTH	TYPE	SLOPE
P-7	8"	243.8'	PVC	0.088
P-8	8"	112.8'	PVC	0.119
P-9	8"	90.4'	PVC	0.004
P-17	8"	147.4'	PVC	0.004

SANITARY SEWER STRUCTURE TABLE

MH No.	RIM EL.	STATION/OFFSET	PIPES IN	PIPES OUT
MH-7	88.10	22+00.25, 10.33 RT	P-8, 8" PVC INV IN =79.70 P-17, 8" PVC INV IN =79.86 P-9, 8" PVC INV IN =79.70	P-7, 8" PVC INV OUT =79.35



DOWL

Consulting Engineers • Land Surveyors • Construction Administration
JCB No. 20887-01 DRAWN BY: STAFF DESIGNED BY: STAFF CHECKED BY: STAFF DATE: JULY 2017

5368 COMMERCIAL BOULEVARD
JUNEAU, ALASKA 99801
907-780-3533
AECL848



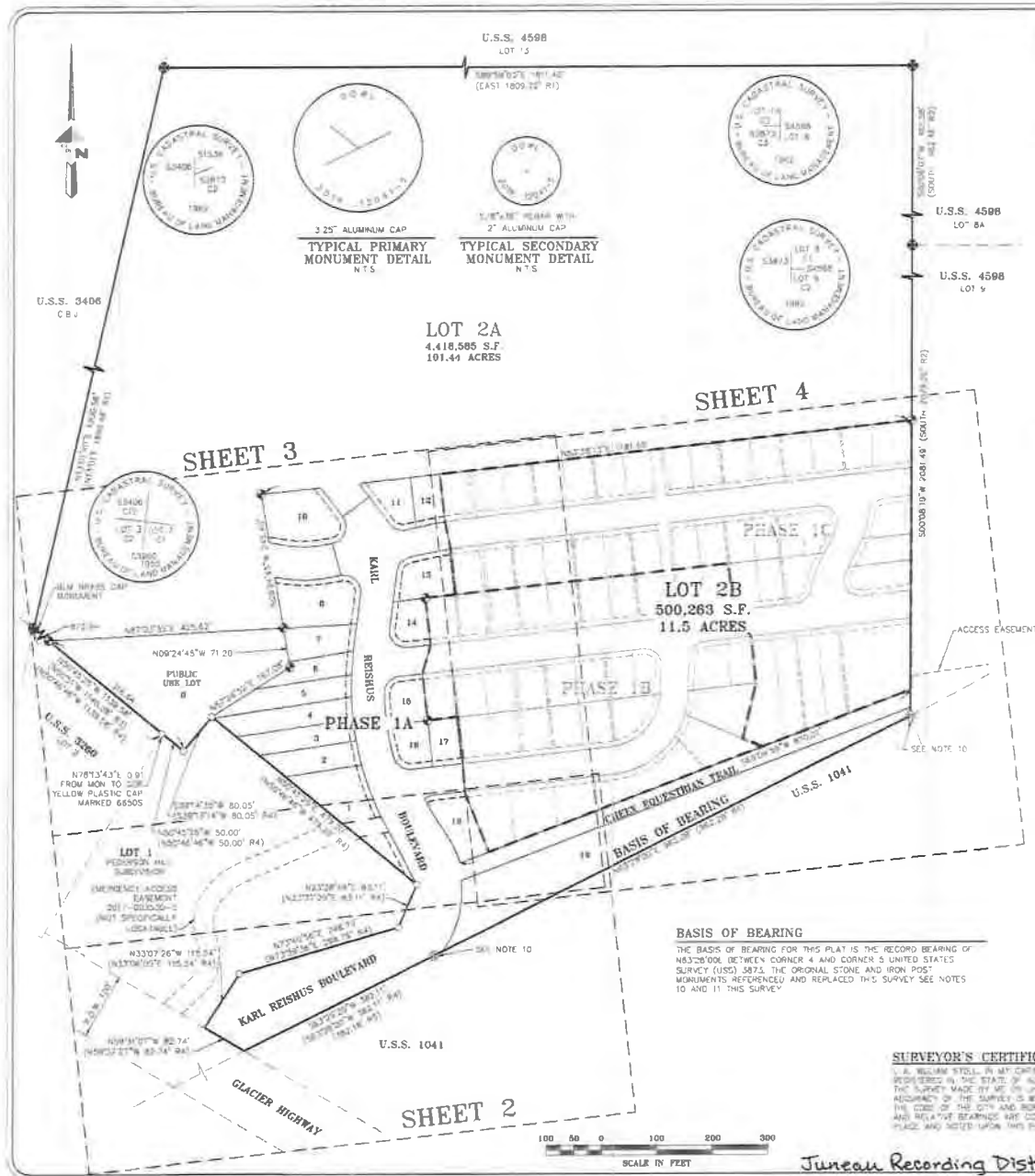
CITY OF JUNEAU
ALASKA'S CAPITAL CITY

DEPARTMENT OF ENGINEERING

**PEDERSON HILL SUBDIVISION
PHASE I,
CBJ CONTRACT No. BE18-025
CONFORMED PLAN SET**

**PLAN -
STA "KR" 21+00 TO EOP
& YAN STREET**

SHEET NO.
12
of
27



OWNERSHIP CERTIFICATE

I HEREBY CERTIFY THAT LOT 1 AND BOROUGH OF JUNEAU ARE THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I AS LANDS MANAGER HAVE BEEN ADJOINTLY EMPLOYED BY THE CITY AND BOROUGH OF JUNEAU TO BE THE PERSON WHO REPRESENTS HIMSELF TO BE AND THE LANDS MANAGER FOR THE CITY & BOROUGH OF JUNEAU WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE FREE ACT AND DEED OF THE SAID CORPORATION FOR THE PURPOSES HEREIN MENTIONED, BEING FULLY AUTHORIZED TO DO SO.

DATE: SEPTEMBER 10th, 2019

Greg Chaney
 LANDS MANAGER

NOTARY ACKNOWLEDGMENT

STATE OF ALASKA
 FIRST JUDICIAL DISTRICT

THIS IS TO CERTIFY THAT ON the 10 DAY OF September, 2019, BEFORE THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY QUALIFIED AND SWORN, APPEARED GREG CHANEY, LANDS MANAGER FOR THE CITY & BOROUGH OF JUNEAU WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE FREE ACT AND DEED OF THE SAID CORPORATION FOR THE PURPOSES HEREIN MENTIONED, BEING FULLY AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Patricia Everson
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES: 11/10/2022



SHEET INDEX

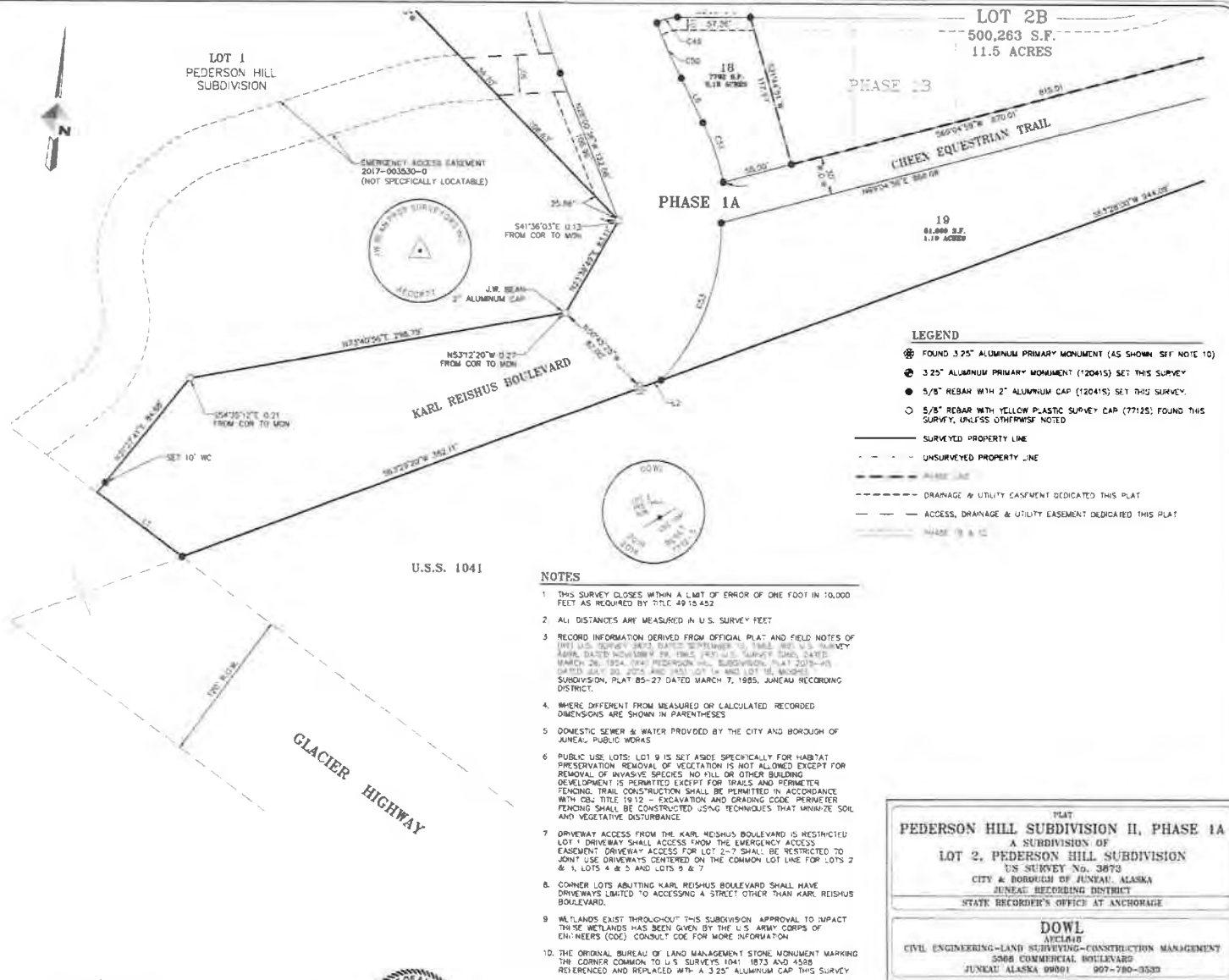
- 1 - KEY MAP & SUBDIVISION BOUNDARY
- 2 - SOUTHWEST PLAT DETAIL
- 3 - NORTHWEST PLAT DETAIL
- 4 - NORTHEAST PLAT DETAIL

LEGEND

- 8 L.M. MONUMENT FOUND THIS SURVEY.
- FOUND 3.25" ALUMINUM PRIMARY MONUMENT (AS SHOWN, SEE NOTE 10)
- 3.25" ALUMINUM PRIMARY MONUMENT (120415) SET THIS SURVEY
- 5/8" REBAR WITH 2" ALUMINUM CAP (120415) SET THIS SURVEY
- 3/8" REBAR WITH YELLOW PLASTIC SURVEY CAP (177125) FOUND THIS SURVEY, UNLESS OTHERWISE NOTED
- SURVEYED PROPERTY LINE
- UNSURVEYED PROPERTY LINE
- PHASE LINE
- DRAINAGE & UTILITY EASEMENT DEDICATED THIS PLAT
- ACCESS, DRAINAGE & UTILITY EASE

LINE TABLE	
LINE NO.	BEARING & DISTANCE
1	S87°10'17"E 62.74
2	N62°28'02"W 17.88
3	N01°10'02"E
4	N01°10'02"E
5	S22°30'18"E 38.75
6	N01°10'02"E
7	N02°55'30"E 23.33
8	S01°10'19"E 17.41
9	S01°10'19"E 37.06
10	N02°55'30"E 19.27
11	N14°51'07"W 60.13
12	N52°53'53"E 60.00

CURVE TABLE				
CURVE NO.	BEARING	CHORD	CHORD BEARING	DISTANCE
1	N01°10'02"E	100.00	N01°10'02"E	100.00
2	S87°10'17"E	100.00	S87°10'17"E	100.00
3	N62°28'02"W	100.00	N62°28'02"W	100.00
4	N01°10'02"E	100.00	N01°10'02"E	100.00
5	S22°30'18"E	100.00	S22°30'18"E	100.00
6	N01°10'02"E	100.00	N01°10'02"E	100.00
7	N02°55'30"E	100.00	N02°55'30"E	100.00
8	S01°10'19"E	100.00	S01°10'19"E	100.00
9	S01°10'19"E	100.00	S01°10'19"E	100.00
10	N02°55'30"E	100.00	N02°55'30"E	100.00
11	N14°51'07"W	100.00	N14°51'07"W	100.00
12	N52°53'53"E	100.00	N52°53'53"E	100.00



SURVEYOR'S CERTIFICATE

I, A. WILLIAM STOLL, 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, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

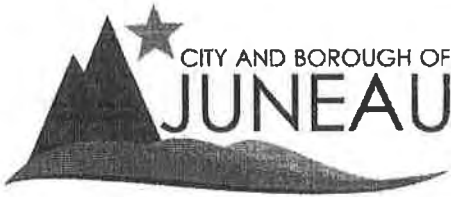


Juneau Recording District 2019-34

Attachment A - Application Packet - Page 7

PLAT PEDERSON HILL SUBDIVISION II, PHASE 1A A SUBDIVISION OF LOT 2, PEDERSON HILL SUBDIVISION U.S. SURVEY No. 3873 CITY & BOROUGH OF JUNEAU, ALASKA JUNEAU RECORDING DISTRICT STATE RECORDER'S OFFICE AT ANCHORAGE				
DOWL JUNEAU CIVIL ENGINEERING-LAND SURVEYING-CONSTRUCTION MANAGEMENT 5008 COMMERCIAL BOULEVARD JUNEAU, ALASKA 99801 907-780-0303				
OWNER CITY AND BOROUGH OF JUNEAU 145 NORTH SEWARD STREET JUNEAU, ALASKA 99801				
SCALE: 1" = 40'	DATE: SEPT. 2019	PROJECT NO: J70597	FILE NO:	SHEET NO: 2 OF 4





Juneau Recording District
Plat 2019-34

Treasury Division
155 S. Seward Street
Juneau, AK 99801
(907) 586-0377 Phone
(907) 586-5367 Fax

CERTIFICATION OF TAXES AND ASSESSMENTS PAID

I, the undersigned, being duly appointed, qualified Treasurer for the City and Borough of Juneau, First Judicial District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described real property is carried on the tax records in the name of:

City and Borough of Juneau Lands and Resources

Current Owner

PEDERSON HILL LT 2

Legal Description

4B2201010101

Parcel Code Number

and that, according to the records in my possession, there are no taxes assessed against said parcel as this parcel is owned by the City and Borough of Juneau, which is a tax exempt entity; and any special assessments assessed against said parcel and in favor of the City and Borough of Juneau have been paid in full.

Cheryl A Crawford
Cheryl A. Crawford

October 8, 2019

Date

This Certification of Payment of Taxes is valid through December 31, 2019

LINE TABLE	
LINE NO.	BEARING & DISTANCE
1	S53°10'17"E 25.14
2	N67°28'00"W 17.08
3	NOT USED
4	NOT USED
5	S32°37'18"E 30.06
6	NOT USED
7	N78°55'35"E 23.23
8	S81°15'17"E 22.40
9	S81°15'17"E 33.08
10	N78°55'35"E 10.27
11	N47°51'07"W 60.15
12	S20°33'57"E 60.06

CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD BEARING & DISTANCE
C1			NOT USED	
C2	530.00	20°14'32"	304.39	N10°28'24"W 516.54
C3	30.00	108°07'52"	55.62	N47°00'29"W 45.58
C4	295.00	18°43'06"	79.54	S68°52'04"W 195.18
C5	170.00	18°49'54"	86.60	N68°50'08"E 58.57
C6	30.00	154°0'42"	85.79	S20°54'44"W 35.89
C7	50.00	N47°51'07"	34.82	N70°22'52"W 32.89
C8	1025.00	S71°13'17"	159.38	S82°01'18"W 129.27
C9		NOT USED		
C10		NOT USED		
C11	975.00	S71°13'17"	132.48	N78°45'11"E 130.28
C12	50.00	72°28'12"	37.86	N28°43'25"E 35.48
C13	180.00	S71°13'17"	11.25	N20°16'20"E 11.25
C14	30.00	102°38'54"	54.15	N44°38'10"W 47.69
C15		NOT USED		
C16		NOT USED		
C17		NOT USED		
C18		NOT USED		
C19		NOT USED		
C20		NOT USED		
C21	30.00	S57°00'31"	44.51	N41°08'13"E 40.34
C22	475.00	N72°27'18"	111.89	N69°53'30"E 112.53
C23	50.00	S27°17'59"	42.82	N68°02'37"E 36.82
C24		NOT USED		
C25		NOT USED		
C26		NOT USED		
C27		NOT USED		
C28		NOT USED		
C29		NOT USED		
C30		NOT USED		
C31	530.00	17°25'27"	716.78	N27°14'32"W 115.93
C32	530.00	S4°52'48"	85.18	S13°05'49"E 45.12
C33	530.00	S4°19'31"	40.01	N68°24'34"W 40.00
C34	530.00	S4°22'27"	40.14	S24°14'34"E 40.12
C35	530.00	S4°22'42"	40.50	S00°16'53"W 40.49
C36	530.00	S4°15'14"	42.43	S04°45'51"W 42.42
C37	1025.00	S71°13'17"	17.48	N78°55'42"E 17.48
C38	1025.00	S71°13'17"	53.08	S19°52'17"W 53.08
C39		NOT USED		
C40		NOT USED		
C41		NOT USED		
C42	475.00	S4°30'38"	76.71	N78°15'23"E 76.66
C43	475.00	S72°27'49"	53.61	N24°12'42"E 57.63
C44	475.00	S72°27'30"	40.52	S12°53'33"E 40.18
C45		NOT USED		
C46		NOT USED		
C47		NOT USED		
C48		NOT USED		
C49	30.00	S70°37'27"	18.79	N67°50'30"E 18.57
C50	445.00	S6°58'18"	46.35	N25°24'06"W 46.35
C51	180.00	S1°58'23"	49.13	N25°04'10"W 49.08
C52		NOT USED		
C53	115.00	S4°17'11"	134.91	S14°47'30"E 131.58

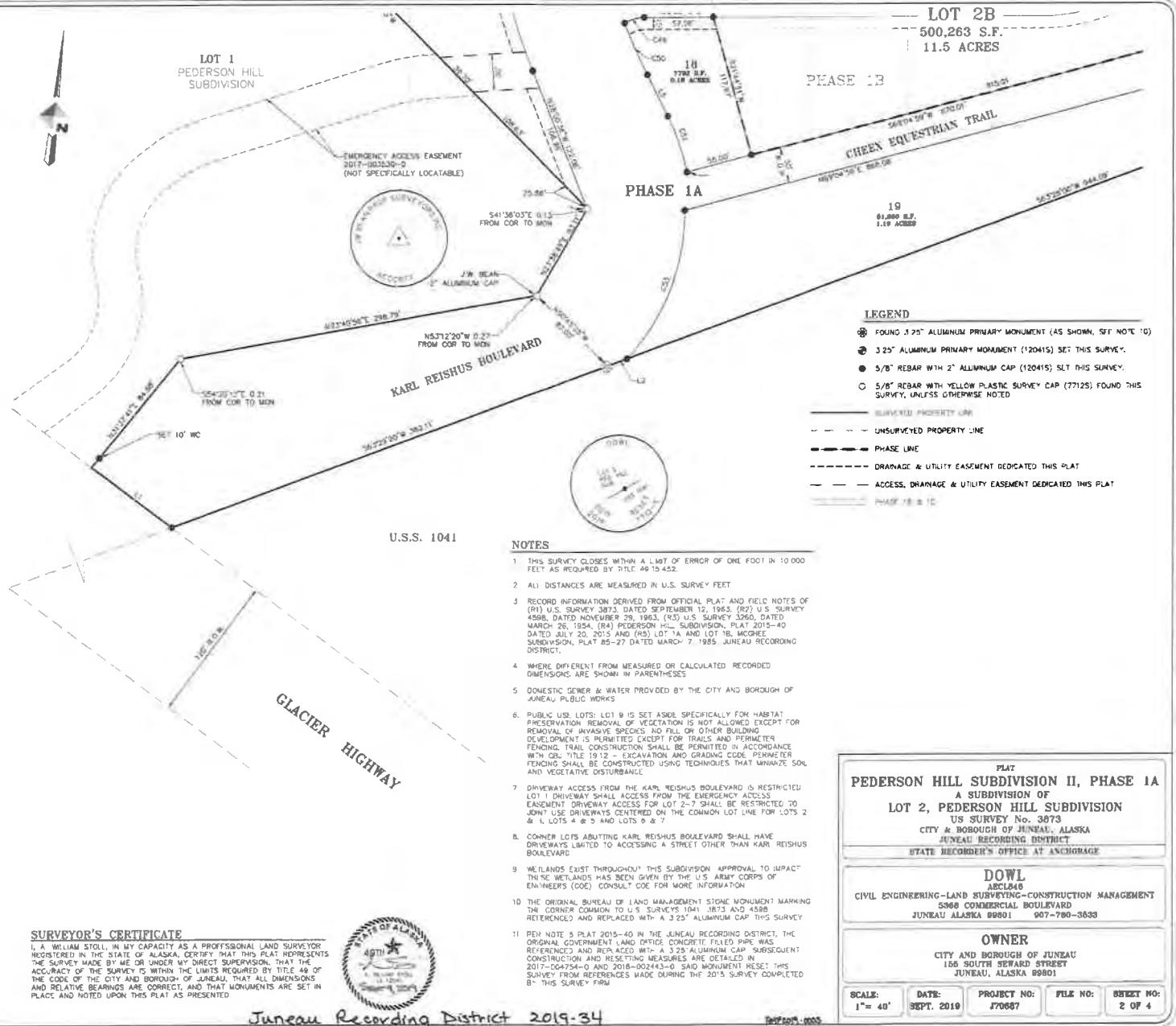
SURVEYOR'S CERTIFICATE

I, A WILLIAM STOLL, 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 46 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.



Juneau Recording District 2019-34

Attachment B - Plat 2019-34 - Page 2



- LEGEND**
- FOUND 3/25" ALUMINUM PRIMARY MONUMENT (AS SHOWN, SEE NOTE 10)
 - 3/25" ALUMINUM PRIMARY MONUMENT (120415) SET THIS SURVEY.
 - 5/8" REBAR WITH 2" ALUMINUM CAP (120415) SET THIS SURVEY.
 - 5/8" REBAR WITH YELLOW PLASTIC SURVEY CAP (77125) FOUND THIS SURVEY, UNLESS OTHERWISE NOTED
- SURVEYED PROPERTY LINE
 - - - UNSURVEYED PROPERTY LINE
 - - - PHASE LINE
 - - - DRAINAGE & UTILITY EASEMENT DEDICATED THIS PLAT
 - - - ACCESS, DRAINAGE & UTILITY EASEMENT DEDICATED THIS PLAT
 - - - PHASE 1B & 1C

NOTES

- THIS SURVEY CLOSURE WITHIN A LIMIT OF ERROR OF ONE FOOT IN 10,000 FEET, AS REQUIRED BY TITLE 46.15.452.
- ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
- RECORD INFORMATION DERIVED FROM OFFICIAL PLAT AND FIELD NOTES OF (P1) U.S. SURVEY 3815, DATED SEPTEMBER 12, 1963, (P2) U.S. SURVEY 4508, DATED NOVEMBER 29, 1963, (R3) U.S. SURVEY 3260, DATED MARCH 26, 1954, (R4) PEDERSON HILL SUBDIVISION, PLAT 2015-40 DATED JULY 20, 2015 AND (R5) LOT 1A AND LOT 1B, MCQUEE SUBDIVISION, PLAT 85-27 DATED MARCH 7, 1985, JUNEAU RECORDING DISTRICT.
- WHERE DIFFERENT FROM MEASURED OR CALCULATED RECORDED DIMENSIONS ARE SHOWN IN PARENTHESES.
- DOMESTIC SEWER & WATER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU, PUBLIC WORKS.
- PUBLIC USE LOTS: LOT 9 IS SET ASIDE SPECIFICALLY FOR HABITAT PRESERVATION. REMOVAL OF VEGETATION IS NOT ALLOWED EXCEPT FOR REMOVAL OF INVASIVE SPECIES. NO FILL OR OTHER BUILDING DEVELOPMENT IS PERMITTED EXCEPT FOR TRAILS AND PERMITS. FENCING, TRAIL CONSTRUCTION SHALL BE PERMITTED IN ACCORDANCE WITH GCL TITLE 1912 - EXCAVATION AND GRADING CODE. PERMITS FENCING SHALL BE CONSTRUCTED USING TECHNIQUES THAT MINIMIZE SOIL AND VEGETATIVE DISTURBANCE.
- DRIVEWAY ACCESS FROM THE KARL REISHUS BOULEVARD IS RESTRICTED TO LOT 1. DRIVEWAY SHALL ACCESS FROM THE EMERGENCY ACCESS. EXISTING DRIVEWAY ACCESS FOR LOT 2-7 SHALL BE RESTRICTED TO JOINT USE DRIVEWAYS CENTERED ON THE COMMON LOT LINE FOR LOTS 2 & 4, LOTS 4 & 5 AND LOTS 6 & 7.
- CORNER LOTS ABUTTING KARL REISHUS BOULEVARD SHALL HAVE DRIVEWAYS LIMITED TO ACCESSING A STREET OTHER THAN KARL REISHUS BOULEVARD.
- WETLANDS EXIST THROUGHOUT THIS SUBDIVISION. APPROVAL TO IMPACT THESE WETLANDS HAS BEEN GIVEN BY THE U.S. ARMY CORPS OF ENGINEERS (COE). CONSULT COE FOR MORE INFORMATION.
- THE ORIGINAL BUREAU OF LAND MANAGEMENT STONE MONUMENT MARKING THE CORNER COMMON TO U.S. SURVEYS 1041, 3815 AND 4508 REFERENCED AND REPLACED WITH A 3/25" ALUMINUM CAP THIS SURVEY.
- SEE NOTE 5 PLAT 2015-40 IN THE JUNEAU RECORDING DISTRICT, THE ORIGINAL GOVERNMENT LAND OFFICE CONCRETE FILL PIPE WAS REFERENCED AND REPLACED WITH A 3/25" ALUMINUM CAP. SUBSEQUENT CONSTRUCTION AND RESETTING MEASURES ARE DETAILED IN 2017-004754-0 AND 2018-002443-0. SAID MONUMENT RESET THIS SURVEY FROM REFERENCES MADE DURING THE 2015 SURVEY COMPLETED BY THIS SURVEY FIRM.

PLAT PEDERSON HILL SUBDIVISION II, PHASE 1A A SUBDIVISION OF LOT 2, PEDERSON HILL SUBDIVISION U.S. SURVEY No. 3873 CITY & BOROUGH OF JUNEAU, ALASKA JUNEAU RECORDING DISTRICT STATE RECORDER'S OFFICE AT ANCHORAGE			
DOWL ARCLB48 CIVIL ENGINEERING-LAND SURVEYING-CONSTRUCTION MANAGEMENT 5508 COMMERCIAL BOULEVARD JUNEAU, ALASKA 99801 907-790-3533			
OWNER CITY AND BOROUGH OF JUNEAU 156 SOUTH SEWARD STREET JUNEAU, ALASKA 99801			
SCALE: 1" = 40'	DATE: SEPT. 2019	PROJECT NO: J70687	FILE NO: 2 OF 4

9
PUBLIC
USE LOT
80,779 S.F.
1-17 ACT 100

LOT 1
PEDERSON HILL
SUBDIVISION

2017-003530-0
(NOT SPECIFICALLY LOCATABLE)



Tuneau Recording District 2019-34

I, WILLIAM STOLL, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAN REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAN AS PRESENTED

- 3/25" ALUMINUM PRIMARY MONUMENT (120415) SET THIS SURVEY
- 5/8" REBAR WITH 2" ALUMINUM CAP (120415) SET THIS SURVEY
- 5/8" REBAR WITH YELLOW PLASTIC SURVEY CAP (171215) FURNISH THIS SURVEY, UNLESS OTHERWISE NOTED

____ SURVEYED PROPERTY LINE

-- UNSURVEYED PROPERTY LINE

____ PHASE LINE

-- DRAINAGE & UTILITY EASEMENT DEDICATED THIS PLAT

____ ACCESS, DRAINAGE & UTILITY EASEMENT DEDICATED THIS PLAT

-- EXISTING EASEMENT AS NOTED

____ PHASE 1B & 1C

- 1 THIS SURVEY/RECORD HAS WITHIN A LIMIT OF ERROR OF ONE FOOT IN 10,000 FEET AS REQUIRED BY TITLE 49-15-452
- 2 ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET
- 3 RECORD INFORMATION DERIVED FROM OFFICIAL PLAT AND FIELD NOTES
4 OF THE JUNEAU DISTRICT, DIVISION OF LAND, 1968, TITLE 19, SUBDIVISION
5 JUNEAU PARK, DATE: NOVEMBER 29, 1985, CITY 17-13, SURVEY
6 NO. 1985-04, DATED 1984, HAS PREVIOUSLY BEEN SUBDIVISION PLAT
7 2015-04-01 DATED 2015, AND (PM) LOT 14, SURVEY
8 MCGEE SUBDIVISION, PLAT 85-27 DATED MARCH 7, 1985, JUNEAU
9 RECORDING DISTRICT
- 10 WHERE DIFFERENT FROM MEASURED OR CALCULATED RECORDED
11 DIMENSIONS ARE SHOWN IN PARENTHESES.
- 12 DOMESTIC SEWER & WATER PROVIDED BY THE CITY AND BOROUGH OF
13 JUNEAU PUBLIC WORKS
- 14 PUBLIC USE LOTS 1 TO 9 IS SET ASIDE SPECIFICALLY FOR HABITAT
15 PRESERVATION. REMOVAL OF VEGETATION IS NOT ALLOWED EXCEPT FOR
16 REMOVAL OF INVASIVE SPECIES NO PLANT OR OTHER BUILDING
17 DEVELOPMENT IS PERMITTED EXCEPT FOR TRAILS AND PERMITTER
18 SHALL BE CONSTRUCTED. CONSTRUCTION SHALL BE IN ACCORDANCE
19 WITH CBJ TITLE 19.12. EXCAVATION AND GRADING CODE PERMITTER
20 FENCING SHALL BE CONSTRUCTED USING TECHNIQUES THAT MINIMIZE
21 SOIL AND VEGETATION DISTURBANCE
- 22 DRIVEWAY ACCESS FROM THE KARL RESIDUAL BOULEVARD IS RESTRICTED
23 TO THE COMMON LANE. THE EMERGENCY ACCESS TO THE EMERGENCY ACCESS
24 EASEMENT, DRIVEWAY ACCESS FOR LOT 2-7 SHALL BE RESTRICTED TO
25 LOT 2 DRIVEWAYS CENTERED ON THE COMMON LANE. SEE FOR LOTS
26 2-3 - LOTS 4-5 AND LOTS 6-8
- 27 CORNER LOTS ABUTTING KARL RESIDUAL BOULEVARD SHALL HAVE
28 DRIVEWAYS LIMITED TO ACCESSING A STREET OTHER THAN KARL
29 RESIDUAL BOULEVARD
- 30 WETLANDS EXIST THROUGHOUT THIS SUBDIVISION. APPROVAL TO IMPACT
31 THESE WETLANDS HAS BEEN GIVEN BY THE U.S. ARMY CORPS OF
32 ENGINEERS (COC) CONSULT CO. FOR MORE INFORMATION
- 33 THE ORIGINAL BUREAU OF LAND MANAGEMENT STONE MONUMENT
34 MARKING THE CORNER COMMON TO U.S. SURVEYS 1041 3873 AND
35 4504 REFERENCE AND REPLACED WITH A 325" ALUMINUM CAP STONE
36 SURVEY
- 37 REP NOTE: PLAT 2015-04 IN THE JUNEAU RECORDING DISTRICT, THE
38 ORIGINAL GOVERNMENT LAND OFFICE CONCRETE FILLED PIPE WAS
39 REFERENCED AND REPLACED WITH A 325" ALUMINUM CAP SUBSEQUENT
40 TO 2017-004754-04 AND 2018-007443-04. SAID MONUMENT RESET THIS
41 SURVEY. THIS REFERENCE WAS MADE DURING THE 2015 SURVEY COMPLETION
42 U.S. SURVEY FIRM

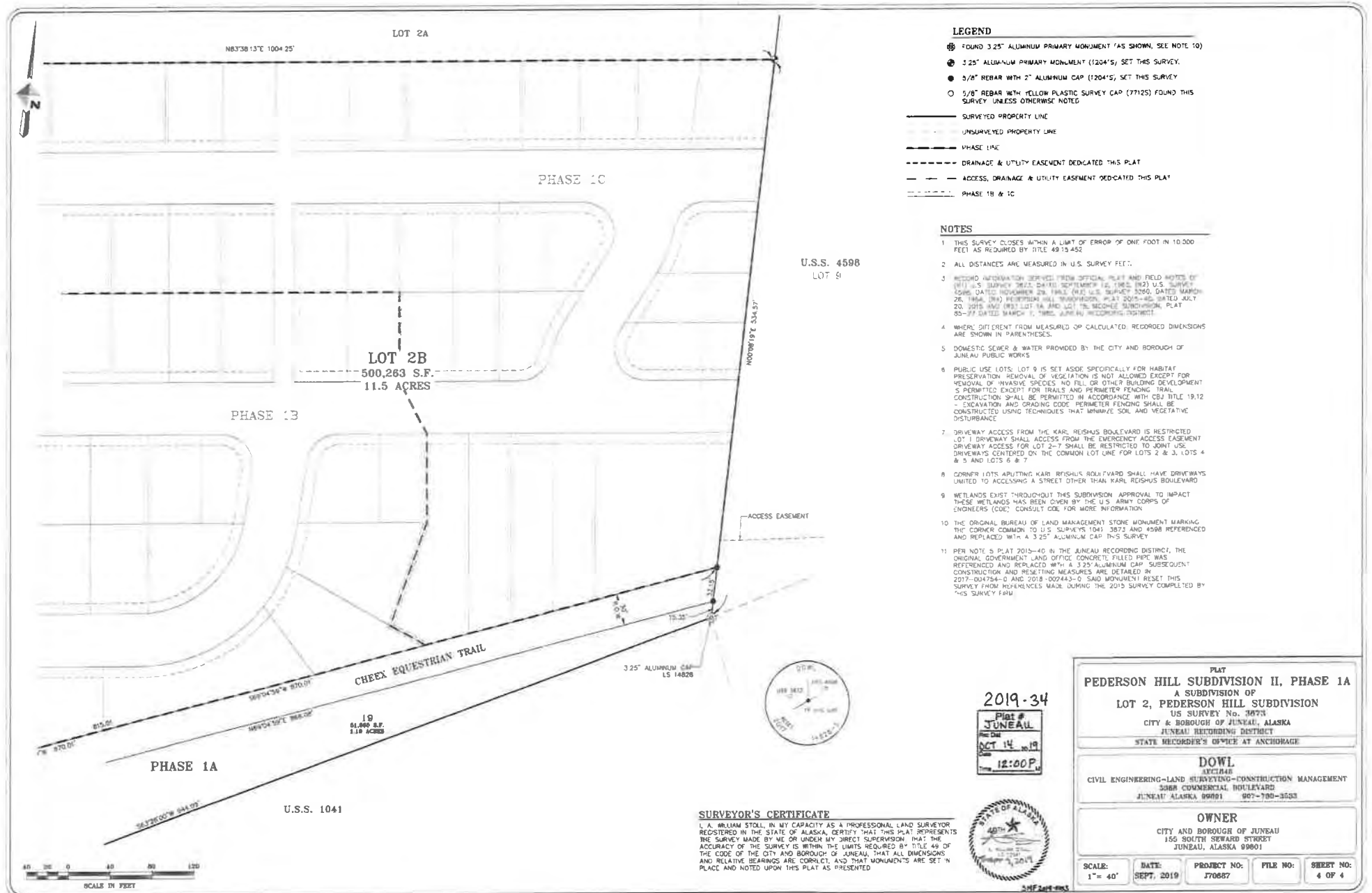
PLAT
PEDERSON HILL SUBDIVISION II, PHASE 1A
A SUBDIVISION OF
LOT 2, PEDERSON HILL SUBDIVISION
US SURVEY No. 3873
CITY & BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT
STATE RECORDER'S OFFICE AT ANCHORAGE

DOWL
AEC/BAS
CIVIL ENGINEERING-LAND SURVEYING-CONSTRUCTION MANAGEMENT
5308 COMMERCIAL BOULEVARD
JUNEAU ALASKA 99801 907-786-5053

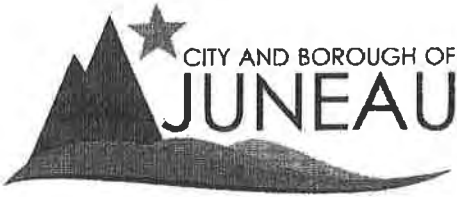
OWNER
CITY AND BOROUGH OF JUNEAU
155 SOUTH SEWARD STREET
JUNEAU, ALASKA 99801

SCALE: 1" = 40'	DATE: SEPT. 2019	PROJECT NO: J70887	FILE NO:	SHEET NO: 3 OF 4
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Attachment B - Plat 2019-34 - Page 4



Juneau Recording District
Plat 2019-34

Treasury Division
155 S. Seward Street
Juneau, AK 99801
(907) 586-0377 Phone
(907) 586-5367 Fax

CERTIFICATION OF TAXES AND ASSESSMENTS PAID

I, the undersigned, being duly appointed, qualified Treasurer for the City and Borough of Juneau, First Judicial District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described real property is carried on the tax records in the name of:

City and Borough of Juneau Lands and Resources

Current Owner

PEDERSON HILL LT 2

Legal Description

4B2201010101

Parcel Code Number

and that, according to the records in my possession, there are no taxes assessed against said parcel as this parcel is owned by the City and Borough of Juneau, which is a tax exempt entity; and any special assessments assessed against said parcel and in favor of the City and Borough of Juneau have been paid in full.

Cheryl A. Crawford
Cheryl A. Crawford

October 8, 2019

Date

This Certification of Payment of Taxes is valid through December 31, 2019



Community Development

(907) 586-0715

PC_Comments@juneau.org

www.juneau.org/plancomm

155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION

NOTICE OF DECISION

Date: March 3, 2017

File No.: SMP2016 0002; CSP2016 0006

City & Borough of Juneau
Lands Division
155 South Seward Street
Juneau, AK 99801

Application For: A Preliminary Plat for Phase 1 Pederson Hill Subdivision resulting in 86 Residential lots and 5 lots for preservation/park purposes.

Legal Description: Lot 2 Pederson Hill USS 5504

Property Address: N/A

Parcel Code No.: 4-B22-0-101-010-1

Hearing Date: February 28, 2017

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated February 21, 2017, and approved the preliminary plat to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. Prior to Construction Plan approval, the applicant shall submit detailed data for future utilities per 49.15.411(f)(7).
2. Prior to Construction Plan approval, the applicant shall submit required documentation meeting 49.15.411(6) *Erosion Control*.
3. Prior to Construction Plan, the applicant shall submit an updated lot closure report. **(Updated closure report was submitted on 2/28/2017. This condition has been met).**
4. Prior to Construction Plan approval, the applicant shall submit another subdivision plat to ensure labels and naming are consistent throughout the plat sheets.

City & Borough of Juneau
 File No.: SMP2016 0002; CSP2016 0006
 March 3, 2017
 Page 2 of 3

5. Remove labels 'Preservation Lot' and 'Park Lot' and replace with new plat note, as shown below. [Note: this is in reference to Condition 6.]
6. Prior to Final Plat approval, the applicant shall submit another draft plat with the following plat notes on the subdivision plat:
 - Plat Note: "Right-of-way access for Lots 1-7 Block C shall be restricted to common driveways for each pair of lots. Only one of the seven lots may have its own driveway that is not common to an adjacent lot."
 - Plat Note: "Corner lots abutting Karl Reishus Boulevard shall have driveways limited to accessing a street other than Karl Reishus Boulevard."
 - Plat Note: "Wetlands exist throughout this subdivision. Approval to impact these wetlands has been given by the US Army Corps of Engineers (COE). Consult COE for more information."
 - Plat Note: "Lots 10 & 12 Block A and Lot 9 Block C shall be Public Use Lots. Restriction of building development, further subdivision, and other limitations or restrictions apply."
7. Prior to Plat recording, the applicant [shall] submit documentation that places a permanent protected status on Lots 10 & 12 Block A and Lot 9 Block C in accordance with 49.15.422.
8. Prior to Construction Plan approval, the applicant shall submit a design showing a drainage infrastructure that would allow fish passage through the equestrian trail east of Karl Reishus Boulevard.
9. Prior to Construction Plan approval, the applicant shall submit a design showing a minimum 10-foot wide walking surface within the Wild Rose Walk ROW per 49.35.610(a).
10. Prior to Construction Plan approval, the applicant shall submit a lighting plan meeting applicable CBJ standards.
11. Prior to Construction Plan approval, the applicant shall submit documentation ensuring compliance with section D107.1 of the International Fire Code.

Staff notes that after the publication of staff's memorandum 2/21/2017, the applicant submitted and the Planning Commission approved a design change that relocated the western portion of the proposed Cheex Equestrian Trail from behind Lots 1-5 BL C to along the eastern side of the proposed Karl Reishus Boulevard. This new portion of the trail would be five feet wide. This design change also reduced the width of the planned east side sidewalk along Karl Reishus Boulevard from six feet to five feet. This is the design of the preliminary plat that was approved by the Planning Commission.

City & Borough of Juneau
 File No.: SMP2016 0002; CSP2016 0006
 March 3, 2017
 Page 3 of 3

Attachment: February 21, 2017 memorandum from Eric Feldt, Community Development, to the CBJ Planning Commission regarding SMP2016 0002 and CSP2016 0006.

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

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

Effective Date: The permit is effective upon approval by the Commission, February 28, 2017.

Expiration Date: The permit will expire 18 months after the effective date, or August 28, 2018, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the subdivision permit was authorized or no final plat has been approved. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner:



Eric Feldt, Planner
 Community Development Department



Ben Haight, Chair
 Planning Commission



Filed With City Clerk

March 3, 2017

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 D - SMP2017 0001: Plat Modification - Page 1



Planning Commission

(907) 586-0715
PC_Comments@juneau.org
www.juneau.org/plancomm
155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION

NOTICE OF DECISION

Date: October 16, 2017
File No.: SMP2017 0001

City & Borough of Juneau
155 S. Seward Street
Juneau, Alaska 99801

Proposal: Modification to the Pederson Hill Subdivision Preliminary Plat
Property Address: N/A
Legal Description: Lot 2, Pederson Hill
Parcel Code No.: 4B2201010101
Hearing Date: October 10, 2017

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated October 5, 2017, and approved the modification to the preliminary plat to be conducted as described in the project description and project drawings submitted with the application.

Attachment: October 5, 2017 memorandum from Jill Maclean, AICP, Senior Planner, Community Development, to the CBJ Planning Commission regarding SMP2017 0001.

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, October 10, 2017.

Attachment D - SMP2017 0001: Plat Modification - Page 2

City & Borough of Juneau

File No.: SMP2017 0001

October 16, 2017

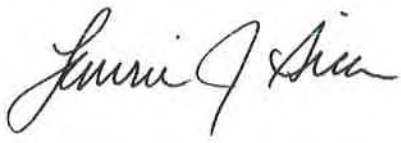
Page 2 of 2

Expiration Date: The permit will expire five (5) years after the effective date, or October 10, 2022, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the subdivision permit was authorized or no final plat has been approved. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner:


Jill Maclean, AICP, Senior Planner
Community Development Department


Benjamin Haight, Chair
Planning Commission


Filed With City Clerk

October 16, 2017
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 D - SMP2017 0001: Plat Modification - Page 3



(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

DATE: October 5, 2017

TO: Planning Commission

FROM: Jill Maclean, AICP, Senior Planner
Community Development Department

FILE NO.: SMP2017 0001

PROPOSAL: Modification to the Pederson Hill Preliminary Plat

A handwritten signature in cursive script, reading 'Jill Maclean', is positioned to the right of the 'FROM:' field.

GENERAL INFORMATION

Applicant: City & Borough of Juneau

Property Owner: City & Borough of Juneau

Legal Description: Pederson Hill Lot 2

Parcel Code No.: 4B2201010101

Site Size: Approximately 120 acres

Project Size: Approximately 20 acres

Comprehensive Plan Future Land Use Designation: Medium Density Residential (MDR)

Zoning: D-10SF

Utilities: CBJ Water / Sewer

Access: Glacier Highway

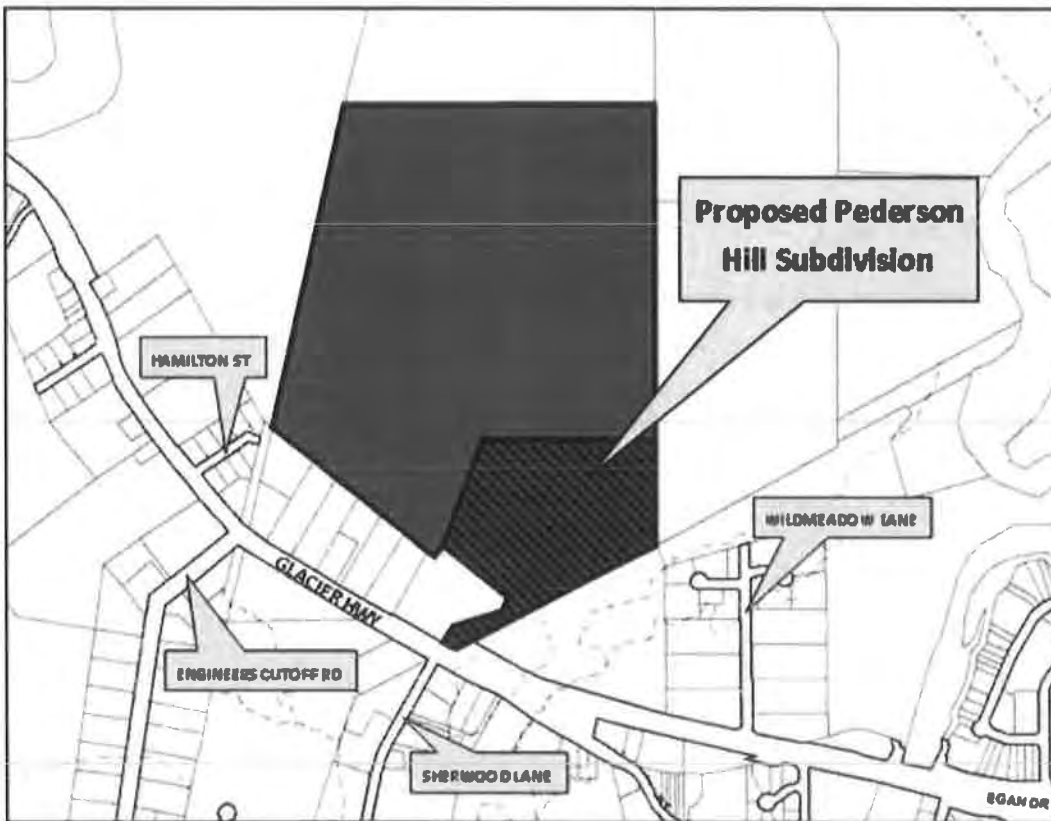
Existing Land Use: Undeveloped Vacant Land

Attachment D - SMP2017 0001: Plat Modification - Page 4

Planning Commission
File No.: SMP2017 0001
October 5, 2017
Page 2 of 7

Surrounding Land Use: North – Vacant, University of Alaska (D1(T) D5)
South – Vacant, Sherwood Lane (I)
East – Vacant, University of Alaska (D1(T) D5)
West – Church (D10)

VICINITY MAP



ATTACHMENTS

Attachment A: Application for Modification to Pederson Hill Preliminary Plat
Attachment B: Pederson Hill Modified Preliminary Plat and Phasing Overview
Attachment C: Pederson Hill Subdivision Design 65% Excerpt
Attachment D: SMP2016 0002 Staff Report and Attachments for Pederson Hill Subdivision
Attachment E: Agency Review and Public Comments

Attachment D - SMP2017 0001: Plat Modification - Page 5

BACKGROUND

The Planning Commission approved with conditions the preliminary plat for Pederson Hill Subdivision (SMP2016-02) on February 28, 2017 (see Attachment A p.33 Notice of Decision and Attachment D Staff Report and Attachments). Due to internal financing mechanisms necessary to complete the project, the applicant is seeking to modify the approved subdivision into three phases of development – Phases 1A, 1B, and 1C. The subdivision remains essentially the same, except for a new emergency vehicle access via the Christ Evangelical parking lot, rather than using the equestrian trail as previously intended (see Attachment A p.36).

As the proposed modifications are minor in scope and do not affect the analysis and review of the subdivision, attached is the staff report from the previously approved subdivision for reference (see Attachment A Application and Attachment D SMP16-02 Staff Report).

The Notice of Decision (see Attachment A p.33) issued by the Planning Commission included the conditions listed below, several of which the applicant has subsequently addressed and the status of which are shown below in bold font following the condition.

Please note that due to the modification to the subdivision and phasing of development, the lot numbering has changed from the preliminary plat approved on February 28, 2017. Where renumbering has occurred, the condition(s) below identifies the new lot number.

The conditions from the February 28, 2017, NOD are:

1. Prior to Construction Plan approval, the applicant shall submit detailed data for future utilities per 49.15.411(f)(7). **(This condition has been met – see Attachment C.)**
2. Prior to Construction Plan approval, the applicant shall submit required documentation meeting 49.15.411(6) *Erosion Control*. **(This condition has been met – see Attachment A p.42.)**
3. Prior to Construction Plan, the applicant shall submit an updated lot closure report. **(This condition has been met.)**
4. Prior to Construction Plan approval, the applicant shall submit another subdivision plat to ensure labels and naming are consistent throughout the plat sheets. **(The modified preliminary plat sheets are consistent. This condition has been met.)**
5. Remove labels 'Preservation Lot' and 'Park Lot' and replace with new plat note, as shown below. [Note: this is in reference to Condition 6.] **(The modified preliminary plat includes this note. This condition has been met.)**
6. Prior to Final Plat approval, the applicant shall submit a draft plat with the following plat notes on the subdivision plat:
 - a. Plat Note: "Right-of-way access for Lots 1-7 Block C (modified on Phase 1A Lots 2-7) shall be restricted to common driveways for each pair of lots. Only one of the seven

Attachment D - SMP2017 0001: Plat Modification - Page 6

Planning Commission
 File No.: SMP2017 0001
 October 5, 2017
 Page 4 of 7

lots may have its own driveway that is not common to an adjacent lot." **(The modified preliminary plat includes this note. This condition has been met.)**

- b. Plat Note: "Corner lots abutting Karl Reishus Boulevard shall have driveways limited to accessing a street other than Karl Reishus Boulevard." **(The modified preliminary plat includes this note. This condition has been met.)**
 - c. Plat Note: "Wetlands exist throughout this subdivision. Approval to impact these wetlands has been given by the US Army Corps of Engineers (COE). Consult COE for more information." **(The modified preliminary plat includes this note. This condition has been met.)**
 - d. Plat Note: "Lots 10 & 12 Block A and Lot 9 Block C (modified to Phase 1A Lot 9 and Phase 1B Lots 5, 7) shall be Public Use Lots. Restriction of building development, further subdivision, and other limitations or restrictions apply. **(The modified preliminary plat includes notes to this effect. This condition has been met.)**
7. Prior to Plat recording, the applicant shall submit documentation that places a permanent protected status on Lots 10 & 12 Block A and Lot 9 Block C (modified to Phase 1A Lot 9 and Phase 1B Lot 7) in accordance with 49.15.422.
 8. Prior to Construction Plan approval, the applicant shall submit a design showing a drainage infrastructure that would allow fish passage through the equestrian trail east of Karl Reishus Boulevard. **(This condition has been met – see Attachment C.)**
 9. Prior to Construction Plan approval, the applicant shall submit a design showing a minimum 10-foot wide walking surface within the Wild Rose Walk ROW per 49.35.610(a). **(This condition has been met – see Attachment C.)**
 10. Prior to Construction Plan approval, the applicant shall submit a lighting plan meeting applicable CBJ standards. **(This condition has been met – see Attachment C.)**
 11. Prior to Construction Plan approval, the applicant shall submit documentation ensuring compliance with section D107.1 of the International Fire Code. **(This condition has been met.)**

The NOD also contained the following Staff Note:

*After the publication of staff's memorandum 2/21/2017, the applicant submitted and the Planning Commission approved a design change that relocated the western portion of the proposed Cheex Equestrian Trail from behind Lots 1-5 BL C to along the eastern side of the proposed Karl Reishus Boulevard. This new portion of the trail would be five feet wide. This design change also reduced the width of the planned east side sidewalk along Karl Reishus Boulevard from six feet to five feet. This is the design of the preliminary plat that was approved by the Planning Commission. **(The modified preliminary plat addresses this item. This item has been met.)***

Attachment D - SMP2017 0001: Plat Modification - Page 7

AGENCY REVIEW

The following agencies provided comments on the proposed modification to the preliminary plat.

Capital City Fire/Rescue: *Capital City Fire Rescue has no objections to the Pederson Hill Subdivision proceeding as planned. The fire access and water requirements have been reviewed and are acceptable to the fire department.*

Alaska Dept. of Fish and Game Wildlife Division: *In our experience even after development occur wildlife will continue to use historical travel corridors which will bring animals, primarily bears, into contact and perhaps conflict with future residents. Both CBJ and DWC resources are already overburdened responding to the current level of human- wildlife conflicts, so we believe steps should be taken in design of this and any new subdivision to minimize the potential for new conflicts before any houses are built. To ensure we maintain safe neighborhoods for both people and wildlife we offer the following ideas for minimizing effects on wildlife and the potential for conflicts between future residents of the subdivision and wildlife.*

To mitigate wildlife conflicts we recommend that builders be required to include bear-proof trash structures sized to accommodate the larger trash and recycling cans with each house built. We understand that a borough-wide requirement would be ideal, but it would be difficult to enact. Limited staff and resources make enforcement of existing CBJ ordinances and subsequent management of nuisance urban wildlife (managed by the State) conditioned to trash difficult. We continue to believe there would be value in using this development as a demonstration project to evaluate the effectiveness of such a requirement. If residents use them and they are effective, it would be much easier to sell the idea as a borough-wide requirement. Alternately, perhaps the city could work with the local refuse company to aid in purchasing effective bear-resistant trash cans, such as the Kodiak Products KP95-HD can, for newly developed residential areas to minimize future human-bear conflicts.

These comments only reflect the division of wildlife conservation (see Attachment E for full comment letter; see Attachment A p.30 for comments regarding wildlife corridors provided by CBJ Lands and Resources Division).

Alaska Dept. of Fish and Game Habitat Division: *No comments at this time (see Attachment A p.5 for Minutes from SMP2016-02 hearing on February 28, 2017).*

Alaska Dept. of Environmental Conservation: *No issues at this time.*

PUBLIC COMMENTS

Two comments were received from the public (for complete emails, see Attachment E):

- Bobbie Epperly, James Pietan and Esther K. Epperly: *Are concerned with over-building and spending funds that the city does not have but are more supportive of the phasing of the*

Attachment D - SMP2017 0001: Plat Modification - Page 8

Planning Commission
File No.: SMP2017 0001
October 5, 2017
Page 6 of 7

development, rather than developing the entire subdivision at once. There is concern with the proposed intersection at Karl Reishus Blvd and Sherwood Lane, and they request that the city work with DOT to lower the speed limit to 40MPH.

- Katherine Savage and Chris Cunningham (Frank Maier Drive): *Request that as few trees as possible are removed from the southernmost lot (previously Lot 15 in the original preliminary plat – bordering the Cheex Equestrian Trail, southwest corner) and that Lot 15 (previously Lot 1 in the original preliminary plat) remain CBJ undeveloped property to afford more privacy, protect wildlife and wildlife corridors, and buffer noise. They support affordable housing, while keeping the needs of established neighborhoods on the forefront for a positive outcome for all.*

FINDINGS

CBJ 49.15.402(4) Major Subdivisions, the Director shall prepare and submit a report to the Planning Commission noting any conditions of approval or plat notes recommended and addressing the following criteria:

- (A) Whether the preliminary plat complies with CBJ 49.15.411.
Yes. The modified preliminary plats comply with CBJ 49.15.411.
- (B) Whether the applicable subdivision development standards of this title are met, or can reasonably be met with conditions.
Yes. The modified subdivision meets the standards of Title 49.
- (C) Whether the proposed subdivision will provide building sites suitable for the zoning district.
Yes. All lots have building sites that are suitable for D-10SF zoning district.
- (D) Whether the proposed street names are unique in the City and Borough or are continuations of existing streets and are otherwise acceptable.
Yes. All proposed street names are unique to the City and Borough.
- (E) Whether the director of engineering and public works has reviewed the application and determined that:
 - (i) The subdivision can be constructed to conform to applicable drainage and water quality requirements;

Attachment D - SMP2017 0001: Plat Modification - Page 9

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File No.: SMP2017 0001
October 5, 2017
Page 7 of 7

- (ii) The streets, pioneer paths, and pedestrian ways as proposed accommodate anticipated traffic, align, and, where appropriate, connect with streets and pedestrian ways serving adjacent properties;
- (iii) Any proposed improvements conform to the requirements of this title and can feasibly be constructed in accordance with this title; and
- (iv) Where public sewer is not required, the applicant has shown that soils are suitable for individual on-lot wastewater treatment and disposal or has shown the feasibility of alternative methods for wastewater treatment and disposal.

Yes. The subdivision has been reviewed by the Director of Engineering and Public Works for appropriate drainage, traffic, compliance with code, and access to public sewer.

CBJ 49.15.402(5) Major Subdivisions. In issuing its notice of decision on a preliminary plat, the Commission may accept, amend, or reject the director's proposed recommendations. The decision of the commission approving or denying a preliminary plat application will be set forth in a notice of decision, and will specify any conditions or plat notes required for final plat approval. If the preliminary plat is denied, the applicant may submit a revised plat application, without paying additional application fees, within 180 days from the date of the notice of decision.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the Director's analysis and findings and approve the Modification to the Preliminary Plat for Pederson Hill Subdivision. This approval would allow the applicant to submit the Final Plat application.

MEMORANDUM**CITY/BOROUGH OF JUNEAU**

Lands and Resources Office
 155 S. Seward St., Juneau, Alaska 99801
 Dan_Bleidorn@juneau.org
 (907) 586-5252

TO: CDD Staff and the Planning Commission

FROM: Dan Bleidorn, Deputy Lands Manager


SUBJECT: Modification to Pederson Hill Preliminary Plat request

DATE: September 19th, 2017

On February 28th, 2017 the Planning Commission reviewed and unanimously approved a preliminary plat request for the Pederson Hill II Subdivision (SMP2016-0002). As a result, the Community Development Department issued a Notice of Decision (Attachment A) on March 3, 2017, which outlines the conditions of this approval.

There have been a number of updates to the preliminary plat since its approval, namely the need to approach Pederson Hill in a three-phased development to match the internal financing mechanisms necessary to complete the project. Staff is also using this opportunity to address concerns presented by the Planning Commission and public at the February 2017 preliminary plat hearing. Staff findings addressing these concerns are presented below:

1. Three Phased Development Approach

This is the most substantial change to the preliminary plat request. After evaluating options for financing this project, staff concluded that this project should move forward without the utilization of a central treasury loan. City Manager Rorie Watt stated at the August 10, 2017 Committee of the Whole (CBJ Assembly) meeting that "staff has evolved the project into three phases, which will make development more streamlined, save money, and by not having the whole plat recorded at once, selling and building can move forward without utilization of a central treasury loan. This accomplishes the same goals in a less confusing way. Staff took the complete scope of the project to the Planning Commission for review, so this is not 'piecemealing' or phasing, but just scaling back on the method of development."

2. Acquisition of Emergency Access Easement

Since the preliminary plat approval the CBJ has secured a secondary emergency access easement through 10300 Glacier Hwy (Christ Evangelical Lutheran Church of Juneau Alaska) and Lot 1 Block C of this proposed subdivision. A copy of this easement has been included with the preliminary plat modification application as attachment B.

3. Change in Cheex Equestrian Trail Location

Attachment D - SMP2017 0001: Plat Modification - Page 11

Due to the concerns of a nearby private property owner, the Cheex Equestrian Trail has been relocated. This change was discussed at the preliminary plat hearing on February 28, 2017 but the plat at that time had not been updated. This change has since been included in the draft plat for phase 1A. The updated trail corridor terminates at Glacier Highway along Karl Reishus Boulevard.

4. Setbacks No Longer Shown on Plat

As per direction given by the City's General Engineering Department, setbacks are no longer shown on the plat.

5. Lots 10 and 12 Block A Renamed "Public Use Lot"

As per direction given by the City's General Engineering Department and per CBJ Code 49.15.422, Lots 10 and 12 Block A, originally platted as "Preservation Lot," were renamed "Public Use Lot."

6. Wildlife Corridor Review with the Alaska Department of Fish and Game (ADF&G)

The Planning Commission asked the applicant to work with ADF&G to address concerns regarding the subdivision's impacts on the wildlife travel corridor that were discussed at the preliminary plat hearing. Attached to this preliminary plat modification request is a memo received from Stephanie Sell, ADF&G Wildlife Biologist III and City staff's follow-up to identify and address these concerns (Attachment C).

Thank you,



Dan Bleidorn
Deputy Lands & Resources Manager
City & Borough of Juneau

Attachments:

- Subdivision or Platting application
- Development Permit application
- Attachment A: NOD from 02/28/2017 Planning Commission review of Pederson Hill preliminary plat
- Attachment B: Emergency access easement
- Attachment C: Memo from Stephanie Sell, ADF&G Wildlife Biologist III & Greg Chaney's response



Attachment D - SMP2017 0001: Plat Modification - Page 12

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received: 9/22/17
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT INFORMATION	Project Description Three preliminary plats for the Pederson Hill residential subdivision. (1) Primary access road from Glacier Highway to the subdivision site, second emergency access, and 17 residential lots and two public use lots (1B) Local access roads, two public use lots and 30 residential lots (1C) Additional local access roads and 39 residential lots		
	PROPERTY LOCATION		
	Street Address 10300 Glacier Highway		City/Zip 99801
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) USS 5504, Pederson Hill Lot 2		
	Assessor's Parcel Number(s) 4B2201010101		
	LANDOWNER/ LESSEE		
	Property Owner's Name City and Borough of Juneau		Contact Person: Greg Chaney
	Mailing Address 155 South Seward Street, Juneau, Alaska 99801		Work Phone: 586-0205
	E-mail Address greg.chaney@juneau.org		Home Phone: 586-2594
			Fax Number: 465-2465
LANDOWNER/ LESSEE CONSENT ****Required for Planning Permits, not needed on Building/ Engineering Permits****			
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X		09/15/2017	
	Landowner/Lessee Signature	Date	
X			
	Landowner/Lessee Signature	Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date			
APPLICANT If the same as OWNER, write "SAME" and sign and date at X below			
Applicant's Name SAME		Contact Person:	
Mailing Address		Work Phone:	
E-mail Address		Home Phone:	
		Fax Number:	
		Other Contact Phone Number(s):	
X			
	Applicant's Signature	Date of Application	

STAFF APPROVALS	OFFICE USE ONLY BELOW THIS LINE			
	☒	Permit Type	SIGN	Date Received
		Building/Grading Permit		
		City/State		
		Project Review and City Land Action		
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)		
		Mining Case (Small, Large, Rural, Extraction, Exploration)		
		Sign Approval (If more than one, fill in all applicable permit #'s)		
	X	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)		SMA 17-CC1
		Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)		
		Variance Case (De Minimis and all other Variance case types)		
		Wetlands		
		Permits		
		Zone Change		
		Application		
	Other (Describe)			
***Public Notice Sign Form filled out and in the file.				
Comments:			Permit Intake Initials	
			JMM	

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SUBDIVISION OR PLATTING APPLICATION

Project Number	Project Name (15 characters)	Case Number <u>SMP 17-001</u>	Date Received																				
TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED (see submittal requirements on reverse)																							
MINOR SUBDIVISION (changing or creating 13 or fewer lots)		MAJOR SUBDIVISION (changing or creating 14 or more 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 _____		☒ Preliminary Plat (SMP) ☐ Final Plat (SMF) ☐ Preliminary Development Plan - PUD (PDP) ☐ Final Development Plan - PUD (PDF) ☐ Bungalow Lot Subdivision ☐ Common Wall/Zero Lot Subdivision ☐ Other _____																					
Please attach a cover letter to fully explain the project if there is not adequate space on this form.																							
LEGAL DESCRIPTION(S) OF PROPERTY TO BE SUBDIVIDED OR PLATTED: <u>USS 5504, Pederson Hill Subdivision Lot 2</u>																							
Number of Existing Parcels <u>1</u>		Total Land Area <u>121.4 acres</u>	Number of Resulting Lots or Parcels <u>86</u>																				
HAS THE PARCEL BEEN CREATED BY A MINOR SUBDIVISION IN THE PRECEDING 24 MONTHS: ☒ NO ☐ YES If Yes, provide the Case Number _____																							
EXISTING BUILDING(S) OR STRUCTURES ON THE LAND: ☐ YES ☒ NO																							
CURRENT USE OF LAND OR BUILDING(S): <u>Undeveloped municipal property</u>																							
PROPOSED USE OF LAND OR BUILDING(S): <u>D10 SF Single Family Residential Subdivision</u>																							
UTILITIES AVAILABLE: WATER: ☒ Public ☐ On Site SEWER: ☒ Public ☐ On Site																							
UNIQUE CHARACTERISTICS OF LAND OR BUILDING(S): _____																							
For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side. If you need any assistance filling out this form, please contact the Permit Center at 586-0770.		SUBDIVISION/PLATTING FEES																					
		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;">Fees</th> <th style="width:10%;">Check No.</th> <th style="width:10%;">Receipt</th> <th style="width:10%;">Date</th> </tr> </thead> <tbody> <tr> <td>Application Fees</td> <td><u>\$ 9460</u></td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Admin. of Guarantee</td> <td>\$ _____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Adjustment</td> <td>\$ _____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Total Fee</td> <td>\$ _____</td> <td>_____</td> <td>_____</td> </tr> </tbody> </table>		Fees	Check No.	Receipt	Date	Application Fees	<u>\$ 9460</u>	_____	_____	Admin. of Guarantee	\$ _____	_____	_____	Adjustment	\$ _____	_____	_____	Total Fee	\$ _____	_____	_____
		Fees	Check No.	Receipt	Date																		
		Application Fees	<u>\$ 9460</u>	_____	_____																		
		Admin. of Guarantee	\$ _____	_____	_____																		
Adjustment	\$ _____	_____	_____																				
Total Fee	\$ _____	_____	_____																				

TO BE COMPLETED BY THE APPLICANT

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

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Agenda
Planning Commission
Regular Meeting
 CITY AND BOROUGH OF JUNEAU
Ben Haight, Chairman
 February 28, 2017

I. ROLL CALL

Paul Voelckers, Vice Chairman, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in the Assembly Chambers of the Municipal Building, to order at 7:01 p.m.

Commissioners present: Paul Voelckers, Vice Chairman; Michael LeVine, Nathaniel Dye, Dan Miller, Percy Frisby, Dan Hickok, Kirsten Shelton-Walker, Carl Greene (telephonically)

Commissioners absent: Ben Haight

Staff present: Rob Steedle, CDD Director; Beth McKibben, Planning Manager; Laura Boyce, Senior Planner; Jill Maclean, Senior Planner; Eric Feldt, Planner II; Greg Chaney, Lands and Resources Manager; Dan Bleidorn, Deputy Lands and Resources Manager; Robert Palmer, Deputy City Attorney; Michele Elfers, Chief Landscape Architect

Assembly members: Debbie White, Assembly Liaison to the Planning Commission

II. APPROVAL OF MINUTES

- a. January 10, 2017 Draft Minutes – Regular Planning Commission Meeting
- b. January 24, 2017 Draft Minutes – Regular Planning Commission Meeting

MOTION: *by Mr. LeVine, to approve the January 10, 2017 and the January 24, 2017 Planning Commission regular meeting minutes with any minor changes by staff or Commission member.*

III. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Juneau resident Mike Allen expressed his concern to the Planning Commission about the over 70 new trees which have been planted in the Statter Harbor parking area. He said the Littleleaf

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Linden trees planted in the area are not native to this community and that the view from the road and from the small commercial Auke Bay area including the Squires Rest will be compromised due to the trees blocking the view. Mr. Allen said this is a parking lot, not a park. Mr. Allen showed the Commission pictures indicating how the trees will block the view from the Auke Bay area. Mr. Allen said he was told the trees were required in the Statter Harbor plan or it would not be approved by the Planning Commission. He said this was difficult for him to understand. He said it would be nice if the trees planted along the sea walk from the boat launch to the creek could be moved to restore optimal views for the area.

IV. PLANNING COMMISSION LIASON REPORT

Assembly Liaison to the Planning Commission Debbie White reported that at last night's Assembly Committee of the Whole (COW) meeting that there were two items which will be coming before the Planning Commission. A drainage easement will be requested between the Johnson Youth Center and the Sleepy Spruce Apartments. The Johnson Youth Center site is leased from the City and Borough of Juneau, she noted.

Also coming before the Commission is the possible downtown transfer of City Star Hill property to a private owner so that they can install retaining walls on their property, said Ms. White.

Of interest to the Commission is information on Senate Bill 14 which has to do with network transportation companies such as Uber and Lyft, said Ms. White. There is concern that this bill would take away local control, and those vehicles are not identified as commercial passenger vehicles, she said. In the past the Planning Commission has provided input on commercial traffic vehicle rules, said Ms. White.

The Assembly also held joint meetings with the school board and the Eaglecrest board, said Ms. White. On February 13, (2017) the Assembly heard the introduction of the ordinance which addresses the Land Use Code and the parking waivers, she said. Those items should be before the Assembly on March 6, (2017) she said.

At the February 13, (2017) meeting the Assembly also adopted their decisions on the Olmo and Meek appeals, upholding the Planning Commission decisions on both issues, she said.

V. RECONSIDERATION OF THE FOLLOWING ITEMS - None

VI. CONSENT AGENDA - None

VII. CONSIDERATION OF ORDINANCES AND RESOLUTIONS - None

VIII. UNFINISHED BUSINESS - None

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IX. REGULAR AGENDA

A. SMP2016 0002 A Preliminary Plat for Phase 1 Pederson Hill Subdivision resulting in 86 Residential lots and 5 lots for preservation/park purposes.

B. CSP2016 0006 A City consistency review of Preliminary Plat Phase I Pederson Hill Subdivision resulting in 86 residential lots and five lots for preservation/park purposes.

Vice Chairman Voelckers asked Mr. Steedle to explain the differences between the two items on the same project that were before the Commission.

Mr. Steedle said the Commission has two questions to address: does this City capital project comport with adopted plans and the code, and does this subdivision as proposed meet the requirements of Title 49.15 for a preliminary plat. He said in the past these types of items have been split into two separate staff reports. He said for simplicity he felt this should be combined into one report for the Commission.

Mr. LeVine asked Mr. Steedle if there was any direction he could give to the Commission to assist with evaluating the first issue in terms of the proposed project consistency with the adopted plans. He asked how specific the Commission needs to be regarding this particular plat proposal and subdivision when making its determination about whether the proposed project and City expenditure are consistent with the plans.

Mr. Steedle said he felt the relevant question is whether there is any conflict between this item and the Comprehensive Plan and its subordinate plans. He said recently the Commission has recommended the adoption of the Housing Action Plan. The foundation for this plan is based upon studies performed over the years on Juneau's housing shortage, he added. The Assembly did adopt the Housing Action Plan by resolution, but it was not incorporated into the Comprehensive Plan, said Mr. Steedle. The Juneau Economic Development Plan as well has pointed to a lack of housing in Juneau as a key factor contributing to the constriction of economic growth within the community, he said. Mr. Steedle said he did not feel the Commission needed to get to the level of detail in the Housing Action Plan and the Economic Development Plan and the other housing action plans which have been before the Commission in the past.

Mr. LeVine said his question pertained to the specifics of the actual plat before the Commission. When making its determination, said Mr. LeVine, how specific does the Commission need to be regarding the proposed plat itself, or should it take a broader view as to how the City is using its funds to encourage development on Pederson Hill.

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Mr. Steedle said the Commission should separate it from the design of Phase 1 of the subdivision.

Staff Report

Mr. Feldt told the Commission the staff's findings lists all of the findings listed under the preliminary plat section of the Land Use Code in quite extensive detail. He said his verbal report will not go into that level of detail but that he was prepared to answer any questions the Commission may have.

The Commission has two cases for one project, said Mr. Feldt. SMP 2016 0002 is a preliminary plat approval and CSP 2016 0006 is a City consistency review, he said. At the end of the presentation the Commission would have two separate motions for the two separate items on the agenda for the one project, he said.

Pederson Hill is a large vacant area that is covered by multiple properties, said Mr. Feldt. The 120 acre City property is surrounded to the north by vacant University of Alaska land, south by vacant land and Sherwood Lane, to the east by vacant University of Alaska land and to the west by a church and Glacier Highway. The proposed development encompasses about 20 acres of property.

The 1999 CBJ Land Management Plan designated the CBJ land on Pederson Hill to be considered for disposal for development once sewer was provided and a subdivision feasibility study was complete. There is now available sewer at the subject site, noted Mr. Feldt. The current proposal before the Commission is for 10 single-family units per acre, said Mr. Feldt. The subject property was rezoned in 2014 from D-1 / D-5 to a mix of D-10 and D-10 SF, said Mr. Feldt. The D-10 zoning is intended to primarily accommodate multi-family development at 10 units per acre; D-10 SF (Single Family) is intended to primarily accommodate single family residential development also at a density of 10 units per acre, said Mr. Feldt. The smaller lot sizes resulting from the rezone make it possible to achieve lower housing costs, he said. Recently a land swap has transpired between the City and a church in the area making it possible to connect the large CBJ parcel to Glacier Highway, said Mr. Feldt.

Mr. Feldt showed the Commission maps indicating the three phases of development. The D-10 SF piece would be the first to be developed, he said. Phases two and three are concepts to be developed at some point in the future, he said. Multi-family development is offered for consideration as the next phase of development with another connection to Glacier Highway, said Mr. Feldt.

Mr. Voelckers asked if the road proposed for the second phase of development was on land already acquired, or would it be a future acquisition.

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Mr. Feldt said that when Mr. Chaney, the Lands and Resources Manager spoke, that he could address that question.

A public meeting on the proposed development was held in early February with Mr. Chaney and a local architect present, noted Mr. Feldt. A very detailed explanation was given regarding the development as well as conceptual drawings of what it might look like provided by the local architect, noted Mr. Feldt.

The project was also sent out for review to various City, State and federal agencies, said Mr. Feldt. The project was reviewed by:

- 🏠 CBJ Engineering
- 🏠 Wetland Review Board
 - Feels the project reduces impact on the wetlands because it proposes higher density and a smaller area which minimizes the total acreage affected and provides - the board emphasized the importance of preserving stream quality while developing the area conservation of highly valued wetlands
- 🏠 US Army Corps of Engineers
 - Involved because the applicant (City) had submitted a wetland fill permit
- 🏠 Alaska Department of Environmental Conservation
 - Involved for habitat purposes -
- 🏠 Alaska Department of Fish and Game
 - Involved because of the fill in the wetlands and the construction plan located near an anadromous stream – there were several salmon in the Pederson Hill Creek
- 🏠 Affordable Housing Commission
 - Supports the project
- 🏠 CBJ Capital City Fire and Rescue
 - That access is provided for emergency vehicles

Mr. Feldt said the first critical step involved in the development of a major subdivision requires Planning Commission review and approval of the preliminary plat. As the project progresses it moves forward to construction drawings prepared by a private engineering company, and then circulated to the various agencies to assure that all of the proposed construction meets local codes, said Mr. Feldt. The infrastructure is then constructed or bonded. These construction improvements consist of the development of roads and utilities, added Mr. Feldt. The project would then come back to the Planning Commission for final plat approval. The subdivision plat itself can then be deemed acceptable to be recorded by the State, he said.

There are three main preliminary plat requirements, said Mr. Feldt:

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1. The Platting Standards: the plat itself must be adequately prepared including surveys indicating the lot lines, the monumentation and the technical aspects of the plat itself
2. Public Improvements: must show the layout of the roads, utility lines, etc.
3. Additional Reports or Maps Addressing Unique Aspects of the Site: such as drainage, traffic, flood map, etc.

The plat would address Phase 1 which includes 86 single-family residential lots with access to Glacier Highway, said Mr. Feldt. This includes pedestrian paths and an equestrian trail, said Mr. Feldt. The equestrian trail has been relocated along Karl Reishus Boulevard, said Mr. Feldt. The equestrian trail would be located on the east side of the new street, said Mr. Feldt, showing the Commission a map. Mr. Feldt indicated on the map land allocated for a second access for emergency fire and rescue, which is required, he said, by the International Fire Code. The trail would be essentially a driveway with restricted use for emergency vehicles only, he said. At some point in the future the pedestrian trail would be connected to the trail which leads along the Mendenhall River, said Mr. Feldt.

The average lot size is about 5,000 square feet, said Mr. Feldt. The yard setbacks for the D-10 SF district are 20 feet along the front, a 10-foot rear setback and a 3-foot setback along both side lot lines, he explained. The properties abutting the east side of this subdivision are zoned D-1, said Mr. Feldt. In this situation, he said, the property which holds the greater setback applies, he noted. The project as it moves forward in the future would carry the requirement of two on-site parking spaces, he said.

The unique street names required for the subdivision are:

-  Karl Reishus Boulevard, named after a police officer who died while serving the force. This is the widest street proposed for the development, and would be a collector for the other streets.
-  Yan Street (Hemlock trees)
-  Guwakaan Street (Black Tail deer)
-  Kwalx Street (Fiddlehead ferns)
-  Keishish Lane (Alders)

The interior streets will all be designed the same, with a 50-foot-wide right-of-way, five feet sidewalks on both sides, including two 12.5 feet wide driving lanes, explained Mr. Feldt. The non-motorized pathways including the equestrian trail and pedestrian walk (Wild Rose Walk) will be 10 feet wide, but where the equestrian trail needs to accommodate emergency vehicles it will be expanded to at least 20 feet in width, he said.

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The US Army Corps of Engineers has provided approval to fill approximately nine acres of forested wetlands to allow for the construction of the future streets and pedestrian ways, and some buildable lots, said Mr. Feldt.

The portion of Pederson Hill Creek which has been found to be a home to spawning salmon requires a 50-foot setback on each side of the stream, said Mr. Feldt. The stream terminates in one of the preservation lots, he added. With the approval of the sale of certain portions of the wetlands there will be lots set aside in which no development will be allowed, he said. The long, narrow lot will be undeveloped for habitat purposes and to act as a buffer between the privately owned southern lot and the other adjacent development, said Mr. Feldt. City utilities will not be extended to the public use lots as they are not identified for development, said Mr. Feldt. The Land Use Code allows lots to be provided without City services, but they have to be held as public use lots, and noted on the plats, he explained.

The applicant provided a preliminary assessment and map, noted Mr. Feldt. The project is located on a hill and one side slopes toward Glacier Highway he added. The applicant proposes to allow an insignificant amount of that drainage to continue to channel along Karl Reishus Boulevard. The majority of the drainage will be connected to curb and gutter underground, said Mr. Feldt. It would then be directed along the north side of the equestrian trail and to a vacant City property, he said. The applicant has already initiated a request for an easement from the University of Alaska to cross a very small part of its property for access for the trail itself, he noted, and for the drainage as well.

Commission Comments and Questions

Mr. LeVine asked if the drainage plan changed with the relocation of the equestrian trail.

Mr. Feldt said the change to the equestrian trail has happened very recently and that he would like to let Mr. Chaney answer that question.

Staff Report

The land use code requires a fairly extensive analysis to be done regarding drainage. There are still several items on the drainage plan requirement that have not yet been submitted, noted Mr. Feldt. In past major subdivision projects those elements had also not yet been submitted and were a condition of approval, said Mr. Feldt. A detailed drainage plan addressing that section of the code must be provided at the construction drawing step, he said. When the Engineering Department reviews the storm water and drainage plan they will be looking at a complete detailed analysis for their review, said Mr. Feldt.

Commission Comments and Questions

Mr. Voelckers asked if this is the conventional process or if this is a case where it should have already been submitted with the original application.

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Mr. Feldt said the situation contains a little bit of both of those aspects: the staff has accepted a partial submitted analysis knowing that there is the condition that the remainder will be submitted when it is needed at the construction drawing review.

Staff Report

Due to the high number of lots proposed a Traffic Impact Analysis (TIA) was submitted. It indicated that there was acceptable intersection volume, and it did not recommend that any traffic mitigation was necessary, said Mr. Feldt.

This portion of the report involves the City consistency review, noted Mr. Feldt. This project would dispose lots to the private market, said Mr. Feldt. The 2016 Housing Action Plan calls for housing types and sizes to accommodate present and future housing needs for all economic groups, said Mr. Feldt. It also calls for preserving natural areas that possess important recreational and scenic fish and wildlife and other environmental qualities, he added. This would be a development that young families or older families wanting to downsize would be attracted to, noted Mr. Feldt. The 2016 Land Action Plan indicates which CBJ parcels should be disposed of to the general market for future development opportunities, he said.

The 2015 Juneau Economic Development Plan has an initiative to promote housing affordability and availability. Juneau's current housing stock and possible future development include the development of access roads, the installation of utilities and plat subdivision land for about 200 lots, he said. That would include phases one through three of the Pederson Hill subdivision, he said. The 2009 Non-Motorized Transportation Plan indicates a 10-foot-wide separated path across the Pederson Hill subdivision which would connect Auke Lake to the pedestrian bridge at Dimond Park, said Mr. Feldt. This will be realized later on as phases two and three of the development are constructed, he said.

There is currently a new bike path along the north side of Glacier Highway that provides a more indirect connection from Auke Lake and along Riverside Drive to the Dimond Park location, he said. The 2001 Area Wide Transportation Plan recommends support for the development of off-street pedestrian or bicycle pathways in the Mendenhall Valley area that connects to existing main pathway systems, said Mr. Feldt. The east bound pedestrian trail would eventually connect to Dimond Park, said Mr. Feldt.

Regarding the City consistency review, the staff finds that phase 1 of the Pederson Hill subdivision with the conditions and recommendations of SMP2016 0002 complies with the provisions of Title 49, the Comprehensive Plan and the CIP as required by the City and Borough of Juneau land acquisitions, disposals and projects, and the City project review, said Mr. Feldt.

The staff recommends that the Planning Commission accept the Director's analysis and findings and approve the preliminary plat for phase 1 of Pederson Hill subdivision with six conditions. The necessary elements can be met by conditions 3, (Prior to construction plan, the applicant

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shall submit an updated lot closure report) 4, (prior to construction plan approval the applicant shall submit another subdivision plat to ensure labels and naming are consistent throughout the plat sheets) 5, (remove labels "Preservation Lot " and "Park Lot " and replace with new plat note as shown below and 6, (prior to final plat approval, the applicant shall submit another draft plat with the identified plat notes on the subdivision plat), said Mr. Feldt.

The second findings shall be met with conditions 1, (prior to construction plan approval, the applicant shall submit detailed data for future utilities per 49.15.411 (F) (7) 9, (prior to construction plan approval, the applicant shall submit a design showing a minimum 10 foot wide walking surface within the Wild Rose walk right-of-way per 49.35.610 (a), 10, (prior to construction plan approval, the applicant shall submit a lighting plan meeting applicable CBJ standards) and 11, (prior to construction plan approval, the applicant shall submit documentation ensuring compliance with section D107.1.1 of the International Fire Code), said Mr. Feldt.

The applicant will also meet conditions 2, (prior to construction plan approval, the applicant shall submit required documentation meeting 49.15.411 (6) and 8, (prior to construction plan approval, the applicant shall submit a design showing a drainage infrastructure that would allow for fish passage to the equestrian trail east of Karl Reishus Boulevard), said Mr. Feldt.

Mr. Feldt said the second motion would forward the subject proposal to the Assembly with the recommendation of approval with the conditions associated with the SMP case. This means that if the Planning Commission approves the SMP case and approves the CSP case then the conditions of the SMP will also relate to the CSP, said Mr. Feldt.

Commission Comments and Questions

Mr. LeVine asked how carefully the Commission needs to consider all 11 conditions outlined in the staff report when deciding how consistent this plan is with the Comprehensive Plan.

Mr. Feldt said the consistency review asks if this is consistent with the adopted City plan. The other part has to do with consistency with Title 49, he said.

Mr. Voelckers said at this point he felt it was appropriate to ask for clarification from the Deputy City Attorney. He said he felt that several Commissioners were concerned about several important distinctions between the items. Mr. Voelckers said, similar to Mr. LeVine, that he was under the impression the general consistency review was far broader in scope and did not address particular items such as conforming lighting.

Mr. Miller said that Mr. Feldt had made a statement that if the Commission approved the SMP with the accompanying conditions, that the CSP would also be approved. Mr. Miller said he did not necessarily agree that this would be the proper order. Mr. Miller said he felt the list of conditions could certainly satisfy the CSP because it is a broader review based upon its

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adherence to City plans and codes. Mr. Miller said a preliminary plat is very specific with Title 49 design elements and a very specific listing of things that are required in a preliminary plat. Perhaps the conditions would not satisfy those elements, he said. Mr. Miller said he felt that perhaps consistency should be evaluated before the preliminary plat.

Mr. Palmer said he felt that this case presented one of the most unique opportunities the Commission has had at this juncture to deal with the new subdivision amendments. The CSP review and Title 49.15.580 was drafted with the intent to cover projects that do not have another permit associated with it. This is the first permit which has come before the Planning Commission for a City project that falls cleanly within another permit process that Title 49 provides, said Mr. Palmer.

One way to address this is as described by Mr. Miller, said Mr. Palmer. Another way is to actually look at the more technical aspects of the subdivision permit, review it, and within that same review the CSP process would also be satisfied, he said, because they would be doing the technical review and adherence to Title 49 as they would with any other subdivision project. When the City develops a subdivision it needs to be treated just like any other land owner who is developing a subdivision, said Mr. Palmer. The CSP process was created as a review when there is no other review process in place, said Mr. Palmer.

Mr. Voelckers said the consistency review also covers things like the capital improvement project, and then it is also up to the Planning Commission to see that the project is adequate for the community and that the City is doing the right thing for the population. He said he feels there are situations where there are projects with a permit in place in which the Commission is still asked to review the project on an overview level.

Mr. Palmer said this can certainly be done if the Commission wants to delve into that level of detail. Title 49.15.280 (a) only requires that the Commission reviews City projects for consistency with this Title when it is performing a subdivision review, he added.

Ms. McKibben said the staff recommendation is that if the preliminary plat meets requirements of Title 49 then it meets the consistency review regarding its compliance with Title 49 and in this recommendation staff has said that the preliminary plat requires conditions in order to meet the requirements of Title 49. The other piece of the consistency review is conformance with the plans which the staff has evaluated and found to be consistent with the policies of the plan. She added that there is the third piece which is the CIP (Capital Improvement Projects) under which this project is already listed in various formats.

Mr. LeVine said he understands that the Commission needs to review the plat and its consistency with Title 49 under which there are numerous conditions which must be met. He said from listening to Mr. Palmer and Ms. McKibben that if the Commission finds that the findings and conditions meet Title 49 then they had found consistency with the Plan. He said he

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wonders if a subdivision could be concocted by the City which meets Title 49 but which is demonstrably inconsistent with the Housing Action Plan or the Comprehensive Plan, for example. Mr. LeVine said in his opinion he did not think a condition about a lighting plan has anything to do with consistency with the broad policies of the Housing Action Plan, for example.

Ms. McKibben said that goes back to Title 49.10.170 which requires the Planning Commission to review the City projects for consistency with the plans. Ms. McKibben said that perhaps Mr. LeVine was co-mingling the items a bit more than she was. She said to her lighting is part of the preliminary plat review for consistency with Title 49, not necessarily for consistency with the plan.

Mr. LeVine said if they were to approve this they would need two motions: one which would state they would approve the preliminary plat subject to 11 conditions, and another motion stating that the Commission found this proposal consistent with plans.

Applicant

Mr. Chaney said this process has taken over 10 years. The installation of the sewer line in this area was a huge investment by the City making this development possible, said Mr. Chaney. The lots currently up for review are now zoned D-10 SF with the other two phases of the project also zoned D-10SF, said Mr. Chaney. The rest of the region is zoned D-10 for multi-family development. That rezone was approved in 2014, he noted. He said they felt the community needed more small affordable single family homes, and that development within the community has been fairly strong over the last few years with the building of multi-housing developments. The land trade with the church was also critical for this project as it provides access between the project and Glacier Highway, said Mr. Chaney. They are also asked to look for partners, because this is an expensive project, he said. Tlingit and Haida Regional Housing Corporation has expressed interest in partnering with the City on this project, said Mr. Chaney. The City will be seeking other partners as well, he noted.

This is a neighborhood layout, said Mr. Chaney, with sidewalks on both sides of the streets. They have already received an Army Corps of Engineers fill permit, said Mr. Chaney. They are still discussing how they would put the project out to bid; whether to put the lots out for bid in bite-size chunks rather than all at once, said Mr. Chaney. Park Place is a similar type of development in the Mendenhall Valley next to Rotary Park that is zoned D-18, said Mr. Chaney. Those are single-family attached homes with a much denser zoning than the proposed development, he said. Another example of similar density is the lots in Chelsea Court which are closer in size to the proposed Pederson Hill development, said Mr. Chaney.

Mr. Chaney said a 728 square foot starter home with one bedroom and one bathroom could be built for an estimated cost of about \$146,000 for the house itself, excluding the land. The lot would be valued at about \$100,000, said Mr. Chaney. With the cost of land included, there could be a starter home built for \$250,000, said Mr. Chaney. With the cost of a master

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bedroom and bath addition the cost for the home itself would climb to about \$211,000, said Mr. Chaney. A third bedroom would put the cost at about \$268,000 he said. So a three bedroom, two bath home with the garage would come to over \$400,000, he said.

It is up to the Assembly to decide how the lots would be released, said Mr. Chaney. They could have some lots open for sealed competitive bids and some blocks of lots open for contractors, or a fair market value lottery, said Mr. Chaney. There are a variety of ways these lots could be released to a variety of groups, said Mr. Chaney.

If the Auke Bay Bypass ever came to fruition, it may nick a corner of the development but probably not, noted Mr. Chaney. If this item is approved tonight it will next go before the Assembly at its March 13, (2017) meeting, said Mr. Chaney. Assuming approval in the spring, detailed engineering for the project would begin, he said. The bid opening would happen sometime in the fall, said Mr. Chaney.

Commission Comments and Questions

Replying to a note from the staff, Mr. Chaney stated that this project is consistent with the Land Management Plan which was adopted in 2016.

Mr. LeVine asked if the plans for drainage have changed with the relocation of the equestrian trail.

The plans have changed somewhat, said Mr. Chaney. They would probably have to construct a berm to direct the drainage to the desired area, said Mr. Chaney.

Mr. Miller asked how far along the plans were when they were reviewed by the Wetlands Review Board in the summer. Mr. Miller noted that the Wetlands Review Board had favorably commented on the open channel streamflow which he does not see in the existing plans. He said he wondered if the wetlands review board was aware that the majority of the drainage would be underground.

Mr. Chaney said the designs were pretty far along when reviewed by the Wetlands Review Board. He said this is a hybrid drainage plan with some sculpting of the landscape to preserve the existing natural drainage on the property. There will also be a fish passage structure, he said. The drainage coming off of the roads will come down, go through an oil water separator, then go to a berm area with a swale in the bottom, he added. There simply is not enough room to have open ditches and sidewalks in a neighborhood with this size of lots, he said.

Mr. Dye asked if the open swale near the equestrian trail would be running perpendicular to the stream.

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Mr. Chaney said it will have to be designed to have water running underneath and a swale constructed above. There will be an actual drainage ditch constructed over the stream, said Mr. Chaney.

Mr. Miller asked how the 50-foot setback from the stream could be met with an 80-foot-wide lot.

That lot is set aside as a conservation area and it will not be built upon, said Mr. Chaney.

Mr. Voelckers said he thought the 50-foot buffer ended at lot 12 and then becomes unregulated.

Mr. Hickok asked about how snow storage would be handled.

Mr. Chaney pointed on a map to the areas where snow could be stored. The snow will not need to be trucked out, said Mr. Chaney.

Mr. Hickok asked if parking would be allowed on the streets.

Parking would not be allowed when there was snow which Public Works needed to plow, commented Mr. Chaney.

Mr. LeVine said he wondered with the subsequent phases if there had been analysis on the cumulative impacts on the wetlands.

Mr. Chaney said the vast majority of the property in this area owned by the City is not being developed. With development of the subsequent phases more decisions would need to be made, said Mr. Chaney.

Mr. Miller said he has lived in a subdivision with the sidewalk only on one side and that there was room at the end of the road for snow removal. However, he said the snow would not all be able to accumulate at the end of the road and that it would end up on the sides of the road as well, which would put snow over both sidewalks in some places.

Mr. Chaney said there will certainly be years of very heavy snowfall when it could be backed up onto the sidewalks, but that they are designing the development for a typical year.

In answer to Mr. Dye's question about the equestrian trail, Mr. Chaney said when it goes along the sidewalk along the main road it may be as narrow as five feet.

Mr. Voelckers asked if the City currently has reasonably accurate construction cost estimates. He asked how those numbers aggregate for this development.

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This is basically a road project, said Mr. Chaney. He added that you never really know until the bids are opened. They currently have rough numbers, he said. The last time they did a subdivision the bid came in 70 percent below the engineer's estimate, he said. The current estimate is for about \$8 million for full construction costs. They hope to bring this project in for less than the fair market value of the lot, he said.

Mr. Miller said other preliminary plats he has seen or been involved with had drainage easements, especially in a tight neighborhood like this. He said every single lot is going to be a challenge. Usually in the preliminary plat phase drainage is required to be shown, he said.

Mr. Chaney said it is their intent to plat drainage easements along property lines. They had a pretty refined plan for this development and then with the subsequent adoption of the new subdivision ordinance they have had to adjust their plans, said Mr. Chaney. He said drainage easements could have been included in this plat and he is sorry that they are not included. The requirements for a preliminary plat are now much more detailed, he said.

Mr. Chaney said if he were in the private sector and required to do this thorough level of detail for the roads and the drainage, it would be extremely unfortunate if it were then denied. Preliminary plats can be denied, said Mr. Chaney. If he were a private developer, said Mr. Chaney, and he put all of this money into developing the plat and that was denied, he would be extremely disappointed. With the final plat, said Mr. Chaney, individuals are investing money in something that they know they will get a return on.

Public Comment

Juneau resident Jeremy Sidney said that his parents own Swampy Acres, land contiguous to the proposed Pederson Hill development. Mr. Sidney asked what the cost was for the City to acquire the Pederson Hill property. He also asked what the property would go for if it was sold on the open market. Mr. Sidney also complained that all of the residents along Glacier Highway in that area had to help pay for the sewer lines which were installed which the City was then going to use for the Pederson Hill development. He said he did not think this was fair.

He asked if the lots in the proposed subdivision would be filled and ready to build. He said after the lots are purchased it will cost \$25,000 - \$35,000 to fill in each lot. He said he felt the City was becoming housing developers for the private sector. He said he felt this was a really big mistake which the City should not have done. He said he did not feel it was the City's role as a government to be in the land developing business.

Carl Koch, wildlife biologist for the Alaska Department of Fish and Game, said there is about 400 acres surrounding that area between the Auke Lake and the Brotherhood Bridge trail. That area is used by black bears, wolves, coyotes and deer, he said. It is a very important travel corridor and most of the animals passed through the proposed subdivision, he said. He said

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they recommend some sort of buffers such as around the equestrian trail or the bottom half of the hill.

Commission Comments and Questions

Mr. LeVine said they have notes from Fish and Game regarding the anadromous stream but they have no information on the wildlife in their packet from Fish and Game. He asked if this was just reviewed by the fish portion of Fish and Game and not the wildlife portion.

Mr. Koch said he felt this went through the Habitat Division and it frequently focuses on fish. He said this issue was only brought to his attention today when one of his colleagues asked him to come and speak before the Commission.

Juneau resident Bobbi Epperly said she found the timing of the Pederson Hill subdivision to be poor judgment on the City's part. She said the current economic outlook for Alaska is bleak with the loss of jobs, revenue, and people moving out of the state. She said spending 4 ½ million dollars and asking investors for the balance is fiscally irresponsible during a time of recession. She said CBJ is basing this project upon a housing shortage and demand which was prevalent in the community 10 years ago. Juneau's population has been dropping and in 2016 she said Juneau has lost 600 people from its population. She said the microscopic lots are overpriced and that homes will not sell at a low enough price to be of benefit to individuals with lower incomes.

Dr. Eric Olsen said he is the owner of the Family Practice building which is located across Glacier Highway in close proximity to the proposed development. He asked the Commission to consider the safety of the intersection in this area which would then be a four-way intersection. He said Family Practice must be included as an element when considering the safety concerns on the road. He said that Family Practice alone probably generates 60 trips per hour during certain times of the day in addition to the 86 trips per hour estimated to be engendered by the proposed Pederson Hill development. He said they prepared their lot for construction in 1984 and the cost of clearing out the lot and preparing it was \$100,000 at that time.

Juneau resident Zachary Stetson said he is 23 years old and that he moved to Juneau several years ago. He said he has found the housing market in Juneau to be extremely difficult. He said he purchased a condominium about one year ago. He said, with a degree in accounting, that he cannot afford a house, and there are many other people in Juneau with lower incomes who would also not be able to afford a home. He said he is in full support of more housing in Juneau.

Former Commission member and Juneau resident Dennis Watson said he was in support of this development. He said he has been an employer in Juneau until just a few years ago and that it is very difficult to recruit people to move to Juneau once they discover how much housing costs in the community. In this case the Borough is taking up a lot of the responsibility of the

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development of the subdivision providing paved streets and sidewalks on both sides and utilities. Mr. Watson said one concern he has is that although Swampy Acres is currently a farm site, at some point in the future that could be developed into a commercial property. He suggested that potential property buyers in the Pederson Hill development be made aware of that future possibility of commercial development in their area. He said he feels this project is in compliance with the code and that he felt it would be a disservice to the community if the City did not move forward with the development.

Juneau resident and former Chancellor of the University of Alaska Southeast John Pugh spoke in favor of the Pederson Hill subdivision. He said he has been a resident of the "flats" in Juneau for 37 years. Their area is constructed upon small lots with tight housing and he said they have never been bothered by a lack of privacy. He said that he knows his neighbors really well and that they have developed into a neighborhood that takes care of each other because of how close they live together. He said there are real opportunities to develop a tight neighborhood where friends can be made and neighbors can help take care of one another. He said he felt the Pederson Hill neighborhood would provide many advantages for employers such as the University of Alaska employees which would benefit from that housing.

Applicant

The CSP is a recommendation to the Assembly, said Mr. Chaney. The approval or denial of the plat is for the subdivision development, said Mr. Chaney.

The City's lot preparation will be minimal, said Mr. Chaney. He said he would not be surprised if it did not cost a fair amount to develop the lots prior to construction. The City has spent about \$200,000 on the project to date which is for design, said Mr. Chaney. The amount of money the residents were assessed for the extension of the sewer line was less than half the amount of the cost of that project, said Mr. Chaney. The City pays more than half of those costs, he said. The purpose of extending the sewer was so they could increase the density in the area, he said. The City acquired the property from the State of Alaska, he said. The City's cash outlay for the project is therefore very low, he said. Providing a buffer for the wildlife is a problem if you only look within the proposed subdivision boundary, said Mr. Chaney. They are leaving a lot of this area outside of the proposed subdivision undeveloped, he noted, which will be available for animal crossings. They do not need to release the lots if the market is flooded and the community is in a recession, said Mr. Chaney.

Commission Comments and Questions

Mr. Miller noted there has been some comment by private developers in the community that they were being held to a different standard than the City in terms of the development process. Mr. Miller said in reviewing the documents he felt there may be some of this transpiring with this project. He said he knew the standard was different for City road construction than those for developers building their own roads, for example. He said he did not feel that the 50-foot stream setback was addressed clearly with this development at the preliminary plat stage. He

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said typically in every situation he has been involved in this would have had to have been done at this stage. He said perhaps with the enactment of the new subdivision rules that plat requirements have changed. Mr. Miller said he has never been involved in a situation where a plat note could come before the Planning Commission before it was finalized. He asked Mr. Chaney for his input on any discrepancies between City and private development procedures.

Mr. Chaney said that all subdivisions are different from each other. He said a private developer would have probably kept that lot and simply put a 50-foot setback from the stream. For this development they have actually set aside the lot for conservation purposes rather than for just the provision of a setback. 50' setbacks are rarely shown on the plat because they actually move with the stream and as the stream changes course so will the setback, said Mr. Chaney. They submitted their design about 10 months ago and so far had about five rounds with the reviewing agent for the City involving many corrections. There has been no intent at any point in the review process for the standards for this project to be held any lower than what a private developer would experience, said Mr. Chaney.

Mr. Steedle said the review for this development has been treated the same as the previous subdivision which went through the new subdivision ordinance requirements. They have tightened up the requirement for a preliminary plat, noted Mr. Steedle; maybe they are too tight, he said.

Mr. Frisby asked about the solicitation process for comment from agencies. He said he was referring to Fish and Game which initially just commented on the anadromous stream.

Mr. Feldt said when comments are solicited from other agencies they have one point of contact with that agency.

Ms. Shelton-Walker asked Mr. Chaney if he had any comment on the remarks made by Dr. Olsen, the owner of Family Practice, about traffic intersections in the area.

Mr. Chaney said the traffic engineer reviewed the intersection and determined that putting that intersection in would be acceptable. He said he knows there is an attempt to improve the area around Wild Meadow Lane. That might change the traffic flow in that area as well, he said.

Mr. LeVine said he was troubled on a few levels regarding the lack of proper contact with Fish and Game on this project. He said he felt this reflected a certain lack of communication within its own agency on the part of Fish and Game. He said also he felt it was their job to try to prevent interaction between bears and people. He asked how it would affect the development process to provide a decent buffer for the travel of wildlife in the area. Mr. LeVine said he felt this was an important consideration.

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Mr. Chaney said he guessed they would lose about 20 lots because the development is already pushing up the hillside and cannot really proceed any further up the hill. There is already a large portion of land set aside for wildlife habitat which cannot be built on, said Mr. Chaney.

Mr. Voelckers asked if there have been studies done on the travel patterns of the animals in the area as far as where they are coming from and where they are going to.

Mr. Chaney said he knew that wildlife likes to spend the winters on the Mendenhall Peninsula because it is warmer in general. He added there definitely is passage of wildlife in this area. He said he was not aware of the exact corridors that they use for passage.

Mr. Voelckers said there were two motions to be made by the Commission and that perhaps it made the most sense to do the broad consistency review prior to the plat itself.

Mr. Voelckers said they were going to bring Mr. Palmer forward for more commentary on whether the Commission needed to make one motion or two motions regarding the Pederson Hill subdivision.

The first question asked by Mr. LeVine is how deep of a review on this subdivision the commission needs to Perform at this point, said Mr. Palmer. When the subdivision ordinance was amended in 2015 and 49.15.580 (a) was specifically amended to clarify that when a City project is before the Commission the only thing the Commission has to do is to look for consistency with Title 49. This is different than it was in the past, said Mr. Palmer. Mr. Palmer recommended that the Commission look at 49.15.580. He said if the Commission wants to do both a CSP and a subdivision review it can do so. But the code only requires the Commission to do a subdivision review, he said. Part of that logic is that the Planning Commission is the platting authority for major subdivisions, said Mr. Palmer. If the CSP is done there is nothing the Assembly can do because the subdivision determination by the Planning Commission is the final authority on the subdivision.

Mr. Voelckers said based upon the information just provided by Mr. Palmer that the Commission will be reviewing SMP2016 0002.

MOTION: *by Mr. Miller, to approve SMP2016 0002 with staff's findings, analysis and conditions.*

Speaking in favor of his motion, Mr. Miller said this project has been a long time in development and that in the previous nine years he served on the Planning Commission he recalled that a lot of work was done trying to make housing more affordable for the community. He said there is no single action which can accomplish this, and 10 years ago this is one of the few pieces of CBJ property identified as developable. Due to the small size of the lots there will definitely be some issues in their development and that lots of preparation will

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certainly be expensive. There is the possibility that smaller homes may be built and there is the possibility that they may provide less expensive homes for members of the community to purchase, said Mr. Miller.

Ms. Shelton-Walker said she does have some concerns about an adequate habitat buffer for the development. She said she does support the motion and she does not want to hold up the development of but that she would like to see attention paid to the wildlife corridor as this project moves forward.

Mr. LeVine said he shared the concerns just expressed by Ms. Shelton-Walker. He said he wanted to encourage the City to think carefully as it moved forward in its development and in future phases of the project. He added that he felt it was not the best process to be approving a project with items placed as conditions when they are items which could have already been addressed prior to coming before the Planning Commission. These items should not be coming before the Planning Commission with items such as this listed as conditions, said Mr. LeVine. He added they should be resolved prior to coming before the Planning Commission. He said he encouraged the Community Development Department to see that these items are addressed before they come to the Commission in the future. He said he did approve of the project and that no variances would be required.

Mr. Hickok said he had lots of concerns about this project. He said he kind of agreed with Mr. Sidney and that perhaps the City should not be involved in the development of land. He said he did not know if chopping up a piece of property would make it affordable. He said he felt indifferent about the project but that he has often heard the need expressed for affordable housing. He said he would vote in favor of the motion.

Mr. Dye spoke in favor of the motion, saying that the Commission's role was to ascertain if this project was consistent with Title 49, not if the City should be in the development business or not.

Mr. Greene said he was in support of the motion.

Mr. LeVine said he did want to go on the record and say he felt this project was consistent with the codes and plans that it must abide by.

Mr. Frisby said he did have some concerns about the wildlife and that he did think that some studies on that topic have been completed in that area. He requested that the staff explore and see if it could identify studies done on the wildlife in that area. He said he felt a buffer was very important for the wildlife which migrates through that area.

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Roll Call Vote:

Yeas: Mr. Hickok, Mr. Miller, Mr. LeVine, Mr. Frisby, Mr. Greene, Ms. Shelton-Walker, Mr. Dye
Mr. Voelckers

The motion passed by unanimous vote.

X. **BOARD OF ADJUSTMENT** - None

XI. **OTHER BUSINESS**

Recycle Works Presentation: The slide show detailing the information provided by Ms. Elfers can be accessed at Juneau recycling.com.

Ms. Elfers said she has been making this presentation to various groups and agencies within Juneau. They will be making this presentation to the Assembly Committee of the Whole in March, she said. A lot of the talk in Juneau is in regard to the cost of bringing goods into the community. But also the disposal of goods needs to be considered, said Ms. Elfers. They either need to be shipped out or dealt with locally, she said.

The Environmental Protection Agency (EPA) states that it should be possible to recycle 60% to 70% of our trash, she said. Juneau currently recycles about 10% of its waste, she said. of cardboard a year.

The landfill is owned by a private company called Waste Management, said Ms. Elfers. This is a worldwide company, she said. Arrow Refuse, a private company, collects the garbage, said Ms. Elfers. The City at this point cannot legally collect garbage, she said. The City could obtain a certificate so that it could collect the garbage but the costs were too high when this was explored several years ago, she said. Therefore, the City cannot control where the garbage goes or what happens to it, she added. The City can collect recycling, she said.

In 20 years the landfill will be full, she said. It is difficult to identify a location for a new landfill, she said. There is really not flat, accessible land for that site, she said. Regulatory requirements for landfills are very high, she said. Another option is to ship garbage to the lower 48, she said. That will probably happen unless other options are identified within the next 20 years, she said. The cost for an incinerator is prohibitive, she said.

Mr. Frisby asked for a distinction between the recycling which is collected by the trucks and the recycling which is dropped off at the recycling center.

The recycle works program has been focusing its efforts recently on maximizing diversion of waste from the landfill for beneficial reuse. They also have a hazardous waste facility located at

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Lemon Creek which has been a popular program, she said. They also have a junk metal recycling program, she said, in which they collect junk cars. Through a contractor they take noncommercial vehicles for free, she said.

For recycling the City has a drop off program at the CBJ landfill, said Ms. Elfers. Arrow Refuse runs the recycling program picked up by its trucks, she said. Within the last year the City has installed recycling drop boxes throughout the community which it takes back to the recycling center, she said. This program has been wildly successful, she said. They have five more drop box containers arriving within the next few weeks, she said.

Commission Comments and Questions

Mr. Hickok said he owns a liquor store. He said he did not feel it was necessary for Alaskan Brewery to deliver their product to the local liquor stores in large cardboard containers.

Ms. Elfers said she thought that was a great idea and that going to the source to reduce waste is a popular component of recycling.

Ms. Elfers said they were surprised when the curbside recycling program began, that the drop-off recycling at the CBJ site still remains strong.

Mr. LeVine asked how Arrow can make money shipping recycling down south and not the City doing the same thing.

Ms. Elfers said mixed recycling such as Arrow does is for ease of use. It sends the recycling to a recycling center where the items which do have value are salvaged and the items which cannot be recycled are put in the landfill. There is no recycling market at this time for plastic other than the type that the CBJ accepts for recycling, said Ms. Elfers.

Composting is a way the community can recycle locally and not have to ship items out of the community, said Ms. Elfers.

Mr. Voelckers commented that extending the longevity of the landfill through recycling must have value for the community.

It is a difficult calculation to make, said Ms. Elfers, since they cannot foresee what shipping costs will be in the future.

Mr. LeVine said there has been a lot of interest in the community on composting. He said it is a shame that items such as lawn waste are placed into the landfill.

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There is not currently a composting pilot program, said Ms. Elfers. They have been identifying pilot programs for review. Mr. Frisby asked what the recycling rates were between Arrow and CBJ recycling. Ms. Elfers said she was not sure what the rates were at this time.

Mr. Voelckers asked what the relationship was like between Arrow Refuse and the City. He asked if Arrow was amenable to working more closely together with the City.

They do not collaborate with each other, said Ms. Elfers. She said she feels that is a good direction in which to move.

Mr. LeVine asked if the study has been done on the costs and benefits of recycling, and of some form of mandatory recycling.

Ms. Elfers said she thinks the direction the City needs to head in is partnering with the other waste entities in town which is Waste Management and Arrow Refuse.

Ms. Shelton-Walker said she felt it was very important that the community recycle as much as it could with recycling that can remain within the community.

Ms. Elfers said she is not aware of at this time of any waste technology programs which would be economically feasible for the community.

DIRECTOR'S REPORT

The APOC filing is due by March 15, (2017) for Commission members, said Mr. Steedle.

Ms. McKibben reported that there is a Title 49 Committee meeting on March 8, (2017) at 3:15 pm.

XII. REPORT OF REGULAR AND SPECIAL COMMITTEES

Wetlands Review Board

Mr. Miller reported that there was a Wetlands Review Board meeting on January 19, (2017). They did a Juneau Wetlands Management Plan update. WESPAK (Wetland Ecosystem Services Protocol for Southeast Alaska (WESPAK-SE) is the new means of determining wetlands. There was a pretty extensive peer review that WESPAK underwent and it appears to be a successful venture and ready to function, said Mr. Miller.

XIII. PLANNING COMMISSION COMMENTS AND QUESTIONS – None

XIV. ADJOURNMENT

The meeting was adjourned at 10:34 p.m.



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THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Fish and Game

DIVISION OF WILDLIFE CONSERVATION
Southeast Region

802 3rd Street
P.O. Box 110024
Juneau, Alaska 99811-0024
Main: 907.465.4265
Fax: 907.465.4272

June 27, 2017

Ms. Beth McKibben
Planning Manager
City and Borough of Juneau
230 S. Franklin St.
Juneau, AK 99801

Ms. McKibben:

Thank you for considering our comments on Phase 1 of the Pederson Hill Subdivision. During public testimony at a February 28, 2017 meeting of the Juneau Assembly the ADF&G, Division of Wildlife Conservation (DWC) learned that the City and Borough of Juneau (CBJ) had already received ADF&G's comments on the project. However, through an oversight the ADF&G, Division of Habitat submitted those comments without first soliciting input from DWC. Regardless of where the Phase I development is in the approval process, DWC believes the project, future residents, and area wildlife can still benefit from our comments.

Currently, Pederson Hill and adjacent undeveloped lands provide habitat for a variety of wildlife including deer, black bears, wolves, coyotes, and recently moose. With this project CBJ proposes to develop 86 units of high-density affordable housing on the south side of Pederson Hill. Although the Phase 1 footprint is relatively small, about 20 acres, as designed, the development will block the most direct, and therefore most used wildlife travel corridor from Montana Creek to the Mendenhall Peninsula, Mendenhall Wetlands, and Douglas Island. We know this is a heavily used corridor from animal sign in the area, road kills (deer, bears, wolf), and movements of one radio-collared bear.

Even with the development wildlife will continue to use this area as a travel corridor bringing animals, primarily bears, into contact and perhaps conflict with future residents. Both CBJ and DWC resources are already overburdened responding to the current level of wildlife-human conflicts, so we believe steps should be taken in design of this and any new subdivision to minimize the potential for new conflicts before any houses are built. Increased traffic resulting from the subdivision will also likely lead to more vehicle-wildlife collisions. We offer the following ideas for minimizing effects on wildlife and the potential for conflicts between future residents of the subdivision and wildlife.

To mitigate wildlife conflicts and allow the area to continue functioning as a wildlife corridor between Douglas Island and the mainland we recommend that; 1) builders be required to include bear-proof trash structures sized to accommodate the larger trash and recycling cans with each house built; 2) design of the subdivision be altered to provide a dedicated forested wildlife travel corridor (~100 yards wide) on CBJ land; and 3) wildlife crossing signs be installed on both Glacier Highway and the Backloop road in areas of known crossings and vehicle collisions.

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Ms. Beth McKibben, CBJ

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June 27, 2017

Thanks again for considering our comments. I am available to work with CBJ staff in the design of wildlife corridors and placement of wildlife crossing signs.

Stephanie K. Sell

Wildlife Biologist III

Alaska Department of Fish and Game

Division of Wildlife Conservation

P. O. Box 110024

Juneau, AK 99811-0024

907-465-4266 office

stephanie.sell@alaska.gov

cc: Jackie Timothy, ADF&G, Div. of Habitat, Juneau
Holly Zafian, ADF&G, Div. of Habitat, Anchorage
Tom Schumacher, ADF&G, Div. of Wildlife Conservation, Juneau
Greg Chaney, CBJ, Lands Manager

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From: Schumacher, Tom V (DFG) [<mailto:tom.schumacher@alaska.gov>]
Sent: Thursday, June 29, 2017 11:29 AM
To: Greg Chaney
Cc: Beth McKibben; Sell, Stephanie K (DFG); Scott, Ryan (DFG); Timothy, Jackie L (DFG)
Subject: RE: ADF&G, DWC Comments - Pederson Hill

Hi Greg,

Thanks very much for your reply. I don't think Stephanie Sell (or any of us) was aware that CBJ had considered wildlife travel corridors when planning this subdivision, so thank you for pointing those out.

Also, for the record, the original comment letter mistakenly indicated that ADF&G, Habitat Division coordinated our agency's review of this subdivision when they were only contributors to that process. The attached version corrects that error, but is otherwise identical.

Tom

From: Greg Chaney [<mailto:Greg.Chaney@juneau.org>]
Sent: Wednesday, June 28, 2017 9:58 AM
To: Beth McKibben; Rob Steedle; Schumacher, Tom V (DFG)
Cc: Dan Bleidorn; Rachel Friedlander
Subject: FW: ADF&G, DWC Comments - Pederson Hill

Hi Tom, Beth and Rob,

Below is a rough diagram showing CBJ land currently available for wildlife to travel from the Mendenhall Peninsula to the Montana Creek area. I look forward to the opportunity to discuss the extensive effort that CBJ has made to accommodate wildlife migration in this region. The corridors shown on the diagram below represent areas that are being managed as natural areas on CBJ property. The proposed subdivision is outlined in red.

Corridor #1 is the primary area established for this purpose. It is approximately 1,100 feet wide on the Pederson Hill Subdivision side of Glacier Highway.

Corridor #2 is also set aside as a natural area. North of Glacier Highway, CBJ has set aside a park along the Mendenhall River that provides access to the Montana Creek area. This area is roughly 600 feet wide at its narrowest point. However south of Glacier Highway is an active industrial area that is not owned by CBJ so this would be less desirable than Corridor #1.

Corridor #3 is near the proposed subdivision but is the least desirable because south of Glacier Highway is a network of industrial and residential private property. CBJ does not have any land holdings in this area so we are unable to provide for wildlife in this region. North of Glacier Highway is also lined with private property. The proposed subdivision is shown in red. The western edge of the subdivision will include a natural area park that could be used for wildlife migration if they are able to negotiate the private property separating the proposed subdivision from the Mendenhall Peninsula. This park will be about 200 feet wide.

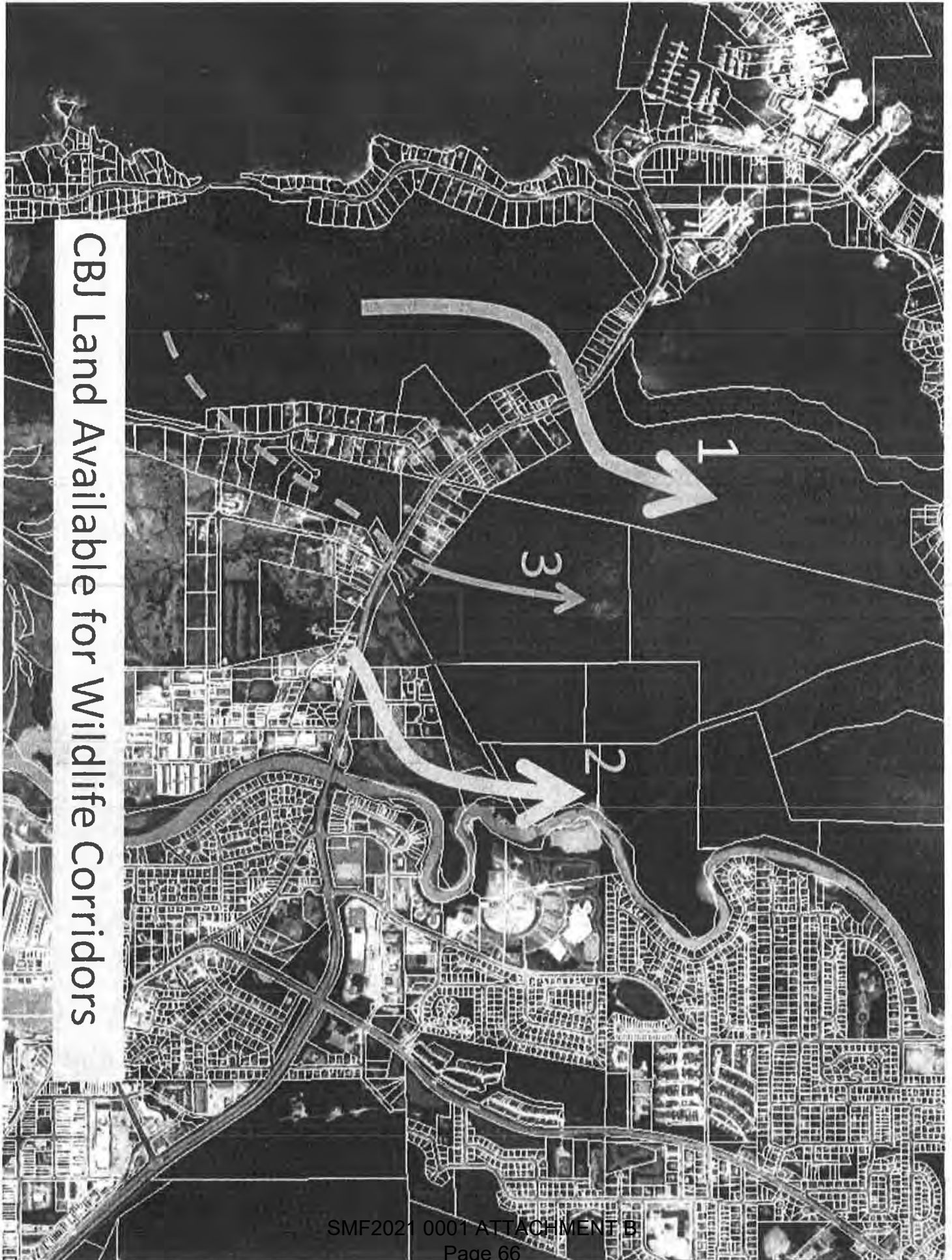
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I support regulations that would protect wildlife from garbage but I think it would be most appropriate and effective to enact rules borough wide rather than create special rules that only apply to this development.

Thank you for the opportunity to comment on this important topic. Please let me know if you have additional questions, comments or concerns.

- Greg Chaney

CBJ Land Available for Wildlife Corridors



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From: Schumacher, Tom V (DFG) [<mailto:tom.schumacher@alaska.gov>]
Sent: Tuesday, June 27, 2017 4:33 PM
To: Beth McKibben
Cc: Greg Chaney; Zafian, Holly K (DFG); Timothy, Jackie L (DFG); Scott, Ryan (DFG); Sell, Stephanie K (DFG)
Subject: ADF&G, DWC Comments - Pederson Hill

Dear Ms. McKibben,

The ADF&G, Division of Wildlife Conservation Juneau Area Management Biologist, Stephanie Sell, asked that I provide you with her comments on Phase 1 of the Pederson Hill Subdivision project. The attached letter explains why these comments were not submitted earlier. Ms. Sell is in the field this week and will not return to the office until after the 4th of July. Thank you for considering these comments.

Tom Schumacher
Regional Management Coordinator
Alaska Department of Fish and Game
Division of Wildlife Conservation
P. O. Box 110024
Juneau, AK 99811-0024
(907) 465-4267

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Community Development

(907) 586-0715
PC_Comments@juneau.org
www.juneau.org/plancomm
155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION

NOTICE OF DECISION

Date: March 3, 2017

File No.: SMP2016 0002; CSP2016 0006

City & Borough of Juneau
Lands Division
155 South Seward Street
Juneau, AK 99801

Application For: A Preliminary Plat for Phase 1 Pederson Hill Subdivision resulting in 86 Residential lots and 5 lots for preservation/park purposes.

Legal Description: Lot 2 Pederson Hill USS 5504

Property Address: N/A

Parcel Code No.: 4-B22-0-101-010-1

Hearing Date: February 28, 2017

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated February 21, 2017, and approved the preliminary plat to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. Prior to Construction Plan approval, the applicant shall submit detailed data for future utilities per 49.15.411(f)(7).
2. Prior to Construction Plan approval, the applicant shall submit required documentation meeting 49.15.411(6) *Erosion Control*.
3. Prior to Construction Plan, the applicant shall submit an updated lot closure report. **(Updated closure report was submitted on 2/28/2017. This condition has been met).**
4. Prior to Construction Plan approval, the applicant shall submit another subdivision plat to ensure labels and naming are consistent throughout the plat sheets.

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City & Borough of Juneau
 File No.: SMP2016 0002; CSP2016 0006
 March 3, 2017
 Page 2 of 3

5. Remove labels 'Preservation Lot' and 'Park Lot' and replace with new plat note, as shown below. [Note: this is in reference to Condition 6.]
6. Prior to Final Plat approval, the applicant shall submit another draft plat with the following plat notes on the subdivision plat:
 - Plat Note: "Right-of-way access for Lots 1-7 Block C shall be restricted to common driveways for each pair of lots. Only one of the seven lots may have its own driveway that is not common to an adjacent lot."
 - Plat Note: "Corner lots abutting Karl Reishus Boulevard shall have driveways limited to accessing a street other than Karl Reishus Boulevard."
 - Plat Note: "Wetlands exist throughout this subdivision. Approval to impact these wetlands has been given by the US Army Corps of Engineers (COE). Consult COE for more information."
 - Plat Note: "Lots 10 & 12 Block A and Lot 9 Block C shall be Public Use Lots. Restriction of building development, further subdivision, and other limitations or restrictions apply."
7. Prior to Plat recording, the applicant [shall] submit documentation that places a permanent protected status on Lots 10 & 12 Block A and Lot 9 Block C in accordance with 49.15.422.
8. Prior to Construction Plan approval, the applicant shall submit a design showing a drainage infrastructure that would allow fish passage through the equestrian trail east of Karl Reishus Boulevard.
9. Prior to Construction Plan approval, the applicant shall submit a design showing a minimum 10-foot wide walking surface within the Wild Rose Walk ROW per 49.35.610(a).
10. Prior to Construction Plan approval, the applicant shall submit a lighting plan meeting applicable CBJ standards.
11. Prior to Construction Plan approval, the applicant shall submit documentation ensuring compliance with section D107.1 of the International Fire Code.

Staff notes that after the publication of staff's memorandum 2/21/2017, the applicant submitted and the Planning Commission approved a design change that relocated the western portion of the proposed Cheex Equestrian Trail from behind Lots 1-5 BL C to along the eastern side of the proposed Karl Reishus Boulevard. This new portion of the trail would be five feet wide. This design change also reduced the width of the planned east side sidewalk along Karl Reishus Boulevard from six feet to five feet. This is the design of the preliminary plat that was approved by the Planning Commission.

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City & Borough of Juneau
File No.: SMP2016 0002; CSP2016 0006
March 3, 2017
Page 3 of 3

Attachment: February 21, 2017 memorandum from Eric Feldt, Community Development, to the CBJ Planning Commission regarding SMP2016 0002 and CSP2016 0006.

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

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

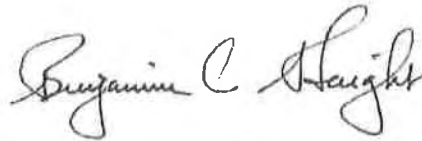
Effective Date: The permit is effective upon approval by the Commission, February 28, 2017.

Expiration Date: The permit will expire 18 months after the effective date, or August 28, 2018, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the subdivision permit was authorized or no final plat has been approved. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner:



Eric Feldt, Planner
Community Development Department



Ben Haight, Chair
Planning Commission



Filed With City Clerk

March 3, 2017

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.

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Recorded in the Juneau Recording District.

When recorded return to:

City and Borough of Juneau, AK
Attn: Division of Lands and Resources
155 S. Seward St
Juneau, AK 99801

Document Title: Emergency Vehicle Access Easement
Grantor: Christ Evangelical Lutheran Church of Juneau
Grantee: City and Borough of Juneau
Grantor's Legal Description: Lot 1 of Plat 2015-40
Grantor's Parcel Number: 4-B22-0-102-001-4

Christ Evangelical Lutheran Church Emergency Vehicle Access Easement

PART I. PARTIES. This easement is made between the **City and Borough of Juneau, Alaska**, a municipal corporation in the State of Alaska, whose address is 155 S. Seward Street, Juneau, Alaska 99801, hereinafter "City," and the **Christ Evangelical Lutheran Church of Juneau, Alaska** "Grantor" whose address is 10300 Glacier Highway, Juneau Alaska 99801.

PART II. ADMINISTRATION. All communications about this easement shall be directed as follows, and any reliance on a communication with a person other than that listed below is at the party's own risk.

City/Grantee:	Grantor:
Attn: Lands and Resources Manager	Attn: Christ Evangelical Lutheran Church of
City and Borough of Juneau	Juneau, Alaska
155 S. Seward Street	PO Box 34104
Juneau, Alaska 99801	Juneau, Alaska 99803-4104
Phone: (907) 586-0205; Fax: (907) 586-5385	Phone: (907) 790-4267

PART III. EASEMENT TERMS AND CONDITIONS.

- (a) **Easement.** In exchange for the valuable consideration herein, Grantor conveys a perpetual easement in gross to the City on the real property located at 10300 Glacier Highway, Juneau Alaska more particularly described as follows: a fraction of Lot 1, Pederson Hill Subdivision, Plat 2015-40, Juneau Recording District, First Judicial District, State of Alaska. The Grantor agrees to provide a thirty-six foot (36') wide

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easement for emergency vehicles access as shown in Exhibits A and B. This easement may be relocated by the Grantor, at the Grantor's sole expense, upon written approval of City and Borough of Juneau Fire Marshal.

- (b) **Limitations on access.** This agreement also includes the installation of gates or bollards to restrict non-emergency access to the site. Keys to gates or bollards will be provided to the Grantor's authorized representative so that the Grantor may use these access points if desired and as permitted by the State of Alaska, Department of Transportation.
- (c) **Construction and Maintenance.** The City is responsible for construction and maintenance of any improvements required for emergency access purposes, including gates, bollards, grading or snow removal. The City shall maintain the access easement consistent with the purpose of the easement. The Grantor further agrees to allow the City access for the purposes of maintaining the access easement.
- (d) **Term.** This easement shall be effective ~~SEPTEMBER~~ 15, 2017, and shall remain in effect until such time when a second access for emergency vehicles is constructed to service the Pederson Hill Subdivision; at which time this easement will be vacated by signature of the City Manager and returned to its original condition. This easement runs with the Grantor's land.
- (e) **Purpose.** The easement is for the sole purpose of providing emergency access to or from Lot 2, Pederson Hill Subdivision, Plat 2015-40, Juneau Recording District, and Glacier Highway. The City intends to subdivide Lot 2 into approximately 86 lots for residential development. This easement is granted for the owner of Lot 2, and its successors its agents, lessees, and licensees to be able to subdivide Lot 2 and provide emergency access to and from the subdivision. This easement is not intended to provide non-emergency or pedestrian access.
- (f) **Permitting.** The City shall obtain all authorizations and permits required to construct an emergency access through this easement.
- (g) **Revocation by Dedication of Right-of-Way or Secondary Access.** If and at such time as a right-of-way or second access suitable for emergency vehicle access is dedicated and developed allowing for the uses and purposes contemplated by this easement, all, or relevant portions of this easement shall be revoked.
- (h) **Governing Law.** The laws of the State of Alaska shall govern this agreement. The venue for any proceedings brought by either party to enforce the terms of this agreement shall be in the First Judicial District at Juneau, Alaska.
- (i) **Integration and Modification.** This agreement, including all appendices, exhibits, and references, constitutes the entire agreement between parties. Any modification, amendment, or waiver of any provisions of this agreement shall not be effective, unless it is mutually agreed to in writing and signed by both parties.

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(j) **Payment.** The City agrees to pay the Christ Evangelical Lutheran Church twenty eight thousand six hundred and twenty dollars (\$28,620) for this easement.

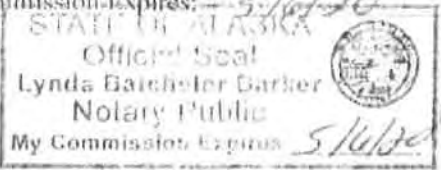
(k) **CBJ Authority.** The City is authorized to acquire this easement pursuant to CBJ 53.04.020 and 53.04.035.

PART V. EXECUTION. The City and Grantor agree and sign below. This contract is not effective until signed by the City.

Grantor: Christ Evangelical Lutheran Church of Juneau, Alaska

Date: 8/11/2017

By: William Coleman
 Print name: William Coleman
 Title: Church President

GRANTOR'S ACKNOWLEDGMENT	
STATE OF ALASKA	)
	) ss:
FIRST JUDICIAL DISTRICT	)
THIS IS TO CERTIFY that on the <u>11th</u> day of <u>August</u>, 2017, before me the undersigned, a Notary Public, in and for the State of Alaska, duly commissioned and sworn, personally appeared <u>William Coleman</u>, who on oath stated that he was duly authorized to execute said instrument on behalf of Christ Evangelical Lutheran Church of Juneau, Alaska, and acknowledged that he/she executed the same freely and voluntarily for the uses and purposes therein mentioned. WITNESS my hand and official seal the day and year in the certificate first above written. <u>Lynda Batcher Barker</u> Notary Public for the State of Alaska My Commission Expires: <u>5/16/20</u> (seal) 	

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Grantee: City and Borough of Juneau, Alaska

Date: 8/11/17

By: [Signature]
Duncan Rorie Watt
City & Borough Manager

Approved as to content, Lands & Resources
Approved as to form, Law Department

By: [Signature]
By: [Signature]

CITY'S ACKNOWLEDGMENT	
STATE OF ALASKA	)
	) ss:
FIRST JUDICIAL DISTRICT	)
THIS IS TO CERTIFY that on the <u>11th</u> day of <u>August</u>, 2017, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared DUNCAN RORIE WATT to me known to be the identical individual described in and who executed the foregoing instrument as the MANAGER of the CITY AND BOROUGH OF JUNEAU, ALASKA, a municipal corporation which executed the above and foregoing instrument; who on oath stated that he was duly authorized to execute said instrument on behalf of said corporation; who acknowledged to me that he signed the same freely and voluntarily on behalf of said corporation for the uses and purposes therein mentioned. WITNESS my hand and official seal the day and year in the certificate first above written. <u>[Signature]</u> Notary Public for the State of Alaska My Commission Expires: <u>1/14/20</u> (seal) STATE OF ALASKA OFFICIAL SEAL Laurie J. Sica NOTARY PUBLIC My Commission Expires <u>1/14/20</u>	

Exhibit A – Emergency Vehicle Access Easement

36' Wide Easement May Be Relocated With Approval of CBJ Fire Marshal & Authorized Church Representative

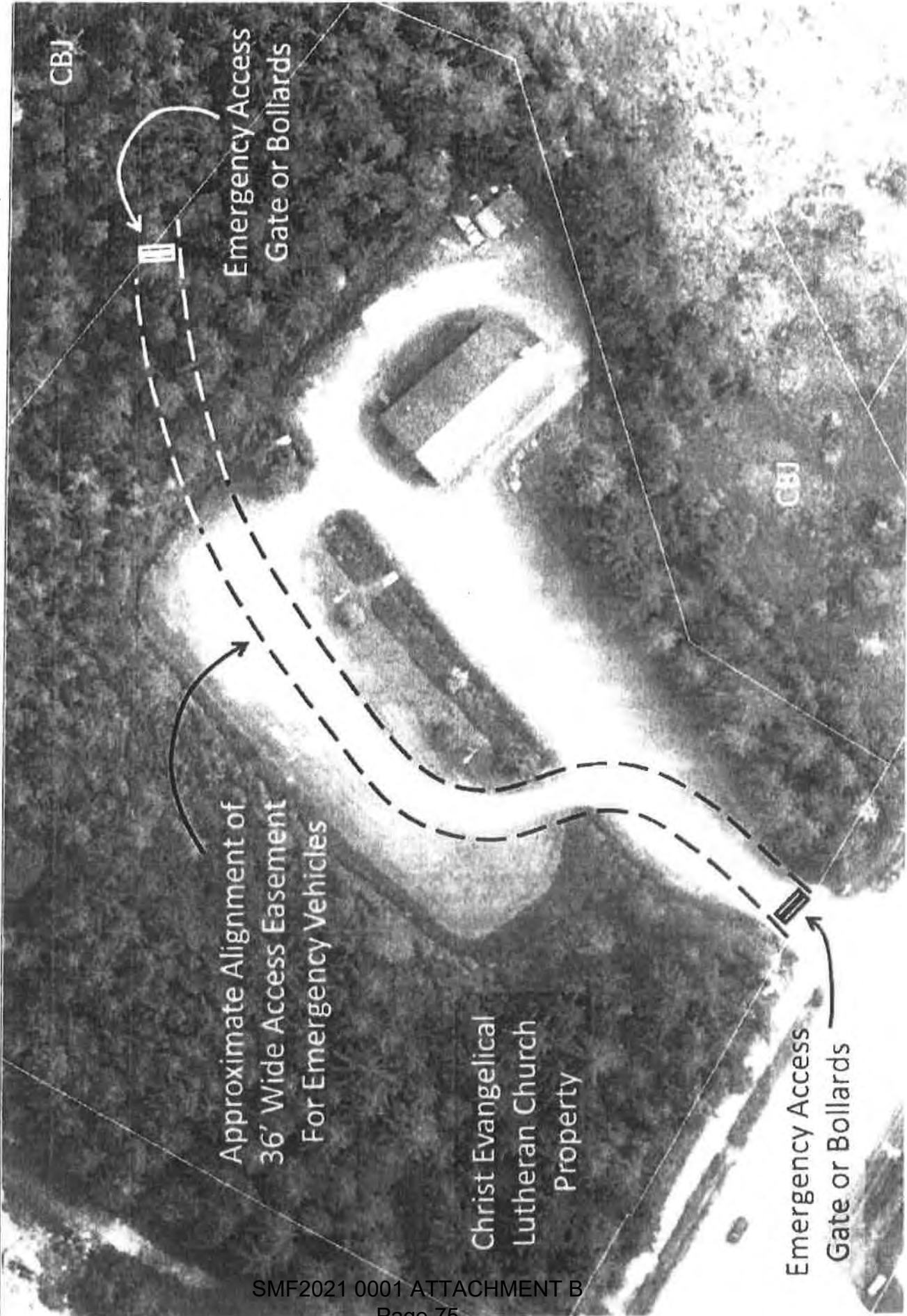
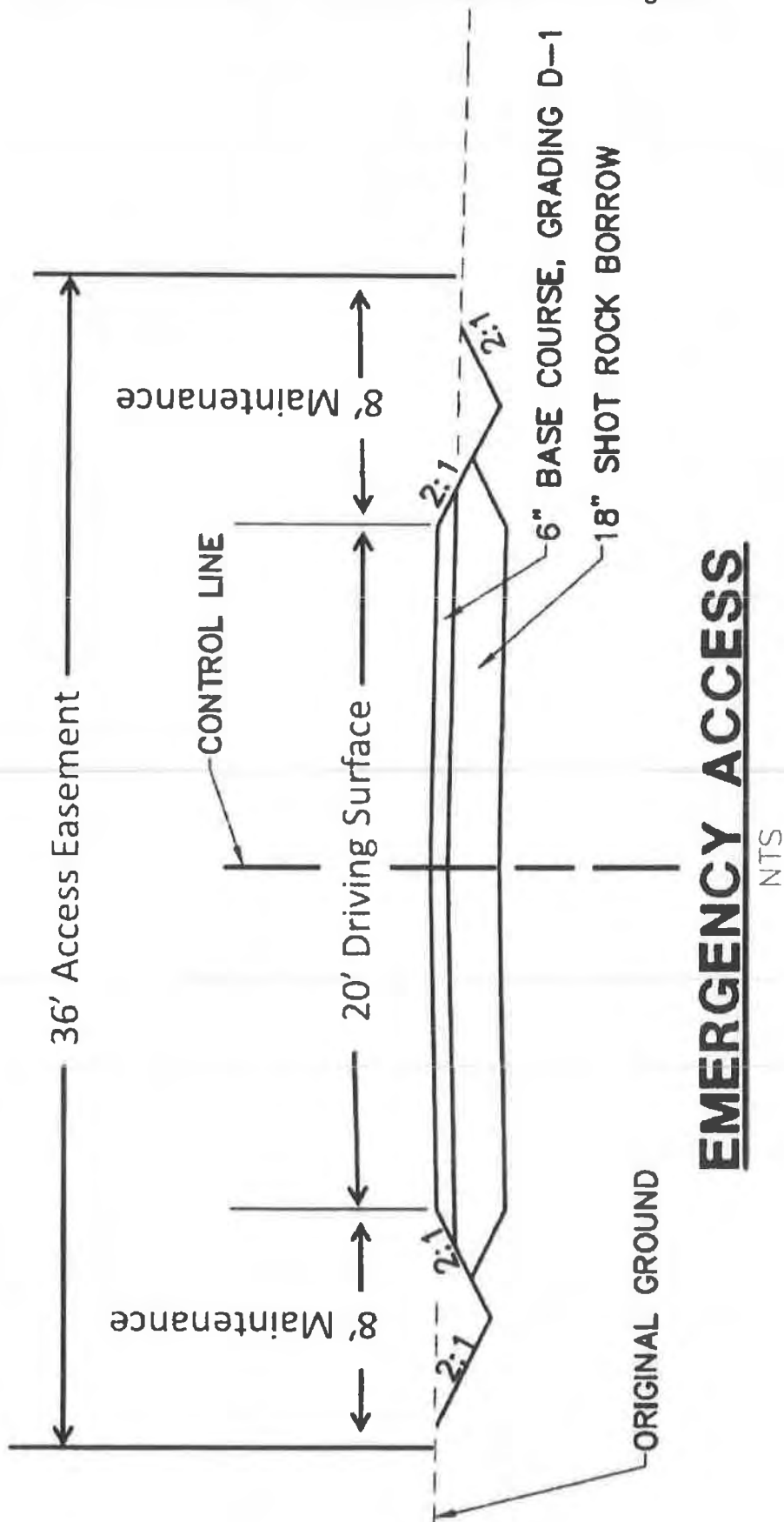


Exhibit B – Emergency Vehicle Access Easement

36' Wide Easement May Be Relocated With Approval of CBJ Fire Marshal & Authorized Church Representative



MEMORANDUM**CITY/BOROUGH OF JUNEAU**

Lands and Resources Office
 155 S. Seward St., Juneau, Alaska 99801
 Greg_Chaney@juneau.org
 (907) 586-5252

TO: The Planning Commission

FROM: Greg Chaney 

SUBJECT: RE: Erosion Control

DATE: October 4, 2017

At the February 28th meeting the Planning Commission provided the condition of the preliminary plat that prior to Construction Plan approval, the applicant shall submit required documentation meeting 49.15.411(6) *Erosion Control* which states that the application shall provide *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.*

The City has produced bid documents which contain an erosion and sediment control plan. This plan includes the proposed storm drainage system, including all storm drain inlets, manholes, pipe sections, and outfalls. The contractor will be required to prepare and provide a storm water pollution prevention plan (SWPPP) and file a notice of intent to discharge (NIO) under the Alaska Pollutant Discharge Elimination System (APDES) Construction general Permit (CGP). This plan cannot be prepared until the contractor has been selected. The SWPPP preparer will select and apply appropriate controls to prevent sediment and other pollutants from entering the piped system during construction and discharging to any waters of the U.S. Inlet protection shall be provided at all inlets within and adjacent to the project limits. Specific control devices and locations shall be selected by the SWPPP preparer or contractor. All disturbance areas will be seeded; erosion controls can include fiber rolls, curb inlet protection, abiding by cut and fill limits, and temporary inlet sediment traps.

The first page of the attached document titled "Erosion and Sediment Control Plan" provides an overview of the erosion control plan for the development. A significant feature of this diagram is the inclusion of a drainage swale along the uphill side of the equestrian trail. A cross section of the equestrian trail with the swale/ditch system is shown on the sheet labeled "Typical Sections Miscellaneous Details." This drainage swale is downhill from the project and will collect runoff from the majority of the site. The water will then percolate through the

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bottom of the swale to enter the ground water or if flow rates are high, storm water will be diverted to CBJ owned wetlands along the banks of the Mendenhall River. Prior to being discharged into the wetlands, the water will have flowed through the vegetated drainage swale which will reduce flow velocity and capture suspended sediment. A detailed plan view of the drainage swale, including cut and fill limits, is shown on sheet "Plan – Sta CT 207+00 to EOP".

The underground storm drain system for the development will discharge into the drainage swale system. A detailed diagram showing how Class I riprap will be used to minimize erosion where the storm drain enters the lower velocity swale system is shown on the attached sheet titled "Riprap Details". The location of the primary riprap apron is shown on sheet "Plan – Sta "CT" 201+00 to Sta "CT" 207+00".

Another significant feature of the drainage system will be the installation of a fish passage structure. The general location of this partially buried culvert is shown on first attached diagram. Detailed side, plan and cross-sectional views are shown on sheets "Fish Passage Plan and Profile" and "Fish Passage Details". This structure has been designed to allow salmon to spawn while minimizing sediment entering the stream.

The final attached sheet indicates measures to be taken during construction to minimize sedimentation during construction. The general location of where these items will be installed is indicated on the first sheet but additional measures will be installed during construction depending on site specific conditions.

Attachments:

Erosion and Sediment Control Plan Details

PHASE 1 BOUNDARY
CLEARING AND
GRUBBING LIMITS

PHASE 1 BOUNDARY
CLEARING AND
GRUBBING LIMITS

PHASE 1 BOUNDARY
CLEARING AND
GRUBBING LIMITS

Fish Passage

Drainage Swale

Drainage Swale

NOTES:

1. SEE THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION (ADEC) STORM WATER WEBSITE [HTTP://DEC.ALASKA.GOV/WATER/WATER/WSP/PC/STORMWATER/INDEX.HTM](http://dec.alaska.gov/water/water/WSP/PC/STORMWATER/INDEX.HTM) FOR THE CONSTRUCTION SITE STORM WATER PLAN REVIEW AND INSPECTION REQUIREMENTS APPLICABLE TO THIS PROJECT. SINCE THIS PROJECT WILL RESULT IN A GROUND DISTURBANCE GREATER THAN ONE ACRE AND HAS POTENTIAL TO DISCHARGE STORM WATER TO WATERS OF THE U.S., THE CONTRACTOR WILL BE REQUIRED TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND FILE A NOTICE OF INTENT TO DISCHARGE (NOI) TO APPLY FOR COVERAGE UNDER THE ALASKA POLLUTANT DISCHARGE ELIMINATION SYSTEM (APDES) CONSTRUCTION GENERAL PERMIT (CGP).
2. THIS SHEET CONTAINS A PLAN VIEW OF THE PEDERSON HILL SUBDIVISION AND ITS PROPOSED STORM DRAIN SYSTEM, INCLUDING ALL STORM DRAIN INLETS, MANHOLES, PIPED SECTIONS, AND OUTFALLS. THE SWPPP PREPARED AND CONTRACTOR SHALL SELECT AND APPLY APPROPRIATE CONTROLS TO PREVENT SEDIMENT AND OTHER POLLUTANTS FROM ENTERING THE PIPED SYSTEM DURING CONSTRUCTION AND DISCHARGING TO ANY WATERS OF THE U.S. AT A MINIMUM, INLET PROTECTION SHALL BE PROVIDED AT ALL INLETS WITHIN AND IMMEDIATELY ADJACENT TO THE PROJECT LIMITS. OUTLET PROTECTION MAY ALSO BE NEEDED AT OUTFALL LOCATIONS TO CONTROL EROSION. SPECIFIC CONTROL DEVICES AND LOCATIONS SHALL BE SELECTED BY THE SWPPP PREPARED OR CONTRACTOR.
3. STREET SURFACES ADJACENT TO THE WORK AREA SHALL BE SWEEPED DAILY TO COLLECT ANY SEDIMENT OR OTHER CONSTRUCTION DEBRIS TRACKED OFFSITE.

ESCP LEGEND

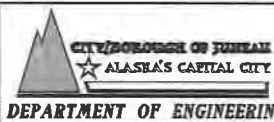
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|---------------------------|---------------------------|
| □ PERIMETER CONTROL | --- OUT LIMITS |
| ○ FIBER ROLL | --- FILL LIMITS |
| △ CURB INLET PROTECTION | → SURFACE STORMWATER FLOW |
| ▬ CULVERT STORMWATER FLOW | → DRAINAGE FLOW |



5368 COMMERCIAL BOULEVARD
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907-780-3533
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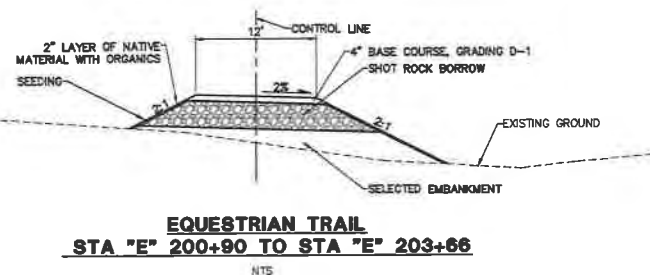
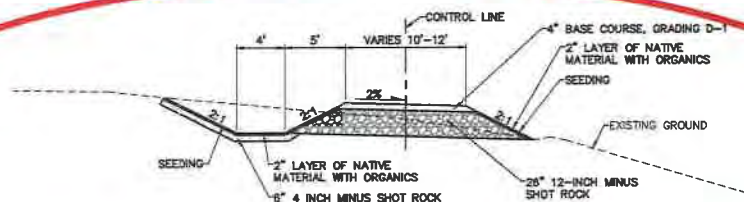
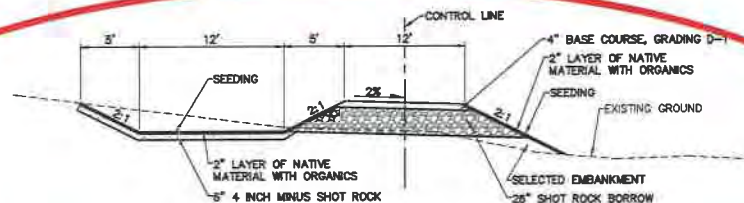
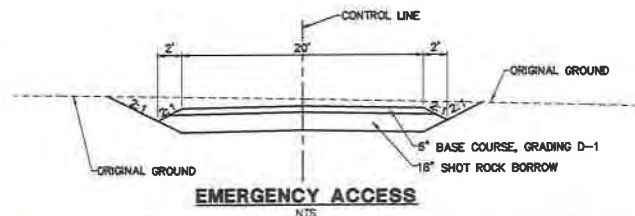
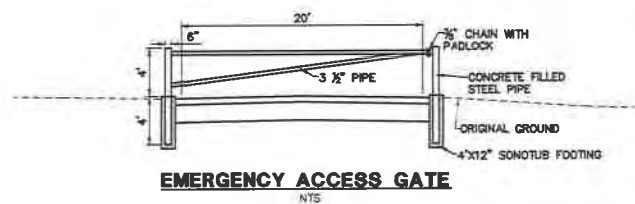
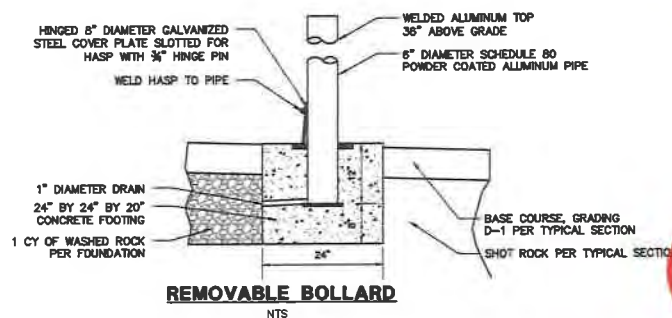
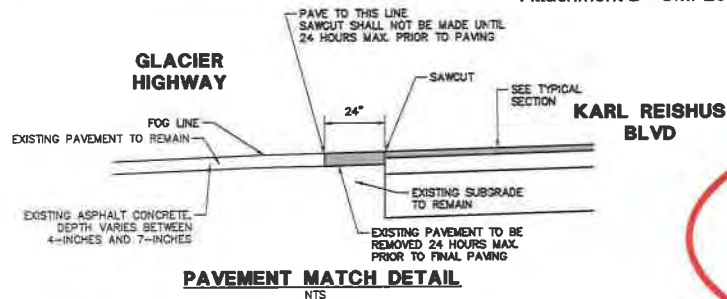
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CONTRACT No. BE18-025

EROSION AND SEDIMENT
CONTROL PLAN

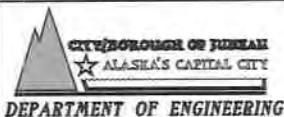
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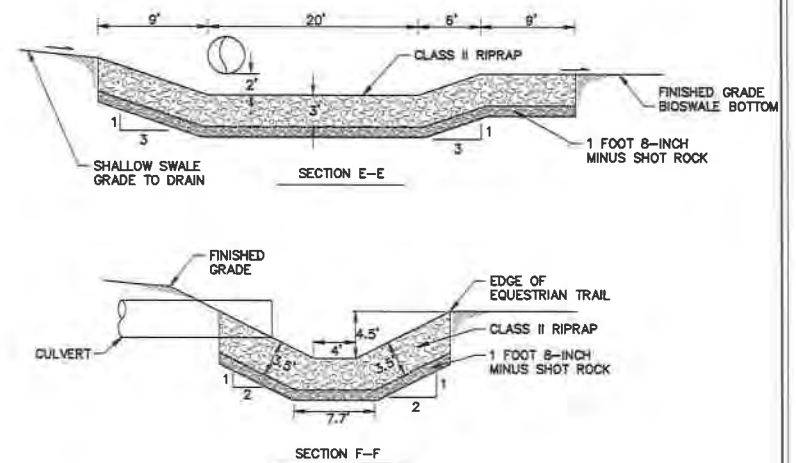
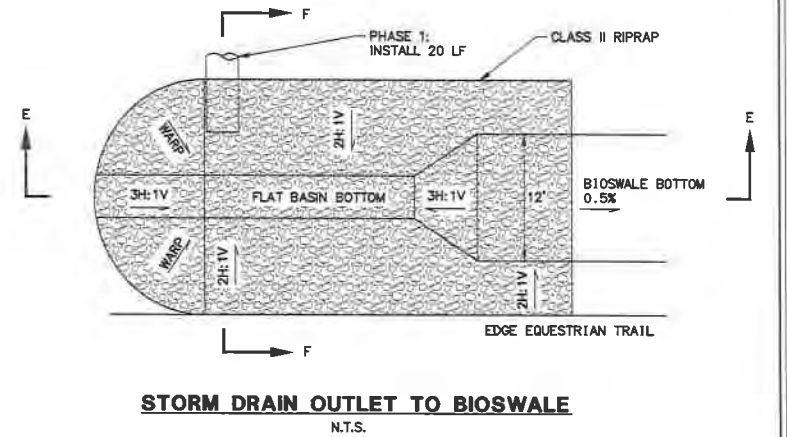
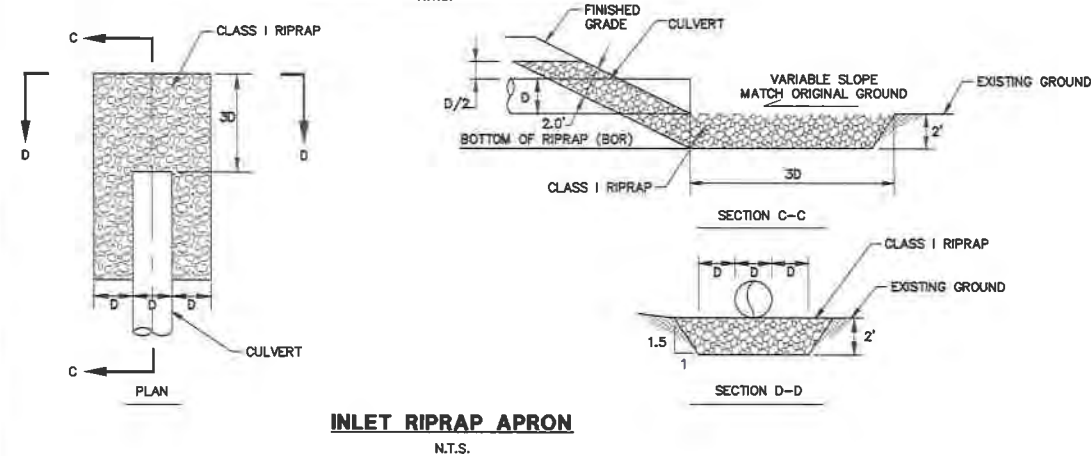
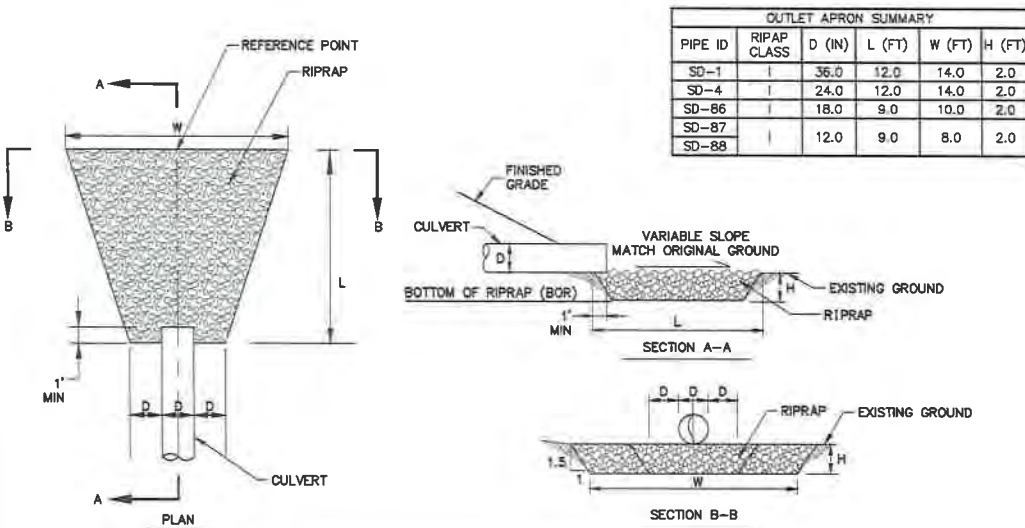


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CONTRACT No. BE18-025

TYPICAL SECTIONS AND
MISCELLANEOUS DETAILS

SHEET NO.
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of
24



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JCE No. J70821.01 DRAWN BY: STAFF DESIGNED BY: STAFF CHECKED BY: STAFF DATE: JULY 2017

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CITY OF JUNEAU
ALASKA'S CAPITAL CITY

DEPARTMENT OF ENGINEERING

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CONTRACT No. BE18-025

RIPRAP DETAILS

SHEET NO.
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of
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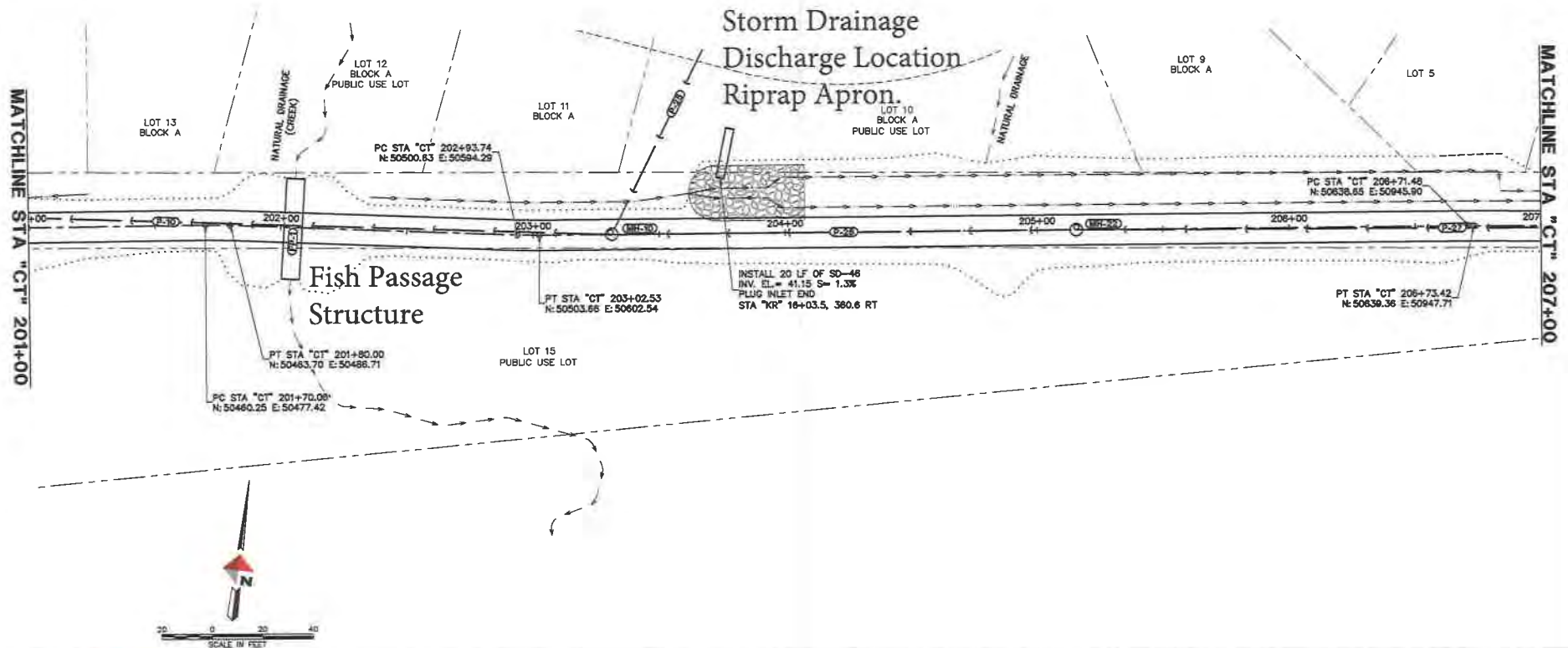
NOTES

1. PROVIDE ALL ADAPTERS, ELBOWS AND OTHER FITTINGS NECESSARY TO CONNECT TO DISSIMILAR PIPE SIZES, MATERIALS AND DEPTHS. CONNECT TO EXISTING.
2. PIPE LENGTHS ARE MEASURED ALONG THE SLOPE, FROM CENTER TO CENTER OF STRUCTURES. SLOPES ARE CALCULATED TO ENDS OF PIPE.

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SANITARY SEWER STRUCTURE TABLE					
MH No.	RIM EL.	STATION/OFFSET	PIPES IN	PIPES OUT	
MH-10	43.19	203+31.22, 0.00	P-25, 8" PVC INV IN =33.74 P-26, 8" PVC INV IN =33.74	P-10, 8" PVC INV OUT =33.41	
MH-22	42.91	205+15.54, 0.00	P-27, 8" PVC INV IN =34.81	P-26, 8" PVC INV OUT =34.48	

SANITARY SEWER PIPE TABLE				
PIPE	SIZE	3D LENGTH	TYPE	SLOPE
P-10	8"	313.3'	PVC	0.004
P-25	8"	106.2'	PVC	0.063
P-26	8"	184.3'	PVC	0.004
P-27	8"	298.5'	PVC	0.004



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CONTRACT No. BE18-025

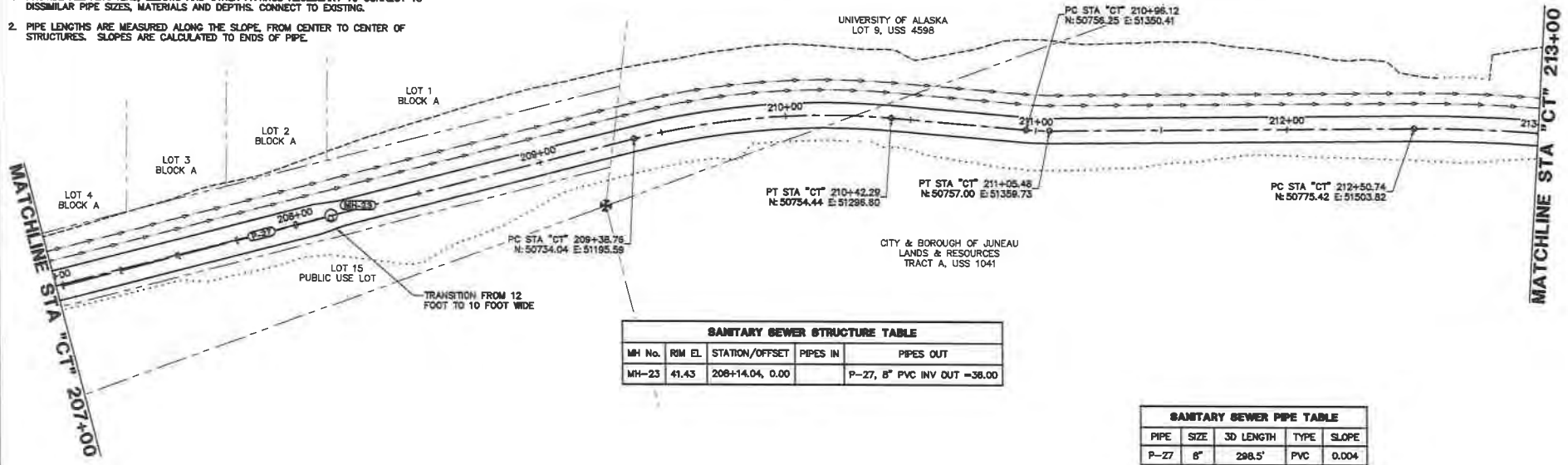
PLAN -
STA "CT" 201+00 TO
STA "CT" 207+00

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of
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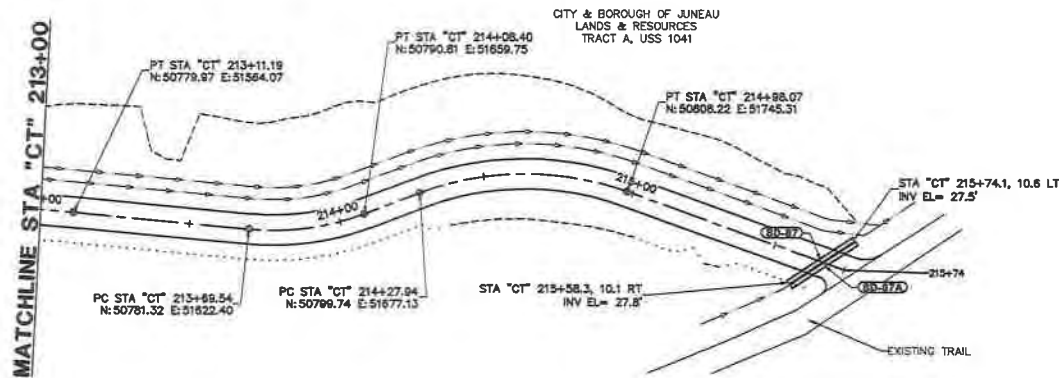
NOTES

1. PROVIDE ALL ADAPTERS, ELBOWS AND OTHER FITTINGS NECESSARY TO CONNECT TO DISSIMILAR PIPE SIZES, MATERIALS AND DEPTHS. CONNECT TO EXISTING.
2. PIPE LENGTHS ARE MEASURED ALONG THE SLOPE, FROM CENTER TO CENTER OF STRUCTURES. SLOPES ARE CALCULATED TO ENDS OF PIPE.

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Drainage Swale Plan View Detail



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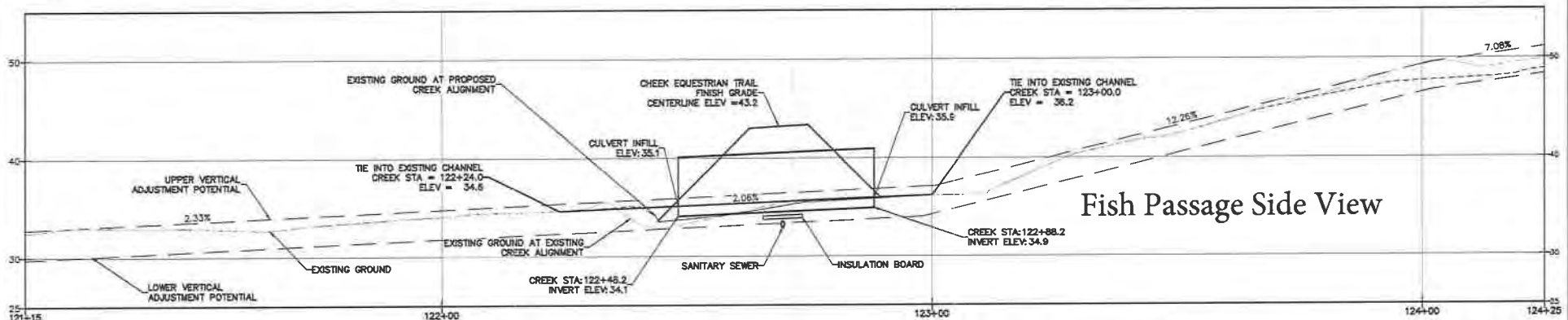
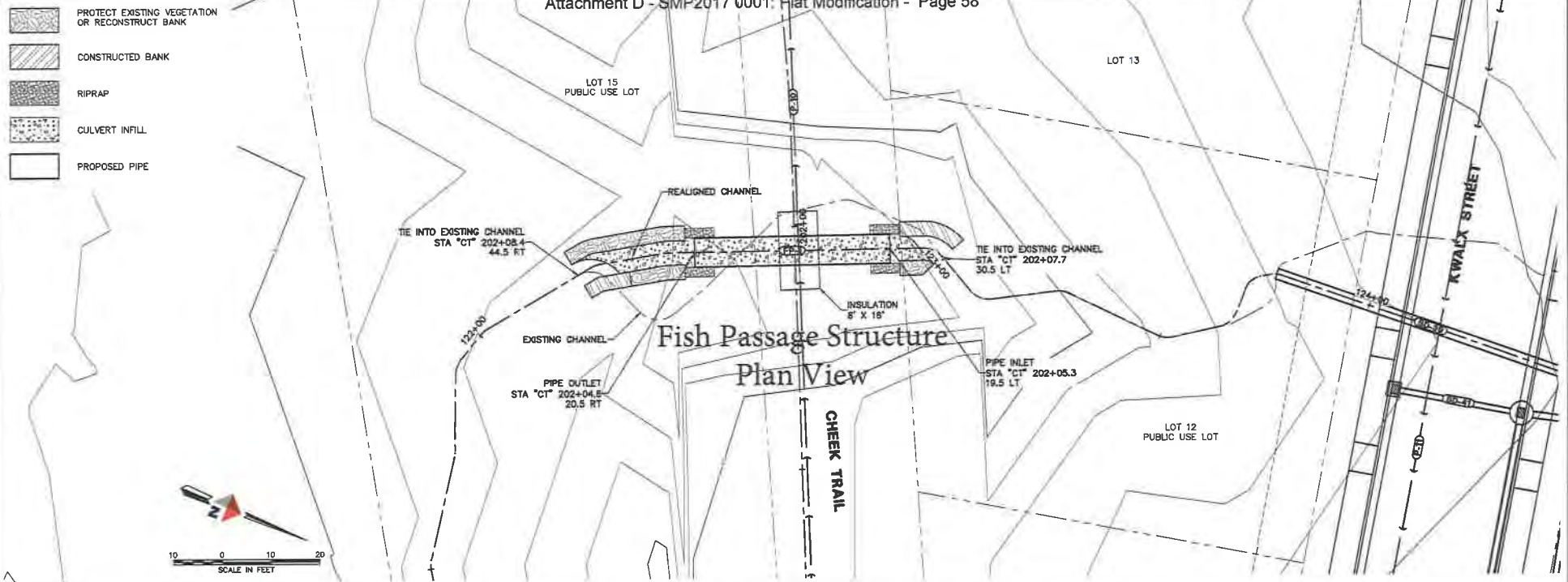
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SUBDIVISION DESIGN
CONTRACT No. BE18-025

PLAN -
STA "CT" 207+00 TO EOP

SHEET NO.
15
of
24



5368 COMMERCIAL BOULEVARD
JUNEAU, ALASKA 99801
907-780-3533
AECLE489

Consulting Engineers • Land Surveyors • Construction Administration



DEPARTMENT OF ENGINEERING

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PEDERSON HILL
SUBDIVISION DESIGN
CONTRACT No. BE18-025

FISH PASSAGE
PLAN AND PROFILE

SHEET NO.
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of
24

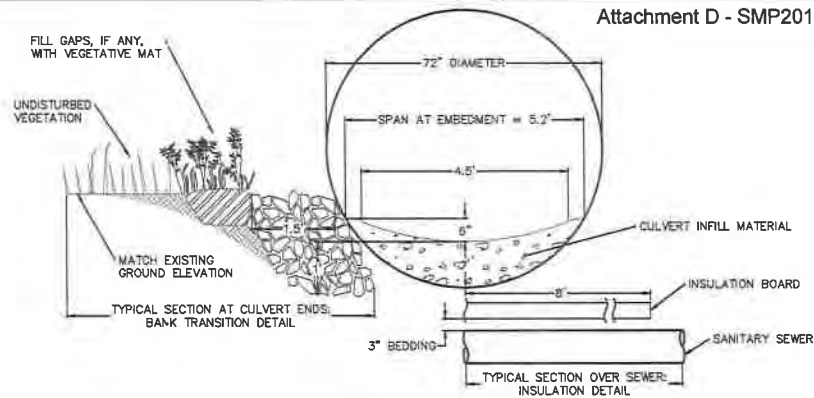


FIGURE 1
CULVERT TYPICAL SECTION

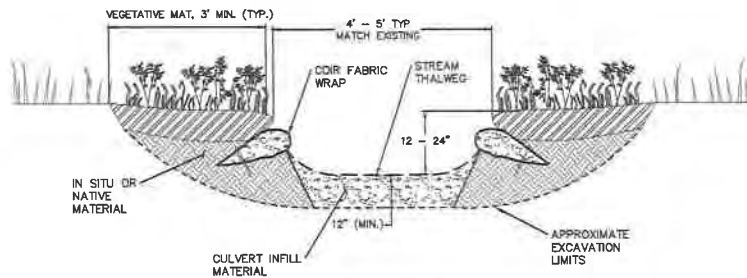


FIGURE 2
STREAM TYPICAL SECTION WITH CONSTRUCTED BANKS

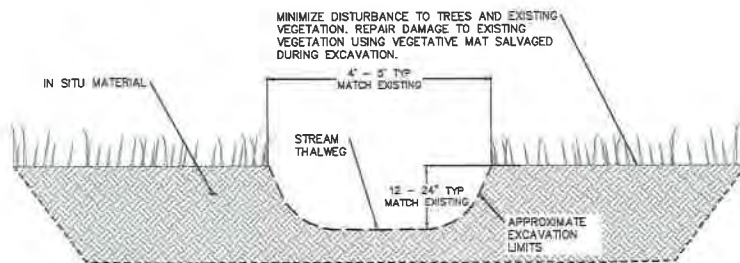


FIGURE 3
STREAM TYPICAL SECTION WITH PROTECTED EXISTING VEGETATION

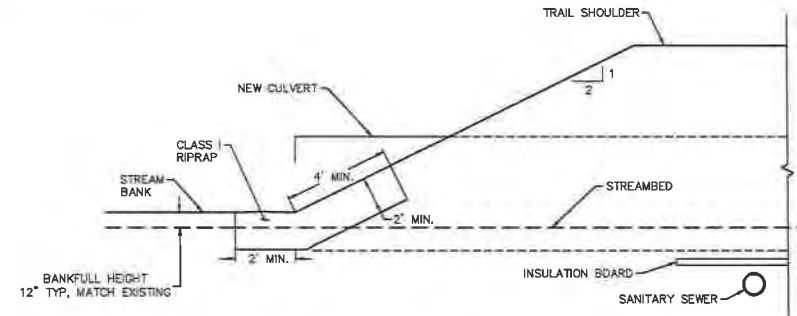


FIGURE 4
INLET AND OUTLET SLOPE PROTECTION

INSULATION NOTES:

1. PROVIDE 4" THICK INSULATION, MIN 50 PSI AND MIN R=5 PER INCH FOR A TOTAL MIN R=20.
2. STAGGER TWO LAYERS OF 2" THICK INSULATION SO THAT THE JOINTS ARE NOT ON THE SAME VERTICAL PLANE.

CULVERT NOTES:

1. CULVERT JOINTS SHOULD NOT LEAK.
2. BACKFILL SHALL BE PLACED AND COMPACTED WITH CARE AND SHALL BE BROUGHT UP EVENLY AND SIMULTANEOUSLY ON BOTH SIDES OF PIPE.
3. CULVERT INFILL MATERIAL SHALL BE INSTALLED IN PIPE ACCORDING TO PLANS. MANUAL INSTALLATION IS REQUIRED.

CULVERT INFILL NOTES:

1. CULVERT INFILL MATERIAL MAY BE PREPARED BY MIXING EQUAL PARTS BY VOLUME:
 - UNCLASSIFIED MATERIAL RICH IN FINES OR USABLE EXCAVATION
 - 3-INCH MINUS SHOT ROCK
 - CLASS 1 RIPRAP
2. SALVAGED STREAMBED MATERIAL MAY BE ADDED AT ANY RATIO.
3. CULVERT INFILL MATERIAL SHALL BE INSTALLED IN PIPE ACCORDING TO PLANS. MANUAL INSTALLATION IS REQUIRED.
4. CONSTRUCT CHANNEL BED LEAVING A ROUGH, UNEVEN SURFACE WITH A DEPRESSION IN THE MIDDLE FOR LOW FLOW.

CHANNEL NOTES:

1. ALL VEGETATION IN THE AREAS NOT AFFECTED BY WORK SHALL BE PRESERVED AND PROTECTED BY THE CONTRACTOR. RESEED ALL DISTURBED AREAS.
2. RE-CONSTRUCT STREAMBANKS INTO EXISTING STREAMBANKS AT THE LOCATIONS SHOWN OR AS DIRECTED BY ENGINEER.
3. SALVAGE VEGETATIVE MAT WITH A MINIMUM THICKNESS OF 12 INCHES FROM THE DISTURBANCE AREA OR THE LOCAL AREA.
4. IF LOSS OF TOPSOIL DURING HANDLING AND STOCKPILING REDUCES MAT THICKNESS TO LESS THAN 12 INCHES, PLACE ADDITIONAL TOPSOIL OR NATIVE MATERIAL BENEATH MAT TO BRING TOTAL THICKNESS OF VEGETATIVE MAT TO 12 INCHES.
5. PLACE VEGETATIVE MATS TIGHTLY TOGETHER TO MINIMIZE GAPS BETWEEN PIECES OF MAT.
6. FILL SURFACE VOIDS IN RIPRAP SLOPE PROTECTION WITH UNCLASSIFIED FILL THEN SEED.

MEASUREMENT AND PAYMENT

STREAM DIVERSION, EXCAVATION, DEWATERING, BANK CONSTRUCTION, AND CULVERT INFILL ARE SUBSIDIARY TO PIPE.

CULVERT SUMMARY SCHEDULE		
SIZE	72" ROUND	
LENGTH	40'	
CORRUGATION	3" X 1"	
MATERIAL	ALUMINUM	
LOADING	HL-93	

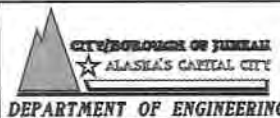
ESTIMATE OF QUANTITIES SUBSIDIARY TO PIPE		
ITEM DESCRIPTION	QUANTITY	UNIT
EXCAVATION	40	CUBIC YARDS
PIPE BEDDING	20	CUBIC YARDS
CULVERT INFILL MATERIAL	11	CUBIC YARDS
BANK CONSTRUCTION	25	LINEAR FEET
RIPRAP	3.5	CUBIC YARDS
TOPSOIL AND SEED	39	SQUARE YARDS
DIVERSION AND DEWATERING	ALL REQUIRED	ALL REQUIRED



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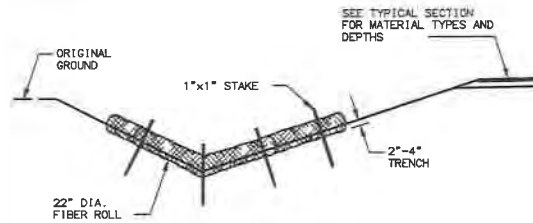
JOB NO. JTM06201 DRAWN BY: STAFF DESIGNED BY: STAFF CHECKED BY: STAFF DATE: JULY 2017



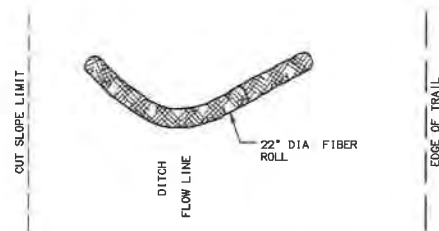
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CONTRACT No. BE18-025

FISH PASSAGE
DETAILS

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ELEVATION VIEW



PLAN VIEW

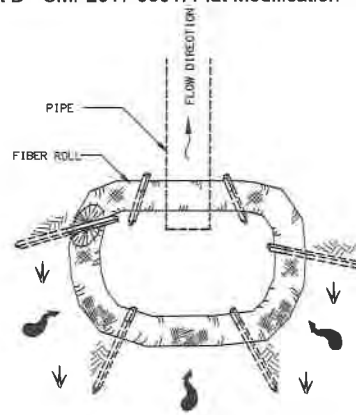
FIBER ROLL CHECK DAM

NOTES:

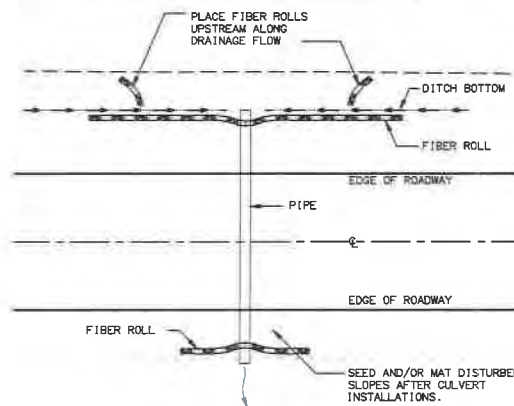
1. FIBER ROLL CHECK DAMS SHALL BE CONSTRUCTED AT LOCATIONS AS INDICATED OR AS DIRECTED BY THE ENGINEER IMMEDIATELY AFTER THE DITCH FLOW LINE HAS BEEN ESTABLISHED.
2. SPACE CHECK DAMS ON 100 FOOT CENTERS FOR GRADES BETWEEN 2% AND 3%. USE CLOSER SPACING FOR STEEPER GRADES UP TO 6% AS DIRECTED BY THE ENGINEER.
3. FIBER ROLL INSTALLATION FOR CHECK DAMS REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH 2"-4" DEEP. RUNOFF MUST NOT BE ALLOWED TO FLOW UNDER THE ROLL.

FIBER ROLL REMOVAL NOTES:

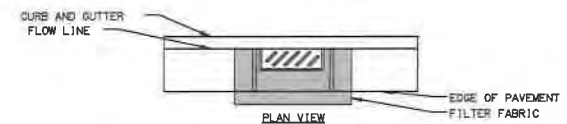
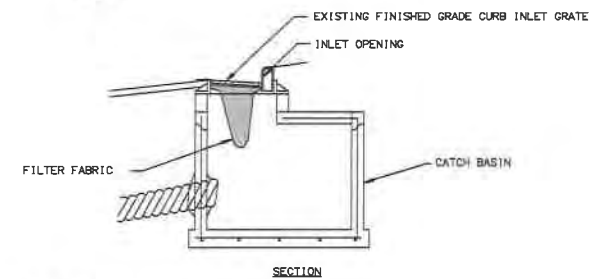
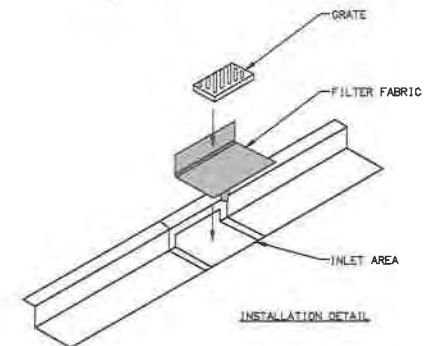
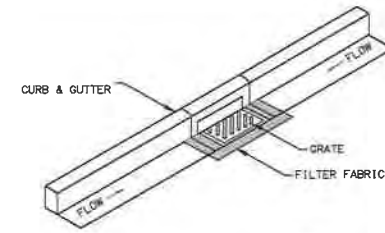
1. EXCEPT AS NOTED BELOW, FIBER ROLL INSTALLATIONS ON HIGH CUT OR FILL SLOPES FOR SLOPE STABILIZATION ARE CONSIDERED PERMANENT. ALL OTHER FIBER ROLL INSTALLATIONS ARE TEMPORARY AND SHALL BE REMOVED PRIOR TO FINAL STABILIZATION. UNLESS APPROVED OTHERWISE BY THE ENGINEER,
 - (A) PERMANENT FIBER ROLL INSTALLATIONS SHALL HAVE THE STAKES REMOVED AND THE FIBER ROLL LEFT IN PLACE FOLLOWING FINAL STABILIZATION.
 - (B) TEMPORARY FIBER ROLL INSTALLATIONS SHALL BE REMOVED WHEN DIRECTED BY REMOVING THE STAKES, CUTTING OPEN AND REMOVING THE NETTING, AND SPREADING THE CONTENTS UPON THE SLOPE.
2. FOR FIBER ROLLS WITH UV-DEGRADABLE PLASTIC NETTING LOCATED WITHIN 50 FEET OF A WATERBODY, REMOVE THE STAKES AND NETTING AND SPREAD THE FIBER ROLL CONTENTS UPON THE SLOPE WHEN DIRECTED BY THE ENGINEER.
3. REPAIR ANY DAMAGE TO PERMANENT VEGETATION RESULTING FROM FIBER ROLL REMOVAL ACTIVITIES.



TEMPORARY INLET SEDIMENT TRAP



FIBER ROLL DETAIL



CURB INLET PROTECTION

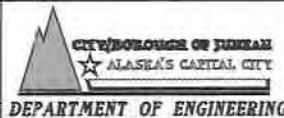
OR APPROVED EQUAL BMP



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JOB No. 470587.01 DRAWN BY: STAFF DESIGNED BY: STAFF CHECKED BY: STAFF DATE: JULY 2017

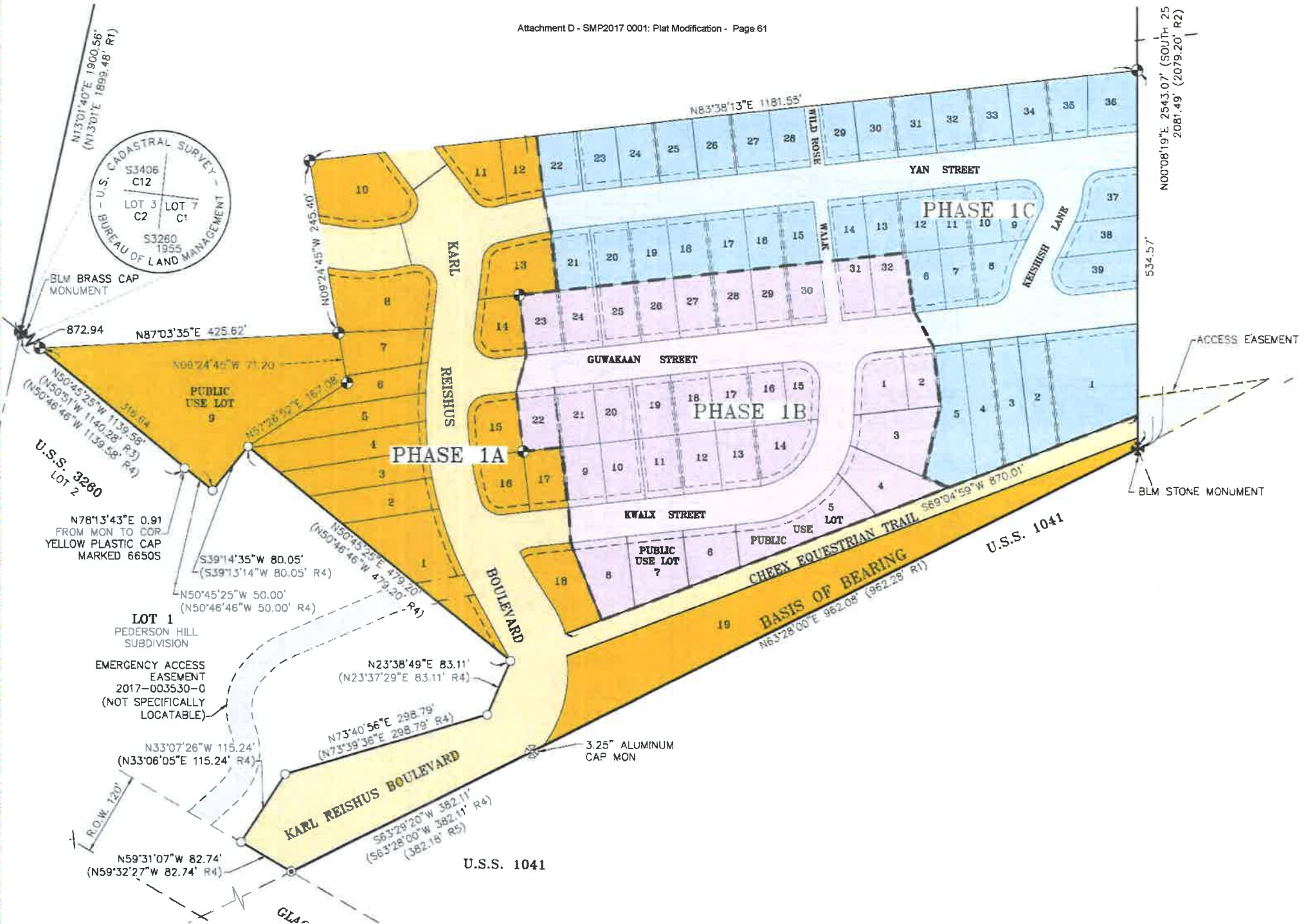
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JUNEAU, ALASKA 99801
907-780-3533
AECLE848

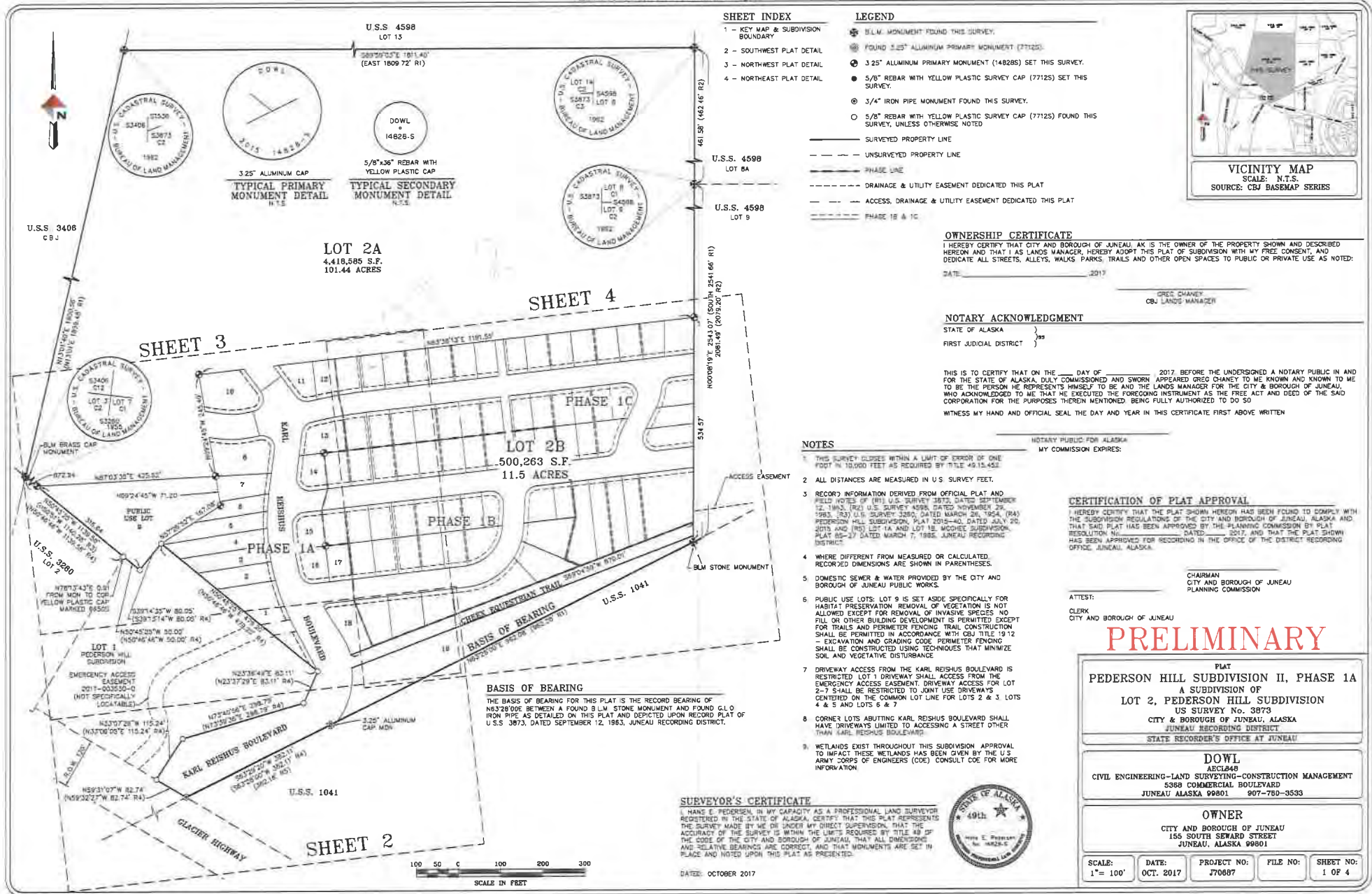


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SUBDIVISION DESIGN
CONTRACT No. BE18-025

EROSION AND SEDIMENT
CONTROL PLAN

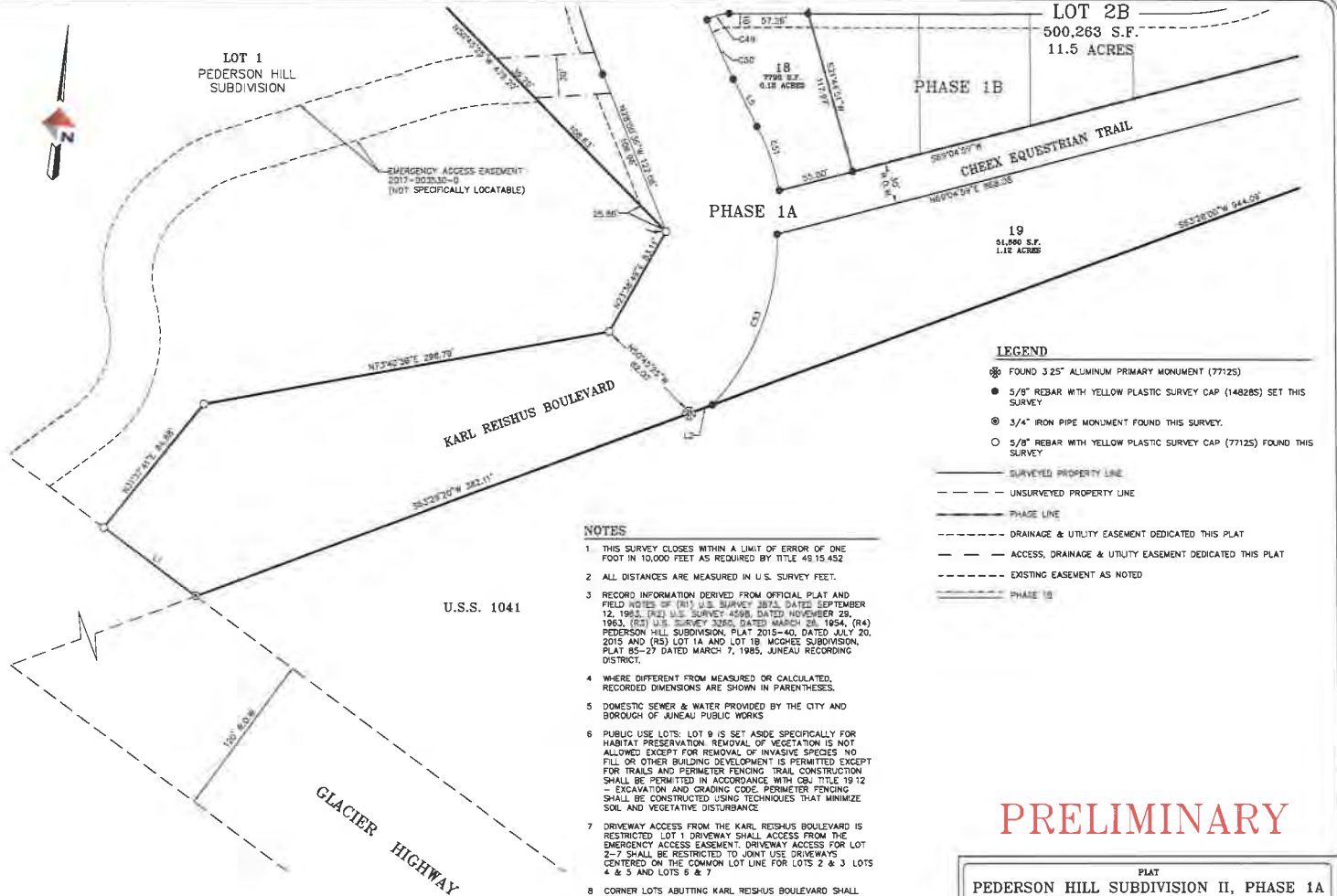
SHEET NO.
24
of
24





LINE TABLE		
LINE #	BEARING & DISTANCE	
L1	S50°31'07"E 32.74	
L2	N63°28'00"W 17.98	
L3	NOT USED	
L4	NOT USED	
L5	S32°53'18"E 58.10	
L6	NOT USED	
L7	N78°55'25"E 23.33	
L8	S81°15'10"E 17.41	
L9	S81°15'10"E 37.09	
L10	N28°55'35"E 18.27	
L11	N14°51'07"W 80.13	
L12	N62°51'53"E 80.00	

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DISTANCE
C1				NOT USED
C2	530.00	25°04'03"	324.36	N10°28'34"W 319.34
C3	30.00	108°07'52"	56.62	N47°00'29"W 48.58
C4	230.00	18°49'06"	78.56	S88°50'08"W 79.19
C5	170.00	18°49'06"	58.80	N68°50'08"E 58.91
C6	30.00	116°01'42"	60.75	N20°54'44"E 50.89
C7	30.00	86°29'31"	34.32	N70°20'52"W 30.89
C8	1025.00	67°13'51"	129.35	S80°01'18"W 129.87
C9				NOT USED
C10				NOT USED
C11	875.00	07°40'04"	130.48	N79°48'11"E 130.39
C12	30.00	72°23'31"	27.36	N31°45'20"E 25.41
C13	180.00	03°34'36"	11.35	N60°16'06"E 11.25
C14	30.00	103°25'14"	54.15	N44°39'10"W 47.09
C15				NOT USED
C16				NOT USED
C17				NOT USED
C18				NOT USED
C19				NOT USED
C20				NOT USED
C21	30.00	88°00'03"	44.51	N41°08'12"E 40.54
C22	470.00	14°22'19"	117.88	N08°32'58"W 117.59
C23	30.00	80°37'39"	42.52	N06°02'53"W 38.62
C24				NOT USED
C25				NOT USED
C26				NOT USED
C27				NOT USED
C28				NOT USED
C29				NOT USED
C30				NOT USED
C31	530.00	12°33'27"	116.18	N21°43'32"W 115.93
C32	530.00	04°52'49"	45.19	S17°05'49"E 45.13
C33	530.00	04°19'31"	40.01	N08°24'34"W 40.00
C34	530.00	04°20'21"	40.14	S04°04'38"E 40.10
C35	530.00	04°22'42"	40.50	S00°18'33"W 40.49
C36	530.00	04°39'14"	42.43	S04°46'51"W 42.42
C37	1025.00	00°58'56"	17.46	N76°53'42"E 17.48
C38	1025.00	02°58'04"	53.09	S78°52'03"W 53.08
C39				NOT USED
C40				NOT USED
C41				NOT USED
C42	875.00	04°20'28"	76.71	N78°13'23"E 76.88
C43	470.00	07°01'49"	57.67	N04°52'43"W 57.65
C44	470.00	07°02'30"	50.32	S12°03'53"E 60.18
C45				NOT USED
C46				NOT USED
C47				NOT USED
C48				NOT USED
C49	30.00	32°03'27"	16.79	N67°36'30"E 16.57
C50	445.00	02°54'18"	46.38	N29°54'08"W 46.36
C51	180.00	15°58'23"	48.13	N25°04'07"W 48.09
C52				NOT USED
C53	175.00	44°07'12"	134.91	S14°53'30"W 131.59



NOTES

- THIS SURVEY CLOSES WITHIN A LIMIT OF ERROR OF ONE FOOT IN 10,000 FEET AS REQUIRED BY TITLE 49.15.452.
- ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
- RECORD INFORMATION DERIVED FROM OFFICIAL PLAT AND FIELD NOTES OF (R1) U.S. SURVEY 3813, DATED SEPTEMBER 12, 1983, (R2) U.S. SURVEY 4598, DATED NOVEMBER 29, 1983, (R3) U.S. SURVEY 3295, DATED MARCH 28, 1984, (R4) PEDERSON HILL SUBDIVISION, PLAT 2015-40, DATED JULY 20, 2015 AND (R5) LOT 1A AND LOT 1B MCGHEE SUBDIVISION, PLAT 85-27 DATED MARCH 7, 1985, JUNEAU RECORDING DISTRICT.
- WHERE DIFFERENT FROM MEASURED OR CALCULATED, RECORDED DIMENSIONS ARE SHOWN IN PARENTHESES.
- DOMESTIC SEWER & WATER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC WORKS.
- PUBLIC USE LOTS: LOT 9 IS SET ASIDE SPECIFICALLY FOR HABITAT PRESERVATION. REMOVAL OF VEGETATION IS NOT ALLOWED EXCEPT FOR REMOVAL OF INVASIVE SPECIES. NO FILL OR OTHER BUILDING DEVELOPMENT IS PERMITTED EXCEPT FOR TRAILS AND PERIMETER FENCING. TRAIL CONSTRUCTION SHALL BE PERMITTED IN ACCORDANCE WITH CBA TITLE 19.12 - EXCAVATION AND GRADING CODE. PERIMETER FENCING SHALL BE CONSTRUCTED USING TECHNIQUES THAT MINIMIZE SOIL AND VEGETATIVE DISTURBANCE.
- DRIVEWAY ACCESS FROM THE KARL REISHUS BOULEVARD IS RESTRICTED. LOT 1 DRIVEWAY SHALL ACCESS FROM THE EMERGENCY ACCESS EASEMENT. DRIVEWAY ACCESS FROM LOT 2-7 SHALL BE RESTRICTED TO JOINT USE DRIVEWAYS CENTERED ON THE COMMON LOT LINE FOR LOTS 2 & 3, LOTS 4 & 5 AND LOTS 6 & 7.
- CORNER LOTS ABUTTING KARL REISHUS BOULEVARD SHALL HAVE DRIVEWAYS LIMITED TO ACCESSING A STREET OTHER THAN KARL REISHUS BOULEVARD.
- WETLANDS EXIST THROUGHOUT THIS SUBDIVISION. APPROVAL TO IMPACT THESE WETLANDS HAS BEEN GIVEN BY THE U.S. ARMY CORPS OF ENGINEERS (COE). CONSULT COE FOR MORE INFORMATION.

LEGEND

- FOUND 3/25" ALUMINUM PRIMARY MONUMENT (77125)
- 5/8" REBAR WITH YELLOW PLASTIC SURVEY CAP (148285) SET THIS SURVEY.
- 3/4" IRON PIPE MONUMENT FOUND THIS SURVEY.
- 5/8" REBAR WITH YELLOW PLASTIC SURVEY CAP (77125) FOUND THIS SURVEY.
- SURVEYED PROPERTY LINE
- UNSURVEYED PROPERTY LINE
- PHASE LINE
- DRAINAGE & UTILITY EASEMENT DEDICATED THIS PLAT
- ACCESS, DRAINAGE & UTILITY EASEMENT DEDICATED THIS PLAT
- EXISTING EASEMENT AS NOTED
- PHASE 1B

PRELIMINARY

PLAT PEDERSON HILL SUBDIVISION II, PHASE 1A A SUBDIVISION OF LOT 2, PEDERSON HILL SUBDIVISION U.S. SURVEY No. 3873 CITY & BOROUGH OF JUNEAU, ALASKA JUNEAU RECORDING DISTRICT STATE RECORDER'S OFFICE AT JUNEAU			
DOWL AC1648 CIVIL ENGINEERING-LAND SURVEYING-CONSTRUCTION MANAGEMENT 5368 COMMERCIAL BOULEVARD JUNEAU ALASKA 99801 907-780-3533			
OWNER CITY AND BOROUGH OF JUNEAU 155 SOUTH SEWARD STREET JUNEAU, ALASKA 99801			
SCALE: 1" = 40'	DATE: OCT. 2017	PROJECT NO: J70687	SHEET NO: 2 OF 4

SURVEYOR'S CERTIFICATE

I, HANS E. PEDERSON, 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, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.



DATED: OCTOBER 2017

LINE TABLE			
LINE No.	BEARING & DISTANCE		
L1	S33°31'07"E 82.74		
L2	N63°28'00"W 17.88		
L3	NOT USED		
L4	NOT USED		
L5	S32°31'18"E 38.10		
L6	NOT USED		
L7	N78°55'30"E 23.23		
L8	S81°51'18"E 17.41		
L9	S81°51'18"E 37.09		
L10	N78°55'30"E 18.27		
L11	N14°51'07"W 60.13		
L12	N82°53'30"E 60.00		

CURVE TABLE			
CURVE No.	RADIUS	DELTA	CHORD BEARING & DISTANCE
C1	NOT USED		
C2	530.00	30°04'03"	204.38 N10°28'34"W 218.24
C3	30.00	108°07'52"	56.62 N47°02'29"W 48.58
C4	230.00	18°49'08"	79.56 S81°50'08"W 73.16
C5	170.00	18°48'08"	58.80 S88°50'08"E 58.51
C6	30.00	116°01'42"	60.75 N02°54'44"E 50.89
C7	30.00	66°20'31"	34.82 N10°00'52"W 32.89
C8	1025.00	07°13'51"	129.35 S80°01'18"W 129.27
C9	NOT USED		
C10	NOT USED		
C11	975.00	07°40'04"	130.48 N7°48'11"E 130.38
C12	30.00	72°29'31"	37.96 N09°43'20"E 35.48
C13	180.00	03°54'36"	11.25 N05°16'30"E 11.25
C14	30.00	103°25'14"	54.15 N44°28'10"W 47.09
C15	NOT USED		
C16	NOT USED		
C17	NOT USED		
C18	NOT USED		
C19	NOT USED		
C20	NOT USED		
C21	30.00	85°00'02"	44.51 N41°08'12"E 40.54
C22	470.00	14°22'19"	117.89 N08°32'58"W 117.59
C23	30.00	80°37'35"	42.22 N56°02'51"W 38.82
C24	NOT USED		
C25	NOT USED		
C26	NOT USED		
C27	NOT USED		
C28	NOT USED		
C29	NOT USED		
C30	NOT USED		
C31	530.00	12°32'27"	176.18 N21°43'52"W 115.93
C32	530.00	04°52'49"	45.75 S73°00'45"E 45.13
C33	530.00	04°53'31"	40.07 N08°24'34"W 40.00
C34	530.00	04°20'21"	40.74 S04°04'38"E 40.13
C35	530.00	04°52'49"	40.50 S00°16'53"E 40.49
C36	530.00	04°52'14"	42.43 S04°45'51"E 42.42
C37	1025.00	00°56'38"	17.48 N78°53'45"E 17.48
C38	1025.00	02°58'04"	53.08 S78°52'03"W 53.08
C39	NOT USED		
C40	NOT USED		
C41	NOT USED		
C42	975.00	04°30'20"	76.71 N78°13'23"E 75.88
C43	470.00	07°01'48"	57.67 N04°52'45"E 57.63
C44	470.00	07°30'30"	60.22 S12°03'53"E 60.18
C45	NOT USED		
C46	NOT USED		
C47	NOT USED		
C48	NOT USED		
C49	30.00	32°03'27"	16.79 N67°36'30"E 16.57
C50	445.00	09°56'19"	46.38 N29°54'08"W 46.36
C51	180.00	15°38'23"	49.13 N25°04'21"W 49.88
C52	NOT USED		
C53	175.00	44°01'22"	134.91 S14°53'30"W 131.58

LOT 2A

9
PUBLIC
USE LOT
50,770 S.F.
1.17 ACRESLOT 1
PEDERSON HILL
SUBDIVISION

LEGEND

- 3.25" ALUMINUM PRIMARY MONUMENT (148285) SET THIS SURVEY.
- 5/8" REBAR WITH YELLOW PLASTIC SURVEY CAP (148285) SET THIS SURVEY.
- 5/8" REBAR WITH YELLOW PLASTIC SURVEY CAP (77125) FOUND THIS SURVEY, UNLESS OTHERWISE NOTED
- SURVEYED PROPERTY LINE
- - - - - UNSURVEYED PROPERTY LINE
- PHASE LINE
- - - - - DRAINAGE & UTILITY EASEMENT DEDICATED THIS PLAT
- - - - - ACCESS, DRAINAGE & UTILITY EASEMENT DEDICATED THIS PLAT
- - - - - EXISTING EASEMENT AS NOTED
- - - - - PHASE 1B & 1C

NOTES

1. THIS SURVEY CLOSES WITHIN A LIMIT OF ERROR OF ONE FOOT IN 10,000 FEET AS REQUIRED BY TITLE 49.15.452.
2. ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
3. RECORD INFORMATION DERIVED FROM OFFICIAL PLAT AND FIELD NOTES OF (R1) U.S. SURVEY 3871, DATED SEPTEMBER 12, 1963, (R2) U.S. SURVEY 4590, DATED NOVEMBER 20, 1963, (R3) U.S. SURVEY 3380, DATED MARCH 26, 1954, (R4) PEDERSON HILL SUBDIVISION, PLAT 2015-40, DATED JULY 20, 2015 AND (R5) LOT 1A AND LOT 1B, WOODS SUBDIVISION PLAT 85-27 DATED MARCH 7, 1985, JUNEAU RECORDING DISTRICT
4. WHERE DIFFERENT FROM MEASURED OR CALCULATED RECORDED DIMENSIONS ARE SHOWN IN PARENTHESES
5. DOMESTIC SEWER & WATER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC WORKS.
6. PUBLIC USE LOTS: LOT 9 IS SET ASIDE SPECIFICALLY FOR HABITAT PRESERVATION. REMOVAL OF VEGETATION IS NOT ALLOWED EXCEPT FOR REMOVAL OF INVASIVE SPECIES. NO FILL OR OTHER BUILDING DEVELOPMENT IS PERMITTED EXCEPT FOR TRAILS AND PERIMETER FENCING. TRAIL CONSTRUCTION SHALL BE PERMITTED IN ACCORDANCE WITH CBJ TITLE 19.12 - EXCAVATION AND GRADING CODE. PERIMETER FENCING SHALL BE CONSTRUCTED USING TECHNIQUES THAT MINIMIZE SOIL AND VEGETATIVE DISTURBANCE.
7. DRIVEWAY ACCESS FROM THE KARL REISHUS BOULEVARD IS RESTRICTED. LOT 1 DRIVEWAY SHALL ACCESS FROM THE EMERGENCY ACCESS EASEMENT. DRIVEWAY ACCESS FOR LOT 2-7 SHALL BE RESTRICTED TO JOINT USE DRIVEWAYS CENTERED ON THE COMMON LOT LINE FOR LOTS 2 & 3, LOTS 4 & 5 AND LOTS 6 & 7.
8. CORNER LOTS ABUTTING KARL REISHUS BOULEVARD SHALL HAVE DRIVEWAYS LIMITED TO ACCESSING A STREET OTHER THAN KARL REISHUS BOULEVARD.
9. WETLANDS EXIST THROUGHOUT THIS SUBDIVISION. APPROVAL TO IMPACT THESE WETLANDS HAS BEEN GIVEN BY THE U.S. ARMY CORPS OF ENGINEERS (COE). CONSULT COE FOR MORE INFORMATION.

PRELIMINARY

PLAT PEDERSON HILL SUBDIVISION II, PHASE 1A A SUBDIVISION OF LOT 2, PEDERSON HILL SUBDIVISION U.S. SURVEY No. 3873 CITY AND BOROUGH OF JUNEAU, ALASKA JUNEAU RECORDING DISTRICT STATE RECORDER'S OFFICE AT JUNEAU			
DOWL AC1849 CIVIL ENGINEERING-LAND SURVEYING-CONSTRUCTION MANAGEMENT 5368 COMMERCIAL BOULEVARD JUNEAU ALASKA 99801 907-780-3533			
OWNER CITY AND BOROUGH OF JUNEAU 155 SOUTH SEWARD STREET JUNEAU, ALASKA 99801			
SCALE: 1" = 40'	DATE: OCT. 2017	PROJECT NO: J70687	FILE NO: SHEET NO: 3 OF 4

SURVEYOR'S CERTIFICATE

I, HANS E. PEDERSEN, 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, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: OCTOBER 2017





LEGEND

- ⊗ B.L.M. MONUMENT FOUND THIS SURVEY.
- ⊙ 3/25" ALUMINUM PRIMARY MONUMENT (148285) SET THIS SURVEY.
- ⊙ 5/8" REBAR WITH YELLOW PLASTIC SURVEY CAP (148285) SET THIS SURVEY.
- SURVEYED PROPERTY LINE
- - - - - UNSURVEYED PROPERTY LINE
- PHASE LINE
- - - - - DRAINAGE & UTILITY EASEMENT DEDICATED THIS PLAT
- - - - - EXISTING EASEMENT AS NOTED
- - - - - PHASE 1B & 1C

NOTES

1. THIS SURVEY CLOSES WITHIN A LIMIT OF ERROR OF ONE FOOT IN 10,000 FEET AS REQUIRED BY TITLE 49.15.452
2. ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
3. RECORD INFORMATION DERIVED FROM OFFICIAL PLAT AND FIELD NOTES OF (R2) U.S. SURVEY 2813 DATED SEPTEMBER 12, 1963, (R2) U.S. SURVEY 4598 DATED NOVEMBER 29, 1963, (R3) U.S. SURVEY 7250 DATED MARCH 26, 1954, (R4) PEDERSON HILL SUBDIVISION, PLAT 2015-AL DATED JULY 22, 2015 AND (R5) LOT 1A AND LOT 1B, MOORE SUBDIVISION, PLAT 85-27 DATED MARCH 7, 1985. JUNEAU RECORDING DISTRICT.
4. WHERE DIFFERENT FROM MEASURED OR CALCULATED, RECORDED DIMENSIONS ARE SHOWN IN PARENTHESES.
5. DOMESTIC SEWER & WATER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC WORKS
6. PUBLIC USE LOTS: LOT 9 IS SET ASIDE SPECIFICALLY FOR HABITAT PRESERVATION. REMOVAL OF VEGETATION IS NOT ALLOWED EXCEPT FOR REMOVAL OF INVASIVE SPECIES. NO FILL OR OTHER BUILDING DEVELOPMENT IS PERMITTED EXCEPT FOR TRAILS AND PERIMETER FENCING. TRAIL CONSTRUCTION SHALL BE PERMITTED IN ACCORDANCE WITH CSA TITLE 19.12 - EXCAVATION AND GRADING CODE. PERIMETER FENCING SHALL BE CONSTRUCTED USING TECHNIQUES THAT MINIMIZE SOIL AND VEGETATIVE DISTURBANCE.
7. DRIVEWAY ACCESS FROM THE KARL REISHUS BOULEVARD IS RESTRICTED. LOT 1 DRIVEWAY SHALL ACCESS FROM THE EMERGENCY ACCESS EASEMENT. DRIVEWAY ACCESS FOR LOT 2-7 SHALL BE RESTRICTED TO JOINT USE DRIVEWAYS CENTERED ON THE COMMON LOT LINE FOR LOTS 2 & 3, LOTS 4 & 5 AND LOTS 6 & 7.
8. CORNER LOTS ADJUTING KARL REISHUS BOULEVARD SHALL HAVE DRIVEWAYS LIMITED TO ACCESSING A STREET OTHER THAN KARL REISHUS BOULEVARD.
9. WETLANDS EXIST THROUGHOUT THIS SUBDIVISION. APPROVAL TO IMPACT THESE WETLANDS HAS BEEN GIVEN BY THE U.S. ARMY CORPS OF ENGINEERS (COE). CONSULT COE FOR MORE INFORMATION.

PRELIMINARY

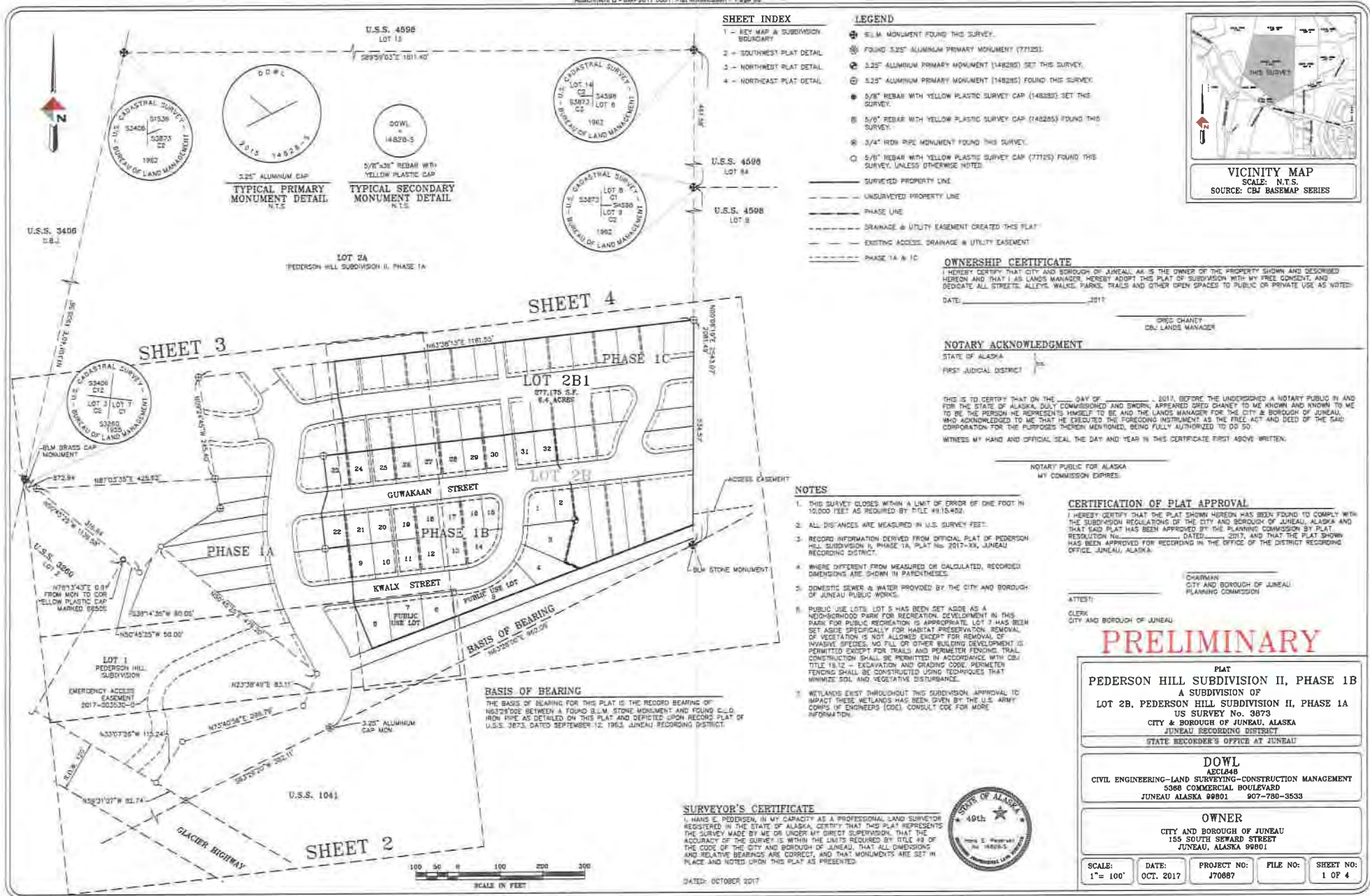
SURVEYOR'S CERTIFICATE

I, HANS E. PEDERSEN, 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 APPROACH OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.



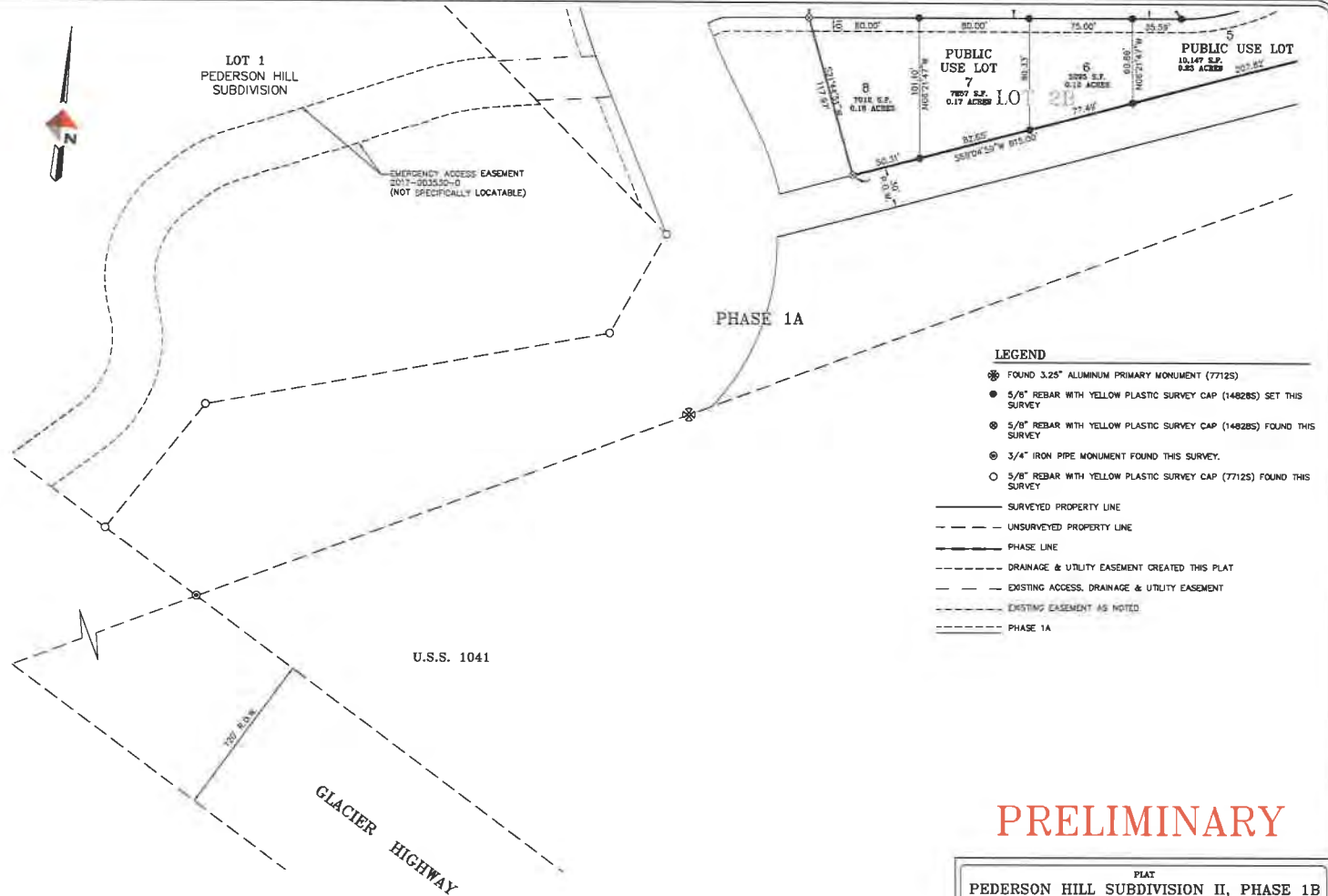
DATED: OCTOBER 2017

PLAT PEDERSON HILL SUBDIVISION II, PHASE 1A A SUBDIVISION OF LOT 2, PEDERSON HILL SUBDIVISION US SURVEY No. 3873 CITY & BOROUGH OF JUNEAU, ALASKA JUNEAU RECORDING DISTRICT STATE RECORDER'S OFFICE AT JUNEAU			
DOWL AECL848 CIVIL ENGINEERING-LAND SURVEYING-CONSTRUCTION MANAGEMENT 5368 COMMERCIAL BOULEVARD JUNEAU ALASKA 99801 907-780-3533			
OWNER CITY AND BOROUGH OF JUNEAU 155 SOUTH SEWARD STREET JUNEAU, ALASKA 99801			
SCALE: 1" = 40'	DATE: OCT. 2017	PROJECT NO: J70687	SHEET NO: 4 OF 4



NOTES

1. THIS SURVEY CLOSES WITHIN A LIMIT OF ERROR OF ONE FOOT IN 10,000 FEET AS REQUIRED BY TITLE 49.15.452.
2. ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
3. RECORD INFORMATION DERIVED FROM OFFICIAL PLAT OF PEDERSON HILL SUBDIVISION II, PHASE 1A, PLAT No. 2017-KX, JUNEAU RECORDING DISTRICT.
4. WHERE DIFFERENT FROM MEASURED OR CALCULATED, RECORDED DIMENSIONS ARE SHOWN IN PARENTHESES.
5. DOMESTIC SEWER & WATER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC WORKS.
6. PUBLIC USE LOTS: LOT 5 HAS BEEN SET ASIDE AS A NEIGHBORHOOD PARK FOR RECREATION DEVELOPMENT IN THIS PARK FOR PUBLIC RECREATION IS APPROPRIATE. LOT 7 HAS BEEN SET ASIDE SPECIFICALLY FOR HABITAT PRESERVATION. REMOVAL OF VEGETATION IS NOT ALLOWED EXCEPT FOR REMOVAL OF INVASIVE SPECIES. NO FILL OR OTHER BUILDING DEVELOPMENT IS PERMITTED EXCEPT FOR TRAILS AND PERIMETER FENCING. TRAIL CONSTRUCTION SHALL BE PERMITTED IN ACCORDANCE WITH CBU TITLE 19.12 - EXCAVATION AND GRADING CODE. PERIMETER FENCING SHALL BE CONSTRUCTED USING TECHNIQUES THAT MINIMIZE SOIL AND VEGETATIVE DISTURBANCE.
7. WETLANDS EXIST THROUGHOUT THIS SUBDIVISION. APPROVAL TO IMPACT THESE WETLANDS HAS BEEN GIVEN BY THE U.S. ARMY CORPS OF ENGINEERS (COE). CONSULT COE FOR MORE INFORMATION.



PRELIMINARY

PLAT
PEDERSON HILL SUBDIVISION II, PHASE 1B
A SUBDIVISION OF
LOT 2B, PEDERSON HILL SUBDIVISION II, PHASE 1A
US SURVEY No. 3873
CITY & BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT
STATE RECORDER'S OFFICE AT JUNEAU

DOWL
ARCL848
CIVIL ENGINEERING-LAND SURVEYING-CONSTRUCTION MANAGEMENT
5366 COMMERCIAL BOULEVARD
JUNEAU ALASKA 99801 907-780-3533

OWNER
CITY AND BOROUGH OF JUNEAU
155 SOUTH SEWARD STREET
JUNEAU, ALASKA 99801

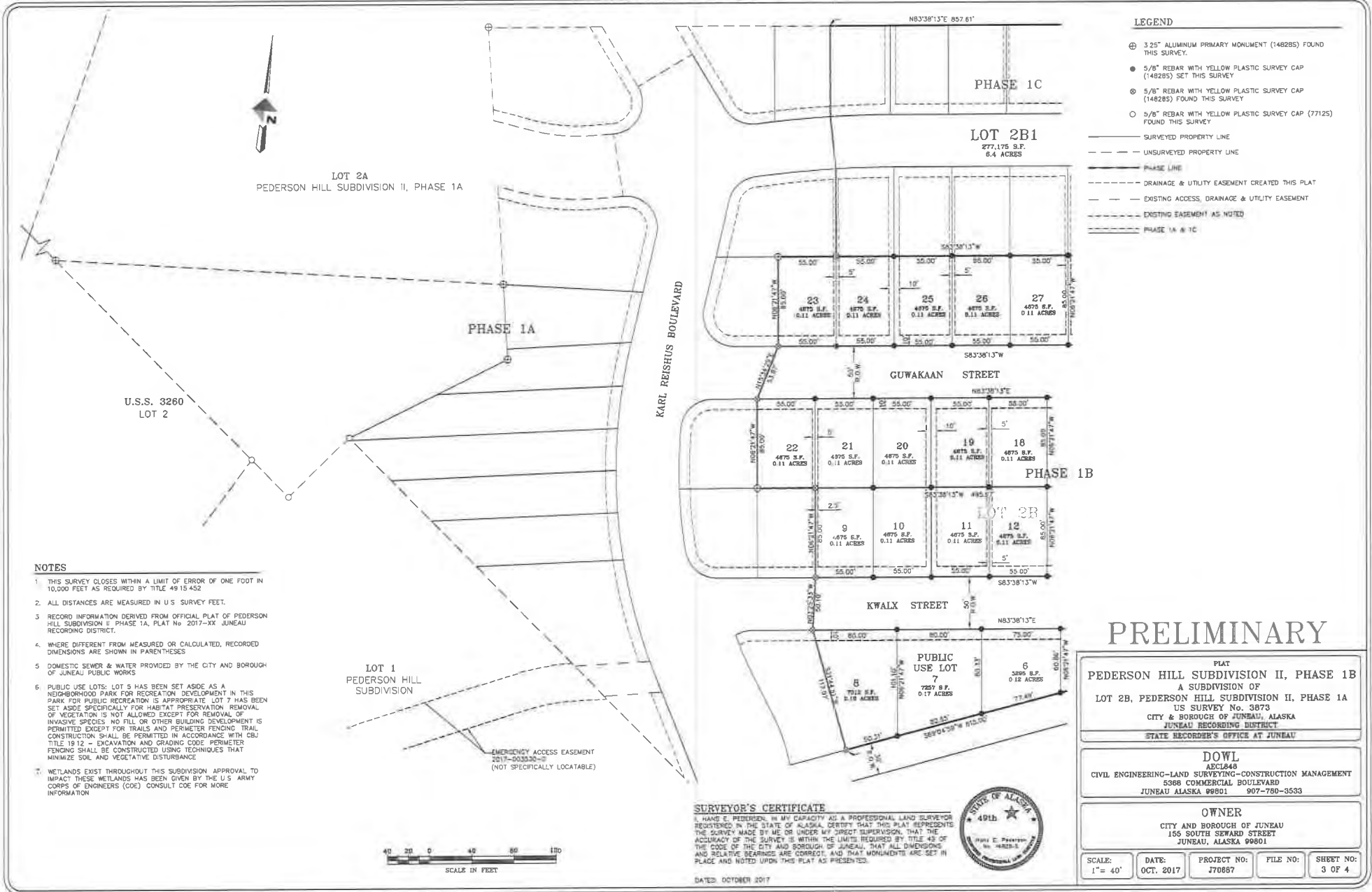
SCALE: 1" = 40' DATE: OCT. 2017 PROJECT NO: J70687 FILE NO: SHEET NO: 2 OF 4

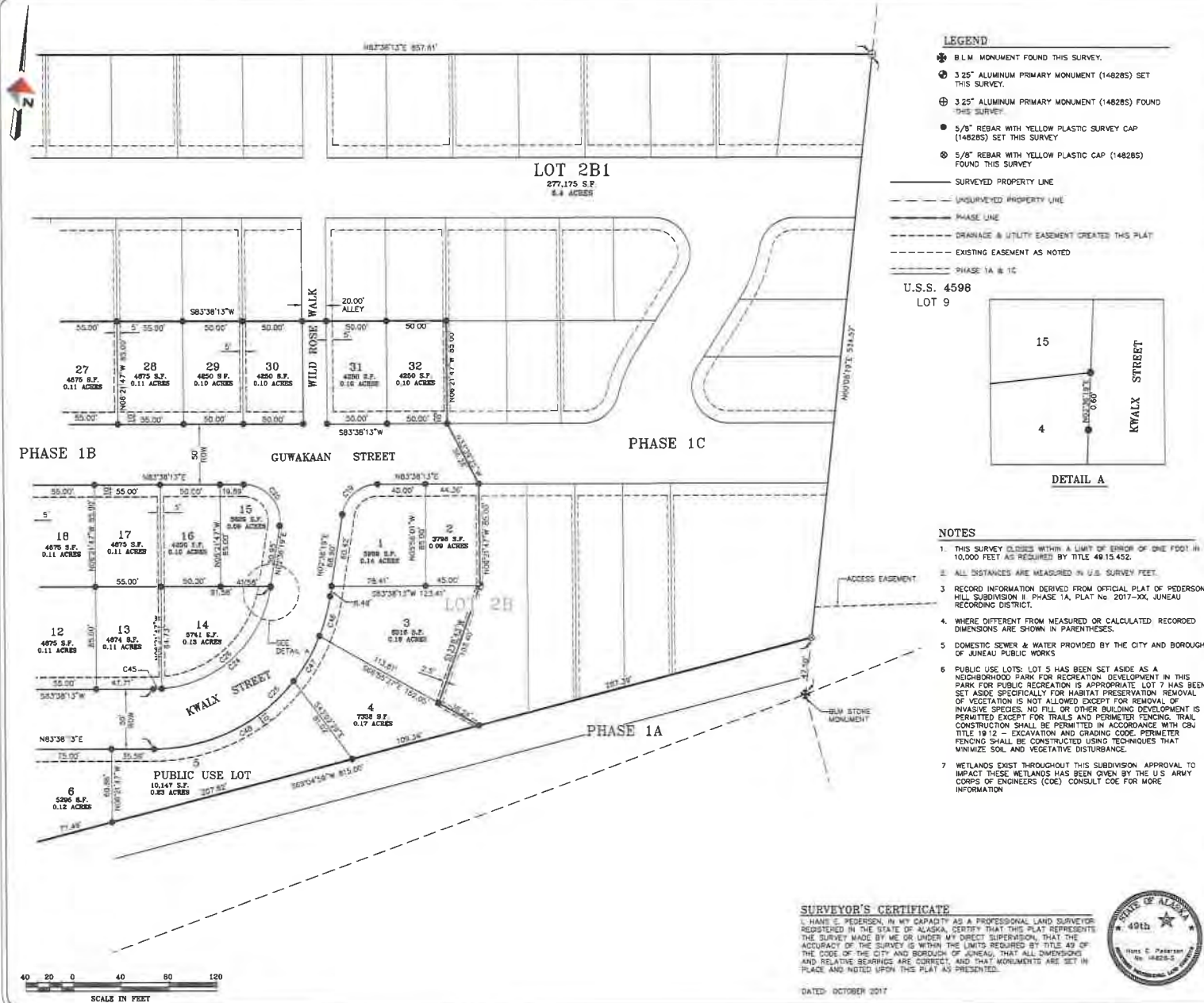
SURVEYOR'S CERTIFICATE

I, HANS E. PEDERSON, 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, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: OCTOBER 2017







CURVE TABLE				
CURVE No.	RADIUS	DELTA	LENGTH	CHORD BEARING & DISTANCE
C1			NOT USED	
C2			NOT USED	
C3			NOT USED	
C4			NOT USED	
C5			NOT USED	
C6			NOT USED	
C7			NOT USED	
C8			NOT USED	
C9			NOT USED	
C10			NOT USED	
C11			NOT USED	
C12			NOT USED	
C13			NOT USED	
C14			NOT USED	
C15			NOT USED	
C16			NOT USED	
C17			NOT USED	
C18			NOT USED	
C19	30.00	81°01'54"	42.43	S43°07'16"W 38.08
C20	30.00	88°58'05"	51.82	S48°52'44"E 45.81
C21			NOT USED	
C22			NOT USED	
C23			NOT USED	
C24	100.00	81°01'55"	141.45	S43°07'16"W 128.93
C25	150.00	81°01'55"	272.14	S43°07'16"W 194.30
C26	100.00	76°51'07"	134.13	S43°01'52"W 124.30
C27			NOT USED	
C28			NOT USED	
C29			NOT USED	
C30			NOT USED	
C31			NOT USED	
C32			NOT USED	
C33			NOT USED	
C34			NOT USED	
C35			NOT USED	
C36			NOT USED	
C37			NOT USED	
C38			NOT USED	
C39			NOT USED	
C40			NOT USED	
C41			NOT USED	
C42			NOT USED	
C43			NOT USED	
C44			NOT USED	
C45			NOT USED	
C46	150.00	13°07'58"	24.36	N09°10'18"E 34.31
C47	180.00	18°32'11"	43.29	N24°00'22"E 48.14
C48	150.00	51°21'48"	134.47	N57°57'21"E 130.01
C49			NOT USED	
C50			NOT USED	
C51			NOT USED	
C52			NOT USED	
C53			NOT USED	

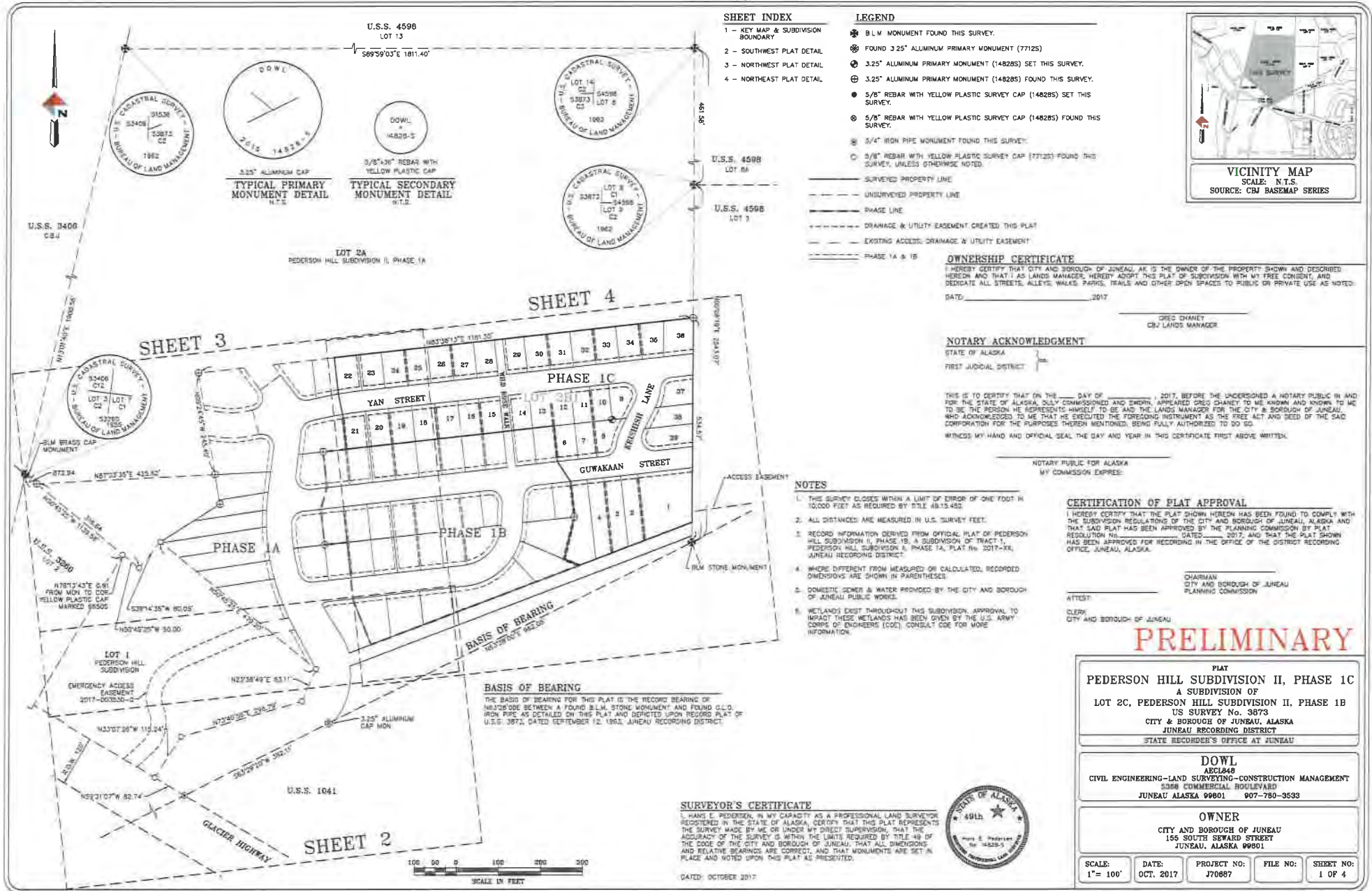
PRELIMINARY

PLAT
PEDERSON HILL SUBDIVISION II, PHASE 1B
A SUBDIVISION OF
LOT 2B, PEDERSON HILL SUBDIVISION II, PHASE 1A
U.S. SURVEY No. 3873
CITY & BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT
STATE RECORDER'S OFFICE AT JUNEAU

DOWL
ARCLAMP
CIVIL ENGINEERING-LAND SURVEYING-CONSTRUCTION MANAGEMENT
5368 COMMERCIAL BOULEVARD
JUNEAU ALASKA 99801 907-780-3533

OWNER
CITY AND BOROUGH OF JUNEAU
155 SOUTH SEWARD STREET
JUNEAU, ALASKA 99801

SCALE: 1" = 40' DATE: OCT. 2017 PROJECT NO: J70687 FILE NO: SHEET NO: 4 OF 4



NOTES

1. THIS SURVEY CLOSES WITHIN A LIMIT OF ERROR OF ONE FOOT IN 10,000 FEET AS REQUIRED BY TITLE 49.15.452.
2. ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
3. RECORD INFORMATION DERIVED FROM OFFICIAL PLAT OF PEDERSON HILL SUBDIVISION II, PHASE 1B, A SUBDIVISION OF TRACT 1, PEDERSON HILL SUBDIVISION II, PHASE 1A, PLAT No. 2017-J01, JUNEAU RECORDING DISTRICT.
4. WHERE DIFFERENT FROM MEASURED OR CALCULATED, RECORDED DIMENSIONS ARE SHOWN IN PARENTHESES.
5. DOMESTIC SEWER & WATER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC WORKS.
6. WETLANDS EXIST THROUGHOUT THIS SUBDIVISION. APPROVAL TO IMPACT THESE WETLANDS HAS BEEN GIVEN BY THE U.S. ARMY CORPS OF ENGINEERS (COE). CONSULT COE FOR MORE INFORMATION.



LOT 1
PEDERSON HILL
SUBDIVISION

EMERGENCY ACCESS EASEMENT
2017-003330-0

PHASE 1A

PHASE 1B

LEGEND

- ⊗ FOUND 3.25" ALUMINUM PRIMARY MONUMENT (77125)
- ⊙ 3/4" IRON PIPE MONUMENT FOUND THIS SURVEY.
- 5/8" REBAR WITH YELLOW PLASTIC SURVEY CAP (77125) FOUND THIS SURVEY
- SURVEYED PROPERTY LINE
- - - UNMAPPED PROPERTY LINE
- PHASE LINE
- - - DRAINAGE & UTILITY EASEMENT CREATED THIS PLAT
- - - EXISTING ACCESS, DRAINAGE & UTILITY EASEMENT
- - - EXISTING EASEMENT AS NOTED
- - - PHASE 1A & 1B

GLACIER HIGHWAY

PRELIMINARY

PLAT
PEDERSON HILL SUBDIVISION II, PHASE 1C
A SUBDIVISION OF
LOT 2C, PEDERSON HILL SUBDIVISION II, PHASE 1B
US SURVEY No. 3673
CITY & BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT
STATE RECORDER'S OFFICE AT JUNEAU

DOWL
ARCL448
CIVIL ENGINEERING-LAND SURVEYING-CONSTRUCTION MANAGEMENT
5360 COMMERCIAL BOULEVARD
JUNEAU ALASKA 99801 907-790-3533

OWNER
CITY AND BOROUGH OF JUNEAU
155 SOUTH SEWARD STREET
JUNEAU, ALASKA 99801

SCALE: 1" = 40' DATE: OCT. 2017 PROJECT NO: J70687 FILE NO: SHEET NO: 2 OF 4

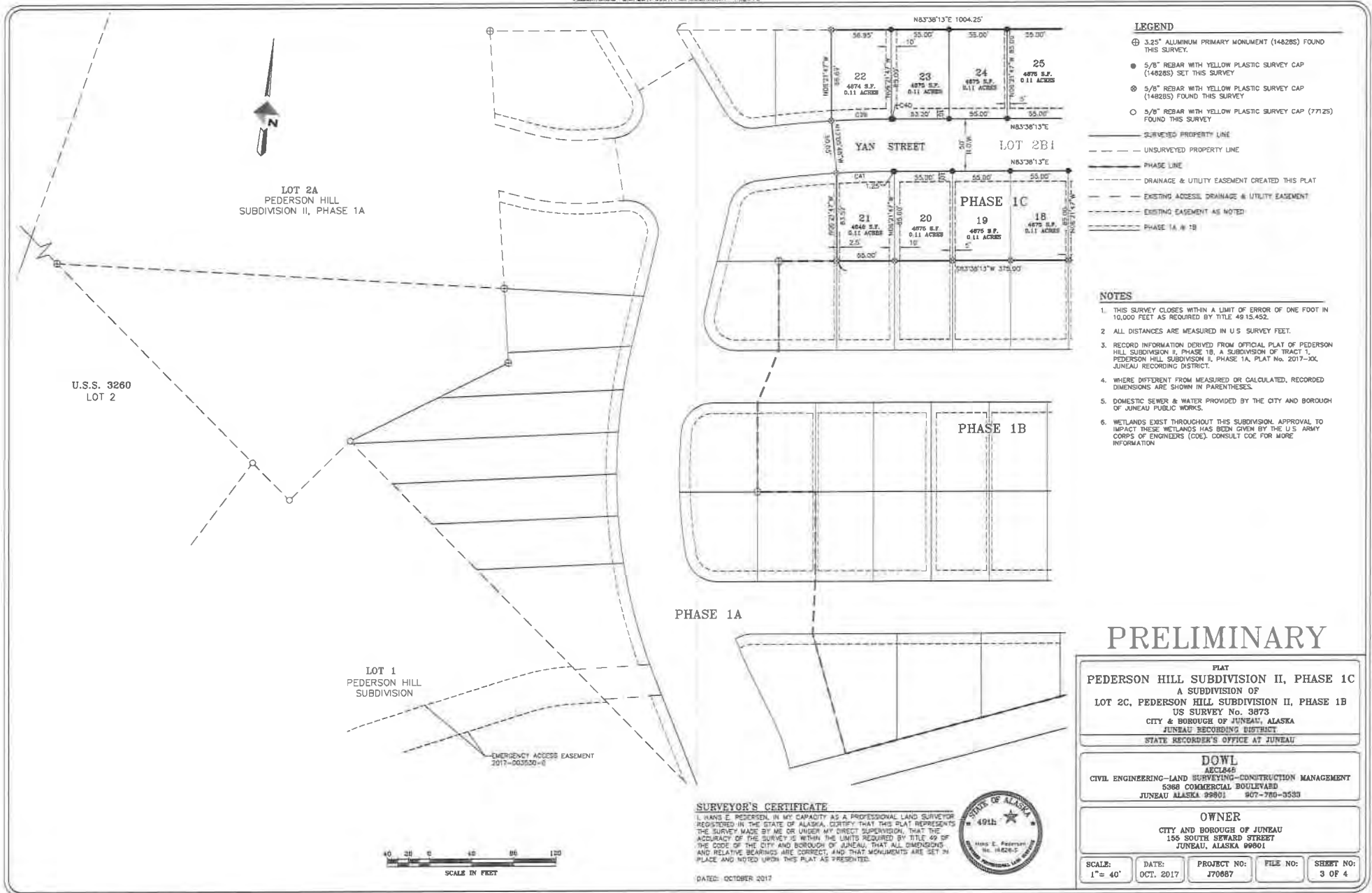
SURVEYOR'S CERTIFICATE

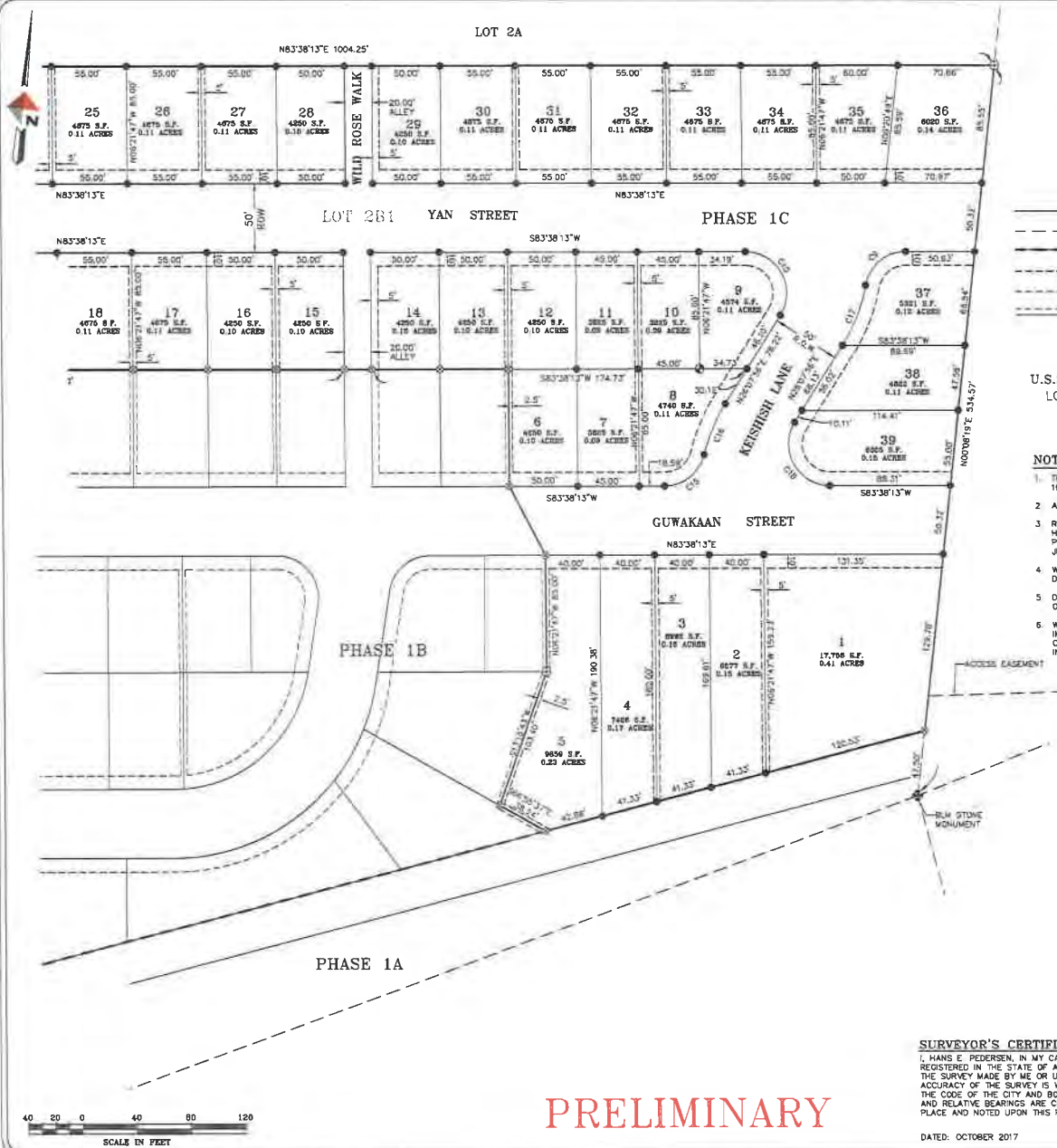
I, HANS E. PEDERSON, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: OCTOBER 2017



40 20 0 40 80 120
SCALE IN FEET





LEGEND

- 9 L.M. MONUMENT FOUND THIS SURVEY.
- 3 25" ALUMINUM PRIMARY MONUMENT (148285) SET THIS SURVEY.
- 3 25" ALUMINUM PRIMARY MONUMENT (148285) FOUND THIS SURVEY.
- 5/8" REBAR WITH YELLOW PLASTIC SURVEY CAP (148285) SET THIS SURVEY.
- 5/8" REBAR WITH YELLOW PLASTIC SURVEY CAP (148285) FOUND THIS SURVEY.
- SURVEYED PROPERTY LINE.
- UNSURVEYED PROPERTY LINE.
- PHASE LINE.
- DRAINAGE & UTILITY EASEMENT CREATED THIS PLAT.
- EXISTING EASEMENT AS NOTED.
- PHASE 1A & 1B.

U.S.S. 4598
LOT 9

NOTES

- THIS SURVEY CLOSURES WITHIN A LIMIT OF ERROR OF ONE FOOT IN 10,000 FEET AS REQUIRED BY TITLE 49.15.452.
- ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
- RECORD INFORMATION DERIVED FROM OFFICIAL PLAT OF PEDERSON HILL SUBDIVISION II, PHASE 1B, A SUBDIVISION OF TRACT 1, PEDERSON HILL SUBDIVISION II, PHASE 1A, PLAT No. 2017-XX, JUNEAU RECORDING DISTRICT.
- WHERE DIFFERENT FROM MEASURED OR CALCULATED, RECORDED DIMENSIONS ARE SHOWN IN PARENTHESES.
- DOMESTIC SEWER & WATER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC WORKS.
- WETLANDS EXIST THROUGHOUT THIS SUBDIVISION. APPROVAL TO IMPACT THESE WETLANDS HAS BEEN GIVEN BY THE U.S. ARMY CORPS OF ENGINEERS (COE). CONSULT COE FOR MORE INFORMATION.

CURVE TABLE

CURVE No.	RADIUS	DELTA	LENGTH	CHORD BEARING & DISTANCE
C1				NOT USED
C2				NOT USED
C3				NOT USED
C4				NOT USED
C5				NOT USED
C6				NOT USED
C7				NOT USED
C8				NOT USED
C9	30.00	78°11'48"	41.47	S44°02'18"W 38.24
C10	30.00	72°29'45"	64.18	N35°06'59"W 52.60
C11				NOT USED
C12				NOT USED
C13				NOT USED
C14				NOT USED
C15	30.00	75°58'28"	38.78	N45°36'54"E 36.93
C16	125.00	18°20'21"	40.30	N16°30'48"E 40.15
C17	125.00	21°41'21"	47.32	S18°71'11"W 47.04
C18	30.00	122°29'43"	64.14	S39°06'55"E 52.60
C19	30.00	81°01'54"	42.43	S43°07'18"W 36.98
C20				NOT USED
C21				NOT USED
C22				NOT USED
C23				NOT USED
C24				NOT USED
C25				NOT USED
C26				NOT USED
C27				NOT USED
C28				NOT USED
C29				NOT USED
C30				NOT USED
C31				NOT USED
C32				NOT USED
C33				NOT USED
C34				NOT USED
C35				NOT USED
C36				NOT USED
C37				NOT USED
C38				NOT USED
C39				NOT USED
C40				NOT USED
C41				NOT USED
C42				NOT USED
C43				NOT USED
C44				NOT USED
C45				NOT USED
C46				NOT USED
C47				NOT USED
C48				NOT USED
C49				NOT USED
C50				NOT USED
C51				NOT USED
C52				NOT USED
C53				NOT USED

PLAT
PEDERSON HILL SUBDIVISION II, PHASE 1C
A SUBDIVISION OF
LOT 2C, PEDERSON HILL SUBDIVISION II, PHASE 1B
US SURVEY No. 3873
CITY & BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT
STATE RECORDER'S OFFICE AT JUNEAU

DOWL
AECL48
CIVIL ENGINEERING-LAND SURVEYING-CONSTRUCTION MANAGEMENT
5368 COMMERCIAL BOULEVARD
JUNEAU ALASKA 99801 907-780-3533

OWNER
CITY AND BOROUGH OF JUNEAU
155 SOUTH SEWARD STREET
JUNEAU, ALASKA 99801

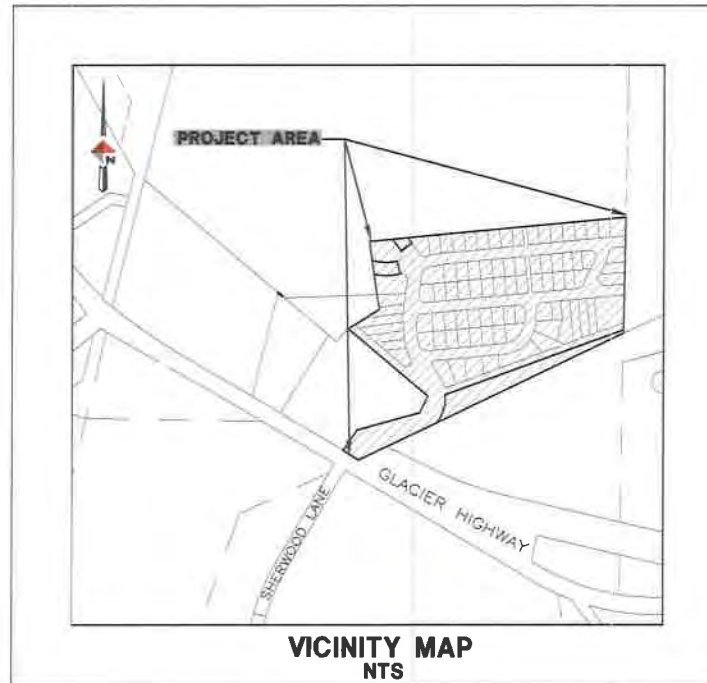
SCALE: 1" = 40' DATE: OCT. 2017 PROJECT NO: J70687 FILE NO: SHEET NO: 4 OF 4

CIVIL INDEX

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TYPICAL SECTIONS	4 OF 40
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SANITARY SEWER MANHOLE & STORM DRAIN CATCH BASIN AND MANHOLE TABLES	6 OF 40
STORM DRAIN CATCH BASIN AND MANHOLE TABLES	7 OF 40
HORIZONTAL AND VERTICAL CONTROL CURB AND GUTTER LAYOUT AND GRADES GLACIER HIGHWAY TO STA "KR" 11+00	8 OF 40
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PLAN - STA "KR" 11+00 TO STA "KR" 16+00 AND STA "CT" 201+00	10 OF 40
PLAN - STA "KR" 16+00 TO STA "KR" 21+00 KARL REISHUS BLVD TO STA "KS" 31+90 & STA "G" 51+00	11 OF 40
PLAN - STA "KR" 21+00 TO EOP KARL REISHUS BLVD TO STA "Y" 71+00	12 OF 40
PLAN - STA "KS" 31+90 TO STA "KS" 36+75 STA "CT" 201+00 TO STA "CT" 207+00	13 OF 40
PLAN - STA "G" 51+00 TO STA "G" 56+00 & STA "KS" 36+75 TO GUWAKAAN STREET	14 OF 40
PLAN - STA "G" 56+00 TO EOP GUWAKAAN STREET TO STA "KL" 101+50	15 OF 40
PLAN - STA "Y" 71+00 TO STA "Y" 75+50	16 OF 40
PLAN - STA "Y" 75+50 TO EOP STA "KL" 101+50 TO YAN STREET	17 OF 40
PLAN - STA "CT" 207+00 TO EOP	18 OF 40
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PROFILE - STA "KR" 20+00 TO EOP	20 OF 40
PROFILE - KWALK STREET	21 OF 40
PROFILE - GUWAKAAN STREET	22 OF 40
PROFILE - YAN STREET	23 OF 40
PROFILE - KEISHISH LANE	24 OF 40
PROFILE - EQUESTRIAN TRAIL	25 OF 40

PEDERSON HILL SUBDIVISION

CONTRACT NO. E1X-XXX

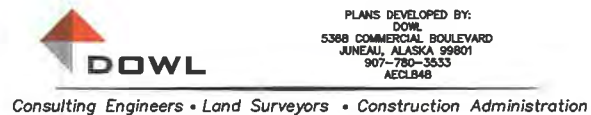
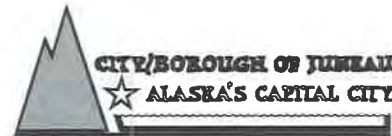


CIVIL INDEX

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FISH PASSAGE DETAILS	27 OF 40

ELECTRICAL INDEX

DESCRIPTION	SHEET NO.
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ELECTRICAL PLAN - STA "KR" 16+00 TO STA "KR" 21+00 KARL REISHUS BLVD TO STA "KS" 32+00 & STA "G" 51+00	E5, 32 OF 40
ELECTRICAL PLAN - STA "KR" 21+00 TO EOP KARL REISHUS BLVD TO STA "Y" 72+00	E6, 33 OF 40
ELECTRICAL PLAN - STA "KS" 32+00 TO STA "KS" 36+75	E7, 34 OF 40
ELECTRICAL PLAN - STA "G" 51+00 TO STA "G" 56+00 & STA "KS" 36+75 TO GUWAKAAN STREET	E8, 35 OF 40
ELECTRICAL PLAN - STA "G" 56+00 TO EOP GUWAKAAN STREET TO STA "KL" 101+50	E9, 36 OF 40
ELECTRICAL PLAN - STA "Y" 72+00 TO STA "Y" 75+50	E10, 37 OF 40
ELECTRICAL PLAN - STA "Y" 75+50 TO EOP STA "KL" 101+50 TO YAN STREET	E11, 38 OF 40
LOAD CENTER DETAILS	E12, 39 OF 40
LIGHT POLE DETAILS	E13, 40 OF 40



PLANS DEVELOPED BY:
DOWL
5368 COMMERCIAL BOULEVARD
JUNEAU, ALASKA 99801
907-780-3533
AECLEB46

SHEET NO.
1
of
40

LEGEND

DESCRIPTION	EXISTING	REMOVE	PROPOSED
BURIED ELECTRICAL UTILITIES			
CATCH BASIN			
CONTROL POINT			
CURB & GUTTER			
CUT LIMITS			
FIRE HYDRANT			
HOUSE NO			
MAILBOX			
PROJECT CONTROL LINE			
PROPERTY LINE			
SANITARY SEWER PIPE			
SANITARY SEWER MANHOLE			
SIGN			SEE SIGN ASSEMBLY TABLE
STORM DRAIN PIPE			
STORM DRAIN MANHOLE			
SURVEY MONUMENT-REBAR W/ PLASTIC CAP			
TREE CONIFER			
TREE DECIDUOUS			
WATER LINE PIPE			
WATER VALVE BOX			

ABBREVIATIONS

AC	ASPHALT CONCRETE
BVC	BEGIN VERTICAL CURVE
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED POLYETHYLENE PIPE
CONC	CONCRETE
CTE	CONNECT TO EXISTING
DI	DUCTILE IRON
DIA	DIAMETER
EVC	END VERTICAL CURVE
FG	FINISHED GRADE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
LG	UP OF GUTTER
LP	LOW POINT
LT	LEFT
MH	MANHOLE
MN	MAGNETIC NAIL
MTE	MATCH TO EXISTING
NO	NUMBER
NTS	NOT TO SCALE
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENT
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
RT	RIGHT
STA	STATION
STD	STANDARD
TBC	TOP BACK OF CURB
TBG	TOP BACK OF GUTTER
TP	TOP OF PAVEMENT
TSW	TOP OF SIDEWALK
TYP	TYPICAL
ABBREVIATIONS TO BE USED WITHOUT PERIODS	

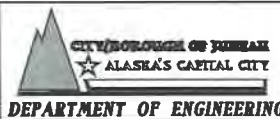
GENERAL NOTES

1. LARGE BOULDERS, BEDROCK, STUMPS, LOGS, ORGANICS AND GROUND WATER MAY BE ENCOUNTERED AT VARIOUS DEPTHS DURING TRENCHING AND ROADWAY EXCAVATION OPERATIONS. THESE MATERIALS SHALL BE DISPOSED OF AS REQUIRED BY THE ENGINEER.
2. CBJ ENGINEERING STANDARD DETAILS 4TH EDITION - AUGUST 2011, IS MADE PART OF THIS CONTRACT, WITH CURRENT REVISIONS AS APPLICABLE.
3. EXISTING PIPE LOCATIONS ARE DERIVED FROM CBJ AS-BUILTS OR FIELD LOCATED. ACTUAL LOCATIONS MAY VARY FROM THOSE SHOWN. DEPTH OF SOME OF THE EXISTING PIPES SHOWN ON THE ELEVATIONS ARE ASSUMED. DIAL BEFORE YOU DIG 588-1333.
4. GRADING AND ALIGNMENT ARE SUBJECT TO MINOR REVISIONS BY THE ENGINEER. LOCATION OF PROPOSED WATER AND STORM DRAINAGE FACILITIES ARE SUBJECT TO MINOR REVISIONS BY THE ENGINEER. PROVIDE KNOCKOUTS IN CATCH BASINS FOR ALL PIPES SHOWN ON THE PLANS.
5. THE CONTRACTOR SHALL NOTIFY CBJ WATER UTILITIES AT 780-6888 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.
6. CONTRACTOR SHALL REFERENCE ALL EXISTING PROPERTY CORNER MONUMENTS (I.E. BRASS CAP MONUMENTS, REBARS, CONCRETE NAILS, CHISELED X'S) PRIOR TO CONSTRUCTION AND REMOVED 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.
7. ALL ASPHALT PAVEMENT TO BE REMOVED AND DISPOSED OF SHALL BE DELIVERED TO A STOCKPILE AREA AT THE LEMON CREEK CITY PIT TO BE DESIGNATED BY THE ENGINEER. CONTACT THE ENGINEER FOR THE EXACT LOCATION OF THE STOCKPILE.
8. AELAP, ACS, AND GCI MAY CONDUCT WORK WITHIN THE PROJECT LIMITS TO INSTALL UTILITIES. THE CONTRACTOR SHALL COORDINATE ITS ACTIVITIES WITH EACH UTILITY COMPANY AND PROVIDE ACCESS AS NECESSARY FOR UTILITY COMPANIES TO CONDUCT THEIR WORK.
9. 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.
10. THE USE OF GROUT AND QUICKSET CEMENT PRODUCTS WITH ADJUSTING RINGS, BRICKS, WOOD, STONES AND OTHER SIMILAR GRADE ADJUSTMENT DEVICES TO SUPPORT CATCH BASIN FRAMES OVER CATCH BASINS AND MANHOLES WILL NOT BE PERMITTED. SEE THE STANDARD DETAILS AND SECTION 02502 - STORM SEWER MANHOLES, INLETS AND CATCH BASINS FOR CATCH BASIN SUPPORT REQUIREMENTS. CATCH BASIN FRAME AND GRATES SHALL BE SET AT 6-3/4" BELOW TOP BACK OF CURB ELEVATION, WITH 3' LONG CONCRETE GUTTER TRANSITIONS TO BOTH SIDES OF GRATE.
11. THE CONTRACTOR SHALL ARRANGE FOR ELECTRICAL UTILITY LOCATES PRIOR TO ANY EXCAVATION. UNDERGROUND ELECTRICAL UTILITIES, IF SHOWN ON THE DRAWINGS, INDICATE THEIR EXISTENCE ONLY, AND MAY NOT SHOW THE ACTUAL LOCATION. OTHER BURIED ELECTRICAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE DRAWINGS. DIAL BEFORE YOU DIG AT 588-1333.



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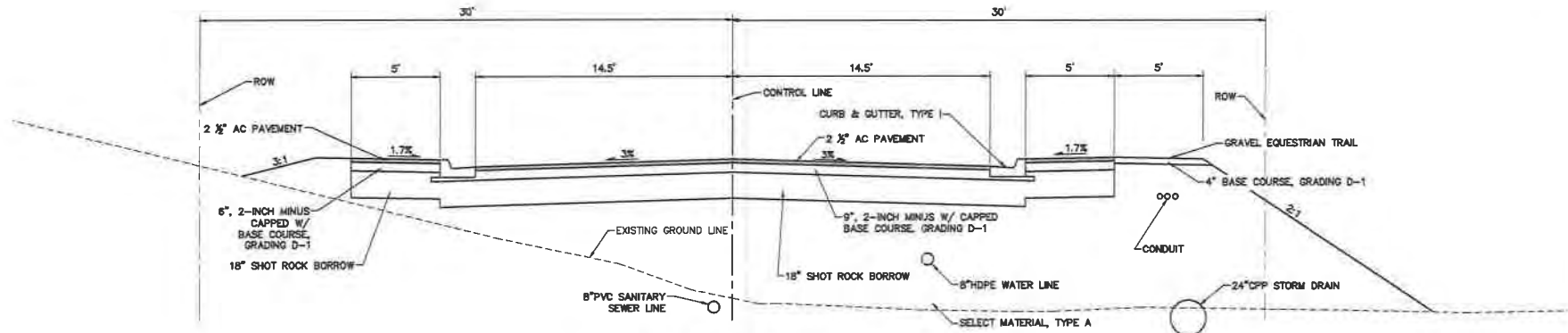
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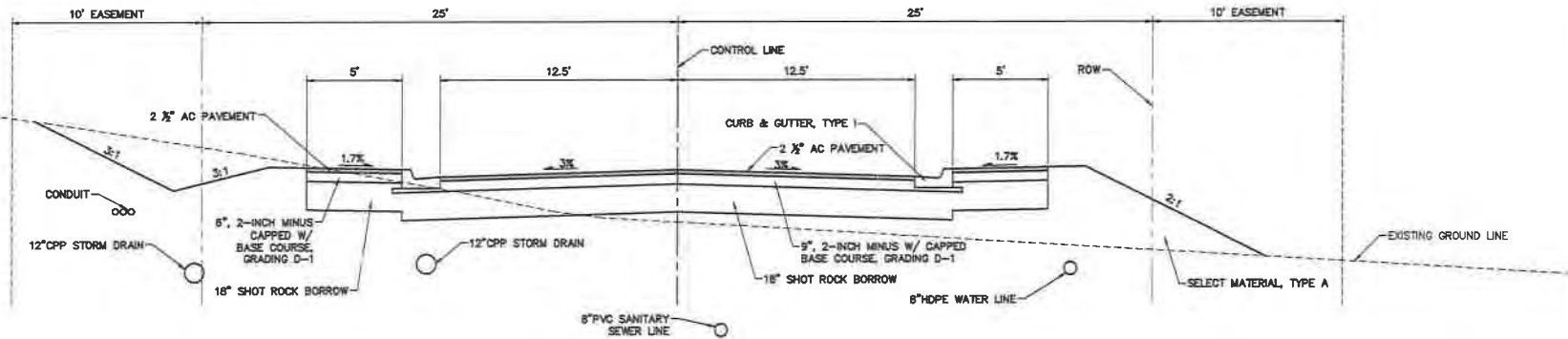
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LEGEND, ABBREVIATIONS,
AND GENERAL NOTES

SHEET NO.
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TYPICAL SECTION
KARL REISHUS BOULEVARD
NTS



TYPICAL SECTION
KWALX STREET, GUWAKAAN STREET, KEISHISH LANE & YAN STREET
NTS



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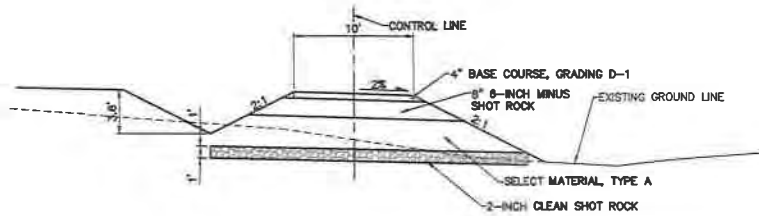
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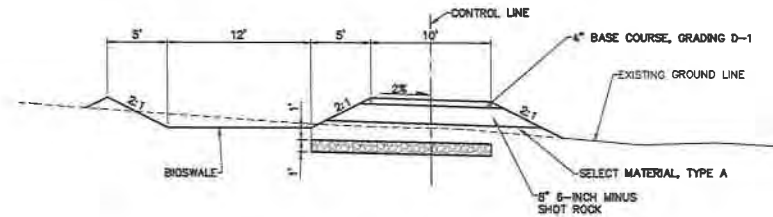
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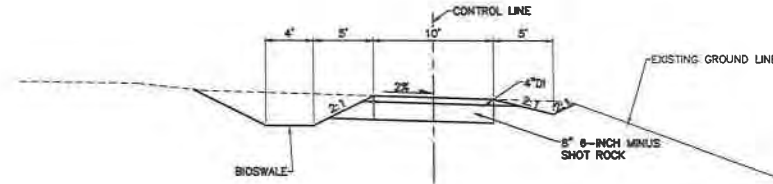
EQUESTRIAN TRAIL WITH RAINGARDEN
STA "E" 200+90 TO STA "E" 201+90

NTS



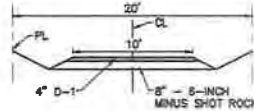
EQUESTRIAN TRAIL WITH BIOSWALE
STA "E" 203+50 TO STA "E" 206+90

NTS

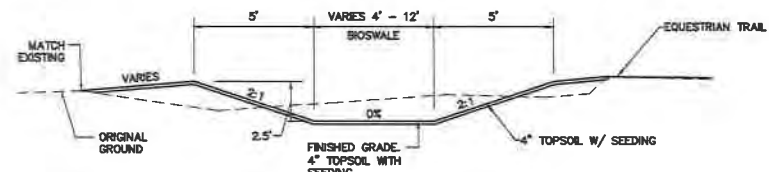


EQUESTRIAN TRAIL WITH BIOSWALE
STA "E" 206+90 TO STA "E" 217+00

NTS



WILD ROSE WALK



BIOSWALE DETAIL

NTS



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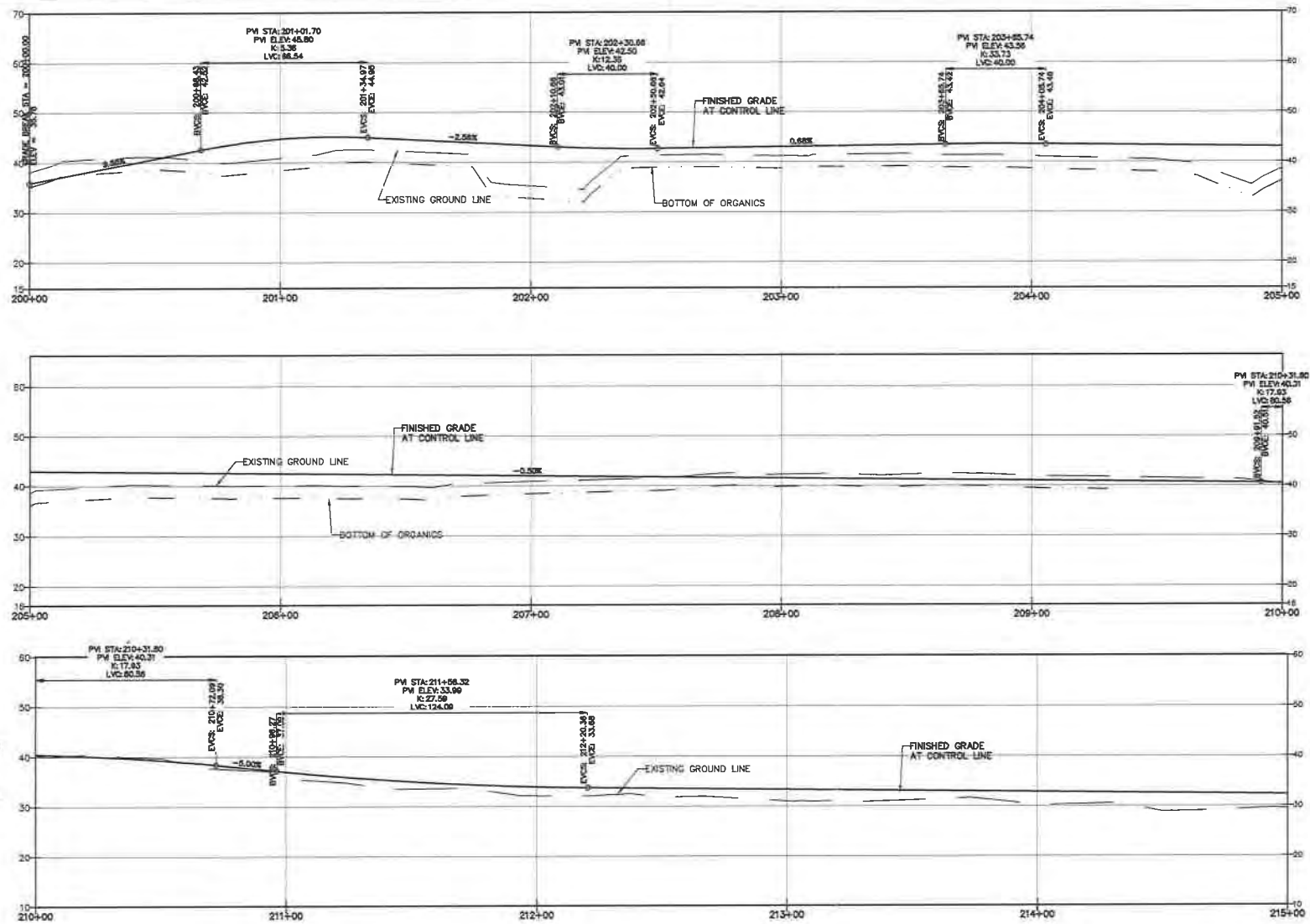


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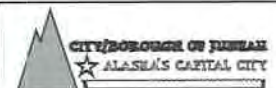
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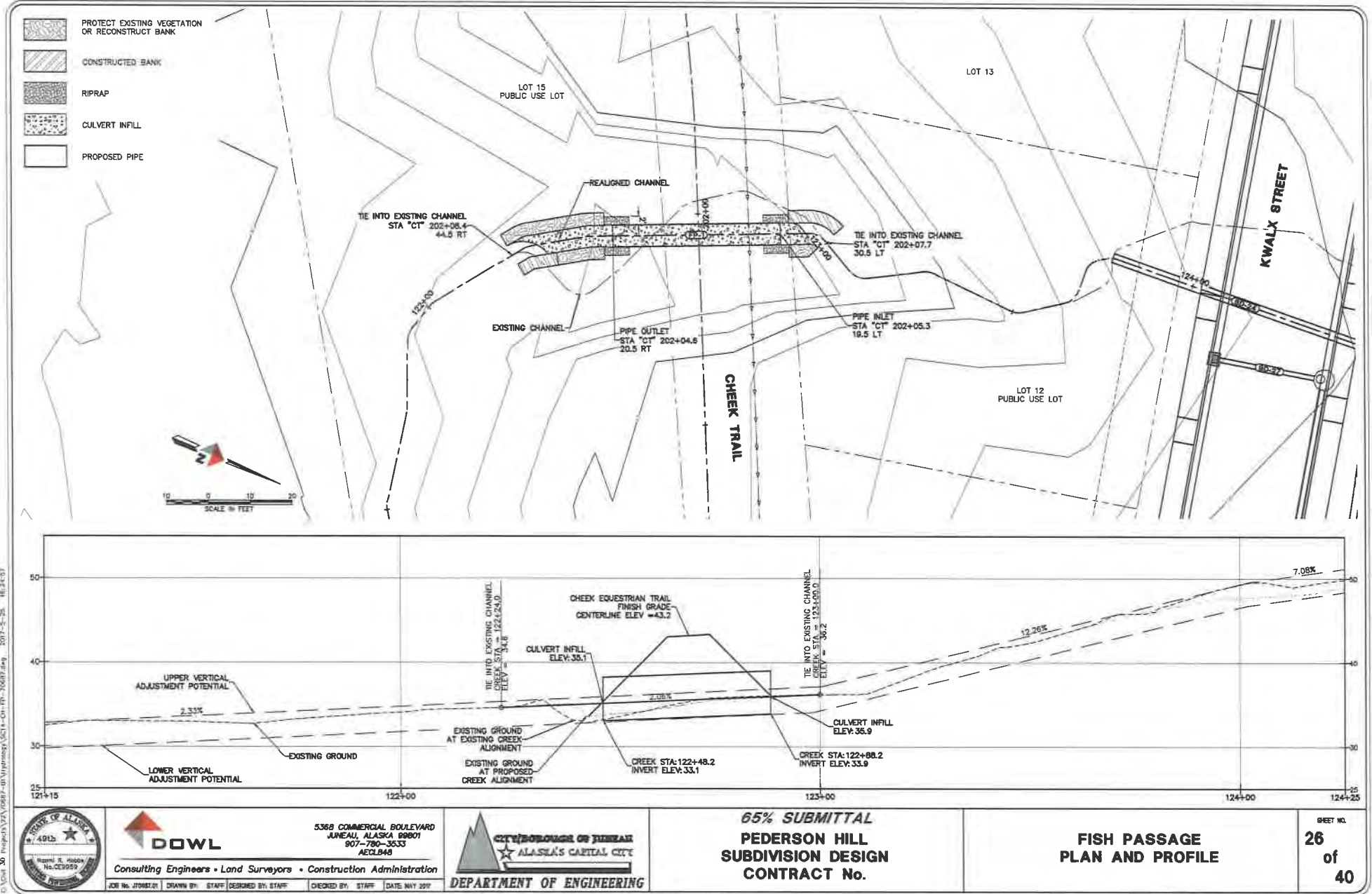
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PROFILE -
EQUESTRIAN TRAIL

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1. EACH END OF INFILL, CONTRACTOR MAY SUBSTITUTE A LARGER DIAMETER PIPE, PROVIDED THAT THE SUBSTITUTED PIPE IS WITHIN THE SIZE LIMITS PROVIDED AND GAGE IS INCREASED AS APPROPRIATE FOR THE SPECIFIED LOADING. NO PRICE ADJUSTMENT WILL BE MADE FOR ADDITIONAL EXCAVATION, INFILL, RIPRAP, OR PIPE MATERIAL.
2. CULVERT JOINTS SHOULD NOT LEAK.
3. RIPRAP SHALL BE PLACED AND COMPACTED WITH CARE AND SHALL BE BROUGHT UP EVENLY AND SIMULTANEOUSLY ON BOTH SIDES OF PIPE.
4. CULVERT INFILL MATERIAL SHALL BE INSTALLED IN PIPE ACCORDING TO PLANS. MANUAL INSTALLATION IS REQUIRED.

1. CULVERT INFILL MATERIAL MAY BE PREPARED BY MIXING EQUAL PARTS BY VOLUME:

1. COVER SHALL BE INSTALLED BY JOINING SEVERAL PARTS OF POLYMER
-POROUS BACKFILL MATERIAL
-USABLE EXCAVATION OR UNCLASSIFIED MATERIAL RICH IN FINES
-DITCH LINING MATERIAL
SALVAGED STREAMBED MATERIAL MAY BE ADDED AT ANY RATIO.
2. CONSTRUCT CHANNEL BED LEAVING A ROUGH, UNEVEN SURFACE.
3. CULVERT INFILL MATERIAL SHALL BE INSTALLED IN PIPE ACCORDING TO PLANS. MANUAL INSTALLATION IS REQUIRED.

1. **CONSTRUCT CHANNEL BED** LIVING A ROUGH, UNEVEN SURFACE WITH A DEPRESSION IN THE MIDDLE FOR LOW FLOW.
2. **ALL VEGETATION IN THE AREAS NOT REQUIRED BY WORK** SHALL BE PRESERVED AND PROTECTED BY THE CONTRACTOR. RESEED ALL DISTURBED AREAS.
3. **THE CONSTRUCTED STREAMBANKS INTO EXISTING STREAMBANKS** AT THE LOCATIONS SHOWN OR AS DIRECTED BY ENGINEER.
4. **SALVAGE VEGETATIVE MATS** WITH A MINIMUM THICKNESS OF 12 INCHES FROM THE DISTURBANCE AREA OR THE LOCAL AREA. IF LOSS OF TOPSOIL DURING HANDLING AND STOCKPILING REDUCES MAT THICKNESS LESS THAN 12 INCHES, ADD ADDITIONAL TOPSOIL OR NATIVE MATS TO BRING MAT TO BRING TOTAL THICKNESS OF VEGETATIVE MAT TO 12 INCHES.
5. **PLACE VEGETATIVE MATS TIGHTLY TOGETHER** TO MINIMIZE GAPS BETWEEN PIECES OF MAT.
6. **FILL SURFACE VOIDS IN RIPRAP** SLOPE PROTECTION WITH UNCLASSIFIED FILL THEN SEED.

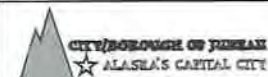
STREAM DIVERSION, EXCAVATION, DEWATERING, BANK CONSTRUCTION, AND CULVERT INFILL (INCLUDING RIPRAP BANKS WITHIN CULVERT IF PIPE SIZE INCREASED) ARE SUBSIDIARY TO PIPE.

CULVERT SUMMARY SCHEDULE	
SIZE	60" ROUND
LENGTH	40'
CORRUGATION	3" X 1"
MATERIAL	ALUMINUM
THICKNESS	0.060" (16 GA)
INCREASE TO 12 GA FOR 84" DIAMETER	



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FISH PASSAGE DETAILS

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PEDERSON HILL SUBDIVISION

JUNEAU, ALASKA - MAY, 2017

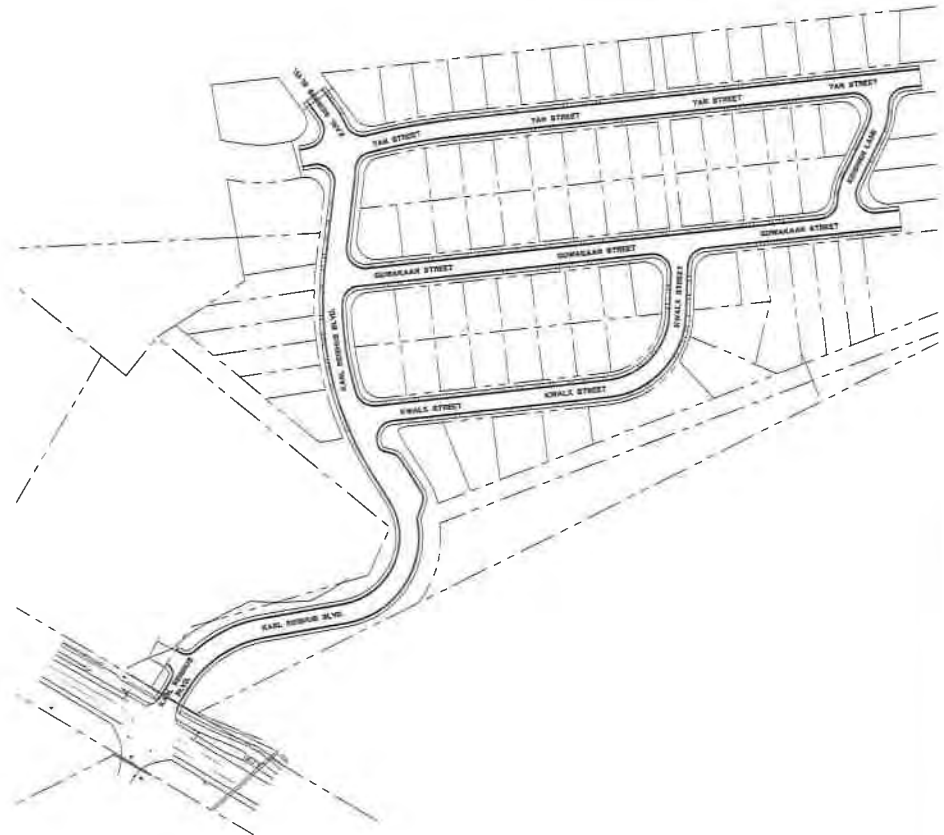
INDEX	
SHEET NUMBER	SHEET TITLE
E1	TITLE, INDEX, LEGEND & GENERAL NOTES
E2	PEDERSON HILL - ELECTRICAL LAYOUT
E3	ELECTRICAL PLAN - GLACIER HIGHWAY TO STA "KR" 11+00
E4	ELECTRICAL PLAN - STA "KR" 11+00 TO STA "KR" 16+00
E5	ELECTRICAL PLAN - STA "KR" 16+00 TO STA "KR" 21+00 KARL REISHUS BLVD TO STA "KS" 32+00 & STA "G" 51+00
E6	ELECTRICAL PLAN - STA "KR" 21+00 EOP KARL REISHUS BLVD TO STA "Y" 72+00
E7	ELECTRICAL PLAN - STA "KS" 32+00 TO STA "KS" 36+75
E8	ELECTRICAL PLAN - STA "G" 51+00 TO STA "G" 56+00 & STA "KS" 36+75 TO GUNAKAAN STREET
E9	ELECTRICAL PLAN - STA "G" 56+00 TO EOP GUNAKAAN STREET TO STA "KL" 101+50
E10	ELECTRICAL PLAN - STA "Y" 72+00 TO STA "Y" 75+50
E11	ELECTRICAL PLAN - STA "Y" 75+50 TO EOP STA "KL" 101+50 TO YAN STREET
E12	LOAD CENTER DETAILS
E13	LIGHT POLE DETAILS

LEGEND

CKT	CIRCUIT
C/B	CIRCUIT BREAKER
20/1	CIRCUIT BREAKER (AMPS/POLES)
— —	CONTACTOR
GND	GROUND
HOA	HAND-OFF-AUTO
— —	HAND-OFF-AUTO SWITCH
⊗	LIGHTING CONTACTOR
⊗	LIGHT POLE WITH LUMINAIRE
(M)	METER
NEC	NATIONAL ELECTRICAL CODE
(PC)	PHOTOCELL
⊕	RECEPTACLE
TYP-#	TYPICAL

GENERAL NOTES:

1. PERFORM ALL WORK PER NATIONAL ELECTRICAL CODE (NEC), 2017 EDITION.
2. PERFORM ALL WORK AS SHOWN ON DRAWINGS AND AS REQUIRED TO PROVIDE OPERATIONAL SYSTEMS.
3. COORDINATE WITH POWER, TELEPHONE, AND TELEVISION UTILITIES TO ALLOW THEM TO PERFORM THEIR WORK. UTILITY WORK WILL BE PAID FOR BY OTHERS. DO NOT INSTALL ANYTHING IN CONFLICT WITH UTILITIES. BRING ALL CONFLICTS TO THE ATTENTION OF THE ENGINEER. OBTAIN LOCATES BEFORE WORKING TO AVOID NEWLY INSTALLED UTILITIES.
4. ALL CONDUIT SHALL BE SCHEDULE 40 PVC EXCEPT ALL ROAD CROSSINGS SHALL BE SCHEDULE 80 PVC. PROVIDE SCHEDULE 80 PVC WITHIN 10' OF LIGHT POLE FOUNDATIONS, TYPE 1A JUNCTION BOXES AND CONCRETE STRUCTURES.
5. ALL WIRING SHALL BE IN CABLE WITH COPPER CONDUCTOR, 600V RATED XHHW INSULATION, AND OVERALL PVC JACKET. PROVIDE ADDITIONAL BARE GROUND. USE BARE GROUND TO GROUND TYPE 1A JUNCTION BOXES, LIGHT POLES, FOUNDATIONS, ETC. BOND GROUND INSIDE CABLE TO LOAD CENTER AND LIGHT POLES.

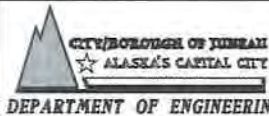


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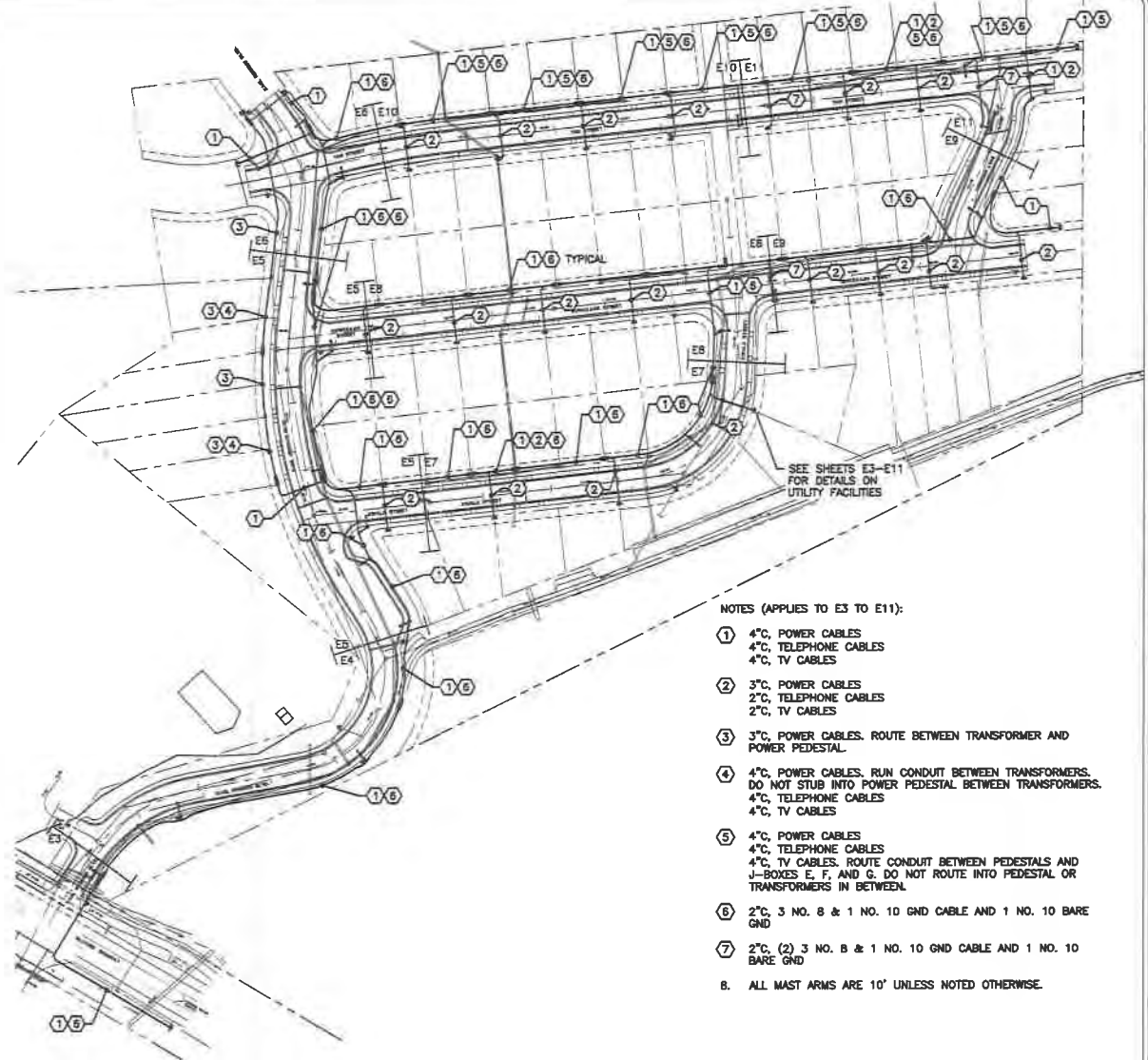
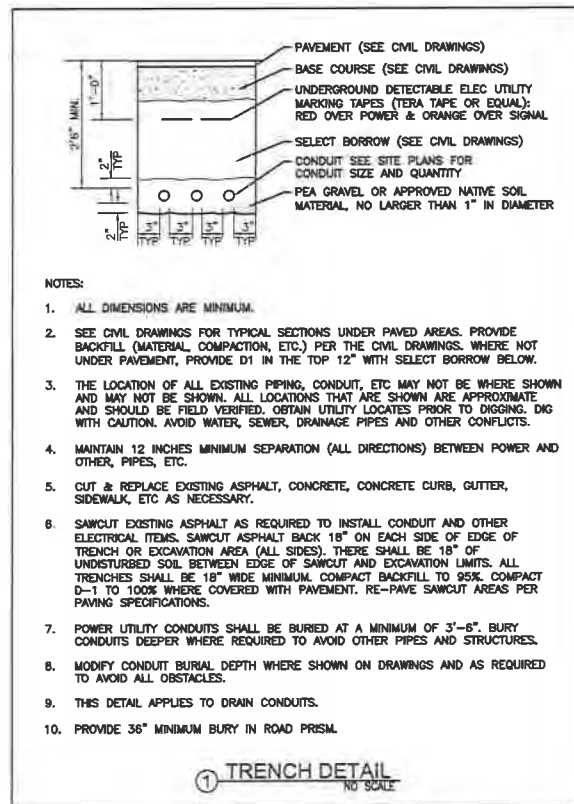
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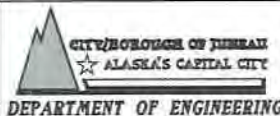
**TITLE, INDEX, LEGEND &
GENERAL NOTES**

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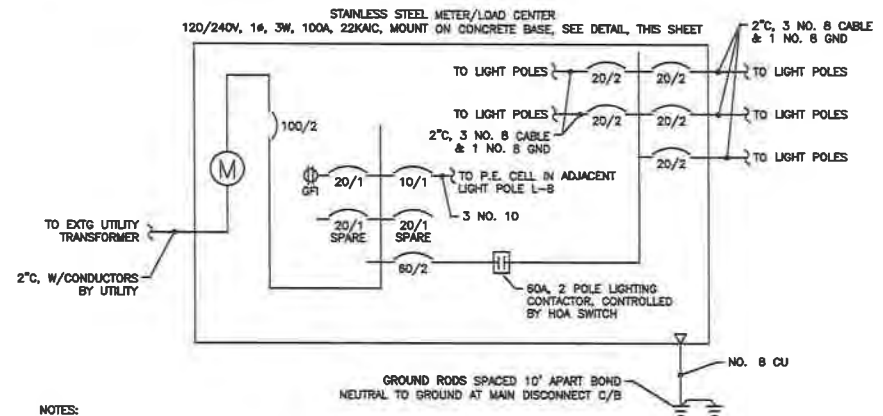
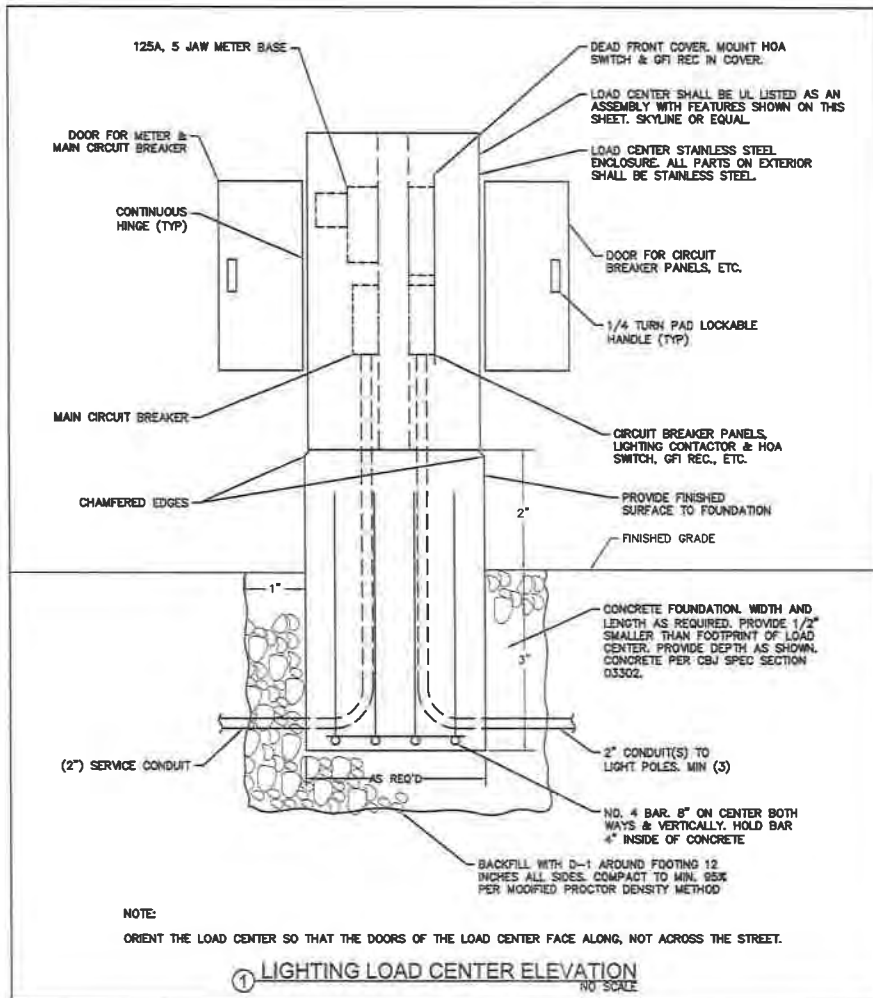


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PEDERSON HILL -
ELECTRICAL LAYOUT

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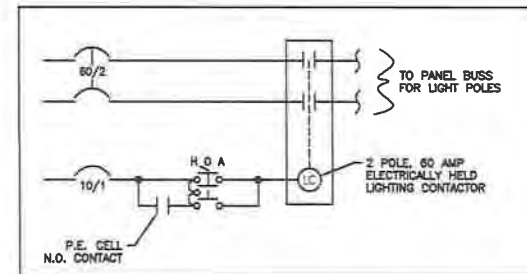
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NOTES:

1. THE LIGHTING CONTACTOR SHALL BE CONTROLLED BY THE P.E. CELL WHEN THE HOA SWITCH IS IN THE AUTOMATIC POSITION.
2. A STATE OF ALASKA DOT/PF STANDARD LOAD CENTER FOR HIGHWAY ILLUMINATION MAY BE SUBSTITUTED FOR THE LOAD CENTER SHOWN. COMPLY WITH THE ELECTRICAL REQUIREMENTS SHOWN.
3. INSTALL GROUNDING HUBS, THIRD PARTY CERTIFIED FOR WET LOCATIONS (MYERS TYPE), WHEN ATTACHING CONDUITS TO THE LOAD CENTER ENCLOSURE.
4. LABEL ALL CIRCUIT BREAKERS AS TO FUNCTION AND POSITION. LABEL THE SELECTOR SWITCH "LIGHTING" AND ITS POSITIONS "ON-OFF-AUTO".
5. STORE A SCHEMATIC DIAGRAM, A CIRCUIT DIRECTORY, AND A MATERIALS LIST THAT INCLUDES THE MANUFACTURER'S NAME AND PART/CATALOG NUMBERS, ALL LAMINATED IN PLASTIC, IN A METAL POCKET ATTACHED TO THE INSIDE OF THE LOAD CENTER. INSTALL THE POCKET ON THE LOAD CENTER DOOR AND PROVIDE DRAIN HOLES IN THE LOAD CENTER TO PREVENT WATER ACCUMULATION.

② SINGLE LINE DIAGRAM - LTG LOAD CENTER
NO SCALE

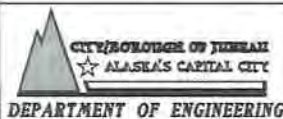


③ HOA SWITCH CONTROL SCHEMATIC
NO SCALE



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LOAD CENTER DETAILS

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CITY/BOROUGH OF JUNEAU
★ ALASKA'S CAPITAL CITY
DEPARTMENT OF ENGINEERING



LIGHT POLE DETAILS

SMF2021 0001 ATTACHMENT B
Page 110

Attachment D - SMP2017 0001: Plat Modification - Page 85



(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/cdd
155 S. Seward Street • Juneau, Alaska 99801

DATE: February 21, 2017

TO: Planning Commission

FROM: Eric Feldt, Planner II, AICP, CFM
Community Development Department

FILE NO's: SMP2016 0002 and CSP2016 0006

PROPOSAL: A Preliminary Plat for Phase 1 Pederson Hill Subdivision resulting in 86 Residential lots and 5 lots for preservation/park purposes.

GENERAL INFORMATION

Applicant: Lands & Resources Division of the City and Borough of Juneau

Property Owner: City and Borough of Juneau (CBJ)

Legal Description: Pederson Hill Lot 2

Parcel Code No.: 4-B22-0-101-010-1

Site Size: Approx. 120 acres

Project Size: Approx. 20 acres

Comprehensive Plan Future Land Use Designation: Medium Density Residential (MDR)

Zoning: D-10SF (Single-Family) and D-10

Utilities: CBJ Water & Sewer

Access: Glacier Highway

Existing Land Use: Vacant

Attachment D - SMP2017 0001: Plat Modification - Page 86

Planning Commission
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February 21, 2017
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Surrounding Land Use: North – Vacant; University of Alaska; D-1(T) D-5
 South – Vacant; Sherwood Ln; Industrial (I)
 East - Vacant; University of Alaska; D-1(T) D-5
 West – Church; Glacier Hwy; D-10

Vicinity Map



ATTACHMENTS

ATTACHMENT	A	Subdivision Application
ATTACHMENT	B	Project Narrative
ATTACHMENT	C	Draft Preliminary Plat
ATTACHMENT	D	Pederson Hill Phases 1-3 Layout
ATTACHMENT	E	2/2/17 Neighborhood Meeting Document
ATTACHMENT	F	Public Comments
ATTACHMENT	G	Street Design Profiles
ATTACHMENT	H	Pedestrian Route Design Profiles
ATTACHMENT	I	Contour Plan

Attachment D - SMP2017 0001: Plat Modification - Page 87

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ATTACHMENT	J	Drainage Plan and Report
ATTACHMENT	K	DOT/ PF Letter
ATTACHMENT	L	Traffic Study
ATTACHMENT	M	Wetland Boundary Map
ATTACHMENT	N	Wetland Fill Permit
ATTACHMENT	O	ADF&G Letter
ATTACHMENT	P	DEC Letter
ATTACHMENT	Q	Secondary Emergency Access Route
ATTACHMENT	R	Comprehensive Plan Map
ATTACHMENT	S	Housing Action Plan
ATTACHMENT	T	CBJ Lands Management Plan
ATTACHMENT	U	Non-Motorized Transportation Plan

PROPOSAL

The City & Borough of Juneau Lands and Resources Division is seeking Preliminary Plat approval for Phase 1 of the Pederson Hill Subdivision. This phase (herein referred to as the 'Project') is located next to the Christ Evangelical Lutheran Church accessed by Glacier Highway in the Mendenhall Valley area. The project consists of 86 residential lots; five lots for preservation and park purposes; new streets; and pedestrian routes. Future phases of the Pederson Hill Subdivision are conceptually shown at this time for contextual purposes.

The applicant has submitted a subdivision application (Attachment A), project narrative (Attachment B), and Preliminary Plat (Attachment C). Associated documents required to complete the Preliminary Plat application are also provided as attachments.

Concurrent with SMP2016-0006 (subject subdivision review), CSP2016 0006 has been filed to ensure the Planning Commission reviews all proposed capital improvement projects for consistency with adopted CBJ plans, per CBJ 49.15.580(a). Detailed analyses of CBJ plans are provided under 'Adopted Plans' later in this report.

BACKGROUND

The Pederson Hill area has long been identified for future housing. The 1999 CBJ Land Management Plan designated the CBJ land on Pederson Hill be considered for disposal for development once sewer is provided and a subdivision feasibility study is completed. Sewer is now available at the subject site. Through later studies and analyses, the CBJ determined that a subdivision in the area of the subject site is feasible. The 2006 Buildable Lands Study determined that this part of Pederson Hill is appropriate for development. The 2008 Comprehensive Plan

Attachment D - SMP2017 0001: Plat Modification - Page 88

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 File No.: SMP2016 0002
 February 21, 2017
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designated this area for future housing up to 20 units per acre. In 2010, the Conceptual Master Plan Study for Pederson Hill identified the area of Phases 1-3 for future housing.

In 2014, the Assembly rezoned the property from D-1(T) D-5 to a mix of D-10 and D-10SF. D10 zoning is intended to primarily accommodate multifamily development at 10 units per acre. D10SF is intended to primarily accommodate single family residential development, also at a density of 10 units per acre. The smaller lot sizes resulting from the rezone make it possible to achieve lower housing costs.

Formerly the site did not have access to a public right-of-way. Space for a new access right-of-way (ROW) was established through a land swap and lot line adjustment with the adjacent Christ Lutheran Church in 2015 (Plat #2015-40; Subdivision Case #SMN2015-004; City Consistency Review #CSP2015-0004). This provided the needed access to Glacier Highway. Since 2015, the CBJ Lands and Resources Division and DOWL's Juneau office (an engineering firm) have been designing various subdivision layouts and have finalized their efforts with the subject proposal for Phase 1 (Attachment C). Phases 2 and 3 are shown in Attachment D as future concepts and are not part of this subject proposal.

AGENCY REVIEW

CBJ Engineering

Phase 1 consists of five new streets with sidewalks and curb and gutter drainage. The CBJ Engineering Department has reviewed these public improvements and found that the project complies with CBJ 49.35.240 *Table of roadway construction standards*. Detailed discussion of the proposed roads and drainage plan are provided later in this report.

Wetland Review Board (WRB)

Approximately nine acres of wetlands will be filled for Phase 1. In June of 2016, the WRB reviewed the project's impact to the wetlands and concluded that the Board did not have specific concerns at this time. However, they did provide the following statement:

June 16, 2016 WRB meeting recommendation

"While we feel it is unfortunate that this project requires the fill of wetlands, the Wetland Review Board notes that this project reduces wetland effects by (1) proposing high-density construction, which minimizes the total acreage affected, and (2) proposing the nearby conservation of high-value wetlands. We ask that as more details are developed that CBJ planners take steps to preserve the quality of stream flow through the development. Specifically, we support the preservation of open-channel stream water flow. The CBJ Wetland Review Board has no specific concerns at this time."

U.S. Army Corps of Engineers (COE)

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The applicant has received an approved permit from the COE to fill the wetlands to allow the construction of the public improvements. Some lots will be preserved as mitigation. This is discussed in detailed later in this report.

Alaska Department of Environment Conservation (DEC)

DEC commented on the project because of the proposed wetland fill and possible impacts to Pederson Hill Creek (also known as Casa del Sol Creek). DEC submitted a Certificate of Reasonable Assurance, also known as a state issued water quality certificate, with conditions requiring the use of Best Management Practices to ensure water flow, quality, and preserved habitat.

Alaska Department of Fish and Game (ADF&G)

ADF&G conducted a site visit of the Phase 1 area to record any observed fish in Pederson Hill Creek (Casa del Sol Creek). Several salmon were observed. ADF&G continues to classify Pederson Hill Creek as anadromous (fish spawning). Development restrictions apply near this creek, as discussed later in this report under Habitat.

Affordable Housing Commission

On February 7, 2017 the CBJ Affordable Housing Commission provided a motion supporting the Pederson Hill Subdivision.

Motion by Kathleen Strasbaugh, support for the Pederson Hill Subdivision plat as an opportunity to provide affordable lots to the community. Tamara Rowcroft, second. Vote: 5-2, in favor.

CBJ Capital City Fire and Rescue (CCF/R)

All proposed streets meet CBJ 49.35.240 construction standards (see detailed discussion later in this report) and, therefore, provide emergency vehicle accommodations for CCF/R. Also, the streets that dead-end (east side of subdivision) are near intersections providing adequate turning accommodations for fire apparatuses. Per D107.1.1 of the International Fire Code (IFC), two emergency routes for CCF/R vehicles are provided: 1) Karl Reishus Boulevard and 2) a new emergency vehicle-only driveway to Wildmeadow Lane. The second route is created by extending the eastern portion of Cheex Equestrian Trail eastward through the adjacent University of Alaska (UA) property and CBJ property to connect to the dead-end of Wildmeadow Lane. The CBJ has filed for an easement to use UA property for access. The trail would have a minimum 20-foot wide driving surface to accommodate CCF/R vehicles. Both emergency access routes would meet D107.1.1 of the IFC. If the applicant seeks an alternative emergency access route, it shall meet D107.1.1 of the IFC and be approved by the Community Development Department. Staff recommends as a condition of approval requiring the applicant to submit construction drawings that meet D107.1.1 of the International Fire Code prior to Construction Plan approval.

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Lastly, CCF/R is aware that detailed plans of utilities, including fire hydrants, will be submitted during the Construction Plan to ensure adequate access to necessary utilities during times of emergencies.

PUBLIC COMMENTS

Neighborhood Meeting

A neighborhood meeting was held by CBJ staff to discuss the project with the general public on February 2, 2017. Approximately 30 people attended the meeting. CBJ staff provided a handout (Attachment E) explaining the purpose of the subdivision, permitting process, design, and layout of the project.

Public Comment

Staff has received comments from the general public about this project. These comments can be read in Attachment F. One commenter opposes the project because of the belief that the homes that will be built on Pederson Hill will not be affordable, and multifamily units should be built instead to achieve the goal of an affordable rate. The second submitted public comment expressed the belief that the CBJ may not have full title or otherwise authority to develop the CBJ-owned site.

ANALYSIS

Subdivision proposals are processed pursuant to CBJ 49.15.400. This subdivision results in 14 or more lots and is considered a Major Subdivision pursuant to 49.15.402. Major Subdivisions require three main approval steps: 1) Planning Commission approval of a Preliminary Plat; 2) CBJ Engineering and Community Development Department approval of a Construction Plan, followed by construction or bonding of public improvements; and 3) Planning Commission of a Final Plat. Phase 1 of Pederson Hill Subdivision is currently at the Preliminary Plat step, which is the subject of this report.

Zoning

The project area is zoned D-10SF, permitting 10 Single Family (SF) units per acre. This Preliminary Plat does not propose housing, only subdividing the property and providing new public improvements (streets, sidewalks, utilities, etc.). However, the project will provide 86 lots for future homes to be built.

Per CBJ 49.25.400 *Table of Dimensional Standards*, the D-10SF minimum lot size is 3,600 square feet with a minimum lot dimension of 40 feet (wide) by 85 feet (deep). The proposed lots have an overall average size of 5,000 square feet. All lots meet or exceed the minimum lot dimensions

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(Attachment C).

All zoning districts require yard setbacks wherein buildings must be set back a minimum distance from property lines, including right-of-ways. Buildings are not allowed to be built within yard setbacks. The submitted plat shows those yard setbacks on every lot (Attachment C). Detailed discussion of the setbacks is provided later in this report.

Access

The proposal consists of five new streets and two pedestrian routes, as shown on the Preliminary Plat. In summary, the proposed street designs meet CBJ 49.35.240 *Table of roadway construction standards*. An illustration of the streets is provided in Attachment G. Karl Reishus Boulevard will provide access to the subdivision from Glacier Highway, across from Sherwood Lane. All other new streets will provide internal circulation and will connect to adjacent properties. Some of these streets will provide access to future Phases 2 and 3 of the Pederson Hill development. These phases are not planned at this time. Further discussion of the new streets is provided later in the report.

The proposed pedestrian routes are designed to meet CBJ 49.35.610. An illustration of these routes is provided in Attachment H. The routes will provide internal circulation, such as to the new park (Lot 10 BL A), and external to the Kaxdigoowu Heen Dei (Mendenhall River Trail) to the east. Further discussion of those routes is provided later in this report.

Drainage

The project area is located on a downhill sloping hillside (see contour map in Attachment I). Existing drainage flows towards Glacier Highway. In summary, the proposal is to re-direct most drainage away from the highway and towards a vacant CBJ parcel to the east, near the Mendenhall River. Future drainage from each new lot is expected to be directed toward its adjacent street. The drainage plan and map are provided in Attachment J. With recommended conditions discussed later in this report, the drainage plan will meet CBJ 49.15.411(i)(4). The DOT/PF has reviewed and accepted the drainage plan (Attachment K).

Traffic Analysis

In summary, the resulting traffic volume and number of vehicle trips from the proposed 86 residential lots requires the submittal of a Transportation Impact Analysis (TIA) per CBJ 49.40.300. See the *Traffic Study* in Attachment L. The submittal TIA concludes no negative impact on existing streets. The TIA is discussed in detail later in this report. The DOT/PF has reviewed and accepted the TIA (Attachment K).

Habitat

Mapped wetlands exist throughout the subdivision. See the wetland map in Attachment M. The applicant has received approval from the COE to fill wetlands in areas of proposed ROWs and

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residential lots. See Attachment N for the COE approval document. Further discussion of wetlands is provided later in this report.

Pederson Creek is located within a small section of Block A and is classified as an anadromous stream (fish spawning). The attached letter from ADF&G indicates this designation and provides a map of the creek (Attachment O). The proposed lots in the location of this creek are to be preserved or have limited development potential. Development on those lots shall meet the 50-foot streamside yard setback from the creek per CBJ 49.70.310. Further discussion about this creek is provided later in this report.

According to staff's records, no other mapped habitat regulated by Title 49 exists within the scope of Phase 1.

Preliminary Plat Review

A complete Preliminary Plat application is established when the applicant submits required documentation pursuant to CBJ 49.15.402(c)(1-5).

CBJ 49.15.402(c) Preliminary Plat. The commission shall be responsible for approval of the preliminary plat. The subdivision proposal has been reviewed to ensure it meets the following:

49.15.402(c)(1) Application for a preliminary plat shall be on a form provided by the department, accompanied by a draft preliminary plat and the appropriate fee. The draft plat shall meet the standards set forth in CBJ 49.15.411.

The applicant submitted the CBJ Subdivision Application and associated Development Permit Application (Attachment A) and a draft preliminary plat (Attachment C). The applicant paid a Preliminary Plat fee of \$10,160.

Standards set forth in CBJ 49.15.411. The standards of CBJ 49.15.411 are expanded below for detailed explanation.

Subsections CBJ 49.15.411(a) - (e) and (f)(1-5) In summary, this section of code requires the submission of a preliminary plat showing the location and dimensions of all ROWs and properties, land ownership, easements and restrictions, and technical platting information. The plat and survey must be completed by an Alaskan licensed surveyor.

With staff's recommended modifications to the submitted plat, standards of this subsection are met:

Recommended Conditions to the Draft Plat:

- Ensure consistency with labels and naming throughout the Preliminary Plat pages.
- Remove labels 'Preservation Lot' and 'Park Lot' and replace with new plat note, as

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shown below.

- Add the following Plat notes:
 - Plat Note: "Right-of-way access for Lots 1-7 Block C shall be restricted to common driveways for each pair of lots. Only one of the seven lots may have its own driveway that is not common to an adjacent lot."
 - Plat Note: "Corner lots abutting Karl Reishus Boulevard shall have driveways limited to accessing a street other than Karl Reishus Boulevard."
 - Plat Note: "Wetlands exist throughout this subdivision. Development restrictions may apply. Permits/approvals shall be obtained prior to impacting wetlands."
 - Plat Note: "Lot 10 and 12 Block A and Lot 9 Block C shall be considered Public Use Lots. Restriction of building development, further subdivision, and other limitations or restrictions apply."

Subsection CBJ 49.15.411(f)(6) Requires showing topographical conditions of the area to be subdivided. This is provided in Attachment I.

Subsection CBJ 49.15.411(f)(7) Requires the applicant to indicate how new or changes to existing sewer and water utilities will be established. The applicant would extend the adjacent water and sewer lines along Glacier Highway throughout the subdivision to each new lot. A preliminary illustration of intended water and sewers lines can be seen in Attachment G.

This subsection also requires documentation of specific sizing, slope angle, and elevations of the intended water and sewer utilities. The applicant has not provided this detailed data at this time. Therefore, staff recommends as a condition of Preliminary Plat approval that the applicant submit this data as part of the construction plan phase of the overall subdivision development process. This will ensure appropriate sizing and design of water and sewer utilities for the subdivision.

Subsection 49.15.411(g) Requires an index sheet to be provided when multiple plat sheets are needed. This is provided as the cover sheet of the Preliminary Plat. See Attachment C.

Subsection 49.15.411(h) Requires the submission of a lot closure report. The applicant's submitted lot closure report has become outdated after several edits were made to a previous draft of the preliminary plat. For this reason, the outdated submitted lot closure report is not attached. Staff recommends as a condition of approval that the applicant

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submit a new lot closure report that accurately reflects the approved preliminary plat prior to Construction Plan approval.

This subsection also requires the disclosure of all known environmental hazards and proposed mitigation. According to staff's records, no environmental hazards have been identified in the project area at this time. If during construction or further site analyses environmental hazards are found, further assessment and permitting, if necessary, will be undertaken.

Subsection 49.15.411(i) Where applicable, this subsection requires eight elements to be addressed. Those that are relevant to the proposal are addressed below.

Subsection 49.15.411(i)(2) Wetlands. Requires a qualified person to delineate wetlands and map them on the subdivision plan.

Approximately nine acres of wetlands are mapped. A wetland boundary map is provided in Attachment M. The applicant has received approval by the US Army Corps of Engineers (COE) (approval letter provided in Attachment N) to fill wetlands in areas of future streets, drainages, and buildable lots. Lots 12 Block A and Lot 9 Block C will be preserved as wetland mitigation.

Subsection 49.15.411(i)(4) Drainage Report. This subsection requires the submission of a preliminary drainage report showing existing and proposed drainage conditions, preliminary drainage conveyances, and capacities. The drainage report, completed by DOWL Engineering, is provided in Attachment J.

Future drainage paths will be directed eastward along the new equestrian trail toward a vacant CBJ site near the Mendenhall River. CBJ Engineering has reviewed and accepted the drainage report. The Alaska Department of Transportation/Public Facilities has also reviewed and accepted the drainage report (Attachment K).

Subsection 49.15.411(i)(6) Erosion Control Plan. This subsection requires the submission of an erosion control plan indicating the management of slopes within the subdivision and for adjacent properties. This data has not been submitted at this time. Staff recommends as a condition approval that the applicant submit this data as part of the Construction Plan phase following Preliminary Plat approval. This condition will ensure that erosion issues are minimized throughout the development of the subdivision.

Subsection 49.15.411(i)(7) Traffic Study. This subsection requires the submission of a traffic study if forecasted average daily vehicle trips from the development are expected to exceed 500 daily trips. A Transportation Impact Analysis (TIA) addresses three primary issues: 1) future traffic impact to existing streets; 2) the

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Level of Service ('A' = Best, 'E' = Worst) on existing and proposed streets; and 3) recommended traffic mitigation measures, if needed.

A traffic study is required for the project because more than 800 daily trips are forecasted for the 86 residential lots. The required TIA is found in Attachment L. The TIA concludes that the existing streets can accommodate future traffic levels. Phase 1 build out of 86 homes is expected to have an acceptable Level of Service rating 'C'. The TIA does not recommend any mitigating measures. Although mitigating measures are not required, the TIA notes four items to consider for the subdivision:

1) Preliminary estimates suggest adequate sight distance can be provided at the proposed access driveway with Glacier Highway; however, more precise measurements should be performed as part of the roadway design.

Staff notes that this will be addressed when necessary permits are filed by CBJ with DOT/PF for constructing Karl Reishus Boulevard.

2) The proposed subdivision can serve pedestrian and bicycle needs by providing wide shoulders and/or sidewalks along the access road connecting to Glacier Highway.

Staff notes that sidewalks will be provided on both sides of the access road (Karl Reishus Boulevard).

3) Additional turn lanes on Glacier Highway are not required but may be beneficial due to their safety benefits and the potential future need if more development occurs and increases traffic volumes at the project access. Thresholds are met for adding a left-turn lane for westbound Glacier Highway (which could be an extension of the [Two-Way Left-Hand Turn Lane] (TWLTL) and a right-turn lane for eastbound Glacier Highway.

Staff notes that DOT/PF will address turn lanes in the future, if necessary, since they maintain Glacier Highway.

4) The relocated church driveway onto the new access road should have 80 feet of corner clearance, as measured from the nearest edge of the driveway to the Glacier Highway's nearest edge of traveled way

Staff notes that this will be addressed during the Construction Plan phase of this project.

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The TIA has been reviewed and accepted by the CBJ and Alaska Department of Transportation/Public Facilities (Attachment K).

49.15.402(c)(2) Public notice of the application shall be provided pursuant to CBJ 49.15.230.

The applicant will post a public notice sign in front of the site at least two weeks before the date of the Planning Commission hearing (by Tuesday, February 14, 2017). As of the date of this report, the public notice sign was installed along Glacier Highway near the entrance of the subdivision.

Public notice in the local newspaper (Juneau Empire) will be provided on February 17 and 27 of 2017.

As of the date of this report, a public mailing has been sent to all property owners within 500 feet of the boundary of the project and to all neighborhood associations recognized by the CBJ Clerk's Office.

49.15.402(c)(3) The director or applicant may request review by the Subdivision Review Committee.

The CBJ director finds that as the proposal consists of a typical subdivision layout and design, additional review by the Subdivision Review Committee was not needed. The applicant did not request review by the Subdivision Review Committee.

49.15.402(c)(4). The director shall prepare and submit a report to the commission noting any conditions of approval or plat notes recommended and addressing the following criteria:

(A) Whether the preliminary plat complies with CBJ 49.15.411;

The applicant's submitted preliminary plat complies with 49.15.411 with staff's recommended conditions, as shown in item (B) below.

(B) Whether the applicable subdivision development standards of this title are met, or can reasonably be met with conditions;

With staff's recommended conditions, the subdivision meets the applicable development standards pursuant to 49.15.402(c). The conditions are listed below.

1. Prior to Construction Plan approval, the applicant shall submit detailed data for future utilities per 49.15.411(f)(7).
2. Prior to Construction Plan approval, the applicant shall submit required documentation meeting 49.15.411(6) *Erosion Control*.

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3. Prior to Construction Plan approval, the applicant shall submit an updated lot closure report.
4. Prior to Construction Plan approval, the applicant shall submit another subdivision plat to ensure labels and naming are consistent throughout the plat sheets.
5. Add the following Plat notes:
 - Plat Note: "Right-of-way access for Lots 1-7 Block C shall be restricted to common driveways for each pair of lots. Only one of the seven lots may have its own driveway that is not common to an adjacent lot."
 - Plat Note: "All corner lots abutting Karl Reishus Boulevard ROW shall only have driveways that access streets other than Karl Reishus Boulevard"
 - Plat Note: "Wetlands exist throughout this subdivision. Development restrictions may apply. Necessary permits/approvals shall be obtained prior to impacting wetlands."
 - Plat Note: "Lots 10 & 12 Block A, and Lot 9 Block C shall be considered Public Use Lots. Restriction of building development, further subdivision, and other limitations or restrictions apply,"

(C) Whether the proposed subdivision will provide building sites suitable for the zoning district;

As explained below, the proposed subdivision will provide building sites suitable for the D-10SF district.

The proposal results in 86 residential lots and five sites for future development, preservation or park purposes. Within the 86 residential lots, the building sites are those areas located outside of yard setbacks. The Preliminary Plat shows the yard setbacks of the underlying D-10SF district (Attachment C). The yard setbacks of the D-10SF district are provided below.

D-10SF Yard Setbacks

- Front: 20 feet (Measured from ROW line)
- Rear: 10 feet
- Side: 3 feet, or 15 feet for those abutting the D-1 district to the east per 49.25.400, Table Note 3
- Street Side: 10 feet (Measured from second abutting ROW)

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Other factors limiting the building sites are steep hillsides, wetlands, environmental hazards, and unsuitable soils. Although nearly all lots in the Pederson Hill Subdivision are on a hillside, the slope angle is not severe enough to render the lots undevelopable or extraordinarily challenging to build upon. Secondly, the wetlands that affect a large number of lots will be filled to support future development, as allowed with the approved US Army Corps of Engineer permit (COE). See Attachment G for COE approval. No environmental hazards or unsuitable soils have been documented in the area of the subdivision. Further site analysis of soils will be completed upon the construction design phase of the project.

All lots indicated as for development provide building sites suitable for the D10SF zoning district as shown on Attachment C.

As stated earlier, five lots will not be developed for housing and, instead, will be used for future development, habitat, park space, wetland, or buffering purposes.

1. Lot 10 Block 'A' will be used as a small neighborhood park and may have children's playground equipment and a shelter. The park will also provide a direct pedestrian connection to the Cheex Equestrian Trail.
2. Lot 12 Block 'A' has the terminus of a Pederson Hill Creek (mapped anadromous), thus having sensitive habitat purposes. Therefore, this lot will be preserved in its existing natural state.
3. Lot 15 Block 'A' will be preserved in its existing natural state for the foreseeable future as a buffer to the private property to the south. Limited development may occur in the future.
4. Lot 9 Block C will be preserved in its natural state for wetland mitigation. Since this lot backs up to several homes and the Cheex Equestrian Trail, a foot path may be constructed on the lot to minimize pedestrian impact to sensitive wetlands while providing pedestrian connection throughout the area.
5. Lot 2A is part of the remainder of the large lot and will be used for future development and will have some preservation purposes.

Since CBJ water and sewer services will not be provided to Lots 10 and 12 Block A and Lot 9 Block C, they must be considered Public Use Lots and meet criteria under CBJ 49.15.422. The criteria are discussed below.

49.15.422 - Public use lots.

The director for minor subdivisions, or the commission for major subdivisions, may waive the dimensional standards of the public use lot for minimum lot size, lot width, and lot depth as set forth in CBJ 49.25.400, for lot frontage and access

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requirements as set forth in CBJ 49.15.420, and the provision of public improvements as set forth in CBJ 49.35, if the proposed use of the lot is for open space, natural area park, public or private utilities, conservation lot, or similar use, and if the following requirements are met: (emphasis added)

(1) The director or the commission finds that there is no public purpose or need that would be served by requiring the parcel to meet these code provisions and that the provisions are not applicable for the proposed public or quasi-public use of the lot;

Lots 10 and 12 Block A and Lot 9 Block C do meet the codes provisions of 49.25.400 and 49.15.420. However, those lots will not meet 49.35 because public utilities (water and sewer) are not applicable for the use of lots held for habitat and wetland preservation purposes.

(2) Restriction of building development, further subdivision, and other limitations or restrictions shall be noted on the plat in accordance with CBJ 49.15.412;

Staff recommends as a condition of approval, that the applicant add a plat note on the subdivision plat indicating the restriction of development in accordance with 49.15.412.

(3) For uses restricted from any building development, the land must be put into some form of permanent protected status through the use of conservation easements, deed restriction, or other instruments to assure building development will not occur where prohibited; and

Staff recommends as a condition of approval that the applicant submit documentation that places a permanent protected status on Lots 10 & 12 Block A and Lot 9 Block C.

(4) Unless otherwise provided, the minimum yard setback requirements may not be waived with respect to lots abutting the public use lot.

The underlying D-10SF districts have been noted on the attached subdivision plan.

(D) Whether the proposed street names are unique in the City and Borough or are continuations of existing streets and are otherwise acceptable;

All proposed street names are unique in the City and Borough of Juneau. The names are listed below and can be seen in Attachment C. Karl Reishus Boulevard is named after a CBJ police officer who passed away while serving on the force. The other street names are derived from Tlingit words for common features in the Pederson Hill area.

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New street names

1. Karl Reishus Boulevard
2. Yan Street = Hemlock trees
3. Guwakaan Street = Blacktail Deer
4. Kwalx Street = Fiddlehead Ferns
5. Keishish Lane = Alders

(E) Whether the director of engineering and public works has reviewed the application and determined that:

(i) The subdivision can be constructed to conform to applicable drainage and water quality requirements;

As discussed earlier, the submitted preliminary drainage plan has been reviewed and approved by CBJ Engineering and DOT/PF.

The subdivision will preserve water quality by utilizing multiple measures. The CBJ Engineering Department will ensure that new drainage and infrastructure utilize Best Management Practices (BMP). Secondly, the physical location of property lines will run along natural drainages whereas the corresponding yard setbacks measured from those property lines will ensure development avoids the drainage ditches. Thirdly, the terminus of Pederson Hill Creek ("Casa del Sol") (mapped anadromous stream) is located on Lot 12 Block A. As stated earlier, this lot will be preserved to minimize development impacts to the stream. Where the new equestrian trail crosses Pederson Hill Creek (south of Lot 12), a culvert, pedestrian bridge, or similar infrastructure will be provided to ensure proper water flow and fish transport. Staff recommends as a condition of approval the installation of a fish-passage infrastructure.

(ii) The streets, pioneer paths, and pedestrian ways as proposed accommodate anticipated traffic, align, and, where appropriate, connect with streets and pedestrian ways serving adjacent properties;

The proposed streets, paths, and pedestrian ways will accommodate anticipated traffic of the 86 residential lots and connect to adjacent properties. As described below, the new ROWs and improvements are designed in conformance with 49.35 Articles II and VI.

NEW STREETS

All proposed streets are designed to meet 49.35.240 *Table of roadway construction standards*. This table establishes minimum street standards based on anticipated Average Daily Trips (ADT). The higher the ADT, the

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greater standards apply. The applicable standards are discussed below.

Karl Reishus Boulevard is projected to have over 500 ADT because it is the only street connecting to Glacier Highway for all 86 residential lots. The Boulevard will also receive additional traffic from future subdivision phases. Per 49.35.240, Karl Reishus Boulevard must have a designed travel way width of at least 26 feet, 5-foot wide sidewalks on both sides of street, and a paved street surface. The applicant's submitted street profile (Attachment G) meets these standards.

All proposed interior streets are expected to have an ADT between 212 and 499. Per 49.35.240, those streets must have a minimum 24-foot wide travel way width, 5-foot sidewalks on at least one side of street, and a paved street surface. The applicant's submitted street profile (Attachment G) meets these standards.

All proposed streets will have a driving surface slope of 8% or less. This is below the maximum allowed slope per 49.35.240(d) *Street Grades*. The applicant indicates that the street slope allows school buses to access the subdivision.

Per 49.35.240 *Table of roadway construction standards* street lighting will also be provided at street intersections to illuminate the roadway areas. The applicant has not provided a lighting plan at this time. Therefore, staff recommends as a condition of approval that the applicant provide this data for the Construction Plan step.

Detailed drawings of the street material, grade, lighting, etc. will be provided at the Construction Plan step of the Major Subdivision process.

Right-Of-Way (ROW) Dimensions

CBJ 49.35.240 *Table of roadway construction standards* also establishes a uniform 60-foot wide right-of-way (ROW) for new public ROWs. Karl Reishus Boulevard ROW is designed at 60 feet wide, while the other ROWs are only 50 feet wide. The Land Use Code allows ROWs to be less than the standard 60-foot width pursuant to 49.35.240(b)(5).

CBJ 49.35.240 (b)(5) The director shall make written findings supporting right-of-way minimum width reductions granted under this section. The director's findings shall state that:

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(A) The applicant has provided room for electric utility features and demonstrates that if the road is upgraded in the future to include additional sidewalks that there is sufficient right-of-way for construction of the sidewalks without need for retaining walls over two feet in height.

Director's findings: Sidewalks will be included with the initial design and will be constructed when the property is developed therefore no additional property will be needed.

(B) There is sufficient right-of-way or easements to allow for drainage improvements required by construction of the sidewalks.

Director's findings: Since sidewalks will be constructed when the development is completed, the drainage design will be integrated with sidewalks.

(C) That any driveways shall be constructed to accommodate the elevations of future sidewalks.

Director's findings: All streets will be constructed with sidewalks. Driveway curb cuts will be installed when sidewalks are constructed.

(D) No additional right-of-way width will be required in order to provide for sufficient access to abutting lands.

Director's findings: Several rights-of-way have been extended to adjacent properties to accommodate future adjacent developments.

(E) There is sufficient room for snow storage.

Director's findings: The end of streets that are stubbed to adjacent properties will be available for snow storage until the streets are extended. When street extensions are proposed, new snow storage sites will be proposed.

NEW NON-VEHICULAR PATHS

Sidewalks will be provided along both sides of all proposed streets at widths of five and six feet (Attachment G) and will meet minimum width per 49.35.610(b). As stated earlier, only one sidewalk is required along the interior streets. The "extra" sidewalk will accommodate the higher pedestrian demand expected to access the park and trail system.

The Cheex Equestrian Trail ROW (accommodating horse riders, pedestrians, and bicyclists) is 30 feet wide and will have a 10-foot wide trail surface for

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pedestrians and a 20-foot wide surface where needed to accommodate emergency vehicles, as discussed earlier. A profile drawing of this trail is provided in Attachment H. This trail will provide a connection between the existing Mendenhall River Trail to the east and the Swampy Acres equestrian facility to the west. Horseback riders from Swampy Acres currently use a narrow path to connect to the Kaxdigoowu Heen Dei (Mendenhall River Trail). The Cheex Equestrian Trail will better, and more comfortably, accommodate equestrians and pedestrians/bicyclists. This trail will not be paved. As stated earlier, the western portion of the equestrian trail would be removed if the second emergency access is provided along the eastern portion of the equestrian trail.

The Wild Rose Walk ROW (pedestrian route) will provide a short and direct walking route between Yan Street and the proposed park (Lot 10 BL A), Cheex Equestrian Trail, and the existing non-motorized path along Glacier Highway. A profile view of this ROW is provided in Attachment H and is labeled on the Preliminary Plat. This ROW is designed at 20 feet wide with a five-foot wide walking surface. CBJ 49.35.610(a) requires a minimum 10-foot wide walking surface. Staff recommends as a condition of approval that the walking surface within the Wild Rose Walk ROW be at least 10 feet wide per 49.35.610(a).

Continuation of 49.15.402(c)(4) (E)

(iii) Any proposed improvements conform to the requirements of this title and can feasibly be constructed in accordance with this title; and

With the recommended conditions, the proposed improvements conform to 49.35 Articles II and VI, and can feasibly be constructed in accordance with Title 49.

(iv) Where public sewer is not required, the applicant has shown that soils are suitable for individual on-lot wastewater treatment and disposal or has shown the feasibility of alternative methods for wastewater treatment and disposal.

N/A. Public sewer exists along Glacier Highway and will be extended throughout all phases of the Pederson Hill subdivision.

If Preliminary Plat approval is given, the applicant will submit detailed plans of all public improvements (streets, sidewalk, utilities, etc.) for the Construction Plan step. After Construction Plan approval is gained and installation of improvements is completed and approved, the applicant will file the Final Plat for Planning Commission approval. After approval is received, the subdivision plat will be recorded with the State Recorder's Office.

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FINDINGS

CBJ 49.15.402(C)(4) Major Subdivisions. The Director shall prepare and submit a report to the Planning Commission noting any conditions of approval or plat notes recommended and addressing the following criteria:

- (A) Whether the preliminary plat complies with CBJ 49.15.411.**
Yes. With the recommended conditions, the Preliminary Plat complies with CBJ 49.15.411.
- (B) Whether the applicable subdivision development standards of this title are met, or can reasonably be met with conditions.**
Yes. With the recommended conditions, the subdivision meets the standards of Title 49.
- (C) Whether the proposed subdivision will provide building sites suitable for the zoning district.**
Yes. All lots will have building sites suitable for the D10SF zoning district.
- (D) Whether the proposed street names are unique in the City and Borough or are continuations of existing streets and are otherwise acceptable.**
Yes. All proposed street names are unique in the City and Borough of Juneau.
- (E) Whether the director of engineering and public works has reviewed the application and determined that:**
 - (i) The subdivision can be constructed to conform to applicable drainage and water quality requirements;**
Yes. As described above, the applicant's drainage report is acceptable by CBJ and DOT/PF agencies. Also, several lots will be preserved as wetland mitigation and anadromous stream protection. DEC's recommendation of utilizing Best Management Practices will ensure water flow and quality.
 - (ii) The streets, pioneer paths, and pedestrian ways as proposed accommodate anticipated traffic, align, and, where appropriate, connect with streets and pedestrian ways serving adjacent properties;**
Yes. As described above, the proposed streets and pedestrian ways will accommodate anticipated traffic and connect to adjacent properties. Further, the submitted Traffic Study indicates an acceptable level of service and does not required mitigating measures. CBJ and DOT/PF have both found the Traffic Study acceptable.
 - (iii) Any proposed improvements conform to the requirements of this title and can feasibly be constructed in accordance with this title; and,**

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Yes. With staff's recommended conditions, all proposed improvements (proposed streets, sidewalks, pathways, and utilities, etc.), will conform to the requirements of Title 49.

- (iv) **Where public sewer is not required, the applicant has shown that soils are suitable for individual on-lot wastewater treatment and disposal or has shown the feasibility of alternative methods for wastewater treatment and disposal.**

Not Applicable. Public sewer is available for the project.

CBJ 49.15.402(C)(5) Major Subdivisions. In issuing its notice of decision on a preliminary plat, the Commission may accept, amend, or reject the director's proposed recommendations. The decision of the commission approving or denying a preliminary plat application will be set forth in a notice of decision, and will specify any conditions or plat notes required for final plat approval. If the preliminary plat is denied, the applicant may submit a revised plat application, without paying additional application fees, within 180 days from the date of the notice of decision.

CONFORMITY WITH ADOPTED PLANS

As indicated earlier in this report, local consistency of adopted CBJ plans is required for city projects pursuant to CBJ 49.15.580. A list of the relevant CBJ plans reviewed in this report is provided below. A full analysis of each plan follows.

- 2013 Comprehensive Plan
- 2016 Housing Action Plan
- 2016 CBJ Land Management Plan
- 2015 Juneau Economic Development Plan
- 2009 Juneau Non-Motorized Transportation Plan
- 2001 Area Wide Transportation Plan

2013 Comprehensive Plan

The Comprehensive Plan provides a long-range blueprint designed to guide growth, development, and conservation of valued resources within the community over the next 20 years. This plan identifies Juneau's long history of housing shortage and lack of affordability. As of the date of this report, the housing shortage remains a high community concern. The following excerpts from the Housing Element Chapter touch on this issue

Introduction

Like many communities across the country, Juneau residents are suffering from a housing crisis: There is an inadequate supply of housing to provide residents adequate choice in

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housing size, location and price, resulting in residents paying more than 30% of their income on housing. (Page 25)

Housing Need

Juneau households live in single-family detached and attached homes, accessory apartments, condominium units, two- to four-plex structures, apartments, mobile homes on lots or in parks, group homes or congregate housing units with support services, extended stay hotels and motels, RV parks, float homes and boats, and campgrounds. A variety of dwelling unit types and sizes need to be provided throughout the borough, but particularly within the roaded area. Due to the cost of land and construction, small unit sizes and high density developments located within the area served by sewers are needed in order to achieve affordability. (Page 25)

Juneau has several distinctive housing needs that many other communities do not have. These are Legislative Session workers, Tourism/Fishing Season workers as well as members of the Coast Guard and their families. (Page 26)

Housing Policies

The purpose of this section is to recommend policies that encourage adequate housing for all Juneau residents and to protect the character and livability of its neighborhoods. As housing choice is influenced both by lifestyle and income, the CBJ government should encourage and facilitate the provision of a variety of affordable housing opportunities to its residents including: Single family detached and attached housing, condominiums, apartments, efficiency units or Single Room Occupancy (SRO) units, modular homes and manufactured homes, and float homes. Ensuring an adequate supply of rental housing, particularly for low-income residents, is also an important priority. (Page 36)

POLICY 4.1. TO FACILITATE THE PROVISION AND MAINTENANCE OF SAFE, SANITARY AND AFFORDABLE HOUSING FOR CBJ RESIDENTS. (Page 36)

POLICY 4.2. TO FACILITATE THE PROVISION OF AN ADEQUATE SUPPLY OF VARIOUS HOUSING TYPES AND SIZES TO ACCOMMODATE PRESENT AND FUTURE HOUSING NEEDS FOR ALL ECONOMIC GROUPS. (Page 37)

4.2 - SOP3 The CBJ government should seek and facilitate new housing production, for all types, at an annual rate that mimics the growth rate of new households in Juneau, in order to maintain adequate choice of residence type, location, and cost. (Page 36)

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The following policy of the 2013 Comprehensive Plan recommends providing various transportation choices for the community and ensuring non-motorized routes are incorporated into future development.

POLICY 8.5 IT IS THE POLICY OF THE CBJ TO PROMOTE A BALANCED, WELL INTEGRATED LOCAL MULTI-MODAL SURFACE TRANSPORTATION SYSTEM THAT PROVIDES SAFE, CONVENIENT AND ENERGY-EFFICIENT ACCESS AND TRANSPORT FOR PEOPLE AND COMMODITIES. (Page 109)

8.5 - DG1 Require dedication of all rights-of-way and easements, including those for trails, roads and transit corridors and facilities on subdivision plats and development plans as determined to be appropriate by the Planning Commission for that development. Obtain commitments to construct trails and local and collector roadway improvements from private developers when projects are approved, and ensure that those improvements are complete prior to issuing building permits on adjacent properties within that development. (Page 109)

Chapter 9 of the Comprehensive Plan addresses parks, recreation trails and natural resources. The following policy recommends incorporating parks, open space, and recreational facilities in future development for the community.

POLICY 9.1. IT IS THE POLICY OF THE CBJ TO PROVIDE QUALITY DISPERSED OUTDOOR RECREATIONAL OPPORTUNITIES AND TO ACQUIRE AND DEVELOP SUFFICIENT LOCAL PARKS AND RECREATIONAL FACILITIES IN LOCATIONS CONVENIENT TO ALL AREAS OF THE CBJ. PLACES GIVEN PRIORITY FOR NEW FACILITIES INCLUDE RAPIDLY DEVELOPING AREAS AND CURRENTLY DEVELOPED AREAS THAT LACK ADEQUATE PARKS AND RECREATION FACILITIES. (Page 124)

9.1 - IA23 Develop parks and recreation facilities, for both urban level and dispersed recreation, based on the CBJ's unique characteristics, needs, and traditions. In developing dispersed recreation opportunities such as fish and wildlife viewing areas and increased sport fishing opportunities, recognize the importance of habitat and sensitive area protection. (Page 126)

9.1 - IA21 Incorporate park lands in developing areas through designation of publicly owned lands, acquisition of private lands, or dedication of lands during the subdivision process. (Page 126)

The following policies recommend the preservation of wildlife and stream corridor systems when creating natural trail systems or other outdoor recreational provisions within a development.

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POLICY 9.2. IT IS THE POLICY OF THE CBJ TO DEVELOP AND MAINTAIN AN INTERCONNECTED NON-MOTORIZED TRAIL SYSTEM THAT IS COMPLEMENTARY WITH, AND MAY BE CONTIGUOUS WITH, UN-FRAGMENTED FISH AND WILDLIFE CORRIDORS ALONG ANADROMOUS STREAMS WITHIN THE ROADED AREA THAT PROVIDES FISH AND WILDLIFE AND HUMAN ACCESS TO THE SEA FROM THE UPLANDS. (Page 127)

9.2 - IA2 When reviewing capital improvement plans and building or use permit applications, seek to protect lands necessary to establish and/or maintain the un-fragmented fish and wildlife corridors and trail network. This may include the dedication of conservation easements or "no build" zones within a development as well as dedication provision of public access through the trail easements. (Page 127)

9.2 - IA3 Improve and expand the CBJ trail system to provide an un-fragmented trail system that offers opportunities for a wide range of experiences, safety of the users, and protection of fish and wildlife habitat. (Page 127)

POLICY 9.3. IT IS THE POLICY OF THE CBJ TO PRESERVE AS PUBLIC NATURAL AREAS THOSE PUBLICLY-OWNED LANDS AND SHORELINE AREAS THAT POSSESS IMPORTANT RECREATIONAL, SCENIC, FISH AND WILDLIFE, AND OTHER ENVIRONMENTAL QUALITIES OR ARE SUBJECT TO NATURAL HAZARDS. (Page 128)

9.3 - SOP2 Acquire land or regulate its use as necessary to protect the public from natural hazards and to preserve sensitive natural resources. (Page 128)

Chapter 17, Community Development, speaks to the development of public facilities and land. The following policy recommends public and private sector coordination or partnership when carrying out projects that serve public needs.

POLICY 17.1 IT IS THE POLICY OF THE CBJ TO COORDINATE DEVELOPMENT ACTIVITIES OF THE PRIVATE AND PUBLIC SECTORS FOR PROJECTS THAT ARE CONSISTENT WITH THE COMPREHENSIVE PLAN AND MEET IMPORTANT PUBLIC NEEDS. (Page 226)

The following policy recommends that the CBJ provide lands for future development that serve a public interest.

POLICY 17.2 IT IS THE POLICY OF THE CBJ TO HOLD CERTAIN LANDS IN THE PUBLIC TRUST, AND TO DISPOSE OF CERTAIN LANDS FOR PRIVATE USE WHEN DISPOSAL SERVES THE PUBLIC INTEREST. (Page 227)

Phase 1 of the Pederson Hill subdivision is consistent with the policies identified above because it increases housing options for the community, provides multi-modal transportation routes,

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preserves natural wetlands and habitat areas, and provides a neighborhood-scale park for future residents.

In addition to those policies, the Comprehensive Plan categorizes various areas of the community into land use designations which provide policy direction for future zoning. Phase 1 of the Pederson Hill Subdivision is identified as Medium Density Residential (MDR) (Attachment R) which is defined as *"...lands are characterized by urban residential lands for multifamily dwelling units at densities ranging from 5 to 20 units per acre. Any commercial development should be of a scale consistent with a residential neighborhood, as regulated in the Table of Permissible Uses (CBI 49.25.300)."* Phase 1 is zoned D-10SF, 10 units per acre. The proposal complies with the D-10SF and is consistent with the MDR density.

Staff finds the project consistent with the policies and land use designation of the Comprehensive Plan.

2016 Housing Action Plan

The Assembly adopted the 2016 Housing Action Plan by resolution on December 19, 2016. This plan builds upon past housing assessments, analyses, and reports and recommends specific action items to increase housing affordability and diversity in housing types. Attachment S provides a short narrative describing some of the challenges confronted when providing lower-cost housing development in Juneau.

The following excerpts in the plan provide some history of Juneau's housing problem.

Juneau's housing challenges are significant and long-standing. Completed in 2010 and 2012 by the Juneau Economic Development Council, the Housing Needs Assessments found vacancy rates that indicated a critical shortage in housing. Based upon these concerning findings, the 2013 Comprehensive Plan recommended undertaking a housing plan that strategizes methods to successfully create and sustain quality neighborhoods by developing affordable housing through a diversity of housing types and densities. [Page 7]

In 2014, the adopted Juneau Economic Development Plan further found that Juneau's housing supply does not meet demand in terms of housing type, size, price, or location. Its top ten initiatives included the development of a housing action plan. Supporting the findings from the previous studies of 2010 and 2012, the Economic Development Plan further strengthened the case for the critical need of housing for all ages and income groups to gain and maintain a strong, stable economy. [Page 7]

Part 1: Housing Market Challenges & Problems of this Plan have been attached as additional information to help explain the many reasons that have kept Juneau's housing 'stuck' in a limited market. (Attachment S)

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On pages 12-17, the plan states that housing data from all tiers of government (federal, state, and local) indicate that Juneau's housing challenges are real and that 'business-as-usual' housing development will only worsen this challenge into the future. The following relevant changes recommended in the plan to increase housing choice and affordability are: use CBJ land, create partnerships with non- and for-profit developers, use CBJ resources, and create more housing for young families and seniors.

The project is consistent with the Housing Action Plan because it will result in additional housing development. By platting small lots and subsequently facilitating the construction of small homes, the project will provide housing options for people interested in starter homes and downsizing. It is expected that because of the smaller lots the development costs will be reduced, resulting in opportunities for lower cost homes. Lastly, the CBJ will look toward forming partnerships with housing developers and builders for this project.

2016 CBJ Land Management Plan

One of the main purposes of the CBJ Land Management Plan is to recommend which CBJ parcels should be disposed to the general market for future development opportunities. The property in question is listed in the Land Management Plan for disposal (Item 0420; page 25). See Attachment T for the mapped parcel. The proposal of subdividing Phase 1 and later phases of Pederson Hill for future private and public development is consistent with the 2016 CBJ Land Management Plan.

2015 Juneau Economic Development Plan

The purpose of the Economic Development Plan is to advance Juneau's position on a path of economic resilience and prosperity by promoting economic industries, including more diverse housing options. This plan was adopted as an element of the Comprehensive Plan. The following excerpts from the plan further emphasize the need for more housing and identify that the lack of housing options has a direct negative impact on Juneau's economic prosperity.

Initiative: Promote Housing Affordability and Availability

Introduction

Juneau's housing supply does not meet demand in terms of housing type, size, price, or location. In particular, there is a shortage of affordable housing in Juneau (not to be confused with "low-income" housing). [Page 94]

Juneau households and businesses agree that the lack of housing and lack of affordable housing in Juneau has become a critical barrier to economic opportunity (2014, JEP Household and Business Surveys). Nearly three-quarters (72 percent) of Juneau's households find availability of affordable housing as a significant barrier to Juneau's economic development. When asked to identify the extent to which various factors were barriers to their own business or organization's growth, business owners and employers

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completing the JEP Business Survey rated the cost of living as #1 barrier (44 percent) and the lack of available housing for employees as the #2 barrier (39 percent). [Page 94]

Potential Threats/Opportunities

Critical Gaps

Resident and business concerns are verified by academic studies that show a relationship between unaffordable housing and slower local employment growth, and, between high housing costs and out-migration and job loss. For cities, being family-friendly is becoming increasingly important as the large millennial generation enters their 30s, the primary years for raising children and seeking more stable housing. Recent analyses have suggested that, "All else being equal, high housing prices, particularly for single-family homes, drive people with young children away." [Page 94]

Having an adequate supply of affordable housing has become an important economic development consideration, as well as a route to social inclusion. [Page 94]

Juneau's Current Housing Stock and Possible Future Development

There are currently 13,387 Dwelling Units (DU) in Juneau. Looking five years out, future housing development may be affected by several factors, including:

2. The CBJ is proceeding to develop access roads, install utilities, and plat a subdivision in phases for about 200 lots on CBJ land at Pedersen Hill. New Single-Family D-10 zoning there will encourage small-lot (5000 sf) residential development similar to the federal "flats" area neighborhood. Yet to be determined is where any financing rules or other incentives should be put into place to help ensure the affordability or prevent speculative land acquisition of these homesites. Initial phases of lots could be ready within five years. (Emphasis Added) [Page 95]

The Economic Development Plan includes the following action item for increasing housing development.

Action 1-A Establish goals and specific targets for types of housing and in specific locations. [Page 103]

The subject project will result in 86 residential lots. This will help alleviate some of the housing shortage for the community and, therefore, is consistent with the 2015 Juneau Economic Development Plan.

2009 Juneau Non-Motorized Transportation Plan

The purpose of the Non-Motorized Transportation Plan is to promote active transportation by

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establishing an integrated, community-wide bicycle and walking network that can be used by all Juneau residents for all types of trips. This plan was adopted as an element of the Comprehensive Plan.

The Non-Motorized Transportation Plan recommends new infrastructure (i.e. sidewalks, pathways) throughout various neighborhoods of the community. Page 62 recommends a 10-foot wide, separated path across Pederson Hill that connects Auke Lake to the pedestrian bridge at Dimond Park (over 1 mile in length). This path is shown in Attachment U and is mapped near the subject subdivision. The subdivision's planned equestrian trail could eventually facilitate this separated path as future phases of the Pederson Hill subdivision are completed. Also, future Phases 2 and 3 will facilitate non-motorized pedestrian connection to Auke Lake.

Another separated path recommended in the plan is also located near the proposed subdivision along Glacier Highway. This path was built in 2015 with a 10-foot wide paved surface and connects the UAS campus to Riverside Drive via Glacier Highway. The proposed subdivision's sidewalks will connect to Glacier Highway and the separated pathway. Future residents of the Phase 1 subdivision would easily be able to reach other parts of the community via non-motorized transportation.

The Non-Motorized Transportation Plan also recommends that sidewalks be provided throughout a development at a minimum width of five feet. The proposed subdivision includes sidewalks on both sides of all streets with a minimum width of 5 feet. Appropriate intersection crossings/markers and accessible ramp design features will be incorporated in the project. Therefore, easy and safe access within the subdivision and to adjacent areas will be provided.

The project's non-motorized transportation infrastructure is consistent with the Non-Motorized Transportation Plan.

2001 Area Wide Transportation Plan

The Area Wide Transportation Plan provides a 20-year direction on long-term transportation needs for motorized and non-motorized users. Some of the main goals include: measures that enhance safety for all user groups, improvements to existing facilities, and increasing transit operations and route efficiencies. This plan was adopted as an element of the Comprehensive Plan

As a general recommendation listed on page 37, this plan supports the development of off-street pedestrian/bicycle pathways in the Mendenhall Valley area that connect to existing main pathway systems, such as the Mendenhall River pathway, nearby schools, and shopping areas. Also, the plan recommends that sidewalks be installed in new residential developments. Based on pedestrian needs, one or two sidewalks should be provided.

The proposal is consistent with the recommendations of the Area Wide Transportation Plan.

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Sidewalks will be provided on both sides of the streets throughout the subdivision, as well as be provided connecting to the pathway along Glacier Highway. The proposed equestrian trail will eventually connect to the paved pathway along Kaxdigoowu Heen Dei (Mendenhall River trail) and Dimond Park; and, future Phases will also connect to Auke Lake and UAS.

Based on the analysis above, staff concludes that the project is consistent with the relevant CBJ plans.

RECOMMENDATION

Staff recommends that the Planning Commission accepts the Director's analysis and findings and approve the Preliminary Plat for Phase 1 of Pederson Hill subdivision, resulting in 86 Residential lots and 5 lots for future development, preservation, or park purposes. This approval would allow the applicant to submit for the Final Plat Application. We further recommend that the approval be subject to the following conditions:

1. Prior to Construction Plan approval, the applicant shall submit detailed data for future utilities per 49.15.411(f)(7).
2. Prior to Construction Plan approval, the applicant shall submit required documentation meeting 49.15.411(6) *Erosion Control*.
3. Prior to Construction Plan, the applicant shall submit an updated lot closure report.
4. Prior to Construction Plan approval, the applicant shall submit another subdivision plat to ensure labels and naming are consistent throughout the plat sheets.
5. Remove labels 'Preservation Lot' and 'Park Lot' and replace with new plat note, as shown below.
6. Prior to Final Plat approval, the applicant shall submit another draft plat with the following plat notes on the subdivision plat:
 - Plat Note: "Right-of-way access for Lots 1-7 Block C shall be restricted to common driveways for each pair of lots. Only one of the seven lots may have its own driveway that is not common to an adjacent lot."
 - Plat Note: "Corner lots abutting Karl Reishus Boulevard shall have driveways limited to accessing a street other than Karl Reishus Boulevard."

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- Plat Note: "Wetlands exist throughout this subdivision. Approval to impact these wetlands has been given by the US Army Corps of Engineers (COE). Consult COE for more information."
- Plat Note: "Lots 10 & 12 Block A and Lot 9 Block C shall be Public Use Lots. Restriction of building development, further subdivision, and other limitations or restrictions apply."

7. Prior to Plat recording, the applicant submit documentation that places a permanent protected status on Lots 10 & 12 Block A and Lot 9 Block C in accordance with 49.15.422.

8. Prior to Construction Plan approval, the applicant shall submit a design showing a drainage infrastructure that would allow fish passage through the equestrian trail east of Karl Reishus Boulevard.

9. Prior to Construction Plan approval, the applicant shall submit a design showing a minimum 10-foot wide walking surface within the Wild Rose Walk ROW per 49.35.610(a).

10. Prior to Construction Plan approval, the applicant shall submit a lighting plan meeting applicable CBJ standards.

11. Prior to Construction Plan approval, the applicant shall submit documentation ensuring compliance with section D107.1.1 of the International Fire Code.

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DEVELOPMENT PERMIT APPLICATION

Project Number		CITY and BOROUGH of JUNEAU		Date Received: 4/25/16	
Project Name (City Staff to Assign Name)					

INFORMATION	Project Description Preliminary plat for residential subdivision for 86 single family lots as shown on the attached draft plat.				
	PROPERTY LOCATION				
	Street Address 10300 Glacier Highway			City/Zip 99801	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) USS 5504, Pederson Hill Lot 2				
	Assessor's Parcel Number(s) 4B2201010101				
	LANDOWNER/ LESSEE				
	Property Owner's Name City and Borough of Juneau			Contact Person: Greg Chaney	Work Phone: 586-0205
	Mailing Address 155 South Seward Street, Juneau, Alaska 99801			Home Phone: 586-2594	Fax Number: 465-2465
	E-mail Address greg.chaney@juneau.org			Other Contact Phone Number(s):	
	LANDOWNER/ LESSEE CONSENT ****Required for Planning Permits, not needed on Building/ Engineering Permits****				
PROJECT / APPLICANT	I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.				
	X	 Landowner/Lessee Signature			Date April 22 2016
	X	_____ Landowner/Lessee Signature			Date
	NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.				
	APPLICANT If the same as OWNER, write "SAME" and sign and date at X below				
	Applicant's Name Greg Chaney			Contact Person: Greg Chaney	Work Phone: 586-0205
	Mailing Address 155 South Seward Street, Juneau, Alaska 99801			Home Phone: 586-2594	Fax Number: 586-5385
	E-mail Address greg.chaney@juneau.org			Other Contact Phone Number(s): Dan Bleidorn 586-0224	
	X	 Applicant's Signature			Date of Application
	OFFICE USE ONLY BELOW THIS LINE				

STAFF APPROVALS	✓	Permit Type	Fee	Date Received	Application Number(s)	
		Building/Grading Permit				
	X	City/State Project Review and City Land Action		4/25/16	SMP 2016 0001	
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)				
		Mining Case (Small, Large, Rural, Extraction, Exploration)				
		Sign Approval (If more than one, fill in all applicable permit #'s)				
	X	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)		4/25/16	SMP 2016 0002	
		Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)				
		Variance Case (De Minimis and all other Variance case types)				
		Wetlands Permits				
		Zone Change Application				
		Other (Describe)				
	***Public Notice Sign Form filled out and in the file.					
	Comments:					Permit Intake Initials ANE

SMF2021 0001 ATTACHMENT B

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SUBDIVISION OR PLATTING APPLICATION

Project Number	Project Name (15 characters)	Case Number SMP20160002	Date Received 4/25/16
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TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED
(see submittal requirements on reverse)

MINOR SUBDIVISION (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 SUBDIVISION (changing or creating 14 or more lots) ☒ Preliminary Plat (SMP) ☐ Final Plat (SMF) ☐ Preliminary Development Plan - PUD (PDP) ☐ Final Development Plan - PUD (PDF) ☐ Bungalow Lot Subdivision ☐ Common Wall/Zero Lot Subdivision ☐ Other _____
---	--

Please attach a cover letter to fully explain the project if there is not adequate space on this form.

LEGAL DESCRIPTION(S) OF PROPERTY TO BE SUBDIVIDED OR PLATTED:
Lot 2 Pederson Hill Subdivision

Number of Existing Parcels 1 Total Land Area 121.4 acres Number of Resulting Lots or Parcels 91

HAS THE PARCEL BEEN CREATED BY A MINOR SUBDIVISION IN THE PRECEDING 24 MONTHS: ☐ NO ☒ YES If Yes, provide the Case Number AME 2014 0003

EXISTING BUILDING(S) OR STRUCTURES ON THE LAND: ☐ YES ☒ NO

CURRENT USE OF LAND OR BUILDING(S): Vacant

PROPOSED USE OF LAND OR BUILDING(S): D10 SF Single Family Residential Subdivision

UTILITIES AVAILABLE: WATER: ☒ Public ☐ On Site SEWER: ☒ Public ☐ On Site

UNIQUE CHARACTERISTICS OF LAND OR BUILDING(S): _____

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side. If you need any assistance filling out this form, please contact the Permit Center at 586-0770.	SUBDIVISION/PLATTING FEES <table style="width:100%;"> <thead> <tr> <th style="text-align: left;">Fees</th> <th style="text-align: left;">Check No.</th> <th style="text-align: left;">Receipt</th> <th style="text-align: left;">Date</th> </tr> </thead> <tbody> <tr> <td>Application Fees</td> <td><u>\$10,160</u></td> <td><u>PAC (see attached)</u></td> <td><u>4/25/16</u></td> </tr> <tr> <td>Admin. of Guarantee</td> <td><u>\$</u></td> <td><u></u></td> <td><u></u></td> </tr> <tr> <td>Adjustment</td> <td><u>\$</u></td> <td><u></u></td> <td><u></u></td> </tr> <tr> <td>Total Fee</td> <td><u>\$10,160</u></td> <td><u></u></td> <td><u>4/25/16</u></td> </tr> </tbody> </table>	Fees	Check No.	Receipt	Date	Application Fees	<u>\$10,160</u>	<u>PAC (see attached)</u>	<u>4/25/16</u>	Admin. of Guarantee	<u>\$</u>	<u></u>	<u></u>	Adjustment	<u>\$</u>	<u></u>	<u></u>	Total Fee	<u>\$10,160</u>	<u></u>	<u>4/25/16</u>
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Adjustment	<u>\$</u>	<u></u>	<u></u>																		
Total Fee	<u>\$10,160</u>	<u></u>	<u>4/25/16</u>																		

SMP2021 0001 ATTACHMENT B

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

MEMORANDUM

CITY/BOROUGH OF JUNEAU
Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
greg.chaney@juneau.org

Voice (907) 586-0205
Fax (907) 586-5385

TO: The Planning Commission
FROM: Greg Chaney, Lands and Resources Manager
SUBJECT: Pederson Hill Major Subdivision Preliminary Plat
DATE: April 22, 2016



Design Notes Pederson Hill Subdivision Phase I

Developing a residential subdivision on CBJ property at the base of Pederson Hill area has a long history. This location was identified as Development Area 3 in the July 2010 Conceptual Master Plan Study for Pederson Hill.

On March 25, 2014 the Planning Commission considered AME2014 0003, a rezone request submitted by the Lands and Resources Division to rezone CBJ parcels on Pederson Hill from D1(t)D5 to a combination of D10 Multi-Family and D10SF (single-family). The Planning Commission recommended expanding the area designated as D10SF and unanimously adopted a motion of support for the concept. The Assembly approved the rezone on June 9 2014.

In order to develop this property, the CBJ needed an access route to the site. A land trade was arranged with neighboring Christ Lutheran Church and the plat finalizing the land trade was recorded in October 2015. Since that time the CBJ Lands Division and Engineering Department have been working with DOWL to develop a Phase I preliminary plat for a D10SF residential subdivision.

D10SF Design Standards

Minimum Lot Size 3,600 square feet
Minimum Lot Width 40'
Minimum Lot Depth 85'

Typical Lot Depicted: 4,500 square feet
Average Lot Width 50'
Average Lot Depth 85'
Main Access Right-Of-Way 60' wide
Other Rights-of-Way 50' wide
Pedestrian stairway width 20' wide

RECEIVED

APR 26 2016

PERMIT CENTER/CDD

Attachment D - SMP2017 0001: Plat Modification - Page 118

Specific Design Features (see attached subdivision plat)

- A. Karl Reishus Boulevard is the primary access road for Subdivision. A significant design feature is that it is directly across Glacier Highway from Sherwood Lane. This property was obtained via a land trade with the adjacent Lutheran Church.
- B. The access driveway to the church parking lot from Glacier Highway will have to be moved and combined with Karl Reishus Boulevard so that there will only be one access to Glacier Highway at this location.
- C. Lot 15 Block A is along the edge of a meadow and has habitat value. This long narrow strip of property is not currently defined for any specific use but it is anticipated that it will be retained in a natural state for a buffer and habitat purposes. It is possible that in the future this property might be utilized for snow storage, developed park or further subdivided and disposed of for private use.
- D. Lot 9 Block C has been set aside as a Conservation Lot. This park is intended to be left in its natural state as partial mitigation for wetland impacts. A few foot paths may be constructed to protect the wetlands from being trampled.
- E. The Cheex Equestrian Trail will border the lower portion of the subdivision. The equestrian trail will begin at the edge of "Swampy Acres" and for now will terminate at the eastern border of the subdivision. Alignment of the trail from this point to the trail network along the Mendenhall River will be finalized if the preliminary plat is approved.
- F. Some small streams thread their way through the property. Lot 12 Block A contains the terminus of an anadromous stream. Therefore this lot has been set aside as a Conservation Lot for habitat purposes. For the streams that are not anadromous, lot lines were laid out to follow these streams. This provides for a water amenity to be located on the edges of lots and provides for buildable sites on these lots.
- G. Oversized lots for this subdivision border Karl Reishus Boulevard. These lots are some of the largest private lots in the subdivision. They were designed to be larger than normal in order to provide buildable sites set back from the busy traffic that is expected to utilize Karl Reishus Boulevard.
- H. Due to the grade of the property, a pedestrian stairway/path "Wild Rose Walk" has been established to reduce block size. Earlier subdivision designs had shown more connecting streets but in order to handle the steep grade, these roads had to be aligned at a 45 degree angle to the main streets. This resulted in a significant amount of the area being set aside for right-of-way. As shown, there are still appropriate road connections between the tiers of lots in the subdivision. Wild Rose Walk augments pedestrian connections.
- I. Lot 10 Block A is a wide lot set aside near the lower middle of the subdivision for a community park. This park is intended to be an improved park with playground equipment and possibly a community shelter. The site also allows for a pedestrian connection to the Cheex Equestrian Trail.
- J. At intersections, lots are larger than average in order to provide an opportunity for residents to build back from the right-of-way. In addition, these larger lots might be utilized for small shops, another community park or neighborhood restaurants.

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- K. Several roads dead end at the outer edges of the proposed subdivision. This will allow for future connections to provide for development options on adjacent property.
- L. Connections with adjacent lots have been set aside along the eastern border shown but temporary cul-de-sacs are not required because Kelshish Lane provides a connecting loop for circulation.
- M. Maximum grade for any street within the subdivision will be 8%. At this grade, all streets will be accessible for school busses.
- N. Notes on proposed street names:

All streets have unique names that have been determined to be appropriate for 911 responders by the City Cartographer.

- Karl Reishus Boulevard is named after Karl Reishus who was killed in an accident at the Hagavig Fire Training Center. Mr. Reishus was killed as a result of taking swift action to save the lives of two other participants in the training exercise.
- Wild Rose Walk is named after roses that grow wild in the area.
- The following street names are derived from Tlingit words for common sights in the area:
 - Yan Street = Helmock Street
 - Guwakaan Street = Blacktail Deer Street
 - Kwalx Street = Fiddlehead Fern Street
 - Kelshish Lane = Alder Lane
 - Cheex Equestrian Trail = Thimbleberry Equestrian Trail

Future Design

The proposed preliminary plat is an initial phase of what could be a larger development in the Pederson Hill region. The development would allow for future single family residential housing in the vicinity. In addition, multifamily housing would be possible at the northwest edge of the neighborhood. Streets are stubbed to the adjacent property to the east which is currently owned by the University of Alaska. CBJ Lands staff has reached out to the University Lands Office and is engaged in discussions about collaborative development opportunities on University property. A second access from Glacier Highway is needed for developments of over 100 units. The preliminary plat proposes approximately 86 single family lots. If another phase of a similar magnitude were to be considered, developing the unnamed ROW opposite Engineer's Cutoff would be the next logical step. Once sufficient water pressure is supplied to the area, another tier of lots above the Phase I could be developed.

Wetland Considerations

The majority of mapped wetlands on the site are relatively common, lower value forested wetlands. Given the nature of this development, disturbance of these wetlands is unavoidable. Wetland impacts are anticipated to be approximately 9.5 acres. The CBJ is investigating paying a Fee In

Attachment D - SMP2017 0001: Plat Modification - Page 120

Lieu of Mitigation to the Southeast Alaska Land Trust if this preliminary plat is approved and applying to the Army Corps of Engineers for a wetland permit.

The development has been laid out in a manner to reduce wetland impacts to the greatest extent possible while still allowing for single family development. For example, while the ROW set aside for Karl Reishus Boulevard encompasses wetlands, the actual road footprint will be less than the full ROW width. Outside of the Karl Reishus Boulevard development footprint, wetlands will be left in their natural state to the greatest degree practical.

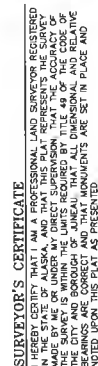
The proposed subdivision has set aside Lot 9 Block C which is an area of open muskeg wetlands near Swampy Acres as a Conservation Lot. Lot 12 Block A has also been set aside as another Conservation Lot since it contains the terminus of an anadromous stream. Lot 15 Block A is along the edge of the meadow and has habitat value. During construction, this 1.25 acres strip of property will be retained in a natural state for a sedimentation buffer and for habitat purposes. It is possible that in the future this property might be utilized for other purposes but since sediment runoff during construction creates the most significant impacts to wetlands, it will remain undisturbed to the maximum extent possible while the subdivision is being developed.

Traffic Impact Analysis

Attached is a traffic impact analysis completed in April 2016 for the new intersection that will be created where Karl Reishus Boulevard enters Glacier Highway. The new intersection will form a four way intersection with Sherwood Lane. As explained in the report, the proposed intersection will function at a level "C" or better.

In the future, if additional units are added that utilize this intersection as their primary access to the subdivision, it may be beneficial to add an additional turn lane.





PRELIMINARY

PLAT
PEDERSON HILL SUBDIVISION II
A SUBDIVISION OF
LOT 2, PEDERSON HILL SUBDIVISION
US SURVEY No. 3873
CITY & BOROUGH OF JUNEAU, ALASKA
STATE RECORDS' OFFICE AT JUNEAU

DOWL

CIVIL ENGINEERING—LAND SURVEYING—CONSTRUCTION MANAGEMENT
AFC1848
5366 COMMERCIAL BOULEVARD
JUNEAU ALASKA 99801 907-780-3533

OWNER

CITY AND BOROUGH OF JUNEAU
155 SOUTH SEWARD STREET
JUNEAU, ALASKA 99901

SCALE: 1" = 40'	DATE: FEB 2017	PROJECT NO: J70687	FILE NO:	SHEET NO: 2 OF 4
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SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE TOLERANCES REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

FEBRUARY 2011

CURVE TABLE			
Curve No.	Radius	Delta	Chord Bearing & Distance
C1	530.00	30°38'45"	N123°45'57" S82.07'
C2	30.00	180°00'00"	N47°00'29" S78.16'
C3	30.00	180°00'00"	S69°30'08" W 79.16'
C4	30.00	180°00'00"	S69°30'08" W 79.16'
C5	175.00	120°04'00"	S69°30'08" W 79.16'
C6	30.00	180°00'00"	N47°00'29" S78.16'
C7	30.00	69°23'31"	N47°00'29" S78.16'
C8	1025.00	37°25'51"	S69°30'08" W 79.16'
C9	30.00	180°00'00"	S69°30'08" W 79.16'
C10	30.00	122°28'45"	S69°30'08" W 79.16'
C11	875.00	70°00'00"	N47°00'29" S78.16'
C12	30.00	180°00'00"	N47°00'29" S78.16'
C13	165.00	30°38'45"	N123°45'57" S82.07'
C14	30.00	180°00'00"	N47°00'29" S78.16'
C15	30.00	180°00'00"	N47°00'29" S78.16'
C16	175.00	120°04'00"	S69°30'08" W 79.16'
C17	30.00	180°00'00"	N47°00'29" S78.16'
C18	30.00	180°00'00"	N47°00'29" S78.16'
C19	30.00	180°00'00"	N47°00'29" S78.16'
C20	30.00	180°00'00"	N47°00'29" S78.16'
C21	30.00	180°00'00"	N47°00'29" S78.16'
C22	30.00	180°00'00"	N47°00'29" S78.16'
C23	30.00	180°00'00"	N47°00'29" S78.16'
C24	100.00	101°15'41"	N47°00'29" S78.16'
C25	150.00	81°07'33"	N47°00'29" S78.16'
C26	30.00	180°00'00"	N47°00'29" S78.16'
C27	30.00	180°00'00"	N47°00'29" S78.16'
C28	150.00	81°07'33"	N47°00'29" S78.16'
C29	30.00	180°00'00"	N47°00'29" S78.16'
C30	150.00	81°07'33"	N47°00'29" S78.16'
C31	30.00	180°00'00"	N47°00'29" S78.16'
C32	30.00	180°00'00"	N47°00'29" S78.16'
C33	30.00	180°00'00"	N47°00'29" S78.16'
C34	30.00	180°00'00"	N47°00'29" S78.16'
C35	30.00	180°00'00"	N47°00'29" S78.16'
C36	30.00	180°00'00"	N47°00'29" S78.16'
C37	30.00	180°00'00"	N47°00'29" S78.16'
C38	30.00	180°00'00"	N47°00'29" S78.16'
C39	30.00	180°00'00"	N47°00'29" S78.16'
C40	30.00	180°00'00"	N47°00'29" S78.16'
C41	30.00	180°00'00"	N47°00'29" S78.16'
C42	30.00	180°00'00"	N47°00'29" S78.16'
C43	30.00	180°00'00"	N47°00'29" S78.16'
C44	30.00	180°00'00"	N47°00'29" S78.16'
C45	30.00	180°00'00"	N47°00'29" S78.16'
C46	30.00	180°00'00"	N47°00'29" S78.16'
C47	30.00	180°00'00"	N47°00'29" S78.16'
C48	30.00	180°00'00"	N47°00'29" S78.16'
C49	30.00	180°00'00"	N47°00'29" S78.16'
C50	30.00	180°00'00"	N47°00'29" S78.16'

LINE No.	BEARING & DISTANCE	LINE TABLE
L1	S53°17'07" E 82.74	
L2	N43°21'02" W 12.10	
L3	—	
L4	—	
L5	S32°31'18" E 38.10	
L6	N72°22'34" E 31.50	
L7	N55°15'07" E 23.23	
L8	S57°15'07" E 19.41	
L9	N38°15'07" E 31.69	
L10	N77°00'15" E 10.23	
L11	N43°19'07" E 38.12	



CURVE TABLE				DOWD BEARING & DISTANCE	
SLURF NO.	RADIUS	UTL	LENGTH		
C1	337.00	3745.45'	208.52'		13754.3370' 542.07'
C2	337.00	3877.23'	218.52'		13752.0226' 45.58'
C3	337.00	3987.73'	228.52'		13749.7082' 38.11'
C4	337.00	4100.00'	238.52'		13747.3938' 30.64'
C5	337.00	4214.00'	248.52'		13745.0794' 23.17'
C6	337.00	4329.00'	258.52'		13742.7650' 15.70'
C7	337.00	4445.00'	268.52'		13740.4506' 8.23'
C8	337.00	4562.00'	278.52'		13738.1362' 0.76'
C9	337.00	4680.00'	288.52'		13735.8218' -6.71'
C10	337.00	4799.00'	298.52'		13733.5074' -14.18'
C11	337.00	4919.00'	308.52'		13731.1930' -21.65'
C12	337.00	5040.00'	318.52'		13728.8786' -29.12'
C13	337.00	5162.00'	328.52'		13726.5642' -36.59'
C14	337.00	5285.00'	338.52'		13724.2498' -44.06'
C15	337.00	5409.00'	348.52'		13721.9354' -51.53'
C16	337.00	5534.00'	358.52'		13719.6210' -58.99'
C17	337.00	5660.00'	368.52'		13717.3066' -66.46'
C18	337.00	5787.00'	378.52'		13714.9922' -73.93'
C19	337.00	5915.00'	388.52'		13712.6778' -81.40'
C20	337.00	6044.00'	398.52'		13709.3634' -88.87'
C21	337.00	6174.00'	408.52'		13706.0490' -96.34'
C22	337.00	6305.00'	418.52'		13702.7346' -103.81'
C23	337.00	6437.00'	428.52'		13699.4202' -111.28'
C24	337.00	6570.00'	438.52'		13696.1058' -118.75'
C25	337.00	6704.00'	448.52'		13692.7914' -126.22'
C26	337.00	6839.00'	458.52'		13689.4770' -133.69'
C27	337.00	6975.00'	468.52'		13686.1626' -141.16'
C28	337.00	7112.00'	478.52'		13682.8482' -148.63'
C29	337.00	7250.00'	488.52'		13679.5338' -156.10'
C30	337.00	7389.00'	498.52'		13676.2194' -163.57'
C31	337.00	7529.00'	508.52'		13672.9050' -171.04'
C32	337.00	7670.00'	518.52'		13669.5906' -178.51'
C33	337.00	7812.00'	528.52'		13666.2762' -185.98'
C34	337.00	7955.00'	538.52'		13662.9618' -193.45'
C35	337.00	8100.00'	548.52'		13659.6474' -200.92'
C36	337.00	8246.00'	558.52'		13656.3330' -208.39'
C37	337.00	8393.00'	568.52'		13653.0186' -215.86'
C38	337.00	8541.00'	578.52'		13649.7042' -223.33'
C39	337.00	8690.00'	588.52'		13646.3898' -230.80'
C40	337.00	8840.00'	598.52'		13643.0754' -238.27'
C41	337.00	8991.00'	608.52'		13639.7610' -245.74'
C42	337.00	9143.00'	618.52'		13636.4466' -253.21'
C43	337.00	9296.00'	628.52'		13633.1322' -260.68'
C44	337.00	9450.00'	638.52'		13629.8178' -268.15'
C45	337.00	9605.00'	648.52'		13626.5034' -275.62'
C46	337.00	9761.00'	658.52'		13623.1890' -283.09'
C47	337.00	9918.00'	668.52'		13619.8746' -290.56'
C48	337.00	10076.00'	678.52'		13616.5602' -298.03'
C49	337.00	10235.00'	688.52'		13613.2458' -305.50'
C50	337.00	10395.00'	698.52'		13609.9314' -312.97'
C51	337.00	10556.00'	708.52'		13606.6170' -320.44'
C52	337.00	10718.00'	718.52'		13603.3026' -327.91'
C53	337.00	10881.00'	728.52'		13600.0000' -335.38'
C54	337.00	11045.00'	738.52'		13596.6974' -342.85'
C55	337.00	11210.00'	748.52'		13593.3948' -350.32'
C56	337.00	11376.00'	758.52'		13590.0922' -357.79'
C57	337.00	11543.00'	768.52'		13586.7896' -365.26'
C58	337.00	11711.00'	778.52'		13583.4870' -372.73'
C59	337.00	11880.00'	788.52'		13580.1844' -380.20'
C60	337.00	12050.00'	798.52'		13576.8818' -387.67'
C61	337.00	12221.00'	808.52'		13573.5792' -395.14'
C62	337.00	12393.00'	818.52'		13570.2766' -402.61'
C63	337.00	12566.00'	828.52'		13566.9740' -410.08'
C64	337.00	12740.00'	838.52'		13563.6714' -417.55'
C65	337.00	12915.00'	848.52'		13560.3688' -425.02'
C66	337.00	13091.00'	858.52'		13557.0662' -432.49'
C67	337.00	13268.00'	868.52'		13553.7636' -439.96'
C68	337.00	13446.00'	878.52'		13550.4610' -447.43'
C69	337.00	13625.00'	888.52'		13547.1584' -454.90'
C70	337.00	13805.00'	898.52'		13543.8558' -462.37'
C71	337.00	13986.00'	908.52'		13540.5532' -469.84'
C72	337.00	14168.00'	918.52'		13537.2506' -477.31'
C73	337.00	14351.00'	928.52'		13533.9480' -484.78'
C74	337.00	14535.00'	938.52'		13530.6454' -492.25'
C75	337.00	14720.00'	948.52'		13527.3428' -499.72'
C76	337.00	14906.00'	958.52'		13524.0402' -507.19'
C77	337.00	15093.00'	968.52'		13520.7376' -514.66'
C78	337.00	15281.00'	978.52'		13517.4350' -522.13'
C79	337.00	15470.00'	988.52'		13514.1324' -529.60'
C80	337.00	15660.00'	998.52'		13510.8298' -537.07'
C81	337.00	15851.00'	1008.52'		13507.5272' -544.54'
C82	337.00	16043.00'	1018.52'		13504.2246' -552.01'
C83	337.00	16236.00'	1028.52'		13500.9220' -559.48'
C84	337.00	16430.00'	1038.52'		13497.6194' -566.95'
C85	337.00	16625.00'	1048.52'		13494.3168' -574.42'
C86	337.00	16821.00'	1058.52'		13491.0142' -581.89'
C87	337.00	17018.00'	1068.52'		13487.7116' -589.36'
C88	337.00	17216.00'	1078.52'		13484.4090' -596.83'
C89	337.00	17415.00'	1088.52'		13481.1064' -604.30'
C90	337.00	17615.00'	1098.52'		13477.8038' -611.77'
C91	337.00	17816.00'	1108.52'		13474.5012' -619.24'
C92	337.00	18018.00'	1118.52'		13471.1986' -626.71'
C93	337.00	18221.00'	1128.52'		13467.8960' -634.18'
C94	337.00	18425.00'	1138.52'		13464.5934' -641.65'
C95	337.00	18630.00'	1148.52'		13461.2908' -649.12'
C96	337.00	18836.00'	1158.52'		13457.9882' -656.59'
C97	337.00	19043.00'	1168.52'		13454.6856' -664.06'
C98	337.00	19251.00'	1178.52'		13451.3830' -671.53'
C99	337.00	19460.00'	1188.52'		13448.0804' -679.00'
C100	337.00	19670.00'	1198.52'		13444.7778' -686.47'
C101	337.00	19881.00'	1208.52'		13441.4752' -693.94'
C102	337.00	20093.00'	1218.52'		13438.1726' -701.41'
C103	337.00	20306.00'	1228.52'		13434.8700' -708.88'
C104	337.00	20520.00'	1238.52'		13431.5674' -716.35'
C105	337.00	20735.00'	1248.52'		13428.2648' -723.82'
C106	337.00	20951.00'	1258.52'		13424.9622' -731.29'
C107	337.00	21168.00'	1268.52'		13421.6596' -738.76'
C108	337.00	21386.00'	1278.52'		13418.3570' -746.23'
C109	337.00	21605.00'	1288.52'		13415.0544' -753.70'
C110	337.00	21825.00'	1298.52'		13411.7518' -761.17'
C111	337.00	22046.00'	1308.52'		13408.4492' -768.64'
C112	337.00	22268.00'	1318.52'		13405.1466' -776.11'
C113	337.00	22491.00'	1328.52'		13401.8440' -783.58'
C114	337.00	22715.00'	1338.52'		13398.5414' -791.05'
C115	337.00	22940.00'	1348.52'		13395.2388' -798.52'
C116	337.00	23166.00'	1358.52'		13391.9362' -805.99'
C117	337.00	23393.00'	1368.52'		13388.6336' -813.46'
C118	337.00	23621.00'	1378.52'		13385.3310' -820.93'
C119	337.00	23850.00'	1388.52'		13382.0284' -828.40'
C120	337.00	24080.00'	1398.52'		13378.7258' -835.87'
C121	337.00	24311.00'	1408.52'		13375.4232' -843.34'
C122	337.00	24543.00'	1418.52'		13372.1206' -850.81'
C123	337.00	24776.00'	1428.52'		13368.8180' -858.28'
C124	337.00	25010.00'	1438.52'		13365.5154' -865.75'
C125	337.00	25245.00'	1448.52'		13362.2128' -873.22'
C126	337.00	25481.00'	1458.52'		13358.9102' -880.69'
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C128	337.00	25956.00'	1478.52'		13352.3050' -895.63'
C129	337.00	26195.00'	1488.52'		13349.0024' -903.10'
C130	337.00	26435.00'	1498.52'		13345.6998' -910.57'
C131	337.00	26676.00'	1508.52'		13342.3972' -918.04'
C132	337.00	26918.00'	1518.52'		13339.0946' -925.51'
C133	337.00	27161.00'	1528.52'		13335.7920' -932.98'
C134	337.00	27405.00'	1538.52'		13332.4894' -940.45'
C135	337.00	27650.00'	1548.52'		13329.1868' -947.92'
C136	337.00	27896.00'	1558.52'		13325.8842' -955.39'
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C142	337.00	29393.00'	1618.52'		13306.0686' -1000.21'
C143	337.00	29646.00'	1628.52'		13302.7660' -1007.68'
C144	337.00	29900.00'	1638.52'		13299.4634' -1015.15'
C145	337.00	30155.00'	1648.52'		13296.1608' -1022.62'
C146	337.00	30411.00'	1658.52'		13292.8582' -1030.09'
C147	337.00	30668.00'	1668.52'		13289.5556' -1037.56'
C148	337.00	30926.00'	1678.52'		13286.2530' -1045.03'
C149	337.00	31185.00'	1688.52'		13282.9504' -1052.50'
C150	337.00	31445.00'	1698.52'		13279.6478' -1060.07'
C151	337.00	31706.00'	1708.52'		13276.3452' -1067.54'
C152	337.00	31968.00'	1718.52'		13273.0426' -1075.01'
C153	337.00	32231.00'	1728.52'		13269.7400' -1082.48'
C154	337.00	32495.00'	1738.52'		13266.4374' -1089.95'
C155	337.00	32760.00'	1748.52'		13263.1348' -1097.42'
C156	337.00	33026.00'	1758.52'		13259.8322' -1104.89'
C157	337.00	33293.00'	1768.52'		13256.5296' -1112.36'
C158	337.00	33561.00'	1778.52'		13253.2270' -1119.83'
C159	337.00	33830.00'	1788.52'		13250.0000' -1127.30'
C160	337.00	34100.00'	1798.52'		13246.7720' -1134.77'
C161	337.00	34371.00'	1808.52'		13243.5440' -1142.24'
C162	337.00	34643.00'	1818.52'		13240.3160' -1149.71'
C163	337.00	34916.00'	1828.52'		13237.0880' -1157.18'
C164	337.00	35190.00'	1838.52'		13233.8600' -1164.65'
C165	337.00	35465.00'	1848.52'		13230.6320' -1172.12'
C166	337.00	35741.00'	1858.52'		13227.4040' -1179.59'
C167	337.00	36018.00'	1868.52'		13224.1760' -1187.06'
C168	337.				

PLAT
PEDERSON HILL SUBDIVISION II
A SUBDIVISION OF
LOT 2, PEDERSON HILL SUBDIVISION
US SURVEY No. 3873
CITY & BOROUGH OF JUNEAU, ALASKA
STATE RECORDING OFFICE AT JUNEAU

DOWL

CIVIL ENGINEERING—LAND SURVEYING—CONSTRUCTION MANAGEMENT
ACILB48
 5368 COMMERCIAL BOULEVARD
 JUNEAU ALASKA 99801 907-780-3533

OWNER

CITY AND BOROUGH OF JUNEAU
155 SOUTH SEWARD STREET
JUNEAU, ALASKA 99801

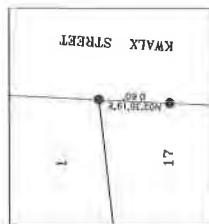
2017	PROJECT NO: J70687	FILE NO:	SHEET NO: 4 OF 4
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LEGEND

- BLM MONUMENT TRAIL THIS SURVEY
- 3.25" ALUMINUM PRIMARY MONUMENT SET THIS SURVEY.
- 5/8" REBAR WITH YELLOW PLASTIC SURVEY CAP (77125) SET THIS SURVEY
- SURVEYED PROPERTY LINE
- UNSURVEYED PROPERTY LINE
- BUILDING SETBACKS

U.S.S. 4598
LOT 9

PRELIMINARY



DETAIL A

NOTES

- THIS SURVEY COVERS
FOOT IN 10.000 FEET
- WHEN A LIMIT OF ERROR ON THE
IS RECORDED BY PLAT NO. 15-17
- ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
- RECORD INFORMATION DERIVED FROM OFFICIAL PLAT AND
FIELD NOTES OF THE U.S. GEOLOGICAL SURVEY DEPT. OF THE INTERIOR
WASHINGTON D.C. 20506
1963, (P.3) U.S. G.E.O. SURVEY PLAT 15-17 DATED MARCH 1964, (P.4)
RESOLUTION FIELD SUBDIVISION PLAT 15-40 DATED JULY 1964,
PLAT 15-18 DATED FEBRUARY 1964, AND LONG BEACH PLAT 15-19
PLAT 15-27 DATED MARCH 1968. JANEAN RECORDING
DISTRICT
- WHERE DIFFERENT FROM MEASURED OR CALCULATED.
RECORDED DIMENSIONS ARE SHOWN IN PARENTHESES.
- CONJECTURE SEWER & WATER SUPPLIED BY THE CITY AND
BOROUGH OF JANEAN PUBLIC WORKS



SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODES OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND LOCATED UPON THIS PLAT AS PRESENTED.

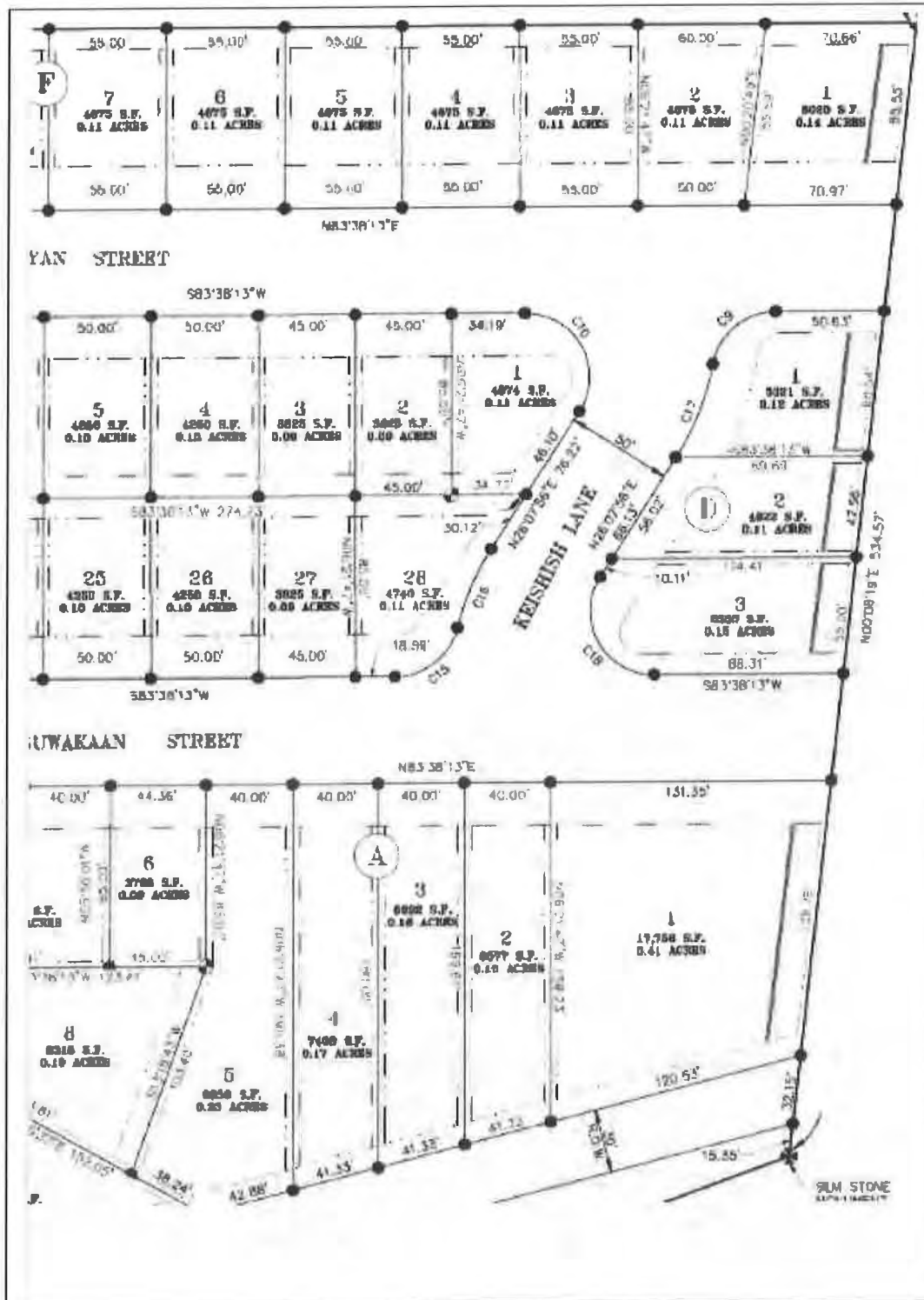
DATE: 08/04/00 11:07

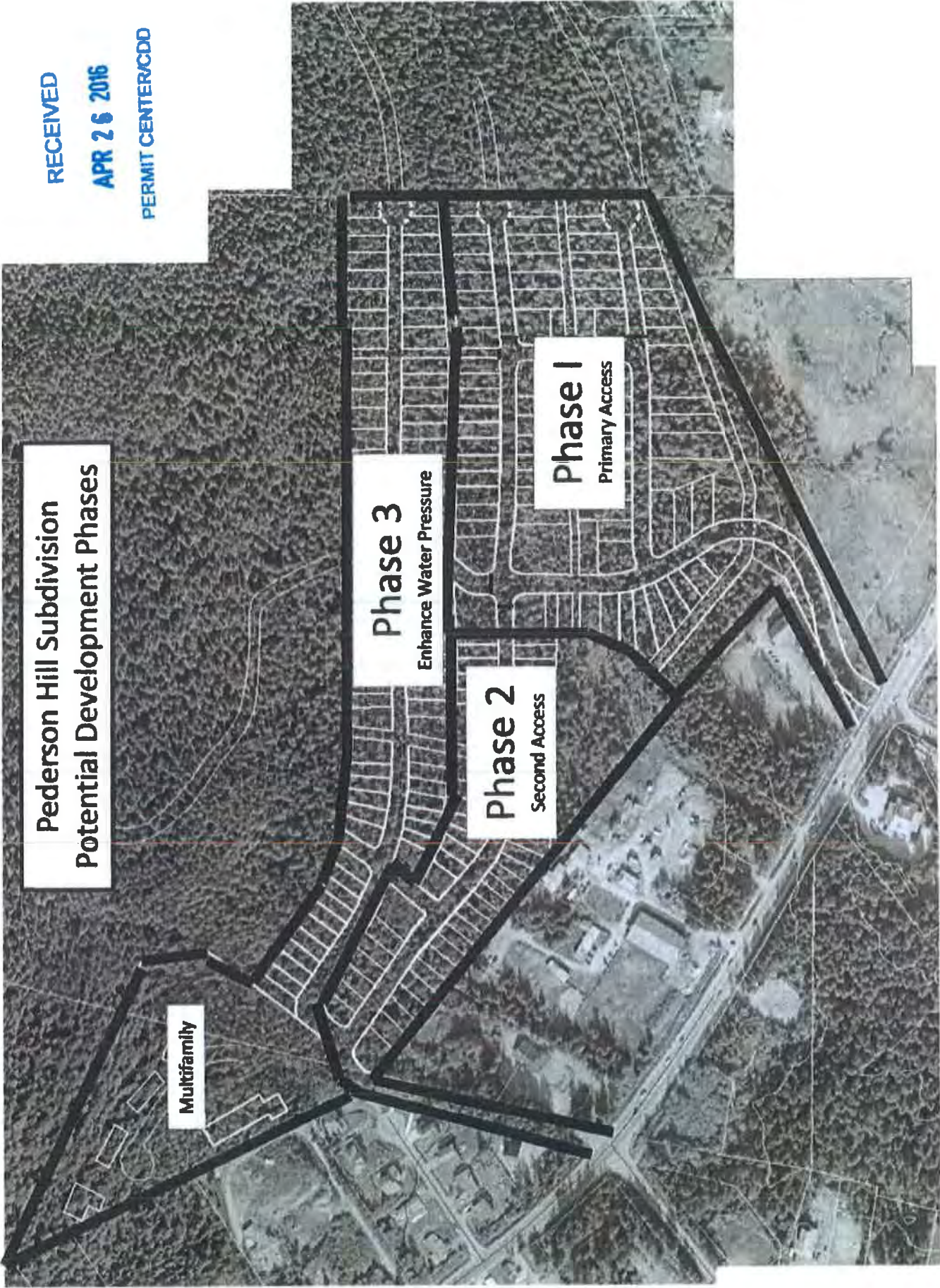


LINE TABLE	
LINE No.	SEATING & DISTANCE
1.3	50'x10'x7' 8Lx7H
1.4	14'x7'10'x4' 12'x5'
1.5	-
1.6	-
1.7	53'x31'8'x10' 36'x10'
1.8	41'x25'24'x1' 31'x50'
1.9	37'x52'24'x1' 33'x53'
1.10	56'x17'0'x1' 17'x41'
1.11	58'x15'0'x1' 31'x58'
1.12	58'x53'0'x1' 18'x73'
1.13	41'x51'0'x1' 60'x13'

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Illustration depicting a 15-foot side yard setback along the eastern subdivision boundary where abutting a D-1 district per 49.25.400 Foot Note 3.





Proposed Pederson Hill Subdivision

This neighborhood would be located at the base of a hill between Auke Lake and the Mendenhall River

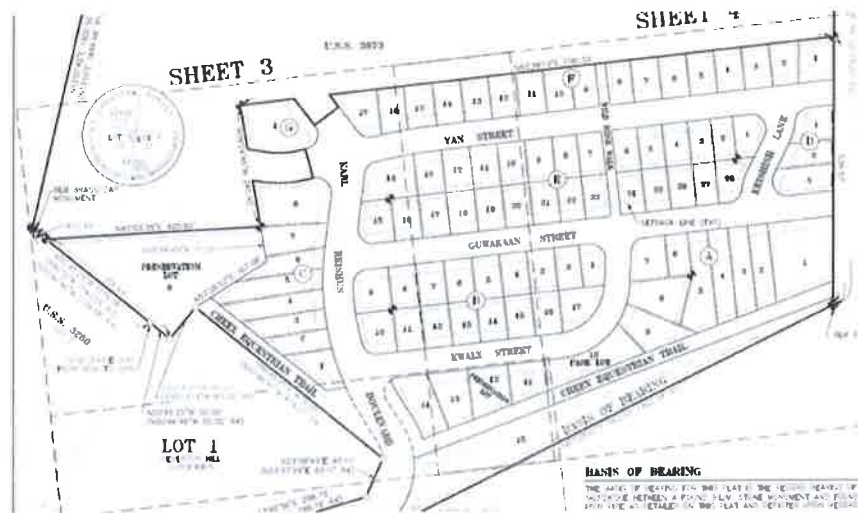


Street-view of the future entrance to Pederson Hill. Photo: Google Maps

Pederson Hill Subdivision History

- 2006: Buildable Lands Study
- 2010: Pederson Hill Access Study
- 2010/2011: Sewer lines were extended
- 2014: Ordinance passed to rezone Pederson Hill to mix of D-10 and D-10SF
- 2015: Ordinance passed to conduct a land trade with Christ Evangelical Lutheran Church
- 2016: Land Management Plan adopted

CBJ is evaluating this subdivision in an effort to create opportunities for private sector housing



Goal: Create Small Lots for Entry-Level, Single Family Homes

***NEXT STEP - Planning Commission hearing February 28, 2017, 7pm Assembly Chambers**

Note: The CBJ Assembly will have full discretion to determine when lots are put on the market and how many will be sold at a time.

The Juneau Housing Market lacks entry-level, single family homes and the economy cannot grow if people do not have a place to live. The proposed Pederson Hill subdivision will bring

lots to the market. This project will allow retirees to down-size; young families and professionals to own and build equity; miners to live in town; professors to own close to the University—all

adding mobility to Juneau's housing sector. The project will also provide economic opportunity for contractors and builders during a time when work is needed.

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PAGE 2

Frequently Asked Questions

Does Juneau need more housing?

While there has been steady housing production in the community the last few years, certain housing types did not meet the development targets listed in the 2012 Juneau Housing Needs Assessment. Single Family Homes and Low-Income Affordable Housing categories are still areas in need of more development despite recent economic concerns, job losses, and some out-migration.

- Please note, even with the recent population decline, Juneau's population is at 2012 levels. (2012: 32,817 people; 2016: 32,739 people)

Housing Type	Housing Need: 2012 Juneau Housing Needs Assessment	2012 Housing Production Targets	Performance: Units Permitted 2012- 2016
Single Family Homes* (SFH)	New Single Family Homes in the \$251,000 - \$377,00 Price Range	513-517 Single-Family Homes	228 Single-Family Homes
Accessory Apartments		* No production targets noted in 2012 Housing Needs Assessment	98 units
Fair Market Multi- Family Rental Units**	Achieve 5% vacancy rate	170-230 Fair Market Multi-Family Rentals	324 units
Low-Income Affordable Housing	Fill the gap between what is available for Juneau's public housing, low-income and housing for the homeless.	441 new units or housing vouchers	154 units*** Vouchers: Updated information available shortly

(Data Sources: JEDC 2012 Juneau Housing Needs Assessment, CDD Permitting Data)

* Single Family Homes includes attached homes (townhomes). These 324 units are all SFH's permitted, not just those in the 2012 targeted price range.

** Multi-Family includes duplex, tri-plex, four-plex, condo, and apartment dwellings.

- Volunteers of America Phase I (26 units)
- Volunteers of America Phase II (35 units)
- AWARE, Inc. (12 Units)
- Trillium Landing Senior Housing (49 Units)
- Juneau Housing First Coalition (32 units)

Do we need more housing when there are many homes and rental units available?

Economic Growth: The Juneau Economic Development Plan notes that Juneau's housing supply does not meet demand in terms of housing type, size, price, or location. Juneau households and businesses have indicated that the lack of housing and lack of affordable housing for employees was a critical barrier to economic development.

Long-Term Goals and Future Housing Targets: The recently adopted Housing Action Plan (November 2016) set conservative targets of developing 66 units per year over the next 30 years to address future housing need and facilitate economic growth in the community.

Provide Choice for Residents: In the rental market, even with the addition of many multi-family units and slightly higher vacancy rates, affordability, choice, and quality of rental units is still a concern for many residents – many whom are cost-burdened. Single-Family Home listings continue to be in the double digits for all price ranges and days on the market are in line with recent years.

Even in 2016, A Seller's Market: JEDC reports that Juneau continued to have a strong "seller's" market for homes in 2016, where demand is larger than the supply. Continuing to pursue additional Single-Family Home opportunities for future residents or renters is important for economic growth.

Would the Pederson Hill Subdivision compete with the private sector?

There has been some concern that the Pederson Hill Subdivision would flood the market or adversely impact the private sector.

- The Pederson Hill Subdivision consists of 86 lots that would greatly assist in making up the Single Family Home gap in the 2012 Juneau Housing Needs Assessment;
- The earliest that this subdivision would come on-line would be in 2018 and the CBJ Assembly would control the rate and manner of land disposal;
- Through CBJ investment and public-private partnership with Tlingit-Haida Regional Housing Authority, the opportunity to provide future homeownership opportunities to residents is important;
- A goal of the Pederson Hill Subdivision is plat small lots for small homes which the existing private industry has not been developing; and
- Another goal is to let private developers acquire less expensive lots to build homes that are less expensive for first-time homebuyers and those looking to downsize.
- Home-building is great for the local economy and local contractors looking to line up work in the coming years.

Proposal: Pederson Hill Subdivision

Full build-out over 3 phases: +200 new single family homes & multifamily units

Phase 1 (Current Project)

86 Residential lots (Single Family Dwelling units)

5 New CBJ streets with sidewalks, streetlights

5 Lots preserved for Habitat/ Wetlands/ future Park (playground)

New CBJ Park

New Equestrian Trail

New Pedestrian Pathways

Phases 2 & 3 (Not proposed at this time – future phases)

Mix of Single family homes and multifamily (Apt/ Condos)

New CBJ Streets

New Pedestrian connections

What is the permitting process for Phase 1 of Pederson Hill Subdivision?

Major Subdivision permitting process (49.15.402). Phase 1 will be processed as a Major Subdivision and will go through **3 major steps**

Step 1) Preliminary Plat (49.15.402(c) **[WE ARE AT THIS STEP]**)

- This step requires review and approval by Planning Commission.
 - **Commission meeting has been scheduled for Tuesday, February 28 at 7pm, Assembly Chambers.**
- Purpose of this step: Ensures the Preliminary Subdivision Plat layout meets/ addresses applicable CBJ codes.
 - Preliminary Subdivision Plat: Meets specific CBJ design and layout standards; shows yard setbacks; dimensional requirements; etc.
 - Supplemental Documents:
 - Street Profile: Shows specific CBJ Street standards and dimensions;
 - Utility Plan: Shows water, sewer, and storm sewer location and design
 - Drainage Plan: Show future drainage routes, etc.
 - Traffic Plan: Analysis of future traffic levels and impacts to existing traffic in the area;
 - Environmental: Impacts to wetlands, floodprone areas, etc.

Step 2A) Construction Plans (49.15.402(d)) (Assuming Commission approves Preliminary Plat step)

- Purpose of this step: Design all improvements (new street, utilities, etc.) per CBJ standards.
- A private company will prepare and submit the Construction Plans showing the new subdivision improvements:
 - Utilities: Water, sewer, power, TV, cable, etc.
 - Streets: Pavement, curb, sidewalks, street lights, etc.
 - Drainage: Slopes, retaining walls, drainage capacity, routes, etc.
 - Pedestrian Routes: dimensions, material, etc.
- The Construction Plans are only reviewed by CBJ staff, no Planning Commission meeting for this step.

Step 2B) Construct new improvements per the Construction Plans

- The purpose of this step: Create the physical layout of the subdivision and build to CBJ standards.
- This will also be accomplished by a private company, awarded through the CBJ bid process.
- CBJ Engineering staff will provide inspections to ensure all improvements are built according to the Construction Plans.

Step 3) Final Plat (49.15.402(f)) [LAST STEP OF THE MAJOR SUBDIVISION PROCESS]

- This step (final step) requires Planning Commission review and approval in order to allow the Draft Subdivision Plat to be finalized and recorded by the State.
- The purpose of this step: Inform the Commission that all required subdivision improvements have been constructed according to the approved Construction Plans.
- The Commission will review, and approve the Subdivision Plat if:
 - All subdivision improvements have been correctly installed and inspected; and
 - Subdivision Plat meets all CBJ and State surveying standards, design layout and dimensional standards.
- After Commission approval, the Subdivision plat is recorded with the State recorder's office.

How can I follow Phase 1 of Pederson Hill Subdivision?

For general project process and stages of development contact:

CBJ Lands & Resources Division Manager,
Greg Chaney

Ph: 907-586-0205

Email: Greg.Chaney@juneau.org

For the permitting process of the subdivision, contact:

CBJ Planner Eric Feldt

Phone: 907-586-0764

Email at Eric.Feldt@juneau.org

Where can I learn more about Juneau's housing data, plans, research?

Through multiple resources:

- For Market data, homes/ lots for sale, available rentals:
 - Contact local realtors and property managers. Check the YellowPages, Internet, local newspapers and magazines, etc.
- For CBJ Plans, Assessments, Data, etc.:
 - Contact Sco Ciambor , CBJ Chief Housing Officer (907-586-0220)
- For Housing construction costs, etc.:
 - Contact local developers/ home builders, Check the YellowPages, Internet, local newspapers and magazines, etc.
- For Permitting process of housing:
 - Contact CBJ Permit Center (907-586-0770)

Key Project Contacts: Pederson Hill Subdivision

Overall Project Manager

Facilitates project through all steps of process

CBJ Lands & Resources Division

Manager: Greg Chaney

Ph: 907-586-0205

Email: Greg.Chaney@juneau.org

Major Subdivision Permitting Process

CBJ staff reviews subdivision to ensure consistency with applicable CBJ codes

CBJ Community Development Department

Assigned CBJ Planner for Project: Eric Feldt, CBJ Planner

Ph: 907-586-0764

Email: Eric.Feldt@juneau.org

CBJ Planning Commission

Reviews and Votes on Major Subdivision steps

Contact: PC_Comments@juneau.org

CBJ Lands Division

Provides comments and recommendaon to the Planning Commission and Assembly about development on or affecng CBJ land.

Contact: Greg.Chaney@juneau.org

CBJ Assembly

Approves public funding for project

Approves which and when properes of the Pederson Hill subdivision are released to the market for development

Contact: BoroughAssembly@juneau.org

General Housing Issues

For resources on local housing data, plans, analyses, etc.

Contact: Sco Ciambor, CBJ Chief Housing Officer

Ph: 907-586-0220

Email: Scott.Ciambor@juneau.org

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5/27/16

City & Borough of Juneau
Community Development Dept.
155 South Seward Street
Juneau, Alaska 99801

Attn: Laura Boyce,

RE: Pederson Hill Subdivision

I have to agree with the Juneau area contractors; the C/B Juneau should not be in competition nor should they be dictating prices. As we all know, you cannot pay \$80,000 for an under 5,000 sq.ft size lot, fill it, put in the foundation, run the utilities from the C/B/J stub in & build this house for \$300,000. This is unrealistic and poor planning on the C/B/J's part. Affordable housing would be more along the line of modular housing like Eagles Edge over on Gull Way in Lemon Creek. The people needing affordable housing are not going to be able to qualify for a bank loan and if they have lower paying jobs will be unable to make the payments. What is the C/B/J thinking? I agree we do need affordable housing but not this way. Pederson Hill as a subdivision made up of tiny unaffordable houses on tiny unsellable lots is not the way to go. Why not address our need for Senior housing and low income housing with larger multi-family buildings, with playgrounds, green belts, & walking paths. Most of these people do not have cars and there is no grocery stores on the Pederson Hill side of the river. Is the C/B/J going to provide bus service? Making a subdivision look like it stepped out of a California hill side full of ticky, tacky little boxes is not in keeping with the neighborhood or general area of Pederson Hill. Multihousing units sold as Condos, 4 plexes, 8 plexes all on large lots would be a far better idea. Please rethink and redo your ugly preliminary Pederson Hill Subdivision. The other alternative is to leave Pederson Hill alone and make it a game preserve. Many deer, bears, fish, birds & other wildlife call this hillhome. Where are you getting the 8 Million dollars to put in this subdivision.....I object to having my TAX dollars used on such a poorly planned project.

Thank you for listening.

Phone#789-5659

Sincerely,

Esther K. Epperly
Esther K. Epperly, property owner on Pederson Hill
Box 34358

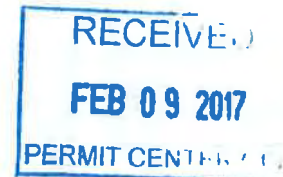
SMP2017 0001 ATTACHMENT B

SMF2021 0001 ATTACHMENT B

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January 30, 2017

RE: Pedersen Hill Development



Dear CBJ Land Management, CBJ Planning Commission, CBJ Assembly and Mayor Ken Koelsch,

After conducting some research of my own, regarding the Pedersen Hill Housing Project, I have thoughts and concerns that I hope you will take into consideration before approving and/or proceeding with this housing development.

As of 1/30/17 there are **117 homes for sale** posted on Trulia.com alone. I'm suspecting that not ALL the houses for sale in Juneau are posted on this site, so the number is probably higher. Yes, I filtered out the land and apartments when searching for homes available on this website. Out of these 117 houses **41 of them are listed for \$300,000 or less**. I feel this important to point out, since the projected "affordable" cost of a house in this new development will be near or above \$350,000 price tag.

As of 1/30/17 there have been **165 rentals advertised on Craigslist in January 2017** alone. Being that not everyone advertises on Craigslist I'm certain this number is higher as well. In January 2014 KTOO wrote that **87 new apartments were nearly completed and ready to rent**. KTOO also reported on July 26th, 2016 that the new Jackie Renninger Subdivision will provide up to 189 new units mixed with apartments, condos and single family homes. Today the rental market has become soft. Landlords are reporting vacancies throughout Juneau, and with over 165 rentals currently on the market one should ask if the market has become saturated.

CBJ is basing this project on a housing demand or shortage that was prevalent over 10 years ago, but as the Juneau Empire reported on January 13, 2017, Juneau's **population has dropped to levels seen in 2012**. In 2016 Juneau saw a **deficit of nearly 600 people**. As demographer Eddie Hunsinger stated, "It's the fourth year in a row of a pretty big net migration loss. It is another year of net migration losses for the state and for Juneau." The Juneau Empire also reports in this article that, "employment figures show Juneau's economy shedding jobs, and the unemployment rate has been rising slowly over the past year and a half." "It's not just losing the state jobs," said Meilani Schijvens of Rain Coast Data, a private firm, "but also the trickle-down effect of those positions." Juneau Empire also reported that the Department of Labor predicted that **Southeast Alaska will lose 600 jobs in the coming year and most will come from Juneau**.

The Alaska Economic Trends January 2017 article reported that as the baby boomers reach retirement age, many of their government held positions will be eliminated or left unfilled. They stated that between 2014 and 2015 Southeast Alaska lost 500 state jobs, and the state government is expected to remain the fastest-losing industry this year. They also reported that the Federal job openings have been flat and declining for the past decade and are expected to decline even more in 2017.

With the decline of professional job opportunities and people moving out of Juneau, I'd like to know the following:

- Where are people going to work, that pays a high enough salary, to afford a mortgage?
- With no mid to higher ranged paying jobs available how are you going to keep people from moving out of Juneau and get new families to move in?

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- With over 100 homes on the market today, how can you warrant building a new subdivision? You will be flooding the market with new homes, and those trying to sell their older homes are stuck holding the debt difference that has been caused by years of CBJ property tax inflation on older homes.
- Where is the 1.5 million dollars slated this year coming from, along with the additional 4 million in the coming years? I suspect our tax dollars, and if this is the case, as a lifelong resident of Juneau, I'd hate to see my tax dollars being spent on such a project.
- How can you claim that these homes will be "affordable," when it is estimated that these homes will be sold in the \$300-\$350 thousand dollar range? This project has been "sold" to the Juneau public as an "affordable" housing subdivision.

I just finished building a 400 sq. ft. log cabin efficiency rental unit next to my home, and it cost me \$126,000. This log building has no bedrooms, a very small kitchen and bathroom. Also, I already owned the land. I will be honest, I was shocked at the inflated labor and material prices. We built most of this log cabin ourselves, but needed to hire out professionals for the ground work, foundation, roof, electrical and plumbing. How can you claim that this subdivision will offer "affordable" housing when you plan to sell the lots for \$75,000 to \$90,000, and the lots will not be cleared, cored and filled? I spent \$25,000 alone on just dirt work and my lot was already cleared and partially filled!

If CBJ feels the need to develop affordable housing then why are they not building multi-family housing units? It would cost less to develop a smaller tract of land to build a few multi-family housing units that could be sold in the \$100,000 to \$150,000 range. This would provide opportunities for the low income family to own a home.

With the decline in population and the decline of good paying jobs in Juneau one has to admit we are in a recession. I'd hope CBJ can recognize these issues, and will put the Pedersen Hill Housing Project on the back burner until the economy warrants such a development. Juneau needs another driving industry to keep people here and to bring new people in, but at this time it is on the decline. The 5 million dollars CBJ wants to pump into this project, over the next 4 years, could be spent more efficiently on multi-unit housing projects that offer a truly affordable opportunity for low income families to own a home.

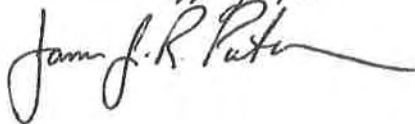
CBJ is going to be facing more budget cuts down the line as the State of Alaska cannot provide the accustomed funds in the future. The 5 million dollars for this project could be spent more wisely by maintaining the infrastructure that Juneau already possess. The Pedersen Hill Subdivision Project is a project for the distant future, after the State of Alaska has financially recuperated, and/or Juneau has found a new driving industry that can bring in new families and pay a descent wage.

Please reconsider this project and spend our tax dollars wisely.

Sincerely,



,Bobbi Epperly-Pietan



,James Pietan

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Certified Mail No. 7007 0710 0003 2950 6278

Certified Mail No. 7007 0710 0003 2950 6247

Gordon Warren Epperly
P.O. Box 34358
Juneau, Alaska 99803

Tel: (907) 789-5659

February 01, 2017

City and Borough of Juneau
Community Development Department
155 South Seward Street
Juneau, Alaska 99801

Commissioner Andrew T. Mack
Department of Natural Resources
State of Alaska
550 W. 7th. Avenue, Ste 1400
Anchorage, AK 99501

In Reg: A preliminary Plat (SMP2016 0002) and a City Consistency Review (CSP2016 0006) for Phase 1 Pederson Hill Subdivision resulting in 86 Residential lots and 5 lots for preservation / park purposes.

To whom it may concern

The following written "Testimony" of Gordon Warren Epperly is to be submitted into the record of the "Assembly" / "Planning Commission" for the City and Borough of Juneau and into the record of the "Office of the Commissioner" for the State of Alaska, Department of Natural Resources.

Introduction

On January 3rd, 1959, the Territory of Alaska was brought into the Union as the Forty-Ninth State of the United States of America. Under the Statehood Act of July 7th, 1958 [Pub.L. 85-508, 72 Stat. 339], the State of Alaska was to select its lands that were to be secured with "Federal Land Patents" [see Section 6 of the Statehood Act]. Among those lands selected was an area known as "Pederson Hill" of Juneau, Alaska (*Land embraced in U.S. Survey 3873, situated about 12 miles northwesterly from Juneau, Alaska, containing 121.56 acres.*)^{1/} and was purportedly sold and secured by a "Land Patent"^{2/} of the State of Alaska to the City and Borough of Juneau on March 26th, 1982. This State of Alaska Land Patent No. 6159 is defective on its face and is void as follows:

State of Alaska Restrictions and Reservations of Land Patent No. 6159

The words of "Restrictions" and "Reservations" of the State of Alaska Land Patent No. 6159 reads as follows:

~~"Save And Except~~ those restrictions appearing in the Federal Patent or other conveyance by which the Grantor acquired title;

~~"And Further,~~ Alaska, as Grantor, hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils of every name, kind or

^{1/} Attached as "Exhibit 'A' "

^{2/} Excerpt of Land Patent is attached as "Exhibit 'B' "

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description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said lands, or any parts or parts thereof, at any and all times for the purpose of opening, developing, drilling, and working mines or wells on these or other lands and taking out and removing therefrom all such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, powerlines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such purposes hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights and power in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

~~"To Have And To Hold~~ the said land, together with the tenements, hereditaments, and appurtenances thereunto appertaining, unto the said Grantee and its successors and assigns forever."

which many of the "*Restrictions*" and "*Reservations*" are in conflict with several provisions of the Constitution for the State of Alaska.

Giving the benefit of the doubt, we may presume that the authority for the issuance of Alaska Land Patent No. 6159 is founded upon Article VIII, Section 9 (*Sales and Grants*) of the Constitution for the State of Alaska which states:

"Subject to the provisions of this section, the legislature may provide for the sale or grant of state lands, or interest therein, and establish sales procedures. All sales or grants shall contain such reservations to the State of all resources as may be required by Congress or the State and shall provide for access to those resources. Reservations of access shall not unnecessarily impair the owner's use, prevent the control of trespass, or preclude compensation for damages." [*Emphasis added*]

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With the restrictive and reserved provisions of the Alaska Land Patent No. 6159 which states in part:

"... and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said lands, or any parts or parts thereof, at any and all times ..."

and the wording of:

"... and to that end it further expressly reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, powerlines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such purposes ..."

and the wording of:

"... hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights and power in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved."

said provisions do indeed impair the owner's use, prevents the control of trespass, and precludes compensation for damages.

The people declared within their State Constitution at Article I, Section 1 (*Inherent Rights*) that:

"This Constitution is dedicated to the principles that all persons have a natural right to life, liberty, the pursuit of happiness, and the enjoyment of the rewards of their own industry; ..."

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With the stated "*restrictions*" and "*reservations*" of Alaska Land Patent No. 6159, does anyone in their right mind really believe that the property owners of the "*Lots*" that are divided up out of the lands of "*Pederson Hill*" will have access to their "*inherent rights*" to pursue happiness and enjoy of their rewards of ownership of owning a Dwelling or other Real Estate? I think not! No such rights exist when the "*reservations*" and "*restrictions*" of the "*Land Patent*" grants government employees, government agents, or attorneys authority to have free reign to enter into and upon the lands of the property owner without announcement any time of the day or night seven days a week for the purpose of taking possession of any and all Dwellings that are on the property or damaging the land in the name of "*mining*" without compensation or consent of the owner.

What about Article I, Section 14 (*Searches and Seizures*) of the Constitution for the State of Alaska which states:

"The right of the people to be secure in their persons, houses, and other property, papers and effects shall not be violated ..."

It is common knowledge in law that upon the grant of entry onto private property by a government employee, the property owner surrenders all rights to be secure in their persons, houses, and other property, papers, and effects. (e.g. <http://tinyurl.com/zgtl6k9>).

How about Article I, Section 18 (*Eminent Domain*) of the Constitution for the State of Alaska which states:

"Private property shall not be taken or damaged for public use without just compensation"

There are no provisions in the "*reservation*" and "*restriction*" clauses of Land Patent No. 6159 that provides "*Compensation*" to the property owner for the taking or damaging of land and real estate for mining purposes.

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What about Article I, Section 22 (*Right of Privacy*) of the Constitution for the State of Alaska which states:

"The right of the people to privacy is recognized shall not be infringed. ..."

When the "*reservation*" and "*restriction*" clauses of Land Patent No. 6159 declares that government employees, government agents, and attorneys may enter upon the land of a property owner without notice twenty-four (24) hours a day, seven days a week is a statement that the property owner has no rights to "*privacy*."

Then we get to Article VIII, Section 1 (*Statement of Policy*) of the Constitution for the State of Alaska which states:

"It is policy of the state to encourage the settlement of its land and the development of its resources by making them available for maximum use consistent with public interest"

This is statement that there must be a balance for homesteading and mining. The "*reservation*" and "*restriction*" clauses of Land Patent No. 6159 are "*lopsided*" for they don't provide any rights or protections for the homesteader. The author, *Warner T. May*, and others who drafted the "*reservation*" and "*restriction*" clauses designed Land Patent No. 6159 for the purpose of discouraging private ownership of the lands of the State.

Looking at Article VIII, Section 16 (*Protections of Rights*) of the Constitution for the State of Alaska which states:

"No person shall be involuntarily divested of his right to the use of waters, his interest in lands, or improvements affecting either, except for a superior beneficial use or public purpose and then only with just compensation and operation of law." [*Emphasis added*]

The "*reservation*" and "*restrictive*" clause of Land Patent No. 6159 divest a homesteader of all rights and interest in the land or improvements which the homesteader may make thereon. The Land Patent No. 6159 proclaims that employees and agents of the State (*as well as attorneys*) have unlimited access to the land and the Real Estate of

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the property owner for use of the State to explore and develop the mineral resources that may be found upon or under the land. There are no rights to be found when employees of the State of Alaska have laid claim of authority to destroy the land and take the "*Real Estate*" of the property owner without owner consent or compensation in the name of "*mining exploratory*" and the development of mines.

More problems are found in Article VIII, Section 18 (*Private Ways of Necessity*) of the Constitution for the State of Alaska which states:

"Proceeding in eminent domain may be undertaken for private ways of necessity to permit essential access for extraction or utilization of resources. Just compensation shall be made for property taken or for resultant damages to other property rights."

The "*reservation*" and "*restrictive*" clauses of Land Patent No. 6159 circumvents the Constitution for the State of Alaska by "*compelling*" a perspective homesteader to surrender constitutional protected rights for the right of ownership to lands of the State. The "*reservation*" and "*restrictive*" clauses of Land Patent No. 6159 are designed to circumvent the Constitution for the State of Alaska for they declare that the State is not required to use its "*eminent domain*" powers to access and use the lands and Real Estate of the property owner for private ways of necessity of extraction or utilization of resources of the State, nor pay compensation for property taken or for resultant damages to other property rights of the property owner. "***Where rights secured by the Constitution are involved, there can be no rule making or legislation which would abrogate them.***" (Miranda v. Arizona, 384 U.S. 436, 491).

Lawful Money Defined

The State of Alaska Land Patent No. 6159 of March 26th, 1982 declares that the City and Borough of Juneau paid "*Ten Dollars*" in "*Lawful Money*" of the United States to the State of Alaska as payment for the land of U.S. Survey 3873 ("*Pederson Hill*") is

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statement that is not true. There has been no payments made to the State of Alaska for the transfer of "Title" of "Lands" of the State to the City and Borough of Juneau. There were no "Dollars" in "Lawful Money" of the United States in circulation during the year of 1982 and as there were no provisions in Federal Law that provides the City and Borough of Juneau (as a "Municipal Corporation" of a State) with a medium of exchange that "Pays" the "Debts" due to the State, there is no lawful transfer of "Title" of lands of the State of Alaska to the City and Borough of Juneau.

Notwithstanding the U.S. Court of Appeals, Ninth Circuit court ruling of Mobley M. Milam, Appellant, v. United States of America et al., Appellees, 524 F.2d 629 (1974), ³ it is not the place of a Federal Judge to define what constitutes "Lawful Money" for that authority is with the U.S. Congress. The U.S. Congress has defined "Lawful Money" to be "Coin Dollars" or "Currency Dollars" (e.g. "United States Notes") of the government of The United States of America as declared within several "Coinage Acts" over the past two hundred (200) years of our Nation. The last "Coin Dollar" to be issued was the "Susan B. Anthony Coin Dollar" that was minted from 1979 to 1981 and was pulled from circulation for being unpopular with the public. Congress tried again in the year of 1999 to mint the "Susan B. Anthony Coin Dollar" without much success. ⁴ The last "Currency Dollar" to be printed and circulate as "Lawful Money Dollars" of The United States of America was the "Series 1963 United States Note." This "Note" of the United States was identified with the words: "**UNITED STATES NOTE**" and "**THE UNITED STATES OF AMERICA {denomination value} DOLLARS**" with a "Red Seal" of the U.S. Treasury being displayed on its face.

³/ The Court cites the U.S. Supreme Court case of Juilliard v. Greenman, 110 U.S. 421, 448, 4 S. Ct. 122, 130, 28 L. Ed. 204 (1884) in support of its ruling. The Court erred in declaring that the lawful money authority of Juilliard v. Greenman was delegated to the Federal Reserve Bank under 31 USC 411. To the contrary; 31 USC 411 explicitly states that Federal Reserve Bank Notes are not "lawful money" of the government of The United States of America. (see infra.). The Court also cites 31 USC 392 (now codified as 31 USC 5103) which only declares that the "Notes" of the Federal Reserve Bank shall be "Legal Tender" for debts public and private, not "Lawful Money" of The United States of America.

⁴/ see Internet Hyperlink <http://tinyurl.com/zdvxc76>

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This "Note" of the United States was issued by "Executive Order" of President John F. Kennedy. Upon Lyndon B. Johnson taking his "Oath of Office" on November 22, 1963 as President of the United States, President Johnson issued forth a "Presidential Executive Order" mandating the pulling of the "1963 Series United States Notes" from circulation. Please take notice that "Lawful Money" of the United States of America is "Legal Tender," but not all "Legal Tender" is "Lawful Money." From hard knocks of lawsuits, the "Banks" of our Nation no longer use the term "Lawful Money" within their Bank issued "Mortgages."

Under the "CLEARFIELD DOCTRINE" of Clearfield Trust Co. v. United States, 318 U.S. 363-371 (1942), the U.S. Supreme Court has declared that when governments operate under securities / federal reserve notes (USA) they devolve to corporate status operating under corporate policies. There is **NO IMMUNITY** for any individual or person who does business in commercial paper under the Erie and Clearfield Doctrine. [see F.R.C.P. Evidence 902 para. 9, but not limited to these laws]. The "Notes" of the Federal Reserve Bank are not "Lawful Money" of the United States:

12 U.S. Code § 411 - Issuance to reserve banks; nature of obligation; redemption

"Federal reserve notes, to be issued at the discretion of the Board of Governors of the Federal Reserve System for the purpose of making advances to Federal reserve banks through the Federal reserve agents as hereinafter set forth and for no other purpose, are authorized. The said notes shall be obligations of the United States and shall be receivable by all national and member banks and Federal reserve banks and for all taxes, customs, and other public dues. **They shall be redeemed in lawful money on demand** at the Treasury Department of the United States, in the city of Washington, District of Columbia, or at any Federal Reserve bank." [*Emphasis added*]

(Dec. 23, 1913, ch. 6, § 16 (par.), 38 Stat. 265; Jan. 30, 1934, ch. 6, § 2(b)(1), 48 Stat. 337; Aug. 23, 1935, ch. 614, title II, § 203(a), 49 Stat. 704.)

31 U.S. Code § 5103 - Legal Tender

"United States coins and currency (including Federal reserve notes and circulating notes of Federal reserve banks and national banks) are legal tender for all debts, ^{5/} public charges, taxes, and dues. Foreign gold or silver coins are not legal tender for debts." [*Emphasis added*]

(Pub. L. 97-258, Sept. 13, 1982, 96 Stat. 980; Pub. L. 97-452, § 1(19), Jan. 12, 1983, 96 Stat. 2477.)

^{5/} Please take notice that the U.S. Congress did not declare that "Federal Reserve Notes" and the Coins and Currency of the United States is a "Legal Tender" for "payment" of debts.

31 U.S.C.A. § 463; [HJR 192 of June 5, 1933; 73d Congress. Sess I. Ch. 48], states in part

"Every provision contained in or made with respect to any obligation which purports to give the obligee a right to require payment in gold or a particular kind of coin or currency, or in an amount in money of the United States measured thereby, is declared to be against **public policy**; and no such provision shall be contained in or made with respect to any obligation hereafter incurred. Every obligation, heretofore or hereafter incurred, whether or not any such provision is contained therein or made with respect thereto, shall be **discharged** upon payment, dollar for dollar, in any coin or currency which at the time of payment is legal tender for public and private debts." ⁶ [Emphasis added]

Notwithstanding the Court Cases of Chermack v. Bjornson, 302 Minn. 213, 223 N.W.2d 659, 660-61 (1974), cert. denied, 421 U.S. 915, 95 S.Ct. 1573, 43 L.Ed.2d 780 (1975); Accord Rush v. Casco Bank and Trust Co., 348 A.2d 237 (Me. 1975); Leitch v. State, Department of Revenue, 519 P.2d 1045 (Or. App. 1974); and Gordon W. Epperly, Appellant, v. State of Alaska, Appellee., 648 P.2d 609 (Ak. 1982) in which the Courts were not asked the proper question: "**By what authority does the U.S. Congress rely upon to grant the States of the Union authority to 'Discharge' their Debts in Bankruptcy?**", no State has made a payment on their "Debts" since the year of 1933.

One should take "Judicial Notice" that the governments of the States are governed by "Constitutions," not by "Public Policies" of the U.S. Congress. The "Public Policies" of the U.S. Congress are not "Public Laws" of our Nation and they apply only to "Agencies" and "Departments" of the government of the United States and those "citizens" which the U.S. Congress has jurisdiction over under the [purported] Fourteenth Amendment to the U.S. Constitution. As no State of the Union are "citizens" of the United States and as no authority may be found within any Federal or State Constitution that allows a State or its "Political Subdivisions" to "Discharge" their "Debts" in Bankruptcy, those "Debts" are

⁶/ For full text of HJR 192, see Internet Hyperlink: <http://tinyurl.com/jq5w5t3>

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required to "Paid" and the only medium of exchange that may pay the "Debts" of a State is a "Coin" of Gold or Silver (U.S. Const., Art. I, Sec. 10, Cl. 1). The "Notes" of the Federal Reserve Banks (Commercial Paper) only "Discharge Debts" to some period of time in the future for payment when those "Notes" are presented for and are redeemed in "Lawful Money" of the United States. (see HJR 192 of June 5, 1933 [73d Congress, Sess. I, Ch. 48]). **FEDERAL RESERVE "NOTES" ARE NOT "DOLLARS" NOR ARE THEY "UNITED STATES NOTES" OF THE U.S. DEPARTMENT OF TREASURY.**

Please take notice that the Federal Reserve Bank is a private bank ^{7/} in which its "Notes" are regulated by private law of the "Uniform Commercial Code [UCC]." ^{8/} The wording "**Pay to the Bearer on Demand**" the declared value of the "Note" which appears on the face of older "Federal Reserve Notes" may be found on the Internet at: <http://tinyurl.com/zdy3o6m>. Since the year of 1963, the Federal Reserve Bank no longer honors the 'Pay to the Bearer on Demand' "**Dollars**" for its "Notes" but instead, the "Board of Governors" of the Federal Reserve Bank have taken upon themselves (without authority of law) to declare that their "Federal Reserve Notes" are now "Dollars." {which usurpation of power and authority does not seem to bother the "Legislatures" of the States nor the "U.S. Congress"}.

PLEASE TAKE NOTICE OF THE FOLLOWING:

1. That, Legal tender under the Uniform Commercial Code (U.C.C.), Section 1-201 (24) ^{9/} (Official Comment); "The referenced Official Comment notes that the definition of money is not limited to legal tender under the U.C.C. The test adopted is that of sanction of government, whether by authorization before issue

^{7/} see U.S. Court of Appeals case of "Lewis v. United States, 680 F.2d 1239 (1982)." In truth, "Agents" of a foreign Country known as "Vatican City State" holds the seats of the "Board of Governors" of the Federal Reserve Bank and as such, the "Papacy" of the Roman Catholic Church controls the economy of The United States of America and of the World.

^{8/} Did you know that the Uniform Commercial Code [UCC] is "private law" that was "patented" in the year of 1952? With permission of the "Patent Holders," the States of the Union have adopted the "UCC" as a law of their States. (See Internet Hyperlink: <http://tinyurl.com/hawzadi>).

^{9/} see Internet Hyperlink: <http://tinyurl.com/zmzqcup>

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or adoption afterward, which recognizes the circulating medium is a part of the official currency of that government. The narrow view that money is limited to legal tender is rejected."

2. That, the Federal Reserve Bank in its booklet; MODERN MONEY MECHANICS /¹⁰ page 3, states; "In the United States neither paper currency nor deposits have as commodities, Intrinsically, a dollar bill is just a piece of paper, deposits merely book entries."
3. That the "giving a (federal reserve) note does not constitute payment." See Echart v. Commissioners C.C.A., 42 Fd2d 158.
4. That the use of a (federal reserve) 'Note' is only a promise to pay. See Fidelity Savings v. Grimes, 131 P2d 894.
5. That Legal Tender (federal reserve) Notes are not good and lawful money of the United States. See Rains v. State, 226 S.W. 189.
6. That (federal reserve) 'Notes do not operate as payment in the absence of an agreement that they shall constitute payment.' See Blackshear Mfg. Co. v. Harrell, 2 S.E.2d 766.
7. Also, Federal Reserve Notes are valueless. (See IRS Code Section 1.1001-1 (4657) C.C.H. /¹¹).
8. In light of the holding of Fidelity Bank Guarantee vs. Henwood, 307 U.S. 847 (1939), /¹² take notice of ... "As of October 27, 1977, legal tender for discharge of debt is no longer required. That is because legal tender is not in circulation at par with promises to pay credit. There can be no requirement of repayment in legal tender was not loaned [nor in circulation] and repayment [or payment] need only be made in equivalent kind; A negotiable instrument."
9. UCC 3-603; /¹³ "If tender of payment of an obligation to pay an instrument is made to a person entitled to enforce the instrument and the tender is refused, there is discharge, to the extent of the amount of the tender ..." and:

^{10/} A PDF copy of booklet "MODERN MONEY MECHANICS" may be downloaded from the Internet at: <http://tinyurl.com/25pekl>

^{11/} see PDF Document of IRS Code Section 1.1001-1 at: <http://tinyurl.com/h5scm8r>

^{12/} see Internet Hyperlink: <http://tinyurl.com/zz3t8et>

^{13/} see Internet Hyperlink: <http://tinyurl.com/jbtkrnm>

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10. ORS 81.010; ¹⁴ "Effect of unaccepted offer in writing to pay or deliver. An offer in writing to pay a particular sum of money or to deliver a written instrument or specific personal property is, if not accepted, equivalent to the actual production and tender of the money, instrument or property." (The latter here operates via the rule of Para Materia in all other States.)

I realize that most of you that read this written "*Testimony*" will be saying to yourselves that "*Payment vs. Discharge*" and "*Legal Tender vs. Lawful Money*" are frivolous arguments that may be swept under the rug. Don't fool yourselves. The monetary laws of our Nation are not frivolous.

The State of Alaska Land Patent No. 6159 is a defective document conferring no rights of "Title" to any lands described therein. The City and Borough of Juneau (CBJ) has no lawful "Title" of ownership to land described as USS Survey 3873 (Pederson Hill).

Nexus

The nexus that exist between Gordon Warren Epperly and the "State of Alaska Land Patent No. 6159" is his wife's ownership of "*land*" and "*Real Estate*" that borders the land of U.S. Survey 3873. This land of the Epperly's is "Federal Patented" land that is described as follows:

"Lot 6 of the Mendenhall Peninsula Small Tract unit No. 2 of the land embraced in U.S. Survey 3260, situated about 11 miles northwest of Juneau, Alaska."

The issuance of "Title" to this land is founded upon Federal Land Patent No. 1185194 as issued to "Elizabeth Kristina Warwick" on July 31st, 1958 in the District of Columbia in the year of Independence of the United States the One Hundred and Eighty-Third. The Patent claimant, "Elizabeth Kristina Warwick" is the grandmother of my wife whose

^{14/} see Internet Hyperlink: <http://tinyurl.com/hbbsqag>

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maiden name is "Esther Katherine Madsen." My wife, "Esther Katherine Epperly" (Madsen) is the heir and assignee of "Federal Land Patent No. 1185194" and is the holder of the "Title" to the above described land.

Notwithstanding that the City and Borough of Juneau has, and is, obstructing the granting of "Rights" of the above described "Federal Land Patent," the provisions of the Alaska Statehood Act, and the Constitution for the State of Alaska in preventing the Epperly's to the "full use and enjoyment of the land" by regulating the land with "Zoning Ordinances" and assessment of "ad valorem taxes" upon the land. The Epperly's are not "Tenants" on the land to which "ad valorem taxes" may lawfully be assessed, for they are "owners" Federal Patented land that has immunity from such taxes. /¹⁵

Nevertheless, the Epperly's have paid "ad valorem taxes" over the years in support of services which the City and Borough Juneau has provided to their land and Real Estate. As an unspecified amount of "ad valorem taxes" of the Epperly's are being used to finance the development of U.S. Survey 3873 (Pederson Hill) property, said expenditure of "ad valorem tax" revenue of the City and Borough of Juneau upon land which it does not own is "Nexus" for the Epperly's to file this "Objection" with the State of Alaska and with the City and Borough of Juneau.

The fact that the State of Alaska has made it clear within its Land Patent No. 6159 that it is the desire of the State to develop the land for mining use, an activity which may be detrimental to the Federal Patented land of the Epperly's and the fact that the City and Borough of Juneau is using "monies" of "ad valorem taxes" as assessed upon the land of the Epperly's to fund a development of lands to which it does not own for want of having a lawful "Title" to the land in its possession is the "Nexus" that authorizes

^{15/} This immunity comes from the fact that a taxpayer failure to pay an "ad valorem tax" results in the taking of his land by the government. This taking of land for such taxes is a deprivation of the "full use and enjoyment of the land" that is guaranteed to the holder of a "Federal Land Patent" in the State of Alaska as it violates the "full use and enjoyment of the land" guarantee clause of Section 6(a) & 6(b) of the Alaska Statehood Act [Pub. L. 85-508, 72 Stat. 339] and which in turn violates the "consent" clause of Article XII, Section 13 (Consent to Act of Admission) to the Constitution for the State of Alaska.

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the Epperly's to make "*Objections*" to any sale of land of U.S. Survey 3873 or any further expenditure of moneys on what is identified as the development of a Twenty (20) Acre Subdivision of "Pederson Hill."

Conclusion

The "Director" for the Division of Technical Services of the Department of Natural Resources for the State of Alaska did issue forth a "Land Patent" in the name of the State of Alaska to a "Municipal Corporation" known as the City and Borough of Juneau. This "Land Patent" describes several parcels of lands of the State of Alaska that was "sold" under the mandate of Article VIII, Section 9 (*Sales and Grants*) of the Constitution for the State of Alaska:

"Subject to the provisions of this section, the legislature may provide for the sale or grant of state lands, or interest therein, and establish sales procedures. All sales or grants shall contain such reservations to the State of all resources as may be required by Congress or the State and shall provide for access to these resources. Reservations of access shall not impair the owners' use, prevent the control of trespass, or preclude compensation for damages."

The "*restrictions*" and "*reservations*" that were drafted for the State of Alaska "Land Patent No. 6159" appears to have been written without the "*Staff*" of the Division of Technical Services of the Department of Natural Resources for the State of Alaska conferring to the "*limitations of power*" clauses of the "Constitution" for the State of Alaska. The "*restrictions*" and "*reservations*" are written overly broadly and they do impair the "Rights" of a Property Owner to the use of the land and prevents the Property Owner from establishing controls of trespass. The "*restrictions*" and "*reservations*" clauses as written makes it clear that the "Rights" of the Property Owner as found within many provisions of the Alaska State Constitution have been "*circumvented*" including the "Right" to be compensated for any damages that the State or its "*Agents*" and "*Employees*" may do to the land and Real Estate of the Property Owner or the "Rights" of the Property Owner to be secured in his "*Dwelling*"

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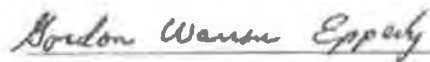
or his "Rights of Privacy." As Land Patent No. 6159 does not conform to many "Sections" of the Alaska State Constitution, the "Land Patent" is a "*defective instrument*" that is without authority to transfer any "Title" of lands of the State of Alaska into the hands of any "Grantee."

In regard to Article VIII, Section 9 of the Constitution for the State of Alaska the following request is made of the "Commissioner" for the State of Alaska, Department of Natural Resources:

1. Please provide a true and correct copy of the "Directive" / "Law" of the Alaska State Legislature that authorizes the sale and the procedure of the sale of lands that are described within Alaska Land Patent No. 6159.
2. Please provide the legal description of the "right-of-ways" that are to be used to access resources of the State on the lands as described within Alaska Land Patent No. 6159.
3. Correct the identified "defects" of Alaska Land Patent No. 6159 so that the Land Patent will be in conformity with all provisions of the Alaska State Constitution.
4. Provide the people of the City and Borough of Juneau with lawful "Titles" to lands sold under "State Land Patents" showing that all perspective property owners have "natural rights" to the land as identified within the Alaska State Constitution.

A demand is place upon the "Staff" of the City and Borough of Juneau to cease and desist in expending funds of the City and Borough of Juneau (CBJ) for the development of U.S. Survey 3873 (Pederson Hill) until such time the "Commissioner" of the State of Alaska, Department of Natural Resources provides the CBJ with a lawful "Title" and "Land Patent" for said described lands.

Respectfully Submitted



Gordon Warren Epperly

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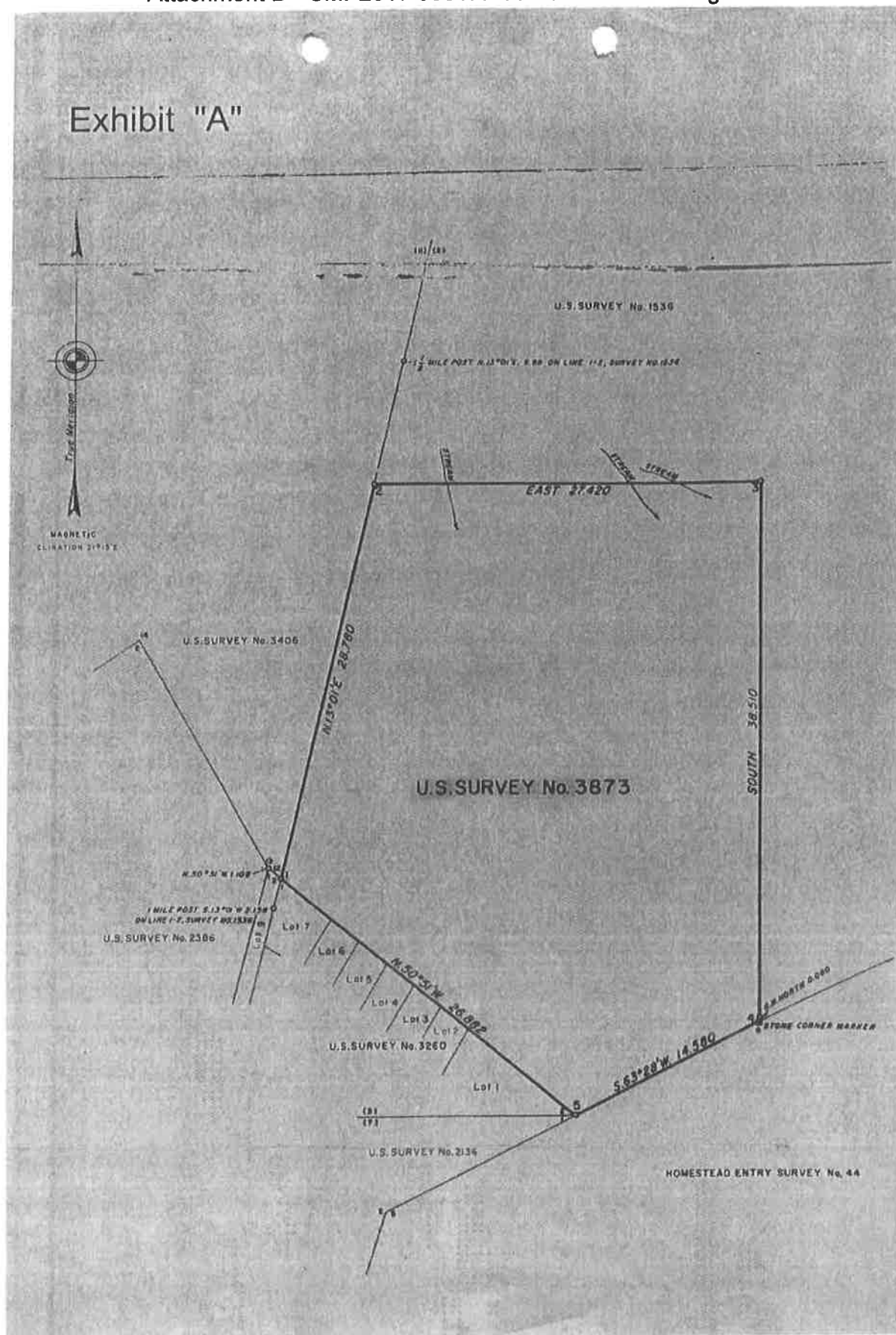


Exhibit "B"

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Juneau Recording District

State of Alaska

Patent

No. 6159

Know All Men By These Presents that the State of Alaska, in consideration of the sum of TEN AND NO/100----- DOLLARS lawful money of the United States, and other good and valuable considerations, now paid, the receipt whereof is hereby acknowledged, does hereby grant to _____

CITY AND BOROUGH OF JUNEAU

155 South Seward Street, Juneau, Alaska 99801 and to

its successors and assigns, all that real property situated in the Borough of City and Borough of Juneau, State of Alaska, and described as follows:

U.S. SURVEY NO. 3266, ALASKA

LOT 29, containing 3.20 acres. Excluding the Glacier Highway Right-of-Way (Airport Road to Tee Harbor) Alaska Project No. F-095-4. Subject to Right-of-Way ACS Cable Pole and Land Lease ADL 39218.

LOT 28, containing 3.82 acres. Subject to Right-of-Way ACS Cable Pole and Land Lease ADL 39218.

ACCORDING TO U.S. SURVEY NO. 3266, ALASKA, ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C., ON JUNE 22, 1954.

U.S. SURVEY NO. 2389, ALASKA

LOT A-1, containing 2.41 acres. Excluding the Glacier Highway Right-of-Way (Airport Road to Tee Harbor) Alaska Project No. F-095-4.

ACCORDING TO THE SUPPLEMENTAL PLAT OF U.S. SURVEY NO. 2389, ALASKA, SHOWING LOT A-1, ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C., ON MARCH 15, 1961.

U.S. SURVEY NO. 3274, ALASKA

LOT 54, containing 0.70 acres. Excluding the Glacier Highway Right-of-Way (Airport Road to Tee Harbor) Alaska Project No. F-095-4.

ACCORDING TO U.S. SURVEY NO. 3274, ALASKA AND DEPENDENT RESURVEYS OF LINE 6-7, U.S. SURVEY NO. 2386 AND LINE 1-2, U.S. SURVEY NO. 2741, ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C., ON MAY 4, 1954.

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 Juneau Recording District

U.S. SURVEY NO. 3261, ALASKA

LOT 66, containing 0.48 acres. Excluding the Fritz Cove Road Right-of-Way (Alaska Project No. S-0970(2), Parcel No. 19, Right-of-Way Permit ADL 21897).

Subject to a maximum 50 foot wide easement pursuant to A.S. 38.05.127(a)(2) for access from the Fritz Cove Road Right-of-Way to the line of mean high water of Auke Bay.

LOT 45, containing 0.67 acres.
 Subject to Right-of-Way Permit BLM Serial No. A-021881-A (J-010086).
 Subject to Right-of-Way Permit ADL 25335.

ACCORDING TO U.S. SURVEY NO. 3261, ALASKA, AND DEPENDENT RESURVEYS OF PORTIONS OF ADJOINING U.S. SURVEYS NOS. 2112, 2281 AND 2546 ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C., ON APRIL 21, 1954.

U.S. SURVEY NO. 2390

RIGHT-OF-WAY LOT, containing 0.79 acres. Excluding the Fritz Cove Road Right-of-Way Alaska Project No. S-0970(2).

ACCORDING TO THE PLAT OF U.S. SURVEY NO. 2390 OF THE FRITZ COVE GROUP OF HOMESITES, TRACTS A AND B, ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, GENERAL LAND OFFICE IN WASHINGTON, D.C., ON MARCH 4, 1940.

U.S. SURVEY NO. 3814, ALASKA

LOT 1, containing 1.15 acres. Excluding the Mendenhall Peninsula Road.

Subject to a maximum 50 foot wide easement pursuant to A.S. 38.05.127(a)(2) for access from the Mendenhall Peninsula Road Right-of-Way to the Mendenhall Wetlands State Game Refuge Boundary Line.

Subject to a reservation for the Mendenhall Wetlands State Game Refuge pursuant to A.S. 16.20.034.

The reservation for access along public and navigable waters is waived along Gastineau Channel.

ACCORDING TO U.S. SURVEY NO. 3814, ALASKA, EMBRACING LOTS 1 AND 2, ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C., ON FEBRUARY 23, 1961.

U.S. SURVEY NO. 3873, ALASKA

Containing 121.56 acres.
 Subject to Water Right Permit Nos. ADL 43542, ADL 79918 and ADL 79284.
 Subject to ADL 79285, ADL 79962 and ADL 101705.

ACCORDING TO U.S. SURVEY NO. 3873, ALASKA, ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C., ON SEPTEMBER 12, 1963.

U.S. SURVEY NO. 3054, ALASKA

LOT 18A, containing 0.73 acres.
 Subject to Right-of-Way ACS Cable Pole.

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Subject to a maximum 50 foot wide easement pursuant to A.S. 38.05.127(a)(2) for access from the Point Lena Loop Road Right-of-Way to the line of mean high water of Auke Bay.

LOT 25A, containing 0.32 acres.

Subject to a maximum 50 foot wide easement pursuant to A.S. 38.05.127(a)(2) for access from the Glacier Highway Right-of-Way to the line of mean high water of Auke Bay.

ACCORDING TO U.S. SURVEY NO. 3054, ALASKA, LENA POINT NO. 2, SMALL TRACT GROUP EMBRACING LOTS 16 TO 34 INCLUSIVE, AND LOTS 18A AND 25A, ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C., ON NOVEMBER 6, 1951.

U.S. SURVEY NO. 2392, ALASKA

LOT DD OF TRACT A, containing 4.97 acres.

ACCORDING TO U.S. SURVEY NO. 2392, ALASKA, AUKE LAKE GROUP OF HOMESITES, TRACT A, ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, GENERAL LAND OFFICE IN WASHINGTON, D.C., ON MARCH 20, 1940.

U.S. SURVEY NO. 3055, ALASKA

LOT 3A, containing 0.14 acres.

ACCORDING TO U.S. SURVEY NO. 3055, ALASKA, LENA COVE NO. 1, SMALL TRACT GROUP EMBRACING LOTS 1 TO 22 INCLUSIVE, AND LOTS 3A, 10A, 16A, AND 21A, ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C., ON AUGUST 8, 1952.

Subject to a maximum 50 foot wide easement pursuant to A.S. 38.05.127(a)(2) for access from the Point Lena Loop Road Right-of-Way to the line of mean high water of Lena Cove.

U.S. SURVEY NO. 3051, ALASKA

LOT 10A, containing 0.15 acres.

ACCORDING TO U.S. SURVEY NO. 3051, ALASKA, POINT LOUISA SMALL TRACT GROUP EMBRACING LOTS 1 TO 10 INCLUSIVE, AND LOTS 10A, 10B AND 10C, ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C., ON NOVEMBER 6, 1951.

U.S. SURVEY NO. 3260, ALASKA

LOT 9, containing 0.91 acres.

LOT 11, containing 0.95 acres.

ACCORDING TO U.S. SURVEY NO. 3260, ALASKA, MENDENHALL PENINSULA SMALL TRACT UNIT NO. 2, LOTS 1 TO 39 INCLUSIVE, ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C., ON MARCH 26, 1954.

CONTAINING AN AGGREGATE OF 142.95 ACRES, MORE OR LESS.

Subject to valid existing trails, roads and easements.

The Grantee may manage all easements pursuant to A.S. 38.05.127(a)(2) stated above, including but not limited to authorizing the placement of improvements within the easements, the expansion, relocation or reduction of the easement widths stated above to not less than 10

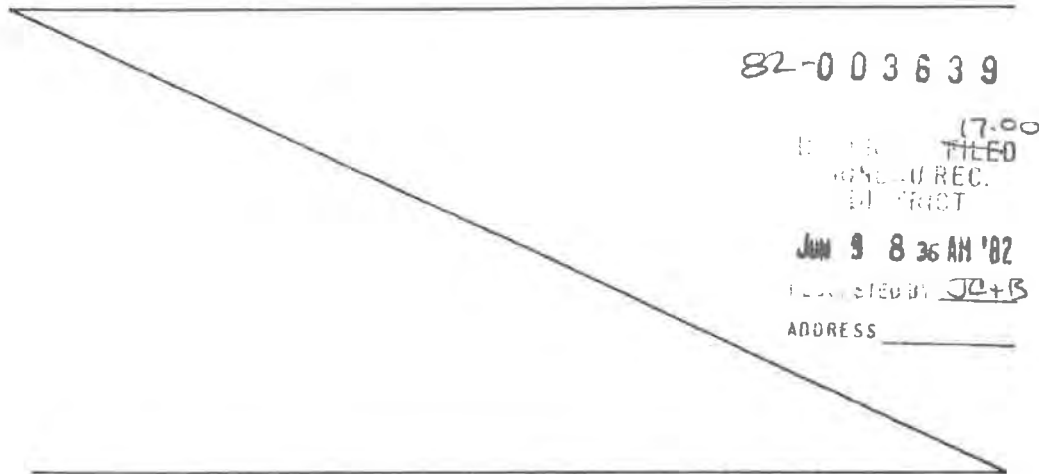
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 JUNIOR Recording District

feet, or other modification of the easements as long as the purpose of the easements is not substantially impaired and the need of the public for the easements is met.

Net chargeable acreage under A.S. 29.18.201 is 142.00 acres.



Township 40 SOUTH, Range 65 EAST, COPPER RIVER Meridian.

Alaska, according to the official survey thereof numbered USS 2392, USS 3055, USS 3051, USS 3260, USS 3054, USS 3266, USS 2389, USS 3274, [USS 3873] USS 3261, USS 2390, USS 3814
Save And Except those restrictions appearing in the Federal Patent or other conveyance by which the Grantor acquired title.

And Further, Alaska, as Grantor, hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said lands, or any part or parts thereof, at any and all times for the purpose of opening, developing, drilling, and working mines or wells on these or other lands and taking out and removing therefrom all such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, powerlines, and railroads, with such shafts, drill such wells, remove such soil, and to remain on said lands or any part thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such purposes hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights and power in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

To Have And To Hold the said land, together with the (covenants, hereditaments, and appurtenances thereunto appertaining, unto the said Grantee and its successors and assigns forever.

In Testimony Whereof the State of Alaska has caused these presents to be executed by the Director of the Division of Technical Services, Department of Natural Resources, State of Alaska, pursuant to delegated authority, this 26th day of March, A.D. 1982.

Warner T. May
 For Director, Division of Technical Services

State of Alaska)
) ss
THIRD Judicial District)

Who Do Certify that on the 26th day of March, 1982 appeared before me Warner T. May

who is known to me to be the Director of the Division of Technical Services, Department of Natural Resources, State of Alaska, or the person who has been lawfully delegated the authority of said Director to execute the foregoing document; that he executed said document under such legal authority and with knowledge of its contents; and that such act was performed freely and voluntarily upon the premises and for the purposes stated therein



Notary Public in and for Alaska
 My Commission expires July 29, 1984

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2/11/17

City & Borough of Juneau
Community Development Dept.
155 S. Seward St.
Juneau, AK. 99801

Attn: Eric Feldt,et.all

RE: Phase 1, 2 & 3 Pederson Hill Sub.

Gentlemen,

I wish to go on record as objecting to this proposed subdivision on Pederson Hill. See following reasons listed below.

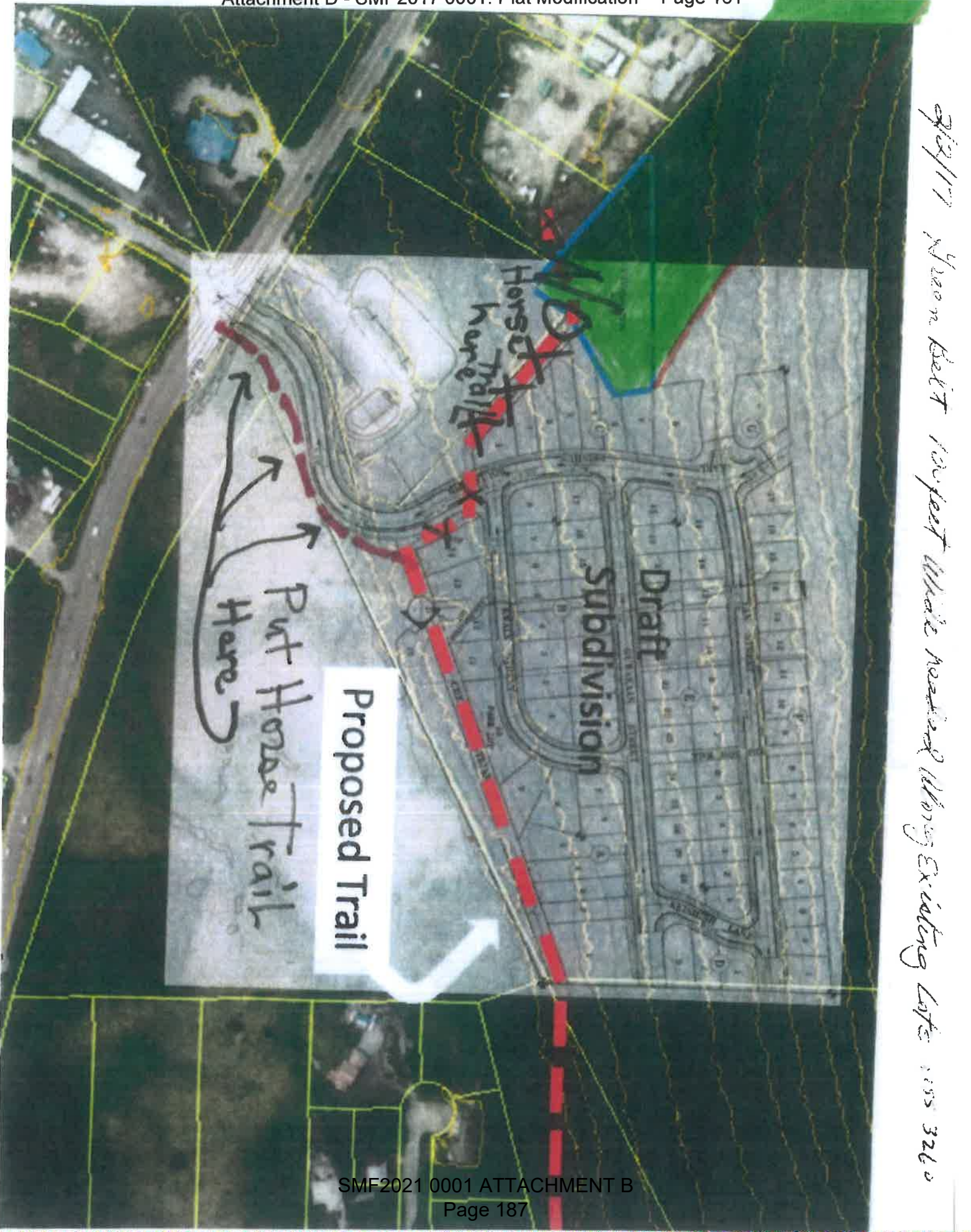
1. By flooding the market you will make it difficult for property owners who wish to sell. As you know Juneau's property have been inflated for years & with cheaper land & homes available no one will be able to recoup the difference between what they paid & what they can sell their house&lot for.
2. You appear to be compeating with private land developers. The C/B/J should not be involved in land development. Sell the land to the private sector as undeveloped.
2. Has anyone made a study on the amount of water & run off Pederson Hill soaks up with its natural ground cover & trees? I think you would be surprised by the answer.
3. Have you considered that Pederson Hill is a major wildlife corridor & habitat. The number of deer, bear, porcupines, mink, weasels, fox, cyotes, wolves, & birds that live on Pederson Hill is amazing. Where are they going to go?
3. The tiny lots do not appear to big enough for a house & parking for 2 cars. Most families have 2 cars & a child or children. You said at the meeting at the Library that there would be no"on"street parking. This is a problem.
5. The entry and exit to the Pederson Hill Subdivision will be hazardous. Having any where from 86 to 150 plus cars coming & going with out a proper Glacier Highway/Subdivision intersection with a stop light(ON A HILL)is dangerous. RETHINK THIS!
6. I appreciate the horse trail but strongly object to it being obviously attached to Swampy Acres. We do not need people using our land for public use. As you are aware the families in the subdivision will be using the horse trail for bikés, hiking & walking their many dogs. We do not need them using our property for a short cut. PLEASE REROUTE THE HORSE TRAIL TO ALONG SIDE THE ROAD WHICH ENTERS FROM GLACIER HWY.(see photo)

Please consider my observations. I have lived in Juneau all my life & was born here. I do not think you are doing anyone any favors wasting money on this Pederson Hill Project.

Sincerely, *Esther K. Epperly*
Esther K. Epperly, Box 34358, Juneau, AK. 99803
Glacier Highway/Swampy Acres

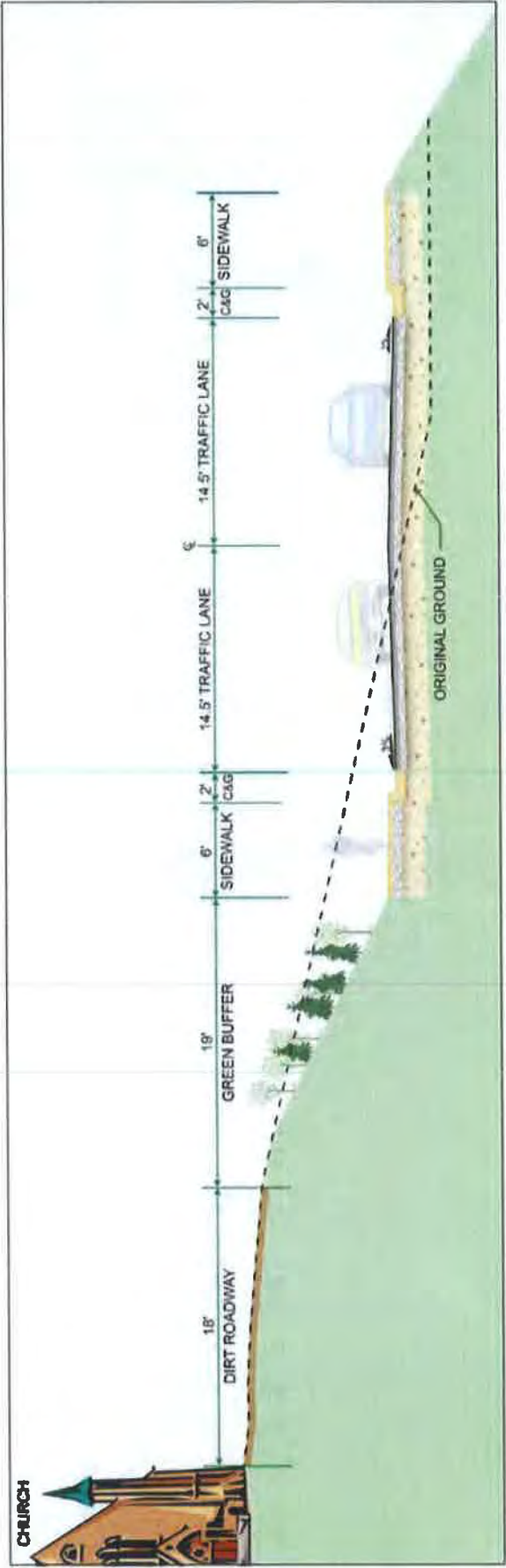
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SMF2021 0004 ATTACHMENT B



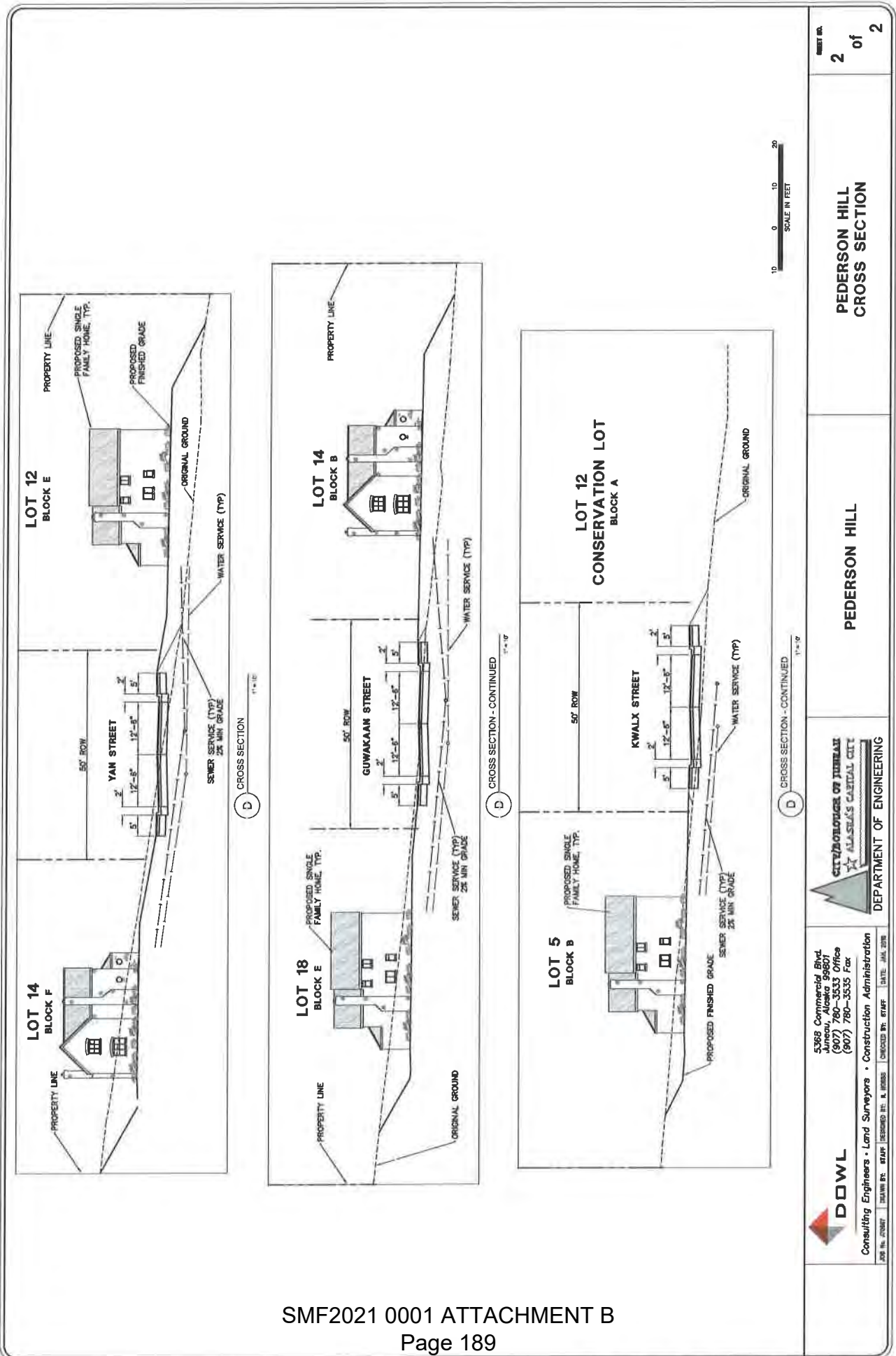
2/29/17 Moon Belt Project White Mountain Agency Existing Lots 155 326

Conceptual Profile
Karl Reishus Boulevard

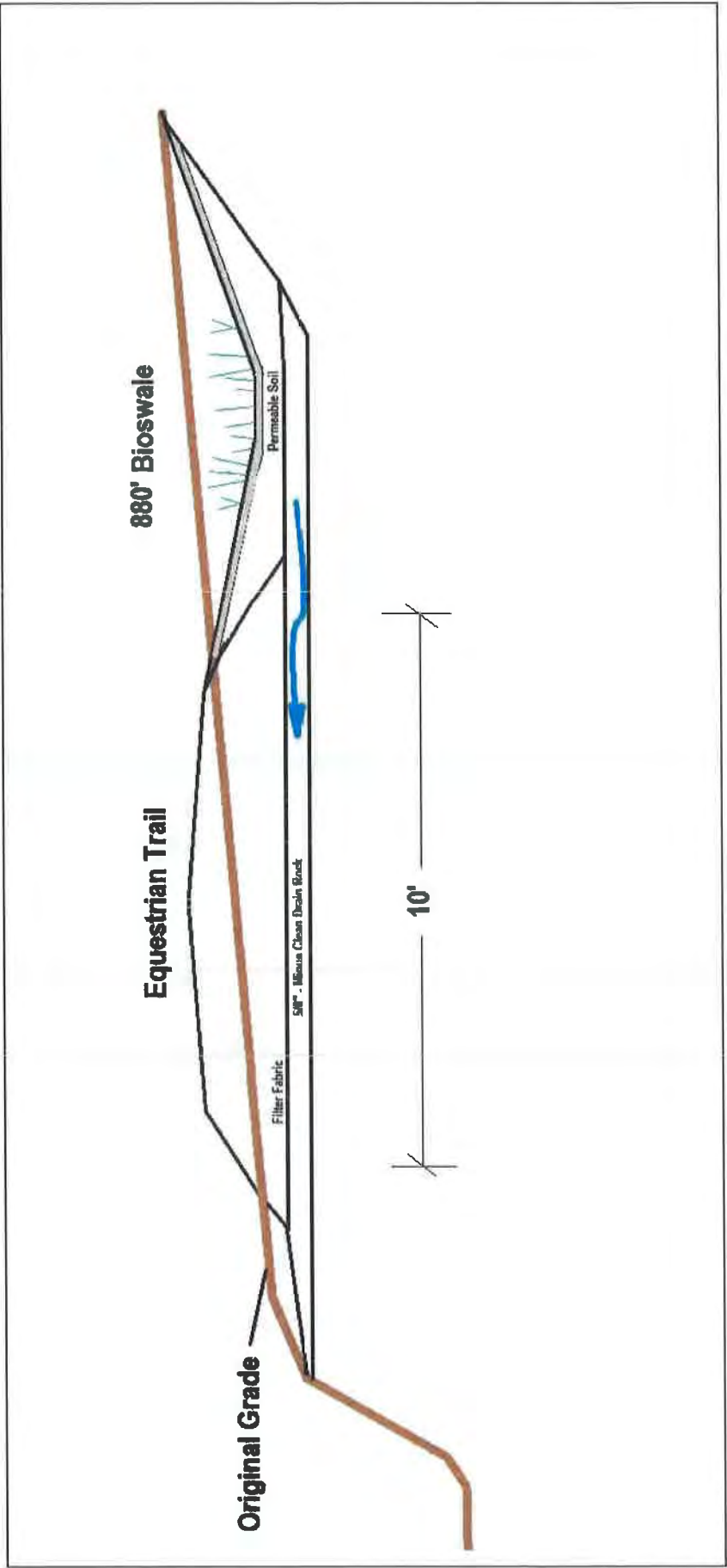


SECTION A - ROAD BELOW CHURCH

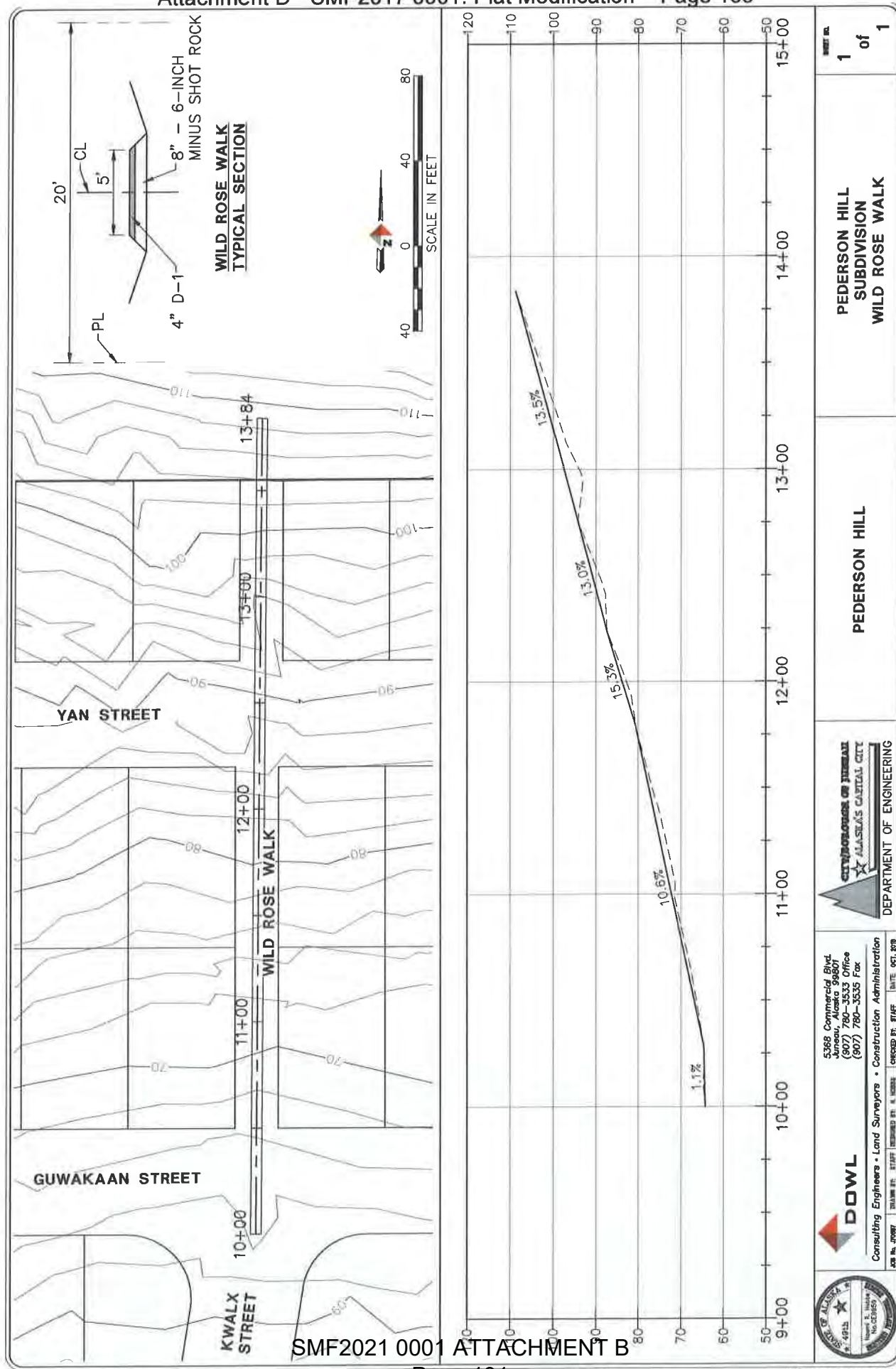
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Profile View of Equestrian Trail (Preliminary)
Provided by Applicant



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November 21, 2016
W.O. #70687.01

Mr. Nathan Coffee
Project Manager
City & Borough of Juneau
155 South Seward Street
Juneau, AK 99801

Subject: Pederson Hill Subdivision – Drainage Plan Memo

Dear Mr. Coffee:

The intent of this memorandum is to present the findings of the pre- and post-development drainage conditions for the Pederson Hill Subdivision draft drainage plan. The following assumptions were made for evaluation of the drainage plan:

- All existing drainage north of the development area will be captured and conveyed through the development area via culverts to private wetlands, maintaining existing drainage patterns; off-site drainage is thereby not accounted for in drainage calculations for development area.
- All drainage from the development area will drain to a proposed bioswale adjacent to the equestrian trail and discharge to City and Borough of Juneau (CBJ)-owned lands; drainage from the development area will not contribute to stormwater discharged to private wetlands.

Condition 1: Drainage to Glacier Highway

In pre-development conditions, the drainage basin flowing to the Glacier Highway cross culvert, southeast of Sherwood Lane, is approximately 32 acres in size and encompasses a densely forested area. In post-development conditions, the drainage basin is reduced to approximately 12 acres and only includes the drainage area south of the development, including the paved access road to the development. Runoff from the pre-development basin north of the development will be collected uphill of the development and conveyed via culverts through the development to the private wetlands. Runoff from the pre-development basin within the development area will be captured through the proposed storm drain system and directed to the bioswale along the equestrian trail. Since the contributing drainage area to the Glacier Highway cross culvert is reduced, the post-development peak flows will decrease; the existing drainage infrastructure downstream of the development is not expected to be detrimentally affected.

Recurrence Interval	Pre-Development Runoff (cfs)	Post-Development Runoff (cfs)
2-Year	1.40	0.64
5-Year	2.83	1.37
10-Year	4.20	2.04
25-Year	6.40	3.10
50-Year	8.30	4.02
100-Year	10.40	5.04

Condition 2: Drainage to Private Wetlands

The pre-development drainage basin delineated for the private wetlands is approximately 107 acres of densely forested area. Runoff from the pre-development basin north of the development access road will be collected uphill of

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Mr. Nathan Coffee
 CBJ
 Nov. 2016
 Page 2

the development and conveyed via culverts through the development to the private wetlands. Since the runoff from the development will be collected through the storm drain system and directed to the proposed bioswale, only the runoff from the existing forested area north of the development is assumed to drain to the private wetlands. Therefore, the post-development drainage basin is reduced to approximately 74 acres in size, and peak flows discharging to the private wetlands decrease accordingly.

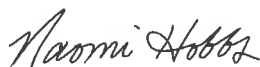
Recurrence Interval	Pre-Development Runoff (cfs)	Post-Development Runoff (cfs)
2-Year	3.96	2.67
5-Year	8.05	5.61
10-Year	12.17	8.75
25-Year	18.89	13.90
50-Year	24.75	18.45
100-Year	31.31	23.51

Condition 3: Drainage to Bioswale

Development runoff will be collected in the proposed storm drain system and directed to the bioswale parallel to the equestrian trail. The bioswale will discharge to CBJ-owned wetlands. The bioswale will be designed to accommodate the 2-year, 6-hour design storm for water quality and the 25-year peak flow for conveyance. Flow reduction features will be incorporated into the final storm drainage design to mitigate the potential for erosion of the bioswale at outfalls from the subsurface drainage system.

Recurrence Interval	Pre-Development Runoff (cfs)	Post-Development Runoff (cfs)
2-Year, 6-Hour	0	2.72
2-Year	0	10.86
5-Year	0	14.27
10-Year	0	17.03
25-Year	0	20.94
50-Year	0	24.00
100-Year	0	27.25

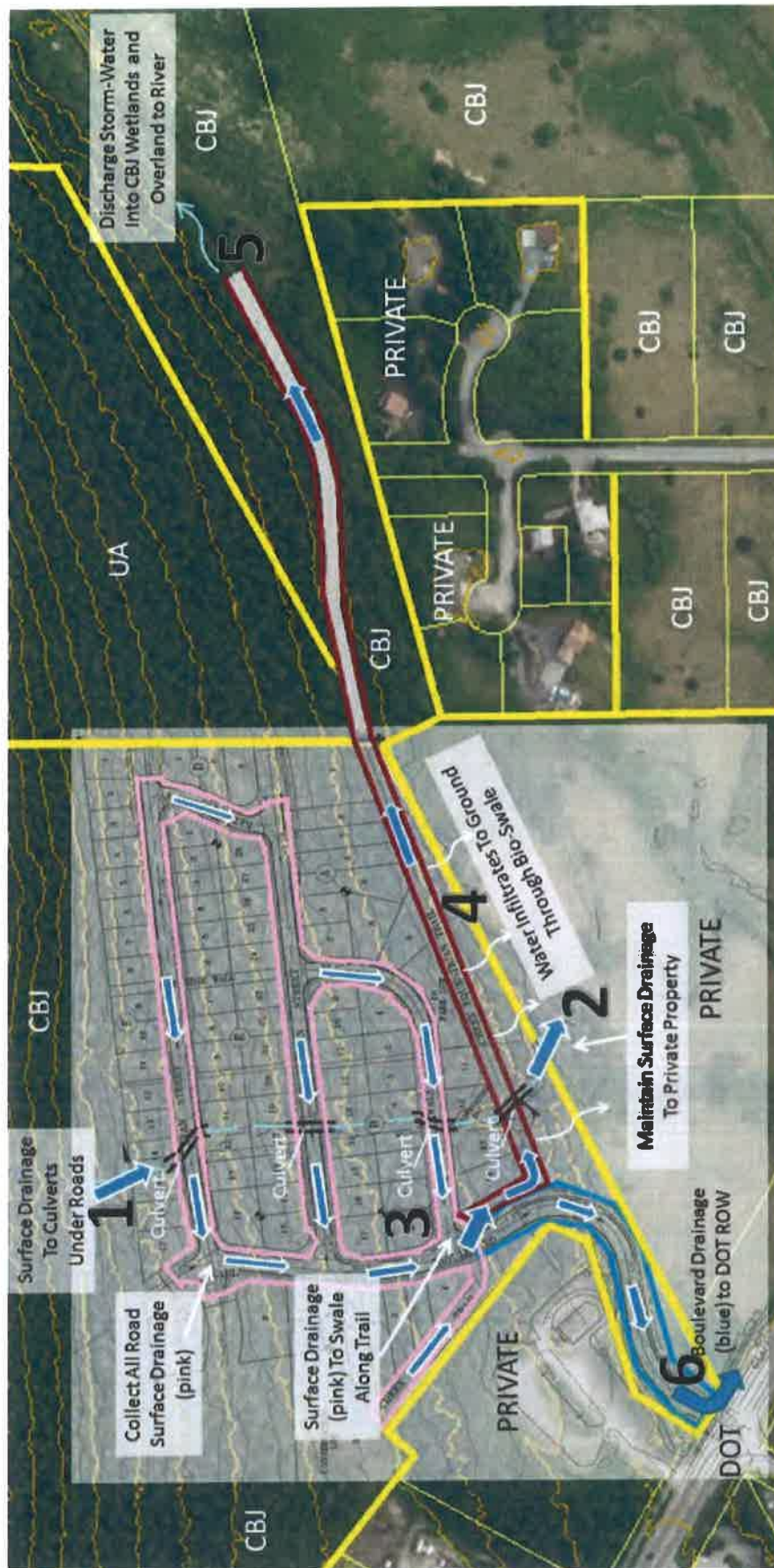
Sincerely,
 DOWL



Naomi Hobbs, P.E.
 Transportation Engineering Manager

Drainage Plan Memo.docx

PEDERSON HILL SUBDIVISION STORM DRAINAGE PLAN

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PEDERSON HILL SUBDIVISION STORM DRAINAGE PLAN

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THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

**Department of Transportation and
Public Facilities**

SOUTHCOST REGION

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January 17, 2017

CBJ Planning Commission

**Re: Pederson Hill Subdivision Proposed Development
Preliminary Plat Review**

To Whom It May Concern,

The Alaska Department of Transportation and Public Facilities (DOT&PF), Southcoast Region has reviewed the Traffic Impact Analysis and preliminary Drainage Plan concerning the proposed City and Borough of Juneau's (CBJ) Pederson Hill Subdivision.

DOT&PF has no objection to the proposed development and new intersection at Karl Reishus Boulevard and Glacier Highway, as it pertains to DOT&PF interests. We will continue to coordinate with CBJ during design to ensure the intersection and development will be designed to DOT&PF standards and will not compromise safety of our highway. We understand that as this subdivision proceeds through the CBJ Major Subdivision process, a detailed drainage plan and approach road design meeting our specifications will be provided. With that said, we accept the current documents for the Preliminary Plat step of the Pederson hill Subdivision.

If you have any questions regarding DOT&PF's review, please feel free to contact DOT&PF's review coordinator, Emily Haynes, at (907) 465-2838 or emily.haynes@alaska.gov.

Regards,

Michael J. Coffey

Michael J. Coffey, Director
Southcoast Region
Department of Transportation & Public Facilities

FINAL
PEDERSON HILL SUBDIVISION
TRAFFIC IMPACT ANALYSIS
ANCHORAGE, ALASKA

Prepared for:

Skye Stekoll, City & Borough of Juneau

Juneau, Alaska

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W.O. 70687
December 2016

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1.0 INTRODUCTION AND SUMMARY

This study evaluates the transportation impacts for the proposed Pederson Hill Subdivision (with 86 single-family homes) located north of the Glacier Highway intersection with Sherwood Lane in Juneau, Alaska (see Figure 1).

The purpose of this transportation impact analysis (TIA) is to identify whether the proposed residential development would result in transportation impacts on the nearby transportation network and require mitigation measures to offset the impacts. The focus of the TIA is on the study intersection shown in Figure 1. Typically, Glacier Highway is locally referred to as travelling northbound and southbound, but at this location and for the purpose of this report, Glacier Highway will be described as westbound and eastbound travel.



Figure 1: Study Area

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Table 1 lists important characteristics of the study area and proposed project. The remaining sections of this report document existing conditions, background conditions, project traffic impacts, and any recommended mitigations.

Table 1: Key Study Area and Proposed Development Characteristics

Characteristics	Information
Study Area	
Number of Study Intersections	One
Analysis Period	Weekday AM and PM Peak Hours
Analysis Scenarios	Existing (2016) Future (2019) Background Future (2019) with Project
Project Site	
Existing Land Use	Vacant
Proposed Development	86 Single Family Homes to be completed in 2019.
Project Trip Generation ^a	65 (16 in, 49 out) a.m. peak hour trips 86 (54 in, 32 out) p.m. peak hour trips
Project Access	The project would create a 4-legged intersection with Glacier Highway and Sherwood Lane.

^a Trip generation based on the Institute of Transportation Engineers, *Trip Generation Manual, 9th Edition*, Land Use Code 210, Single-Family Detached Housing.

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2.0 EXISTING CONDITIONS

Located two miles northwest of the Juneau International Airport in Juneau, Alaska, the project site is approximately 12.3 acres in size and currently undeveloped. The project sponsor has proposed to construct 86 single-family homes with a new roadway connection to Glacier Highway. The new access road would connect the proposed Pederson Hill Subdivision into the intersection of Glacier Highway and Sherwood lane, resulting in a 4-legged intersection. The intersection would be 75 feet east of the driveway on the north side of the Glacier Highway that provides access to Christ Evangelical Lutheran Church.

While the new road will be the only access to the proposed subdivision at this time, there will be roadway stubs constructed in the subdivision to allow future connection with adjacent parcels. As these adjacent parcels develop, additional connections to Glacier Highway are expected. However, the extent of future development is unknown and cannot be estimated at this time. Accordingly, the focus of this analysis is only on the 86 unit subdivision and the proposed access road and its intersection with Glacier Highway. A future traffic impact analysis will be needed to assess expansion of the subdivision and additional connections to Glacier Highway.

2.1 Study Area Roadway Network

The key roadways in the study area are listed in Table 2 along with their existing roadway characteristics.

Table 2: Study Area Roadway Characteristics

Roadway	Jurisdiction	Classification	Number of Lanes ^a	Posted Speed	Shoulder	Street Parking
Glacier Highway	AK DOT&PF	Principle Arterial	2 west of Sherwood Ln 3 east of Sherwood Ln	50 mph	10'	No
Sherwood Lane	City & Borough of Juneau	Local Road	2	Not Posted	Unpaved	No

^a Number of lanes includes both directions and the center turn lane (e.g., 3 lanes means 1 lane in each direction plus a center turn lane)

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2.2 Pedestrian and Bicycle Facilities

The State of Alaska Department of Transportation and Public Facilities (DOT&PF) is currently installing a 10-foot multiuse pathway on the north side of Glacier Highway that will provide improved pedestrian and bicycle connectivity to the area.

2.3 Traffic Counts

Traffic counts were conducted along Glacier Highway using a Jamar traffic counting radar system. The radar was installed on a light pole on the northeast side of Glacier Highway between the Lutheran Church entrance and the bus stop. The radar recorded traffic from Tuesday, February 23, 2016, 12:00 PM to Thursday, February 25, 2016, 12:00 PM. The Average Daily Traffic (ADT) count from the data collected was 12,675 vehicles per day (vpd). The traffic counts also confirmed the AM and PM peak hour periods occur between 7:30 AM and 8:30 AM, and 4:30 PM and 5:30 PM, respectively. The radar counts also measured travel speeds, and the 85th percentile speed ¹ was 52 miles per hour (mph).

AM and PM peak hour turning movement counts were collected at the Glacier Highway/Sherwood Lane intersection on Wednesday, February 24, 2016. The AM peak hour traffic count was conducted between 7:00 AM and 9:00 AM, with the peak hour determined to be between 7:30 – 8:30 AM. The PM peak hour traffic count was performed between 4:00 PM to 6:00 PM, with the peak hour determined to be between 4:30 – 5:30 PM. Figure 2 shows the existing 2016 AM and PM peak hour traffic volumes, and the detailed traffic count data is provided in Appendix A. The turning movements at the Lutheran Church entrance were also counted to understand the interaction between these two intersections, but no traffic accessed the church during the peak hours.

¹ The 85th percentile speed is the speed at or below which 85 percent of vehicles are observed to travel under free flowing conditions.

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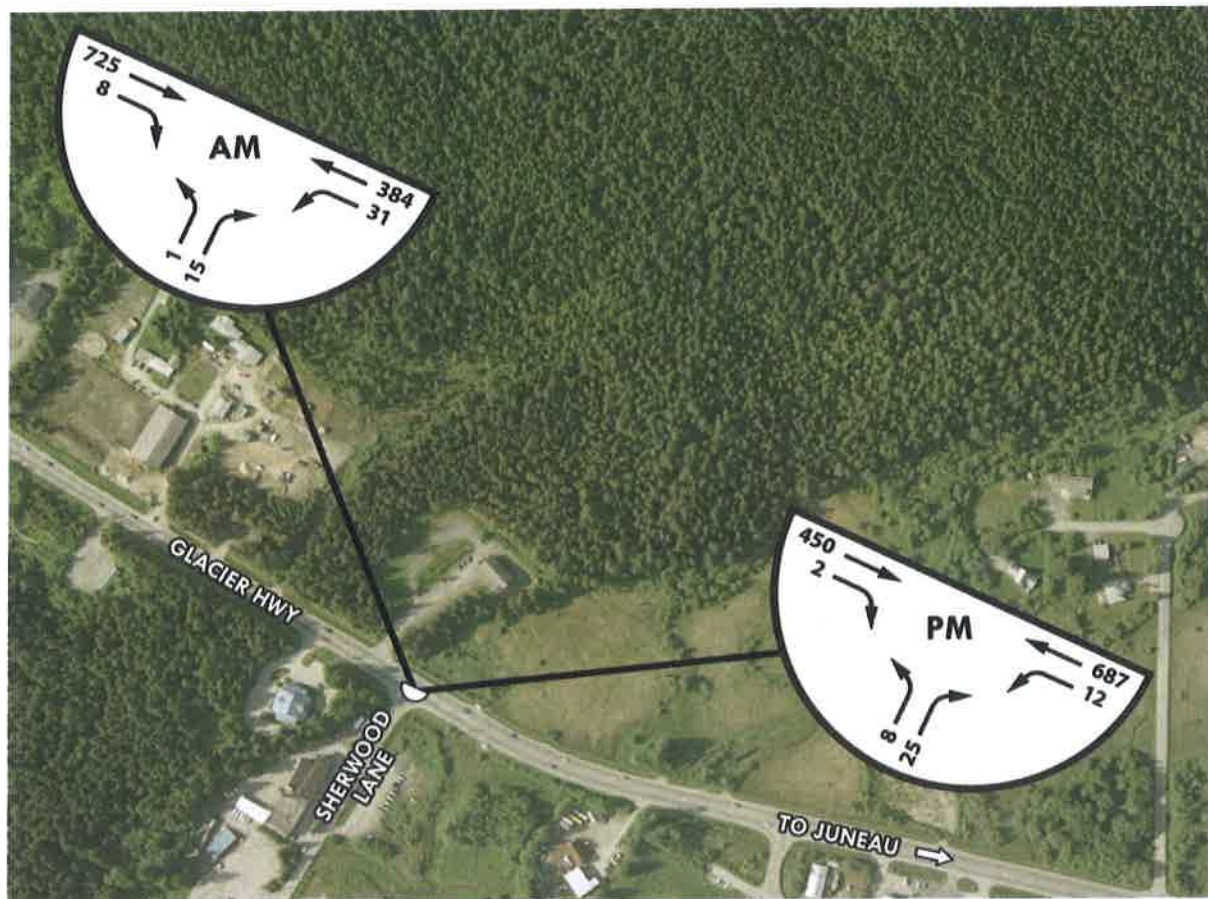


Figure 2: Existing 2016 Traffic Volumes

2.4 Traffic Operations

The purpose of intersection analysis is to ensure that the transportation network remains within desired performance levels as required by the City and Borough of Juneau (CBJ). Intersections are the focus of the analysis because they are the controlling bottlenecks of traffic flow and the ability of a roadway system to carry traffic efficiently is nearly always diminished in their vicinity. Before the analysis results of the study are presented, discussion is provided for two important analysis issues: intersection performance measures (definitions of typical measures) and required operating standards (as specified by the agency with roadway jurisdiction).

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2.4.1 Intersection Performance Measures

Level of service (LOS) ratings and volume-to-capacity (v/c) ratios are two commonly used performance measures that provide a good picture of intersection operations. In addition, they are often incorporated into agency mobility standards.

- **Level of service (LOS):** A “report card” rating (A through F) based on the average delay experienced by vehicles at the intersection.² LOS A, B, and C indicate conditions where traffic moves without significant delays over periods of peak hour travel demand. LOS D and E are progressively worse operating conditions. LOS F represents conditions where average vehicle delay has become excessive and demand has exceeded capacity. This condition is typically evident by the presence of long queues and delays.
- **Volume-to-capacity (v/c) ratio:** A decimal representation (typically between 0.00 and 1.00) of the proportion of capacity that is being used at a turn movement, approach leg, or intersection. It is determined by dividing the peak hour traffic volume by the hourly capacity of a given intersection or movement. A lower ratio indicates smooth operations and minimal delays. As the ratio approaches 1.00, congestion increases and performance is reduced. If the ratio is greater than 1.00, the turn movement, approach leg, or intersection is oversaturated and usually results in excessive queues and long delays.

2.4.2 Required Operating Standards

DOT&PF has jurisdiction over Glacier Highway. Therefore, their *Driveway Design Standards and Regulations* (17 AAC 10.070) establishes a minimum acceptable LOS for intersections along the highway with relation to impacts associated with the development’s construction and design years. These standards state that the minimum acceptable LOS at the time of the driveway permit application in both the construction and design years is:

- LOS C, if the LOS on the date of the application is LOS C or better or
- LOS D, if the LOS on the date of the application is LOS D or poorer; however, if the LOS is poorer than LOS D, a lower minimum LOS is acceptable if the operation of the

² A description of Level of Service (LOS) is provided in the appendix and includes a list of the delay values (in seconds) that correspond to each LOS designation.

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highway does not deteriorate more than ten percent (10%) in terms of delay time or any other appropriate measure of effectiveness from the LOS before the development's opening date.

Based on the DOT&PF's regulations, if a highway or intersection has an acceptable LOS without traffic generated by the development and an unacceptable LOS with traffic generated by the development, the driveway permit applicant is required to evaluate mitigation options, consult with DOT&PF, and construct improvements to the highway or intersection as required by DOT&PF to maintain an acceptable LOS.

2.4.3 Existing Intersection Operations

Currently Glacier Highway is striped for a center two-way left-turn lane (TWLTL) at the Glacier Highway/Sherwood Lane intersection and to the east of the intersection. West of the intersection, the road does not have a TWLTL but narrows down to a two-lane roadway. Sherwood Lane is currently two lanes, unstriped and controlled by stop sign. Table 3 shows the existing LOS and v/c ratios for the current 3-legged intersection at Glacier Highway and Sherwood Lane during both the AM and PM peak hours.

Table 3: 2016 Existing Traffic Operations (AM and PM Peak Hours)

Intersection	Jurisdiction	Operating Standard	AM Peak			PM Peak		
			LOS	Delay	V/C	LOS	Delay	V/C
Glacier Highway/ Sherwood Lane	AK DOT&PF	LOS C*	B/C	16.8	0.06	A/C	15.0	0.09

*Note: In some situations LOS D may be considered the appropriate standard (see discussion in Section 2.4.2).

LOS = Level of Service (Major/Minor Approaches)

Delay = Average Control Delay (Worst Movement)

V/C = Volume-to-Capacity Ratio (Worst Movement)

2.4.4 Observations

The Glacier Highway and Sherwood Lane intersection was observed during both AM and PM peak conditions to better understand intersection movements and verify operations are consistent with model outputs. During the traffic counts, little traffic was observed turning into or leaving Sherwood Lane. At the end of Sherwood Lane, a heavy equipment yard and construction company headquarters had minimal activity during the observance times. During other times of

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the year, Sherwood lane potentially might have heavier traffic entering and exiting from Glacier Highway, but it is expected to have minimal effect on the intersection's level of service during the AM and PM peak hours.

2.5 Collision History

Five years of collision records (2008-2012) for the study area were obtained from DOT&PF. The data identified four total collisions at the intersection of Glacier Highway/Sherwood Lane. Table 4 shows a breakdown of the collision severity at the intersection, as well as the collision rate of 0.19 vehicles per million entering vehicles.³

Table 4: Study Area Collision Analysis

Intersection	Collisions (by Severity)				Collision Rate ^b
	<i>Fatal</i>	<i>Injury</i>	<i>PDO^a</i>	<i>Total</i>	
Glacier Highway/Sherwood Lane	0	0	4	4	0.19

^a PDO = Property damage only.

^b Collision rate for intersections= average annual collisions per million entering vehicles (MEV); MEV estimates based on daily traffic count and applicable factors.

2.6 Transit Operations

Capital Transit operates bus routes along Glacier Highway. Two bus stops with shelters are located approximately 200 feet east of Sherwood Lane (one on each side of the highway). From Monday to Saturday a bus frequents each stop every hour, 13 times daily. On Sunday there are less trips in the early and late hours of the day with only 10 trips in each direction.

³ The collision rate was calculated by dividing the total number of collisions by the study years' average ADT. The average ADT from 2008-2012 (data missing for 2011) is 11,754 vpd. The historical ADTs were obtained from Alaska DOT&PF's "Southeast Region Traffic and Safety Reports, Lower Mendenhall Valley Traffic Map" (2007-2010, 2012).

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3.0 BACKGROUND CONDITIONS

Currently the Glacier Highway/Sherwood Lane intersection is a 3-legged intersection with Sherwood Lane stop sign controlled. It is expected that the proposed Pederson Hill subdivision will be completed in 2019. To account for background growth and future developments, a 1.2% yearly compounding growth rate was used to forecast AM and PM peak period for consecutive purposes. The 1.2% growth was estimated by comparing historical ADTs with the new traffic counts collected in March 2016. The yearly growth rate and resulting traffic forecasts were reviewed and approved by the City and Borough of Juneau.⁴

3.1 Traffic Volumes

Figure 3 shows the projected future 2019 background traffic volumes for the AM and PM peak hours based on the 1.2% yearly compounding growth rate.

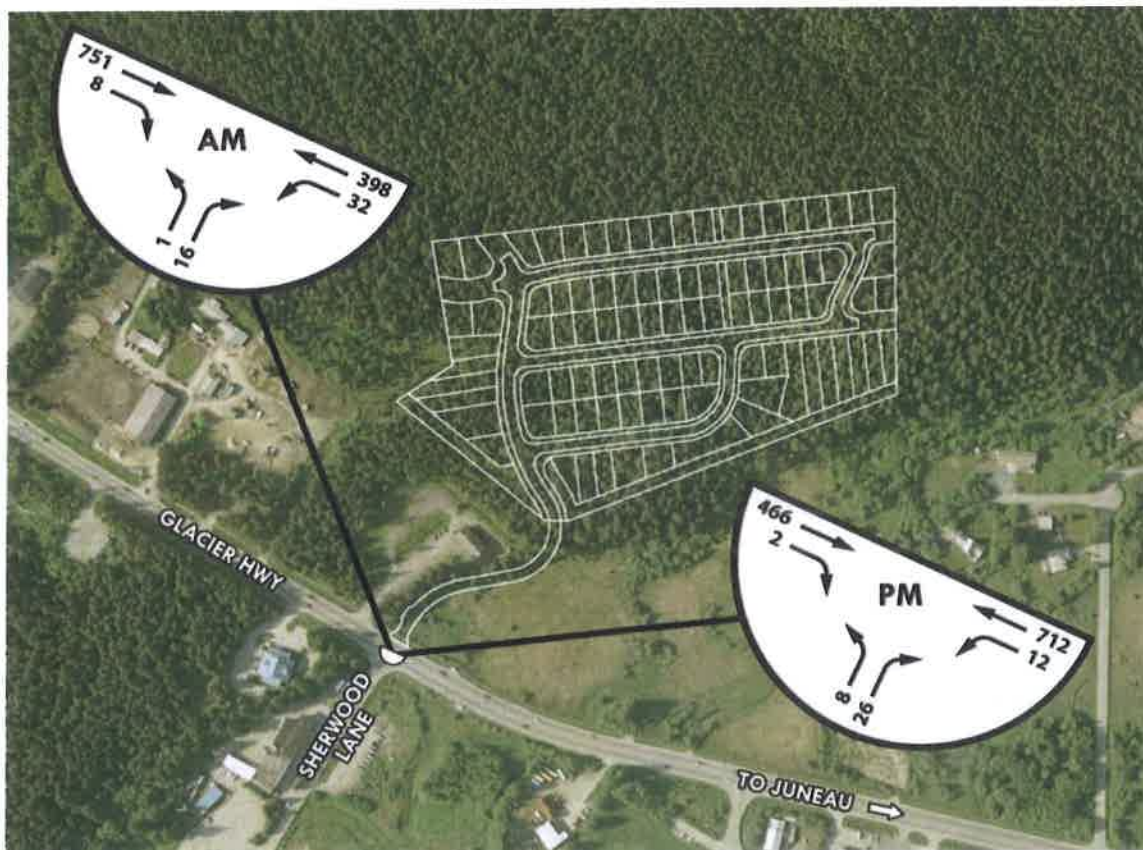


Figure 3: Future 2019 Background Traffic Volumes

⁴ Email from Skye Stekoll, City and Borough of Juneau, March 10, 2016.

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3.2 Traffic Operations

Table 5 shows the future background traffic operations for 2019. Both AM and PM peak hours are shown. This data represents the operations without the traffic from the proposed subdivision or the associated fourth leg that would be added to the intersection. As shown, under background conditions the intersection is expected to operate at LOS C, which is similar to existing conditions.

Table 5: 2019 Background Traffic Operations (AM and PM Peak Hours)

Intersection	Jurisdiction	Operating Standard	AM Peak			PM Peak		
			LOS	Delay	V/C	LOS	Delay	V/C
Glacier Highway/ Sherwood Lane	AK DOT&PF	LOS C*	B/C	17.4	0.06	A/C	15.4	0.09

*Note: In some situations LOS D may be considered the appropriate standard (see discussion in Section 2.4.2).

LOS = Level of Service (Major/Minor Approaches)

Delay = Average Control Delay (Worst Movement)

V/C = Volume-to-Capacity Ratio (Worst Movement)

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4.0 PROJECT TRAFFIC IMPACTS

4.1 Proposed Project

The proposed Pederson Hill Subdivision includes 86 single family homes with the only access point being the proposed fourth leg at the intersection of Glacier Highway and Sherwood Lane. The surrounding areas to the west, north and east all are currently undeveloped, and the subdivision site plan will be constructed with roadway stub-outs that will enable future connections to these areas. As adjacent areas develop, it is expected that additional accesses to Glacier Highway will be added at that time and can serve as secondary access to the Pederson Hill Subdivision.

4.2 Trip Generation

Traffic generated by the proposed subdivision for AM and PM peak hours was calculated using trip generation rates for ITE Land Use Code 210, Single-Family Detached Housing. The rates are based on the number of dwelling units. Table 6 shows the trip generation calculations. An 86 unit single-family detached housing subdivision is expected to generate 65 total trips in the AM and 86 total trips in the PM.

Table 6: Residential Trip Generation (Weekday AM and PM Peak Hours)

ITE Land Use (ITE Code)	Size	Peak Hour	Trip Rate	Total	Entering	Existing
Single Family Detached Housing (210)	86 Dwelling Units	AM	0.75	65	16	49
		PM	1.00	86	54	32

4.3 Trip Distribution

Trip distribution for the subdivision was based on existing traffic patterns in the area. Based on the existing turning volumes at Sherwood Lane shown previously in Figure 2, approximately 80% of vehicles are traveling to/from the east on Glacier Highway (i.e., northbound right and westbound left turns) with 20% of vehicles traveling to/from the west (i.e., northbound left and eastbound right turns). The proposed subdivision access road is assumed to have a similar trip distribution, and the resulting AM and PM peak hour trips are shown in Figure 4.

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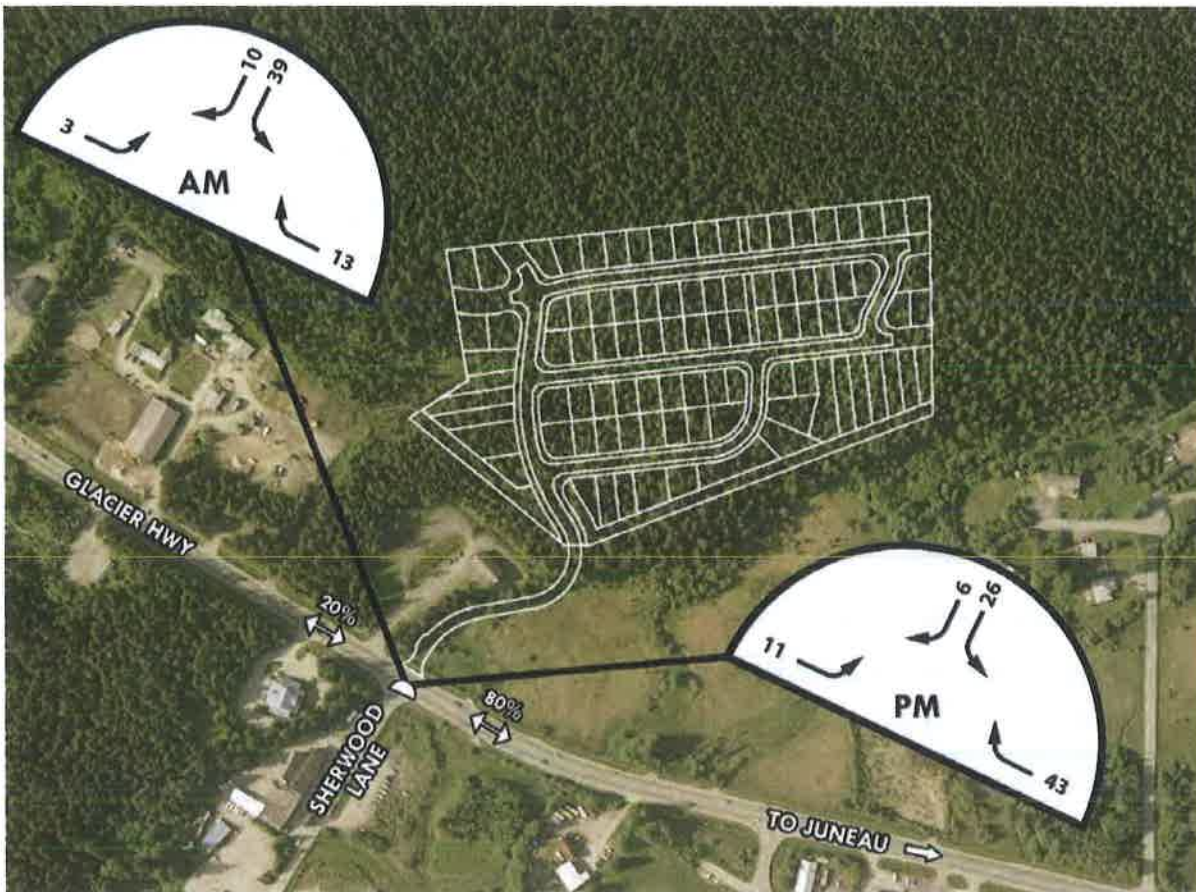


Figure 4: AM and PM Peak Hour Trip Distribution

4.4 Future Volumes

Combining the site generated traffic volume of the proposed subdivision with the future background traffic volume gives perspective to the future traffic volumes expected at the study intersection. Figure 5 combines the project-generated traffic with the future background traffic volumes for the 2019 future build year.

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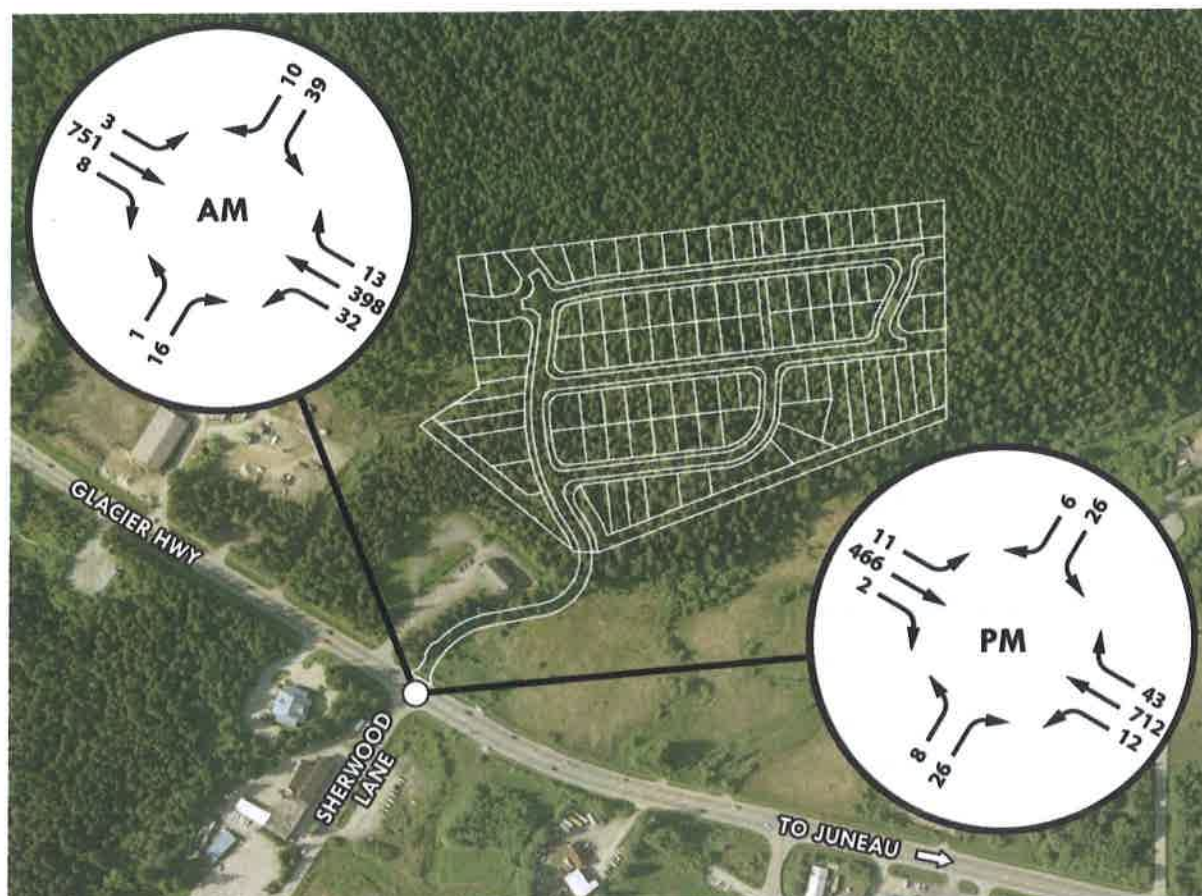


Figure 5: Future 2019 Total Traffic Volumes

4.5 Traffic Operations

Intersection operations analysis was performed for the intersection of Sherwood Lane and Glacier Highway for the 2019 build year with the addition of the Pederson Hill Subdivision project traffic. The analysis utilized Highway Capacity Manual 2010 (HCM 2010) methodology for unsignalized intersections and accounts for the existing TWLTL on the east leg of Glacier Highway.

Table 7 shows the resulting 2019 level of service (LOS) and volume-to-capacity (V/C) ratio for the study intersection. As shown, the intersection is expected to operate at LOS C for both the AM and PM peak hours. This meets the City and Borough of Juneau's applicable operating standard.

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Table 7: 2019 Total Traffic Operations with Project (AM and PM Peak Hours)

Intersection	Jurisdiction	Operating Standard	AM Peak			PM Peak		
			LOS	Delay	V/C	LOS	Delay	V/C
Glacier Highway/ Sherwood Lane	AK DOT&PF	LOS C*	B/C**	24.8	0.24	A/C**	20.0	0.12

*In some situations LOS D may be considered the appropriate standard (see discussion in Section 2.4.2).

**Accounts for some traffic using TWLTL for two-stage gap acceptance.

LOS = Level of Service (Major/Minor Approaches)

Delay = Average Control Delay (Worst Movement)

V/C = Volume-to-Capacity Ratio (Worst Movement)

4.6 Turn Lane Warrants

In the Alaska Highway Preconstruction Manual (HPCM), speed-change lanes are discussed in *Chapter 1190: Driveway Standards*. It states that “on high-speed (50 miles per hour [mph] or over) or high-volume arterial roadways, speed change lanes may be required for the acceleration or deceleration of vehicles entering or leaving the public roadway from or to a higher-volume traffic generation (greater than or equal to 100 vehicles per hour) or attracting development.” The Pederson Hill Subdivision is expected to generate 86 PM peak hour trips at most; therefore, it does not meet the criterion and turn lanes are not required.

While not yet required, turn lanes may be beneficial to consider due to their safety benefits and the potential future need if more development occurs and increases traffic volumes at the project access. By separating the slower-moving vehicles from the higher speed through traffic, the turn lanes can reduce collision frequency and severity.

Using the Engineering Study Guide for Evaluating Intersection Report 457 (NCHRP Report 457), left and right lane turn warrant analysis was conducted to understand which lanes might be beneficial to consider. Based on the AM and PM peak hour traffic volumes with the inclusion of project traffic, the corresponding thresholds are met for adding a left-turn lane for westbound Glacier Highway (which could be an extension of the TWLTL) and a right-turn lane for eastbound Glacier Highway. In conjunction with other factors (e.g., right-of-way, cost, etc.) the design of the proposed access to Glacier Highway should consider whether to accommodate the potential future addition of these turn lanes.

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Pederson Hill Subdivision
Traffic Impact Analysis

Juneau, Alaska
December 2016

4.7 Church Driveway Relocation Considerations

The Lutheran Church driveway is planned for relocation to the new access road in order to close its existing driveway along Glacier Highway due to the close proximity to the intersection. Two considerations associated with the church driveway relocation include the following:

- The church's peak hour occurs on a Sunday and is not accounted for in the AM or PM peak hour analysis.
- Driveway corner clearance is a key design criterion affecting the placement of the relocated church driveway onto the new access road.

4.7.1 Sunday Peak Hour Traffic

As indicated previously in this report, the turning movements at the Lutheran Church entrance were observed as part of the weekday peak hour counts for this study but no traffic accessed the church during the peak hours. Because Sunday is expected to be a higher use day for the church, additional traffic analysis was performed to estimate how Sunday peak hour operations compare with the AM and PM operations.

Table 8 provides trip generation estimates for the church, which is 3,000 square feet. The estimates were calculated using ITE Land Use Code 560, Church. During the Sunday peak hour of generator, the church is expected to generate 35 total trips. Sunday peak hour trip generation estimates were also performed for the 86 residential units to account for the combined traffic from the residential development. While it is not certain that the peak hours from the two uses will coincide, this assumption allows for a conservative analysis.

Table 8: Church and Residential Trip Generation (Sunday Peak Hour)

ITE Land Use (ITE Code)	Size	Sunday Peak Hour of Generator			
		Trip Rate	Total	Entering	Existing
Church (560)	3,000 square feet	11.76	35	17	18
Single Family Detached Housing (210)	86 Dwelling Units	0.86	74	39	35
		Total	109	56	53

Because Glacier Highway traffic is also expected to differ on Sunday compared to a regular weekday, the analysis requires adjustments to the highway volumes. Permanent traffic recorders

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Pederson Hill Subdivision
Traffic Impact Analysis

Juneau, Alaska
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(PTR) provide continuous counts throughout the year and allow for comparisons to be made. The Southeast Region 2010 Traffic and Safety Report⁵ provides the most recent PTR data in the Juneau area. Because there are no PTRs on this segment of Glacier Highway, three nearby PTRs (Riverside Drive Mile Point 1.47, Glacier Highway Mile Point 14.07, and Douglas Highway Mile Point 1.058) were used as the basis for the comparison between weekday and Sunday traffic volumes. These PTRs experienced an average of 13 percent less traffic on Sunday than on a weekday; therefore, the through traffic on Glacier Highway was factored down by 13 percent compared to the weekday PM peak hour volumes for the purpose of this analysis.

Table 9 shows the estimated level of service (LOS) and volume-to-capacity (V/C) ratio for the study intersection during the Sunday peak hour. As shown, the intersection is expected to operate at LOS C and continue to meet the City and Borough of Juneau's applicable operating standard.

**Table 9: 2019 Total Traffic Operations with Project and Relocated Church Driveway
(Sunday Peak Hour)**

Intersection	Jurisdiction	Operating Standard	PM Peak		
			LOS	Delay	V/C
Glacier Highway/ Sherwood Lane	AK DOT&PF	LOS C*	A/C**	21.4	0.22

*In some situations LOS D may be considered the appropriate standard (see discussion in Section 2.4.2).

**Accounts for some traffic using TWLTL for two-stage gap acceptance.

LOS = Level of Service (Major/Minor Approaches)

Delay = Average Control Delay (Worst Movement)

V/C = Volume-to-Capacity Ratio (Worst Movement)

4.7.2 Driveway Corner Clearance

The Alaska Highway Preconstruction Manual specifies that driveways are to have sufficient corner clearance, which is the distance measured from the nearest edge of the driveway to the nearest face of curb (or nearest edge of traveled way for uncurbed roadways) of an intersecting public roadway. Corner clearance standards are based on the size of the traffic generator and the speed or functional classification of the roadway. Because the church is estimated to generate 35 trips during its Sunday peak hour and the new access road is planned for a speeds less than or equal to 30 mph, the church driveway should have 80 feet of corner clearance.⁶

⁵ Southeast Region 2010 Traffic and Safety Report, Alaska DOT&PF, Prepared April 2013.

⁶ Alaska Highway Preconstruction Manual, Alaska DOT&PF, 1190. Driveway Standards, Table 1190-4 (Corner Clearance), Effective January 1, 2005.

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Pederson Hill Subdivision
Traffic Impact Analysis

Juneau, Alaska
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4.8 Site Access and Circulation

Factors affecting the site access and circulation for the Pederson Hill Subdivision were considered and include sight distance at the new highway access point, internal roadway circulation, and pedestrian and bicycle facilities.

4.8.1 Sight Distance at Highway Access

The new access to Glacier Highway will need to meet American Association of State Highway and Transportation Officials (AASHTO) sight distance requirements.⁷ Adequate intersection sight distance is required for drivers to see oncoming traffic from a stop controlled minor road to allow the driver to safely turn and accelerate into the traffic stream.

The required intersection sight distance is based on the speed of the uncontrolled (major) roadway. As discussed previously in this report, Glacier Highway's 85th percentile speed was measured at 52 mph. Based on this speed, AASHTO standards specify the required intersection sight distance to be 575 feet. Preliminary intersection sight distance estimates were performed during a field visit on February 23, 2016, and the findings are summarized in Table 10. As shown, preliminary estimates suggest adequate sight distance can be provided at the proposed access driveway; however, more precise measurements should be performed as part of the roadway design.

Table 10: Intersection Sight Distance

Direction	Intersection Control	Operating Speed	Intersection Sight Distance		
			AASHTO Required	Preliminary Measurement	Adequate?
Proposed Access to Glacier Highway					
Looking East	Two-Way Stop	52 mph	575 ft	> 575 ft	Yes
Looking West			575 ft	> 700 ft	Yes

4.8.2 Internal Roadway Circulation

The proposed subdivision site plan includes two small loops that connect to one another and to the road providing access to Glacier Highway. In addition, the site plan shows four road stub-

⁷ *Geometric Design of Highways and Streets*, AASHTO, 2011; Case B1, p. 9-38. Calculated based on interpolation.

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Pederson Hill Subdivision
Traffic Impact Analysis

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outs (two on the east and two on the west) that would accommodate possible future development in the surrounding areas. As these areas develop, additional access is envisioned between the Pederson Hill Subdivision and Glacier Highway.

4.8.3 Pedestrian and Bicycle Facilities

The proposed subdivision can serve pedestrian and bicycle needs by providing wide shoulders and/or sidewalks along the access road connecting to Glacier Highway. It appears from the site plan that a strategic easement is planned between properties near where the southern loop intersects the northern loop. This could allow a pathway to be constructed and facilitate shorter travel distances for pedestrians and bicycles.

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Pederson Hill Subdivision
Traffic Impact Analysis

Juneau, Alaska
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5.0 RECOMMENDED MITIGATIONS

Based on this traffic study, no mitigation measures are required for the Pederson Hill Subdivision. However, the following items should be taken into consideration for the project:

- Preliminary estimates suggest adequate sight distance can be provided at the proposed access driveway with Glacier Highway; however, more precise measurements should be performed as part of the roadway design.
- The proposed subdivision can serve pedestrian and bicycle needs by providing wide shoulders and/or sidewalks along the access road connecting to Glacier Highway.
- Additional turn lanes on Glacier Highway are not required but may be beneficial due to their safety benefits and the potential future need if more development occurs and increases traffic volumes at the project access. Thresholds are met for adding a left-turn lane for westbound Glacier Highway (which could be an extension of the TWLTL) and a right-turn lane for eastbound Glacier Highway.
- The relocated church driveway onto the new access road should have 80 feet of corner clearance, as measured from the nearest edge of the driveway to the Glacier Highway's nearest edge of traveled way.⁸

⁸ *Alaska Highway Preconstruction Manual*, Alaska DOT&PF, 1190. Driveway Standards, Table 1190-4 (Corner Clearance), Effective January 1, 2005.

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APPENDIX A

Traffic Count Data

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Start Date: 2/24/2016
Start Time: 6:45:00 AM

Start Time	Southbound			WB Glacier Hwy			From Sherwood Lane			EB Glacier Hwy		
	Right	Thru	Left - EB Glacier	Right - Church	Thru	Left - Sherwood	Right - EB Glacier	Thru	Left - WB Glacier	Right - Sherwood	Thru	Left - Church
06:45 AM	0	0	0	0	31	4	1	0	0	2	101	0
07:00 AM	0	0	0	0	39	3	0	0	0	0	117	0
07:15 AM	0	0	0	0	42	1	1	0	0	0	143	0
07:30 AM	0	0	0	0	86	9	2	0	0	2	202	0
07:45 AM	0	0	0	0	117	9	2	0	1	2	208	0
08:00 AM	0	0	0	0	88	8	6	0	0	3	186	0
08:15 AM	0	0	0	0	93	5	5	0	0	1	129	0
08:30 AM	0	0	0	0	66	3	1	0	2	3	112	0
08:45 AM	0	0	0	0	87	6	2	0	1	0	108	0
09:00 AM	0	0	0	0	102	3	6	0	0	1	91	0
total	0	0	0	0	384	31	15	0	1	8	725	0
												PHF 0.86
												1164

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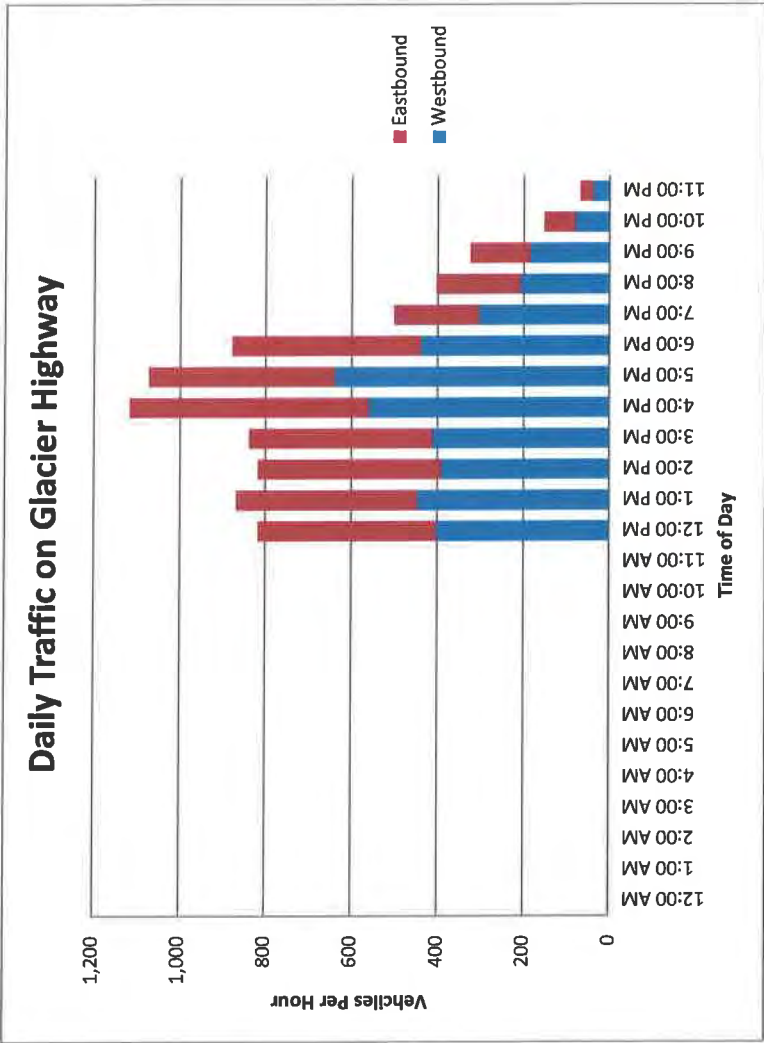
Start Date: 2/24/2016
Start Time: 3:45:00 PM

Start Time	Southbound			WB Glacier Hwy			From Sherwood Lane			EB Glacier Hwy		
	Right	Thru	Left - EB Glacier	Right - Church	Thru	Left - Sherwood	Right - EB Glacier	Thru	Left - WB Glacier	Right - Sherwood	Thru	Left - Church
03:45 PM	0	0	0	0	130	4	9	0	0	0	78	0
04:00 PM	0	0	1	1	123	4	9	0	2	1	97	0
04:15 PM	0	0	0	0	142	4	7	0	0	0	106	0
04:30 PM	0	0	0	0	156	4	8	0	0	0	138	0
04:45 PM	0	0	0	0	159	6	10	0	2	0	100	0
05:00 PM	0	0	0	0	171	1	4	0	5	0	123	0
05:15 PM	0	0	0	0	201	1	3	0	1	2	89	0
05:30 PM	0	0	0	2	127	6	3	0	2	0	84	0
05:45 PM	0	0	1	0	158	6	2	0	0	0	64	0
total	0	0	0	0	687	12	25	0	8	2	450	0
												PHF
												1184
												0.97

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Hourly Traffic Volumes on Glacier Highway East of Sherwood Lane
Tuesday, February 23, 2016

Hour of Day	Westbound	Eastbound	Total
12:00 AM			
1:00 AM			
2:00 AM			
3:00 AM			
4:00 AM			
5:00 AM			
6:00 AM			
7:00 AM			
8:00 AM			
9:00 AM			
10:00 AM			
11:00 AM			
12:00 PM	404	415	819
1:00 PM	449	421	870
2:00 PM	393	426	819
3:00 PM	413	427	840
4:00 PM	562	557	1119
5:00 PM	641	434	1075
6:00 PM	441	438	879
7:00 PM	306	197	503
8:00 PM	209	196	405
9:00 PM	187	139	326
10:00 PM	81	73	154
11:00 PM	39	30	69
Total	4125	3753	7878

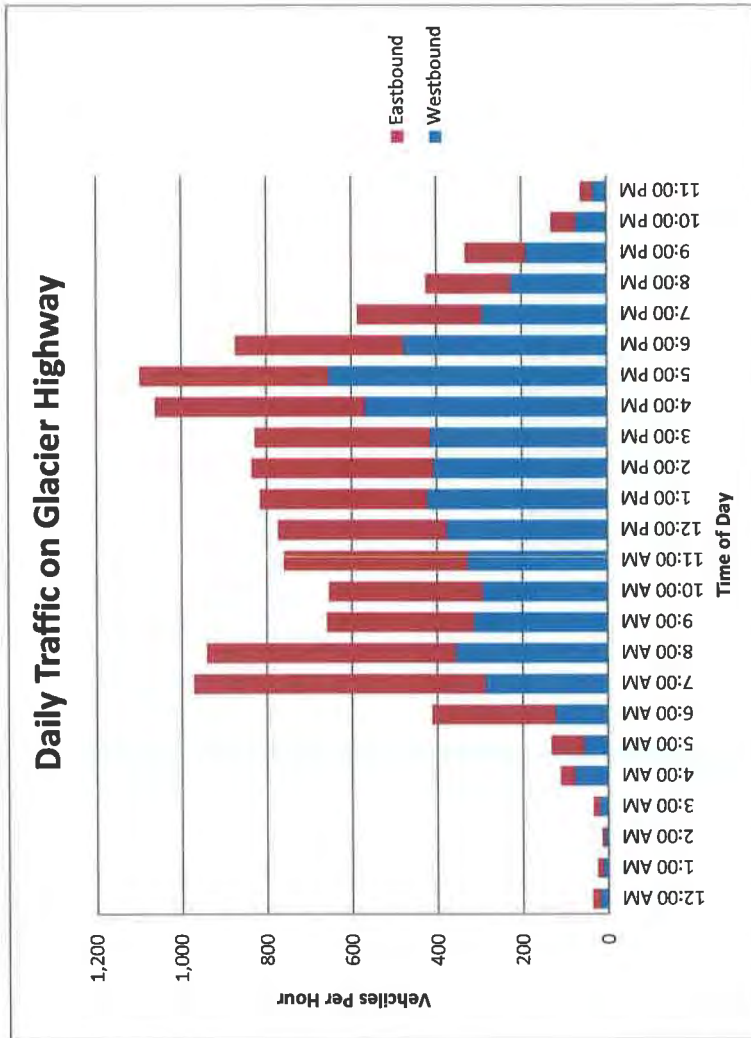


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Hourly Traffic Volumes on Glacier Highway East of Sherwood Lane

Wednesday, February 24, 2016

Hour of Day	Westbound	Eastbound	Total
12:00 AM	20	18	38
1:00 AM	14	13	27
2:00 AM	9	7	16
3:00 AM	21	15	36
4:00 AM	80	33	113
5:00 AM	57	78	135
6:00 AM	125	289	414
7:00 AM	289	684	973
8:00 AM	358	585	943
9:00 AM	316	345	661
10:00 AM	295	361	656
11:00 AM	330	432	762
12:00 PM	379	396	775
1:00 PM	424	393	817
2:00 PM	410	427	837
3:00 PM	417	412	829
4:00 PM	570	493	1063
5:00 PM	655	444	1099
6:00 PM	479	395	874
7:00 PM	294	293	587
8:00 PM	226	200	426
9:00 PM	191	142	333
10:00 PM	73	59	132
11:00 PM	33	29	62
Total	6065	6543	12608

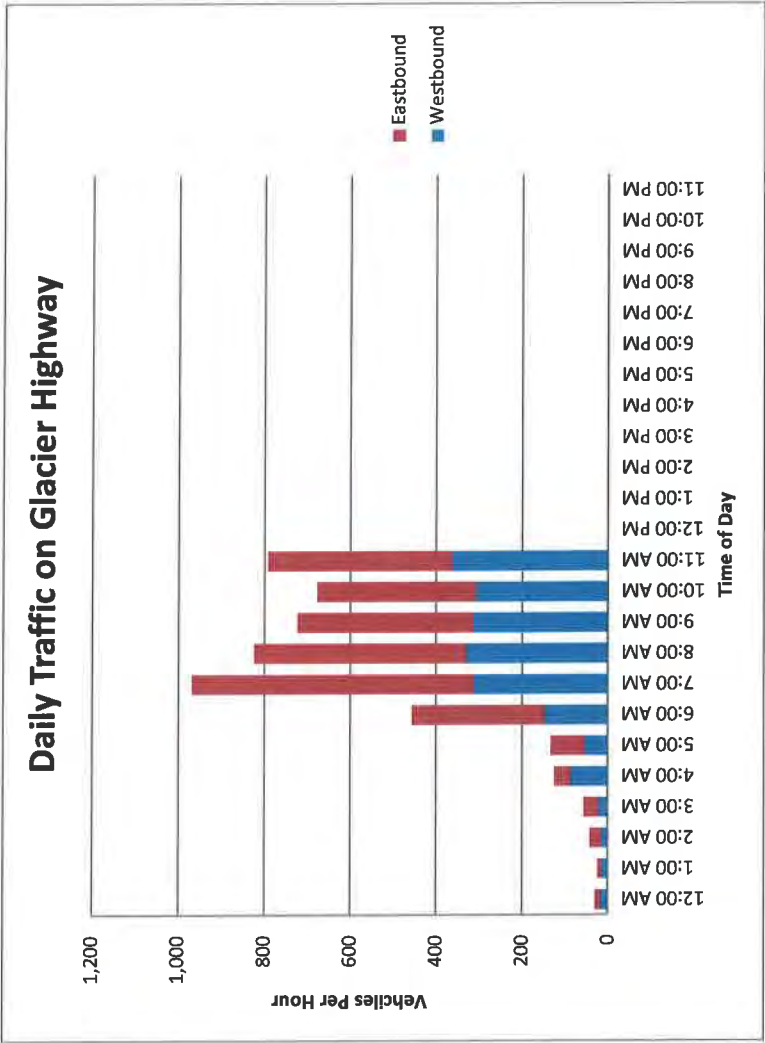


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Hourly Traffic Volumes on Glacier Highway East of Sherwood Lane

Thursday, February 25, 2016

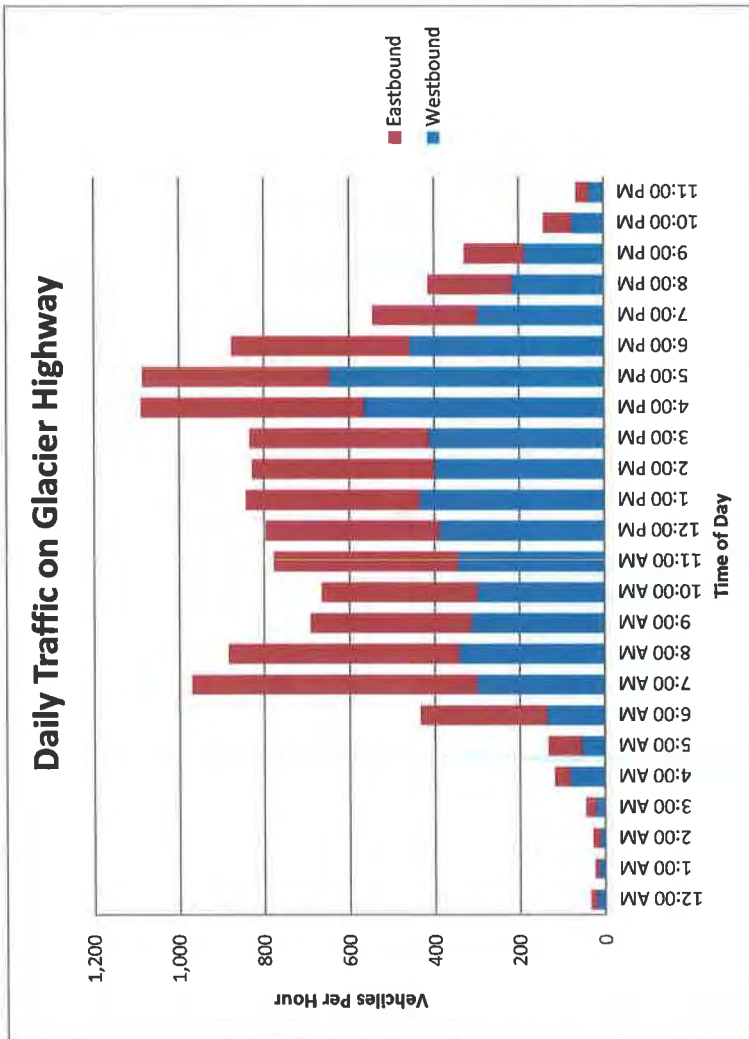
Hour of Day	Westbound	Eastbound	Total
12:00 AM	19	12	31
1:00 AM	16	9	25
2:00 AM	17	26	43
3:00 AM	24	33	57
4:00 AM	88	38	126
5:00 AM	55	80	135
6:00 AM	150	307	457
7:00 AM	314	656	970
8:00 AM	331	494	825
9:00 AM	315	409	724
10:00 AM	309	369	678
11:00 AM	364	429	793
12:00 PM			
1:00 PM			
2:00 PM			
3:00 PM			
4:00 PM			
5:00 PM			
6:00 PM			
7:00 PM			
8:00 PM			
9:00 PM			
10:00 PM			
11:00 PM			
Total	2002	2862	4864



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Average Hourly Traffic Volumes on Glacier Highway East of Sherwood Lane

12 pm on Tuesday, February 23, 2016 to 12 pm on Thursday, February 25, 2016



Hour of Day	Westbound	Eastbound	Total
12:00 AM	20	15	35
1:00 AM	15	11	26
2:00 AM	13	17	30
3:00 AM	23	24	47
4:00 AM	84	36	120
5:00 AM	56	79	135
6:00 AM	138	298	436
7:00 AM	302	670	972
8:00 AM	345	540	885
9:00 AM	316	377	693
10:00 AM	302	365	667
11:00 AM	347	431	778
12:00 PM	392	406	798
1:00 PM	437	407	844
2:00 PM	402	427	829
3:00 PM	415	420	835
4:00 PM	566	525	1091
5:00 PM	648	439	1087
6:00 PM	460	417	877
7:00 PM	300	245	545
8:00 PM	218	198	416
9:00 PM	189	141	330
10:00 PM	77	66	143
11:00 PM	36	30	66
Total	6101	6584	12685

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B. Permanent Traffic Recorder Data

Permanent Traffic Recorders (PTRs) consist of electronic counting devices connected to inductive loops buried in the roadway. As vehicles pass over the loops, a cumulative total is compiled for selected periods of time and reported to a mainframe database for analysis. PTRs are installed to collect the number of vehicles that travel over a particular road classification. PTRs are located on select roadways that are representative for a community. There are sixteen PTRs in the region, and the oldest one has been in operation since 1959. The sixteen PTRs and their locations are as follows:

1. Ketchikan – North Tongass Highway (CDS Mile Pt 1.33)
2. Ketchikan – South Tongass Highway (CDS Mile Pt. 3.07)*
3. Ketchikan – 3rd Avenue (CDS Mile Pt. 0.508)
4. Sitka – Sawmill Creek Road (CDS Mile Pt. 0.73)
5. Sitka – Halibut Point Road (CDS Mile Pt. 0.53)
6. Sitka – Airport Road (CDS Mile Pt. 0.573)
7. Prince of Wales – Craig / Klawock / Hollis Highway (CDS Mile Pt. 6.71)*
8. Wrangell – Zimovia Highway (CDS Mile Pt. 0.71)
9. Petersburg – Mitkof Highway (CDS Mile Pt. 2.55)
10. Juneau – Egan Drive (CDS Mile Pt. 2.58)*
11. Juneau – Egan Drive (CDS Mile Pt. 6.311)*
12. Juneau – Riverside Drive (CDS Mile Pt. 1.47)
13. Juneau – Glacier Highway (CDS Mile Pt. 14.07)
14. Juneau – Douglas Highway (CDS Mile Pt. 1.058)
15. Haines – Haines Highway (CDS Mile Pt. 1.29)
16. Skagway – Klondike Highway (CDS Mile Pt. 2.55)

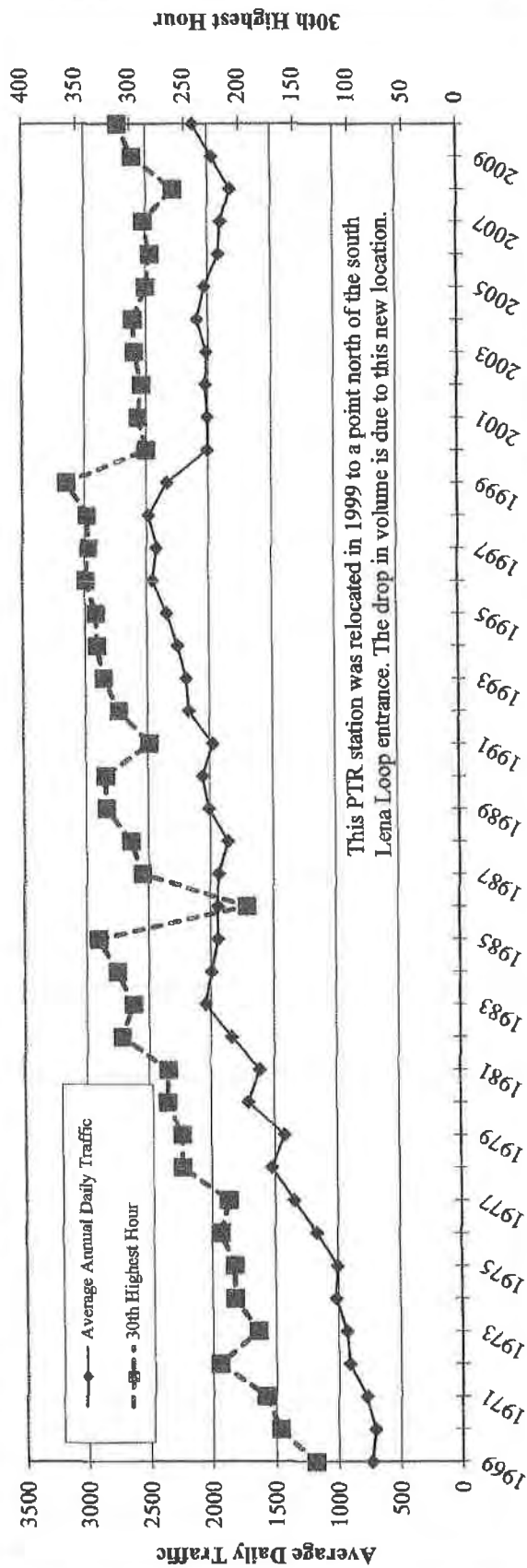
* Represents incomplete or missing data for 2010. Because of this no detail data is available for the year.

PTR data is presented in several different ways. The graphs depict annual average daily traffic (AADT) and 30th highest hour volumes for each year the PTRs have been in operation as well as AADT for each day of the week, and the annual average hourly traffic for weekdays (weekends and holidays excluded) for 2006. The numerical matrices provide the most detailed and comprehensive data.

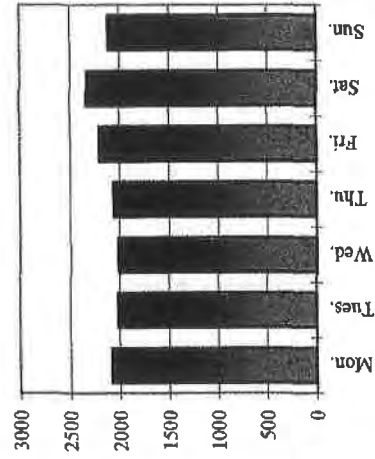
The 30th highest hour volumes, also called the Design Hourly Volume (DHV), are shown because highway projects are usually designed to accommodate this volume in the design year.

PTR data is very important to traffic engineers because they record hourly traffic volumes in both directions 24 hours per day, 365 days per year. Unlike rubber road tube counts, the PTRs collect traffic volumes year round and show seasonally adjusted traffic volumes. These seasonal factors can then be used to adjust other traffic volume counts taken by road tubes.

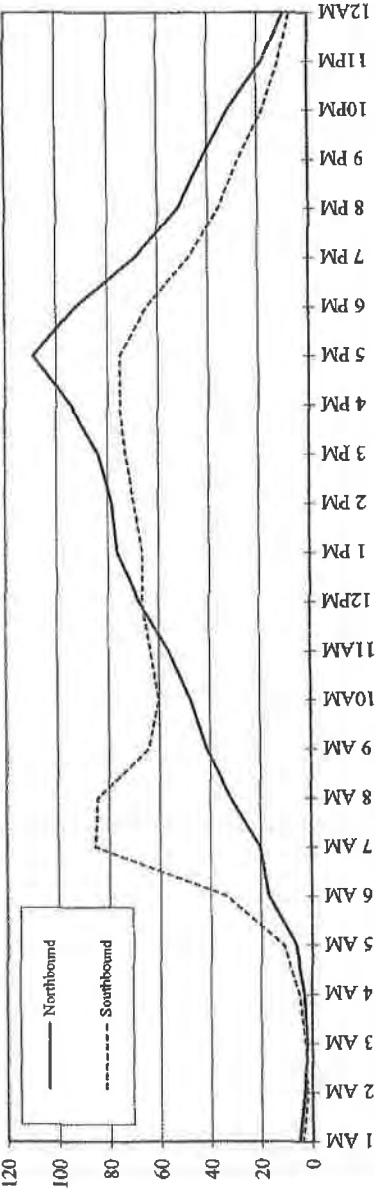
Permanent Traffic Recorder At 16 Mile Glacier Hwy. (CDS MP 14.07)



2010 Annual Average Daily Traffic by Day of Week



2010 Annual Average Weekday Traffic by Hour of Day



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ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
TRAFFIC STUDIES FOR ROUTES IN SOUTHEAST REGION
FIXED RECORDER SUMMARY: 2010

RECORDER NUMBER 60311000 9													AT MILEPOINT		15.758		HISTORICAL DATA	
GLACIER HWY BTW N LENA LOOP & AUK REC ROAD JUNEAU ON 296000																		
MONTH	MAINT	%	6-10	10-6	MON	TUE	WED	THU	FRI	WKDY	SAT	SUN						
JAN	1557	73.5	93.4	6.6	98.8	99.1	97.9	100.7	107.1	100.7	107.5	89.0			2010 2118			
FEB	1815	85.7	94.3	5.7	96.0	92.4	93.3	97.6	111.5	98.2	113.9	95.2			2009 1965			
MAR	1943	91.7	93.8	6.2	101.5	96.4	98.1	105.2	100.1	100.3	105.0	93.6			2008 1825			
APR	2259	106.7	93.0	7.0	88.4	90.4	88.0	96.4	110.7	94.8	125.3	100.9			2007 1899			
MAY	2789	131.7	92.9	7.1	96.4	86.7	86.9	91.1	103.6	92.9	120.8	114.4			2006 1914			
JUN	2522	119.1	92.1	7.9	98.9	91.7	93.0	93.3	98.3	95.0	106.9	117.7			2005 2028			
JUL	2565	121.1	92.5	7.5	101.1	95.6	96.3	96.1	105.1	98.8	107.4	98.3			2004 2089			
AUG	2636	124.5	93.2	6.8	91.0	93.3	93.9	97.7	100.4	95.3	117.8	105.9			2003 2015			
SEP	2320	109.5	93.3	6.7	102.0	96.8	92.1	90.2	102.1	96.6	113.5	103.1			2002 2019			
OCT	1868	88.2	93.4	6.6	98.2	96.7	100.7	102.2	107.0	101.0	102.2	92.9			2001 2005			
NOV	1627	76.8	94.1	5.9	105.4	100.1	101.1	93.3	101.3	100.2	104.6	94.0			2000 2005			
DEC	1513	71.4	93.1	6.9	101.1	102.8	100.0	103.4	104.7	102.4	93.4	94.2			1999 2333			
ANN	2118		93.3	6.7	98.2	95.2	95.1	97.3	104.3	98.0	109.9	99.9			1998 2487			
															1997 2419			
															1996 2454			
															1995 2339			
															1994 2256			
															1993 2190			
															1992 2171			
															1991 1975			
															1990 2060			
															1989 2010			
															1988 1862			
															1987 1939			
															1986 1942			

HIGHEST DAYS

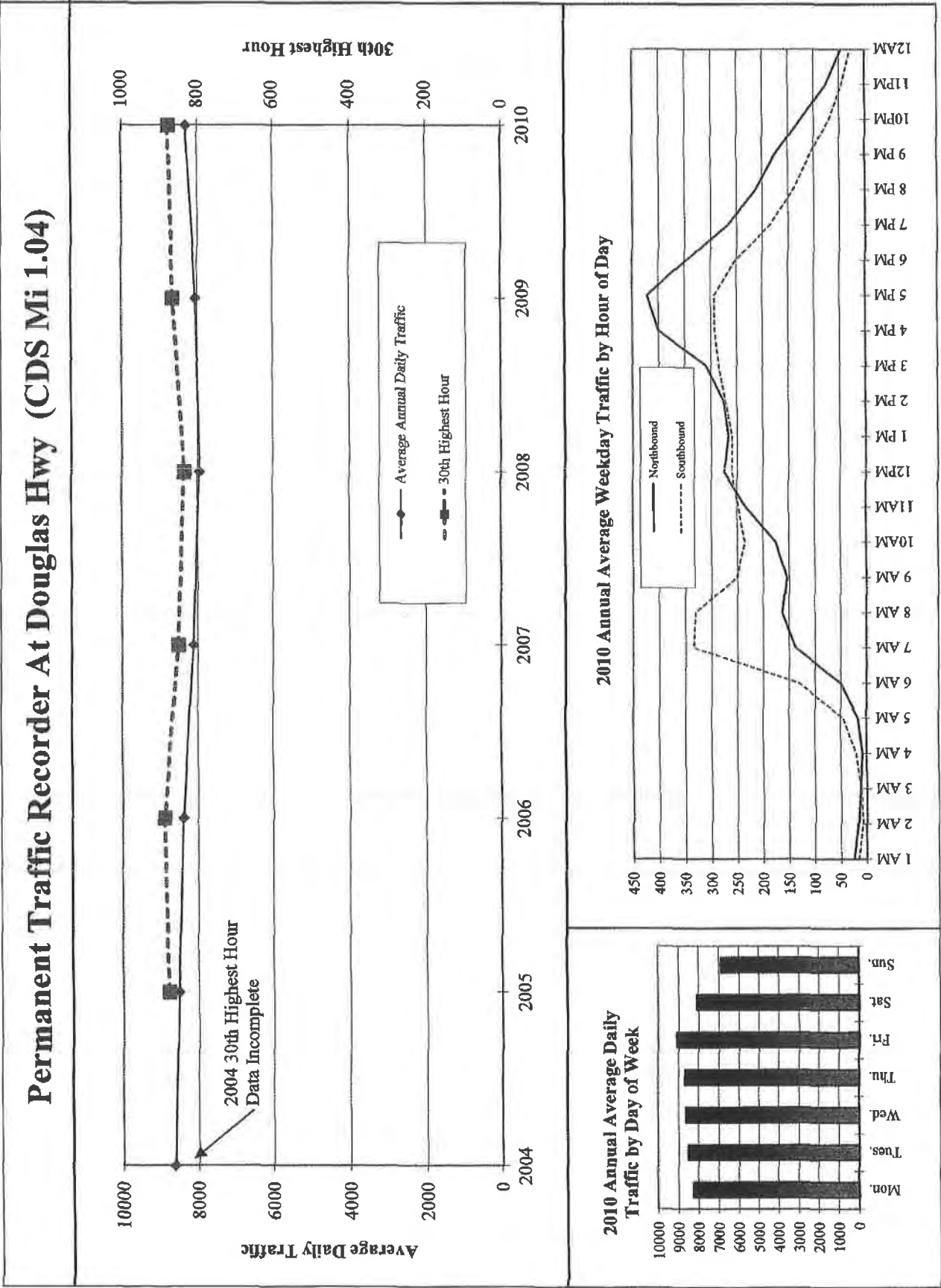
1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	AVG
4401	4330	4006	3932	3663	3654	3583	3458	3435	3300	3776
05/29	08/14	05/30	08/15	05/28	04/24	05/22	05/08	06/06	06/20	
207.8	204.4	189.1	185.6	172.9	172.5	169.2	163.3	162.2	155.8	178.3

HIGHEST HOURS

1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	20TH	30TH	40TH	50TH	AVG
389	380	369	365	363	355	351	347	346	344	329	311	301	293	361
14	16	15	12	16	13	16	16	18	14	11	16	16	15	
08/15	08/14	08/15	05/29	05/30	05/29	05/29	06/06	08/14	05/29	05/29	08/15	04/24	06/06	
18.4	17.9	17.4	17.2	17.1	16.8	16.6	16.4	16.3	16.2	15.5	14.7	14.2	13.8	17.0

AM

TABLE 1												TABLE 2											
1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12
0.4	0.3	0.3	0.4	0.9	2.4	5.0	5.5	5.0	5.1	5.6	6.4	6.8	7.0	7.4	8.0	8.7	7.4	5.5	4.2	3.3	2.4	1.4	0.8



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ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
TRAFFIC STUDIES FOR ROUTES IN SOUTHEAST REGION

FIXED RECORDER SUMMARY: 2010

RECORDER NUMBER 60348000 9

DOUGLAS HIGHWAY AT JOHN STREET **PTR**TOTAL**										AT MILEPOINT		1.058	HISTORICAL DATA
MONTH	MADT	%	6-10	MON	TUE	WED	THU	FRI	WKDY	SAT	SUN		
JAN	7509	90.4	93.0	7.0	97.9	103.6	102.7	107.7	107.1	103.8	99.6	81.3	2010 8307
FEB	7960	95.8	93.4	6.6	97.3	102.3	103.9	104.6	112.9	104.2	98.0	81.0	2009 8044
MAR	7996	96.3	93.2	6.8	100.2	103.7	103.7	107.7	105.0	104.1	98.0	81.7	2008 7948
APR	8697	104.7	93.2	6.8	99.9	99.3	101.7	103.7	113.4	103.6	99.9	82.2	2007 8146
MAY	9091	109.4	93.0	7.0	99.2	100.2	103.2	105.3	111.3	103.8	97.4	83.4	2006 8399
JUN	9113	109.7	92.6	7.4	98.1	101.1	101.5	105.3	104.8	102.2	99.9	89.3	2005 8528
JUL	8660	104.2	92.3	7.7	96.4	102.1	103.0	104.8	109.6	103.2	94.3	89.8	2004 8638
AUG	8735	105.2	92.9	7.1	100.9	102.2	103.7	105.1	107.9	104.0	96.6	83.6	
SEP	8642	104.0	93.3	6.7	97.7	104.7	104.4	104.4	109.6	104.2	98.8	80.4	
OCT	8222	99.0	92.9	7.1	97.5	103.6	104.4	106.4	112.1	104.8	97.1	78.8	
NOV	7689	92.6	93.3	6.7	105.1	104.5	108.3	92.4	110.1	104.1	99.3	80.3	
DEC	7374	88.8	93.2	6.8	102.1	105.6	106.0	107.2	108.5	105.9	89.2	81.3	
ANN	8307		93.0	7.0	99.4	102.7	103.9	104.6	109.4	104.0	97.3	82.8	

HIGHEST DAYS

1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	AVG
10958	10912	10757	10411	10342	10295	10292	10281	10138	10017	10440
07/04	06/26	05/28	06/04	06/03	04/23	07/02	05/27	06/01	05/21	
131.9	131.4	129.5	125.3	124.5	123.9	123.9	123.8	122.0	120.6	125.7

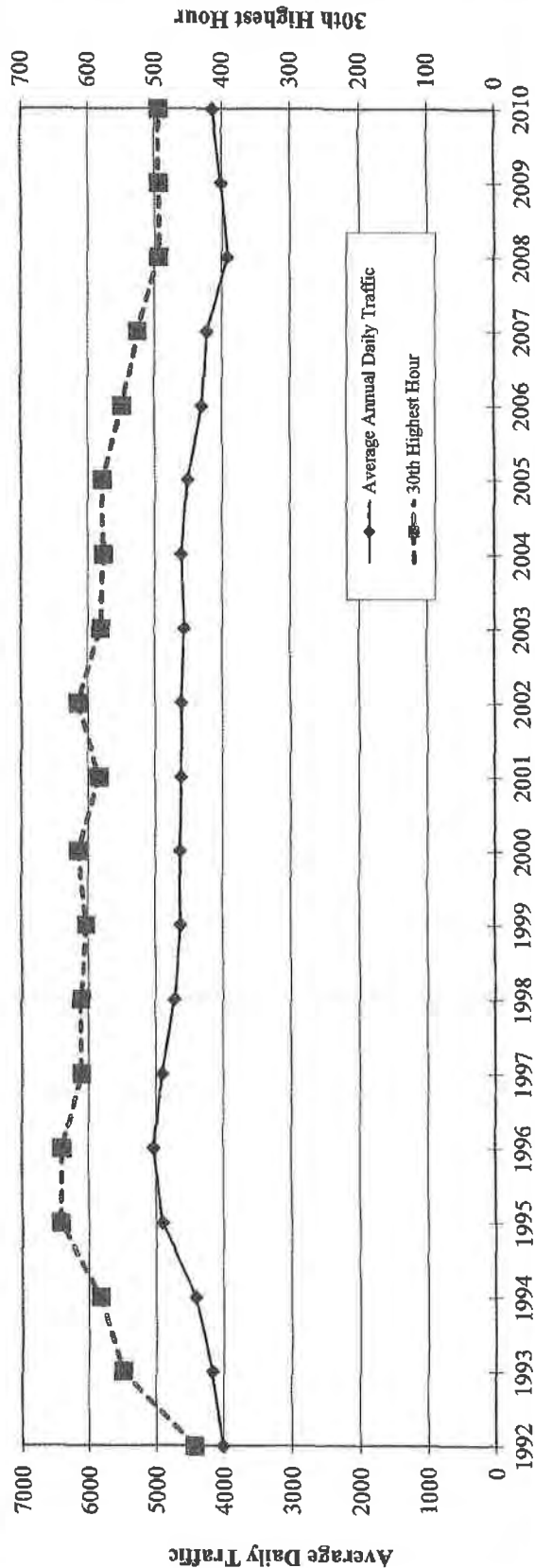
HIGHEST HOURS

1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	20TH	30TH	40TH	50TH	AVG
1133	1037	994	987	971	971	946	943	933	929	900	878	871	864	984
17	16	14	13	16	16	14	13	13	16	16	7	16	16	
06/24	06/24	06/26	06/26	09/23	07/04	07/04	06/27	07/04	05/17	09/16	09/22	08/12	08/16	
13.6	12.5	12.0	11.9	11.7	11.7	11.4	11.4	11.2	11.2	10.8	10.6	10.5	10.4	11.8

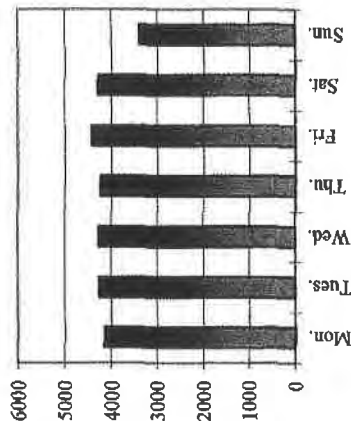
PERCENT BY HOUR

AM												PM											
1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12
0.6	0.3	0.3	0.4	0.7	2.1	5.3	5.6	4.7	4.8	5.8	6.8	6.6	6.4	7.0	8.3	8.4	7.1	5.6	4.4	3.7	2.6	1.6	1.0

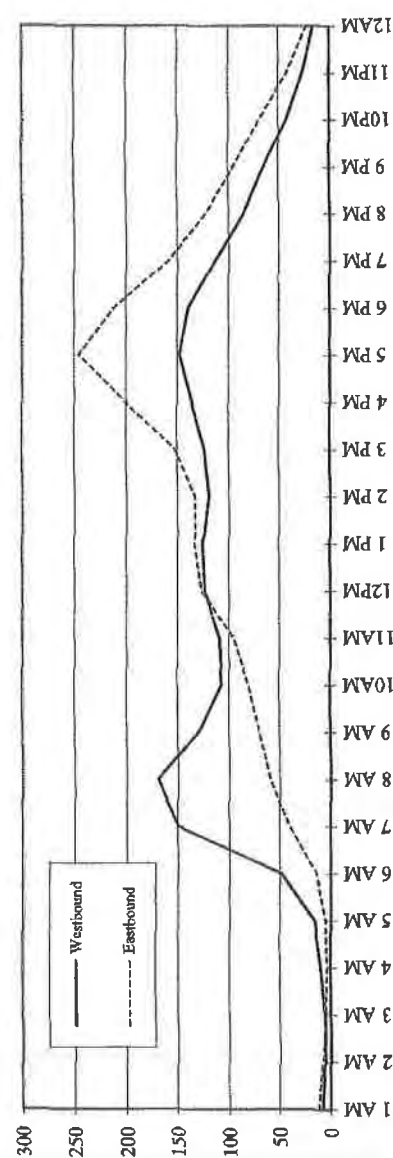
Permanent Traffic Recorder At Riverside Dr. (CDS Mi 1.47)



2010 Annual Average Daily Traffic by Day of Week



2010 Annual Average Weekday Traffic by Hour of Day



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ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
TRAFFIC STUDIES FOR ROUTES IN SOUTHEAST REGION
FIXED RECORDER SUMMARY: 2010

RECORDER NUMBER 60500370 0													AT MILEPOINT		1.471		HISTORICAL DATA	
RIVERSIDE PTR CEMETARY ACCESS TO DIVISION JUNEAU													ON 296500					
MONTH	MADT	%	6-10	10-6	MON	TUE	WED	THU	FRI	WKDY	SAT	SUN						
JAN	3770	91.0	93.0	7.0	99.8	106.3	104.4	106.5	103.8	104.2	99.4	79.8						
FEB	3899	94.1	93.7	6.3	98.1	102.4	101.6	104.0	110.2	103.3	102.7	81.1						
MAR	3897	94.1	93.9	6.1	101.3	101.7	103.6	103.7	106.3	103.3	102.5	80.8						
APR	4260	102.8	94.1	5.9	98.0	98.7	99.8	101.7	109.9	101.6	111.5	80.4						
MAY	4690	113.2	94.5	5.5	98.1	99.5	99.6	100.9	107.0	101.0	109.9	84.9						
JUN	4450	107.4	93.4	6.6	99.3	101.3	100.2	101.9	104.3	101.4	107.7	85.3						
JUL	4403	106.3	93.2	6.8	100.1	111.1	103.3	102.2	106.0	104.5	99.4	78.0						
AUG	4384	105.8	93.9	6.1	102.4	101.2	102.6	103.8	105.2	103.0	104.4	80.5						
SEP	4202	101.4	94.4	5.6	97.0	103.8	102.2	103.2	107.8	102.8	104.3	81.7						
OCT	4014	96.9	94.2	5.8	99.2	99.1	103.7	102.0	107.8	102.4	103.9	84.2						

HIGHEST DAYS

1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	AVG
5966	5893	5436	5220	5197	5156	5153	5138	5086	5041	5329
07/27	05/01	05/22	05/28	05/08	04/30	04/24	05/21	06/01	07/20	
144.0	142.3	131.2	126.0	125.5	124.5	124.4	124.0	122.8	121.7	128.7

HIGHEST HOURS

1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	20TH	30TH	40TH	50TH	AVG
587	544	539	538	530	527	521	520	519	519	505	495	488	484	534
17	17	17	17	16	17	17	17	17	17	17	17	17	17	
07/27	08/31	05/25	05/24	07/27	08/03	08/19	07/07	09/16	05/04	08/17	08/11	08/20	09/13	
14.2	13.1	13.0	13.0	12.8	12.7	12.6	12.6	12.5	12.5	12.2	12.0	11.8	11.7	12.9

AM

1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12
0.5	0.3	0.3	0.3	0.5	1.5	4.6	5.5	4.8	4.5	5.0	6.1	6.3	6.1	6.7	8.1	9.5	8.5	6.6	5.0	3.9	2.7	1.7	1.0

PM

APPENDIX B

Synchro 9.0 Reports

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HCM 2010 TWSC

Juneau Pederson Hill TIA

1: Sherwood Lane & Glacier Highway

2016 Existing AM Peak Hour

Intersection						
Int Delay, s/veh	0.5					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑		↓	↑	↓	
Traffic Vol, veh/h	725	8	31	384	1	15
Future Vol, veh/h	725	8	31	384	1	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	250	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	10	10	10	10	10	10
Mvmt Flow	843	9	36	447	1	17
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	852	0	1367	848
Stage 1	-	-	-	-	848	-
Stage 2	-	-	-	-	519	-
Critical Hdwy	-	-	4.2	-	6.5	6.3
Critical Hdwy Stg 1	-	-	-	-	5.5	-
Critical Hdwy Stg 2	-	-	-	-	5.5	-
Follow-up Hdwy	-	-	2.29	-	3.59	3.39
Pot Cap-1 Maneuver	-	-	754	-	156	350
Stage 1	-	-	-	-	407	-
Stage 2	-	-	-	-	581	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	754	-	149	350
Mov Cap-2 Maneuver	-	-	-	-	149	-
Stage 1	-	-	-	-	407	-
Stage 2	-	-	-	-	553	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.7		16.8	
HCM LOS					C	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	323	-	-	754	-	
HCM Lane V/C Ratio	0.058	-	-	0.048	-	
HCM Control Delay (s)	16.8	-	-	10	-	
HCM Lane LOS	C	-	-	B	-	
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-	

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HCM 2010 TWSC

Juneau Pederson Hill TIA

1: Sherwood Lane & Glacier Highway

2016 Existing PM Peak Hour

Intersection						
Int Delay, s/veh	0.5					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	450	2	12	687	8	25
Future Vol, veh/h	450	2	12	687	8	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	250	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	10	10	10	10	10	10
Mvmt Flow	464	2	12	708	8	26

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	466	0	1198	465
Stage 1	-	-	-	-	465	-
Stage 2	-	-	-	-	733	-
Critical Hdwy	-	-	4.2	-	6.5	6.3
Critical Hdwy Stg 1	-	-	-	-	5.5	-
Critical Hdwy Stg 2	-	-	-	-	5.5	-
Follow-up Hdwy	-	-	2.29	-	3.59	3.39
Pot Cap-1 Maneuver	-	-	1055	-	198	581
Stage 1	-	-	-	-	616	-
Stage 2	-	-	-	-	461	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1055	-	196	581
Mov Cap-2 Maneuver	-	-	-	-	196	-
Stage 1	-	-	-	-	616	-
Stage 2	-	-	-	-	456	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	15
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	394	-	-	1055	-
HCM Lane V/C Ratio	0.086	-	-	0.012	-
HCM Control Delay (s)	15	-	-	8.5	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.3	-	-	0	-

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HCM 2010 TWSC

Juneau Pederson Hill TIA

1: Sherwood Lane & Glacier Highway

2019 Background AM Peak Hour

Intersection						
Int Delay, s/veh	0.5					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑		↑	↑	↑	
Traffic Vol, veh/h	751	8	32	398	1	16
Future Vol, veh/h	751	8	32	398	1	16
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	250	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	10	10	10	10	10	10
Mvmt Flow	873	9	37	463	1	19
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	883	0	1415	878
Stage 1	-	-	-	-	878	-
Stage 2	-	-	-	-	537	-
Critical Hdwy	-	-	4.2	-	6.5	6.3
Critical Hdwy Stg 1	-	-	-	-	5.5	-
Critical Hdwy Stg 2	-	-	-	-	5.5	-
Follow-up Hdwy	-	-	2.29	-	3.59	3.39
Pot Cap-1 Maneuver	-	-	733	-	145	336
Stage 1	-	-	-	-	394	-
Stage 2	-	-	-	-	570	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	733	-	138	336
Mov Cap-2 Maneuver	-	-	-	-	138	-
Stage 1	-	-	-	-	394	-
Stage 2	-	-	-	-	541	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.8		17.4	
HCM LOS					C	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	310	-	-	733	-	
HCM Lane V/C Ratio	0.064	-	-	0.051	-	
HCM Control Delay (s)	17.4	-	-	10.2	-	
HCM Lane LOS	C	-	-	B	-	
HCM 95th %tile Q(veh)	0.2	-	-	0.2	-	

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HCM 2010 TWSC

Juneau Pederson Hill TIA

1: Sherwood Lane & Glacier Highway

2019 Background PM Peak Hour

Intersection						
Int Delay, s/veh	0.5					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	1		1	1	1	
Traffic Vol, veh/h	466	2	12	712	8	26
Future Vol, veh/h	466	2	12	712	8	26
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	250	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	10	10	10	10	10	10
Mvmt Flow	480	2	12	734	8	27
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	482	0	1240	481
Stage 1	-	-	-	-	481	-
Stage 2	-	-	-	-	759	-
Critical Hdwy	-	-	4.2	-	6.5	6.3
Critical Hdwy Stg 1	-	-	-	-	5.5	-
Critical Hdwy Stg 2	-	-	-	-	5.5	-
Follow-up Hdwy	-	-	2.29	-	3.59	3.39
Pot Cap-1 Maneuver	-	-	1040	-	186	569
Stage 1	-	-	-	-	605	-
Stage 2	-	-	-	-	448	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1040	-	184	569
Mov Cap-2 Maneuver	-	-	-	-	184	-
Stage 1	-	-	-	-	605	-
Stage 2	-	-	-	-	443	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.1		15.4	
HCM LOS					C	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	381	-	-	1040	-	
HCM Lane V/C Ratio	0.092	-	-	0.012	-	
HCM Control Delay (s)	15.4	-	-	8.5	-	
HCM Lane LOS	C	-	-	A	-	
HCM 95th %tile Q(veh)	0.3	-	-	0	-	

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HCM 2010 TWSC

Juneau Pederson Hill TIA

1: Sherwood Lane & Glacier Highway

2019 Total AM Peak Hour

Intersection												
Int Delay, s/veh	1.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	3	751	8	32	398	13	1	0	16	39	0	10
Future Vol, veh/h	3	751	8	32	398	13	1	0	16	39	0	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	250	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	2	10	10	10	10	2	10	2	10	2	2	2
Mvmt Flow	3	873	9	37	463	15	1	0	19	45	0	12

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	478	0	0	883	0	0	1436	1437	878	1439	1435	470
Stage 1	-	-	-	-	-	-	885	885	-	545	545	-
Stage 2	-	-	-	-	-	-	551	552	-	894	890	-
Critical Hdwy	4.12	-	-	4.2	-	-	7.2	6.52	6.3	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.2	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.2	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.29	-	-	3.59	4.018	3.39	3.518	4.018	3.318
Pot Cap-1 Maneuver	1084	-	-	733	-	-	107	133	336	111	134	594
Stage 1	-	-	-	-	-	-	329	363	-	523	519	-
Stage 2	-	-	-	-	-	-	505	515	-	336	361	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1084	-	-	733	-	-	100	126	336	100	127	594
Mov Cap-2 Maneuver	-	-	-	-	-	-	219	245	-	206	232	-
Stage 1	-	-	-	-	-	-	327	361	-	520	493	-
Stage 2	-	-	-	-	-	-	470	489	-	316	359	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0.7	16.8	24.8
HCM LOS			C	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	326	1084	-	-	733	-	-	238
HCM Lane V/C Ratio	0.061	0.003	-	-	0.051	-	-	0.239
HCM Control Delay (s)	16.8	8.3	0	-	10.2	-	-	24.8
HCM Lane LOS	C	A	A	-	B	-	-	C
HCM 95th %tile Q(veh)	0.2	0	-	-	0.2	-	-	0.9

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HCM 2010 TWSC

Juneau Pederson Hill TIA

1: Sherwood Lane & Glacier Highway

2019 Total PM Peak Hour

Intersection												
Int Delay, s/veh	1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔		↔	↔			↔			↔	
Traffic Vol, veh/h	11	466	2	12	712	43	8	0	26	26	0	6
Future Vol, veh/h	11	466	2	12	712	43	8	0	26	26	0	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	250	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	2	10	10	10	10	2	10	2	10	2	2	2
Mvmt Flow	11	480	2	12	734	44	8	0	27	27	0	6

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	778	0	0	482	0	0	1288	1307	481	1299	1286	756
Stage 1	-	-	-	-	-	-	504	504	-	781	781	-
Stage 2	-	-	-	-	-	-	784	803	-	518	505	-
Critical Hdwy	4.12	-	-	4.2	-	-	7.2	6.52	6.3	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.2	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.2	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.29	-	-	3.59	4.018	3.39	3.518	4.018	3.318
Pot Cap-1 Maneuver	839	-	-	1040	-	-	135	160	569	138	164	408
Stage 1	-	-	-	-	-	-	536	541	-	388	405	-
Stage 2	-	-	-	-	-	-	375	396	-	541	540	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	839	-	-	1040	-	-	130	155	569	129	159	408
Mov Cap-2 Maneuver	-	-	-	-	-	-	249	270	-	254	277	-
Stage 1	-	-	-	-	-	-	526	531	-	381	400	-
Stage 2	-	-	-	-	-	-	365	391	-	506	530	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	0.1	14	20
HCM LOS			B	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	437	839	-	-	1040	-	-	273
HCM Lane V/C Ratio	0.08	0.014	-	-	0.012	-	-	0.121
HCM Control Delay (s)	14	9.3	0	-	8.5	-	-	20
HCM Lane LOS	B	A	A	-	A	-	-	C
HCM 95th %tile Q(veh)	0.3	0	-	-	0	-	-	0.4

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HCM 2010 TWSC

Juneau Pederson Hill TIA

1: Sherwood Lane & Glacier Highway

2019 Total Sunday Peak Hour

Intersection												
Int Delay, s/veh		1.4										
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕		↕	↕		↕	↕		↕	↕	
Traffic Vol, veh/h	11	405	2	10	619	45	7	0	23	42	0	11
Future Vol, veh/h	11	405	2	10	619	45	7	0	23	42	0	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	250	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	2	10	10	10	10	2	10	2	10	2	2	2
Mvmt Flow	13	471	2	12	720	52	8	0	27	49	0	13

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	772	0	0	473	0	0	1274	1293	472	1280	1268	746
Stage 1	-	-	-	-	-	-	498	498	-	769	769	-
Stage 2	-	-	-	-	-	-	776	795	-	511	499	-
Critical Hdwy	4.12	-	-	4.2	-	-	7.2	6.52	6.3	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.2	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.2	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.29	-	-	3.59	4.018	3.39	3.518	4.018	3.318
Pot Cap-1 Maneuver	843	-	-	1048	-	-	139	163	576	143	168	413
Stage 1	-	-	-	-	-	-	540	544	-	394	411	-
Stage 2	-	-	-	-	-	-	378	399	-	545	544	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	843	-	-	1048	-	-	131	158	576	133	163	413
Mov Cap-2 Maneuver	-	-	-	-	-	-	248	272	-	258	281	-
Stage 1	-	-	-	-	-	-	529	533	-	386	406	-
Stage 2	-	-	-	-	-	-	362	394	-	509	533	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	0.1	13.9	21.4
HCM LOS			B	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	440	843	-	-	1048	-	-	280
HCM Lane V/C Ratio	0.079	0.015	-	-	0.011	-	-	0.22
HCM Control Delay (s)	13.9	9.3	0	-	8.5	-	-	21.4
HCM Lane LOS	B	A	A	-	A	-	-	C
HCM 95th %tile Q(veh)	0.3	0	-	-	0	-	-	0.8

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APPENDIX C

Level of Service Definitions

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Level of service (LOS) is a qualitative measure that describes the operating conditions within an intersection or roadway section, and the perception of those conditions by the facility's users. The factors used to measure the LOS provided by any given facility, might include any or all of the following:

- User comfort
- Convenience
- Travel time
- Maneuverability
- Interruptions in traffic
- Speed
- Cost
- Number of stops
- Fuel consumption

Every type of facility (intersections, freeway, segment, arterial, or pedestrian) has different operating parameters that are used to determine its LOS. For intersections, the primary operating parameter is average control delay per vehicle defined in units of seconds per vehicle. There are six LOS defined for each facility type. Each level has a letter identification from A to F with LOS A representing the best operating conditions and LOS F the worst.

SIGNALIZED INTERSECTIONS

The delay experienced by motorists in a signalized intersection is affected by a number of factors related to geometrics, traffic, control, and incidents. The total delay is defined as the difference between the actual travel time and travel time that would result from ideal conditions. An ideal signalized intersection has 12-foot lane widths, level grade, no curb parking, only passenger cars in the traffic stream, no turning movements, green signal available all the time, and is located outside the central business district. For signalized intersections, only the portion of total delay associated with control is measured. This delay is referred to as control delay and includes the following: initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Table 1 summarizes the *2000 Highway Capacity Manual's* description of the six LOS for a signalized intersection. The range of delays in each LOS is the same for the *2010 Highway Capacity Manual*.

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Table 1: Level of Service Criteria for Signalized Intersections

LOS	Average Delay per Vehicle
A	Very low control delay, 10 or less seconds per vehicle; progression is very favorable; most vehicles arrive during the green cycle; most vehicles do not stop. Short cycle lengths may also contribute to low delay.
B	Control delay greater than 10 and up to 20 seconds per vehicle; progression is good and/or cycle lengths are short. More vehicles stop than for LOS A, causing higher levels of average delay.
C	Control delay greater than 20 and up to 35 seconds per vehicle; progression is fair and/or cycle lengths are longer. Individual cycle failures may begin to appear at this level. The number of vehicles stopping is significant, though many vehicles still pass through without stopping.
D	Control delay greater than 35 and up to 55 seconds per vehicle; progression is unfavorable, cycle lengths are long, or has a high flow rate to capacity ratio. Many vehicles stop, and the proportion of vehicles not stopping diminishes. Individual cycle failures are obvious.
E	Control delay greater than 55 and up to 80 seconds per vehicle; progression is poor, cycle lengths are long, and has a high flow rate to capacity ratio. Individual cycle failures are frequent occurrences.
F	Control delay greater than 80 seconds per vehicle; progression is very poor, cycle lengths are long. Many individual cycle failures. Arrival flow rates exceed the capacity of the intersection. This level is considered unacceptable to most drivers.

UNSIGNALIZED INTERSECTIONS

The two types of unsignalized intersections include two-way stop-controlled (TWSC) and all-way stop-controlled (AWSC) intersections. The LOS for a TWSC intersection is defined by control delay for each minor approach and major street left-turn movement rather than the overall intersection. The LOS for an AWSC intersection is defined by control delay for the intersection as a whole. The delay ranges for unsignalized intersections are different from those for signalized intersections primarily due to driver expectation. The expectation is that signalized intersections are designed to carry higher volumes of traffic and therefore higher levels of delay are acceptable. Table 2 summarizes the *2000 Highway Capacity Manual's* description of the six LOS for an unsignalized intersection. The range of delays in each LOS is the same for the *2010 Highway Capacity Manual*.

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Table 2: Level of Service Criteria for Unsignalized Intersections

LOS	Average Delay per Vehicle
A	Very low control delay, 10 or less seconds per vehicle. All drivers find freedom of operation. Very rarely more than one vehicle in queue.
B	Control delay greater than 10 and up to 15 seconds per vehicle. Some drivers begin to consider the delay troublesome. Seldom is there more than one vehicle in queue.
C	Control delay greater than 15 and up to 25 seconds per vehicle. Most drivers feel restricted, but tolerable so. Often there is more than one vehicle in queue.
D	Control delay greater than 25 and up to 35 seconds per vehicle. Drivers feel restricted. Most often, there is more than one vehicle in queue.
E	Control delay greater than 35 and up to 50 seconds per vehicle. Drivers find delays approaching intolerable levels. There is frequently more than one vehicle in queue. This level denotes a state in which the demand is close to or equal to the probable maximum number of vehicles that can be accommodated by the movement.
F	Control delay greater than 50 seconds per vehicle. Very constrained flow. Represents an intersection failure situation that is caused by geometry and/or operational constraints external to the intersection.

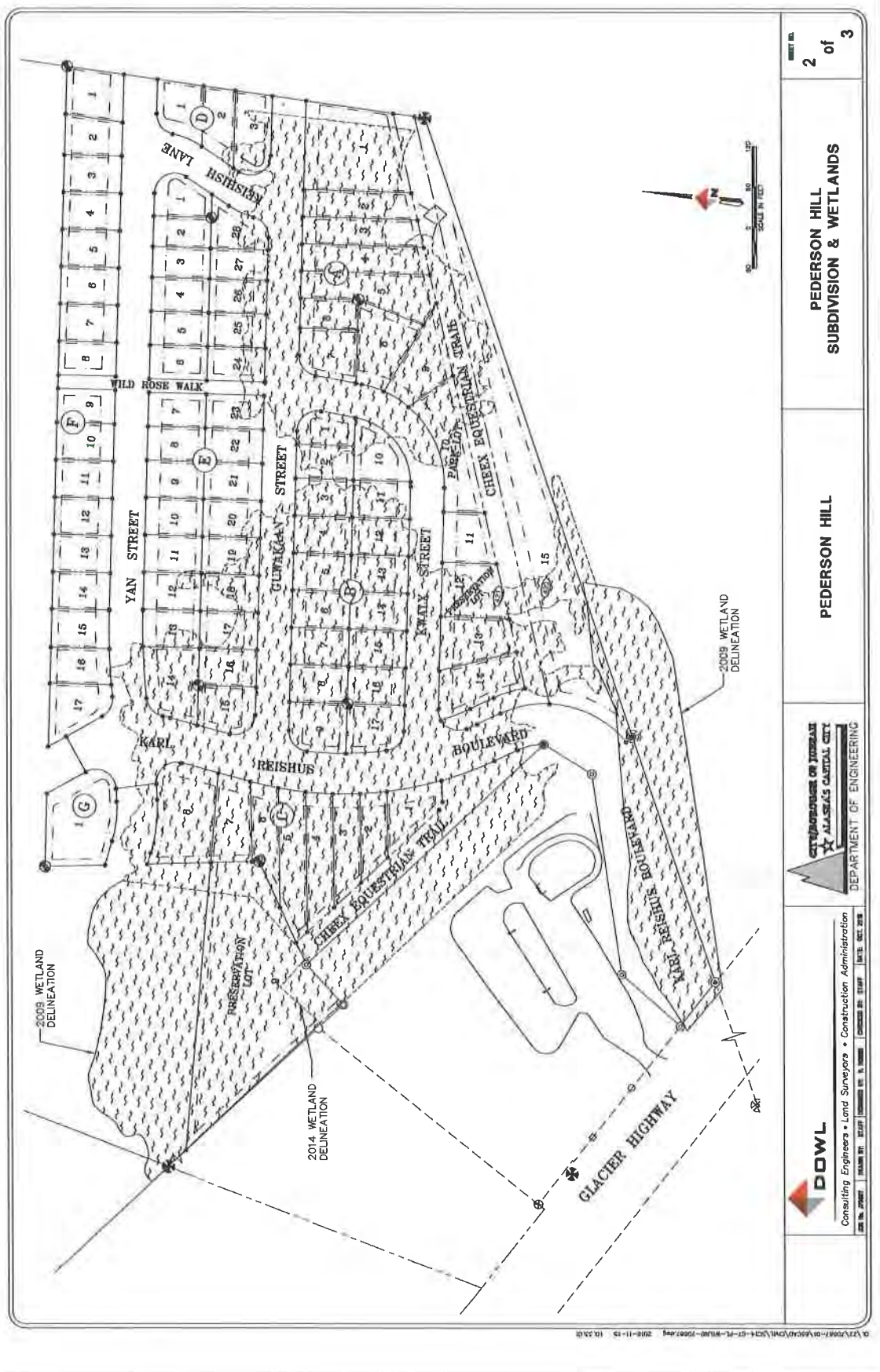
SUMMARY

The average control delay for signalized and unsignalized intersections is summarized in Table 3.

Table 3: Summary of Average Control Delay per Vehicle (in seconds) for Signalized and Unsignalized Intersections

LOS	Unsignalized Intersections	Signalized Intersections
A	≤ 10	≤ 10
B	> 10 and ≤ 15	> 10 and ≤ 20
C	> 15 and ≤ 25	> 20 and ≤ 35
D	> 25 and ≤ 35	> 35 and ≤ 55
E	> 35 and ≤ 50	> 55 and ≤ 80
F	> 50	> 80

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DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
P.O. BOX 22270
JUNEAU, AK 99802-2270

SEP 28 2018

Regulatory Division
POA-2016-206

Mr. Daniel Bleidorn
City and Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801

Dear Mr. Bleidorn:

Enclosed is the signed Department of the Army permit, file POA-2016-206, Casa Del Sol Creek, which authorizes the discharge of fill material into waters of the United States, including wetlands to construct a residential subdivision.

The project site is located within Section 25, T. 40 S., R. 65 E., Copper River Meridian; USGS Quad Map Juneau B-2; Latitude 58.37423° N., Longitude 134.612969° W.; Pederson Hill Lot 2, in Juneau, Alaska. Also enclosed is a Notice of Authorization which should be posted in a prominent location near the authorized work.

If changes to the plans or location of the work are necessary for any reason, plans must be submitted to us immediately. Federal law requires approval of any changes before construction begins.

Nothing in this letter excuses you from compliance with other Federal, State, or local statutes, ordinances, or regulations.

Please contact me via email at Randal.P.Vigil@usace.army.mil, by mail at the address above, or by phone at (907) 790-4491, if you have questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Randal P. Vigil".

Randal P. Vigil
Project Manager

Enclosures

DEPARTMENT OF THE ARMY PERMIT**Permittee:** City and Borough of Juneau**Permit No.:** POA-2016-206 (Casa Del Sol Creek)**Issuing Office:** U.S. Army Engineer District, Alaska

NOTE: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description: Discharge 38,119 cubic yards of shot rock, 4,765 cubic yards of crushed rock and 1,588 cubic yards of sand and gravel fill material into 9.47 acres of waters of the United States consisting of forested wetlands in order to construct a 60 foot wide boulevard, three 50 foot wide streets, and a 50 foot wide lane, 87 residential lots (cleared and prepped for home construction), underground municipal water, sewer, and electrical lines to each lot, a 10 feet wide equestrian trail, and a 15 feet wide pedestrian walk.

All work will be performed in accordance with the attached plan, sheets 1-3, dated May 25, 2016

Project Location: Section 25, T. 40 S., R. 65 E., Copper River Meridian; USGS Quad Map Juneau B-2; Latitude 58.37423° N., Longitude 134.612969° W.; Pederson Hill Lot 2, in Juneau, Alaska.

Permit Conditions:**General Conditions:**

1. The time limit for completing the work authorized ends on September 30, 2021

If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.

2. You must maintain the activity authorized by this permit in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.

3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

4. If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.

5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.

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6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Special Conditions: N/A

Further Information: N/A

1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to:

() Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403)

(X) Section 404 of the Clean Water Act (33 U.S.C. 1344)

() Section 103 of the Marine Protection, Research, and Sanctuaries Act of 1972 (33 U.S.C. 1413)

2. Limits of this authorization.

a. This permit does not obviate the need to obtain other Federal, State, or local authorization required by law.

b. This permit does not grant any property rights or exclusive privileges.

c. This permit does not authorize any injury to the property or rights of others.

d. This permit does not authorize interference with any existing or proposed Federal project.

3. Limits of Federal Liability: In issuing this permit, the Federal Government does not assume any liability for the following:

a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.

b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.

c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.

d. Design or construction deficiencies associated with the permitted work.

e. Damage claims associated with any future modification, suspension, or revocation of this permit

4. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided

5. Reevaluation of Permit Decision: This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:

a. You fail to comply with the terms and conditions of this permit.

b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (See 4 above).

c. Significant new information surfaces which this office did not consider in reaching the original public interest decision

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Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

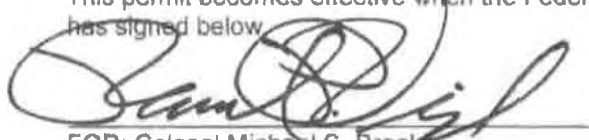
6. Extensions. General Condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.


 Daniel Bleidorn
 Deputy Lands Manager
 City and Borough of Juneau

09/26/16
 (DATE)

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.


 FOR: Colonel Michael S. Brooks
 Randal P. Vigil
 South Branch, Regulatory Division

09/28/2016
 (DATE)

When the structures or work authorized by this permit are still in existence at the time the property is transferred the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions have the transferee sign and date below.

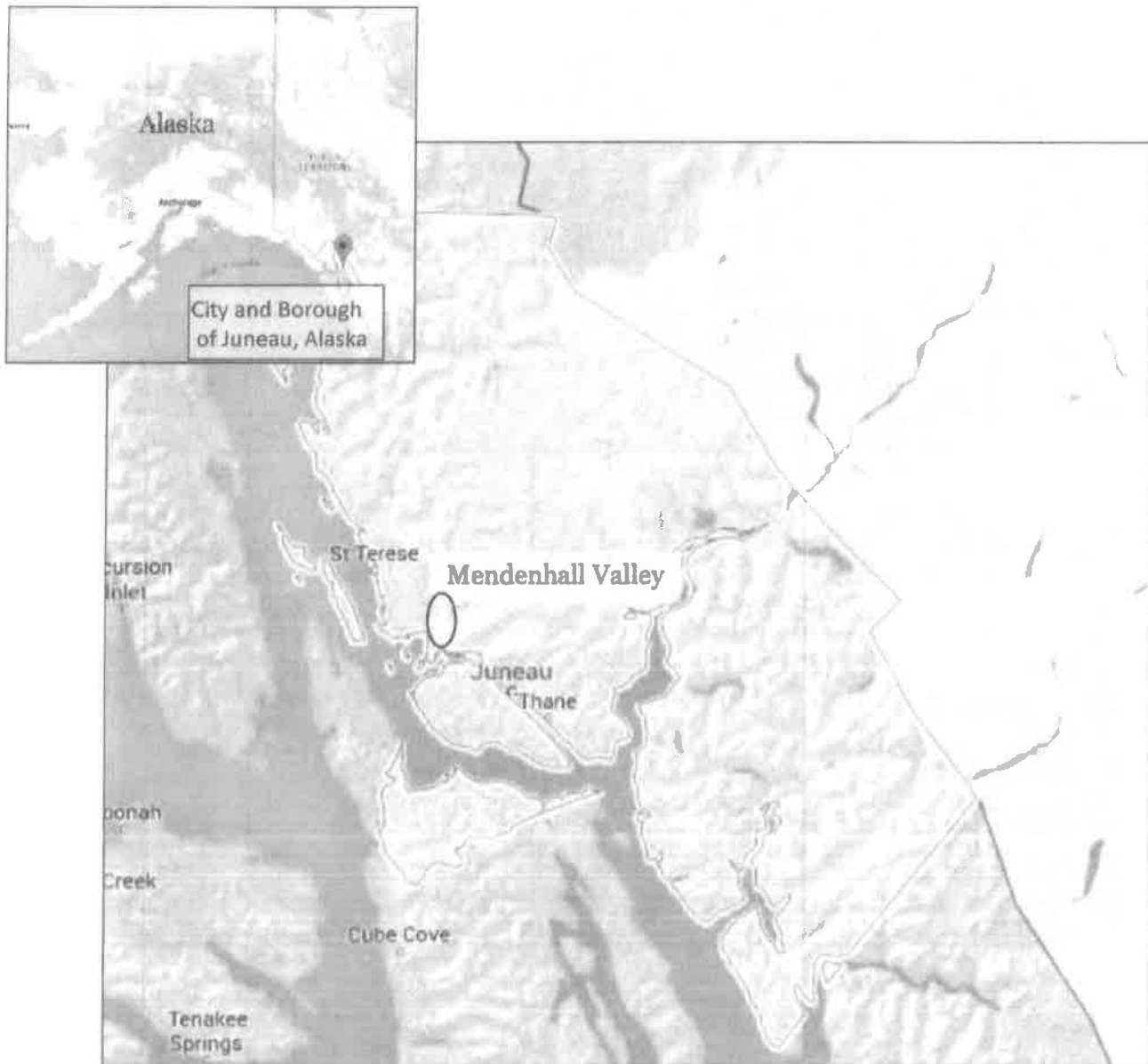
 (TRANSFEE)

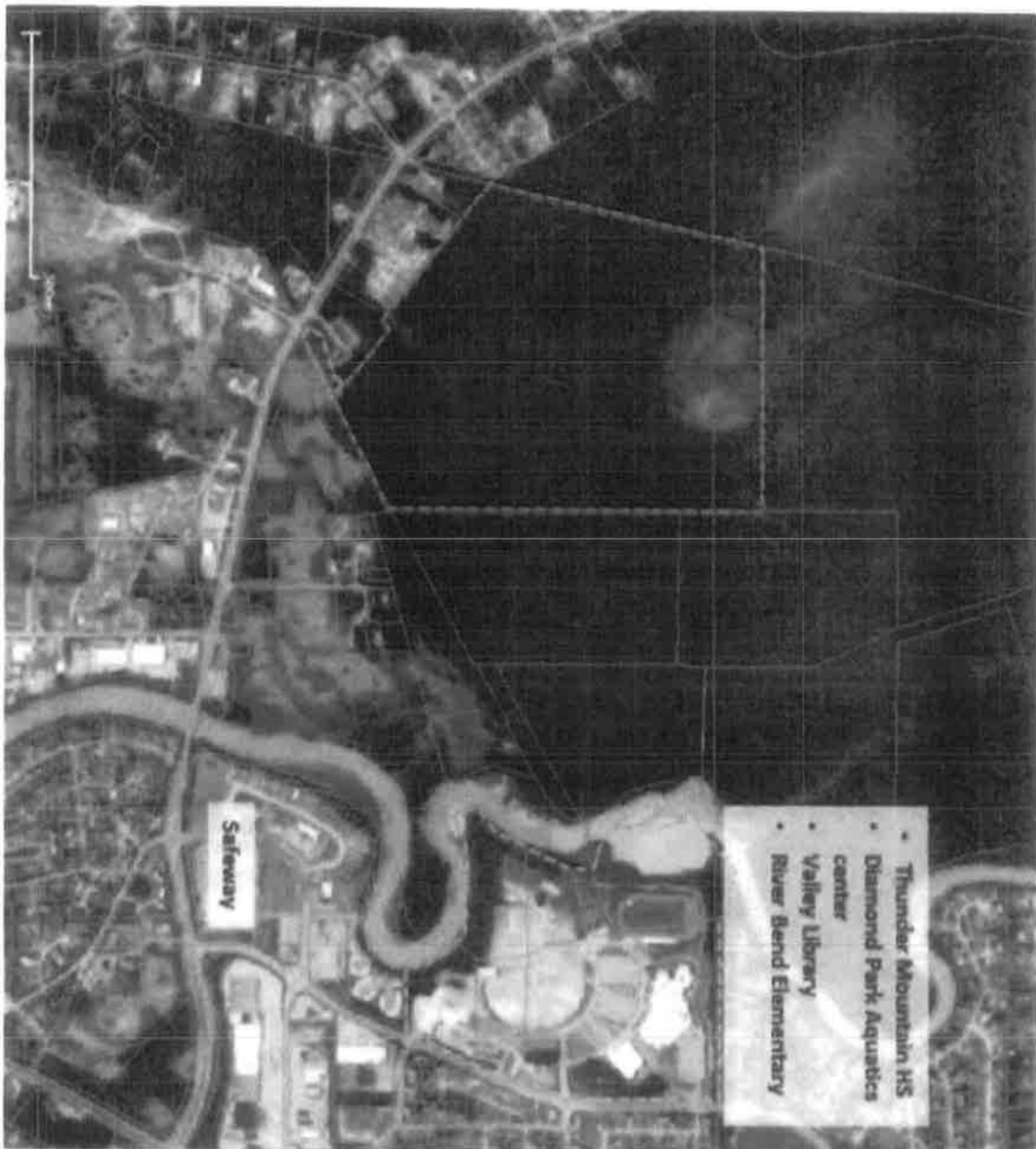
 (DATE)

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City and Borough of Juneau
Pederson Hill Subdivision

City & Borough of Juneau
Pederson Hill Subdivision
Vicinity Map





A portion of U.S. Survey
No. 3873, According to
Plat No. 2015-40
Containing; 39,254 ft.²
Tax ID: 4B2201010101

U.S. Survey No. 3873,
Alaska Containing
121.56 Acres

Tax ID:
4B2201010101
Legal Description:
Pederson Hill LT 2
134° 36' 47.917" W
58 22' 25.882" N

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Waters of the United States



POA-2016-206, Casa Del Sol Creek
City & Borough of Juneau
Residential
June 6, 2016

Stream
Wetlands

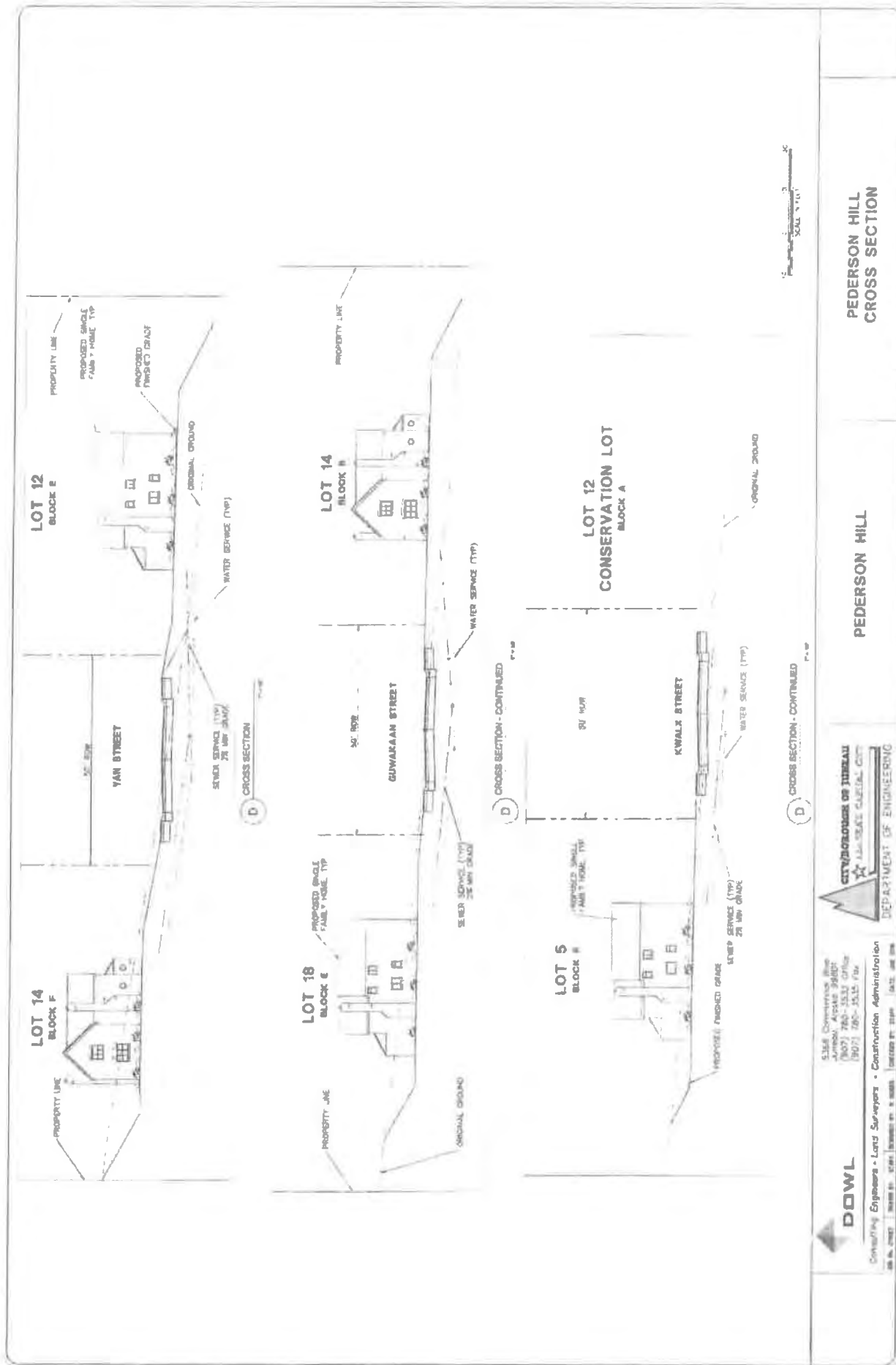
City and Borough of Juneau
Pederson Hill Subdivision



POA-2016-206, Casa Del Sol Creek
City & Borough of Juneau
Residential
Sheet 1 of 3
May 25, 2016

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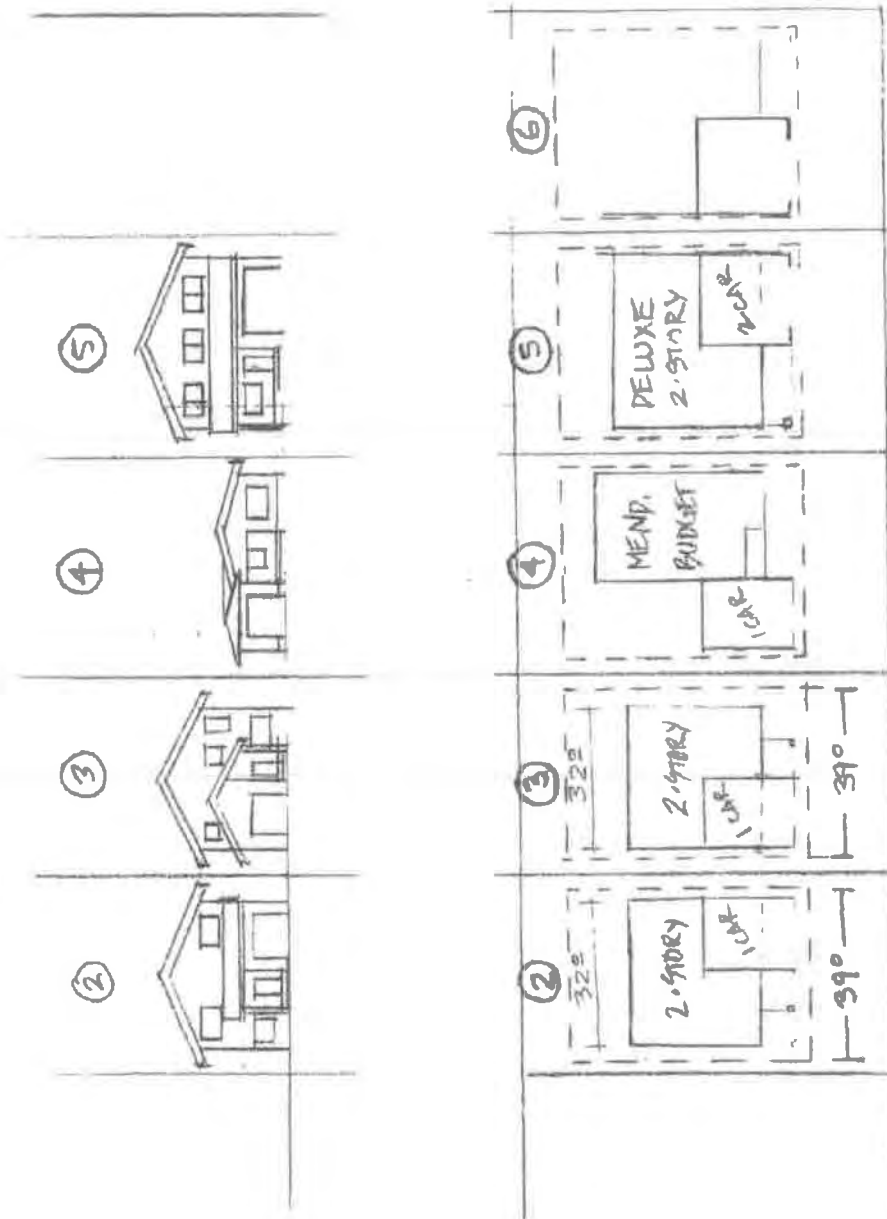
City and Borough of Juneau
Pederson Hill Subdivision



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City and Borough of Juneau
Pederson Hill Subdivision

PEDERSON HILL
4.27.16 CBT
BLOCK E



POA-2016-206, Casa Del Sol Creek
City & Borough of Juneau
Residential
Sheet 3 of 3
May 25, 2016

YAN STREET

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THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

**Department of Environmental
Conservation**

DIVISION OF WATER
Wastewater Discharge Authorization Program

555 Cordova Street
Anchorage, Alaska 99501-2617
Main: 907.269.6285
Fax: 907.334.2415
www.dec.alaska.gov/water/wwdp

July 20, 2016

City & Borough of Juneau (CBJ), Division of Lands & Resources
Attention: Dan Bleidorn
155 South Seward Street
Juneau, AK 99801

Re: City & Borough of Juneau (CBJ), Pederson Hill Subdivision
POA-2016-206, Casa Del Sol Creek aka Pederson Hill Creek

Dear Mr. Bleidorn:

In accordance with Section 401 of the Federal Clean Water Act of 1977 and provisions of the Alaska Water Quality Standards, the Department of Environmental Conservation (DEC) is issuing the enclosed Certificate of Reasonable Assurance for placement of dredged and/or fill material in waters of the U.S., including wetlands and streams, associated with the development of a subdivision near Juneau, Alaska.

DEC regulations provide that any person who disagrees with this decision may request an informal review by the Division Director in accordance with 18 AAC 15.185 or an adjudicatory hearing in accordance with 18 AAC 15.195 – 18 AAC 15.340. An informal review request must be delivered to the Director, Division of Water, 555 Cordova Street, Anchorage, AK 99501, within 15 days of the permit decision. Visit <http://dec.alaska.gov/commish/ReviewGuidance.htm> for information on Administrative Appeals of Department decisions.

An adjudicatory hearing request must be delivered to the Commissioner of the Department of Environmental Conservation, 410 Willoughby Avenue, Suite 303, PO Box 111800, Juneau, AK 99811-1800, within 30 days of the permit decision. If a hearing is not requested within 30 days, the right to appeal is waived.

By copy of this letter we are advising the U.S. Army Corps of Engineers of our actions and enclosing a copy of the certification for their use.

Sincerely,

James Rypkema

Program Manager, Storm Water and Wetlands

Enclosure: 401 Certificate of Reasonable Assurance

cc: (with encl.)

Randy Vigil, USACE, Juneau
Jackie Timothy, ADF&G

USFWS Field Office Juneau
Mark Jen, EPA Operations, Anchorage

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**STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
CERTIFICATE OF REASONABLE ASSURANCE**

In accordance with Section 401 of the Federal Clean Water Act (CWA) and the Alaska Water Quality Standards (18 AAC 70), a Certificate of Reasonable Assurance, is issued to CBJ, attention: Dan Bleidorn, at 155 South Seward Street, Juneau, Alaska 99801, for placement of dredged and/or fill material in waters of the U.S. including wetlands and streams in association with the development of a subdivision in Juneau, Alaska.

The purpose of the project is to subdivide a large tract of CBJ owned property in order to provide small residential lots to help meet the current demand for affordable housing. CBJ proposes to discharge approximately 38,119 cubic yards of shot rock, 4,765 cubic yards of crushed rock and 1,588 cubic yards of sand and gravel fill material into approximately 9.47 acres of waters of the United States consisting of forested wetlands in order to construct a 60 foot wide boulevard, three 50 foot wide streets, and a 50 foot wide lane, 87 residential lots (cleared and prepped for home construction), underground municipal water, sewer, and electrical lines to each lot, a 10 foot wide equestrian trail, and a 15 foot wide pedestrian walk.

DEC identified Pederson Hill Creek on the 2006 303(d) list as an impaired waterbody due to fecal coliform, with failing septic tanks listed as the expected pollutant source. A total maximum daily load (TMDL) was developed and approved by EPA and is available at http://dec.alaska.gov/water/tmdl/pdfs/Pederson_Hill_TMDL_final.pdf. Among the proposed minimization measures, CBJ has extended the municipal sewer system to include the section of Glacier Highway at the head waters of Pederson Hill Creek so that privately owned septic tanks/systems would be minimized, which will reduce fecal coliform loads to the creek.

A state issued water quality certification is required under Section 401 because the proposed activity will be authorized by a U.S. Army Corps of Engineers permit (POA-2016-206) and a discharge of pollutants to waters of the U.S. located in the State of Alaska may result from the proposed activity. Public notice of the application for this certification was given as required by 18 AAC 15.180 in the Corps Public Notice POA-2016-206 posted from June 9, 2016 to July 11, 2016.

The proposed activity is located within Section 25, T. 40 S., R. 65 E., Copper River Meridian; Latitude 58.37423° N., Longitude -134.612969° W.; in Juneau, Alaska.

The Department of Environmental Conservation (DEC) reviewed the application and certifies that there is reasonable assurance that the proposed activity, as well as any discharge which may result, will comply with applicable provisions of Section 401 of the CWA and the Alaska Water Quality Standards, 18 AAC 70, provided that the following additional measures are adhered to.

1. Reasonable precautions and controls must be used to prevent incidental and accidental discharge of petroleum products or other hazardous substances. Fuel storage and handling activities for equipment must be sited and conducted so there is no petroleum contamination of the ground, subsurface, or surface waterbodies.

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2. During construction, spill response equipment and supplies such as sorbent pads shall be available and used immediately to contain and cleanup oil, fuel, hydraulic fluid, antifreeze, or other pollutant spills. Any spill amount must be reported in accordance with Discharge Notification and Reporting Requirements (AS 46.03.755 and 18 AAC 75 Article 3). The applicant must contact by telephone the DEC Area Response Team for Southeast Alaska (907) 465-5340 during work hours or 1-800-478-9300 after hours. Also, the applicant must contact by telephone the National Response Center at 1-800-424-8802.
3. Runoff discharged to surface water (including wetlands) from a construction site disturbing one or more acres must be covered under Alaska's General Permit for Storm Water Discharges from Large and Small Construction Activities in Alaska (AKR100000). This permit requires a Storm Water Pollution Prevention Plan (SWPPP). For projects that disturb more than five acres, this SWPPP must also be submitted to DEC (William Ashton, 907-269-6283) prior to construction.
4. All work areas, material access routes, and surrounding wetlands involved in the construction project shall be clearly delineated and marked in such a way that equipment operators do not operate outside of the marked areas.
5. Natural drainage patterns shall be maintained, to the extent practicable, without introducing ponding or drying.
6. Excavated or fill material, including overburden, shall be placed so that it is stable, meaning after placement the material does not show signs of excessive erosion. Indicators of excess erosion include: gullyng, head cutting, caving, block slippage, material sloughing, etc. The material must be contained with siltation best management practices (BMPs) to preclude reentry into any waters of the U.S., which includes wetlands.
7. Include the following BMPs to handle storm water and total storm water volume discharges as they apply to the site:
 - a. Divert storm water from off-site around the site so that it does not flow onto the project site and cause erosion of exposed soils;
 - b. Slow down or contain storm water that may collect and concentrate within a site and cause erosion of exposed soils;
 - c. Place velocity dissipation devices (e.g., check dams, sediment traps, or riprap) along the length of any conveyance channel to provide a non-erosive flow velocity. Also place velocity dissipation devices where discharges from the conveyance channel or structure join a water course to prevent erosion and to protect the channel embankment, outlet, adjacent stream bank slopes, and downstream waters.
8. Fill material must be clean sand, gravel or rock, free from petroleum products and toxic contaminants in toxic amounts.
9. Any disturbed ground and exposed soil not covered with fill must be stabilized and re-vegetated with endemic species, grasses, or other suitable vegetation in an appropriate manner to minimize erosion and sedimentation, so that a durable vegetative cover is established in a timely manner.

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This certification expires five (5) years after the date the certification is signed. If your project is not completed by then and work under U.S Army Corps of Engineers Permit will continue, you must submit an application for renewal of this certification no later than 30 days before the expiration date (18 AAC 15.100).

Date: July 20, 2016



 James Rypkema, Program Manager
 Storm Water and Wetlands



**This notice of authorization must be
conspicuously displayed at the site of work.**

**UNITED STATES ARMY CORPS OF ENGINEERS
CASA DEL SOL CREEK**

**A PERMIT TO: DISCHARGE FILL MATERIAL INTO WATERS OF THE
UNITED STATES, INCLUDING WETLANDS TO CONSTRUCT A
RESIDENTIAL SUBDIVISION**

**AT: SECTION 25, T. 40 S., R. 65 E., COPPER RIVER MERIDIAN; USGS
QUAD MAP JUNEAU B-2; LATITUDE 58.37423° N., LONGITUDE 134.612969°
W.; PEDERSON HILL LOT 2, IN JUNEAU, AK**

**HAS BEEN ISSUED TO: THE CITY AND BOROUGH OF JUNEAU
ON: SEPTEMBER 28, 2016, AND EXPIRES ON: SEPTEMBER 30, 2021.**

**ADDRESS OF PERMITTEE: 155 SOUTH SEWARD STREET, JUNEAU, AK
99801.**

PERMIT NUMBER:

POA-2016-206



**FOR: DISTRICT COMMANDER
RANDAL P. VIEGIL
PROJECT MANAGER
REGULATORY DIVISION**
(Proponent: CECW-O)

ENG FORM 4336, Jul 81 (33 CFR 320-336) EDITION OF JUL 70 MAY BE USED

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MEMORANDUM**State of Alaska**Department of Fish and Game
Division of HabitatTO: Jackie Timothy
Southeast Regional Supervisor

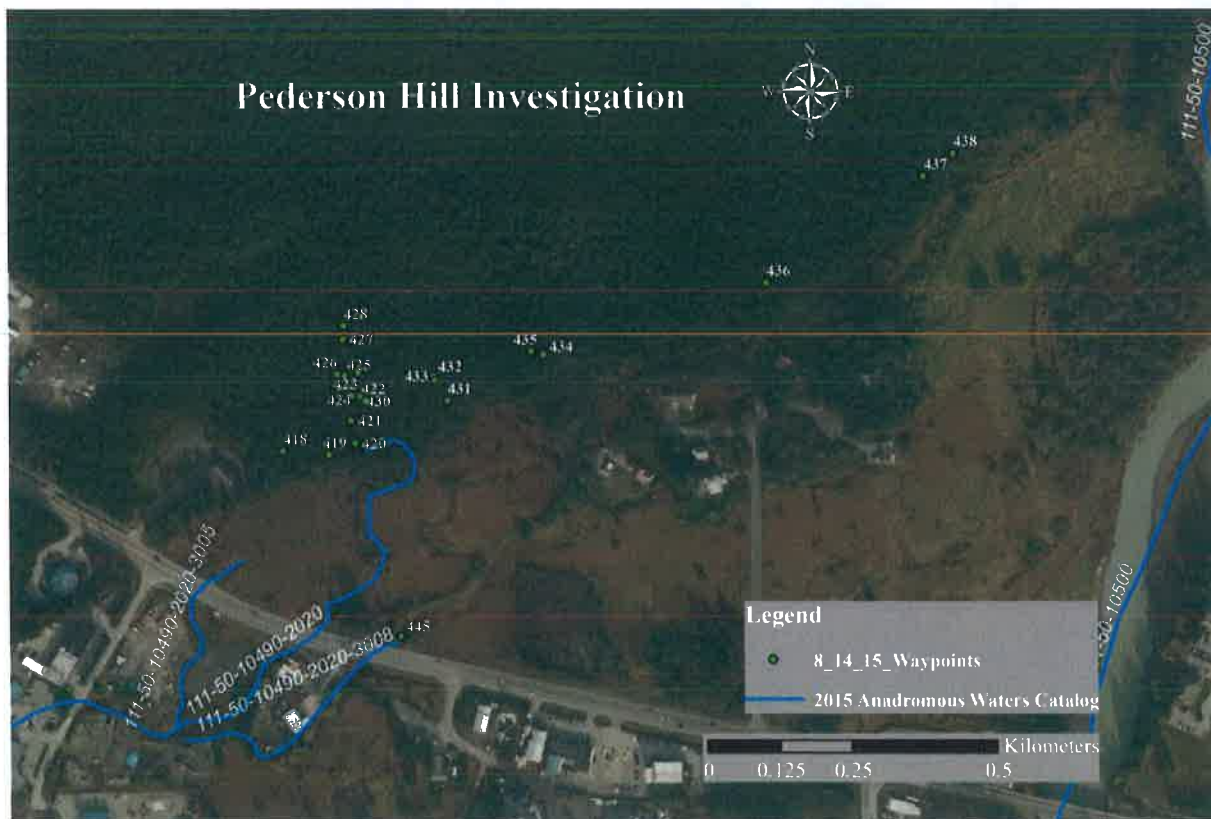
DATE: September 2, 2015

FILE NO: 58.3733, -134.6126

SUBJECT: Pederson Hill Area Land: CBJ
August 14, 2015 Site VisitFROM: Johnny Zutz *JZ*
Habitat Biologist

PHONE NO: (907) 465-6474

On Friday August 15th, Tess Quinn and I visited the headwaters of Casa Del Sol above Glacier Highway. CBJ is preparing to design a subdivision in the area uphill from Wildmeadow Lane and Christ Lutheran Church. We parked near the church and hiked east, northeast along the ridgeline. We netted one coho and visually identified several others at waypoint 420; just above the cataloged upper extent of Stream No. 111-50-10490-2020 (COr, DVr). We did not observe or capture any other fish during our survey of the area and will not make any changes to the catalog.



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Waypoint	Latitude	Longitude	Notes	Sample Effort	Sample Results
418	58.3733	-134.6139	Pedersen Hill fish survey. Start at Christ Lutheran Church (across from Sherwood Lane) and walking along hillside towards Mendenhall River. Proposed corridor, flagging on stake.		
419	58.3733	-134.6131	First stream, also smaller stream or side shannel just east that was not fished.	EF	0
420	58.3734	-134.6127	Second stream. Electrofish heading upstream.	EF	1 CO
421	58.3736	-134.6128		EF	0
422	58.3737	-134.6126	Five foot tall log dam in stream.		
423	58.3738	-134.6128		EF	0
424	58.3738	-134.6130	Stream flows subsurface upstream.	EF	0
425	58.3739	-134.6129		EF	0
426	58.3740	-134.6130		EF	0
427	58.3742	-134.6129		EF	0
428	58.3743	-134.6129	End tracking upstream due to lack of fish.	EF	0
429	58.3740	-134.6127	Tracking stream down, tributary of last stream.		
430	58.3738	-134.6127	Back at dam. Continue east.		
431	58.3737	-134.6113	Third stream. Tracking up.	EF	0
432	58.3739	-134.6115		EF	0
433	58.3739	-134.6115	End tracking, no place to fish.		
434	58.3741	-134.6098	Fourth stream. Metal siding sitting in stream.	EF	0
435	58.3741	-134.6100		EF	0
436	58.3747	-134.6063	Very small stream, upper extent, did not fish.		
437	58.3756	-134.6039	Small steep gully. No photos.		
438	58.3758	-134.6034	Second small gully.		
445	58.3718	-134.6120	Trap set 20' upstream of inlet to dual culverts; Time in 12:00. Pulled at 15:30 Stream No. 111-50-10490-2020-3008	MT	46 CO

Email cc:

Al Ott, ADF&G Habitat, Fairbanks
 Staff, ADF&G Habitat, Juneau
 Dan Teske, ADF&G-SF, Juneau
 Greg Chaney, CBJ, Juneau

Stephanie Sell, ADF&G-WC
 Linda Speerstra, USACE, Sitka
 Cindy Hartmann Moore, NMFS, Juneau
 Steve Brockmann, USFWS, Juneau

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THE STATE
of **ALASKA**

GOVERNOR BILL WALKER

**Department of Environmental
Conservation**

DIVISION OF WATER
Wastewater Discharge Authorization Program

555 Cordova Street
Anchorage, Alaska 99501-2617
Main: 907.269.6285
Fax: 907.334.2415
www.dec.alaska.gov/water/wwdp

July 20, 2016

City & Borough of Juneau (CBJ), Division of Lands & Resources
Attention: Dan Bleidorn
155 South Seward Street
Juneau, AK 99801

Re: City & Borough of Juneau (CBJ), Pederson Hill Subdivision
POA-2016-206, Casa Del Sol Creek aka Pederson Hill Creek

Dear Mr. Bleidorn:

In accordance with Section 401 of the Federal Clean Water Act of 1977 and provisions of the Alaska Water Quality Standards, the Department of Environmental Conservation (DEC) is issuing the enclosed Certificate of Reasonable Assurance for placement of dredged and/or fill material in waters of the U.S., including wetlands and streams, associated with the development of a subdivision near Juneau, Alaska.

DEC regulations provide that any person who disagrees with this decision may request an informal review by the Division Director in accordance with 18 AAC 15.185 or an adjudicatory hearing in accordance with 18 AAC 15.195 – 18 AAC 15.340. An informal review request must be delivered to the Director, Division of Water, 555 Cordova Street, Anchorage, AK 99501, within 15 days of the permit decision. Visit <http://dec.alaska.gov/commish/ReviewGuidance.htm> for information on Administrative Appeals of Department decisions.

An adjudicatory hearing request must be delivered to the Commissioner of the Department of Environmental Conservation, 410 Willoughby Avenue, Suite 303, PO Box 111800, Juneau, AK 99811-1800, within 30 days of the permit decision. If a hearing is not requested within 30 days, the right to appeal is waived.

By copy of this letter we are advising the U.S. Army Corps of Engineers of our actions and enclosing a copy of the certification for their use.

Sincerely,

James Rypkema

Program Manager, Storm Water and Wetlands

Enclosure: 401 Certificate of Reasonable Assurance

cc: (with encl.)

Randy Vigil, USACE, Juneau
Jackie Timothy, ADF&G

USFWS Field Office Juneau
Mark Jen, EPA Operations, Anchorage

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**STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
CERTIFICATE OF REASONABLE ASSURANCE**

In accordance with Section 401 of the Federal Clean Water Act (CWA) and the Alaska Water Quality Standards (18 AAC 70), a Certificate of Reasonable Assurance, is issued to CBJ, attention: Dan Bleidorn, at 155 South Seward Street, Juneau, Alaska 99801, for placement of dredged and/or fill material in waters of the U.S. including wetlands and streams in association with the development of a subdivision in Juneau, Alaska.

The purpose of the project is to subdivide a large tract of CBJ owned property in order to provide small residential lots to help meet the current demand for affordable housing. CBJ proposes to discharge approximately 38,119 cubic yards of shot rock, 4,765 cubic yards of crushed rock and 1,588 cubic yards of sand and gravel fill material into approximately 9.47 acres of waters of the United States consisting of forested wetlands in order to construct a 60 foot wide boulevard, three 50 foot wide streets, and a 50 foot wide lane, 87 residential lots (cleared and prepped for home construction), underground municipal water, sewer, and electrical lines to each lot, a 10 foot wide equestrian trail, and a 15 foot wide pedestrian walk.

DEC identified Pederson Hill Creek on the 2006 303(d) list as an impaired waterbody due to fecal coliform, with failing septic tanks listed as the expected pollutant source. A total maximum daily load (TMDL) was developed and approved by EPA and is available at http://dec.alaska.gov/water/tmdl/pdfs/Pederson_Hill_TMDL_final.pdf. Among the proposed minimization measures, CBJ has extended the municipal sewer system to include the section of Glacier Highway at the head waters of Pederson Hill Creek so that privately owned septic tanks/systems would be minimized, which will reduce fecal coliform loads to the creek.

A state issued water quality certification is required under Section 401 because the proposed activity will be authorized by a U.S. Army Corps of Engineers permit (POA-2016-206) and a discharge of pollutants to waters of the U.S. located in the State of Alaska may result from the proposed activity. Public notice of the application for this certification was given as required by 18 AAC 15.180 in the Corps Public Notice POA-2016-206 posted from June 9, 2016 to July 11, 2016.

The proposed activity is located within Section 25, T. 40 S., R. 65 E., Copper River Meridian; Latitude 58.37423° N., Longitude -134.612969° W.; in Juneau, Alaska.

The Department of Environmental Conservation (DEC) reviewed the application and certifies that there is reasonable assurance that the proposed activity, as well as any discharge which may result, will comply with applicable provisions of Section 401 of the CWA and the Alaska Water Quality Standards, 18 AAC 70, provided that the following additional measures are adhered to.

1. Reasonable precautions and controls must be used to prevent incidental and accidental discharge of petroleum products or other hazardous substances. Fuel storage and handling activities for equipment must be sited and conducted so there is no petroleum contamination of the ground, subsurface, or surface waterbodies.

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2. During construction, spill response equipment and supplies such as sorbent pads shall be available and used immediately to contain and cleanup oil, fuel, hydraulic fluid, antifreeze, or other pollutant spills. Any spill amount must be reported in accordance with Discharge Notification and Reporting Requirements (AS 46.03.755 and 18 AAC 75 Article 3). The applicant must contact by telephone the DEC Area Response Team for Southeast Alaska (907) 465-5340 during work hours or 1-800-478-9300 after hours. Also, the applicant must contact by telephone the National Response Center at 1-800-424-8802.
3. Runoff discharged to surface water (including wetlands) from a construction site disturbing one or more acres must be covered under Alaska's General Permit for Storm Water Discharges from Large and Small Construction Activities in Alaska (AKR100000). This permit requires a Storm Water Pollution Prevention Plan (SWPPP). For projects that disturb more than five acres, this SWPPP must also be submitted to DEC (William Ashton, 907-269-6283) prior to construction.
4. All work areas, material access routes, and surrounding wetlands involved in the construction project shall be clearly delineated and marked in such a way that equipment operators do not operate outside of the marked areas.
5. Natural drainage patterns shall be maintained, to the extent practicable, without introducing ponding or drying.
6. Excavated or fill material, including overburden, shall be placed so that it is stable, meaning after placement the material does not show signs of excessive erosion. Indicators of excess erosion include: gullying, head cutting, caving, block slippage, material sloughing, etc. The material must be contained with siltation best management practices (BMPs) to preclude reentry into any waters of the U.S., which includes wetlands.
7. Include the following BMPs to handle storm water and total storm water volume discharges as they apply to the site:
 - a. Divert storm water from off-site around the site so that it does not flow onto the project site and cause erosion of exposed soils;
 - b. Slow down or contain storm water that may collect and concentrate within a site and cause erosion of exposed soils;
 - c. Place velocity dissipation devices (e.g., check dams, sediment traps, or riprap) along the length of any conveyance channel to provide a non-erosive flow velocity. Also place velocity dissipation devices where discharges from the conveyance channel or structure join a water course to prevent erosion and to protect the channel embankment, outlet, adjacent stream bank slopes, and downstream waters.
8. Fill material must be clean sand, gravel or rock, free from petroleum products and toxic contaminants in toxic amounts.
9. Any disturbed ground and exposed soil not covered with fill must be stabilized and re-vegetated with endemic species, grasses, or other suitable vegetation in an appropriate manner to minimize erosion and sedimentation, so that a durable vegetative cover is established in a timely manner.

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This certification expires five (5) years after the date the certification is signed. If your project is not completed by then and work under U.S. Army Corps of Engineers Permit will continue, you must submit an application for renewal of this certification no later than 30 days before the expiration date (18 AAC 15.100).

Date: July 20, 2016


James Rypkema, Program Manager
Storm Water and Wetlands

**Profile View of Equestrian Trail (Preliminary)
Provided by Applicant**

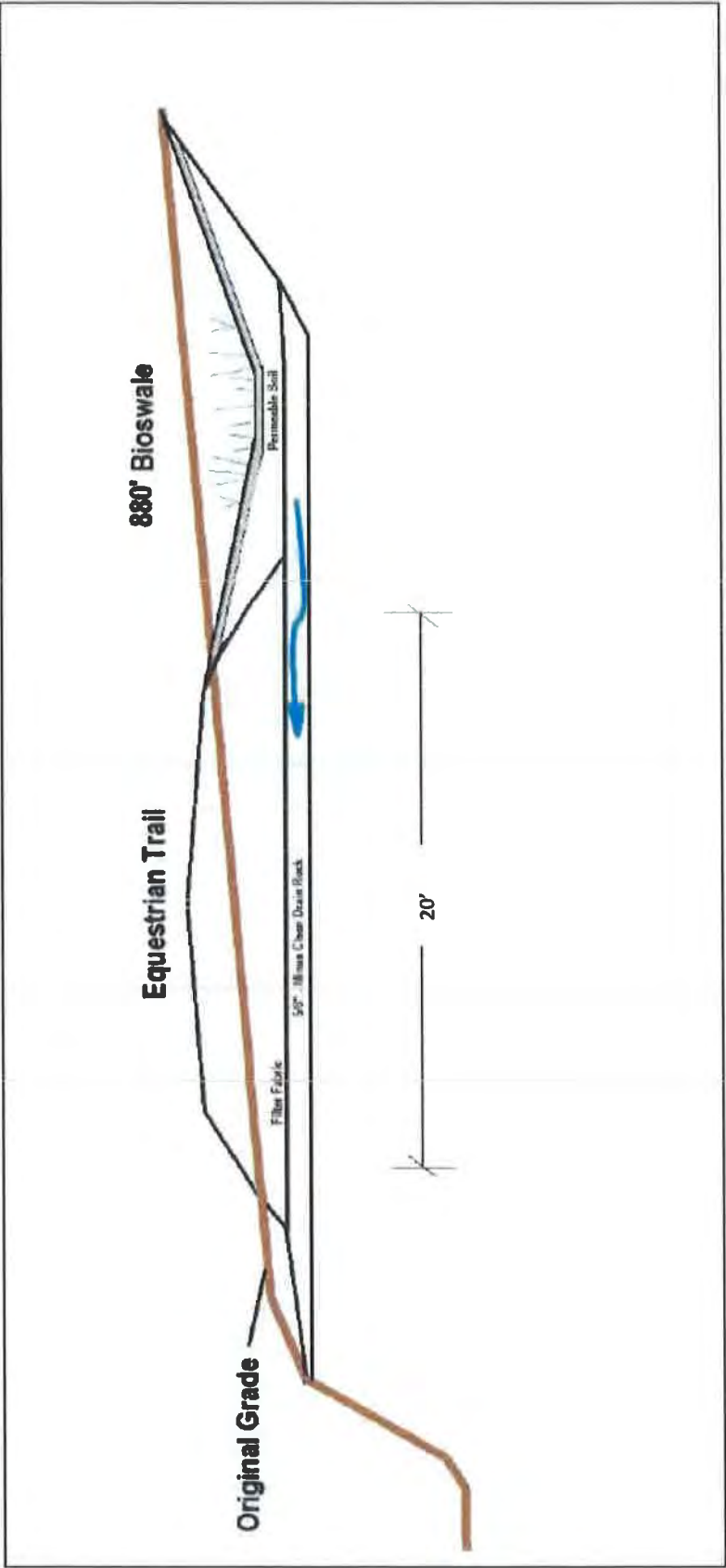
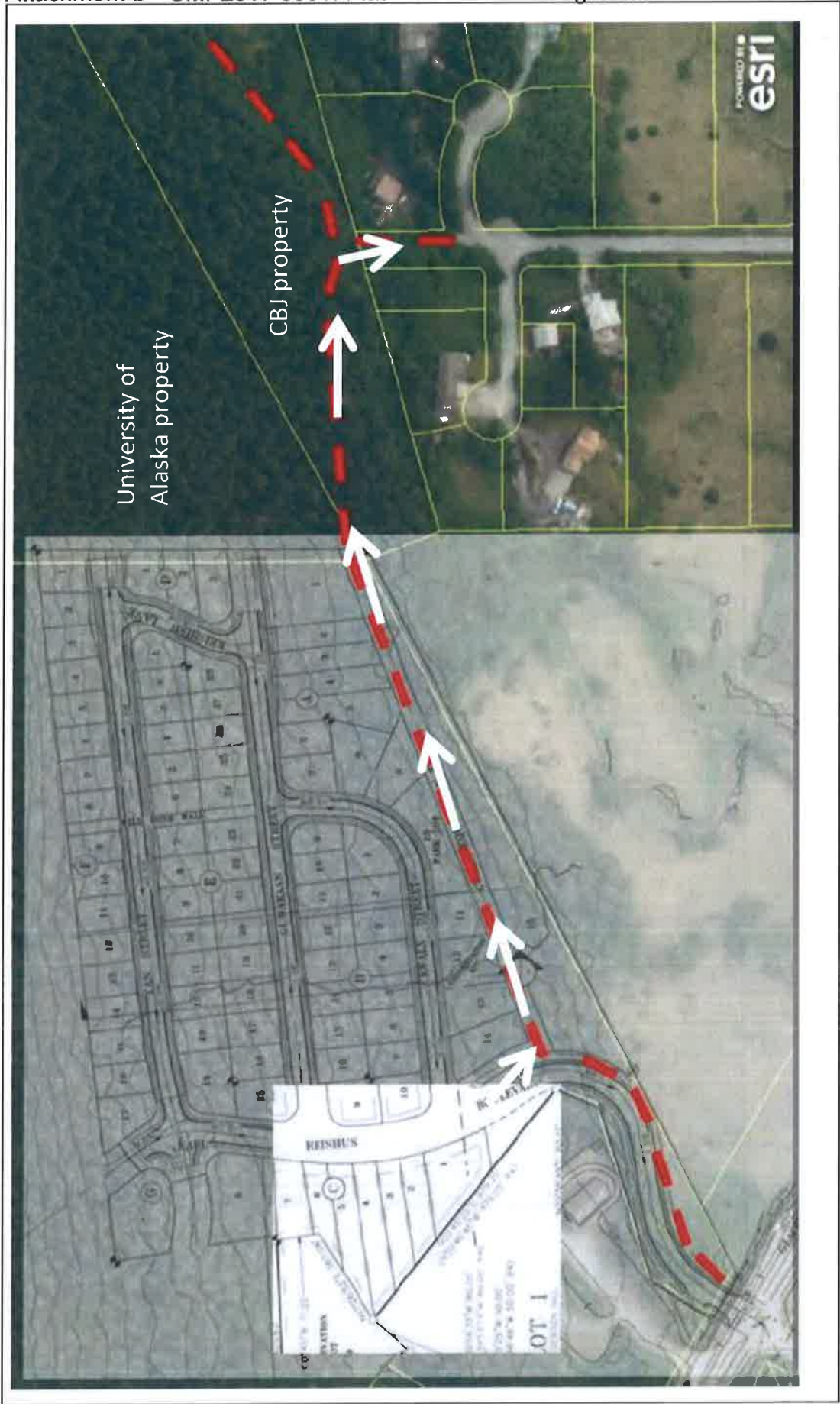
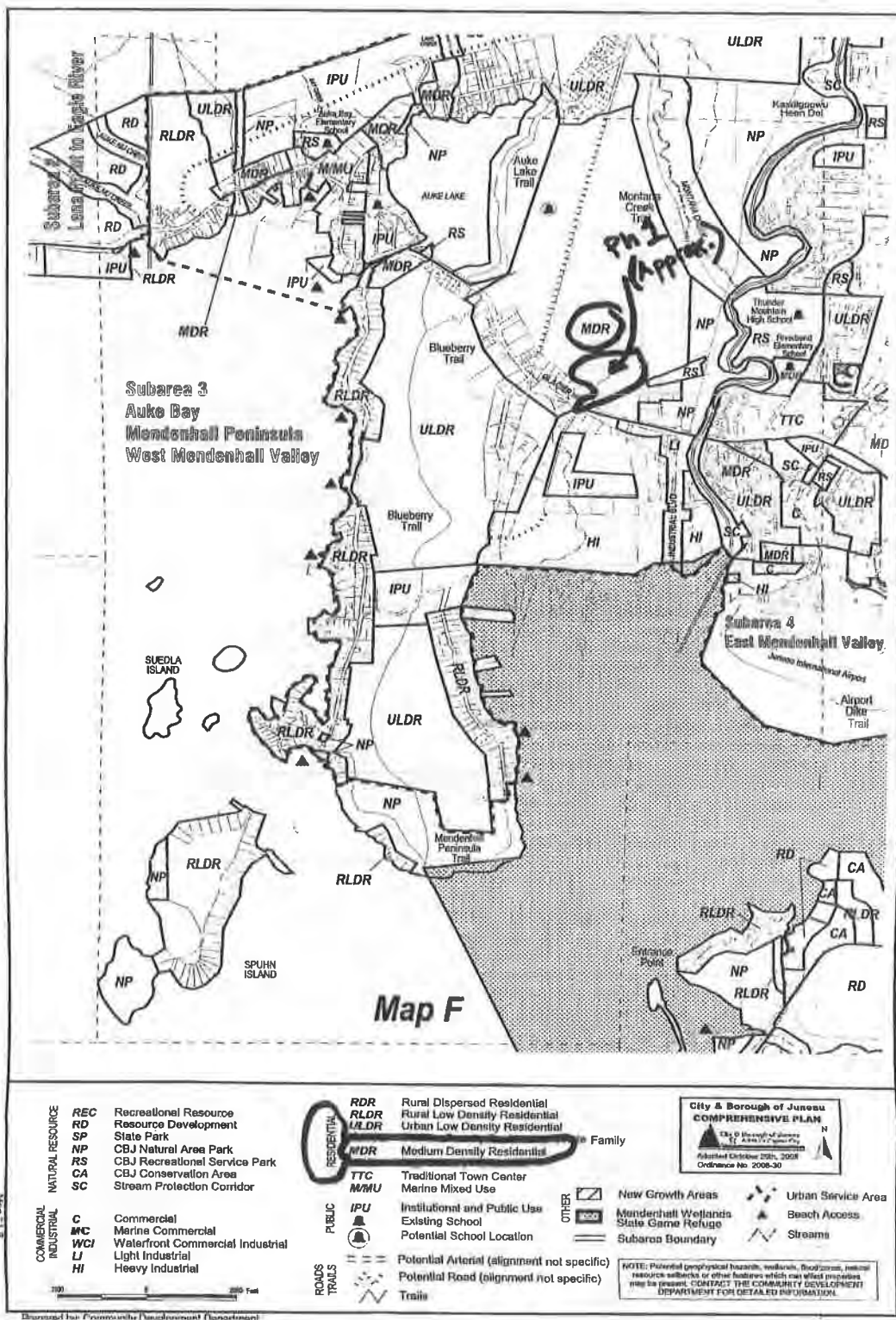


Illustration depicting Second Emergency Access Route



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2013 CBJ Comprehensive Plan Update
Chapter 11



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This report provides a framework for a new direction for Juneau housing policy. It has been designed to help create fluidity in Juneau's housing market, create an inviting place for workers and new families to call home, and enable seniors to age in the community. The framework contained here requires more direct effort by the public sector than has historically been the case.

Part 1: Housing Market Challenges & Problems

Challenges and Problems

Juneau's population has been relatively flat for more than a decade. This is projected to remain the case through 2040.¹ Juneau has what may be called a "*what comes first*" problem. If people can't find places to live, new workers and families considering moving to Juneau won't move there. If new families and workers don't move to Juneau, it won't be in a position to grow its economy. State workers currently have challenges finding places to live as do private sector workers. The stuck nature of Juneau's housing market hampers the economic potential of Juneau.

When the value of housing is uncertain, the willingness of the market to take risks declines. In Juneau today, many in the private sector view investment in the housing market as too risky. As a result, new housing products come on line infrequently. This greatly restricts the supply, or availability, of housing, in general and at specific points on the housing ladder. Limited choice in the housing market discourages businesses to invest because their employees have no place to live. It stifles entrepreneurial activities because businesses don't have potential employees living in the community to hire. It discourages people to move to Juneau for vacation housing or retirement.

Just as a consumer wouldn't want to go to a grocery store with only a small shelf of products, consumers don't like to participate in a housing market that does not have enough choices to satisfy their needs. To overcome these risks, those developers who do choose to invest typically do so only at the highest price points. This contributes to the community's housing stocks being less affordable, making it particularly hard for young families and lower wage workers to call Juneau home.

The focus of new housing at the higher price point makes it harder for current residents to move into new homes. Would-be sellers stay put because they are unable to move into new homes due to the lack of options. When these households do not move through the housing ladder – from starter homes up to dream homes – there are two results: 1) developers have even less incentive to provide the array of housing options needed for Juneau's housing market to be healthy; and 2) choices of entry-level homes are further restricted because "starter" homes become "lifelong" homes for residents

¹ Alaska Population Projections 2012-2042; Alaska Department of Labor, April 2014 pp 10-12 and 17-23.

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and therefore are only infrequently made available to another young family or working household. Juneau's housing pipes are clogged.

A lack of confidence by developers for a positive return on the basis of real and perceived risks in the local economy, coupled with limited movement through the housing stocks creates a situation that forces many to look elsewhere to live and will ultimately threaten Juneau's ability to maintain its population. This certainly weakens Juneau's chances for population and economic growth. In this way, the development and implementation of a robust and strategic approach to housing in Juneau is the community's most important economic development initiative.

Furthermore, when there is little available housing on the market and little, if any, incentive for the private market to correct for this, most of the housing stock becomes stale. This further clogs the housing pipeline. When local housing markets become truly stuck, *as Juneau's has been for some time*, challenges on the owner side of the market spill onto the rental side. Renters hoping to buy their first home discover they cannot, and like owners, stay put. This lowers rental vacancy rates and puts pressure on rents. The clogged housing pipeline prohibits renters from purchasing their own homes as well as eliminating the opportunity for renters in subsidized housing to move up the housing ladder as well.

This is a problem with important contextual notes.

For starters, Juneau's housing problem is a long-standing one. The Borough's market has been stuck for an extended period of time. While Juneau has made strides to address these housing issues, its housing market is stuck to such a degree that far more effort is needed. As trends in sales and new development make clear, this is not a situation that the "market" is likely to magically "fix."

There are too many factors, real and perceived, standing in the way: land scarcity, higher development costs stemming from higher material costs, a difficult financing market as many lenders rely on decision making outside of Juneau, high labor costs, and the highly seasonal and state-dependent nature of the local economy. Taken together, these factors create too many expenses and too much risk for private developers and funders.

Explicit action to address either side of this equation – the expenses or the risks – will be required to better engage the private sector in Juneau's housing market to create more affordability and availability and, ultimately, rewrite currently soft projections for population growth and economic vitality.

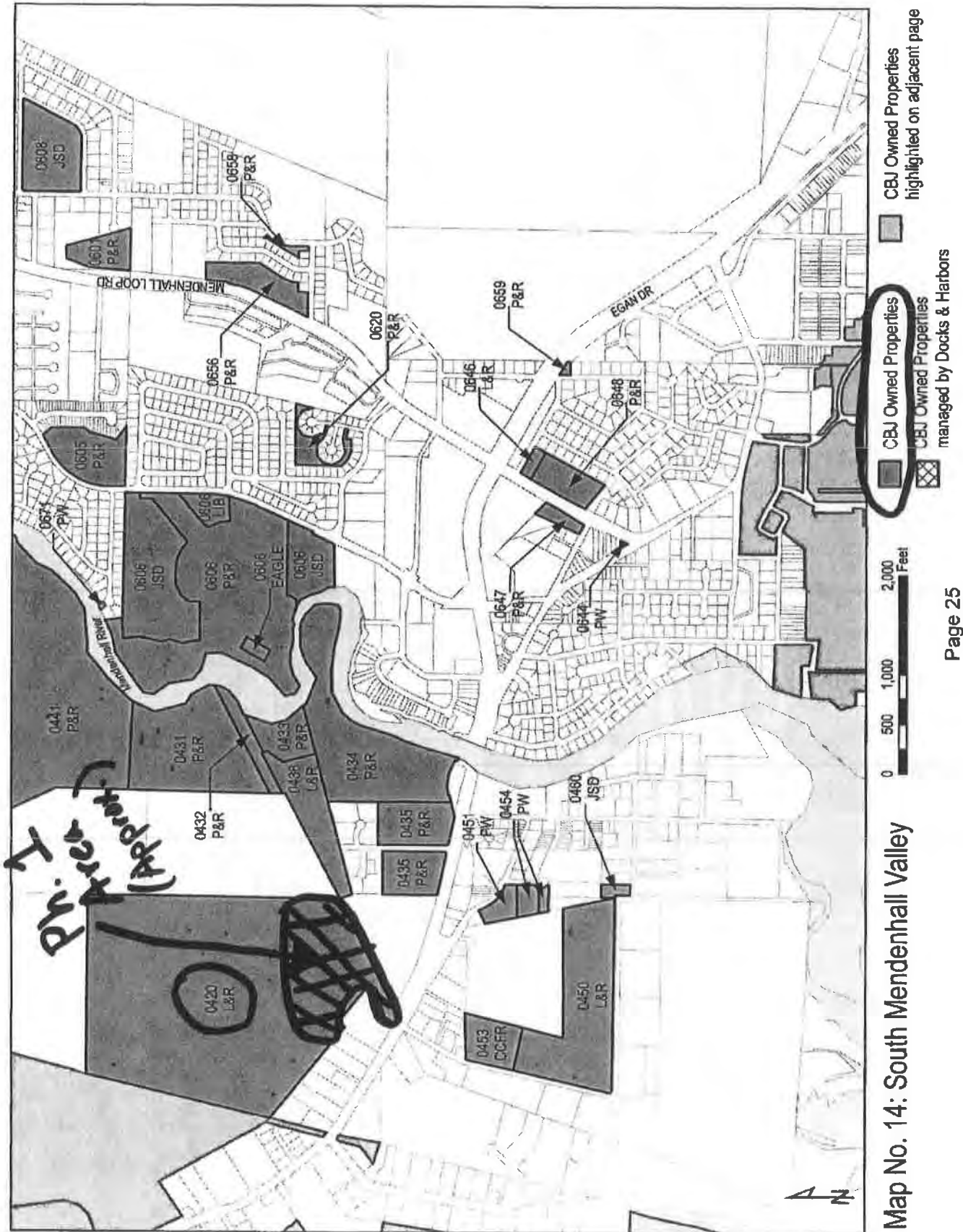
Community Awareness

It is clear that the general public is aware of these issues and ready for bold action. The examination of 688 survey responses to the community wide survey highlights a general

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General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Montana Creek	LND-0416	4B2301260120	Block C Park, Bridgemoor Estates II Block B Park, Bridgemoor Estates II Block C Greenbelt Corridor, Bridgemoor Estates I & II	2.13	Bridgemoor Estates dedicated open space; three parcels and 20' wide strips either side of Skaters Cabin Road	Parks & Recreation	Retain
	LND-0417	3M000MTACRK3	USMS 938	165.29	Patented claims south of McGinnis Creek; Natural Area Park; remote	Parks & Recreation	Retain
	LND-0418	4B2301410012	Tract B, USS 2337	2.10	Property to be managed for wetland values	Parks & Recreation	Retain
	LND-0420	4B2201010100	USS 3873	121.56	Adjacent to Montana Creek Road; to be managed for wetlands	Parks & Recreation	Retain
West Mendenhall Valley	LND-0429	4B2201010030 4B2601050020 4B2601020030	Fraction of Lot 4, 2, & 5, USS 4598	135.25	Pederson Hill; future residential subdivision	Lands & Resources	Dispose
	LND-0431	4B2201010060	Lot 14, USS 4598	27.36	Former Kaiser Property; Mendenhall River frontage and greenbelt; trail	Parks & Recreation	Retain
	LND-0432	4B2201010081	Lot 16, USS 4598	2.67	South of junction of Montana & Mendenhall Rivers; Mendenhall River greenbelt	Parks & Recreation	Retain
	LND-0433	4B2201010072	Tract B, USS 1041	5.11	North of Brotherhood Bridge Park; Mendenhall River greenbelt	Parks & Recreation	Retain
	LND-0434	4B1601000010 4B2101000011 4B1701000010 4B1701000020 4B1701000030 4B1701000070 4B1701000080 4B1701000090 4B1701000100	Tract B, USS 1042 & Fraction USS 1193	24.93	Mendenhall River greenbelt; north of Brotherhood Park	Parks & Recreation	Retain
	LND-0435	4B2201010071	Tract A, USS 1041	10.46	Brotherhood Bridge Park	Parks & Recreation	Retain
	LND-0440	4B2201010010 4B2201010011	Tracts 1-3 & 8-11, Wildmeadow Park Subdivision	13.46	Seven parcels in Wildmeadow Park	Parks & Recreation	Retain
	LND-0441	4B2201010042	Lot 7A, USS 4598	231.00	Brotherhood Park (future Raptor Center)	Lands & Resources	Retain
	LND-0442	4B2601040110 4B2601040240	Parcels A & B, Moraine Edge Subdivision	128.33	Auke Lake, entire east side; 400 foot band along shore managed by Parks & Recreation	Parks & Recreation and Lands & Resources	Retain / Dispose
	LND-0449	4B2301030080	Lot 2, USS 3982	7.12	Montana Creek greenbelt; Playground and open space	Parks & Recreation	Retain
West Mendenhall Valley	LND-0450	4B1701100120	USS 1401	1.20	Auke Lake Wayside	Parks & Recreation	Retain
				31.97	South and east of Fire Training Center, Pollution Control Project, west Mendenhall valley; Southeast Alaska Food Bank; vacant land along Sherwood Lane & Crazy Horse Drive	Lands & Resources	Retain / Dispose

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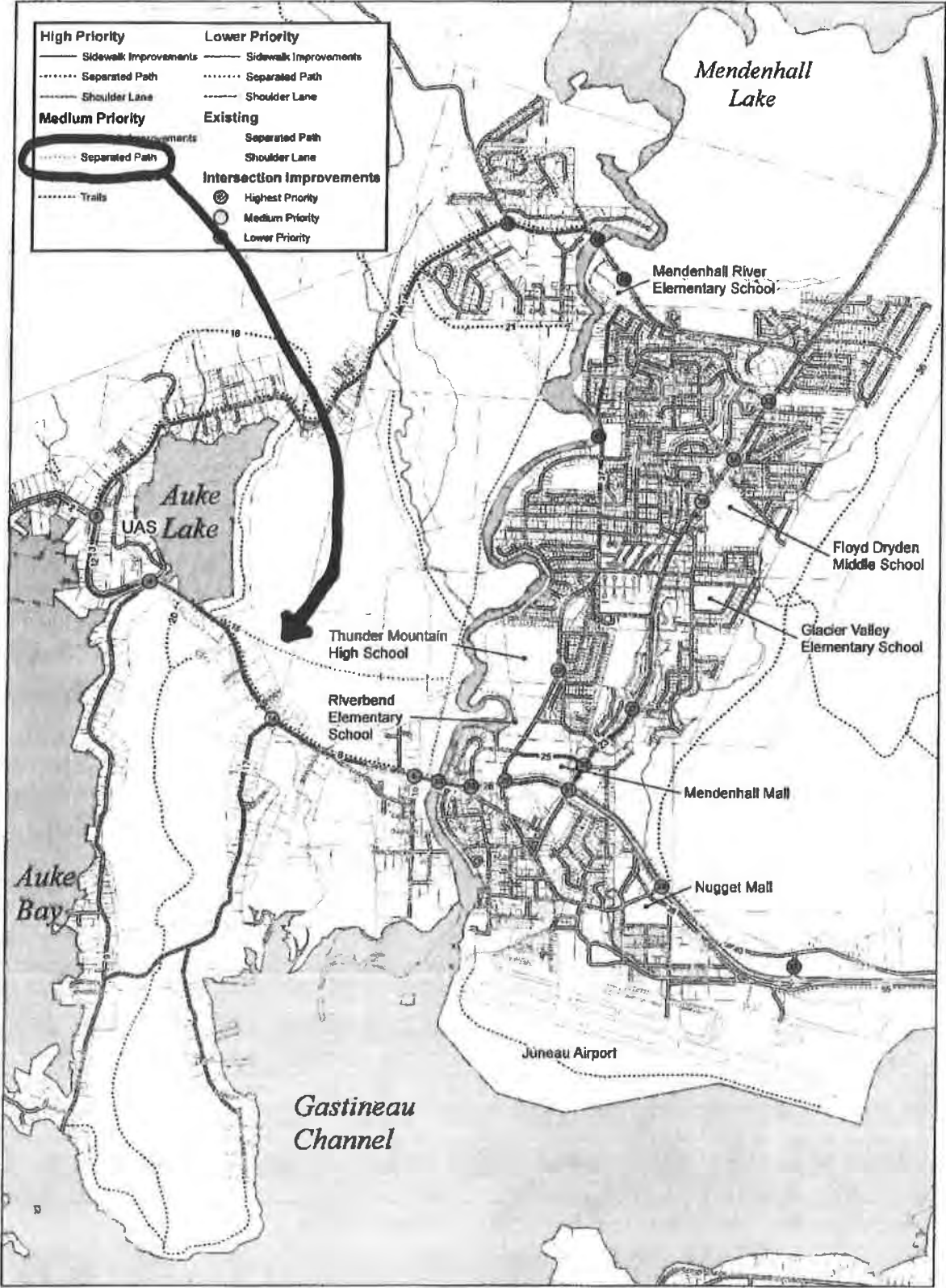
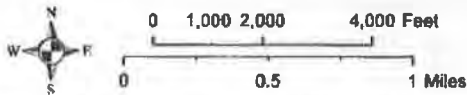


Figure 7: Mendenhall Valley Area - Proposed

Source data: City and Borough of Juneau GIS
USGS National Elevation Dataset
Date: 11/05/2009
Drawn By: GAG
Datum: NAD 27
Projection: Alaska State Plane Zone 1



Juneau
Non-Motorized
Transportation Plan

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Department of Fish and GameDIVISION OF WILDLIFE CONSERVATION
Southeast Region802 3rd Street
P.O. Box 110024
Juneau, Alaska 99811-0024
Main: 907.465.4265
Fax: 907.465.4272THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

October 3, 2017

Ms. Jill Maclean
Senior Planner, AICP
City and Borough of Juneau
230 S. Franklin St.
Juneau, AK 99801

Ms. Maclean:

Thank you for considering our comments on Phase 1 of the Pederson Hill Subdivision. During public testimony at a February 28, 2017 meeting of the Juneau Assembly the ADF&G, Division of Wildlife Conservation (DWC) learned that the City and Borough of Juneau (CBJ) had already received ADF&G's comments on the project. However, the local DWC office was not asked to contribute to those comments. Regardless of where the Phase I development is in the approval process, DWC believes the project, future residents, and area wildlife can still benefit from our comments.

Currently, Pederson Hill and adjacent undeveloped lands provide habitat for a variety of wildlife including deer, black bears, wolves, coyotes, and recently moose. With this project CBJ proposes to develop 86 units of high-density affordable housing on the south side of Pederson Hill. After discussions with Greg Chaney, Lands and Resources Manager, we appreciate the visual and commitment by CBJ to leave undeveloped lands around the proposed subdivision available as wildlife travel corridors from Montana Creek to the Mendenhall Peninsula, Mendenhall Wetlands, and Douglas Island. We know these lands are within a heavily used corridor from animal sign in the area, road kills (deer, bears, wolf), and movements of one radio-collared bear. Wildlife will typically use greenbelt areas within urban environments as a source of refugia when available so any chance to maintain these areas would help reduce urban wildlife conflict situations.

In our experience even after development occur wildlife will continue to use historical travel corridors which will bring animals, primarily bears, into contact and perhaps conflict with future residents. Both CBJ and DWC resources are already overburdened responding to the current level of human-wildlife conflicts, so we believe steps should be taken in design of this and any new subdivision to minimize the potential for new conflicts before any houses are built. To ensure we maintain safe neighborhoods for both people and wildlife we offer the following ideas for minimizing effects on wildlife and the potential for conflicts between future residents of the subdivision and wildlife.

To mitigate wildlife conflicts we recommend that builders be required to include bear-proof trash structures sized to accommodate the larger trash and recycling cans with each house built. We understand that a borough-wide requirement would be ideal, but it would be difficult to enact. Limited staff and resources make enforcement of existing CBJ ordinances and subsequent management of nuisance urban wildlife (managed by the State) conditioned to trash difficult. We continue to believe

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Ms. Jill Maclean, CBJ

- 2 -

October 3, 2017

there would be value in using this development as a demonstration project to evaluate the effectiveness of such a requirement. If residents use them and they are effective, it would be much easier to sell the idea as a borough-wide requirement. Alternately, perhaps the city could work with the local refuse company to aid in purchasing effective bear-resistant trash cans, such as the Kodiak Products KP95-HD can, for newly developed residential areas to minimize future human-bear conflicts.

Thanks again for considering our comments. I am available to work with CBJ staff in the design of bear resistant enclosures.

Stephanie K. Sell

Wildlife Biologist III

Alaska Department of Fish and Game

Division of Wildlife Conservation

P. O .Box 110024

Juneau, AK 99811-0024

907-465-4266 office

stephanie.sell@alaska.gov

cc: Jackie Timothy, ADF&G, Div. of Habitat, Juneau
Holly Zafian, ADF&G, Div. of Wildlife Conservation, Anchorage
Tom Schumacher, ADF&G, Div. of Wildlife Conservation, Juneau
Greg Chaney, CBJ, Lands Manager

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From: [PC_Comments](#)
To: [Jill Maclean](#)
Subject: FW: Pederson Hill Subdivision
Date: Friday, September 22, 2017 8:19:14 AM

From: Bobbi Epperly [mailto:bepperly@gci.net]
Sent: Thursday, September 21, 2017 8:36 PM
To: PC_Comments
Subject: RE: Pederson Hill Subdivision

Case No: SMP2017 0001
Parcel No: 4B2201010101

Dear Jill Maclean and Assembly Members,

First off I'd like to thank you for revamping how you develop Pederson Hill. I am happy to hear that you've decided to divide phase one into three separate sub-phases. This will allow for CBJ to develop at the pace the market will bear. As a lifelong citizen of Juneau, it was very concerning to see CBJ leaders potentially losing 8.8 million dollars on a housing project when Alaska's economy is in a recession. Taking smaller steps and spending 3 million dollars for phase one is easier to accept, although I still feel that this is not the time for over building and spending money we don't have. Thank you.

I do have great concern with the proposed intersection light being placed at Sherwood Lane and Karl Reishus Blvd. I've lived on Pederson Hill my entire life, and I've witnessed many near accidents with drivers flying down the hill going faster than the posted speed limit of 50 MPH. I watched my school bus back in the 80's and 90's almost get rear ended numerous times as it stopped at Swampy Acres' driveway to pick me up. I myself have almost been rear ended many times making a left hand turn into my driveway at Swampy Acres. The high speed limit on Pederson Hill has been a problem for decades, and it's time to address it with the incoming new intersection. I am asking that you work with the State Highways Dept. to get the speed limit on Pederson Hill dropped to 40 MPH like it is once you crest over the hill to Auke Lake.

Sincerely,
Bobbi Epperly and James Pietan
Esther K. Epperly



Virus-free. www.avg.com

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From: [PC Comments](#)
To: [Jill Maclean](#)
Subject: FW: Pederson Hill Subdivision comments
Date: Thursday, September 28, 2017 11:41:13 AM

From: Katharine Savage [mailto:kkcandc@hotmail.com]
Sent: Thursday, September 21, 2017 7:20 AM
To: PC Comments
Subject: Pederson Hill Subdivision comments

To the members of the Planning Commission and Juneau Assembly:

Greetings,

My husband, two kids and I have lived on Frank Maier Drive next to Pederson Hill for almost 20 years, we enjoy living there and we consider Frank Maier Drive our permanent neighborhood and home. I have reviewed the current Pederson Hill plat with both planner Jill Maclean and Deputy Lands and Resources Manager Dan Bleidorn and I am hoping you will consider the following requests/modifications.

I would like request that as few trees as possible are removed from the southernmost lot (#15 in the plat in use as of 9/20/2017 which includes the horse trail) and that lot #1 be kept as CBJ undeveloped property. I am making these requests for the following reasons:

1. We would like to preserve an element of privacy. Our back yard and patio directly face the southeast corner of the proposed subdivision and trees would continue to ensure our privacy.
2. As a wildlife biologist, I have recognized over the years that the area is a significant wildlife corridor between the forest and wetlands. It would be worthwhile preserving the integrity of the woods for this reason as much as possible.
3. Maintaining a corridor of trees would limit noise from the subdivision. Frank Maier Drive gets substantial traffic noise from the highway throughout the year and almost constant helicopter noise during summer months. It would be to everyone's benefit to limit any increase in noise as much as possible.

My husband and I support affordable housing in our community and we applaud Juneau for working towards this goal. At the same time, we feel that keeping the needs of established neighborhoods on the forefront as well leads to a positive outcome for all.

Thank you,

Katharine Savage and Chris Cunningham

MINUTES
Planning Commission
Regular Meeting
CITY AND BOROUGH OF JUNEAU
Ben Haight, Chairman
October 10, 2017

I. ROLL CALL

Ben Haight, Chairman, called the regular meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in the Assembly Chambers of the Municipal Building, to order at 7:03 p.m.

Commissioners present: Ben Haight, Chairman; Paul Voelckers, Vice Chairman; Michael LeVine, Nathaniel Dye, Dan Miller, Dan Hickok, Kirsten Shelton

Commissioners absent: Percy Frisby, Carl Greene

Staff present: Rob Steedle, CDD Director; Laura Boyce, Senior Planner; Jill Maclean, Senior Planner; Greg Chaney, Lands and Resources Manager; Dan Bleidorn, Deputy Lands and Resources Manager; Rachel Friedlander, Lands and Resources Specialist; Robert Palmer, Assistant Municipal Attorney

Assembly members: Debbie White

II. APPROVAL OF MINUTES

September 12, 2017 Draft Minutes - Regular Planning Commission Minutes

MOTION: *by Mr. LeVine, to approve the September 12, 2017, regular Planning Commission meeting minutes with any minor modifications by Commission member or staff.*

The motion was approved with no objection.

III. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS – None

IV. PLANNING COMMISSION LIAISON REPORT

Assembly Liaison to the Planning Commission Debbie White thanked the Commission for its hard work and service to the community. She said it is one of the most hard working boards serving the community of Juneau under the Assembly.

V. RECONSIDERATION OF THE FOLLOWING ITEMS - None

VI. CONSENT AGENDA - None

VII. CONSIDERATION OF ORDINANCES AND RESOLUTIONS - None

VIII. UNFINISHED BUSINESS - None

IX. REGULAR AGENDA

SMP2017 0001: A Modification to the Pederson Hill Subdivision Preliminary Plat

Applicant: City and Borough of Juneau

Location: Pederson Hill

Staff Recommendation

Staff recommends that the Planning Commission adopt the Director's analysis and findings and approve the modification to the preliminary plat for Pederson Hill Subdivision. This approval would allow the applicant to submit the final plat application.

Ms. Maclean told the Commission this item is before them again in order to divide the project into three phases; 1A, 1B, and 1C. This way, she explained, the project it is more financially viable for the City. Alternate access would be through the Christ Evangelical Church parking lot, rather than using the equestrian trail as previously intended, she said.

For this development, the lighting plan has been submitted and the fish passage issue has been addressed, said Ms. Maclean. She said there have been no comments received by the Habitat Division of Fish and Game, with a few comments received by the Wildlife Division.

In addition, there have been two comments received from property abutters, said Ms. Maclean. Those comments include the opinion that it would be better for the City to proceed with this project in stages, and concern was expressed about the intersection of Karl Reishus Boulevard and Meadow Lane, she noted. Residents on Frank Maier Drive have requested that as few trees as possible be cut on the southernmost lot which borders the equestrian trail.

The Alaska Department of Fish and Game Wildlife Division has suggested that the development implement bear-proof trash cans, to help mitigate unwanted interactions between bears and humans in this area.

Almost all of the 11 conditions for the project have been met, except for Condition 7, which states that prior to recording the plat, the applicant place a permanent, protected status on Phase 1A Lot 9, and Phase 1B Lot 7.

Applicant (CBJ Lands Division)

Mr. Chaney told the Commission that they have planned for wildlife corridors, but that they can't cover the land the City does not own. He added that the numbering of lots has changed. They propose this development be implemented in three stages to make this as cost effective as possible for the City, said Mr. Chaney. He added that Phase 1 will be the "bones" of the project, in which sewer, water and cable will be brought in.

Emergency vehicles can use the Evangelical Church road if needed in an emergency. There is a hammerhead turnaround constructed in Phase 1, so emergency vehicles can turn around. They have created a loop through the development, so there will be no dead-end road in both phases, said Mr. Chaney.

There are 86 residential lots not including Lot 19, said Mr. Chaney. They do not intend on making Lot 19 available for residential use for some time, he added. Lot 1 will be one of the last lots to be developed, because it is in Phase 3 and is very large, he added. They do have the intention that Lot 1 eventually be developed, said Mr. Chaney.

Commission Comments and Questions

Mr. Voelckers asked Mr. Chaney if he could elaborate more on Lot 19, since it has a private lot next to it on the south side.

Mr. Chaney replied that it will be difficult for the subdivision to be viewed from that private lot due to the line of trees.

Mr. Dye asked if lots six – eight have a street-side setback or a standard setback.

Ms. Maclean responded that those lots will have an alley setback.

MOTION: *by Mr. LeVine, to approve staff's findings, analysis and recommendations and approve SMP2017 0001*

The motion passed with no objection.

X. **BOARD OF ADJUSTMENT** - None

XI. OTHER BUSINESS - None

XII. DIRECTOR'S REPORT

Commission members Miller, Hickok and Greene will be travelling to Anchorage for the state-wide planning meeting, said Mr. Steedle.

XIII. REPORT OF REGULAR AND SPECIAL COMMITTEES

Mr. Voelckers reported that the Rules Committee is working on coming up with amended rules for Commission meetings. They want to make sure that materials the Commission is to review are ready a week prior to the meetings, said Mr. Voelckers. He said in consultation with the Municipal Assistant Attorney, that they may find it most expedient to start fresh and identify a cleaner model from which to fabricate the rules. He said early November would be the earliest they could bring this before the Commission.

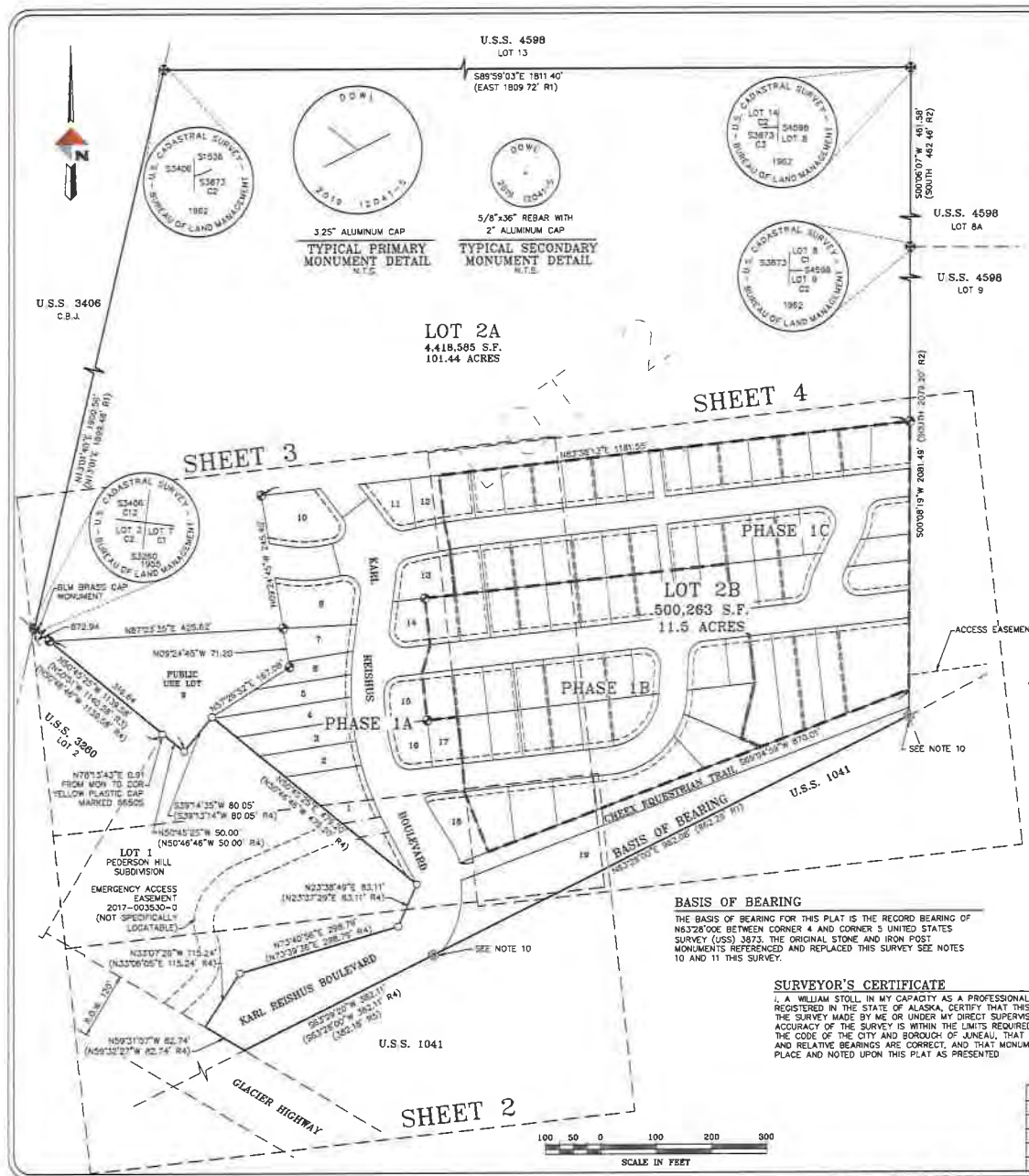
XIV. PLANNING COMMISSION COMMENTS AND QUESTIONS

Mr. Voelckers asked when variances will be back before the Commission for review..

Mr. Steedle said they hope to have it before the Commission in November for a public hearing.

XV. ADJOURNMENT

The meeting was adjourned at 7:39 p.m.



OWNERSHIP CERTIFICATE

I HEREBY CERTIFY THAT CITY AND BOROUGH OF JUNEAU, AK IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I AS LANDS MANAGER, HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, TRAILS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED:

DATE: 2019

GREG CHANEY
C.B.J. LANDS MANAGER

NOTARY ACKNOWLEDGMENT

STATE OF ALASKA

FIRST JUDICIAL DISTRICT

THIS IS TO CERTIFY THAT ON THE DAY OF 2019, BEFORE THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, APPEARED GREG CHANEY TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON HE REPRESENTS HIMSELF TO BE AND THE LANDS MANAGER FOR THE CITY & BOROUGH OF JUNEAU, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE FREE ACT AND DEED OF THE SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED, BEING FULLY AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES

NOTES

- THIS SURVEY CLOSURES WITHIN A LIMIT OF ERROR OF ONE FOOT IN 10 000 FEET AS REQUIRED BY TITLE 49.15.452
- ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
- RECORD INFORMATION DERIVED FROM OFFICIAL PLAT AND FIELD NOTES OF (R1) U.S. SURVEY 3873 DATED SEPTEMBER 12, 1983, (R2) U.S. SURVEY 4598, DATED NOVEMBER 28, 1983, (R3) U.S. SURVEY 3280, DATED MARCH 28, 1984, (R4) PEDERSON HILL SUBDIVISION, PLAT 2015-40, DATED JULY 20, 2015 AND (R5) LOT 1A AND LOT 1B, MCDONALD SUBDIVISION, PLAT 81-27 DATED MARCH 7, 1985, JUNEAU RECORDING DISTRICT.
- WHERE DIFFERENT FROM MEASURED OR CALCULATED, RECORDED DIMENSIONS ARE SHOWN IN PARENTHESES
- DOMESTIC SEWER & WATER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC WORKS
- PUBLIC USE LOTS: LOT 9 IS SET ASIDE SPECIFICALLY FOR HABITAT PRESERVATION. REMOVAL OF VEGETATION IS NOT ALLOWED EXCEPT FOR REMOVAL OF INVASIVE SPECIES. NO FILL OR OTHER BUILDING DEVELOPMENT IS PERMITTED EXCEPT FOR TRAILS AND PERIMETER FENCING. TRAIL CONSTRUCTION SHALL BE PERMITTED IN ACCORDANCE WITH C.B.J. TITLE 19.12 - EXCAVATION AND GRADING CODE. PERIMETER FENCING SHALL BE CONSTRUCTED USING TECHNIQUES THAT MINIMIZE SOIL AND VEGETATIVE DISTURBANCE.
- SHOWN - ACCESS FROM THE KARL REINHOLD BOULEVARD TO REPAIR: LOT 1 DRIVEWAY SHALL ACCESS FROM THE EMERGENCY ACCESS EASEMENT. DRIVEWAY ACCESS FOR LOT 2-7 SHALL BE RESTRICTED TO JOINT USE DRIVEWAYS CENTERED ON THE COMMON LOT LINE FOR LOTS 2 & 3, LOTS 4 & 5 AND LOTS 6 & 7.
- GORNER LOTS ADJOINING KARL REINHOLD BOULEVARD SHALL HAVE DRIVEWAYS LIMITED TO ACCESS TO STREET SHALL BE LESS THAN KARL REINHOLD BOULEVARD.
- WETLANDS EXIST THROUGHOUT THIS SUBDIVISION. APPROVAL TO IMPACT THESE WETLANDS HAS BEEN GIVEN BY THE U.S. ARMY CORPS OF ENGINEERS (COE). CONSULT COE FOR MORE INFORMATION.
- THE ORIGINAL BUREAU OF LAND MANAGEMENT STONE MONUMENT MARKING THE CORNER COMMON TO U.S. SURVEYS 1041, 3873 AND 4598 REFERENCED AND REPLACED WITH A 3.25" ALUMINUM CAP THIS SURVEY.
- PER NOTE 5 PLAT 2015-40 IN THE JUNEAU RECORDING DISTRICT, THE ORIGINAL GOVERNMENT LAND OFFICE CONCRETE FILLED PIPE WAS REDUNDANT AND REPLACED WITH A 3.25" ALUMINUM CAP. SUBSEQUENT CONSTRUCTION AND SETTING MEASURES ARE DETAILED IN 2017-004754-0 AND 2018-012443-0. SAID MONUMENT RESET THIS SURVEY FROM REFERENCES MADE DURING THE 2015 SURVEY COMPLETED BY THIS SURVEY FIRM.

PRELIMINARY



REV.	DATE	DESCRIPTION	CHAL.	APP.
1	12/21/2021	REMOVED FIRST SENTENCE OF "NOTES 3" & "NOTE 8" COMPLETELY	NC	



VICINITY MAP
SCALE: N.T.S.
SOURCE: C.B.J. BASEMAP SERIES

SHEET INDEX

- KEY MAP & SUBDIVISION BOUNDARY
- SOUTHWEST PLAT DETAIL
- NORTHWEST PLAT DETAIL
- NORTHEAST PLAT DETAIL

LEGEND

- 9" LM MONUMENT FOUND THIS SURVEY.
- FOUND 3.25" ALUMINUM PRIMARY MONUMENT (AS SHOWN, SEE NOTE 10)
- 3.25" ALUMINUM PRIMARY MONUMENT (120415) SET THIS SURVEY.
- 5/8" REBAR WITH 2" ALUMINUM CAP (120415) SET THIS SURVEY.
- 5/8" REBAR WITH YELLOW PLASTIC SURVEY CAP (77225) FOUND THIS SURVEY, UNLESS OTHERWISE NOTED
- SURVEYED PROPERTY LINE
- UNSURVEYED PROPERTY LINE
- PHASE LINE
- DRAINAGE & UTILITY EASEMENT DEDICATED THIS PLAT
- ACCESS, DRAINAGE & UTILITY EASEMENT DEDICATED THIS PLAT
- PHASE 1B & 1C

PLANNING COMMISSION PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NO. 2019-001, DATED 2019, AND THAT THE PLAT SHOWN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, ANCHORAGE, ALASKA.

CHAIRMAN
CITY AND BOROUGH OF JUNEAU
PLANNING COMMISSION

ATTEST:

CLERK
CITY AND BOROUGH OF JUNEAU

AMENDED PLAT

PLAT
PEDERSON HILL SUBDIVISION II, PHASE 1A
A SUBDIVISION OF
LOT 2, PEDERSON HILL SUBDIVISION
US SURVEY No. 3873
CITY & BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT
STATE RECORDER'S OFFICE AT ANCHORAGE

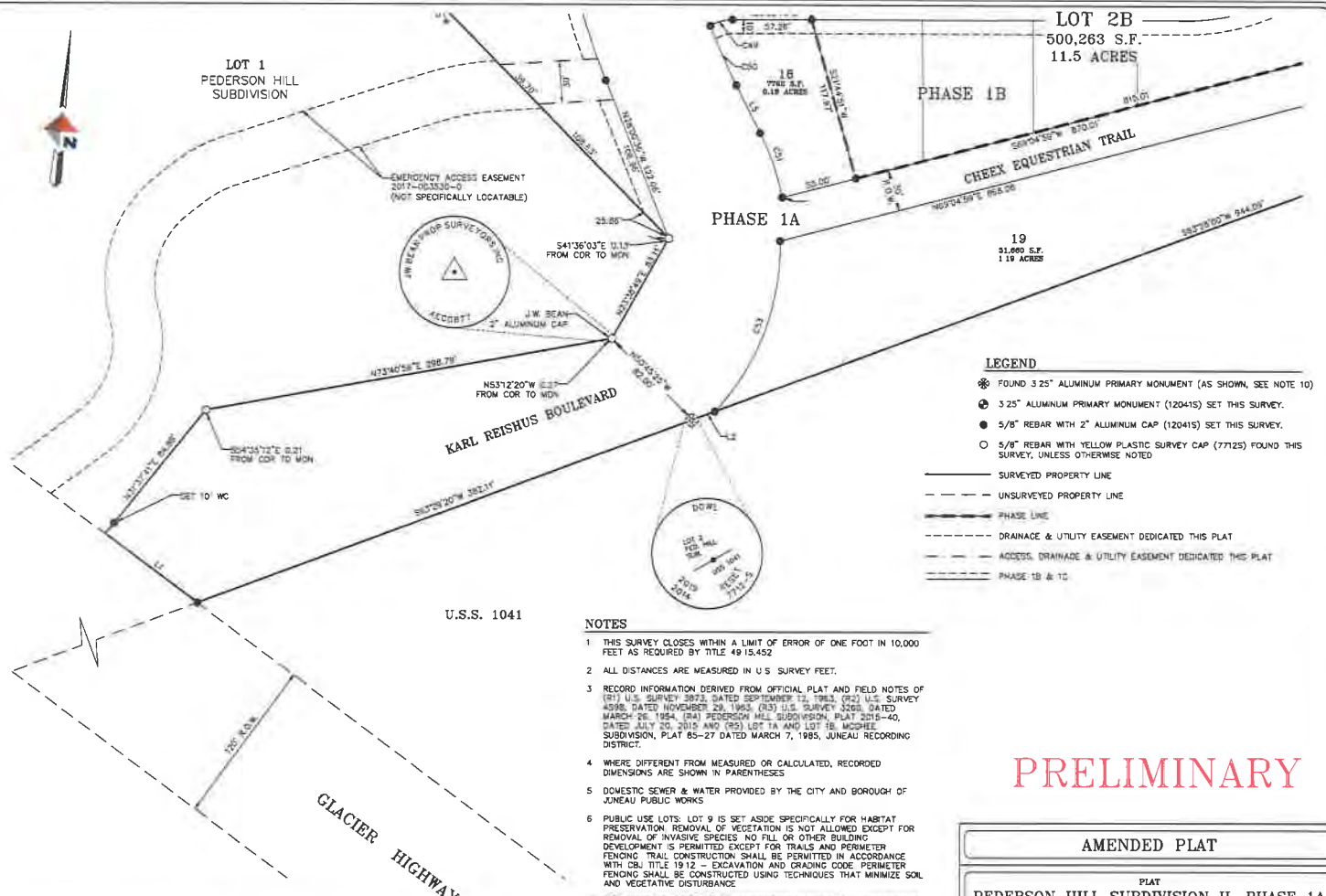
DOWL
AC18448
CIVIL ENGINEERING-LAND SURVEYING-CONSTRUCTION MANAGEMENT
5388 COMMERCIAL BOULEVARD
JUNEAU ALASKA 99801 907-780-3533

OWNER
CITY AND BOROUGH OF JUNEAU
155 SOUTH SEWARD STREET
JUNEAU, ALASKA 99801

SCALE: 1"= 100' DATE: SEPT. 2019 PROJECT NO: J70687 FILE NO: SHEET NO: 1 OF 4

LINE TABLE	
LINE No.	BEARING & DISTANCE
L1	S89°31'01"E 62.74
L2	N62°28'00"W 17.88
L3	NOT USED
L4	NOT USED
L5	S32°53'18"E 38.10
L6	NOT USED
L7	N78°50'30"E 22.23
L8	S81°15'19"E 19.43
L9	S81°15'19"E 27.09
L10	N78°50'30"E 19.27
L11	N14°30'07"W 60.13
L12	N52°53'37"E 60.00

CURVE TABLE				
CURVE No.	RADIUS	DELTA	LENGTH	CHORD BEARING & DISTANCE
C1			NOT USED	
C2	530.00	33°04'03"	324.36	N10°26'34"W 319.34
C3	30.00	108°07'52"	56.62	N47°00'29"W 48.58
C4	230.00	10°43'06"	79.56	S88°50'08"E 58.16
C5	170.00	10°43'06"	58.00	N88°50'08"E 58.01
C6	30.00	118°01'42"	50.75	N20°54'44"E 50.69
C7	30.00	66°29'31"	34.82	N70°20'30"W 32.88
C8	1025.00	0°11'53"	128.36	S80°01'18"W 128.27
C9		NOT USED		
C10		NOT USED		
C11	975.00	87°40'34"	135.48	N79°48'11"E 130.39
C12	30.00	72°29'37"	37.86	N39°43'30"E 35.48
C13	180.00	82°34'36"	11.35	N85°16'00"E 11.29
C14	30.00	103°25'47"	54.15	N44°30'10"W 47.09
C15		NOT USED		
C16		NOT USED		
C17		NOT USED		
C18		NOT USED		
C19		NOT USED		
C20		NOT USED		
C21	30.00	80°00'00"	44.51	N41°08'12"E 40.54
C22	470.00	14°22'19"	117.89	N68°32'36"W 117.59
C23	30.00	80°37'39"	42.12	N56°29'57"W 38.82
C24		NOT USED		
C25		NOT USED		
C26		NOT USED		
C27		NOT USED		
C28		NOT USED		
C29		NOT USED		
C30		NOT USED		
C31	530.00	12°33'27"	116.16	N21°43'32"W 115.93
C32	530.00	04°25'49"	45.15	S13°00'45"E 45.12
C33	530.00	04°19'31"	40.81	N86°24'34"W 40.00
C34	530.00	04°20'21"	40.14	S04°04'39"E 40.13
C35	530.00	04°25'42"	40.55	S80°16'50"W 40.49
C36	530.00	04°35'14"	42.43	S04°40'51"W 42.43
C37	1025.00	00°36'38"	17.48	N78°53'42"E 17.48
C38	1025.00	02°36'04"	63.09	S78°50'03"W 63.08
C39		NOT USED		
C40		NOT USED		
C41		NOT USED		
C42	975.00	04°30'28"	76.71	N78°13'23"E 76.69
C43	470.00	07°01'40"	57.87	N64°52'43"W 57.83
C44	470.00	07°20'30"	80.22	S12°53'57"E 80.18
C45		NOT USED		
C46		NOT USED		
C47		NOT USED		
C48		NOT USED		
C49	30.00	32°05'27"	15.78	N67°36'30"E 15.57
C50	448.00	05°58'19"	46.36	N29°54'08"W 46.35
C51	180.00	13°36'23"	49.13	N25°04'07"W 49.38
C52		NOT USED		
C53	175.00	44°01'12"	134.91	S14°53'30"W 131.58



SURVEYOR'S CERTIFICATE
 I, A. WILLIAM STOLL, 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, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.



PLAT AMENDMENTS			
NO.	DATE	DESCRIPTION	SWN. APP.
(1)	12/21/2019	REMOVED FIRST SENTENCE OF "NOTES" & "NOTES" COMPLETELY	NC

- NOTES**
- THIS SURVEY CLOSURES WITHIN A LIMIT OF ERROR OF ONE FOOT IN 10,000 FEET AS REQUIRED BY TITLE 49.15.452
 - ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
 - RECORD INFORMATION DERIVED FROM OFFICIAL PLAT AND FIELD NOTES OF (01) U.S. SURVEY 3873, DATED SEPTEMBER 11, 1983, (02) U.S. SURVEY 4598, DATED NOVEMBER 29, 1993, (03) U.S. SURVEY 3268, DATED MARCH 28, 1984, (04) PEDERSON HILL SUBDIVISION, PLAT 2015-40, DATED JULY 20, 2015 AND (05) LOT 1A AND LOT 1B, MOORE SUBDIVISION, PLAT 85-27 DATED MARCH 7, 1985, JUNEAU RECORDING DISTRICT.
 - WHERE DIFFERENT FROM MEASURED OR CALCULATED, RECORDED DIMENSIONS ARE SHOWN IN PARENTHESES
 - DOMESTIC SEWER & WATER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC WORKS
 - PUBLIC USE LOTS, LOT 9 IS SET ASIDE SPECIFICALLY FOR HABITAT PRESERVATION. REMOVAL OF VEGETATION IS NOT ALLOWED EXCEPT FOR REMOVAL OF INVASIVE SPECIES. NO FILL OR OTHER BUILDING DEVELOPMENT IS PERMITTED EXCEPT FOR TRAILS AND PERIMETER FENCING. TRAIL CONSTRUCTION SHALL BE PERMITTED IN ACCORDANCE WITH CBJ TITLE 19.12 - EXCAVATION AND GRADING CODE. PERIMETER FENCING SHALL BE CONSTRUCTED USING TECHNIQUES THAT MINIMIZE SOIL AND VEGETATIVE DISTURBANCE.
 - DRIVEWAY ACCESS FROM THE KARL REISHUS BOULEVARD IS RESTRICTED. LOT 1 DRIVEWAY SHALL ACCESS FROM THE EMERGENCY ACCESS EASEMENT. DRIVEWAY ACCESS FOR LOT 2-7 SHALL BE RESTRICTED TO JOINT USE DRIVEWAYS CENTERED ON THE COMMON LOT LINE FOR LOTS 2 & 3, LOTS 4 & 5 AND LOTS 6 & 7.
 - CORNER LOTS ADJOINING KARL REISHUS BOULEVARD SHALL HAVE DRIVEWAYS LIMITED TO APPROXIMATELY 5 FEET OTHER THAN KARL REISHUS BOULEVARD.
 - WETLANDS EXIST THROUGHOUT THIS SUBDIVISION. APPROVAL TO IMPACT THESE WETLANDS HAS BEEN GIVEN BY THE U.S. ARMY CORPS OF ENGINEERS (COE). CONSULT COE FOR MORE INFORMATION.
 - THE ORIGINAL BUREAU OF LAND MANAGEMENT STONE MONUMENT MARKING THE CORNER COMMON TO U.S. SURVEYS 1041, 3873 AND 4598 REFERENCED AND REPLACED WITH A 3/25" ALUMINUM CAP THIS SURVEY.
 - PER NOTE 5 PLAT 2015-40 IN THE JUNEAU RECORDING DISTRICT THE ORIGINAL GOVERNMENT LAND OFFICE CONCRETE FILLED PIPE WAS REFERENCED AND REPLACED WITH A 3/25" ALUMINUM CAP. SUBSEQUENT CONSTRUCTION AND RESETTING MEASURES ARE DETAILED IN 2017-004754-0 AND 2018-002443-0. SAID MONUMENT RESET THIS SURVEY FROM REFERENCES MADE DURING THE 2015 SURVEY COMPLETED BY THIS SURVEY FIRM.

- LEGEND**
- FOUND 3/25" ALUMINUM PRIMARY MONUMENT (AS SHOWN, SEE NOTE 10)
 - 3/25" ALUMINUM PRIMARY MONUMENT (120415) SET THIS SURVEY.
 - 5/8" REBAR WITH 2" ALUMINUM CAP (120415) SET THIS SURVEY.
 - 5/8" REBAR WITH YELLOW PLASTIC SURVEY CAP (77125) FOUND THIS SURVEY, UNLESS OTHERWISE NOTED
 - SURVEYED PROPERTY LINE
 - UNSURVEYED PROPERTY LINE
 - PHASE LINE
 - DRAINAGE & UTILITY EASEMENT DEDICATED THIS PLAT
 - ACCESS, DRAINAGE & UTILITY EASEMENT DEDICATED THIS PLAT
 - PHASE 1B & 1C

PRELIMINARY

AMENDED PLAT

PLAT
PEDERSON HILL SUBDIVISION II, PHASE 1A
 A SUBDIVISION OF
LOT 2, PEDERSON HILL SUBDIVISION
 US SURVEY No. 3873
 CITY & BOROUGH OF JUNEAU, ALASKA
 JUNEAU RECORDING DISTRICT
 STATE RECORDER'S OFFICE AT ANCHORAGE

DOWL
 AEC1848
 CIVIL ENGINEERING-LAND SURVEYING-CONSTRUCTION MANAGEMENT
 5988 COMMERCIAL BOULEVARD
 JUNEAU, ALASKA 99801 907-780-3533

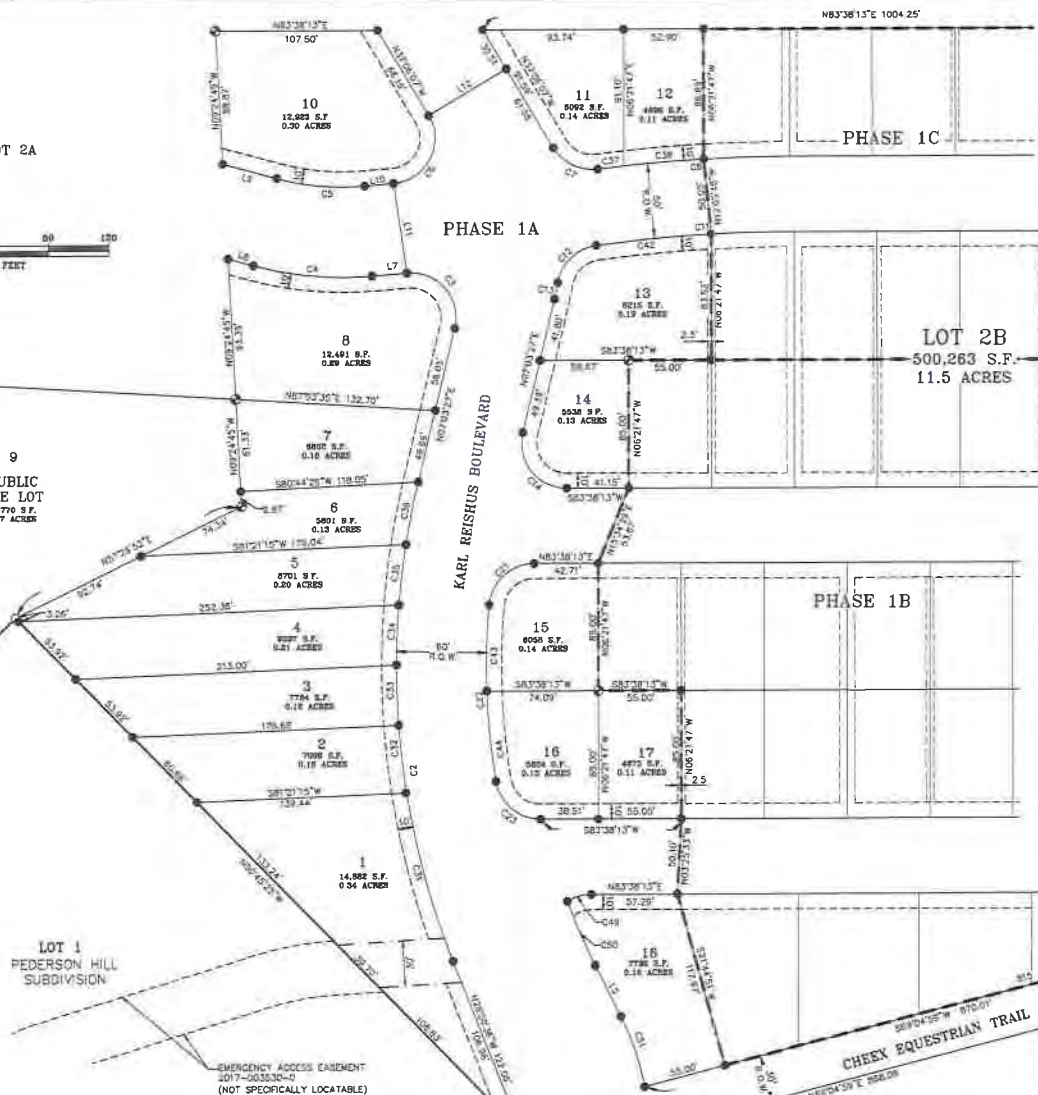
OWNER
 CITY AND BOROUGH OF JUNEAU
 155 SOUTH SEWARD STREET
 JUNEAU, ALASKA 99801

SCALE: 1"= 40' DATE: SEPT. 2019 PROJECT NO: J70887 FILE NO: SHEET NO: 2 OF 4

LOT 2A

A north arrow is located in the upper left corner, consisting of a vertical line with a red arrowhead pointing upwards and a black 'N' below it. Below the north arrow is a graphic scale bar labeled 'SCALE IN FEET'. The scale bar has markings at 0, 20, 40, 60, and 80 feet.

9
PUBLIC
USE LOT



I, WILLIAM STOLL, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAN REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 48 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAN AS PRESENTED.



PRELIMINARY

PLAT AMENDMENTS				
REV.	DATE	DESCRIPTION	DWNL	AI
(A)	12/31/2020	REMOVED FIRST SENTENCE OF "NOTE 3" & "NOTE 8" COMPLETELY	NC	

325" ALUMINUM PRIMARY MONUMENT (120415) SET THIS SURVEY.
 5/8" REBAR WITH 2" ALUMINUM CAP (120415) SET THIS SURVEY.
 5/8" REBAR WITH YELLOW PLASTIC SURVEY CAP (77125) SET THIS SURVEY, UNLESS OTHERWISE NOTED

--- SURVEYED PROPERTY LINE
 --- UNSURVEYED PROPERTY LINE
 --- PHASE LINE
 --- DRAINAGE & UTILITY EASEMENT DEDICATED THIS PLAT
 --- ACCESS, DRAINAGE & UTILITY EASEMENT DEDICATED THIS PLAT
 --- EXISTING EASEMENT AS NOTED
 --- PHASE 1B TO 1C

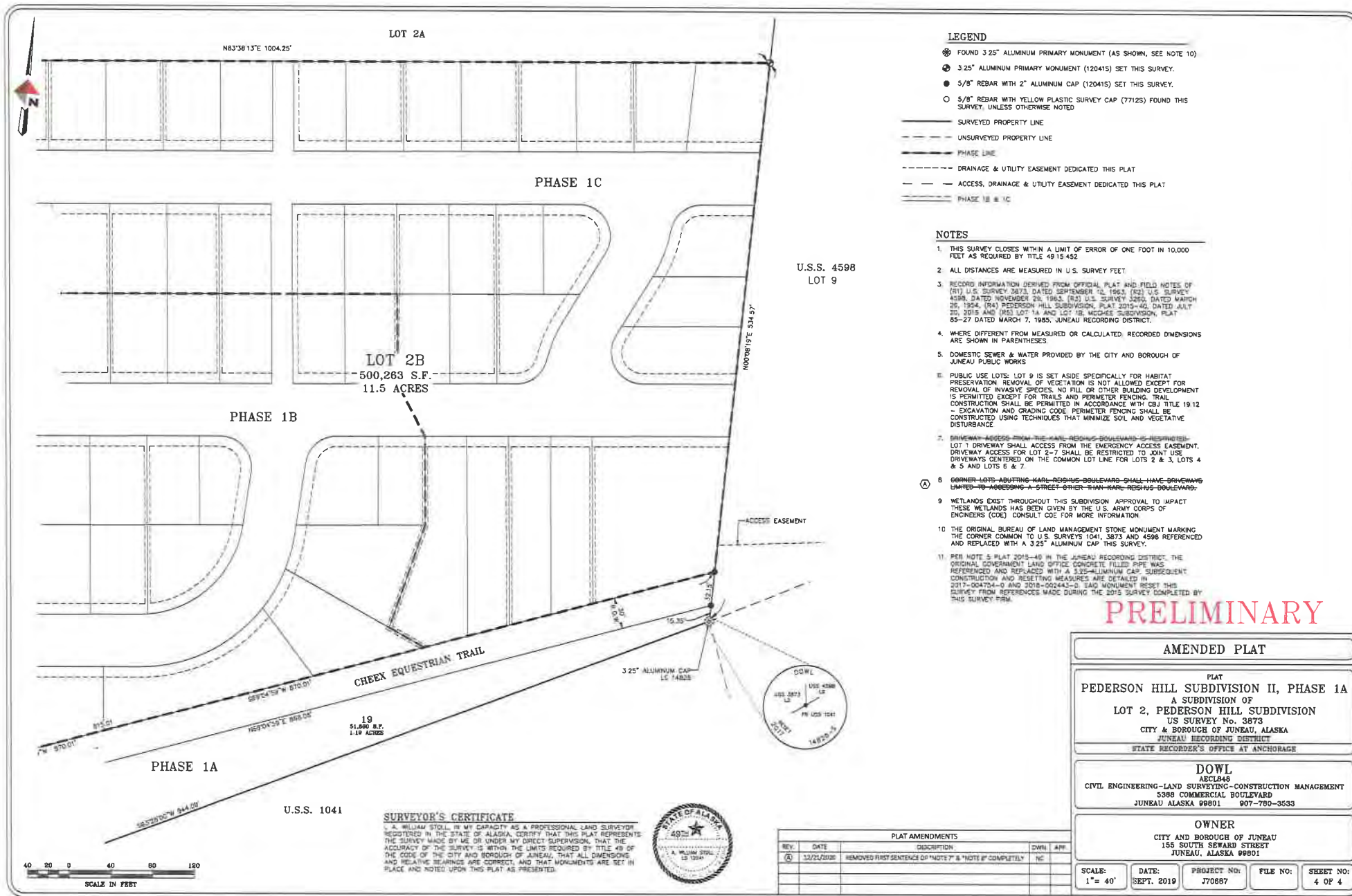
- 1 THIS SURVEY CLOSURE WITHIN A LIMIT OF ERROR OF ONE FOOT IN 10,000 FEET AS REQUIRED BY TITLE 49, U.S.A.154.52
- 2 ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET
- 3 RECORDING INFORMATION DERIVED FROM ORIGINAL PLAT AND FIELD NOTES OF 1971 U.S. SURVEY, DATED 21-27 DECEMBER 13, 1981, (E3) U.S. SURVEY 4303, DATED NOVEMBER 29, 1981, (E5) U.S. SURVEY 3260, DATED MARCH 26, 1984, (A4) PEEDERSON MILL SUBDIVISION, PLAT 2015-2, DATED JAN. 26, 2015, AND 2015-40, (E4) LOTS 1 AND LOT 15, MCCOY SUBDIVISION, PLAT 85-27 DATED MARCH 7, 1985, JUNEAU RECORDING DISTRICT.
- 4 WHERE DIFFERENT FROM MEASURED OR CALCULATED, RECORDED DIMENSIONS ARE SHOWN IN PARENTHESES.
- 5 DOMESTIC SEWER & WATER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC WORKS.
- 6 PUBLIC USE LOTS: LOT 9 IS SET ASIDE SPECIFICALLY FOR HABITAT PRESERVATION. REMOVAL OF VEGETATION IS NOT ALLOWED EXCEPT FOR REMOVAL OF INVASIVE SPECIES, NO FILL OR OTHER BUILDING DEVELOPMENT IS PERMITTED EXCEPT FOR TRAILS AND PERMETER FENCING. TRAIL, CORRIDOR, AND PERMETER FENCING IS PERMITTED IN ACCORDANCE WITH C&J TITLE 1912 - EXCAVATION AND GRADING CODE. PERMETER FENCING SHALL BE CONSTRUCTED USING TECHNIQUES THAT MINIMIZE SOIL AND VEGETATIVE DISTURBANCE.
- 7 ~~DRIVEWAY SHALL ACROSS THE DRIVEWAY-GRASSY-ACCESS EASEMENT, DRIVEWAY ACCESS FOR LOT 2-7 SHALL BE RESTRICTED TO JOINT USE DRIVEWAYS CENTERED ON THE COMMON LOT LINE FOR LOTS 2 & 3, LOTS 4 & 5, AND LOTS 6 & 7.~~
- 8 ~~CORNER LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727~~

PLAT
PEDERSON HILL SUBDIVISION II, PHASE 1A
A SUBDIVISION OF
LOT 2, PEDERSON HILL SUBDIVISION
US SURVEY No. 3873
CITY & BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT
STATE RECORDER'S OFFICE AT ANCHORAGE

DOWL
AECL848
CIVIL ENGINEERING-LAND SURVEYING-CONSTRUCTION MANAGEMENT
5368 COMMERCIAL BOULEVARD
JUNEAU ALASKA 99801 907-780-3533

CITY AND BOROUGH OF JUNEAU
155 SOUTH SEWARD STREET
JUNEAU, ALASKA 99801

SCALE: 1" = 40'	DATE: SEPT. 2019	PROJECT NO: J70887	FILE NO:	SHEET NO: 3 OF 4
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Irene Gallion

From: Heidemann, Marie E (DOT) <marie.heidemann@alaska.gov>
Sent: Friday, December 11, 2020 4:21 PM
To: Irene Gallion
Subject: RE: SMF20-03: Pederson Plat Note Change

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

Irene,

This looks like a good move. Agree that it is likely more consistent with federal functional classification. I have not received any objections from folks here at DOT&PF.

Marie Heidemann

Juneau Field Office Planning Chief
 Statewide Program Development and Planning
 Alaska DOT&PF
 907-465-4477

From: Irene Gallion <Irene.Gallion@juneau.org>
Sent: Wednesday, December 2, 2020 7:53 AM
To: Heidemann, Marie E (DOT) <marie.heidemann@alaska.gov>
Subject: FW: SMF20-03: Pederson Plat Note Change

Hi Marie!

We have an application to reclassify Karl Reishus Boulevard (KRB) from a major collector to a minor collector (Peterson Hill Subdivision, across Glacier Highway from Sherwood Drive). This would be more consistent with federal guidance and (under CBJ code) allow driveway construction along the road.

Let me know if DOT&PF has any concerns by December 14, 2020. If you need more time for consideration let me know.

Thanks!

IMG

From: Irene Gallion <Irene.Gallion@juneau.org>
Sent: Wednesday, December 2, 2020 7:42 AM
To: Autumn Sapp <Autumn.Sapp@juneau.org>; Dan Jager <Dan.Jager@juneau.org>
Cc: John Bohan <John.Bohan@juneau.org>; Dan Bleidorn <Dan.Bleidorn@juneau.org>; Irene Gallion <Irene.Gallion@juneau.org>
Subject: SMF20-03: Pederson Plat Note Change

Hello all,

Attached is an application to reclassify Karl Reishus Boulevard (KRB) from a major collector to a minor collector. This will be more consistent with federal standards, and allow driveway development for certain lots along KRB.

Please advise of any concerns by December 14. If you need more time due to the holidays let me know.

Thanks!

Irene Gallion | Senior Planner

Community Development Department | City & Borough of Juneau, AK

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

Office: 907.586.0753



Fostering excellence in development for this generation and the next.

Irene Gallion

From: Autumn Sapp
Sent: Wednesday, December 9, 2020 12:45 PM
To: Irene Gallion
Cc: John Bohan
Subject: RE: SMF20-03: Pederson Plat Note Change

Good afternoon,

Spoke with Bohan Engineering is in support.

Thanks,

Autumn Sapp
City and Borough of Juneau
Engineering & Public Works
Business Manager
907-586-0917

From: Irene Gallion <Irene.Gallion@juneau.org>
Sent: Wednesday, December 2, 2020 7:42 AM
To: Autumn Sapp <Autumn.Sapp@juneau.org>; Dan Jager <Dan.Jager@juneau.org>
Cc: John Bohan <John.Bohan@juneau.org>; Dan Bleidorn <Dan.Bleidorn@juneau.org>; Irene Gallion <Irene.Gallion@juneau.org>
Subject: SMF20-03: Pederson Plat Note Change

Hello all,

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Please advise of any concerns by December 14. If you need more time due to the holidays let me know.

Thanks!

Irene Gallion | Senior Planner

[Community Development Department](#) | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753

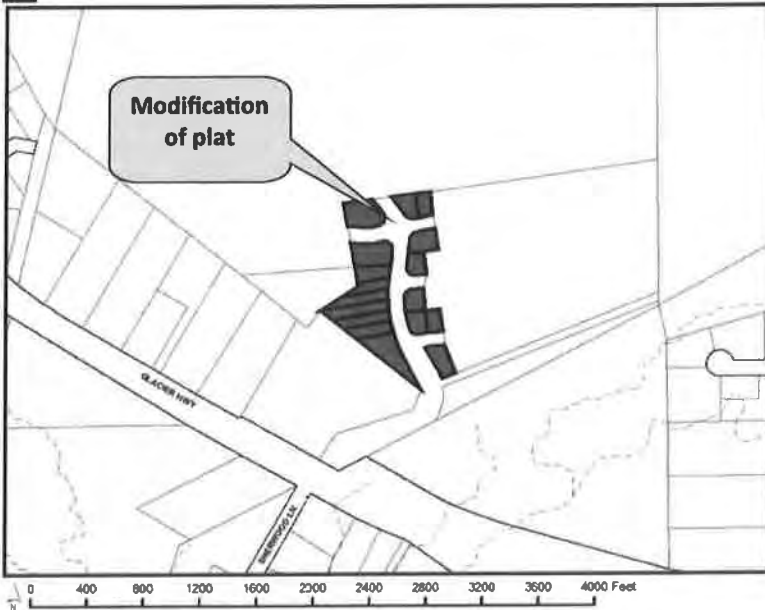


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Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for a **modification of plat of Pederson Hill subdivision** in a **D10SF zone** to eliminate restrictions on driveways on to Karl Reishus Boulevard.

TIMELINE

Staff Report expected to be posted **Monday, January 4, 2020** at <https://juneau.org/community-development/planning-commission>. Find hearing results, meeting minutes and more here as well.

Now through Dec. 21	Dec. 22— noon, Jan. 11	HEARING DATE & TIME: 7:00 pm, Jan. 12, 2020	January 13
Comments received during this period will be sent to the Planner, Irene Gallion , 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 virtual meeting will be by video and telephonic participation only. To join the Webinar, visit: https://juneau.zoom.us/j/93626358724 . The Webinar ID is: 936 2635 8724. To join by telephone, call: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or +1 301 715 8592 or +1 312 626 6799 or +1 929 436 2866 and enter the Webinar ID.	The results of the hearing will be posted online.

Phone: (907)586-0715 ♦ Email: pc_comments@juneau.org

Mail: Community Development, 155 S. Seward St, Juneau AK 99801

Printed December 10, 2020

Case No.: SMF2020 0003

Parcel No.: 4B2201080100 and surrounding

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

Irene Gallion

From: Dan Bleidorn
Sent: Sunday, December 27, 2020 1:43 PM
To: Irene Gallion
Subject: Pederson hill sign posted
Attachments: 8518C8AC-F0B6-4EB1-AD81-9D747E2E1FA7.jpeg; 2A69C170-D4ED-40F3-93FF-40033390E8C4.jpeg; CF38E198-D1BE-4B38-8451-D9865FB9EF98.jpeg



Irene Gallion

From: PC_Comments
Sent: Monday, December 14, 2020 10:52 AM
To: Irene Gallion
Cc: Jill Maclean; Jack Scholz; Meredith Savage
Subject: FW: Case No SMF2020 0003 Karl Reishus Boulevard

Hey Irene,

We just received this comment regarding SMF20-03. I placed a copy in the Public Comments folder within the case file.

Thank you!
 Chelsea

From: Gary Miller <gmiller.juneauak@gmail.com>
Sent: Monday, December 14, 2020 10:12 AM
To: PC_Comments <PC_Comments@juneau.org>
Cc: Kathy Miller <kmillerrn.juneau@gmail.com>
Subject: Case No SMF2020 0003 Karl Reishus Boulevard

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

Gary & Kathleen Miller
 20135 Cohen Dr
 Juneau, AK 99801-8211
 Phone: (907) 789-3757
 Email: gmiller.juneauak@gmail.com

Planning Commission
 Community Development
 155 S Seward St
 Juneau, AK 99801

Subject: Case No: SMF2020 0003

My wife and I bought lot 10 in the Pederson Hill Subdivision. We support the elimination of restrictions on driveways on to Karl Reishus Boulevard.

The designated driveway to our lot goes directly over the utilities. Once we build and pave the driveway, any required access to the utilities would require breaking out the payment over them. The designated access also goes up a slope so when the driveway is icy, access would be difficult. We need to change the access point to our lot from Karl Reishus Boulevard.

Our lot also borders Yan Street. Access to our lot from Yan Street is impossible because that side of our lot is very steep. We have to access our property from Karl Reishus Boulevard.

Many of the lots along Karl Reishus Boulevard, before ours, are fairly large, so driveways would be spread out. There should not be much traffic congestion, even during "rush" hour.

Please remove the restrictions on driveways on to Karl Reishus Boulevard.

Thank you.

Gary Miller
20135 Cohen Dr
Juneau, AK 99801-8211
(907) 789-3757

Irene Gallion

From: Joyce Niven <jniven@thrha.org>
Sent: Tuesday, December 15, 2020 4:51 PM
To: Irene Gallion
Subject: RE: Pederson Hill

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

Thank you for that.

Joyce

From: Irene Gallion <Irene.Gallion@juneau.org>
Sent: Tuesday, December 15, 2020 4:19 PM
To: Joyce Niven <jniven@thrha.org>
Subject: RE: Pederson Hill

The difference is subtle. Major collectors tend to be longer, have lower driveway densities, higher speed limits, and higher traffic volumes. Major collectors in our town include North Douglas Highway, Stephen Richards Drive, Twin Lakes Drive or downtown's Main Street. Minor collectors include Mountainside Drive, Tongass Boulevard, Valley Boulevard, or Alaway Avenue. KRB seems to fit better with the minor collectors. By CBJ code, we must limit driveway construction on Major Collectors – which makes developing a subdivision tricky!

From: Joyce Niven <jniven@thrha.org>
Sent: Tuesday, December 15, 2020 3:59 PM
To: Irene Gallion <Irene.Gallion@juneau.org>
Subject: RE: Pederson Hill

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

Thank you. I was trying to determine if the change was going to have any impact on the lots that we own.

What's the difference between minor and major collector?

From: Irene Gallion <Irene.Gallion@juneau.org>
Sent: Tuesday, December 15, 2020 3:12 PM
To: Joyce Niven <jniven@thrha.org>
Subject: RE: Pederson Hill

Hi Joyce,

The staff report is not done yet.

In summary, the plat has a note disallowing driveways onto Karl Reshius Boulevard except in very limited situations. This modification would get rid of those limits, and "reclassify" the road as a minor collector instead of a major collector. The classification name is for transportation planning purposes.

Are there any specific concerns you need addressed?

Thanks!

IMG

From: Joyce Niven <jniven@thrha.org>
Sent: Tuesday, December 15, 2020 12:38 PM
To: Irene Gallion <Irene.Gallion@juneau.org>
Subject: Pederson Hill

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

Hi Irene,

I received the card regarding the public comment for the plat modification on Pederson Hill. Where can I find more information? Case# SMF20200003. I was not successful looking at the website.

Thank you,

Joyce M. Niven
Vice President
(907) 780-3156
jniven@thrha.org



Minutes
Planning Commission
Regular Meeting
CITY AND BOROUGH OF JUNEAU
Michael LeVine, Chairman
January 12, 2021

I. ROLL CALL

Michael LeVine, Chairman, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held virtually via Zoom Webinar and telephonically, to order at 7:02 p.m.

Commissioners present: All Commissioners present via video conferencing – Michael LeVine, Chairman; Nathaniel Dye, Vice Chairman; Paul Voelckers, Clerk; Travis Arndt, Assistant Clerk; Ken Alper; Dan Hickok; Mandy Cole; Josh Winchell; Erik Pedersen

Commissioners absent: None

Staff present: Jill Maclean, CDD Director; Irene Gallion, CDD; Alix Pierce, CDD; Sherri Layne, LAW

Assembly members: Loren Jones

Motion: by Vice Chairman Dye to operate under COVID rules as effective 9/8/2020.

The motion passed with no objection.

Ms. Layne swore Mandy Cole into the Commission

II. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA –

Motion: by Mr. Dye to add an item to the Agenda (III) to appoint new Committee Officers.

The motion passed with no objection.

III. APPOINTMENT OF NEW OFFICERS

Motion: by Mr. Dye to name Michael LeVine Chair.

Motion: by Mr. LeVine to amend Original Motion to continue all officers in their current positions.

The motion to amend passed with no objection.

The amended motion passed with no objection.

IV. APPROVAL OF MINUTES

A. December 8, 2020 Draft Minutes – Planning Commission Regular Meeting

MOTION: by Mr. Voelckers to approve the Planning Commission Regular Meeting December 8, 2020 minutes.

The motion passed with no objection.

V. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION – Chairman LeVine explained the rules for public members participating via Zoom format.

VI. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

VII. ITEMS FOR RECONSIDERATION - None

VIII. CONSENT AGENDA

USE2020 0024: Conditional Use Permit for a marijuana retail store
Applicant: The Mason Jar LLC
Location: 613 & 619 W. Willoughby Ave.

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Special Use Permit. The permit would allow the development of a marijuana retail facility.

The approval is subject to the following conditions:

1. All waste containing marijuana product shall be stored in a locked enclosure until transported to the CBJ landfill.
2. Prior to the issuance of a temporary certificate of occupancy, the applicant shall install screening to ensure no marijuana product is visible to the general public from the right-

of-way.

3. Prior to operation, the applicant must receive the required State License; by approval of this special use permit, the Planning Commission does not take a position as to whether the application to the State satisfies the requirements of the State License, including if the facility is within 500 feet of a school.

MOTION: *by Mr. Dye to accept staff's findings, analysis and recommendations and approve USE2020 0024.*

The motion passed with no objection.

~~**SMF2020 0003:** Modification of plat of Pederson Hill subdivision to eliminate restrictions on driveways on to Karl Reishus Blvd.~~

Moved to Regular Agenda by request of Mr. Arndt

~~**ARP2020 0001:** Preliminary Plan Approval for an Alternative Residential Subdivision creating 15 lots~~

Moved to Regular Agenda by request of Mr. Dye

~~**SMP2020 0004:** Preliminary Plat Approval for an Alternative Residential Subdivision creating 15 lots~~

Moved to Regular Agenda by request of Mr. Dye

CSP2020 0009: Complete street and underground utility maintenance (and replacement as necessary) on 4th Street, Delta Drive, and Tongass Boulevard.

Applicant: City and Borough of Juneau

Location: 4th Street (in Douglas), Delta Drive, Tongass Boulevard

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of **APPROVAL WITH CONDITION** to the CBJ Assembly for the proposed complete street and underground utility maintenance (and replacements where necessary) for Delta Drive, Tongass Boulevard, and 4th Street in Douglas.

Condition #1: CBJ Engineering and Public Works must submit a hydrologic or hydraulic analysis to the Flood Plain Manager indicating that reconstruction of Tongass Boulevard would not result in increase in flood levels during the occurrence of a base flood discharge. The analysis will be conducted by an engineer licensed in the State of Alaska, in accordance with standard engineering practices acceptable to the Federal Emergency Management Agency.

MOTION: *by Mr. Dye to accept staff's findings, analysis and recommendations and approve CSP2020 0009.*

The motion passed with no objection.

Prior to introduction of CSP2020 0010, Mr. Pedersen declared he has a financial or other conflict and would not participate on this item. There was no objection and he did not participate on that item.

CSP2020 0010: Resurface Vanderbilt Hill Road from Glacier Highway/Lemon Road to Egan Drive
Applicant: State of Alaska
Location: Vanderbilt Hill Road from Glacier Highway/Lemon Road to Egan Drive

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a Notice of Decision of **APPROVAL** to the CBJ Assembly for the State Project Review for Vanderbilt Hill Road Resurfacing.

MOTION: *by Mr. Dye to accept staff's findings, analysis and recommendations and approve CSP2020 0010.*

The motion passed with no objection.

IX. UNFINISHED BUSINESS - None

X. REGULAR AGENDA

ARP2020-0001 and **SMP2020-0004** were presented together

ARP2020 0001: Preliminary Plan Approval for an Alternative Residential Subdivision creating 15 lots

Applicant: Bicknell, Inc.

Location: 4090 Delta Drive

Staff Recommendation

Staff recommends the Planning Commission adopt the director's analysis and findings and APPROVE the preliminary plan for the Delta Drive Subdivision, an Alternative Residential Subdivision creating 14 unit-lots and one (1) parent lot. This permit would allow the applicant to submit for the final plan.

This approval is subject to the following conditions:

1. Prior to approval of the Final Alternative Residential Subdivision Plan, the applicant shall submit homeowners' association, or similar, documents that comply with the requirements of 49.15.950(b);
2. Prior to the issuance of the ~~first~~ **eleventh** temporary certificate of occupancy for the development, access to and within the development shall be paved;
3. Prior to the issuance of the first temporary certificate of occupancy, ~~each dwelling unit shall be connected to public sewer and water, and~~ a master meter for water shall be installed by the developer; and
4. Per CBJ 49.15.920(o), the final mailbox location shall be reviewed and approved by the CDD Director, and installed prior to the issuance of the first temporary certificate of occupancy.

SMP2020 0004: Preliminary Plat Approval for an Alternative Residential Subdivision creating 15 lots

Applicant: Bicknell, Inc.

Location: 4090 Delta Drive

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the preliminary plat for the Delta Drive Subdivision, an Alternative Residential Subdivision creating 14 unit-lots and one (1) parent lot. This permit would allow the applicant to submit for the final plat.

This approval is subject to the following conditions:

4. Prior to approval of the final plat, Certification from the CBJ Treasurer is required showing that all real property taxes and special assessments levied against the property for the year of recording have been paid.
5. 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 E&PW for compliance with CBJ 49.35.140.
6. Prior to approval of the final plat, the developer shall submit a final drainage plan to be approved by CBJ Engineering & Public Works. This drainage plan must be prepared by an Alaskan licensed engineer in accordance with CBJ 49.35.510.
7. Prior to approval of the final plat, the applicant shall submit a revised preliminary plat with the following revisions:
 - a. Add the following plat note:

- i. ACCESS TO LOTS SHALL BE VIA ACCESS EASEMENTS SHOWN ON THIS PLAT AND IS SUBJECT TO THE REQUIREMENTS IN THE “[private common driveway access, utility, and maintenance agreement – edit title as appropriate]” RECORDED WITH THIS SUBDIVISION.
- b. Show a five-foot perimeter buffer along the southwest lot line bordering Delta Acres Addition 1 Lot 8.
- c. Include bearing labels for:
 - i. The eastern lot line of Lot 6
 - ii. The lot lines between lots 7 and 8 and 9 and 10
- d. Per sheet C203, Grading Plan, a drainage easement should be added to the following locations:
 - i. Eastern side of the development in the 10-foot perimeter buffer
 - ii. Rear of Lot 11
- 8. Prior to the issuance of the first temporary certificate of occupancy, each dwelling unit shall be connected to public sewer and water, and a master meter for water shall be installed by the developer.
Prior to the issuance of the first temporary certificate of occupancy for the development, access to and within the development shall be paved.

Staff Presentation – Director Maclean presented **ARP2020 0001** and **SMP2020 0004**

Questions for Staff

Mr. LeVine clarified the questions staff referred to in the supplemental memo were questions posed by Commissioners and not agency comment or questions from the public. He continued to state, for the record, that it is not unusual to have some questions from Commissioners to CDD during the process.

Mr. Dye asked if each foundation must be plumbed prior to issuing the Temporary Certificate of Occupancy (TCO). Ms. Maclean explained that water, sewer and paving must be completed prior to the TCO being issued because CBJ is not permitted to and will not go onto private property to finish utility work or infrastructure work, including paving, once the TCO has been issued. Should anything happen or the developer not finish the work, the CBJ would not be able to come in. For that reason, they have the condition that the master meter for water, sewer connection, and paving should all be completed before a TCO will be issued.

Mr. Dye clarified his question stating that he was asking at which stage is a dwelling considered complete. Ms. Maclean said she wanted to be sure she understood the question and would get back to him on that.

Mr. Hickok asked if the project will be condos. Ms. Maclean it could be but for this project, the homeowners would privately own the land and the units built on them but would share ownership of the land for the parking lot.

Mr. Voelckers asked for clarification on condition number 6 saying he had understood the driveways would be graveled. Ms. Maclean said per Ordinance, they would be required to be paved.

Mr. Pedersen noticed the easement width proposed is 30 feet with 20 feet paved which is not in conformance with the table of roadway construction standards and asked to confirm if 49.15.920f is where that is allowed. Ms. Maclean said she would look up the reference during the Applicant Presentation.

Mr. Alper said this looks like a conventional subdivision and asked, “why is the applicant here?”. Ms. Maclean deferred to the applicant.

Applicant Presentation

David Blommer – Bicknell Inc. – Mr. Blommer explained a traditional subdivision would not have worked in the case of this project due to the driveway requirements. The ARS method would allow for residents to own their own land with an HOA for driveway and parking area

Commissioner Questions for the Applicant

Mr. Dye asked Mr. Blommer’s position on paving at the end of the project. Mr. Blommer explained it is not necessarily a cost issue but is a time restraint issue because before they could sell the first unit, the entire loop would need to be paved. Their preference would be to do a percentage approach to allow a number of units to be completed and paved rather than require all of them to be.

Ms. Cole asked if Mr. Blommer had any objection to condition of the paving requirement. Mr. Blommer answered they do not object but would prefer a phased, percentage or timeframe approach to the paving.

Public Testimony – None

Continuation of Questions for Staff

Ms. Maclean addressed the questions from earlier in the meeting. As per Mr. Dye's question regarding paving, she said she would leave that to the Commission to discuss. For the question regarding the water, sewer, and master meter, CDD would insist that prior to the first TCO, that the master meter for the water be installed. She explained the reason for this is because if it is not, there really is not any incentive once people start living there to connect into it as they will be receiving free water. The sewer, however, could be tied to each individual TCO.

Mr. Alper asked if there would be a single water meter for the subdivision and paid for by the HOA. Ms. Maclean answered that was correct and that is why they had the condition regarding the water meter be installed.

Ms. Maclean referred back to the question posed by Mr. Pedersen regarding the 49.15.920f Frontage and Access and explained that generally, the ARS only needs to comply with emergency access requirements found in CBJ Title 19.10. In this instance, the developer is proposing a 30-foot Right of Way for paving.

Mr. Arndt asked if including the requirement to have a paved roadway in the HOA documents provide the assurance the CDD is looking for. Ms. Maclean explained once the HOA is recorded, CBJ does not have authority to enforce the HOA.

MOTION: by Mr. Dye to accept staff's findings, analysis and recommendations and approve **ARP2020 0001** with changes to Condition # 3 striking ", each dwelling unit shall be connected to public sewer and water, and" and changing Condition #2 replacing "first" with "eleventh structure".

MOTION: by Mr. Arndt to amend the original motion to replace "eleventh" to "final."

Ms. Maclean spoke to remind the commission there have been issues where homeowners have lived on unpaved roads for a decade or more as the developer can choose to take as long as they want to complete a development.

Mr. Alper spoke against Mr. Arndt's motion.

Mr. Winchell spoke to say he would prefer Condition number 2 be fifty percent instead of the seventy-five percent suggested by Mr. Dye.

Mr. Dye spoke against Mr. Arndt's motion for the reasons stated by Ms. Maclean.

Roll Call Vote on the motion to Amend

Yes: Arndt, Hickok

No: Cole, Pedersen Alper, Winchell, Voelckers, LeVine, Dye

Motion Failed

Mr. Winchell spoke to say he is for phasing and he felt fifty percent (seven) would be preferable to the seventy-five percent (eleven) in Mr. Dye's motion. Mr. Winchell did not offer an amendment.

The original motion passed with no objection.

MOTION: by Mr. Dye to accept staff's findings, analysis and recommendations and approve **SMP2020 0004** with the changes in the correction memo of correction and changes in conditions consistent with those made to **ARP2020 0001**.

Mr. Winchell reiterated for the record that it is perceivable that a lower percentage would be advisable in this tenuous economy.

The motion passed with no objection.

SMF2020 0003: Modification of plat of Pederson Hill subdivision to eliminate restrictions on driveways on to Karl Reishus Blvd.
Applicant: City and Borough of Juneau
Location: Pederson Hill subdivision; Karl Reishus Blvd.

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested final plat. The permit would allow the final plat approval for the modification of the plat in a D10-SF zone to eliminate restrictions on driveways on to Karl Reishus Boulevard.

Staff Presentation - Ms. Gallion presented **SMF2020 0003**.

Questions for Staff

Mr. Voelckers asked how did CBJ get into this situation. Ms. Gallion answered this could be attributed to a time when different departments did not communicate completely with each other.

Mr. Dye asked if the process that came about was similar to what a developer would go through or was it special to CBJ because all of the departments involved are part of the same entity (CBJ). Ms. Gallion answered the process is comparable to what happens with other developers. She added a strong project manager more familiar with developing a subdivision might have noticed and addressed the issue earlier in the process. Ms. Maclean added the subdivision Ordinance was rewritten in 2015 which made changes to Chapter 35. As more projects come through by developers, we may see more of these.

Mr. Dye asked if they were to change from a major to a minor collector in the plat notes, would it then become consistent with code. Ms. Gallion explained that while a minor collector would be able to have driveways on it, the concern is the plat notes state driveway access is restricted without specifying the cause for the restriction being major/minor collector.

Mr. Hickok asked if the lots are already sold. Ms. Gallion answered that they have been. Ms. Maclean added CDD has been in close contact with all of the property owners and they are aware of the situation.

Mr. Winchell noticed undeveloped side streets in the plat and asked if there was intent to use those as access points. Ms. Gallion believed so but deferred to the applicant.

Mr. LeVine asked if it is fair to say there was an error made when the plat was originally approved or are we changing something ex post facto. Ms. Gallion said that is hard to say as they do not have clear history and records to support one way or the other. Ms. Maclean explained since the original plat, there is a new CDD Director, New Director of public works, new planners and they are trying to correct these going forward.

Mr. Arndt asked if they could not simply change the designation to a minor collector and then would the plat notes be correct. Ms. Maclean deferred to the Sponsor.

Applicant Presentation

Dan Bleidorn - CBJ Land Manager - Mr. Bleidorn explained he believes this was an error made during the planning process and it should have been a minor collector. His office has been working on this issue since October. They are requesting the road be made into a minor collector rather than a major collector as he believes it was improperly labeled when the Planning Commission originally approved it.

Questions for the Applicant

Mr. Winchell asked if the corner lots would still be accessible by the cutouts. Mr. Bleidorn

answered there are three lots in question and said the topography makes it difficult or dangerous for those to cut out on a side street.

Mr. Dye referred to the original Plat review and asked what the total potential build out was. Mr. Bleidorn answered that the original plat plan has proven a little unrealistic. It is not likely the lots will be built as originally planned.

Public Testimony

Dave Hanna – 11495 Mendenhall Loop – Mr. Hanna said they should keep driveways off of Karl Reishus Boulevard. He added that if this had been a private developer he did not think they would be awarded a variance easily and asked the PC to give the matter consideration before making a decision on this for the City.

Wayne Coogan – 3000 Fritz Cove – Mr. Coogan suggested the Engineering department study extending Yan street to allow the driveway cuts to go to side streets.

Commissioner Questions

Mr. Voelckers asked if Mr. Bleidorn agreed to Ms. Gallion's assessment that the road would not grow beyond a certain length. Mr. Bleidorn agreed saying it would be cost prohibitive to extend it further uphill.

Mr. Arndt asked why some of the driveways were treated as if this were a minor collector but other driveways were not. Mr. Bleidorn said he does not have a good answer to the question of how we got here. All of the documentation and construction drawings presented to the PC at the time it was originally approved showed the driveways where they were built.

Ms. Gallion explained the reason some of the driveways are on Karl Reishus Boulevard instead of Yan is because the land nearby is very steep.

Mr. Arndt commented that it felt like the CBJ is trying to get too many lots in there without considering appropriate land development and asked if Mr. Bleidorn agreed. Mr. Bleidorn answered he did not think they were trying to push through too many lots. Rather, it was an oversight and if they were to do it again, they may have made this a minor collector so the driveways could be built where they were.

Mr. Winchell asked if we were to extend the roads out, would it be perceivable to then allow conformity with the original plat. Mr. Bleidorn said extending the road could mean another plat amendment.

Mr. Winchell asked if Mr. Bleidorn is aware of the Davis area. Mr. Bleidorn was aware of that road and it is a minor collector.

Mr. Arndt said as a taxpayer he appreciates the cheap solution but asked if the CBJ departments had explored any other options and taken them off the table. If they had, what was considered and why were they not chosen. Mr. Bleidorn explained other options had been considered and this was not their first choice but this seemed the best way to correct the mistakes that were made.

COMMISSIONER QUESTIONS FOR STAFF

Mr. Dye asked for clarification for how to interpret the total build out capacity and how to define the road as major versus minor based on the application. Ms. Gallion was unsure but she said Phase one is eighty-nine units but Phases two and three are on steep uphill and she is not sure of the likelihood of those being built in the near future.

Mr. Arndt noted the plat notes and asked how did the CBJ give building permits allowing access through the right of way when it violates Code. Ms. Maclean reiterated that the current staff was not part of that approval process and had no more information they could add.

MOTION: *by Mr. Voelckers to accept staff's findings, analysis and recommendations and approve SMF2020 0003.*

Mr. Voelckers spoke in support of the motion saying the City has tried to be careful and judicious in this process and the requested corrections seem reasonable.

Mr. Winchell objected saying he believes this is a matter of resources and money to get other roads built. He added that while there was no malfeasance on the part of CBJ, if it were a private party making this request would it be approved?

Mr. Dye spoke against the motion stating he has concerns about the process and it seems there are feasible options to fix the lots by extending the road.

Mr. Arndt said he is torn on this issue saying he is leaning against the motion saying it feels like a developer building something and then coming for a variance after the fact.

Ms. Cole said she understands the request is to modify two specific plat notes to address the immediate problem. For that reason, she supports the motion.

Mr. Alper asked what would happen if the permit were to fail. Mr. LeVine said he remembers Mr. Bleidorn had said if that were to happen, they would work to find another option but he did specify Lot 11 was the biggest challenge.

Mr. LeVine spoke to say he believes they are fixing an error and will support the motion.

Roll Call Vote

Yes: Cole, Hickok, LeVine, Voelckers

No: Alper, Pedersen, Winchell, Dye, Arndt

Motion fails

At Ease - 9:32 p.m. - 9:43 p.m.

Mr. LeVine and Mr. Alper declared potential conflicts of interest but felt they could be fair and impartial. Both were allowed to continue.

CSP2020 0011: Complete street and underground utility maintenance (and replacements as necessary)
Applicant: City and Borough of Juneau
Location: Calhoun Ave.

Staff Recommendation

Staff recommends the Planning Commission:

- **ADOPT** the Director's analysis and findings, and forward a **RECOMMENDATION OF APPROVAL** to the CBJ Assembly for the Calhoun Avenue Reconstruction Project.
- **APPROVE** the waiver of road construction standards for the Calhoun Avenue Reconstruction Project.

Staff Presentation Ms. Gallion presented **CSP2020 0011**

Questions For Staff

Mr. Voelckers asked about the budget and if there had been analysis of if property could be acquired to widen the pinch points. Ms. Gallion deferred both questions to the applicant.

Mr. Dye asked how does the finances of CBJ affect the decision-making process. Ms. Gallion said it is not something she would normally bring up, but the current fiscal situation is pertinent.

Mr. Hickok asked if CDD is asking for approval with or without the study. Ms. Gallion answered she is asking for approval as presented.

Mr. Voelckers referred to the AASHTO waiver and asked what happens if the CBJ goes below the allowed minimums and then there is an accident? Is the CBJ liable? Ms. Gallion deferred to LAW. Ms. Layne offered to look into it if needed but did not have an answer on hand.

Mr. LeVine asked what does it mean that the project “won’t aggravate the intent” of the code and is this something the Director could approve it without the PC involvement. Ms. Gallion explained she does not believe this project aggravates the intent of Title 49. The Director could approve it if it did not require an AASHTO waiver. Because the AASHTO waiver is needed, it must come before the PC

Applicant Presentation

John Bohan, CBJ Public Works/Engineering, spoke to Mr. Voelckers' question regarding budget stating there is not an unlimited budget for the project. This is essentially an infrastructure rebuild project within the confines of the right of way.

Richard Etheridge, CBJ Fire Chief, said this section of roads have been a problem due to the steepness and narrowness making access with CCFR apparatus tricky.

Mr. Voelckers asked if the apparatus would fit through an eight-foot lane. Mr. Etheridge said the trucks are exactly eight feet wide so if they go slowly and very carefully, they can get through those areas.

Mr. Arndt asked about the possibility of a signal light that could be tripped by the emergency vehicles. Mr. Etheridge has not heard of any plans for that, if it was a possibility, he would like to consider it but currently there is nothing like that in CBJ.

Mr. Arndt asked Mr. Bohan about the estimated remaining life on the water and sewer system. Mr. Bohan said he recommends replacing it this year. It is a severe hazard that has already failed multiple times. The sewer system is also in a state of operational disrepair and needs to be replaced concurrently with the road repair.

Mr. Dye cited the Comp Plan and SOP 10.6 and asked when a project scope like this would typically be added to the CIP project list. Mr. Bohan answered it is part of the Capital Improvement Program and he explained the public can participate when the projects are brought before the assembly with very generalized scope. The CBJ does not typically reach out to the neighborhood on particular programs until the project is approved by the assembly and funded with the Capital Improvement Program. At the point of starting the design phase, they reach out. This project has taken on a bigger life then when originally scoped. The CBJ is looking to PC for guidance regarding possibly rescoping the project due to the traffic flow and other concerns.

Mr. Voelckers asked for clarification of the plans for replacing the utilities and what costs were expected. Mr. Bohan answered they are trying to mitigate costs while still making the needed improvements.

Public Testimony

Emily Ferry, 836 Calhoun Avenue – Ms. Ferry said she finds it shocking that the CBJ said they were not aware of the problem. The one-way loop proposal makes sense to her as a safety improvement for the Fire Department access. She added this is a route where bicycles and pedestrians should be prioritized.

Mr. Alper asked Ms. Ferry if the sketch she suggested works with the proposal before them tonight. Ms. Ferry said that really all she was asking was for there to be more dialogue about alternatives that could improve traffic, pedestrian, and bike safety in the area.

Frankie Pillifant, 512 6th Street – Ms. Pillifant is interested in the idea of the looped one-way route. She added that currently as presented the project is not consistent with the Comp Plan as she understands it. She would like to see the utilities put underground.

Mary Alice McKeen, 212 W 9th Street – Ms. McKeen said the proposed improvement will improve the water system but the improvement for biking and pedestrians is minimal. She also feels the waiver should not be approved. She would like to see more options considered to include the one-way option and a bike lane.

Peter Metcalfe, 354 Distan Avenue – Mr. Metcalfe would like to see traffic calming devices such as speed bumps and signal lights in the area and said there is nothing in the plan currently that makes him feel safer. He stated support for the one-way option.

Mark Choate, 230 W 8th Street – Mr. Choate has lived in the area for 30 years and walks it regularly. Mr. Choate described the area identified in the plans as a ‘pinch point’ and said it is really a blind corner and is very dangerous.

Amy Dressel, 954 Goldbelt Avenue – She agrees the project needs to be looked at more in depth. Ms. Dressel spoke to the safety issues on Calhoun. Those issues include narrow, uneven sidewalks and blind corners on the roads.

Demian Schane, 836 Calhoun Avenue – Calhoun is a major pedestrian thoroughfare and he supports a comprehensive pedestrian study in the area.

Jill Ramiel, 526 Seward Street – Ms. Ramiel owns the Silverbow Inn, disclosed she is married to Commissioner Alper, and spoke on behalf of the Downtown Business Association (DBA). Ms. Ramiel said this project is very important to the DBA for getting residents to their businesses and, as such, they would like to see more study put into it.

Jeremy Bauer, - supports widening the sidewalk and burying the utility lines.

John Dunker, 592 Cedar Street – Mr. Dunker urged expanding the consideration along with Capital Avenue to relieve some of the pedestrian and vehicular pressure in the area. He felt the opportunity to bury utilities should not be passed up.

Motion: by Mr. Dye to extend the meeting to 11:15 p.m.

The motion passed with no objection.

Applicant Response

Mr. Bohan said this has been on the priority list for several years and due to COVID, the Egan drive project finished early giving CBJ the opportunity to move this project forward early. He

agrees a pedestrian/traffic study in the area is needed. He feels that the best time to do such a study would be during a regular tourist season to actually see the impacts of that traffic. But he felt the project should not be held up waiting for tourism to come back. He added signage and traffic calming are built into the plans.

Mr. Etheridge said he would like to reiterate having the second access into downtown is vital. As such, emergency access needs to be taken into consideration.

Questions for the Applicant

Mr. Winchell asked if getting to the fire is more important than leaving the fire. Mr. Etheridge answered that would be true if there was only one fire call at the time. However, often, there are multiple emergencies at a single time making it just is important to get to as to get away from locations.

Mr. Dye asked if there is any value in just replacing the water system for now and going forward with other parts later. Mr. Bohan said that would require a large and intrusive project in the neighborhood and he would prefer to not have to tear up the road to replace the water then replace it and have to tear it up again to complete the project.

Commissioner Discussion

Mr. Voelckers commented saying there may be a critical need for more study. Ms. Pierce reminded the PC what is being proposed is critical infrastructure which is in accordance with the Comp Plan. If the PC wanted to recommend a traffic study or a pedestrian study in the future, that could be a future phase of the project.

Mr. Dye asked if the PC recommended to the Assembly for Denial, what options would the Assembly have. Ms. Maclean answered the decision tonight is a recommendation to the Assembly. They have the option to take the recommendation or not or they could modify it.

Mr. LeVine clarified that Ms. Maclean's answer was correct for the recommendation of the project to the Assembly but for the waiver, if the PC denies or grants the waiver, that gives the right of appeal.

Mr. Arndt wondered if they could move the project forward and include a recommendation to the assembly to get the infrastructure replaced and include a study at the same time.

Motion: by Mr. Dye to extend the meeting to 11:25 p.m.

The motion passed with no objection.

Mr. Winchell agreed with Mr. Voelckers and added that it is important to make that corridor safe.

MOTION: by Mr. Pedersen to

- **ADOPT** the Director's analysis and findings, and forward a **RECOMMENDATION OF APPROVAL** of **CSP2020 0011** to the CBJ Assembly for the Calhoun Avenue Reconstruction Project.
- ~~**APPROVE** the waiver of road construction standards for the Calhoun Avenue Reconstruction Project. (removed on amendment)~~
- **RECOMMEND** to the CBJ Assembly that they authorize further study for reconfiguration of Calhoun Avenue

Mr. Winchell said it would be ideal to bury the utility concurrent with the water replacement but would not offer an amendment.

Mr. Alper wanted it on record he was disappointed with the outcome of the Egan project and does not want to be disappointed with this as well. For that reason, he cannot support the motion as it stands.

Mr. Voelckers reluctantly opposes the motion and cited the Fire Chief's comment that the apparatus is the same width as the roadway and was concerned about the safety issues.

Mr. Dye cited the AASHTO waiver and would oppose on that.

Motion to Amend: by Mr. LeVine to **STRIKE** the waiver from the original motion.

The motion to amend passed with no objection.

Mr. LeVine spoke against the original Motion saying there is significant public interest in the project and a perception that better public process is needed. Better public process and additional consideration by the City and Engineering Department could ensure more effective compliance with the Comp Plan, Title 49, and non-motorized transportation plan. The best way to achieve those goals will be through one process rather than a series of processes, and that he doesn't take any pleasure in making that motion. Mr. LeVine said it is a very difficult question, and he is not at all convinced what the best way is forward, believes that the question about broader investigation is one that's appropriately before the assembly and so the purpose is to make a recommendation to the assembly and enable them to take up our best thinking on it. That's the justification for the motion, that he would make.

Roll Call Vote

Yes: Pedersen, Arndt, Hickok, Dye

No: Cole, Alper, Winchell, Voelckers, LeVine

Motion fails

Motion: by Mr. Dye to extend the meeting to 11:30pm

The motion passed with no objection.

MOTION: by Mr. LeVine to *forward a **RECOMMENDATION OF DENIAL** of **CSP2020 0011** to the CBJ Assembly for the Calhoun Avenue Reconstruction Project and recommend Engineering to conduct a traffic analysis study.*

Mr. Hickok expressed concerns that they would be pushing off an imminent failure of the waterline. Mr. Arndt also has concerns with the risk to the water main. Mr. Pedersen spoke in agreement with Mr. Arndt and Mr. Hickok saying a waterline break could have devastating outcomes.

Roll Call Vote

Yes: LeVine, Cole, Alper, Winchell, Voelckers

No: Arndt, Pedersen, Hickok, Dye

Motion passes

At this point, the meeting ran out of time and the meeting ended at 11:31 p.m.

~~XI. BOARD OF ADJUSTMENT~~

~~XII. OTHER BUSINESS~~

~~XIII. STAFF REPORTS~~

~~XIV. COMMITTEE REPORTS~~

~~XV. LIAISON REPORTS~~

~~XVI. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS~~

~~XVII. PLANNING COMMISSION COMMENTS AND QUESTIONS~~

~~XVIII. EXECUTIVE SESSION~~

XIX. ADJOURNMENT – 11:31 p.m.

Irene Gallion

From: Autumn Sapp
Sent: Thursday, February 25, 2021 8:53 AM
To: Irene Gallion
Subject: RE: SMF21-01: Plat note modifications

Good morning,

GE has no issues with the recommended change.

Thank you,

Autumn Sapp
City and Borough of Juneau
Engineering & Public Works
Business Manager
907-586-0917

From: Irene Gallion <Irene.Gallion@juneau.org>
Sent: Wednesday, February 24, 2021 11:58 AM
To: Autumn Sapp <Autumn.Sapp@juneau.org>; Ed Foster <Ed.Foster@juneau.org>; Dan Jager <Dan.Jager@juneau.org>
Subject: SMF21-01: Plat note modifications

Hello all,

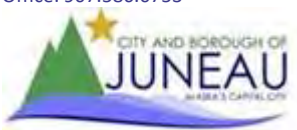
This project proposes changing a plat note to allow Lots 8, 10 and 11 of Pederson Hill Subdivision to have driveways on to Karl Reishus Boulevard. Currently a plat note prevents that. For some perspective I've outlined the impacted lots in orange in the screen shot below.

Please advise if you have any concerns by March 5, 2021. Let me know if you need more time. Thanks!



Irene Gallion | Senior Planner

[Community Development Department](#) | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753



Fostering excellence in development for this generation and the next.



City and Borough of Juneau
City & Borough Manager's Office
155 South Seward Street
Juneau, Alaska 99801
Telephone: 586-5240 | Facsimile: 586-5385

TO: Planning Commission
CC: Community Development Department
DATE: February 26, 2021
FROM: Rorie Watt, City Manager
RE: Pederson Hill Driveways

Apologies on revisiting this issue, yet consideration of the public interest has not been adequately served regarding the Pederson Hill Subdivision driveways. Please hear from the private property owners (co-appliants), and reconsider this issue.

In listening to the audio of the January Commission meeting, it became apparent that public testimony and some Commission discussion revolved around the idea of not letting the CBJ (as an applicant) meet a different standard than would be required by a private subdivision developer. I could not agree more!

In some of the comments there was a punitive edge – the idea that the CBJ should not be given consideration because it should not be in the land development business. That issue is water under the bridge, as our elected officials gave direction to proceed with the development. It is irrelevant to the question at hand.

Further, the idea that a similarly situated private developer would not be accommodated is a false premise. Let's inspect this assertion.

To wit – a private developer hires a private engineer, shows plans and construction drawings, goes through rigorous review, gets permitted and all along none of the participants realize the obvious problem – the developer, private engineer, CDD Director, and Planning Commission all do not notice the discrepancy. An aspiring homeowner buys the property and cannot develop as they believed was possible. The property is no longer worth the purchase price. Options include:

- A. Developer goes to great expense, extends roadways, private owner builds steeper less desirable driveway at greater expense.
- B. Developer goes to great expense and re-subdivides land and gives the property owner more land. Scarce developable land is removed from future development potential. Deal is complicated by lawyers and chain of ownership of expiring and emerging properties.
- C. Developer repurchases the property for more than the sale price (fine print in the paperwork protects the developer from having to do so).
- D. Buyer modifies house plans, builds costlier driveway that is longer and steeper, and pays higher site work costs.
- E. Planning Commission recognizes the joint error and makes reasonable accommodation.

Respectfully, this particular testimony and discussion confused proper consideration of the issue. I absolutely believe that the Commission would have granted allowance to a similarly situated private developer. The only difference is that the CBJ is the developer.

The concept of fewer or no access points on more major roads is completely sound. However, the current decision results in a situation where a different property owner has or could install a driveway around the corner on the heavily trafficked high speed (45 MPH) Glacier Highway, but not on the much lower volume and lower speed limit (current and future) Karl Reishus Boulevard (KRB).

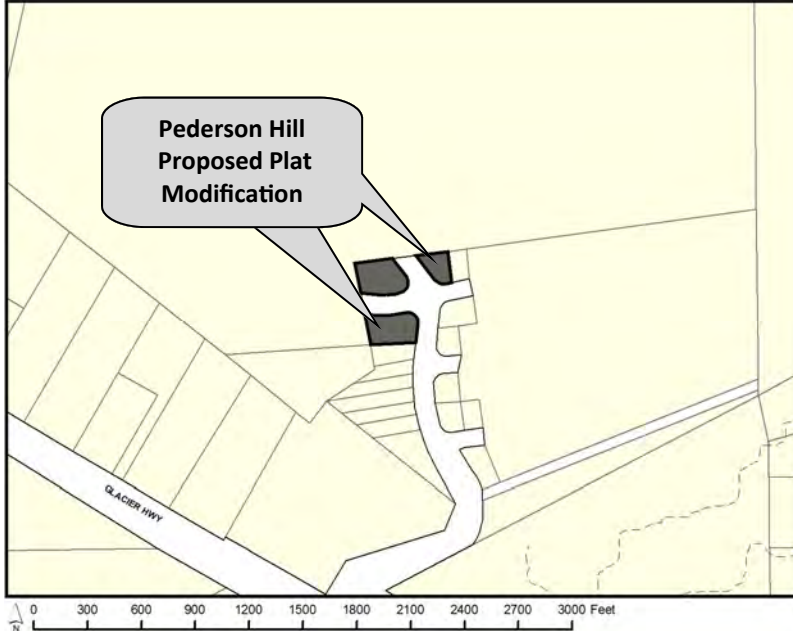
Let's look at this development a second way. Suppose the project came forward in exactly the same manner, but without the troublesome plat note. Would anybody have noticed? Probably not.

If there was another reasonable mitigating action, I would suggest it. The offense of a couple driveways on a low volume, low speed road is more philosophical than practical. As an example, the driveways at the bottom of Mountainside Estates do not pose great harm to the public; it is exactly the same situation that would result at KRB at a future full buildout.

Mistakes happen, it is a regular part of our attempts to build and serve the community. Only the Commission has the ability to solve this problem in the most reasonable way. Given the explanation presented above, and after considering testimony from the owners of the lots, I respectfully request that you find a path forward allowing the limited number of driveways to access KRB and suggest the Commission follow staff's recommendation.

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission
Your Community, Your Voice



155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission to **remove a plat note that limits driveway development onto Karl Reishus Blvd at 3028, 3031, & 3032 Karl Reishus Blvd in a D10SF Zone.**

TIMELINE

Staff Report expected to be posted **Monday, March 15, 2021**, at <https://juneau.org/community-development/planning-commission>. Find hearing results, meeting minutes and more here as well.

Now through March 1

Mar. 2 — noon, Mar. 22

HEARING DATE & TIME: 7:00 pm, March 23, 2021

March 24

Comments received during this period will be sent to the Planner, **Irene Gallion**, 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 virtual meeting will be by video and telephonic participation only. To join the Webinar, visit: <https://juneau.zoom.us/j/98118003735>. The Webinar ID is: 981 1800 3735. To join by telephone, call: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or +1 301 715 8592 or +1 312 626 6799 or +1 929 436 2866 and enter the Webinar ID.

The results of the hearing will be posted online.

Phone: (907)586-0715 ♦ Email: pc_comments@juneau.org
Mail: Community Development, 155 S. Seward St, Juneau AK 99801

Printed February 19, 2021

SMF2021 0001 ATTACHMENT E

Case No.: SMF2021 0001
Parcel No.: 4B2201080080; 0110; 0100
CBJ Parcel Viewer: <http://epv.juneau.org>

Irene Gallion

From: Dan Bleidorn
Sent: Sunday, March 7, 2021 4:41 PM
To: Irene Gallion
Subject: Fw: P Hill sign
Attachments: IMG_1781.JPG; ATT00001.txt; IMG_1780.JPG; ATT00002.txt

From: Dan <dmb11484@aol.com>
Sent: Sunday, March 7, 2021 4:39:26 PM
To: Dan Bleidorn
Subject: P Hill sign

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



Packet Page 675 of 696



Packet Page 676 of 696

SMF2021 0001

A plat amendment to remove a note that limits driveway development onto Karl Reishus Boulevard at 3028, 3031, and 3032 Karl Reishus Boulevard in a D10SF zone.

How is this different from the last one?

- Request is tailored to existing lots
- Further tailoring based on lot location
- Premise of functional classification was wrong



KRB is functionally unclassified

ROADWAY CLASSIFICATION MAP
Auke Bay to Echo Cove
Map A Amended per Ordinance 2013-9
Adopted April 22nd, 2013

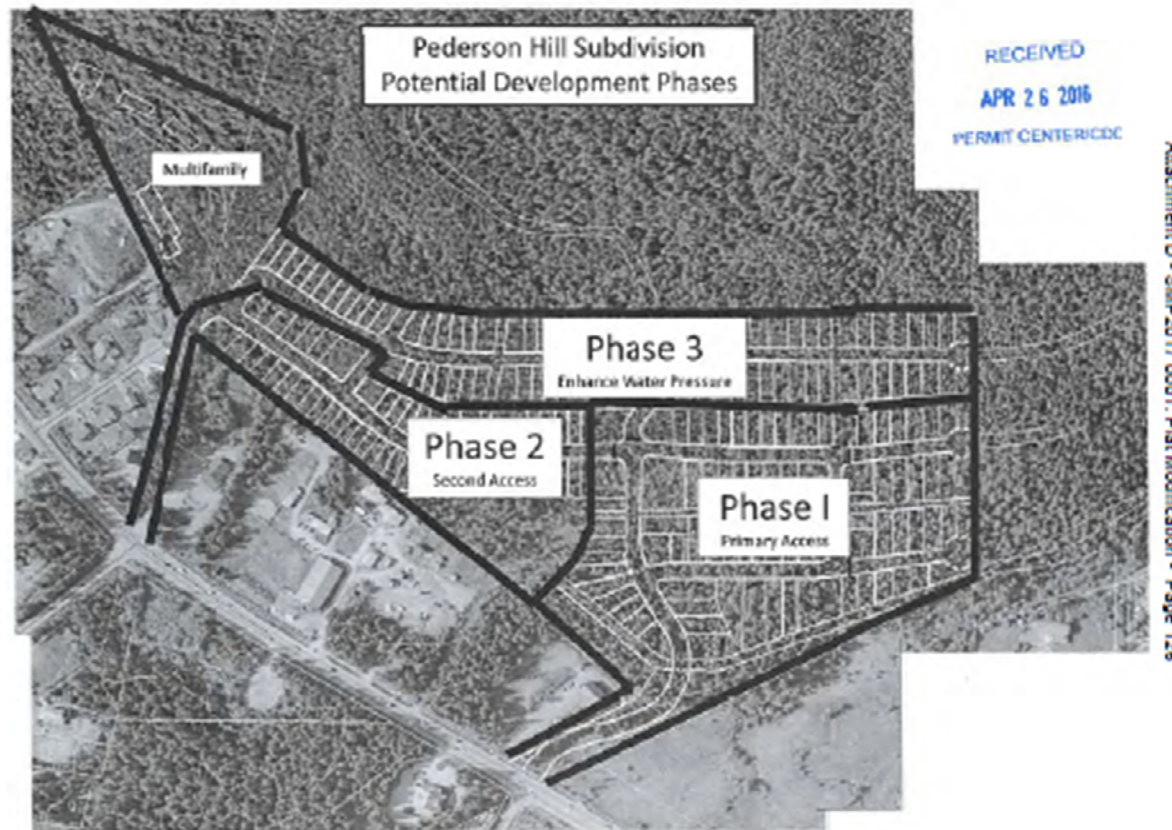
2 0 2 Miles

MAP A

Highway Classifications
ARTERIAL
MINOR ARTERIAL
COLLECTOR



Anticipated road use – what development is approved?

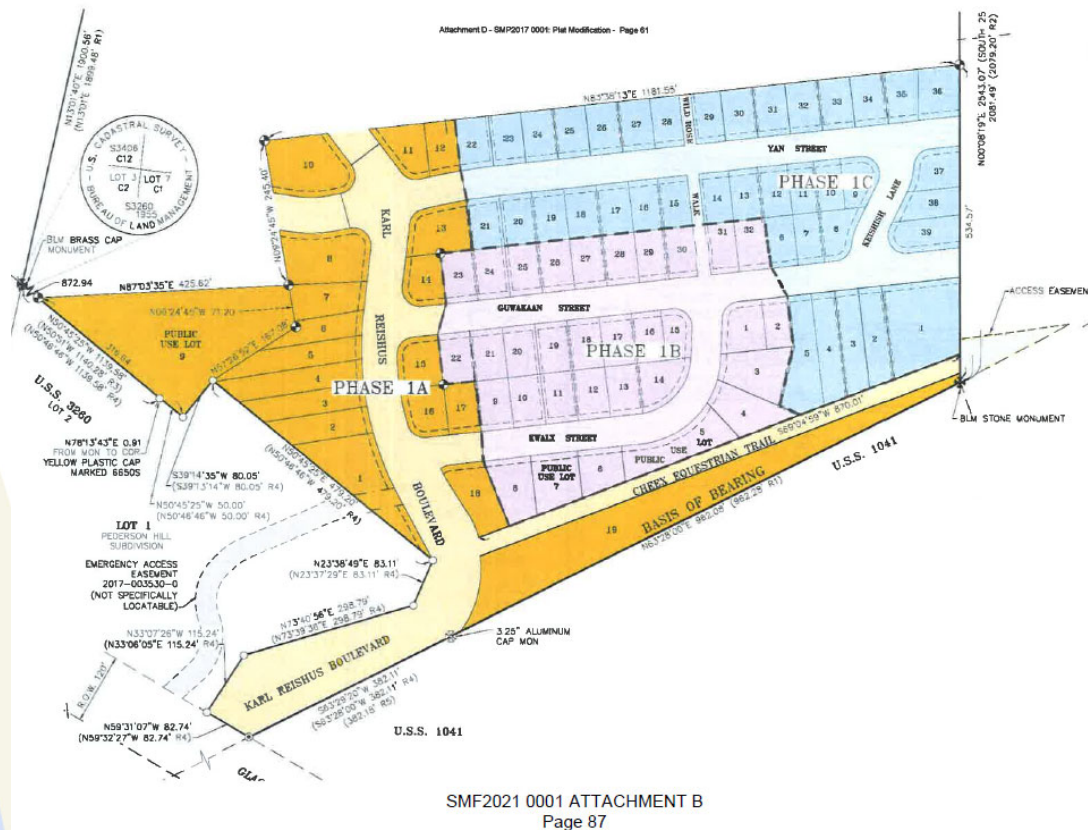


Anticipated road use – what development is approved?

Preliminary plat for all of Phase I approved (SMP2016 0002).

Final plat for Phase 1A approved and recorded (SMF2019 0003).

An approval will be required for Phase 1B and 1C final plats.



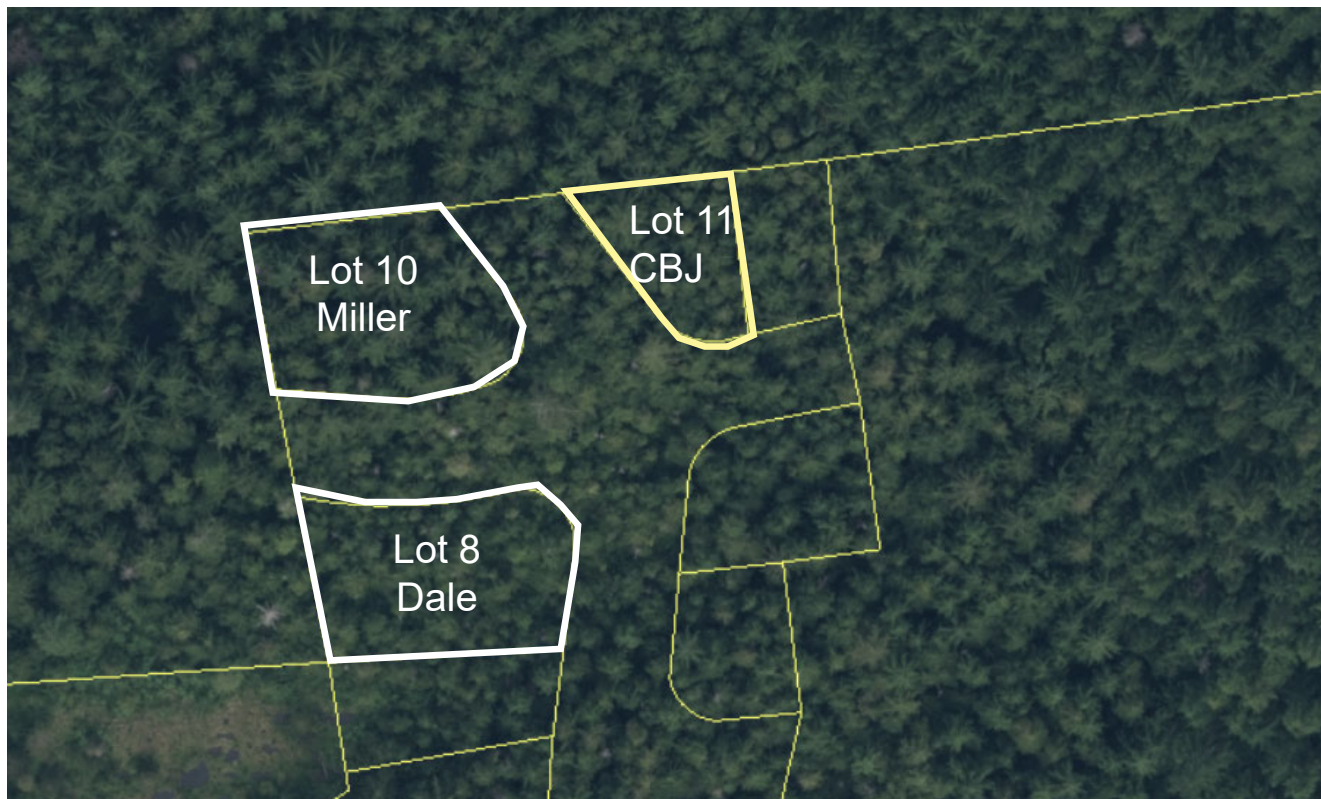
Setting the stage

- Functional classification = moot
- Phase 2&3: No near-term plans
- Phases 1B and 1C: 1B in the works

Lessons Learned

- CDD was looking at the subdivision - compared to the plat.
- GE was looking at the construction plan – IAW road standards.
- Missing link: Plat with construction plans
- Address with:
 - Checklist?
 - Protocol mods?

Plat note relative to three corner lots



Proposed change

CORNER LOTS ABUTTING KARL REISHUS BOULEVARD SHALL HAVE DRIVEWAYS LIMITED TO ACCESSING A STREET OTHER THAN KARL REISHUS BOULEVARD.

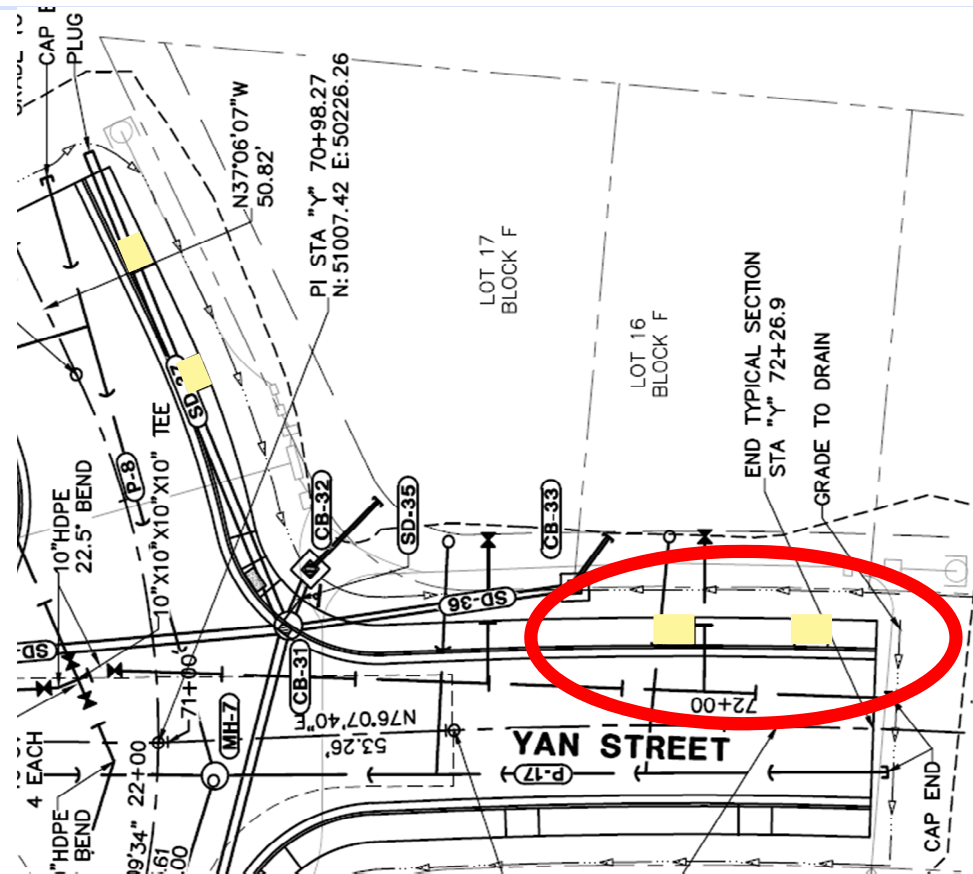
CORNER LOTS ABUTTING KARL REISHUS BOULEVARD SHALL HAVE DRIVEWAYS LIMITED TO ACCESSING A STREET OTHER THAN KARL REISHUS BOULEVARD *WITH THE EXCEPTION OF LOTS 8, 10 AND 11, PETERSON HILL II SUBDIVISION.*

CORNER LOTS ABUTTING KARL REISHUS BOULEVARD SHALL HAVE DRIVEWAYS LIMITED TO ACCESSING A STREET OTHER THAN KARL REISHUS BOULEVARD *WITH THE EXCEPTION OF LOTS 8 AND 10 ~~AND 11~~, PETERSON HILL II SUBDIVISION.*

What is the difference? Lot 12



What is the difference? Lot 12



Consistency and cost

LOT	EXISTING SIZE	PROPOSED SIZE
Lot 8	12,491	12,491
Lot 10	12,923	12,923
Lot 11	6,092	
Lot 12	4,690	
Lot 11/12		10,782
Lot 13	8,215	8,215
NUMBER OF LOTS	5	4

Recommendation

Modify plat note to allow access onto KRB from Lots 8 and 10

- Provides relief to private property owners
- CBJ-owned lot has options outside of access to KRB

Thank You! Any Questions?



Planning Commission

(907) 586-0715
PC_Comments@juneau.org
www.juneau.org/plancomm
155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION NOTICE OF DECISION

Date: March 26, 2021
File No.: SMF2021 0001

City & Borough of Juneau
ATTN: Dan Bleidorn
155 S. Seward St.
Juneau, AK 99801

Proposal: Plat note modification to allow driveway development onto Karl Reishus Boulevard at 3028 and 3032 Karl Reishus Boulevard in a D10SF Zone.

Property Address: 3028 and 3032 Karl Reishus Boulevard

Legal Description: Pederson Hill II Lots 8 & 10

Parcel Code No.: 4B2201080100 & 4B2201080080

Hearing Date: March 23, 2021

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated March 15, 2021, and APPROVED the final plat modification to be conducted as described in the project description submitted with the application, and with the following conditions:

1. Limit plat note modification to allow driveways to lots privately owned, Lots 8 and 10.

The Planning Commission made additional findings:

1. Final construction drawings for Pederson Hill, and construction work, created driveways serving Lots 8 and 10 from Karl Reishus Boulevard, in violation of the plat note.
2. This error was inadvertent, and is relatively cumbersome to remedy after the fact.
3. The threat to public health, safety and welfare from retaining the two driveways is minimal.
4. Retaining the driveways as constructed has multiple benefits, including efficient development and cost savings.

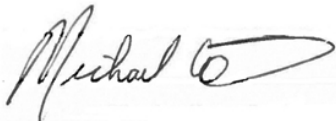
Attachment: March 15, 2021 memorandum from Irene Gallion, Community Development, to the CBJ Planning Commission regarding SMF2021 0001.

City and Borough of Juneau
File No.: SMF2021 0001
March 26, 2021
Page 2 of 2

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).

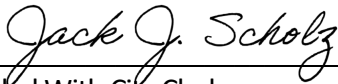
Effective Date: The permit is effective upon approval by the Commission, March 23, 2021.



Michael LeVine, Chair
Planning Commission

March 30, 2021

Date



Filed With City Clerk

March 31, 2021

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.

**PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

Additional Materials for March 23, 2021

ATTACHMENTS:

Description	Upload Date	Type
☐ Additional Materials for March 23, 2021	3/22/2021	Miscellaneous

Additional Materials

Regular Planning Commission Meeting

Virtual Meeting Only

7:00pm

Meeting Date: March 23, 2021

1. CSP2021 0001:

- a. Memo from Irene Gallion
- b. Public Comment – Bridget Smith, received 3.7.21

2. SMF2021 0001:

- a. Narrative/Comment – Scott Dale, received 3.20.21



(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

March 19, 2021

MEMO

From: Irene Gallion, Senior Planner, Community Development

To: Michael Levine, Chair, Planning Commission

Through: Jill Maclean, AICP, Director, Community Development

Parcel No.: 1C070A230011

Legal Description: Juneau Townsite Block 23 Lots 1-8

Case Number: CSP2021 0001

RE: Public Comment – Electric Vehicle Chargers

In today's Friday packet, you'll receive a comment from a Ms. Smith proposing an Electric Vehicle (EV) charger at Capital School Park.

While EV chargers are a priority of the Juneau Commission on Sustainability, staff advises against this inclusion.

- Capital Park is a neighborhood park that can be walked to. Parking is provided to accommodate those with physical disabilities using the park. EV charging displaces parking for the intended user.
- The Engineering and Public Works Department (E&PW) is currently working on a plan for strategically locating charging stations throughout Juneau. Accommodations for downtown neighbors who don't have their own charging location will be considered during this planning effort.
- Lori Sowa, Engineer II - Utilities, is the E&PW project manager for the planning study. She will be providing an update to the Assembly Public Works and Facilities Committee in April or May. The update will include a strategy for using Capital Improvement Plan funds for EV charging infrastructure.

From: Bridget Smith <bridgetannsmith49@gmail.com>
Sent: Sunday, March 07, 2021 3:59 PM
To: PC_Comments
Subject: Capital School Park

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

Dear Planner, Irene Gallion, and Commissioners:

Thanks for the opportunity to weigh in on this project. How about an electrical charger in the parking place for a fast charge for people bringing their kids or dogs to play? It would also be nice for people living in this neighborhood (without garages) to have a handy place to recharge an electric car.

Bridget Smith
137 Sixth Street
Juneau 99801
bridgetannsmith49@gmail.com
Cell (907) 209-0025

From: Dan Bleidorn <Dan.Bleidorn@juneau.org>
Sent: Saturday, March 20, 2021 2:37 PM
To: Irene Gallion <Irene.Gallion@juneau.org>
Subject: Fw: Plat amendment for Lot 8

From: Scott Dale <Scott.Dale@alaskaair.com>
Sent: Saturday, March 20, 2021 8:38:17 AM
To: pc_comments@juneau.org
Cc: Dan Bleidorn
Subject: Plat amendment for Lot 8

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

I currently have a signed building contract with down payment in place to build a two story home with garage 28 ft. from curb cut and facing KRB .

For a finished approach, I plan to pave a 28 ft. x 18 ft. section of driveway from existing curb cut to garage.

Uphill side of lot 8 at Yan St. steepens and is not constructed to allow for a paved driveway and drainage is a concern.

A gravel driveway access from Yan would require a costly removal of a considerable amount of soft overburden.

Garage and driveway access from Yan St. would have a steep slope with drainage issues.
Undeveloped Yan St. would not support heavy CBJ snow removal equipment.

Yan St. and driveway construction would be costly and not financial option for this build, therefore, I urge the Planning commission to amend the plat and allow driveway access from KRB.

Respectfully,

Scott Dale
Owner Lot 8
3028 KRB