

Agenda

Planning Commission - Regular Meeting City and Borough of Juneau

February 26, 2019
Assembly Chambers
7:00 PM

- I. ROLL CALL
- II. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA
- III. APPROVAL OF MINUTES
- IV. WRITTEN AGENCY AND PUBLIC COMMENTS POST DEADLINE
 - A. Additional Materials, February 26, 2019 meeting
- V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS
- VI. ITEMS FOR RECONSIDERATION
- VII. CONSENT AGENDA
 - A. CSP2019 0001: A Consistency Review for a parking easement at Chicken Yard Park for 626 Fifth Street
- VIII. UNFINISHED BUSINESS
- IX. REGULAR AGENDA
 - A. CSP2018 0018: A City Project to lease Guna-ka-deit Park to Deckhand Dave's, on an annual basis, for the development of a seasonal food court
 - B. SMP2018 0002: Phased Major Subdivision to include 12 single-family lots and 1 large tract
 - C. USE2017 0019: Renewal of a Conditional Use Permit for an existing sand and gravel extraction operation
- 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. ADJOURNMENT

Additional Materials

Regular Planning Commission Meeting

Assembly Chambers
7:00pm
Meeting Date: February 26, 2019

1. CSP2019 0001:

- a. Public comment from Sandy Harris, received 2.7.19
- b. Public comment from Don Kussart, received 2.22.19

2. CSP2018 0018:

- a. Public comment from Leeann Thomas, received 2.21.19
- b. Public comment from Paul Thomas, received 2.22.19

3. SMP2018 0002:

- a. Memo: Wetland Review Board recommendation
- b. Public comment from Jennifer Walker, received 2.5.19
- c. Public comment from Kerri Willoughby, received 2.5.19
- d. Public comment from Karl & Gale Vandor, received 2.5.19
- e. Public comment from Dan Kenkel, received 2.14.19
- f. Public comment from Rick Janik & Chailly Clayton, received 2.21.19
- g. Memo: correction to staff report
- h. Public comment from Greg & Beck Roth, received at meeting 2.26.19
- i. Public comment from Matthew Pegues, received at meeting 2.26.19
- j. Public comment from Julie Staley, received at meeting 2.26.19
- k. Public comment from Michele Elfers, received at meeting 2.26.19
- l. Public comment from Robert Trousil, received at meeting 2.26.19
- m. Public comment from Dawn Wolfe, received at meeting 2.26.19
- n. Image: Applicant conceptual drawing, displayed at meeting 2.26.19

From: Sandy Harris <slh@ak.net>
Sent: Thursday, February 07, 2019 5:17 PM
To: PC_Comments
Subject: Case No. CSP 2019 0001 Parcel No. 1C040A130060

This is a comment on the issue of a parking easement at Chicken Yard Park for the property at 626 Fifth Street.

I have lived at nearby 424 Fourth Street for over 20 years and have known two of the past three owner residents at 626 Fifth Street. I have never been aware of any problems associated with the historical use of an easement through the park to access a parking pad adjacent to 626 Fifth Street.

Star Hill residents make frequent use of Chicken Yard Park and it serves as a collective backyard for everyone on the hillside. If anything, the easement through the park benefits the neighborhood by removing one more car from the crowded on street parking.

The Star Hill residents have made their preferences known to the city. My opinion is that the people who are the most impacted by the planning process should be listened to and accommodated.

Thank you for the opportunity to comment.

Sandy Harris
424 4th St
Juneau

Sent from my iPad

From: Janet Kussart <kussartdonjan@msn.com>
Sent: Friday, February 22, 2019 10:43 AM
To: PC_Comments; Parks Rec
Subject: Chicken Yard Park

I am opposed to the proposal that is a lose-lose solution for a "problem" that exists only in the minds of city staff. The property owner loses direct access to their property . The city pays to construct permanent private parking on public land.

If Parks insists that it is not possible to continue the harmonious arraignment that has existed for more than 60 years, I propose that the Chicken Yard be delisted as a Park. The playground equipment would be removed and the property could be transferred to another city department . It could be designated as permanent public space under the Lands Dep't. This would be a win-win-win. Parks would have \$90,000 to spend elsewhere, wouldn't have to spend to construct parking and would be rid of their "problem". Starr Hill would have open space in a very dense neighborhood. 626 Fifth St. could access their property across an empty lot.

Don Kussart
425 Kennedy St.
47 year resident of Starr Hill

From: Leeann Thomas <triangleclubbar@hotmail.com>
Sent: Thursday, February 21, 2019 1:27 PM
To: PC_Comments
Subject: Leasing City land at corner of Front and Franklin

February 18, 2019

Dear Planning Commission,

I'm writing you regarding the recent talks about leasing Pocket Park to food carts. The city has neglected to address several key issues regarding food carts in the past which I feel negatively affect many year-round businesses in the area.

The biggest issue is with water and bathrooms. Food carts have been permitted on sidewalks but offer no running water or bathrooms for their customers. Some of these carts aren't even in proximity to public restrooms. By law, year-round eating and drinking businesses must provide bathrooms for their customers and even get charged at commercial water and sewer rates. Unfortunately, owners of food carts operating close to my business often suggest people use my bathrooms because they have none to offer themselves. Some businesses downtown have responded by placing signs in their windows saying, "*Bathrooms for customers only*". While understandable, I feel these signs convey a negative vibe for downtown visitors. I'm tempted to do the same, especially in summer when my door is left open and food cart customers come in not as patrons but just to use my bathroom. The area around Pocket Part predominantly consists of year-round businesses and I question why the city would create this awkward and negative situation for them. To address this concern, I feel the city or collective food cart owners should provide bathrooms and running water to wash hands in the park area so that nearby businesses don't have to indirectly support them with the facilities they pay to maintain.

Other issues which should be addressed before the city decides on a lease:

- Food carts aren't required to clean and maintain the sidewalks in the summer and shovel them in the winter like year-round businesses are. Often they pack up for the day and leave things like ketchup or grilled onions on the ground. Who will make sure the park is cleaned every night? Will the lease costs cover a city cleaning crew? In addition, some carts rely on use of the public garbage bins to dispose of their waste. Will lease costs cover garbage service for them and their patrons in the park area? How would this work when brick and mortar business in the area pay higher "Blue Zone" garbage rates, the highest rates in Juneau. Currently, food cart contribution to this issue is not equitable.
- Keeping our doors open in the summer is very important to encourage customers to come inside. But this means smoke from the carts often drifts in. Also, some carts are permitted to use generators which negatively impacts nearby businesses trying to welcome visitors with an open door, not to mention any residents living in apartments above. I'm not permitted to play loud music outside my building, but a food cart can operate a generator? How does the city plan to reconcile these issues?
- There should be a standard for food cart appearance. Buildings in this area are required to meet the city's Historical Preservation Program. This is a real expense that landowners have been held accountable for and it increases the rental cost per square foot for apartments and store fronts. I believe to maintain fair business practices the city should require the same Historical Preservation Program be applied to any business activities permitted on leased land. Any business on leased city land should be held to the same high standards. Instead we sometimes see a card table with an umbrella set next to a bbq. When this happens, it undermines the level of appearance the adjacent building/businesses are held to.

My building supports the city's infrastructure by operating a year-round business, renting an apartment, and maintaining a building that meets the historical district standards. The consistent contribution of both property and sales tax by businesses in the downtown core plays an important role in maintaining a stable economy. Many businesses lose money in October and November but remain open because they want to employ year-round staff and provide a service to locals. For many, this isn't a seasonal side job, but a career/livelihood. The boost of sales in the summer helps them stay open through the winter. I feel the year-round downtown businesses are being held to a higher standard than the seasonal vendors and is difficult to accept when the rules aren't applied or enforced equally. From my perspective, it appears the city's desire to support the growth of seasonal vendors is greater than their desire to support the stability of year-round businesses. Soliciting comments from nearby affected businesses and property owners prior to leasing Pocket Park would go a long way towards minimizing or avoiding potential issues. A letter with a short survey for owners to comment could work nicely.

I am certainly not anti-business and recognize the value of healthy competition but am concerned about leasing city land for seasonal vendors without thinking through how it could affect all the businesses in the area. I would love to see vendors fill a niche by providing something unique in a manner that **adds** to the character of downtown. However, leasing land at a lower price than private land/building owners can, not supplying bathrooms, and allowing carts to operate at a lower standard regarding garbage, cleanliness, noise/smoke, and appearance, does not show much support for other businesses in the area. Please consider this when making your decision on how the land is leased. Any permitted activities should be able to pay to maintain the high standards set for the downtown core and in a manner that does not place an added burden on nearby businesses. I realize the city in no way can make everyone happy but would appreciate these differences be addressed in a fair and consistent manner.

Thank you for your time.

Leeann Thomas
251 Front Street
Juneau, AK

From: Paul Thomas <ak_cache@me.com>
Sent: Friday, February 22, 2019 11:51 AM
To: PC_Comments
Subject: Guna-ka-deit Park Lease

Planning Commission
 Regarding Lease of Guna-ka-deit Park

Please DO NOT recommend going forward with the lease of Guna-ka-deit Park especially to be used for temporary structures that will burden City resources and the surrounding property owners and businesses.

As a year-round downtown business owner, it troubles me that the city is getting into the business of competing with private business. There has not been a shortage of available private rentals for businesses in years. In fact we have struggled with businesses moving out of the downtown, vacant shops and empty windows over the last few years. The city should not be competing with private land owners that are trying to lease in the same area. Don't get me wrong I do not believe this land should be leased out. However, if it is going to be made available it should be publicly offered to all, in an effort to find a full time business interested in developing permanent infrastructure that will benefit downtown 365 days a year.

The current proposal is troubling on many fronts:

- **Restrooms** The business described have been utilizing the city resources for years by not providing proper restrooms and directing customers to use the city restrooms at the parking garage. A burden to the city for sure, but far better than no proper restrooms. This proposal has no facility for proper restrooms and is no longer located near any public restrooms. This will put a considerable burden on surrounding businesses. The Idea of porta pots being a reasonable alternative for a retail food business or any business in the downtown core should never be considered. As a business located across the street the idea of buckets of sewage venting at ground level about 20 feet from the sidewalk surrounded by two story buildings is ridiculous. I guarantee you patrons of these temporary establishments with out proper toilets or handwashing sinks will burden the surrounding business rather than use porta pots that are cold or have been baking in the sun. These will also likely be the target of vandalism/tipping leaving there contents on the ground right near the sidewalk.
- **Exhaust/ Venting** The idea venting multiple Grills, deep fat fryers, barbeques and other smoke and smells that would come from the proposed business at street level surrounded by a steep hill and multiple story buildings will only be another burden and reason for dispute with surrounding businesses. Nobody wants to buy souvenirs, books, clothes that smell like smoke or fried fish. A proper building would of course have requirements for venting that would require them to be above the adjacent structures, not below neighbors' windows basically at door level of surrounding business. Business owners should be able to leave their doors and windows open inviting in customer with out suffering from the smells and smoke of neighboring businesses.
- **Animals** Food stalls that do not have room to contain their garbage locked in-side and have drains and grease traps provisionally attached to temporary drain lines. Will attract bears and nuisance animals in much larger quantities. Outside food service food where it can be left or dropped on the ground and not easily cleaned up will aggravate this even further. All increasing the risks of a negative tourist animal encounter that would be bad for all of the business district.
- Preventing or hindering permanent development Leasing the land will inhibit the idea of the city working with the adjoining property owner to market and sell the land. Hopefully, to a developer willing to develop housing and retail (a city goal for downtown). This will be hampered by even a short-term lease to temporary shacks.

- **Appearance** Temporary food carts, sandwich boards, plastic toilets that don't flush, tents with plastic walls and plastic chairs do not conform to rules the rest of downtown core business have to abide by. Whether it's the awnings building owners are required to maintain over city sidewalks, parking requirement or historic district rules that govern desired look and materials that land owners are required to use. These temporary businesses have been allowed to skip all these expenses required and born by their neighbors while offloading more costs and burdens on their neighbors negatively affecting the surrounding businesses. All while at the same time competing for the same customers on a very unfair playing field.
- **Suitability** It has already been determined by the city that the land use requested in this proposal was not suitable or the best use of the property for a sale. Making it a lease does not change the fact that it is a poor unsuitable use and not even close to best use. The current classification as a Recreation Service Park is also incompatible with this short-term commercial use. The idea of serving food on a site listed as a contaminated site by DEC doesn't seem like it is something the city should be supporting

The city should support business growth and vitality. However, it needs to be on an even playing field for all to foster real growth, development, and sustainability. The city competing with landowners in the rental market. Or the city allowing a lower set of standards for one business versus another. Whether it is kitchen standards, sewage, building code, air quality, historic standards, side walk ordinances, etc. fosters and uneven playing field where business will fail. Stacking seasonal vendors with lower requirements and business standards on city land next to year-round competing business will be a loss for all. It would be very shortsighted for the City to allow or foster this kind of inequality. It puzzles me why the City would even consider this proposal that has already been determined not in the best use or interest of the site, this doesn't change because this time it's a lease. The City's goal of selling the land to a developer in conjunction with the Gastineau lots is a good solid goal that will boost all downtown. This short-term lease arraignment on the other hand will foster contention between businesses, favor one business over another, and lower the image of the downtown core making it more difficult to achieve the desired goal of best use, hopefully replacing lost housing for the area.

Thank you for your consideration
 Paul Thomas
 Alaska Cache Liquor



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

MEMORANDUM

DATE: February 22, 2019
TO: Planning Commission
FROM: Laurel Bruggeman, Planner 
Community Development Department
FILE NO.: SMP2018 0002
SUBJECT: Wetlands Review Board Recommendation for SMP2018 0002

On February 21, 2019, the Wetlands Review Board (WRB) reviewed the application for SMP2018 0002 and made the following motion:

"The Wetlands Review Board moves to recommend approval of SMP2018 0002 to the Planning Commission with the condition that the applicant use control measures or storm water best management practices that cause the runoff from the development to infiltrate the ground on-site. Conventional storm water systems transport water into impervious surfaces like streets and driveways which concentrates flow of water and pollutants. On-site infiltration treats water naturally."

This motion passed unanimously.

Minutes are not yet available for the February 21, 2019 meeting. The subject case, SMP2018 0002, was originally scheduled for the January 17, 2019 WRB meeting; however, this meeting was cancelled due to the lack of a quorum. Because of this, the WRB recommendation will be provided to the commission in this MEMO and in staff's presentation.

From: PC_Comments
Subject: FW: Comments for major subdivision @ 4506 Hillcrest Ave

----- Forwarded message -----

From: **Jennifer Walker** <paterjen@gmail.com>
Date: Tue, Feb 5, 2019 at 7:13 PM
Subject: Comments for major subdivision @ 4506 Hillcrest Ave
To: laurel.bruggeman@juneau.org <laurel.bruggeman@juneau.org>

Case #: smp20180002
parcel #: 7B1001160010

I live in the mountainside area adjacent to this proposed development. My main concerns are:

- increased traffic on Craig st due to having only one entry way to many, many lots in this area. Especially in the event of an emergency that constitutes evacuation. Please require that any developments on this plat develop an additional entry point (CBJ standard road) from Hooter Ln.
- has an engineering study been done including hydraulic analysis so water pressure is maintained or enhanced? Please let me know, and if not that would be my another recommendation.
- a green belt between mountainside and any proposed development would go a long way towards helping to keep the peace between these two developments. It will also add intrinsic value to our area and provide view of and access to nature which increase health and lower stress in citizens living near such green belts.

Thank you,
Jennifer and Matt Walker
1018 Edwin Place
Juneau, AK 99801
907-500-8929

From: Kerri Willoughby <kerri.willoughby@gmail.com>
Sent: Tuesday, February 5, 2019 9:00 AM
To: PC_Comments
Subject: Comments to the Richland Manor Development

Hello Planning Commission,

My name is Kerri Willoughby and I have lived in the Mountainside estates neighborhood for over 10 years. My husband and I actually own two properties in Mountainside at 1406 Mary Ellen Way and also 4489 Mountainside Drive. I would like to encourage the planning commission to please consider the current residents of Mountainside with respect to the new development. We enjoy a quiet and safe neighborhood. My 7 year old son often walks to friend's houses in the neighborhood to play, and many of the neighborhood kids enjoy playing outside most days. I would ask you to please require Richland Manor to develop their own access road, so that all of the construction traffic doesn't have to drive directly through our neighborhood every day. Please also require a green belt between the two neighborhoods. I understand that we have a need for more housing in Juneau, but we do have a significant investment in our properties and have a desire to keep our privacy and safety in tact. Sincerely, Kerri Willoughby

Sent from my iPad

From: Karl Vandor <karlvandor@hotmail.com>
Sent: Tuesday, February 5, 2019 9:39 AM
To: Mountainside Neighborhood; PC_Comments; Bob Janes
Subject: additional comments

From Karl and Gale Vandor RE:SMP 2018-002

Most of our streets have been rebuilt in recent years, the heavy dump truck traffic would take a lot of service life from these streets. They would be 10 and 20 yard trucks used in the construction of this development. We would end up with streets in poor condition again much sooner than our normal traffic would inflict wear and tear on them. A project of this size would generate heavy construction traffic and also be dangerous for pedestrians and normal vehicle traffic. this is just one more reason to ask for the new project put in their own feeder street (Hooter Lane).

From: Dan Kenkel <dkenkel56@gmail.com>
Sent: Thursday, February 14, 2019 10:15 AM
To: PC_Comments
Subject: Case No.: SMP2018 0002

February 14, 2019

Case No.: SMP2018 0002
Parcel No.: 7B100116001

To the Juneau Commissioners,

I am one of the owners living in a condo at Tamarack Trails Condominiums located at 4850 Glacier Highway. I am also a member of the board of directors for our condo association. It appears that a future new development, that is located at 4506 Hillcrest Avenue, would like to have access to the right-a-way that our complex has been using for over 20 years for a new road. This same area is also used for some of our parking in buildings A & C.

I have examined the parcel of land that is being proposed for new development and have a few questions and comments.

1) I really don't understand why this right-a-way is even being considered. Looking at the plans it appears that in the Mountainside area there are already three separate streets that could service the proposed new area. The end of Hillside Avenue already appears prepped to accommodate the additional homes and this only impacts 20 other homes. Looking at the plans it appears that Mountainside Drive and Robbie Road have also been designed to continue into the proposed area. By using the right-a-way there is an impact to over 32 homes.

2) How would merging our driveway with a new street impact our access to Glacier Highway? This could created a potentially dangerous intersection.

3) As a resident I have a lot of concern regarding years of ongoing construction equipment being operated near the building I currently reside in. I doubt that I would have purchased my condo had I have known that I could be living in a long term construction zone. I feel that my property value will quickly go down in value if construction of what I consider a useless roadway is allowed to happen.

4) One of major concerns is water runoff. Prior to moving to Juneau I lived in a subdivision that was down the hill from a building site where there were only two homes being built. During a few rainfall events in the area some of my neighbors who's homes were below the construction area experienced terrible damage due to water and mud coming down the hill. This ended in legal battles with my neighbors winning sizeable settlements. I do not want something like that happening to the complex that would suffer the most if something were to go wrong.

5) What will happen to the loss of some the valuable parking spaces that our condo complex requires?

Thank You,

Dan Kenkel
4850 Glacier Hwy D7
Juneau, AK 99801
Cell: 907-988-2046
dkenkel56@gmail.com

Dear Ms. Bruggeman and Public Comments Hearing Team,

RE: Case No: SMP2018 0002

Parcel No 7B1001160010

Chailly and I would like to thank you for you time spent on the phone with me today. When we spoke I shared that my wife and I are owners at 4473 Hillcrest and I have the unique perspective of having previously served many years on the BOD for Tamarack Trails. It seems from the documents sent that CBJ has already ruled in favor of the planned major subdivision impacting the Mountainside Estates Home Owners.

As we discussed today Chailly and I object to this subdivision. From our review of the documents presented it seems the developer has utilized a series of "work arounds" to gain approval for this development. Specifically we note the phased construction as way to forego the complete impact to owners and need for additional study. I mentioned we are disturbed that a phased development could allow the developer to build in subsections but without the full impact being considered i.e. allow road extension versus new access.

We were saddened to learn the previous ruling from CBJ no longer applies. Why don't those judgments and recommendations apply? Though time has passed we remain unclear how the impact has changed. It does not seem major improvements have been made to infrastructure, utilities, or access. We remain perplexed how CBJ and the developer can utilize some documents from 1997 as referenced but not others. We, like other owners, remain concerned about water pressure and the fire service index associated with this change. We do not feel the sprinklers proposed as part of development are a satisfactory solution.

We would also like to share some additional concerns we have not yet seen addressed in the plans. How will the builder protect the nesting eagles at the end of Hillcrest Avenue? Has an environmental impact statement been considered given the proximity to protected wetlands? Has the builder fully disclosed a drainage plan? Will sidewalks be required for all of Hillcrest Avenue on both sides of the street?

Certainly we understand an owners desire to develop land but feel this project is premature for approval. We are not in envy of the varied CBJ entities tasked with balancing the desires for development contrasted with the impact to existing owners. Please do not hesitate to contact us for clarifications or concerns.

Respectfully,

Rick Janik
Chailly Clayton
4473 Hillcrest Ave.
Juneau, Alaska 99801



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

MEMORANDUM

DATE: February 25, 2019
TO: Planning Commission
FROM: Laurel Bruggeman, Planner
Community Development Department
FILE NO.: SMP2018 0002
SUBJECT: Correction to staff report

A handwritten signature in black ink, appearing to read 'Laurel Bruggeman', is written over the 'FROM' field of the memorandum.

Staff incorrectly referenced *Attachment K – Memorandum from CBJ Engineering & Public Works Dated January 31, 2019* on pages 17 and 19 of the staff report for SMP2018 0002. The MEMO found within Attachment K is the CORRECT MEMO, which was referenced incorrectly within the staff report.

Page 17 Should Read:

(A) Whether the preliminary plat complies with CBJ 49.15.411

No, the plat can comply with this title after the following conditions have been met:

1. Complete all **22** requested plat changes listed in the MEMO dated **January 31, 2019**, from CBJ Engineering & Public Works.

Page 19 Should Read:

1. Prior to Final Plat Approval, the following changes shall be made to the preliminary plat:
 - a. Complete all **22** requested plat changes listed in the MEMO dated **January 31, 2019**, from CBJ Engineering & Public Works.

Richland Manor Proposed Subdivision Comments

February 26, 2019

Greg and Becky Roth
1516 Ling Court
Juneau, AK. 99801

Our family has lived in Mountainside for over 30 years.

We recognize that the developer has the right to build new properties, we have the following concerns.

- This current proposed Richland Manor development seeks to almost triple the size of Mountainside neighborhood and skirt the Large Subdivision rules, by dividing the project into smaller sections.

This is unacceptable.

- The developer seeks to build, but is unwilling to add at least one additional entrance/exit to the project
- Our historical experience with the previous developer, Matson, resulted in a failed promise and failed CBJ enforcement for safe sidewalks, sufficient water pressure and adequate neighborhood lighting. Our family dog Elwood, was hit and killed on a dark rainy night on Mountainside without adequate lighting. The driver never saw him. This could easily have been a child. Our concerns about safety are serious.
- We believe that the developer is proposing a development that does not follow the rules nor maintain or improve the current value of existing homes, our existing neighbor relationships and is certainly not expressing a commitment to do these things.

Comments from Matthew L Pegues to the CBJ Planning Commission
Concerning the Development of the Richland Manor Subdivision

Thank you for providing me time to address my concerns with you tonight.

My name is Matt Pegues, I am a fourth generation Alaskan, and a ten-year resident of Mountainside Estates.

There have been multiple proposals to develop this property in the past and The Planning Commission has previously ruled that the development of Richland Manor must meet specific requirements.

One of these requirements was for a buffer zone between Mountainside Estates and Richland Manor. The following is from the CBJ Planning Commission Notice of Decision dated March 27, 1997

The applicant shall submit a proposal to CCD to establish an appropriate buffer between the existing D-5 residential development and the D-15 zoned area. This buffer maybe a greenbelt easement or other appropriate mechanism. The proposal shall be reviewed and approved during the final plat by the Planning Commission.

It is our believe that this should apply in this situation. CBJ currently recommends buffers between different land uses and/or zoning districts to promote and maintain the harmony of the neighborhoods (Policy 10.4 – IA1).

A buffer would have multiple benefits for Mountainside Estates residents. During the ten construction phases, the buffer would help with minimizing noise levels and create a visual barrier of the jobsites. Once Richland Manor development is completed it would provide a visual buffer between the ultra-low-density housing in Mountainside Estates and the medium or high-density housing in Richland Manor. This buffer could lessen the potential negative impacts to the housing prices and the overall harmony of the Mountainside Estates community.

I would like to address one additional subject. The timing of this project has been challenging to say the least. This project has moved extremely fast and the amount of time allowed for the residents to do their research and respond has been minimal.

CCD conducted its first neighborhood meeting was on November 8, 2018. At this meeting Mr. Heuman displayed some very primitive drawings with approximately 70 single family dwellings being built. CCD later determined that this plan did not meet CBJ Title 49.

CCD held a second official neighborhood meeting on Thursday, January 31, 2019. At this time Mr. Heuman showed the current plans with approximately 300 dwellings, a mixture of single-family units and multi-family units. In order for our comments to be included with CCD's

recommendation, our responses had to be delivered to its office no later than February 4, 2019. This is not a sufficient amount of time to develop a thorough response. FYI This was the weekend of the Super Bowl.

CCD released its recommendation that we are discussing tonight, on February 19, 2019. This report is over 165 pages. Having six calendar days to review the documents and prepare for this meeting is unjust to the residents and shows a lack of support and cooperation from CCD. We are working families and have limited time for working on this. It is virtually impossible to consult with experts on the validity of the reports submitted by Mr. Heuman. In my opinion it appears that the process is being pushed through in such a manner as to prevent public comment from being included in the process.

I feel that before this commission considers approving this project that the residents of Mountainside Estates be given 30 additional days for reviewing the documents and consulting with their own experts.

Thank you for your time tonight.

Matthew L Pegues
1409 Mary Ellen Way
Juneau, AK

Julie Staley
 4481 Mountainside Drive
 27 year resident
 5 houses from the proposed development
 I have also submitted prior testimony

1. I am not opposed to development that respects the harmony of the existing neighborhood.
2. I am concerned about **decline in property values due to increased traffic that would transit through a D5 neighborhood to access higher density D15 property.** And, for this reason **am requesting an alternate access from the beginning of the project.** Traffic impact should be based on the end of project not phased in sections.
3. **Traffic impacts property values.** With Juneau's average of two cars per household it could be assumed with the potential **addition of 291 units** at two cars per unit an **additional 582 cars** will funnel through the impacted neighborhood streets to exit from Craig Street onto Glacier Hwy.
4. **Up to 93 houses will be directly impacted** as this traffic passes these houses on Robbie, Mountainside, Hillcrest and Craig Streets.
5. A number of studies have been conducted both in the USA and around the world to determine the effect of road traffic on residential property values. **All conclude that increased traffic and associated noise and vibration produce a nuisance effect that impacts property values negatively.** (studies available through researchgate)
6. In fact in some countries around the world homeowners can make a **claim against the city for the reduction in property value** that has been assigned due to traffic.
7. These research articles go on to show that **silence was recognized as the most important factor by 82.7% and the proximity of green space by 77.7% of respondents when looking for housing.**
8. An alternate access would eliminate this traffic nuisance and property devaluation.
9. When Mountainside Estates was first platted it was zoned R7, for those of us who purchased at that time **"the purpose of R7 was to provide and protect residential land for families who desire to live in an environment of single and two family dwellings".** The proposed project accesses D15 zoned property through a large, established neighborhood zoned as D5. As this **proposed development is considered an extension to the existing development this is unfair to property owners who believed they were purchasing property that met this criteria.**

10. An **alternate access and a green buffer zone to counter adjacent D15 property** is asked for. It is **recognized that emergency vehicle access** is required and we suggest a movable barrier that allows for transit through the different zones.
11. **Comparable situations where D15 is accessed through D5 is not the norm in Juneau.** After reviewing the CBJ zoning map very few examples were located eg you have to pass three D5 houses on Valley Blvd before accessing D18 on Delta Drive or to access the D15 Churchill Way subdivision you pass down Davis bordered by D5 on one side and Lemon Creek on the other, similarly you pass 4 D5 houses on Cordova before accessing D18. It is more likely for D15 to be accessed directly from a main throughfare eg D15 accessible on either side of Mendenhall Loop Road.
12. Further **study of the CBJ assessor's database showed that as the distance increased between D15 and D5, house values increased.** It should be assumed that houses closest to the D15 will see lower property values.
13. Again we ask for alternate access and a green buffer zone to protect property values.
14. A 2017 report on the Effects of Multi-Family Housing on Property Values, Crime and Code Violations in Arkansas indicates there is an effect on the social capital of the neighboring single family homes when there is a discrepancy between investment, cooperation and trust between low and high density homes. **Mountainside Estates is a neighborhood with a strong social fabric and low crime.** A neighborhood watch and association in place. There is strong evidence that neighborhoods with active organizations in place have higher property values, while those with higher density and shorter resident tenure have lower social capital and increased crime. **This bears out in a neighborhood meeting in 2017 with JPD and Mountainside residents when we were told that the fact that Mountainside dead ends is a plus for our low crime rate. Punching through roads to higher density housing could impact both crime rates and lower property values.**
15. We are asking for-
 - An alternate access, not Craig Street
 - A green buffer zone between D5 and D15 zones to protect our property values
 - A movable barrier for emergency access between the two zoning areas

For the current planning commission to **uphold a 1997 planning commission decision** "that no construction traffic for the development of the adjacent area should use the existing streets", and "a separate access and road system be created for the area adjacent to Mountainside Estates".

We suggest the ROW on Hooter Lane, together with discussions between Lowpete construction and Bill Heumann occur as Lowpete is also looking to construct on his D15 property bordering both Bill Heumann's property and Glacier Highway and between Tlingit and Haida and Bill Heumann for the possible purchase of land on Coogan Drive.

Submitted by Michele Elfers, 4493 Mountainside Drive

The Proposed Access Road is **Substandard and Unsafe:**

It Does Not Meet Code for New Street Construction.

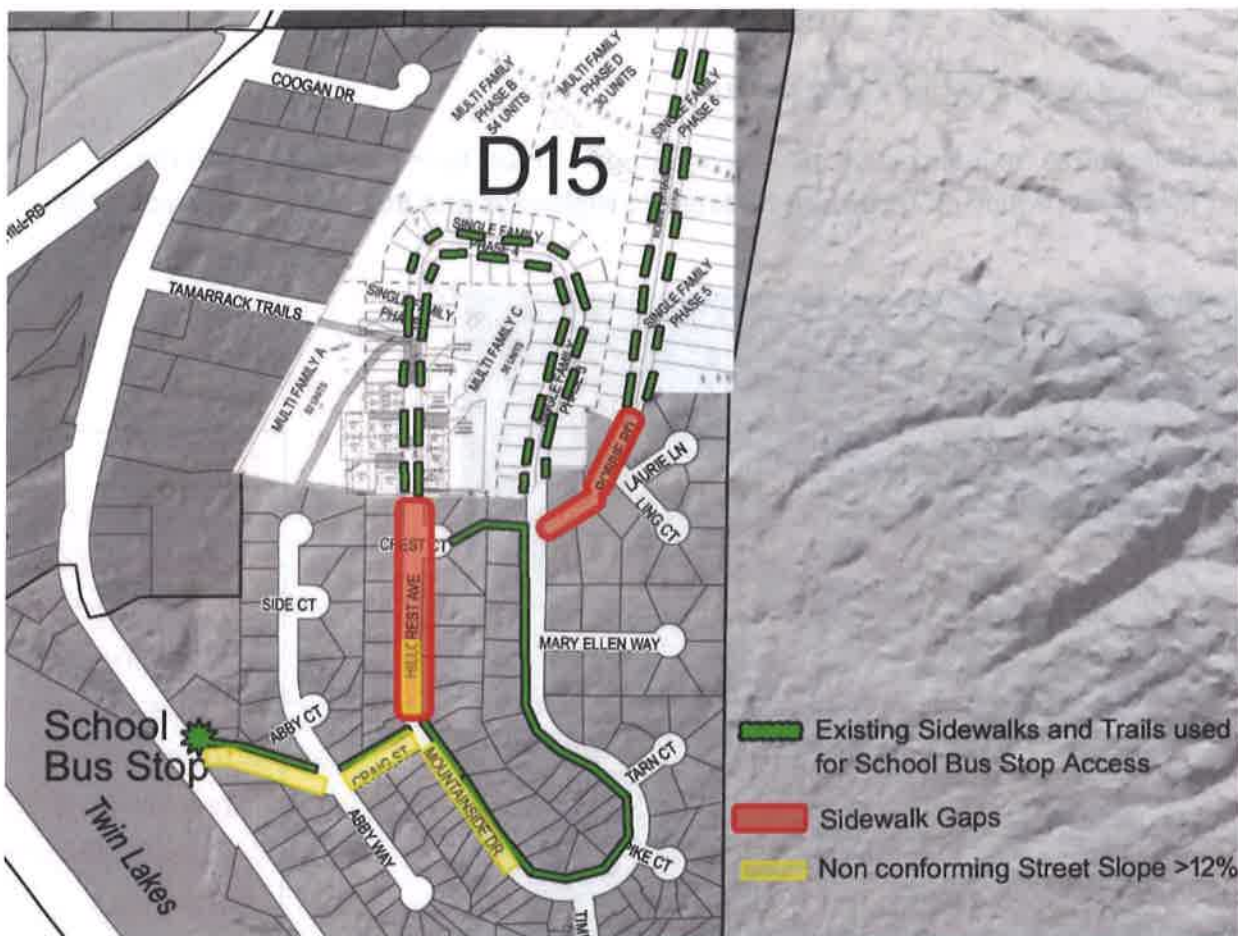
Juneau Non-Motorized Transportation Plan 2009

- Pedestrian Friendly Design includes “Continuous and Direct Routes... Gaps and Missing Links are Dangerous for Pedestrians.” (pg. 19)
- “Sidewalks should be continuous, not end abruptly....” (pg. 41)

49.35.210 - Street system

- *Maximum.* Grades on arterial streets must not exceed six percent. Grades on other streets must not exceed 12 percent.

Craig Street, Mountainside Drive, Hillcrest Avenue and Robbie Road do not meet the CBJ standards for new access roads for new major subdivisions.

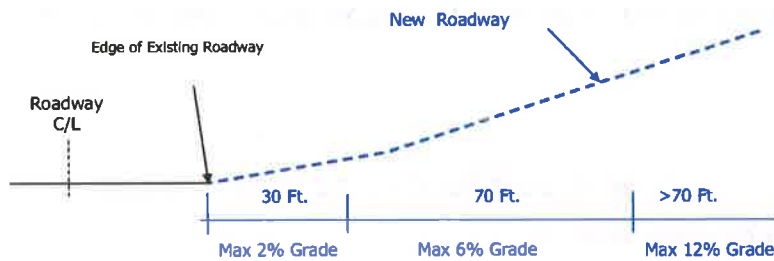


The Proposed Access Road is **Substandard and Unsafe:**

Steep Grades, Inadequate Site Distance, and Lack of Sidewalks Create a Liability for CBJ.

49.35.210 - Street system

Grade. The grade for the approach leg of a new roadway at an intersection must not exceed two percent for the first 30 feet, measured from the edge of the existing roadway. The grade for the next 70 feet of the new roadway **must not exceed six percent** (See Figure 1).



Maximum Grades at the Intersection of a New Roadway

Sight distance. Sight distances for intersection, passing and stopping must be in accordance with the specifications set forth in "**A Policy on Geometric Design of Highways and Streets**". This needs to be reviewed.



This is the intersection of Mountainside Drive, Craig Street and Hillcrest Avenue. Hillcrest does not meet intersection grade and sight distance standards.

HARMONY = COMPATIBILITY IN ADOPTED PLANS AND CODE

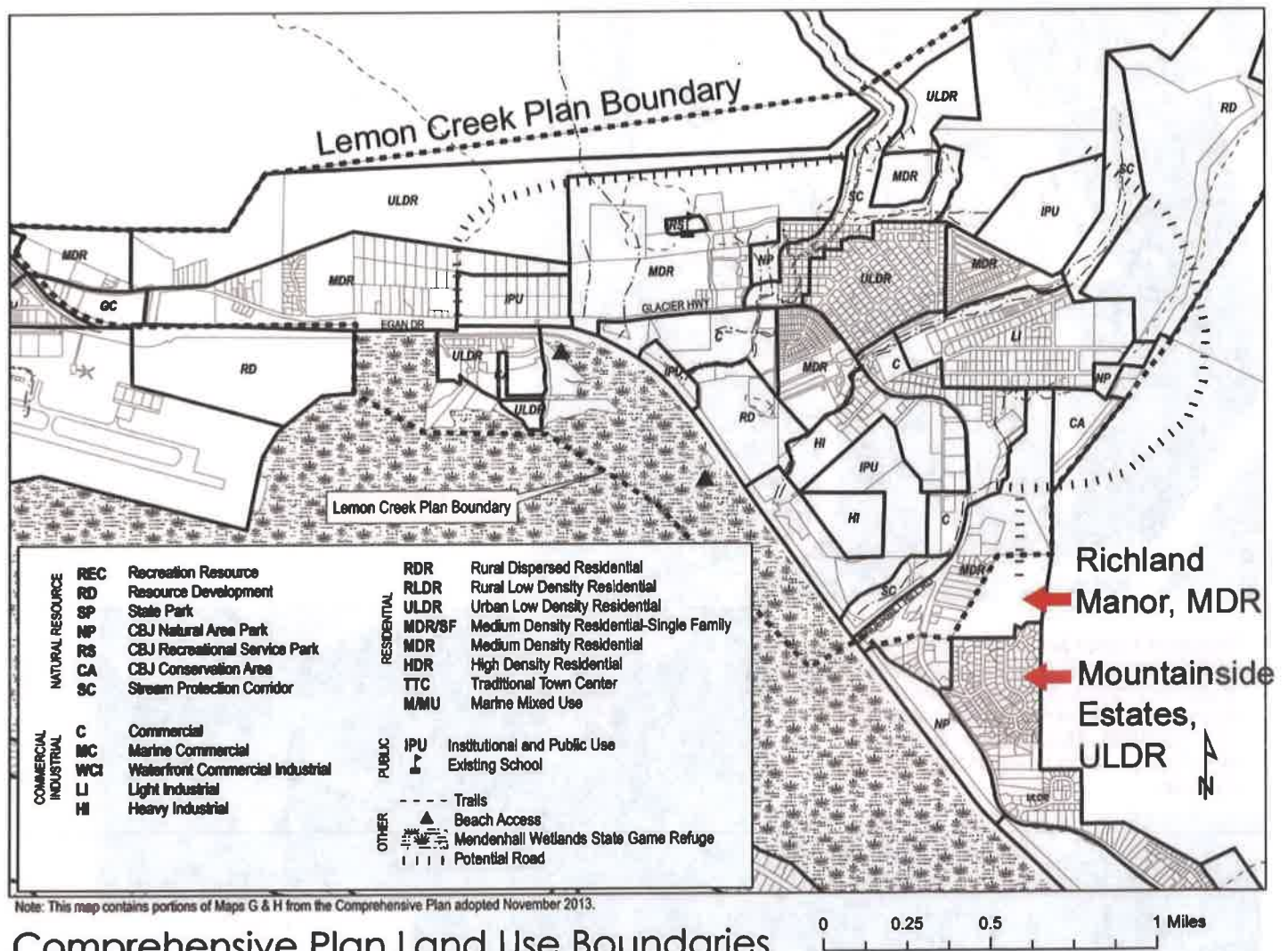
Lemon Creek Area Plan, Adopted 2018

Chapter 2: History and Community

Goal 1: Improve the Lemon Creek Area's identity as an area of attractive neighborhoods and distinctive work places... Juneau's midtown.

Action item 1: Ensure that land use decisions and transportation projects promote neighborhoods and **create or enhance buffers between different land uses and/or zoning districts.**

Richland Manor does not have any buffers or separation. In Juneau this is usually done by separating road access.



Comprehensive Plan Land Use Boundaries

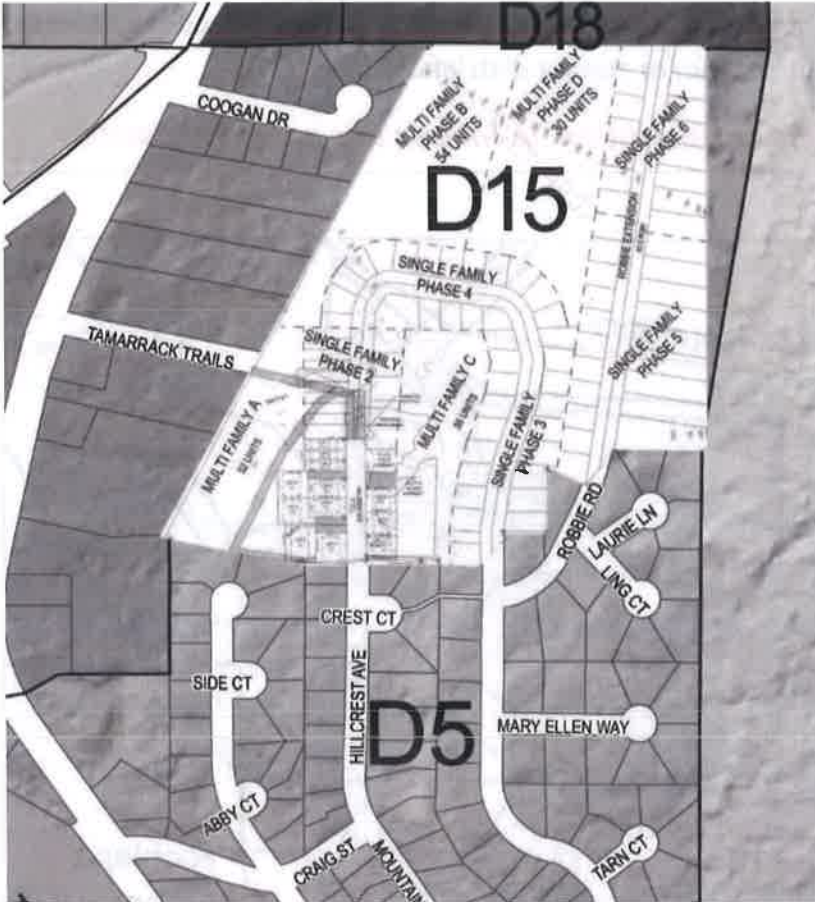
For a full size image of this map see Appendix G: Comprehensive Plan Land Use Boundaries Map on page 163

Credit: CBJ Community Development Department

HARMONY = COMPATIBILITY IN ADOPTED PLANS AND CODE

Comprehensive Plan, Adopted 2013

Chapter 10 Land Use, Policy 10.4 - IA1 Seek to reduce or eliminate conflicts between medium or high density residential uses in established low density residential neighborhoods by encouraging the design of higher density housing to be **compatible in scale, massing and orientation with the adjacent, lower-density housing and to hide or screen the parking behind or within the structure(s).**



Richland Manor proposes Bungalow lots with ~30' frontage. There are very few examples in Juneau of this type of lot, manufactured homes are the most common example of ~30' frontage. They also propose 56 multifamily unit housing along Hillcrest Avenue.

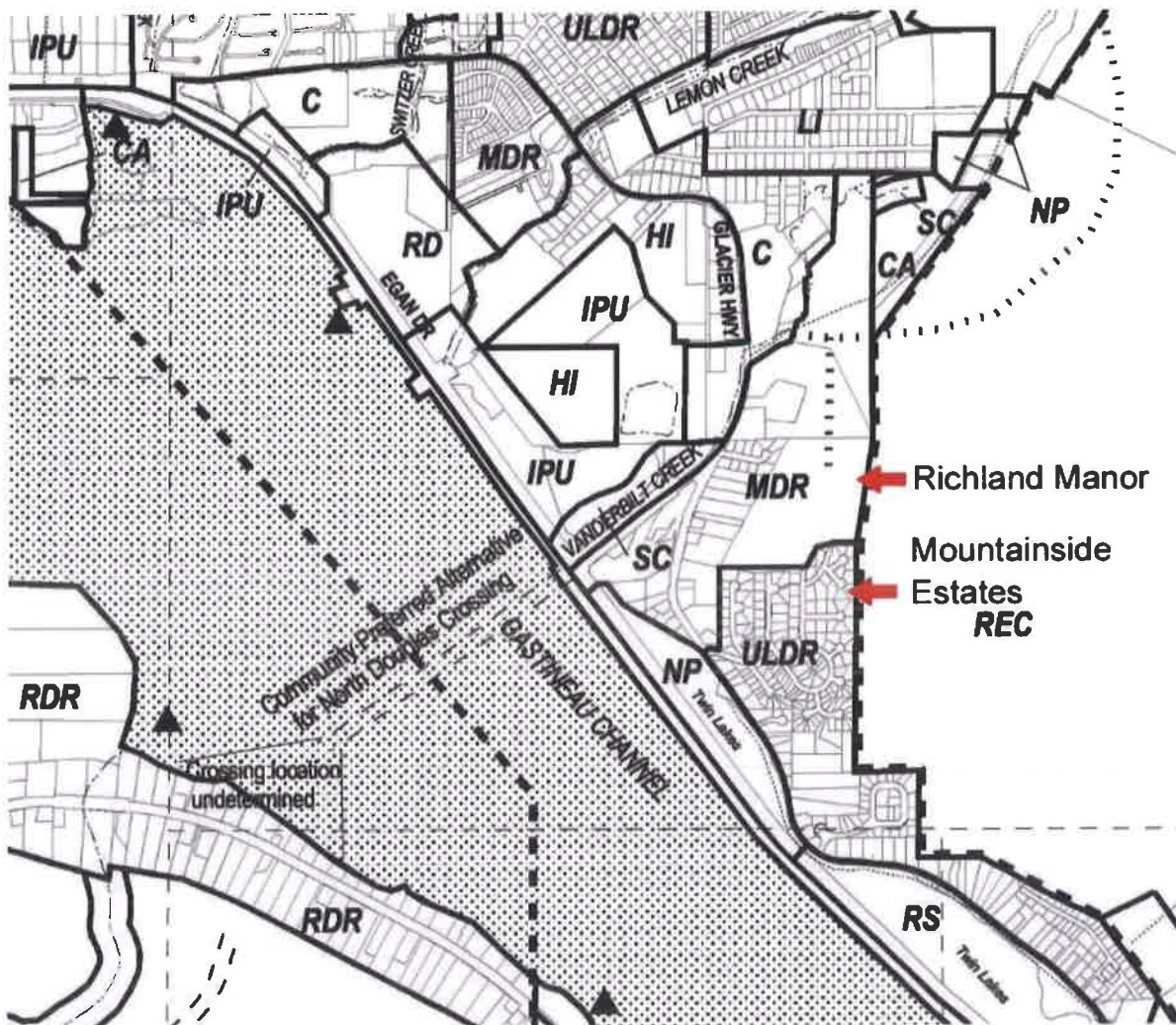


HARMONY = COMPATIBILITY IN ADOPTED PLANS AND CODE

Allowing Richland Manor, MDR, Access Through Mountainside Estates, ULDR, is Precedent Setting.

In Juneau, I could find no examples of an MDR (medium density residential) development relying on access through a ULDR (urban low density residential).

Land Use Areas front collectors or arterials so they don't have to cross other land use areas. The Richland Manor and MDR area was created with frontage to Glacier Highway. Higher density developments should not go through lower density for egress. That is incongruous planning and design.



Land Use Designation Map, Comprehensive Plan 2013

Planning Commission 2-26-19 Public Comment, Richland Manor Major Subdivision Preliminary Plat Application

My name is Robert Trousil

My wife, two daughters and I live at 4501 Mountainside Drive, Juneau 99801

Members of the Planning Commission:

Thank you for the opportunity to comment on the proposed Richland Manor **Phased Major Subdivision** located at 4506 Hillcrest Avenue. Michael and Bill, the owners and developers of the land, have every right to do this. Nevertheless, the subdivision must stand on its own, and be reviewed and evaluated at this time with this in mind. For this Phased Major Subdivision to move forward, there are three items of concern that require consideration. These are not new concerns:

- First: The Richland Manor Major Subdivision needs a separate access.
- Second: Similarly, no construction traffic be allowed on any portion of Mountainside Estates road system.
- Third: An appropriate buffer/green belt be established to separate adjoining D-5 and D-15 zoned parcels.

With respect to Access and Traffic: traffic related to construction efforts will be intensive, and it would appear that it will be exclusively routed on Hillcrest Drive, the most direct route to Glacier Highway. An alternate, separate access is required to address the immediate and long term construction demands that the clearing of heavily forested lands with high topographic variability bring. Also, separate access is the only remedy to address the continual immediate and long term construction and residential ingress and egress demands.

At stake is the structural integrity of the Mountainside Estates roadway system, namely the newly rehabilitated Hillcrest Drive. A high percentage of the traffic associated with the construction of an increasing number of residential dwelling units (up to 430 - nearly three times the current number of dwelling units that exist in the entire Mountainside Estates), will ultimately prefer be using Hillcrest as the shortest way out. The currently proposed configuration increases traffic density and intensity, vehicle presence, noise, and collision potential, and will greatly impact the safety on this stretch of road for years to come. This would be remedied by requiring Richland Manor to provide a separate access via Hooter Lane, which is in close proximity to the currently proposed Phase I project.

In order to preserve and maintain the character and established harmony of the Mountainside Estates neighborhood, a separate access is required. The proposed traffic related impacts are a significant departure from the character and harmony that the existing Mountainside Estates subdivision has known for decades. Traffic studies provided by staff appear to indicate somewhere around 1 to 2 trips per day per residence. That is not realistic, and of course does not account for construction traffic.

(continued....)

Richland Manor **Phased Major Subdivision**

With respect to Buffers: With the exception of a single 15-ft drainage easement, properties Zoned D-5 will be immediately adjacent to high density D-15 zoning. An appropriate buffer should be established to provide at least some level of distinction between the significant different zoning densities. Transitioning between low and high density communities with adequate separation maintains the integrity and identity of both. Property values remain consistent, and the long established harmony of a residential community remains intact. Buffers and open space are known to increase the desirability and value of living in such areas.

It will be contended that certain triggers have not been met and certain studies are not required at this point. However, CBJ has correctly identified the developers' longer-term intent of proposing a high density development, and have identified it as a **Major Subdivision**.

As you know, these same, exact, precise matters have been addressed and remedied in the past. Although they have been considered expired, decisions made by previous CBJ staff and blessed by previous Planning Commissions for this very property now being considered for a **Major Subdivision**. These matters are pertinent, if not more so, in this present day and age. I quote:

- *"The applicant shall ensure that a public collector level roadway in the Hooter Lane right-of-way is constructed";*
- *"The applicant shall ensure that Craig Street (Mountainside Estates) will not be used for truck traffic... constructing the required improvements for, or the development of, this subdivision or future subdivisions or developments on this land; and*
- *"Applicant shall submit a proposal....to establish an appropriate buffer between D-5 residential development and D-15 zoned area".*

Thank you for your time and consideration.



Robert Trousil
4501 Mountainside Dr
Juneau, AK 99801

(907) 209-2811
trousil@bigsky.net

Comments on Behalf of Mountainside Estates Neighborhood
Planning Commission Meeting
February 26, 2019

My name is Dawn Wolfe and I was asked to summarize Mountainside Estates Neighborhood's concerns.

As a neighborhood, we do not oppose the development of Richland Manor Subdivision; however, we would prefer that the Subdivision, Case number PAC 2018 0054 be considered as a stand-alone subdivision and separate from Mountainside Estates. This would include:

- Constructing a separate access "collector" road and finding an alternate second access
- One of the Mountainside roads could act as an Emergency Access via gate or removable barrier
- No construction traffic through the existing Mountainside Neighborhood Streets
- A Greenbelt or buffer zone between the subdivisions (Similar to Nowell Avenue)
- Water flow should be at the maximum Fire Flow

These are not new concepts, and as you are aware, the Planning Commission's April 14, 1997 Notice of Decision* placed these same restrictions on the Preliminary Plat at the time. We are aware that since a final plat was not submitted that these prior decisions have expired and that the code has changed. However, Mountainside Neighborhood's concerns have not changed. Even though these prior decisions are no longer legally binding, they still set a common-sense precedent.

There is incompatibility between D5 to D15 Subdivisions.

Having D5 and D15 subdivisions adjacent to each other defeats the purpose of zoning. Zoning helps define the harmony of neighborhoods. This was the case in a prior Planning Commission Notice of Decision dated 6-22-1998* (File SUB98-00015). The Commission rejected Mr. Huemann's original 1998 Vanderbilt Hill Subdivision that proposed 8 small lots at the end of Abby Way which were technically allowed by the code since it was D-15 zoning. Eventually, 5 larger single family lots were approved and built on. One of the Commission's reasons was: "creating fewer lots would be more harmonious with the character of the neighborhood."

The proposed Phase 1 of the Richland Manor Subdivision would create 12 medium density single-family homes of at the end of Hillcrest; this is not harmonious with our neighborhood. Therefore, phase 1 defeats another precedent set by a prior Planning Commission.

Constructing a Separate Access "Collector" road.

As stated in the CDD Staff report, "Craig Street was platted and constructed as a collector street and according to CBJ 49.32.210(c) collector streets should be continued into new adjoining subdivisions as needed. Hillcrest, Mountainside and Robbie Road are not collector streets, future development may trigger them to be upgrade as collector streets." Upgrading any one of these neighborhood streets as a collector would disrupt the harmony and character of our neighborhood and would be inconsistent with the original intend of our higher-end neighborhood; it would be inconsistent with why we purchased our homes; inconsistent with why we continue to improve our homes; and inconsistent with why we live here.

Access has been a main concern with every proposed development of Richland Manor. The platted right of way (ROW) is Hooter Lane and fire code requires a second access if 200 or more units, with sprinklers, are constructed. Our neighborhood opposes being a primary or secondary access. We are willing to compromise and become an emergency only access. This could be accomplished via gate or removable barrier. According to the Fire department, this means a second access would be required after 42 sprinkled units since Mountainside already has 157. The problem with sprinkled units is water pressure. Currently, the upper homes of Mountainside have water pressure issues. This will only get worse with more units and higher floors on multi-unit complexes. Since a second access will be required and the need for an improved water system will be necessary, these are two more reasons why a separated subdivision should be considered.

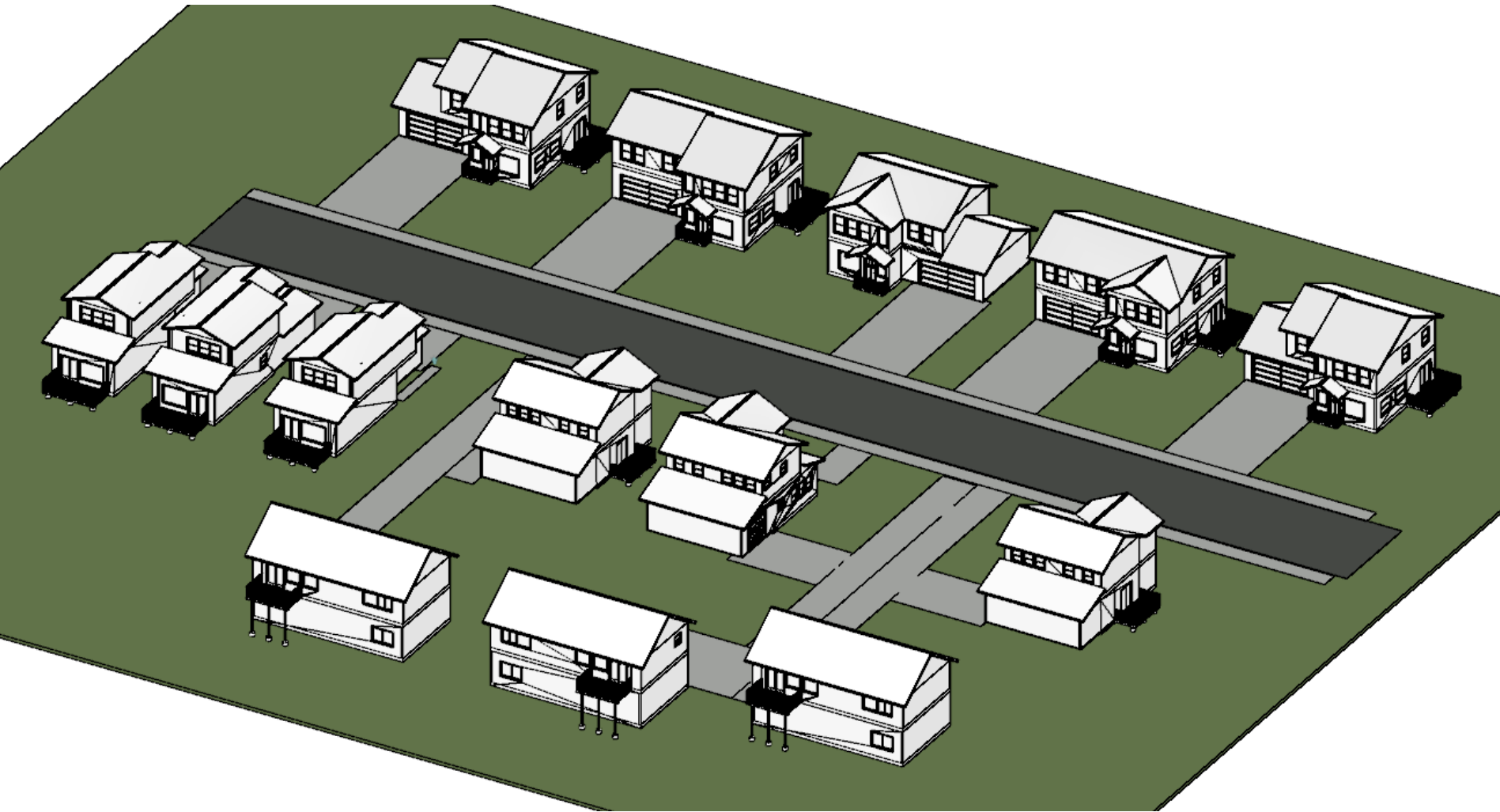
Access through our neighborhood creates several serious concerns: more crime, incompatible neighborhood harmony, safety, traffic, lower property values, water pressure and construction traffic. Several of my neighbors will testify in more detail regarding these concerns.

Conclusion

The Richland Manor Subdivision as proposed will have several serious and adverse effects on Mountainside Estates. We respectfully request that the Planning Commission honor the precedent set by previous Planning Commissions and require Richland Manor Subdivision to have separate access from Mountainside Estate. Also, even though cul-de-sacs are not current code, we have been told, that the Planning Commission can approve them. Therefore, as a compromise, we would accept finishing the end of Mountainside and Robbie with cul-de-sacs and creating an emergency only access on Hillcrest.

*April 14, 1997 and June 22, 1998 Notice of Decision were included in written testimony

SMP2018 0002 Conceptual Drawing



submitted by William Heumann



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

DATE: February 13, 2019

TO: Planning Commission

FROM: Beth McKibben, AICP, Senior Planner
Community Development Department

FILE NO.: CSP2019 0001

PROPOSAL: A Consistency Review for a parking easement at Chicken Yard Park for
626 Fifth Street

A handwritten signature in black ink, appearing to be 'BM', is located to the right of the 'TO' and 'FROM' fields.

GENERAL INFORMATION

Applicant: City & Borough of Juneau

Property Owner: City & Borough of Juneau

Property Address: 635 Sixth Street

Legal Description: Juneau Townsite Block 113, Lots 5 and 6

Parcel Code No.: 1C040A130060

Site Size: 9,785 sq. ft.

**Comprehensive Plan Future
Land Use Designation:** CBJ Recreational Service Park (RS)

Zoning: D5

Utilities: City water and sewer

Access: Sixth Street

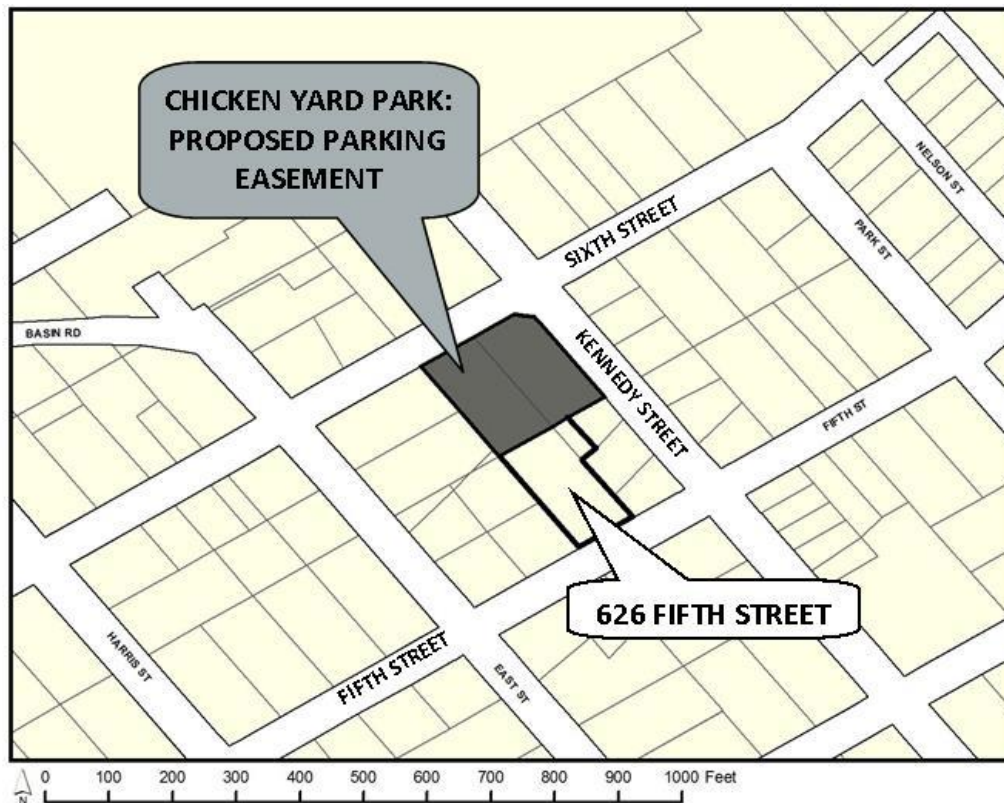
Existing Land Use: Chicken Yard Park

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Surrounding Land Use:

North	- D5 –single family
South	- D5-single family
East	- D5-single family
West	- D5/D18 single family/multifamily

VICINITY MAP



ATTACHMENTS

- A- CSP Application and back up materials
- B- Draft Minutes – February 4, 2019, Lands and Resources Committee
- C- Minutes – August 7, 2018, Parks and Recreation Committee
- D- Agency comments received

PROPOSAL

The applicant, CBJ Department of Parks and Recreation, requests a Planning Commission recommendation to the Assembly regarding a proposed parking easement and pedestrian easement located in Chicken Yard Park at 635 Sixth Street. The parking easement would

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February 13, 2019
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provide two off street parking spaces for the exclusive use of the owners of 626 Fifth Street. Additionally, the proposal includes a non-exclusive pedestrian easement through the park to 626 Fifth Street. Access through the park and playground by privately owned motor vehicles would end. This will allow for the replacement of the playground equipment and other improvements to the park.

BACKGROUND

Chicken Yard Park is located on Starr Hill at the corner of Sixth Street and Kennedy Street. It is designated as a Neighborhood Park in the Parks & Recreation Department's Comprehensive Plan (1996). The playground equipment at Chicken Yard Park was installed in 1988, making it the oldest playground in Juneau's park system. The single family home located at 626 Fifth Street has access from the Fifth Street stairs. According to the Assessor's data base, the home was constructed in 1937. The owners of 626 Fifth Street received verbal permission from CBJ to use Chicken Yard Park for vehicular access to their home. A memorandum from 1980 indicates there was no formal easement. Funding for a new playground and other improvements at Chicken Yard Park was approved by voters as part of the Temporary 1% Sales Tax (2012-16). The project was suspended due to longstanding concerns about motor vehicles driving through the park and playground to access the private home located at 626 Fifth Street.

At the Parks & Recreation Advisory Committee regular meeting on August 7, 2018, public comment on these access issues was taken. Additionally, staff met several times with Starr Hill residents as well as with the owners of 626 Fifth Street. A solution was identified that will allow the CBJ to meet its responsibility to maintain a safe park and accommodate the owners of 626 Fifth Street. The owners have agreed to the arrangement, which is subject to Assembly approval.

At the February 4, 2019, meeting, the CBJ Lands and Resources Committee considered the proposed easements. The item was not on the agenda for action at this meeting. However, the Lands Committee expressed support for the proposal.

AGENCY REVIEW

Staff contacted CBJ Engineering/Public Works, Capital City Fire & Rescue, the Juneau Police Department, the Parks and Recreation Department, Streets Division, the CBJ Assessor, Lands & Resources, and Alaska Electric Light & Power (AELP). Staff received no comments of concern with the proposed easements. AELP indicated it is unlikely there are power line conflicts. However, AELP was not able to field verify line locations.

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PUBLIC COMMENTS

At the time of the writing of this report, CDD staff received no public comments regarding the proposed easements.

ANALYSIS

The Planning Commission is required to review the disposal of CBJ Property per CBJ 49.10.170(c):

CBJ 49.10.170 (c) City and borough land acquisitions, disposals and projects. *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 improvement plan.*

Additionally, CBJ 53.09.260(b) requires Planning Commission review of negotiated sales, leases, and exchanges of CBJ property:

Planning commission review, final assembly approval. *Upon satisfactory progress in the negotiation or competition undertaken pursuant to subsection (a) of this section, and after review by the planning commission and authorization by the assembly by ordinance, the manager may conclude arrangements for the lease, sale, or exchange or other disposal of City and Borough land. The final terms of a disposal pursuant to this section are subject to approval by the assembly unless the minimum essential terms and the authority of the manager to execute the disposal are set forth in the ordinance enacted pursuant to this subsection. The disposal may not be executed until the effective date of the ordinance.*

Furthermore, CBJ 53.09.300 states that easement applications will receive department and Planning Commission review. Fair market value will be determined by appraisal, and the City Manager will convey the easement upon Assembly approval by resolution.

CBJ 53.09.300 (d) Easements. *Upon receipt of the Planning Commission recommendation, the assembly may, by resolution, authorize the manager to execute the easement under such terms and conditions as are authorized by the assembly.*

CBJ 49.40.210 requires two onsite parking spaces for a single family dwelling. Additionally, CBJ 49.40.200(4)(A) requires off street parking for single family homes to be located on the same zoning lot as the building served. The single family home at 626 Fifth Street, which will be the sole beneficiary of the parking easement, was constructed prior to zoning and the requirements

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for off-street parking. However, the property has provided on-site parking for many years by using informal access through the park. Due to safety concerns, CBJ does not want to continue providing vehicular access to the on-site parking. Instead, CBJ proposes to provide two parking spaces at the entrance of Chicken Yard Park. Due to the lack of legal access, the on-site parking spaces are not legally conforming. The provision of two off-street parking spaces in the park will improve this nonconforming situation by providing legal off-street parking and improving the safety of the park for all users.

Parks and Recreation has submitted two possible designs for the parking area. Option A is preferred but may be cost prohibitive. Both options provide two spaces that meet the parking space dimension requirements of CBJ 49.40.210(b)(1) of 8.5 feet by 17 feet.

Conformity with Adopted Plans

2013 Comprehensive Plan The proposed parking and pedestrian easements are consistent with the following components of the Comprehensive Plan:

Guiding principle: *A safe place to raise a family. Maintain safe neighborhoods and circulation systems; provide public spaces and facilities that foster community interaction and cohesiveness.*

Policy 4.4. *To facilitate the preservation and rehabilitation of existing housing, particularly housing affordable to low-income residents.*

Policy 4.7. *To encourage preservation of residential structures that are architecturally and/or historically significant to the CBJ and which contribute to the historic and visual character and identity of the neighborhood.*

Policy 9.1. *To provide quality dispersed outdoor recreational opportunities and to acquire and develop sufficient local parks and recreational facilities in locations convenient to all area of the CBJ. Places given priority for new facilities include rapidly developing area and currently developed areas that lack adequate parks and recreation facilities.*

Implementing Action 9.1 - IA17 *Plan park renovation projects to address changing recreational needs.*

Policy 17.2. *To hold certain lands in the public trust, and to dispose of certain lands for private use when disposal serve the public interest.*

2008 Juneau Parks and Recreation Plan and 2019 Draft Master Plan Both the adopted Parks and Recreation Plan and the 2019 Draft Master Plan identify Chicken Yard Park as a “mini park”. The 2019 plan identifies the park as in need of upgrades. Specifically it states, “Remove or replace west retaining wall. Resolve issue of whether there is an easement for a private

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driveway through the park; replace play equipment if feasible.” These are ranked as a high priority. The proposed easements will resolve the private driveway question and allow for replacement of the play equipment.

Habitat

There are no habitat concerns identified related to the proposed easements. Additionally, the project site is outside the mapped flood hazard zone.

FINDINGS

Staff finds the proposed easement for the exclusive use by the owners of 626 Fifth Street of two parking spaces within Chicken Yard Park and a non-exclusive pedestrian easement across the park to access 626 Fifth Street to be consistent with Title 49 and CBJ adopted plans, specifically the 2013 Comprehensive Plan, the 2008 Parks and Recreation Plan, and the 2019 Draft Parks and Recreation Master Plan.

RECOMMENDATION

Staff recommends that the Planning Commission forward the proposal to the Assembly with a recommendation of approval.



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 635 Sixth Street, Juneau, AK		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) JUNEAU TOWNSITE BL 113 LTS 5 & 6		
	Parcel Number(s) 1C040A130060		
	☐ This property located in the downtown historic district ☐ This property located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner City & Borough of Juneau (Parks & Recreation Dept.)		Contact Person George Schaaf
	Mailing Address 155 South Seward St		Phone Number(s) 907-586-0932
	E-mail Address george.schaaf@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  Landowner/Lessee Signature		2/1/2019 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		2/1/2019 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

Packet Page 38 of 498

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 Creation of a private easement for two parking spaces within Chicken Yard Park.
	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.

Attachment A - Application

Case Number	Date Received



TO: Beth KcKibben, Senior Planner
FROM: George Schaaf, Parks & Recreation Director
DATE: February 1, 2019
RE: Chicken Yard Park

Chicken Yard Park is located on Starr Hill at the corner of Sixth Street and Kennedy Street. It is designated as a Neighborhood Park in the Parks & Recreation Department's Comprehensive Plan (1996). The playground equipment at Chicken Yard Park was installed in 1988, making it the oldest playground in Juneau's park system. Funding for a new playground and other improvements at Chicken Yard Park was approved by voters as part of the Temporary 1% Sales Tax (2012-16). The project was suspended due to longstanding concerns about motor vehicles driving through the park and playground to access a private home located at 626 Fifth Street.

The Parks & Recreation Advisory Committee received public comment on these access issues at its regular meeting on August 7, 2018. Since then, staff has met several times with Starr Hill residents, as well as with the owners of 626 Fifth Street. As a result of these efforts, I believe we have identified a solution that will allow the CBJ to meet its responsibility to maintain a safe park and accommodate the owners of 626 Fifth Street. The owners have agreed to the arrangement, which is subject to Assembly approval.

This project would construct two parking spaces at the entrance to Chicken Yard Park. The CBJ would grant an easement providing for exclusive use of these parking spaces to the owners of 626 Fifth Street. This easement would run with that property. No public parking would be provided within the park. An access drive also would be constructed for maintenance by CBJ staff, as well as access to the private parking spaces. Access through the park and playground by privately owned motor vehicles would cease, allowing the CBJ to proceed with replacement of the playground equipment and other improvements to the park.

Engineering staff developed two similar options for this project: Option "A" would locate the parking spaces closer to Sixth Street. This option retains the maximum amount of space for park improvements, but is more costly because of the need for retaining walls. Option "B" would locate the parking spaces deeper inside the park. This option reduces the amount of space available for park improvements, but would cost less. The Parks & Recreation Department prefers Option "A," however a final design will dependent on additional site analysis that cannot be performed until spring.

As this proposed agreement contemplates a disposal of municipal land (agreeing that a private party can park on public land) and an acquisition (CBJ acquires disputed access rights) in accordance with Title 49 and 53, this issue will also go to the Planning Commission for recommendation and review (code sections below).

* * * * *

49.10.170 (c)

City and borough land acquisitions, disposals and projects. The commission shall review and make recommendations to the assembly on land acquisitions and disposals....

53.09.300

(a) Authorized. The manager may convey or lease an easement in City and Borough owned land upon approval by the assembly. Easements shall be nonexclusive unless otherwise provided in the easement document.

(c) Departmental and planning commission action. ...the planning department shall refer the application and departmental comments to the planning commission for its recommendation to the assembly....

(d) Assembly action. Upon receipt of the planning commission recommendation, the assembly may, by resolution, authorize the manager to execute the easement under such terms and conditions as are authorized by the assembly.



City and Borough of Juneau
 City & Borough Manager's Office
 155 South Seward Street
 Juneau, Alaska 99801
 Telephone: 586-5240 | Facsimile: 586-5385

DATE: January 25, 2019

TO: Mary Becker, Chair Assembly Lands Committee

FROM: Rorie Watt, City Manager

RE: Chicken Yard Park

Chicken Yard Park is located on Starr Hill at the corner of Sixth Street and Kennedy Street. It is designated as a Neighborhood Park in the Parks & Recreation Department's Comprehensive Plan (1996). The playground equipment at Chicken Yard Park was installed in 1988, making it the oldest playground in Juneau's park system. Funding for a new playground and other improvements at Chicken Yard Park was approved by voters as part of the Temporary 1% Sales Tax (2012-16). The project was suspended due to longstanding concerns about motor vehicles driving through the park and playground to access a private home located at 626 Fifth Street.

The Parks & Recreation Advisory Committee received public comment on these access issues at its regular meeting on August 7, 2018. Since then, staff has met several times with Starr Hill residents, as well as the owners of 626 Fifth Street. As a result of these efforts, I believe we have identified a solution that will allow the CBJ to meet our responsibility to maintain a safe park and accommodate the owners of 626 Fifth Street. The owners have agreed to the arrangement, it is subject to Assembly approval. Terms of the agreement are:

The CBJ would:

- Construct two parking spaces at the entrance to Chicken Yard Park;
- Grant to the owners of 626 Fifth St. exclusive easement to use these parking spaces (no public parking will be provided in the park);
- Grant to the owners of 626 Fifth St. non-exclusive use of a driveway to access the parking spaces;
- Grant to the owners of 626 Fifth St. non-exclusive pedestrian access through the park to their home; and
- These all run with 626 Fifth St.
- Provide a one-time payment totaling \$5,000.

The Owners of 626 Fifth Street would:

- Disclaim all current and future interests in Lots 5 & 6 (known as Chicken Yard Park), including any claim of access through prescriptive easement. This disclaimer of interest would carry forward to all future owners of 626 Fifth St.; and
- Be responsible for all maintenance of the parking spaces.

This agreement represents a compromise where neither party gets everything they wanted. At the same time, it avoids an uncertain legal process that would prove costly for all parties. Most important, it brings peace to a contentious situation that could divide a neighborhood and the CBJ and its citizens, and allows the Parks & Recreation Department to move forward with long-overdue improvements for a cherished community park. I intend to recommend additional resources for the renovation of the park through the CIP process.

I very much appreciate the owners of 626 Fifth Street being willing to work out an agreement on this issue. It has been a long standing point of contention, all parties benefit from closure.

This item is on the agenda only for informational purposes tonight. It is additionally on the PRAC agenda for tomorrow night, again as information. I have scheduled this resolution for public hearing at the Assembly meeting on March 4, 2109.

As this proposed agreement contemplates a disposal of municipal land (agreeing that a private party can park on public land) and an acquisition (CBJ acquires disputed access rights) in accordance with Title 49 and 53, this issue will also go to the Planning Commission for recommendation and review, code citations below.

I look forward to bringing this issue to resolution.

49.10.170 (c)

City and borough land acquisitions, disposals and projects. The commission shall review and make recommendations to the assembly on land acquisitions and disposals.....

53.09.300

a) Authorized. The manager may convey or lease an easement in City and Borough owned land upon approval by the assembly. Easements shall be nonexclusive unless otherwise provided in the easement document.

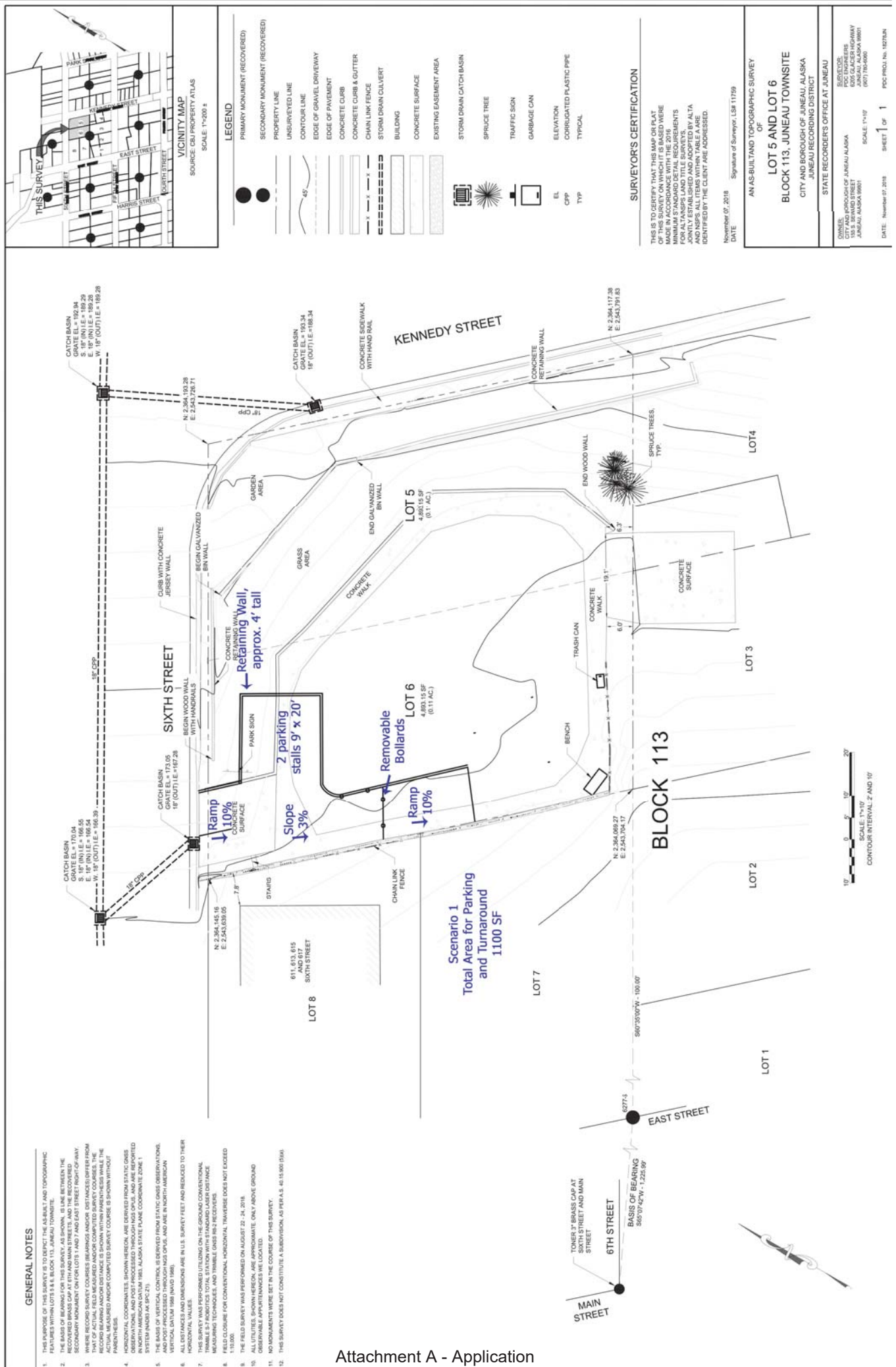
c) Departmental and planning commission action. ...the planning department shall refer the application and departmental comments to the planning commission for its recommendation to the assembly...

d) Assembly action. Upon receipt of the planning commission recommendation, the assembly may, by resolution, authorize the manager to execute the easement under such terms and conditions as are authorized by the assembly.

GENERAL NOTES

1. THE PURPOSE OF THIS SURVEY IS TO DEPICT THE AS-BUILT AND TOPOGRAPHIC FEATURES WITHIN LOTS 5 & 6, BLOCK 113, JUNEAU TOWNSHIP.
2. THE BASIS OF BEARING FOR THIS SURVEY, AS SHOWN, IS THE LINE BETWEEN THE RECOVERED BRASS CAP AT 6TH AND MAIN STREETS AND THE RECOVERED BRASS CAP AT 6TH AND SIXTH STREETS.
3. THE RECOVERED SURVEY CORNERS, BEARINGS AND/OR DISTANCES DIFFER FROM THAT OF ACTUAL FIELD MEASUREMENTS AND/OR COMPUTED SURVEY COORDINATES. THE RECOVERED BEARING AND/OR DISTANCE IS SHOWN WITHIN PARENTHESES WHILE THE ACTUAL BEARING AND/OR DISTANCE COMPUTED SURVEY COORDINATES IS SHOWN WITHOUT PARENTHESES.
4. HORIZONTAL COORDINATES, SHOWN HEREON, ARE DERIVED FROM STATIC GNSS OBSERVATIONS AND POST-PROCESSED THROUGH IGS OFFICE AND ARE REPORTED IN NAD 83 (NORTH AMERICAN 1983).
5. THE BASIS OF VERTICAL CONTROL IS DERIVED FROM STATIC GNSS OBSERVATIONS AND POST-PROCESSED THROUGH IGS OFFICE AND ARE REPORTED IN NAVD 83 (NORTH AMERICAN 1983).
6. ALL HORIZONTAL AND VERTICAL COORDINATES ARE IN U.S. SURVEY FEET AND REDUCED TO THEIR HORIZONTAL VALUES.
7. THIS SURVEY WAS PERFORMED UTILIZING THE GROUND CONVENTIONAL TRIMBLE 5770 TOTAL STATION WITH STANDARD LASER DISTANCE MEASURING TECHNIQUES AND TRIMBLE GNSS RTK RECEIVERS.
8. THE FIELD SURVEY WAS PERFORMED ON AUGUST 22 - 24, 2018.
9. ALL UTILITIES, SHOWN HEREON, ARE APPROXIMATE, ONLY ABOVE GROUND OBSERVABLE APPURTENANCES WERE LOCATED.
10. NO MONUMENTS WERE SET IN THE COURSE OF THIS SURVEY.
11. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION, AS PER A.S. 40.15.000 (5)(A).

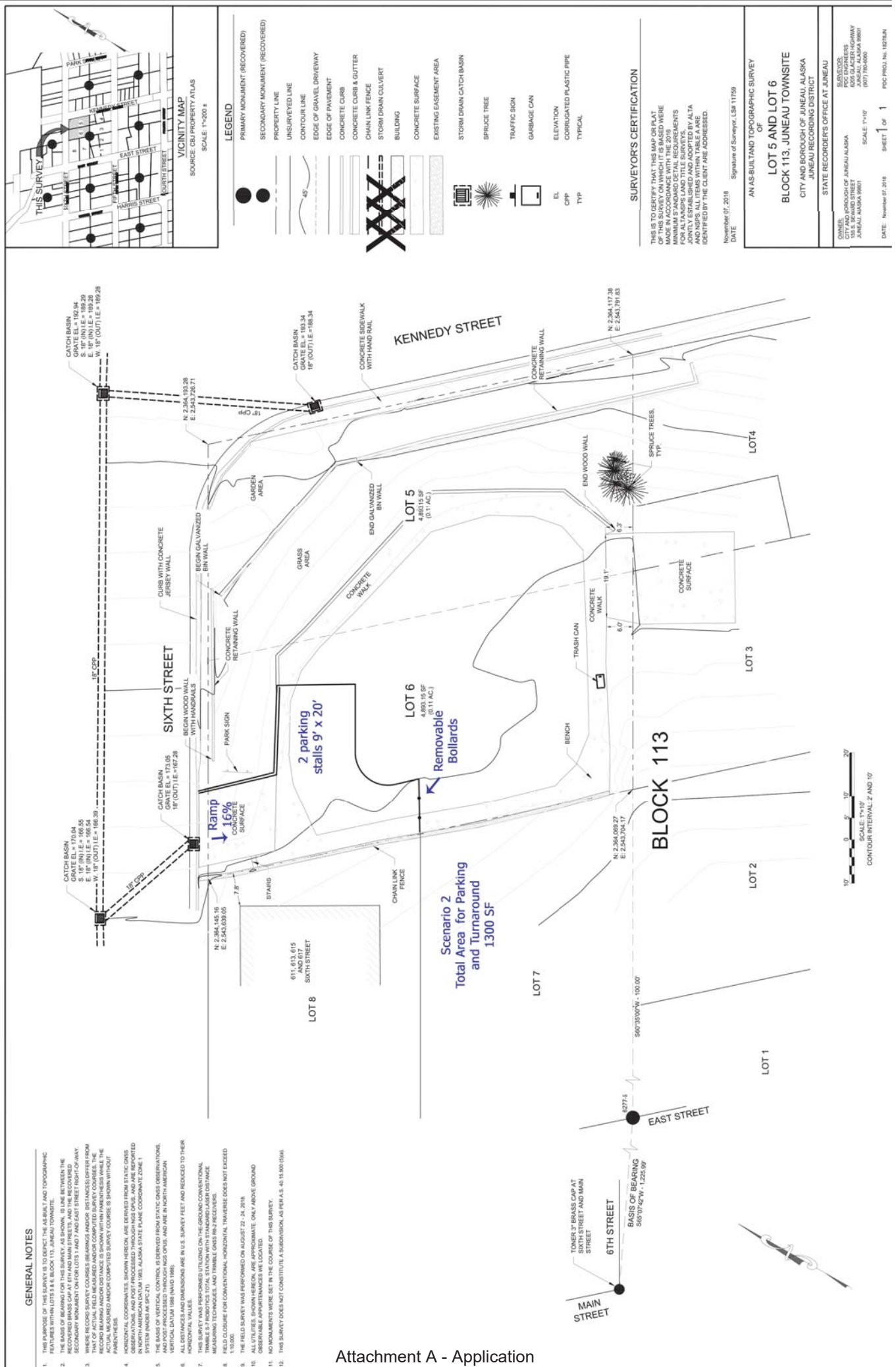
Attachment A - Application



GENERAL NOTES

1. THE PURPOSE OF THIS SURVEY IS TO DEPICT THE AS-BUILT TOPOGRAPHIC FEATURES WITHIN LOTS 5 & 6, BLOCK 113, JUNEAU TOWNSHIP.
2. THE BASIS OF BEARING FOR THIS SURVEY, AS SHOWN, IS LINE BETWEEN THE RECOVERED BRASS CAP AT 6TH AND MAIN STREETS AND THE RECOVERED BRASS CAP AT 6TH AND SIXTH STREETS. THE RECOVERED BRASS CAPS ARE LOCATED AT THE INTERSECTION OF 6TH AND MAIN STREETS AND 6TH AND SIXTH STREETS.
3. THE RECOVERED SURVEY COORDINATES, BEARINGS AND/OR DISTANCES OBTAINED FROM THE RECOVERED BRASS CAPS ARE SHOWN WITHIN PARENTHESES WHILE THE RECOVERED BEARING AND/OR DISTANCE IS SHOWN WITHIN PARENTHESES WHILE THE RECOVERED BEARING AND/OR DISTANCE IS SHOWN WITHIN PARENTHESES.
4. HORIZONTAL COORDINATES, SHOWN HEREON, ARE DERIVED FROM STATIC GNSS OBSERVATIONS, AND POST-PROCESSED THROUGH GPS, AND ARE REPORTED IN THE NORTH AMERICAN DATUM 1983 (NAD 83) ALASKA STATE PLANE COORDINATE ZONE 1 SYSTEM (NAD 83 AS PC 21).
5. THE BASIS OF VERTICAL CONTROL IS DERIVED FROM STATIC GNSS OBSERVATIONS, AND POST-PROCESSED THROUGH GPS, AND ARE IN NORTH AMERICAN DATUM 1983 (NAD 83) ALASKA STATE PLANE COORDINATE ZONE 1 SYSTEM (NAD 83 AS PC 21).
6. ALL ELEVATIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND REDUCED TO THEIR MEAN SEA LEVEL (MSL) VALUES.
7. THIS SURVEY WAS PERFORMED UTILIZING ON-THE-GROUND CONVENTIONAL TRIMBLE 5770 TOTAL STATION WITH STANDARD LASER DISTANCE MEASURING TECHNOLOGIES, AND TRIMBLE GNSS RECEIVERS.
8. FIELD MEASUREMENTS FOR CONVENTIONAL HORIZONTAL MEASUREMENTS DID NOT EXCEED 1:10,000.
9. THE FIELD SURVEY WAS PERFORMED ON AUGUST 22 - 24, 2018.
10. ALL UTILITIES, SHOWN HEREON, ARE APPROXIMATE, ONLY ABOVE GROUND OBSERVABLE APPURTENANCES WERE LOCATED.
11. NO MONUMENTS WERE SET IN THE COURSE OF THIS SURVEY.
12. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION, AS PER A.S. 45.150.050.

Attachment A - Application



**ASSEMBLY STANDING COMMITTEE MINUTES
LANDS AND RESOURCES COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA
MINUTES**

February 4, 2019 5:00 P.M.
City Hall, Assembly Chambers

I. ROLL CALL

Chair Mary Becker called the meeting to order at 5:00 pm.

Members Present: Mary Becker, Chair; Wade Bryson; Maria Gladziszewski, Alicia Hughes-Skandijs

Members Absent: Maria Gladziszewski,

Liaisons Present: Chris Mertl, Parks & Recreation; Weston Eiler, Docks and Harbors

Liaisons Absent: Paul Voelckers, Planning Commission

Other Assembly Members Present: Loren Jones

Members of the Public Present: Merrill Sanford, Mary Kay Pusich

Staff Present: Greg Chaney, Lands Manager; Dan Bleidorn, Deputy Lands Manager; Roxie Duckworth, Lands & Resources Specialist, Rorie Watt, City Manager, George Schaaf, Parks and Recreation Director, and Beth McEwen, City Clerk

II. APPROVAL OF AGENDA

Hearing no objection, the agenda was approved as presented.

III. APPROVAL OF MINUTES

Chair Becker has submitted her comments for changes.

The January 14, 2019 minutes were approved as amended.

IV. PUBLIC PARTICIPATION

There was no public participation on non-agenda items.

V. AGENDA TOPICS

A. Chicken Yard Park

Mr. Chaney deferred to the City Manager, Mr. Watt for discussion.

Mr. Watt – Chicken Yard Park has been an issue that has been contentious for decades, for at least 50 years. The issue is whether or not the property owners in this area have a right of vehicle access through the park. The playground equipment is old, does not meet current code and is in need of replacement. The City has appropriated funds and Mr. Schaaf, the Parks and Recreation Director, has initiated the process to seek a solution to conclude this issue. This has expanded to include the City Manager and neighborhood involvement.

Mr. Watt presented a possible solution. His discussion described the idea that passive use of a vehicle through a park in 1950 was different from today when people drive to and from their homes on a daily basis. There has been a difference of opinions between the Parks Department,

the home owner and the neighborhood. Whereas the Parks Department is focused on the parks in the community and the home owner believes they should have access to their property. The neighborhood has a broad spectrum of thought and opinions on this issue. Most people in the neighborhood support having a modern and safe playground for kids.

The proposed resolution is to have the parties come together, to split the differences and avoid attorney fees for both parties. The solution would be to build a driveway on Sixth Street, halfway up the hill, which would be jointly used by Parks Maintenance staff and would have two parking stalls for the permanent right-of-use for the owners of 626 Fifth Street. In addition, the homeowners would have pedestrian access to their home. This is in lieu of being able to drive up and park at their residence. In return, Parks and Recreation would the maximum allowable space available for a park. This would avoid vehicles driving through the park with kids in the area. This is the best solution brought forward to resolve this issue. The City has worked through the land values, litigation scenarios, and other issues. A debatable question is whether there was a right of access to the park, did something exist prior to 1950, the homeowners think so, and the City does not.

City code addresses lands acquisitions and disposals. In this case the proposal will go through the Parks and Recreation Committee for comment. It will be the Parks and Recreation Chair's job to guide that body and offer this solution as the best that has been proposed. This solution will then go to the Planning Commission for comment, then to Lands Committee. The Assembly could authorize this proposal on March 4, 2019 by way of resolution. If all are satisfied, then this long standing issue will be resolved.

The Capital Improvement Plan will put additional funds into this year's CIP for this project to help fund construction. This will provide for a new park, a resolution for the homeowners, and resolve confusion and avoid further argument. Just to reiterate the details; a couple of parking spaces will be provided exclusively for the homeowners. They will also receive non-exclusive use of the driveway, non-exclusive use of pedestrian access through the park to their home, and a one-time cash payment of \$5,000.00 from the City. In conclusion, the owners would retain their parking spaces and disclaim all other interests in this site in regards to further access rights.

Chair Becker called for questions.

Ms. Hughes-Skandijs stated she was curious as to what the feedback from the neighborhood was. Mr. Watt responded that the neighborhood wants to support their neighbor and that the neighborhood also wants a new park. The possible option to remove the park and subdivide the area to make another home lot was not preferred by the neighborhood. The neighborhood is not likely aware of this proposed resolution but as individuals, they may or may not have commented on this process. Mr. Watt predicted that the neighbors that have been involved will agree that this is a good solution.

Ms. Hale wanted to thank Mr. Watt and the Parks and Recreation Director and neighbors for coming to an agreement. Mr. Mertil commented that he thought this was a great solution. The PRAC has heard several proposals for this situation, this was a good compromise. Chair Becker agreed.

Mr. Watt reinstated that this will go to the PRAC on February 5th, then Planning Commission on the 26th, and then to the Assembly for adoption by resolution.

B. Ownership of Historic Cemeteries in Douglas

VI. STAFF REPORTS

A. Lands Division Overview

Mr. Chaney no further items

Chair Becker called for any other questions. None given.

VII. COMMITTEE MEMBER / LIASION COMMENTS AND QUESTIONS

VIII. Chair Becker ADJOURNMENT

There being no further business, the meeting was adjourned at 5:42 PM.



MEETING MINUTES
PARKS & RECREATION ADVISORY COMMITTEE
TUESDAY, AUGUST 7, 2018 – 6PM
ASSEMBLY CHAMBERS

I. Call to Order at 6:02 p.m. – C. Mertl, Chair

Present: J. Anderson, E. Carrillo, T. Gilmour, C. Mertl, E. Palmer, C. Prussing, T. Rutecki, K. Shelton

Absent: J. Gellings

Staff Present: George Schaaf, Director; Alix Pierce, Project Manager; Lauren Verrelli, Staff Liaison

II. Agenda Changes – None

III. Approval of Meeting Minutes from June 5, 2018 – T. Gilmour moves to approve minutes; no objection.
Minutes adopted.

IV. Public Participation on Non-Agenda Items –

Laurie Berg (911 Calhoun Ave): There are many people with inadequate wheelchairs from the ships that go through the island's gravel on the Sea Walk at Overstreet Park. If there is a way to press the gravel, it would be easier for them to get to the park to enjoy.

V. New Business –

A. Evergreen Cemetery Historic Landscape Preservation Plan

G. Schaaf: Corvus Design approached us in May with an offer to develop a Historic Landscape Preservation Plan for Evergreen Cemetery at no cost to CBJ. We accepted this offer, and staff worked on the project with Debbie Mattson, an intern at Corvus Design. She produced a plan that provides a framework to preserve and showcase the meaningful history that fills Evergreen Cemetery through the environment it occupies. The plan identifies a range of actions to enhance the cemetery, which can be accomplished as resources allow.

C. Mertl: I have a conflict of interest since Corvus prepared the plan pro-bono.

E. Palmer: It is important to include a section for the prominent Native Alaskans in the cemetery. It would be important to use native plants in the area instead of bringing in non-native plants. I make a motion to adopt the Evergreen Cemetery Historic Preservation Plan as written and ask for unanimous consent.

No objection; motion passes.

B. Douglas Cemeteries

G. Schaaf: The Lands Committee is considering a request by former Juneau Mayor Merrill Sanford to transfer ownership of the Eagles Cemetery in Douglas to CBJ. Mr. Sanford also asked the Lands Committee to recommend that the Assembly acquire all other cemeteries in Douglas. If acquired by the CBJ, Parks & Rec would be responsible for maintenance of the cemeteries. On the staff side, we are unable to absorb additional maintenance responsibilities within our existing resources. The cost estimates assume no future burials would take place in any of the cemeteries. If future burials are necessary, then maintenance costs would be significantly higher. The Department does not have a

recommendation regarding the acquisition of the Douglas cemeteries; we feel it's a decision for the PRAC and Assembly to make. However, if the PRAC supports the acquisition of the Douglas cemeteries, then the Department requests that the PRAC recommend to the Lands Committee the addition of one (1) 0.40 FTE position to the Department's staffing schedule and (2) an increment of \$35,981 to the Department's FY19 budget for personnel services, contractual services, and other expenses necessary for cemetery maintenance.

C. Merti: Cemeteries are cultural, open spaces. These cemeteries are slowly falling into disrepair, it does make sense the CBJ takes possession. It does concern me about the high maintenance and if Parks & Rec takes over, they need the appropriate funding to maintain them.

Mary-Kay Pusich (1407 1st St.): I am a member of the Douglas Advisory Board; we have been working on this with multiple Directors, Mayors and other city officials since 1983. There have been families who have tried to come find their loved ones and they cannot find because of the overgrowth.

Mike Monagle (3730 El Camino): I am the business manager for the Diocese of Juneau which owns the Catholic Cemetery. We were approached by the Douglas Advisory board a couple years ago to allow the city to take over maintenance as we currently struggle to maintain it. We found unmarked graves, broken headstones and it's a shame since it's a cultural and historic site. We're willing to transfer the property to the City and Borough of Juneau at no charge.

Brien Daugherty (418 7th St.): I really think our cemeteries have a deep significance for any community. To keep them up should be a priority. I hope the City will stand up and give a hand.

T. Gilmour: It will be a big task to take this on at the beginning. Does the .40 FTE request be your normal to maintain, or will you need additional support at the beginning?

G. Schaaf: The cost estimate includes initial funding for contract cost to get the parcels cleared; even with additional staff we do not have the man power to do that.

T. Gilmour: I make a motion the PRAC recommends to the Lands Committee the addition of one (1) 0.40 FTE position to the Department's staffing schedule and (2) an increment of \$35,981 to the Department's FY19 budget for personnel services, contractual services, and other expenses necessary for cemetery maintenance.

K. Shelton: These cemeteries house an important part of our community's history and it is the respectful thing to do. It also helps establish our community's identity as we move forward; we don't want to forget our community's history.

No objection; motion passes.

C. Chicken Yard Park

G. Schaaf: We have a safety problem and park maintenance problem at Chicken Yard Park. It has our oldest playground equipment in Juneau, it was installed in 1988. It should have been replaced on our normal replacement schedule, every 10-15 years. Today, it is unsafe and needs to be removed and replaced. We currently have around \$90,000 from the temporary 1% sales tax; we are ready to move forward with the public process to design and construct park improvements with that funding and also leverage that funding with additional money. The park is currently being used by motorized vehicles to access private property adjacent to the park which is a safety problem that is preventing us from moving forward with installation of a new playground. National standards that we have to comply with when we build and maintain playgrounds, show that a playground that size and a driveway can't work here because the lot is too small. In 1980, the Parks & Rec dept. went to the Assembly about closing the park to vehicle accesses; there was a lot of discussion but it ended up getting tabled. In 1988, the playground you see today was installed. For a long time, there has been an ordinance in the city that prohibits motorized vehicles in parks and there is no exception in

Chicken Yard Park. We have allowed vehicles to drive through the park and access the property for many years, which is contrary to our responsibility to build and maintain safe playgrounds. Just to clarify, there is no easement on the park. What we're challenged with is how we can replace the playground and also accommodate a driveway. The question we're asking the PRAC tonight is whether Chicken Yard Park should be retained as a park or whether it should be removed from management by the Parks & Rec department and be used for some other purpose. Our recommendation is to be retained as a park.

T. Rutecki: We need to schedule a work session with Starr Hill residents, Parks & Rec staff and the Risk Dept.

C. Mertl: Mr. Schaaf, can you confirm that this is just a starting point and that we are not looking to make a recommendation tonight? Has Law made an official recommendation to you?

G. Schaaf: The reason we're looking for a recommendation from the RPAC before we spend substantial resources on developing, designing and constructing a new park and playground, we need to make sure that's what the community wants. Our concern is that we cannot construct a playground where vehicles are present. The Assembly has appropriated the funds for the park and we would like to construct the playground next summer; the current playground is a safety hazard and it needs to be removed. Law has confirmed that no easement exists or has been requested.

J. Anderson: Do you have a timeline for demolishing the playground?

G. Schaaf: It needs to be taken out this year.

PUBLIC COMMENT

Odin Brudie (512 6th St.): Chicken Yard Park is a gathering and playing spot. I have always been an advocate for downtown open space. I look forward to developing a new and improved Chicken Yard.

Vicki Van Fleet (626 5th St.): My husband and I are the owners of the house in question. We love our house, we love chicken yard and we love our neighbors. We have always respected our responsibility with our access through chicken yard. We don't allow our own friends to drive through to park to get to our house. If they city cannot give an exception to this ordinance or come up with a creative solution for both our legal access and Chicken Yard Park then we may be forced into litigation with the city to establish our legal title of our easement. This is not what we desire; we want the park as much as everyone.

C. Mertl: What I'm reading in the packet of comments, people want to keep Chicken Yard Park as a neighborhood park. Would you be willing to not have direct access all the way through the park, would partial access meet your needs?

Vicki Van Fleet: Yes, we would be willing to talk about that but we would need our attorney present.

Brock Tabor (434 7th St.): I am an active user of the park with my son Chance. I'm a good neighbor and recognize that access needs to happen. I would like to see numbers for the cost of all the scenarios. There are lots of options but not having a place for little ones is not an option.

Sandy Harbanuke (604 Fourth St.): If we don't have a park, the kids are going to play in the street instead. I don't like the idea of making the park smaller; chicken yard has been a place where kids have been able to do all kinds of things.

Paige McGuan (517 5th St.): I played in Chicken Yard as a child and I now have 3 young children who use it frequently. It's a place where I feel comfortable letting them go on their own. The area needs to stay as a playground; we love our neighbors and agree there needs to be access to the property. Juneau is full of creative people that can come up with a better solution.

Judy Crondell (800 F St.): It seems to me the presentation says that Chicken Yard Park is unsafe for two reasons 1) the residents of the home use the park for access to their residence and 2) the

playground equipment has become unsafe. Speaking as a former resident of the property at question for 36 years, my husband and I felt that we were never putting the children at risk by driving through the park. Without Chicken Yard Park, the children would be playing in the streets. Even today, when kids access the park, there is no sidewalk on the chicken yard side or a crosswalk to get to the park. There seems to be overwhelming support to maintain access and a playground. No one is getting hurt, what problem is the CBJ attempting to solve?

Jack McGee (445 Nelson): I am an attorney; there is a lot of confusion of the easement. The legal definition prescriptive easement included the concept of fairness. It is an easement upon another's real property acquired by continued use without permission of the owner for more than 10 years.

Sarah Sjostedit (501 Kennedy St.): I have lived on Starr Hill for almost 10 years. Children need access to green space and to eliminate this park would be public health issue. The community needs to work with the city to allow a needs survey to see what the community wants to do with the park. I do not think vehicle access equates access to your home.

Shawna McMahon (531 Park St.): Chicken Yard has been invaluable to me and my 8 year old. With very little green space in the area, it's a place to get the kids off the street to play. This is a historic park and this is not an either or situation, we can come up with a creative solution.

John Greely (529 East St.): My property is right below the park. Chicken Yard provides an open space for the neighborhood. Are there ways to have hours of operations that would allow for them to leave and come back to their home?

Marla Berg (529 East St.): Safety of the kids is a top priority. We have all raised our kids there and no one got hurt. What are the plans? They need to be shared with the community.

Brien Daugherty (418 7th St.): Yes, cars have always come and gone through the park. When I grew up, it was loaded with kids and all we had was a basketball hoop. I can't say enough how much I want it to remain a park. We need to establish it as a community space that would allow multi-use.

Sally Donaldson (530 Park St.): I bring my grandchildren to the park, I work out there, and we have had a giant neighborhood garage sale there.

Gail Horetski (604 5th St.): I live below the park and have lived there for 35 years. I have watched so many kids play there and there has never been a problem with the cars and the kids playing.

Mac Metcalfe (624 6th St.): This was badly handled in the beginning, disrespectful to the neighborhood. We were invited in after the fact and told there is only one way and that needs to be changed. On a positive note, you mentioned how important safety is for children. My 5 year old cousin was killed on Kennedy Street by a car backing up in the early 50's. Your concern for safety for kids is absolutely right.

Tiyvette Soutiere (634 6th St.): This Park is the neighborhood, a safe park. It is different than Capital Park, there are always people watching at Chicken Yard.

David Thomas (520 Nelson St.): I use the park for green space since I don't have any on my property. It is the yard for the neighborhood. Even as just a grassy area, it would be utilized a lot.

Donna Peel (N/A): 52 year resident of Starr Hill. Big mistake to change what is going on that has been going on well for many years. I would like my neighbors to still get to their property and still have a playground.

Rick Trostel (430 Hermit St.): Raised my daughter near Chicken Yard. Is there any consideration to possibly giving them access via 5th St. (sledding hill) to their property?

Frankie Philaphant (512 6th St.): Longtime resident of Juneau and have enjoyed Chicken Yard very much. You need to educate us more on the national standards.

Paul Korchin (634 6th St.): Newcomers to Juneau and Starr Hill, there's a sense of public trust in the

neighborhood. I'm grateful to hear that everyone wants to keep the park. The challenge is how we can balance keeping the park and playground. I look forward to the conversation.

END OF PUBLIC COMMENTS

C. Mertl: We will work with Mr. Schaaf to make sure this is an open process that includes the neighborhood.

G. Schaaf: We heard overwhelming support to maintaining the parcel as a park, I suggest the committee entertain the idea of having a motion to retain the Chicken Yard Park as a park and direct staff to develop a process to explore options and report back to the committee.

E. Palmer: I'm hearing there hasn't been enough public process. Is there a way to move this forward and have a committee of the neighborhood and staff to work on this together?

T. Gilmour: I would like to find a way to create more neighborhood conversation and come up with solutions.

C. Mertl: Disposal is not an option we want to pursue.

K. Shelton: I would like to know more on the perspective easement and get more guidance from the City legal team.

J. Anderson: We need to figure out the property access part first so we can move forward.

T. Gilmour: I move that PRAC instructs the Parks & Rec Department to hold a neighborhood meeting and explain the legal aspects so they can start a discussion reporting back to us in November.

Unanimous consent; motion passes.

VI. Unfinished Business – None.

VII. Department Information Items

A. Project Playground

A. Pierce: We are in need of volunteers for the Project Playground Community Build portion, we only have about half. Leather & Associates team has been on site getting prepped before the community build. The Community Build kicks off tomorrow at 7am, the community is obligated to complete a certain portion of the playground.

B. Parks & Rec Master Plan

A. Pierce: The Plan is done and is currently being reviewed by staff. Chicken Yard is number two on the list for priority parks, only behind Capital Park which also has a failing retaining wall. The plan has recommendations that can be implemented the next ten years.

VIII. Committee, Liaison, and Board Member Reports

A. Chair Report— None.

B. Liaison to the Assembly Report— None.

C. Liaison Reports—

YAB – T. Rutecki: Will present to the HRC with the annual report.

Aquatics – T. Rutecki: Had a retreat in July.

Jensen-Olson Arboretum—T. Gilmour: None.

Lands – C. Mertl: Deckhand Dave approached Lands to buy Gunakadeit Park.

1% for Art— J. Anderson: None.

Treadwell Arena Board – VACANT

JNU Urban Forestry – C. Mertl: None.

Eaglecrest – E. Palmer: Season passes staying the same, day rates increased \$1.

TrailMix— K. Shelton: None.

Park Foundation— C. Mertl: None.

Other Member Business – None.

Adjournment – 9:02 p.m. *Having no other business before the board.*

Respectfully submitted by Lauren Verrelli, P&R Administrative Assistant II, 10/7/2018

From: [Dan Jager](#)
To: [Beth McKibben](#)
Subject: RE: Agency Review CSP2019-0001
Date: Friday, February 01, 2019 4:09:53 PM

Hi Beth, no fire code issues. Have a great weekend.
Dan

From: Beth McKibben
Sent: Friday, February 01, 2019 4:06 PM
To: Robin Potter; Greg Chaney; Dan Bleidorn; Jane Mores; Dan Jager; David Campbell; Autumn Sapp; Mark Millay; John Bohan; Mike Vigue; Ed Foster; Charlie Ford; George Schaaf
Subject: Agency Review CSP2019-0001

Hello All

Please find attached the application materials for a City Project Review of a proposed lease at Chicken Yard Park. This item is traveling on a fast track and I need to request an expedited review. If you could please have your comments/concerns/questions to me **ASAP** and no later than **Wednesday February 6th** I would appreciate it very much.

Beth McKibben, AICP | Senior Planner

[Community Development Department](#) | City & Borough of Juneau, AK

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

Office: 907.586.0465



From: [Darrell Wetherall](#)
 To: [Beth McKibben](#)
 Subject: RE: ** EXTERNAL ** FW: Agency Review CSP2019-0001
 Date: Wednesday, February 06, 2019 3:53:48 PM
 Attachments: [Wetherall.jpg](#)

Our lines run on the opposite side of 6th and I don't really see anything running down Kennedy uphill from the park using Google Streetview. I'm not seeing anything on our system maps that would indicate a problem with the proposal from a utility side. Of course, we only track the high voltage stuff not individual services, on those maps. At this late notice, won't be able to go take a physical look or get locates. But from everything that I can see it looks like all services are run from the stair case ROW on the other side of the the subject owners parcel. I don't think this will have any impact on us. Yana looked it up on our easement database and nothing showing there either. No objection.

Off the record, is that a heating oil tank right in front of that Subaru looking thing?



Darrell A. Wetherall, PE
 Alaska Electric Light & Power Co.
 5601 Tonsgard Court
 Juneau, AK 99801
 (907) 463-6316 Office

From: Beth McKibben <Beth.McKibben@juneau.org>
 Sent: Wednesday, February 6, 2019 12:51 PM
 To: Darrell Wetherall <Darrell.Wetherall@aelp.com>
 Subject: ** EXTERNAL ** FW: Agency Review CSP2019-0001

Hi Darrell
 Who should we be sending these review requests to? Thanks

Beth McKibben, AICP | Senior Planner
 Community Development Department | City & Borough of Juneau, AK
 Location: 230 S. Franklin Street, 4th Floor Marine View Building Office: 907.586.0465

Sent: Friday, February 02, 2019 4:06 PM
 To: Robin Potter; Greg Chaney; Dan Biedson; Jane Mores; Dan Jager; David Campbell; Autumn Sapp; Mark Milley; John Bohan; Mike Vigue; Ed Foster; Charlie Ford; George Schaff
 Subject: Agency Review CSP2019-0001

Hello All

Please find attached the application materials for a City Project Review of a proposed lease at Chicken Yard Park. This item is traveling on a fast track and I need to request an expedited review. If you could please have your comments/concerns/questions to me ASAP and no later than Wednesday February 6th I would appreciate it very much.

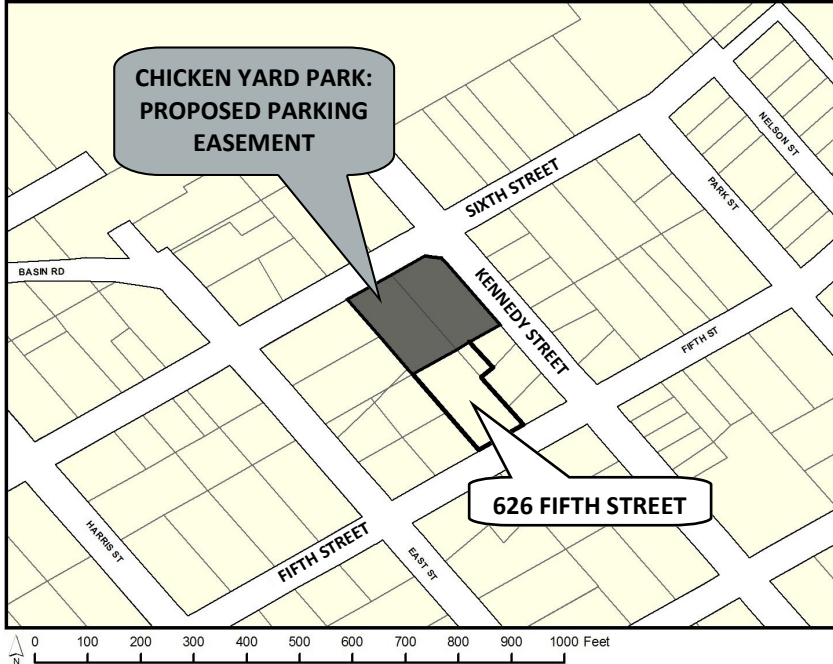
Beth McKibben, AICP | Senior Planner
 Community Development Department | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 4th Floor Marine View Building
 Office: 907.586.0465



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 **consistency review** of a **parking easement** at **Chicken Yard Park** for the property at **626 Fifth Street**.

TIMELINE

Staff Report expected to be posted by **Tuesday, February 19** at <https://beta.juneau.org/assembly/assembly-minutes-and-agendas>
Find hearing results, meeting minutes and more here as well.

Now through 12 noon on Friday, February 22, 2019

Comments received during this period will be sent to the Planning Commissioners on Friday, February 22, to read over the weekend in preparation for the hearing. The planner handling this case, **Beth McKibben**, will also read any written comments that are received. You may also contact her via the phone number listed below.

Phone: **(907)586-0715** ♦ Email: **pc_comments@juneau.org**
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

HEARING DATE & TIME
7:00 pm, February 26, 2019

February 27

You may testify and bring up to 2 pages of written material (15 copies) in City Hall's Assembly Chambers, 155 S. Seward St., Juneau.

The results of the hearing will be posted online.

Case No.: CSP2019 0001
Parcel No.: 1C040A130060
CBJ Parcel Viewer: <http://epv.juneau.org>



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: February 27, 2019
File No.: CSP2019 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 a Consistency Review for a parking easement at Chicken Yard Park for 626 Fifth Street

Property Address: 635 Sixth Street

Legal Description
or ROW name: Juneau Townsite Block 113, Lots 5 and 6

Parcel Code No.: 1C040A130060

Hearing Date: February 26, 2019

The Planning Commission, at a regular public meeting, adopted the analysis and findings listed in the attached memorandum dated February 13, 2019, and recommended approval of the proposed easement for the exclusive use by the owners of 626 Fifth Street of two parking spaces within Chicken Yard Park and a non-exclusive pedestrian easement across the park to access 626 Fifth Street.

Attachments: February 13, 2019, memorandum from Beth McKibben, AICP, Senior Planner Community Development, to the CBJ Planning Commission regarding CSP2019 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

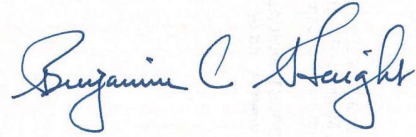
City and Borough of Juneau
CBJ Assembly
File No.: CSP2019 0001
February 27, 2019
Page 2 of 2

if the recommendation is procedurally required as a prerequisite to some other decision, according to the provisions of CBJ 01.50.020(b).

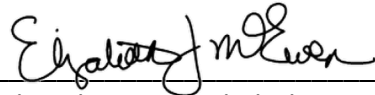
Project Planner:



Beth McKibben, AICP, Senior Planner
Community Development Department



Benjamin Haight, Chair
Planning Commission



Filed With Municipal Clerk

3/5/2019

Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this 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.



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

DATE: February 15, 2019

TO: Planning Commission

FROM: Allison Eddins, Planner *A. Eddins*
Community Development Department

FILE NO.: CSP2018 0018

PROPOSAL: Lease of Guna-ka-deit Park to Deckhand Dave's for the development of two to three food vendor spaces

GENERAL INFORMATION

Applicant: City and Borough of Juneau Lands and Resources

Property Owner: City and Borough of Juneau

Property Address: 139 South Franklin Street

Legal Description: Juneau Townsite Block 13, Lot 9

Parcel Code No.: 1C070A130012

Site Size: 4,078 Square Feet

Comprehensive Plan Future

Land Use Designation: RS (CBJ Recreational Service Park)

Zoning: MU (Mixed Use)

Utilities: N/A

Access: South Franklin

Existing Land Use: Vacant Parkland

Planning Commission
File No.: CSP2018 0018
February 15, 2019
Page 2 of 8

Surrounding Land Use:

North -	MU / Vacant Lot Former Gastineau Apartments
South -	MU / Winter & Pond Building
East -	MU / Seward Building & CBJ Stairway
West -	MU / Triangle Building

VICINITY MAP



Attachment A – Project Application

Attachment B – Revised Site Plan

Attachment C – October 2018 Memo from CBJ Parks & Recreation Director to Parks & Recreation Advisory Committee

Attachment D – August 2018 Memo from the City Manager to the Assembly Lands Committee

Attachment E – Full Agency Comment

Attachment F – Public Notice

Planning Commission
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PROPOSAL

The CBJ Lands and Resources Division requests a Planning Commission recommendation to the Assembly regarding a one year land lease with Sustainable Seafood, LLC (dba Deckhand Dave's), for use of the former Guna-ka-deit Park, for an outdoor food court. Sustainable Seafood, LLC has plans to install waste water and electricity to the site. The lot has a water line that was installed by the City. Sustainable Seafood, LLC will sub-lease space to two other vendors, and has plans to install temporary covered seating and restrooms (aka port-a-potties).

In order to operate on this site, each food vendor will be required to obtain a CBJ Building Permit. The installation of utilities will require a Right-of-Way Permit and a Utility Permit.

The proposed lease will be for a term of one year and all other terms and conditions will be negotiated, including renewal periods.

BACKGROUND

The subject lot, formerly known as Guna-ka-deit Park, is located at the corner of South Franklin and Rawn Way, in the core of Juneau's Downtown Historic District. The subject lot is adjacent to the vacant lot that was the site of the Gastineau Hotel & Apartments. For many years, the subject lot was used as parking for the residents and guests of the Gastineau. When the lot was purchased by the CBJ, it became a Recreation Service Park. In the early 1990's the lot had planters that also provided seating, and a large covered bus shelter. In the early 2000's, the bus shelter was removed, and the City installed a water feature and a gate to close the park at night. These features were later removed, and the lot has been vacant since the Gastineau was torn down in January 2016. Most recently, the lot was used as a staging area for the Front and Franklin Street reconstruction project.

For several years, the food trucks and retail vendors that cater to summer tourists, have set up their businesses on the Archipelago lot along South Franklin. With the upcoming development for this lot, the food trucks and retail vendors are looking for new spaces to locate. The site of the former Guna-ka-deit Park is within the core of downtown, and is in walking distance from the cruise ship docks.

Sustainable Seafood, LLC, originally requested a land purchase. The Assembly Lands Committee heard the request at their August 6, 2018 meeting. Due to the lot's classification as a Special Use Park, the Lands Committee voted to send the land purchase application to The Parks and Recreation Advisory Committee (PRAC). At their October 8, 2018 meeting, PRAC voted to recommend to the Lands Committee, that they retain the lot as a Special Use Area. The Lands Committee agreed, and Sustainable Seafood, LLC is moving forward with this application to lease the land, instead of purchasing.

|

Planning Commission
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Ultimately, the City would like to market and sell the land to a future developer, interested in purchasing the site of the former Gastineau Apartments for the site's highest and best use.

DEPARTMENT AND COMMITTEE COMMENTS

Staff received comments from the following departments and committees. The full department comments can be found in Attachment E.

CBJ Parks and Recreation Department – The CBJ Parks and Recreation Department provided staff with a 1998 CBJ Resolution that prohibits the consumption of alcohol in Guna-ka-deit Park. Sustainable Seafood, LLC (dba Deckhand Dave's) has sold beer and wine in the past, and would like to continue to do so. They are aware of this resolution, and intend to ask the CBJ Assembly to amend the resolution. The Parks & Recreation Department also had concerns with the dimensions shown on the original site plan submitted. (See page 5 of Attachment A) There was concern that the lot would not provide enough space for three vendors, a seating area, and restrooms. A revised site plan submitted by the applicant shows the correct lot dimensions, and would indicate that the 4,078 square foot lot is large enough. (See Attachment B)

CBJ Engineering Department – The CBJ Engineering Department provided staff with background information regarding the subject lot. During the recent Franklin Street reconstruction project, 138 tons of contaminated soil was extracted from the subject lot. The lot is currently listed as a contaminated site by the Alaska Department of Environmental Conservation (DEC). The installation of sewer and electricity to the site will most likely require excavation, and any contaminated soils encountered must be disposed of, according to DEC standards. Sustainable Seafood, LLC is aware of this issue.

CBJ Streets Department – The CBJ Streets Department has concerns regarding misuse of the temporary restrooms, and additional litter generated by the food court operation. The Streets Department requests that Sustainable Seafood, LLC be required to install and maintain their own garbage cans, so as not to overburden the public garbage cans nearby. This condition can be placed on the required building permits for the vendor booths. A condition requiring that the restrooms be secured overnight can also be placed on the building permits.

Historic Resources Advisory Committee – As mentioned above, the subject lot is within the Downtown Historic District. The Historic Resources Advisory Committee (HRAC) discussed this proposal at their February 6, 2018 meeting. HRAC is in favor of having an outdoor food court in the Downtown Historic District. HRAC requests that the food vendors comply with the Historic District Design Standards and Guidelines that pertain to signs and streetscapes. The Design Standards and Guidelines require all signs in the Historic District to have a matte finish. Additionally, the temporary restrooms would need to be screened. Staff will review the standards and guidelines with the applicants during the building permit process.

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ANALYSIS

CBJ 49.10.170 describes the duties of the Planning Commission, including the review and recommendation to the Assembly, regarding land disposals as described in Title 53.

CBJ 49.10.170 (c) City and borough land acquisitions, disposals and projects. *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 to the commission shall be based upon the provisions of this title, the Comprehensive Plan and the capital improvements plan.*

CBJ 53.09.260 Negotiated sales, leases, and exchanges.

(a) Application, initial review, assembly authority to negotiate. Upon application, approval by the manager, and payment of a \$500.00 fee a person or business entity, may submit a written proposal to lease, purchase, exchange, or otherwise acquire City and Borough land for a specified purpose. The proposal shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land.

(b) Planning commission review, final assembly approval. Upon satisfactory progress in the negotiation or competition undertaken pursuant to subsection (a) of this section, and after review by the planning commission and authorization by the assembly by ordinance, the manager may conclude arrangements for the lease, sale, or exchange or other disposal of City and Borough land. The final terms of a disposal pursuant to this section are subject to approval by the assembly unless the minimum essential terms and the authority of the manager to execute the disposal are set forth in the ordinance enacted pursuant to this subsection. The disposal may not be executed until the effective date of the ordinance.

Conformity with Adopted Plans

2013 Comprehensive Plan – The 2013 Comprehensive Plan land use maps, and the draft Parks and Recreation Master Plan, identify this area as RS – Recreation Service Park. The Comprehensive Plan defines RS lands as follows:

Recreation Service Parks include CBJ-owned lands with parks developed for active recreation, programmed use and/or community gardens. Recreation, parking, playgrounds and fields, ski lifts, ATV riding parks, rifle ranges, operations and maintenance-related structures are possible uses or components of RS designated land. These lands should be zoned to prevent residential, commercial and industrial development, as well as resource extraction activities beyond that accessory to park development. The CBJ should retain ownership of these lands.

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 February 15, 2019
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Although the subject lot is currently classified as an active park, the land has not been used as a park since 2015.

The policies in the Comprehensive Plan which most directly relate to this proposal, are found within Chapter 5 – Economic Development and Chapter 10 – Land Use.

POLICY 5.1 TO DEVELOP AND SUSTAIN A DIVERSE ECONOMY, PROVIDING OPPORTUNITIES FOR EMPLOYMENT FOR ALL RESIDENTS

5.1 IA1 Work with private-sector industries and businesses and public sector agencies that are interested in locating or expanding within the City and Borough of Juneau, and consider offering land, tax incentives, or other benefits to encourage new development.

POLICY 5.5 TO MAINTAIN AND STRENGTHEN DOWNTOWN JUNEAU AS A SAFE, DYNAMIC AND PLEASANT CENTER FOR GOVERNMENT AND LEGISLATIVE ACTIVITIES, PUBLIC GATHERINGS, CULTURAL AND ENTERTAINMENT EVENTS AND RESIDENTIAL AND COMMERCIAL ACTIVITIES IN A MANNER THAT COMPLEMENTS ITS RICH HISTORIC CHARACTER AND BUILDING FORMS

5.5 DG1 When reviewing applications for new downtown Juneau development, consider the visual impacts on downtown building form, urban design and view corridors, as well as impacts to the livability of downtown with regard to circulation, housing accommodations, air quality, noise and hazard abatement and provision of goods and services, to ensure downtown provides a clean, safe, attractive, dynamic, interesting, enjoyable, walkable, culturally diverse and affordable neighborhood within which to live, work and play.

POLICY 5.18 TO ENCOURAGE AND SUPPORT ENTREPRENEURSHIP AND INNOVATION IN THE ECONOMY OF JUNEAU AND SOUTHEAST ALASKA

5.18 SOP2 Encourage a supportive culture for business risk taking.

POLICY 10.7 TO DESIGNATE LAND USE AND ZONING MAPS AND TO PROVIDE SERVICES TO, SUFFICIENT VACANT LAND WITHIN THE URBAN SERVICE AREA APPROPRIATELY LOCATED TO ACCOMMODATE FUTURE COMMERCIAL AND INDUSTRIAL USES

10.7 SOP1 Review local economic indicators and conduct periodic surveys and analyses of space needs of commercial and industrial sectors in Juneau and, when appropriate, allocate sufficient land and infrastructure to support the expansion and/or relocation needs of those sectors of the economy.

Planning Commission
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POLICY 10.15 TO RESERVE SUFFICIENT LANDS AND FACILITIES TO SUPPORT THE STATE CAPITAL FUNCTIONS IN DOWNTOWN JUNEAU, INCLUDING THE PROVISION OF ADEQUATE TRANSPORTATION, HOUSING, COMMERCE, COMMUNICATIONS SERVICES, CULTURAL AND ENTERTAINMENT ACTIVITIES AND OTHER SUPPORT SERVICES

10.15 IA1 Acquire or dispose of properties in the downtown area as appropriate to facilitate the development of uses, public and private, that further the goals for the downtown area adopted in this Comprehensive Plan.

Based upon the information presented, the application to lease the subject lot for use as an outdoor food court, complies with the 2013 Comprehensive Plan.

2016 CBJ Lands Management Plan – The CBJ Lands Management Plan was updated in 2015, and provides guidance for the management and sale of CBJ owned lands. The plan establishes a retention status for all CBJ owned lands. The retention status of Guna-ka-deit Park is listed as “retain/dispose” (page 56). Lands that are listed as “retain/dispose” are appropriate for disposal, but there are sections (such as stream corridors, high value wetlands, etc.) that may be retained for public purpose. This designation is particularly common for larger parcels (page 43).

Based upon the information presented, the application to lease the subject lot for use as an outdoor food court, generally complies with the 2016 CBJ Lands Management Plan.

1996 Parks and Recreation Master Plan – The 1996 Parks and Recreation Master Plan classifies this site a Special Use Area. These areas are defined as “*public recreation lands being used for a specialized or single-use facility or activity that does not fit into any of the other parkland categories*”. In 1996, the subject lot was a developed park with landscaping, seating, and a covered bus shelter. As mentioned above, those features were removed, and the site has been vacant since January 2016. The 2019 Parks and Recreation Comprehensive Plan, still in draft form, does not specify future plans for the site.

Based upon the information presented, the application to lease the subject lot for use as an outdoor food court, generally complies with the 1996 Parks and Recreation Master Plan.

Juneau Economic Development Plan – The Juneau Economic Development Plan was adopted in 2015, and establishes initiatives, goals, and objectives for Juneau’s economy. One initiative identified in the plan is the revitalization of downtown (page 95).

Planning Commission
File No.: CSP2018 0018
February 15, 2019
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Goal: Revitalize downtown, building the link between economic vitality and livable, mixed-use neighborhoods.

Objective 2. Establish and maintain a safe, clean and attractive city center.

Action 2D. Activate vacant storefront and blank walls.

Based upon the information presented, the application to lease the subject lot for use as an outdoor food court, complies with the Juneau Economic Development Plan.

Plans in Progress

Blueprint Downtown – The Blueprint Downtown is currently in progress, with an expected completion date of 2020. Blueprint Downtown is a community planning effort that will result in a strategic plan for downtown Juneau, with an emphasis on viable economic development options.

Staff recommends a short-term lease, to ensure that the highest and best use may be determined through the Blueprint Downtown planning process.

FINDINGS

Staff finds that the lease of the subject lot, for the use of an outdoor food court, to be consistent with Title 49 and CBJ adopted plans, specifically the 2013 Comprehensive Plan, the 2016 CBJ Lands Management Plan, the 1996 Parks and Recreation Master Plan, and the Juneau Economic Development Plan.

RECOMMENDATION

Staff recommends that the Planning Commission forward the proposal to the Assembly, with a recommendation of approval, to lease the subject lot to Sustainable Seafood, LLC. The proposed lease will be for a term of one year, and all other terms and conditions will be negotiated, including renewal periods. Other permits may be required if the lease is approved.

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received: 12/20/18
Project Name (City Staff to Assign Name)		

INFORMATION	Project Description The Lands and Resources Office received an application from Alaska Sustainable Seafoods LLC DBA Deckhand Dave's to lease City property located at 139 S. Franklin Street. The is the former location of Guna-ka-deit Park also known as pocket park. The description of the proposal states that the area will be used for a food court area to foster economic development for new business opportunities as well as displaced existing from Archipelago lot		
	PROPERTY LOCATION		
	Street Address 139 S Franklin St	City/Zip 99801	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) JUNEAU TOWNSITE BL 13 LT 9		
	Assessor's Parcel Number(s) 1C070A130012		
	LANDOWNER/ LESSEE		
	Property Owner's Name City & Borough of Juneau	Contact Person: Dan	Work Phone: 586-0224
	Mailing Address 155 S. Seward Street C/O Lands & Resources	Home Phone:	Fax Number:
	E-mail Address Dan.Bleidorn@Juneau.org	Other Contact Phone Number(s): 586-5252	
	PROJECT / APPLICANT	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	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		Contact Person:	Work Phone:
Mailing Address		Home Phone:	Fax Number:
E-mail Address	Other Contact Phone Number(s):		
X			
	Applicant's Signature	Date of Application	

-----OFFICE USE ONLY BELOW THIS LINE-----

STAFF APPROVALS	☒	Permit Type	***SIGN	Date Received	Application Number(s)
		Building/Grading Permit			
	☒	City/State Project Review and City Land Action		12/20/18	CSP 20180018
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
		Mining Case (Small, Large, Rural, Extraction, Exploration)			
		Sign Approval (If more than one, fill in all applicable permit #'s)			
		Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
		Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
		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
					AE

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

I:\FORMS\2010 Applications

Attachment A - Project Application

Revised November 2009

CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

Project Number	Project Name (15 characters)	Case Number CSP 2018-018	Date Received 12/20/18
----------------	------------------------------	-----------------------------	---------------------------

TYPE OF PROJECT REVIEW:

☒ City Project Review
 ☒ City Land Acquisition /Disposal
 ☐ State Project Review

DESCRIPTION OF PROJECT

The Lands and Resources Office received an application from Alaska Sustainable Seafoods LLC DBA Deckhand Dave's to lease City property located at 139 S. Franklin Street. This is the former location of Guna-ka-deit Park also known as pocket park. The description of the proposal states that the area will be used for a food court area to foster economic development for new business opportunities as well as displaced existing from Archipelago lot

Please attach a cover letter to fully explain the project if there is not adequate space on this form.

CURRENT USE OF LAND OR BUILDING(S):

After the fires that destroyed the Gastineau Apartments, Guna-ka-deit Park features were removed and this property was used as a staging area for the demolition and removal of the apartments. Because of the removal of the park features and the potential for a downtown development plan, The Land Management Plan designated this property's retention status as retain/dispose.

PROPOSED USE OF LAND OR BUILDING(S):

The applicant has states that he plans on building bathrooms and having a covered space for patrons to sit as well as three or four vendor locations similar to those found on the Archipelago property selling food.

PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:

Is this project associated with any other Land Use Permits? ☒ No ☐ Yes Case No.: _____

Capital Improvement Program # (CIP) _____

Local Improvement District # (LID) _____

State Project # _____

ESTIMATED PROJECT COST: \$ 5000

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.

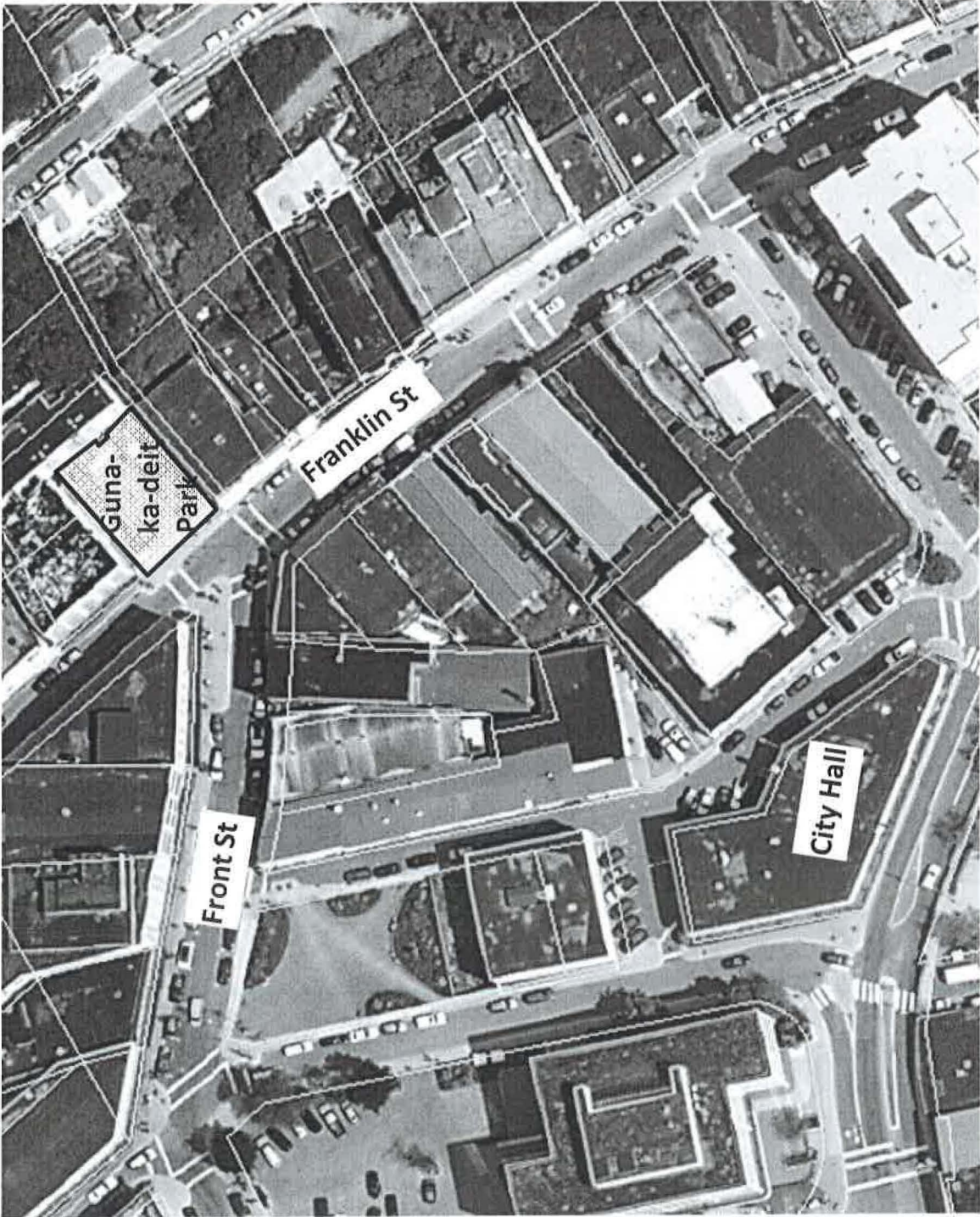
CITY/STATE PROJECT FEES

	Fees	Check No.	Receipt	Date
Application Fees	\$ 	_____	_____	_____
Total Fee	\$ _____	_____	_____	_____

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

&

EVEN IF THE PROPOSED PROJECT IS ASSOCIATE WITH OTHER LAND USE PERMITS, THIS APPLICATION MUST BE FILLED OUT



Attachment A - Project Application

RECEIVED
DEC 20 2018
PERMIT CENTER/CDD



Application to Lease City and Borough of Juneau Lands

Applicant Information

Business / Individual *

David Mcclusland

Address *

2113 2nd Street

Street Address

Douglas

City

AK

State / Province / Region

99824

ZIP / Postal Code

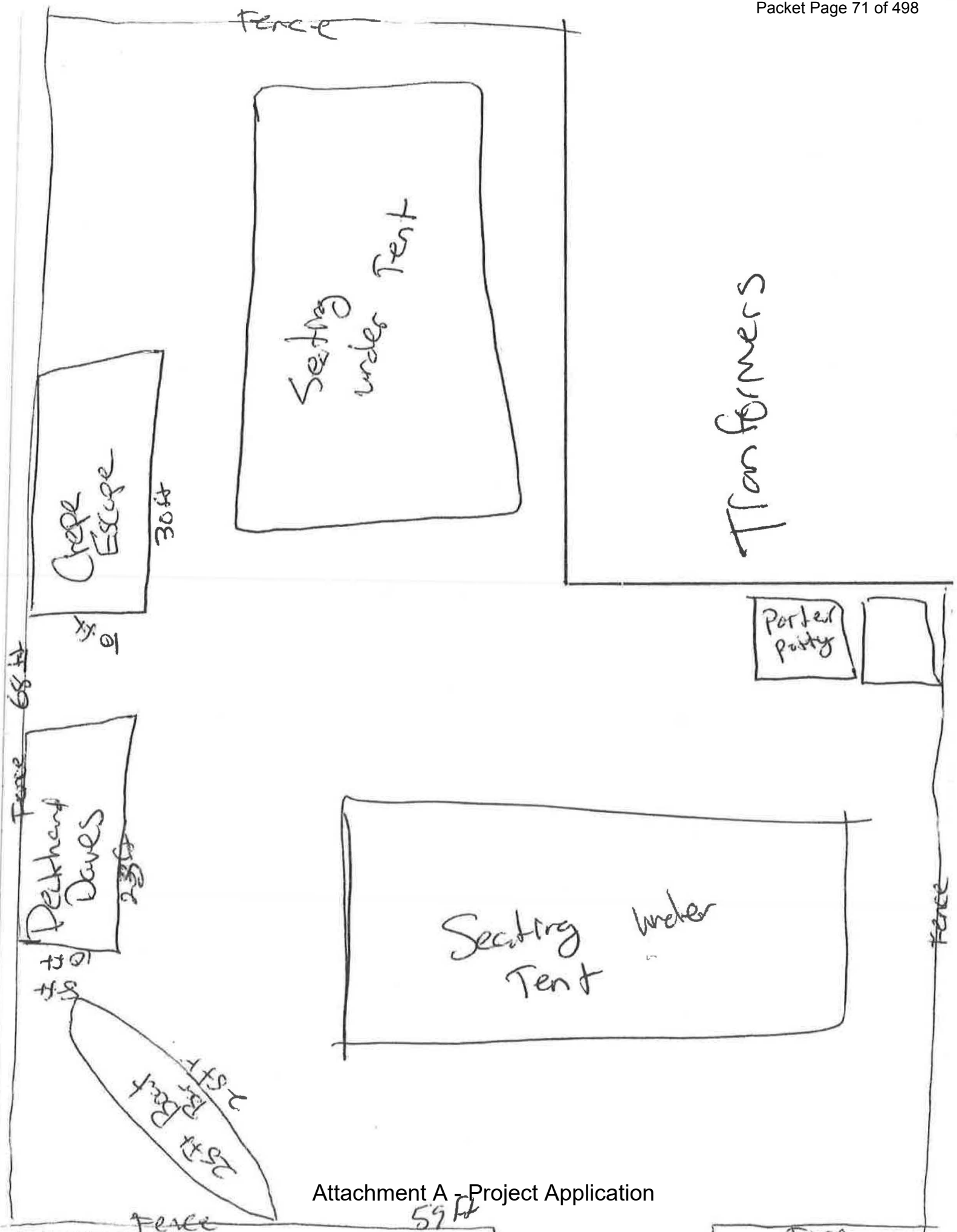
Phone *

907-957-2212

Email

DavidMcclusland907@Gmail.com

☐ Add Another Business/Individual



CBJ Land Information

The CBJ Assessor's Database will provide information regarding site address and legal description.
The CBJ Parcel Viewer tool can provide necessary maps needed to complete this application.

Site Address *

139 S Franklin Street

Legal Description *

Juneau Townsite Block 13 Lot 9

Provide Brief Description of Your Proposal *

I will be using this land to operate my food trailer and sublease a section for Amanda Cohen with her Crepe Escape business. Two food trailers, seating, and a Porter Potty.

Provide a Map of CBJ Land you wish to Lease *

Browse...

Have you mailed the \$500.00 filing fee? *

☒ Yes

☐ Not Yet

Applications can only be processed when the \$500 fee is received. All checks are made out to "The City and Borough of Juneau" and can be sent to:

The City and Borough of Juneau

Attn: Lands and Resources Division

155 S. Seward St.

Juneau, AK 99081

Additional Comments for CBJ Staff to Consider

Upload Supporting Documents (optional)

Drop files here or

SELECT FILES

"By submitting this form, I agree all information is accurate. Submission of this request is NOT approval by the City and Borough of Juneau. I understand that staff will review my application and follow up with questions. Once staff have reviewed my application, ultimate determination of my request to lease City property will be made by the City Assembly."

Legal Representative of Business / Individual *

David ~~McCasland~~

First

McCasland

Last

CAPTCHA

I'm not a robot

reCAPTCHA
[Privacy - Terms](#)

SUBMIT

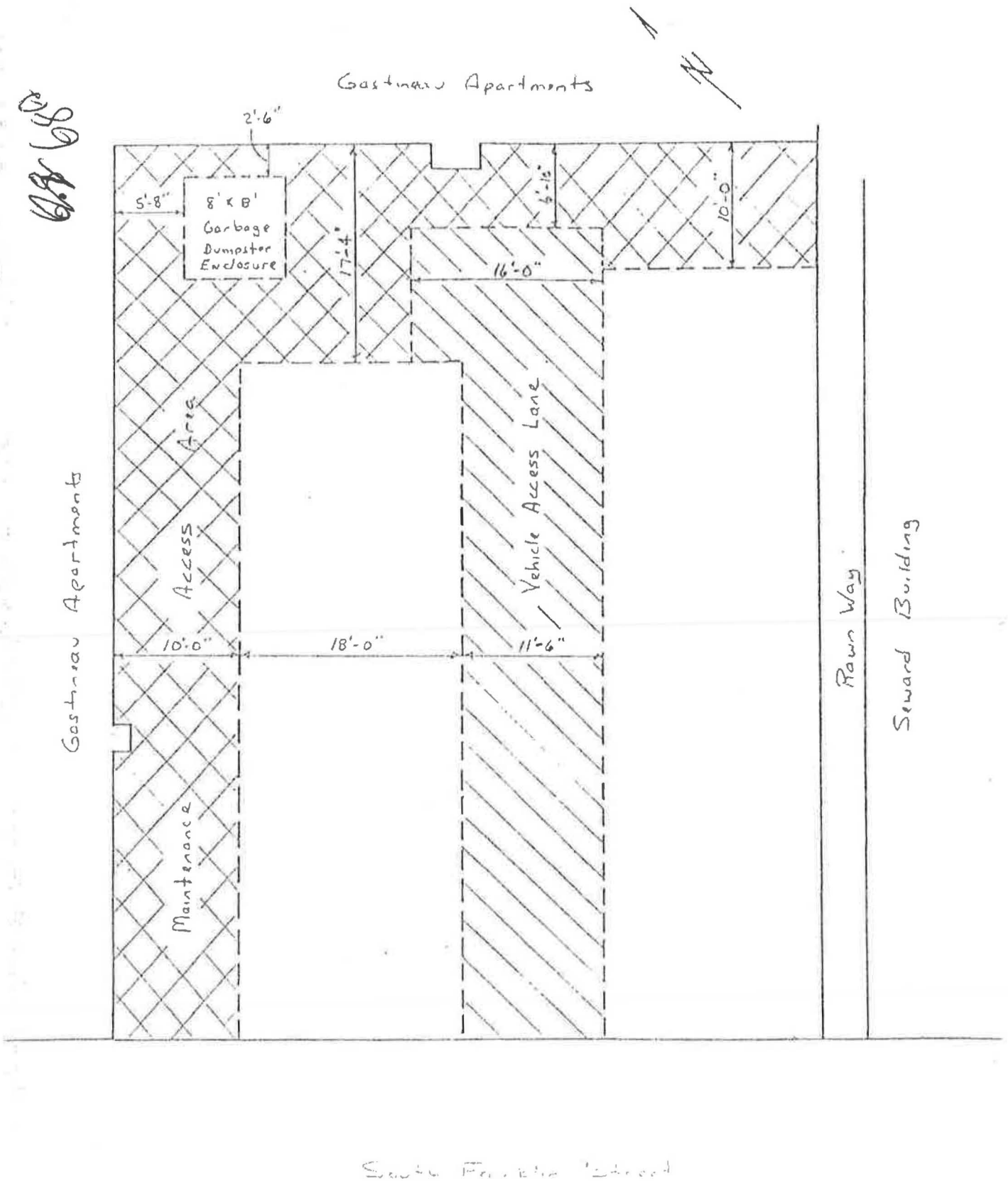


EXHIBIT A

CERTIFICATION OF REGISTERED LAND SURVEYOR

I hereby certify that this is a true and correct plat of Fractions of Lots 1 & 2, Block 13, Townsite of Juneau, that all walks, roads, easements and improvements appearing on the land are as shown and that all overlaps and encroachments are as shown to the best of my knowledge.



NOTES

Subject to an easement recorded December 20, 1974 in Book 125, at Page 255, Juneau Recording District.

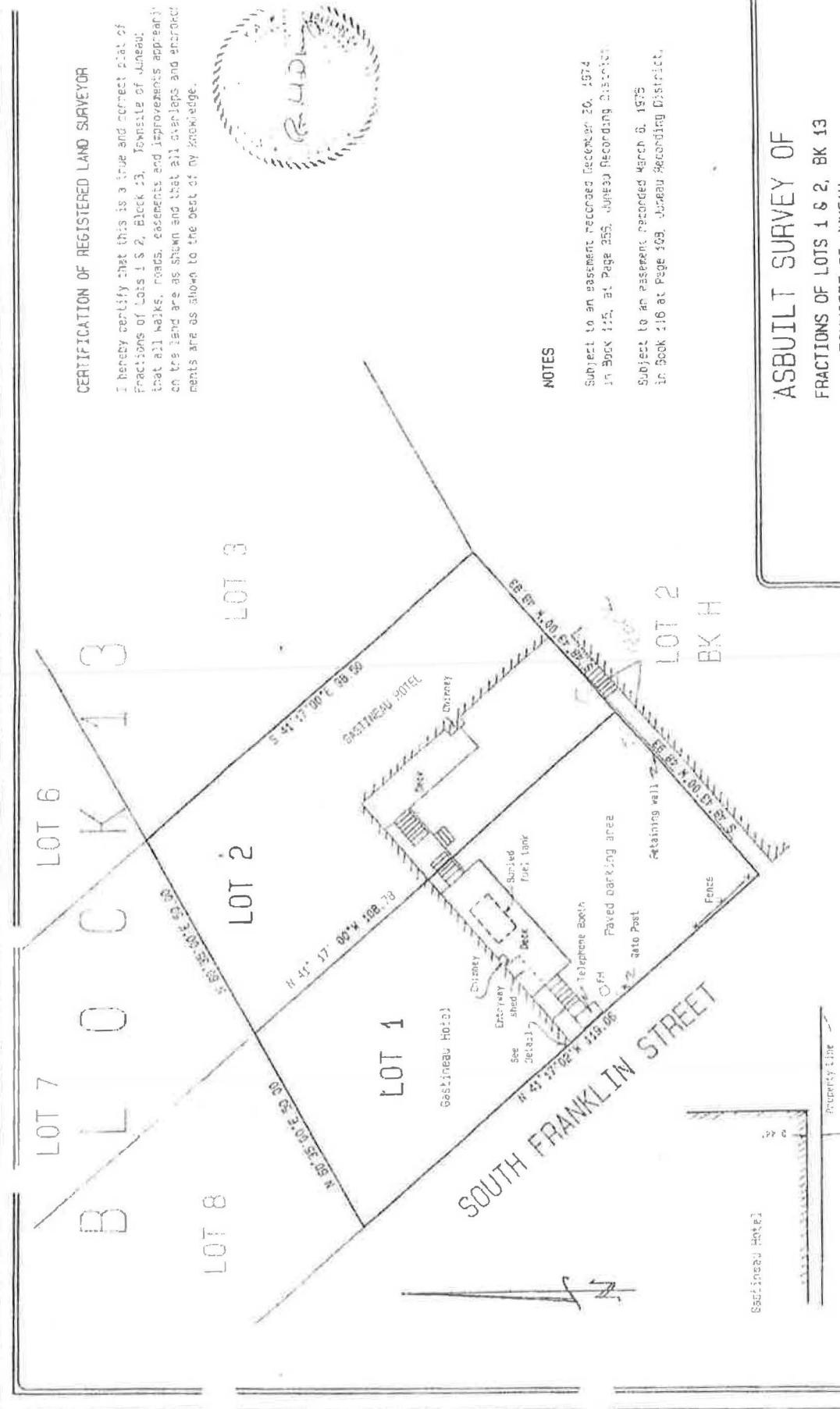
Subject to an easement recorded March 6, 1975 in Book 116 at Page 108, Juneau Recording District.

**ASBUILT SURVEY OF
FRACTIONS OF LOTS 1 & 2, BK 13
TOWNSITE OF JUNEAU**

Toner-Nordling & Associates, Inc.

314 S. Franklin St., Suite 204, Juneau, Alaska

Scale: 1" = 20' Date: January 1985 P. No. 13-BK-ONE File No. 13



MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
Greg.Chaney@juneau.org
(907) 586-0205

TO: The Assembly Lands Committee *Greg Chaney*
FROM: Greg Chaney, Lands Manager
SUBJECT: Request to Purchase City Property Located at 139 S Franklin St.
DATE: October 17, 2018

Attachments:

Attachment 1 - Land Sale Application
Attachment 2 - Memo from City Manager Rorie Watt

The Lands and Resources Office received an application from Alaska Sustainable Seafoods LLC DBA Deckhand Dave's to purchase Guna-ka-deit Park also known as downtown's "Pocket Park" across from the clock (Attachment 1). The description of the proposal states that the area will be used for a "food court area to foster economic development for new business opportunities as well as displaced existing (businesses) from Archipelago lot."

After the fires that destroyed the Gastineau Apartments, Guna-ka-deit Park features were removed and this property was graded so it could be used as a staging area for the demolition and removal of the remnants of the apartment building.

Prior to disposal, as required by CBJ§53.260(a) the Assembly will be asked if selling the property is desirable and, if so, whether it is appropriate to negotiate directly with the original applicant, Deckhand Dave's, or to seek further proposals through a competitive process. If the Assembly makes a motion determining



Attachment A - Project Application

that selling the lot to the original applicant is in the best interest of the City, the Planning Commission will review the proposal and provide a recommendation to the Assembly. Once the Planning Commission makes a recommendation, the disposal will then go before the full Assembly for consideration by Ordinance.

This application was considered at the August 6, 2018 Lands Committee meeting. Lands Committee members advised staff to forward this topic to the Parks and Recreation Advisory Committee (PRAC) to provide a recommendation to the Assembly whether this property should remain a City park. The Lands Committee further commented that they were not requesting a recommendation concerning the use of the land if it was not going to be under Parks management.

At the October 8th 2018 Parks and Recreation Advisory Committee meeting the PRAC unanimously passed the following motion:

The Parks and Recreation Advisory Committee recommends to the Lands Committee retaining Gunakedeit Park as a Special Use Area and request that staff develop options for future development or disposal.

As stated in the above motion, the PRAC expressed the desire to retain the property under Parks and Recreation Department management while also expressing interest in leasing the parcel for a food court. The Parks Department is currently developing a master plan for the entire Parks system and the PRAC was interested in finalizing this process before making a final determination about whether Guna-ka-deit Park should remain a park in the long term.

At the same time, the Assembly has an adopted goal of increasing the supply of housing in the downtown region. The Housing Action Plan contains 16 implementing actions for increasing housing specifically in downtown. Prior to being irreparably damaged by fire, the Gastineau Apartments used to be located on the parcel adjacent to Guna-ka-deit Park and provided over forty dwelling units. There may be an opportunity to jointly market the Guna-ka-deit Park parcel with the adjacent vacant property to provide a relatively large site for future housing development. Considering this future opportunity, it would be premature to sell this the Guna-ka-deit Park lot at this time. The City Manager provided a memo to Lands that addressed this topic at the August 6, 2018 Lands Committee meeting (Attachment 2).

As directed by CBJ§53.09.260(a) at this point in the review of the Deckhand Dave's application to purchase Guna-ka-deit Park, the Lands Committee needs to provide a comment to the Assembly concerning whether it would be desirable to sell the property and, if so, whether it is appropriate to negotiate directly with the original applicant, Deckhand Dave's, or to seek further proposals through a competitive process.

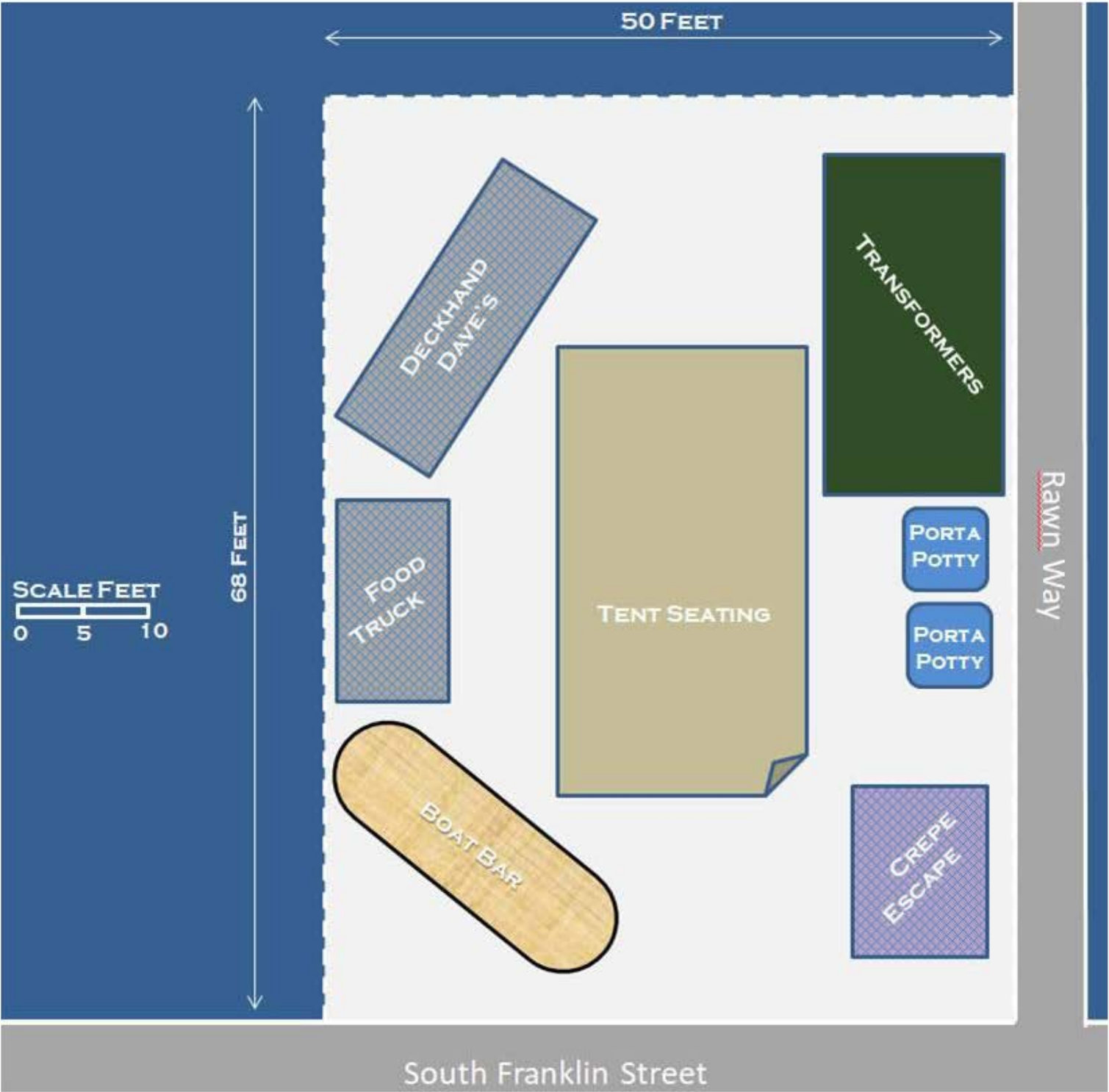
Staff's Recommendation:

Due to the unique nature of this parcel as a City park and considering that a new Parks and Recreation Comprehensive Plan and the Downtown Blueprint plan are currently under development, it would not be prudent to sell this property at the current time. If the Assembly determines that use of this property for a food court would be desirable, leasing the property until these plans are adopted would be appropriate. If an opportunity to jointly market this parcel with adjacent property for a housing development becomes available, it may be appropriate to re-evaluate retaining the parcel.

Recommended Motion:

The Lands Committee recommends that the Assembly decline Alaska Sustainable Seafoods LLC DBA Deckhand Dave's application to purchase Guna-ka-deit Park and return the \$500 application fee. If using the lot for a food court is desired, a temporary annual lease should be explored.

Revised Site Plan for Proposed Food Court in Guna-ka-deit Park





TO: Parks & Recreation Advisory Committee
FROM: George Schaaf, Parks & Recreation Director
DATE: October 3, 2018
RE: October 8, 2018 Meeting

DIRECTOR'S REPORT

Please find enclosed the information supporting your agenda topics for this meeting. The meeting is anticipated to last 60 minutes and will take place in the Assembly Chambers at City Hall.

NEW BUSINESS AGENDA ITEMS

A. Gunakadeit Park Property – Requested by Assembly Lands Committee [Page 14-15]

Gunakadeit Park (also known as “Pocket Park”) is located at 139 S. Franklin Street. The park features were removed to facilitate demolition of the adjacent Gastineau Apartments. Gunakadeit Park is designated as a Special Use Area in the Parks & Recreation Comprehensive Plan. Special Use Areas are located throughout the CBJ and include areas that are designated for a single use or purpose.

The Lands and Resources Division has received an unsolicited application from Alaska Sustainable Seafoods LLC (d/b/a Deckhand Dave's), to purchase the CBJ parcel that formerly held Gunakadeit Park. The description of the proposal states that the area will be used for a “food court area to foster economic development for new business opportunities as well as displaced existing (businesses) from Archipelago lot.” The City Manager is exploring joint marketing of Gunakadeit Park property along with the former Gastineau Apartments site.

The question before the PRAC is whether to recommend that the Assembly retain Gunakadeit Park under Parks & Recreation management or remove it from the park system. If the property is retained under Parks & Recreation Management, it could still be offered for lease.

RECOMMENDATION: The Department requests that the PRAC recommend to the Lands Committee retaining Gunakadeit Park as a Special Use Area and request that staff develop options for future development or disposal.



City and Borough of Juneau
City & Borough Manager's Office
155 South Seward Street
Juneau, Alaska 99801

Telephone: 586-5240 | Facsimile: 586-5385

DATE: August 2, 2018

TO: Assembly Lands Committee

FROM: Rorie Watt, City Manager

A handwritten signature in dark ink, appearing to read 'Rorie Watt', is placed over the printed name in the 'FROM' field.

RE: Gunakadeit Park Property

The litigation over the demolition of the Gastineau Apartments is complete. The owner intends to market and sell the land that the buildings occupied.

The request has been made for CBJ to consider joint marketing of their properties with the adjacent CBJ parcel that formerly had Gunakadeit Park. This concept makes sense, both CBJ and the owner of the Gastineau Apartments could benefit by a joint sale.

This topic needs further work, but I felt it important to advise the Assembly of the concept.

Tonight's step:

None. Due to the application submitted by Deckhand Dave, this issue of retention for Park value is already being submitted to the PRAC for comment. The Gunakadeit Park property is classified in the Land Management Plan as managed by Parks & Recreation; sending to PRAC is an appropriate step.

From: [James "Red" Langel](#)
To: [Allison Eddins](#)
Subject: RE: Leasing Guna-ka-deit Park to Deckhand Dave's - Agency Comment Requested
Date: Monday, February 4, 2019 2:40:07 PM
Attachments: [image001.png](#)

I don't think allowing port-a-pottys in the core area is a good idea. Not only is it unsightly (remember this is a tourist-heavy area), but with the homeless people I think there might be misuse or additional messes for my sidewalk crew to clean up. I have concerns regarding additional litter generated by the food court as well. Can there or are there going to be conditions or expectations regarding clean up or if the litter from said establishment becomes an issue? I think there should be some requirement for them to provide and maintain garbage cans on site, as to not overburden the existing litter cans, (this is currently an issue with other establishments). Thanks.

Red Langel
Town Streets Supervisor
Public Works Streets Division
City & Borough of Juneau
7100 Glacier Highway
Juneau, AK 99801
(907) 586-5256

From: Allison Eddins
Sent: Monday, February 4, 2019 2:16 PM
To: Gary Gillette; Lori Sowa; James 'Red' Langel; Ed Foster; Autumn Sapp; David Campbell
Subject: Leasing Guna-ka-deit Park to Deckhand Dave's - Agency Comment Requested

Good Afternoon,

The CBJ Lands Department recently submitted a permit to lease Guna-ka-deit Park to Deckhand Dave's for the development of a seasonal food court. There will be room for 2 to 3 food vendor spaces, covered seating and two Port-a-potties. There are currently no utilities running to the lot. If the permit is approved, the applicant would install water, sewer and electric. The terms of the lease have not been worked out at this point. That will happen if/when the Assembly approves the lease application. If you have any comments regarding this case please submit them to me this week, if you can. The application is attached and if you need more information just let me know.

Thank you,

Allison

Allison Eddins | Planner II

[Community Development Department](#) | City & Borough of Juneau, AK

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

Office: 907.586.0758



From: [Autumn Sapp](#)
To: [Allison Eddins](#); [Gary Gillette](#); [Lori Sowa](#); [James "Red" Langel](#); [Ed Foster](#); [David Campbell](#)
Cc: [Dan Bleidorn](#)
Subject: RE: Leasing Guna-ka-deit Park to Deckhand Dave's - Agency Comment Requested
Date: Monday, February 4, 2019 3:42:00 PM
Attachments: [image001.png](#)

Allison,

I replied all as some of these issues stretch beyond just my section.

The issues I see are the following:

- Deckhand Dave's had previous cross connection violations with CBJ and I believe ADEC – Shawn Williams with Building Department should address and verification of permitting through ADEC should be required.
- Utility connections will need to be per CBJ Standard Specification and Details. Temporary connections will not be allowed nor can cross the ROW above ground whether they are pedestrian or otherwise.
- Water will need to be metered. Meter location shall be secure, above ground, heated if a year around business, and accessible by CBJ Utility.
- Grease interceptors shall be placed within the lease area and prior to wastewater drainage into the CBJ public sewer system.
- All ROWs, pedestrian or otherwise, shall remain free of debris, structures, or other associated paraphernalia related to the lease.
- Waste management plan shall be submitted identifying where trash receptacles will be located during business hours and stored during non-business hours. These receptacles shall be located within lease area. Efforts should be taken so patrons do not rely upon CBJ trash receptacles for discarded items from the business. If applicant is utilizing curb side pickup for waste, containers and private pickup cannot impede the CBJ bus stop or cross walks.

Most of these items can be addressed during the permitting process, however, the applicant should be made aware of these concerns.

Please let me know if you have any questions.

Thanks,

Autumn Sapp

City and Borough of Juneau

Engineering & Public Works

Business Manager

907-586-0917

From: Allison Eddins

Sent: Monday, February 4, 2019 2:16 PM

To: Gary Gillette; Lori Sowa; James 'Red' Langel; Ed Foster; Autumn Sapp; David Campbell

Subject: Leasing Guna-ka-deit Park to Deckhand Dave's - Agency Comment Requested

Good Afternoon,

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Thank you,

Allison

Allison Eddins | Planner II

Community Development Department | City & Borough of Juneau, AK

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

Office: 907.586.0758



From: [George Schaaf](#)
To: [Allison Eddins](#)
Cc: [Lauren Verrelli](#)
Subject: RE: Leasing Guna-ka-deit Park to Deckhand Dave's - Agency Comment Requested
Date: Tuesday, February 5, 2019 5:55:43 PM
Attachments: [image001.png](#)
[Res1950-Prohibit Alcohol in Gunakadeit Park and other parks.pdf](#)
[G Park.jpg](#)

Thanks, Allison.

Couple of things:

- 1) Possession and consumption of alcohol in Gunakadeit Park is prohibited by CBJ 20.25.080(C) and Assembly Resolution 1950 (attached). Dave's previous location included a bar that served beer and wine, and it looks like that bar is included in his proposed site plan.
- 2) The dimensions shown on the sketch do not match the property's current dimensions. The sketch shows the north fence as 68 feet long. The park was only 50 feet deep to start with, and I believe it's even less now with the new concrete work that was completed this summer (see photo attached).
- 3) Even if the fence could be 68 feet long (as shown in the sketch), the equipment shown would require 76 linear feet:
 - Dave's kitchen (28 feet) and angled bar (18 feet) require 46 linear feet
 - Crepe Escape requires 30 linear feet

I think we need a better drawing, and some on-the-ground verification of proposed dimensions.

Also, does he plan to connect to the city sewer, too?

Thanks,
 George

From: Allison Eddins
Sent: Monday, February 4, 2019 4:01 PM
To: George Schaaf
Cc: Lauren Verrelli
Subject: Leasing Guna-ka-deit Park to Deckhand Dave's - Agency Comment Requested

Good Afternoon,

The CBJ Lands Department recently submitted a permit to lease Guna-ka-deit Park to Deckhand Dave's for the development of a seasonal food court. There will be room for 2 to 3 food vendor spaces, covered seating and two Port-a-potties. There are currently no utilities running to the lot. If the permit is approved, the applicant would install water, sewer and electric. The terms of the lease have not been worked out at this point. That will happen if/when the Assembly approves the lease application. If you have any comments regarding this case please submit them to me this week, if you can. The application is attached and if you need more information just let me know.

Thank you,
Allison

Allison Eddins | Planner II

Community Development Department | City & Borough of Juneau, AK

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

Office: 907.586.0758



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 **City Project to lease Guna-ka-deit Park to Deckhand Dave's, on an annual basis, for the development of a seasonal food court.**

TIMELINE

Staff Report expected to be posted **Tuesday, February 19**, at <https://beta.juneau.org/assembly/assembly-minutes-and-agendas>
Find hearing results, meeting minutes and more here as well.

Now through February 4, 2019

Comments received during this period will be sent to the Planner, **Allison Eddins**, to be included in the staff report.

February 5 through 12 noon, February 22

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

HEARING DATE & TIME
7:00 pm, February 26, 2019

You may testify and bring up to 2 pages of written material (15 copies) in City Hall's Assembly Chambers, 155 S. Seward St., Juneau.

February 27

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 January 25, 2019

Case No.: CSP2018 0018
Parcel No.: 1C070A130012
CBJ Parcel Viewer: <http://epv.juneau.org>

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On a proposal to be heard by the CBJ Planning Commission
Your Community, Your Voice



155 S. Seward Street Juneau, Alaska 99801

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Case No.: CSP2018 0018
Parcel No.: 1C070A130012
CBJ Parcel Viewer: <http://epv.juneau.org>

CSP2018-0018

**Lease of City land to Alaska Seafood, LLC
for the development of two to three food
vendor spaces**

**CBJ Planning Commission Presentation
February 26, 2019**



CSP2018 0018

General Information

Applicant:	City and Borough of Juneau Lands and Resources Division
Property Owner:	City and Borough of Juneau
Site Size:	4,078 square feet
Zoning:	MU (Mixed Use)
Land Use Designation:	RS (CBJ Recreational Service Park)
Utilities:	City water / No sewer or electric
Existing Land Use:	Vacant parkland



CSP2018 0018

Title 49 & Title 53

Title 49 Land Use

The Planning Commission is required to review the disposal of CBJ Property per CBJ 49.10.170(c) - based upon the provisions of Title 49, the Comprehensive Plan, and the Capital Improvements Program.

Title 53 Property Acquisition and Disposal

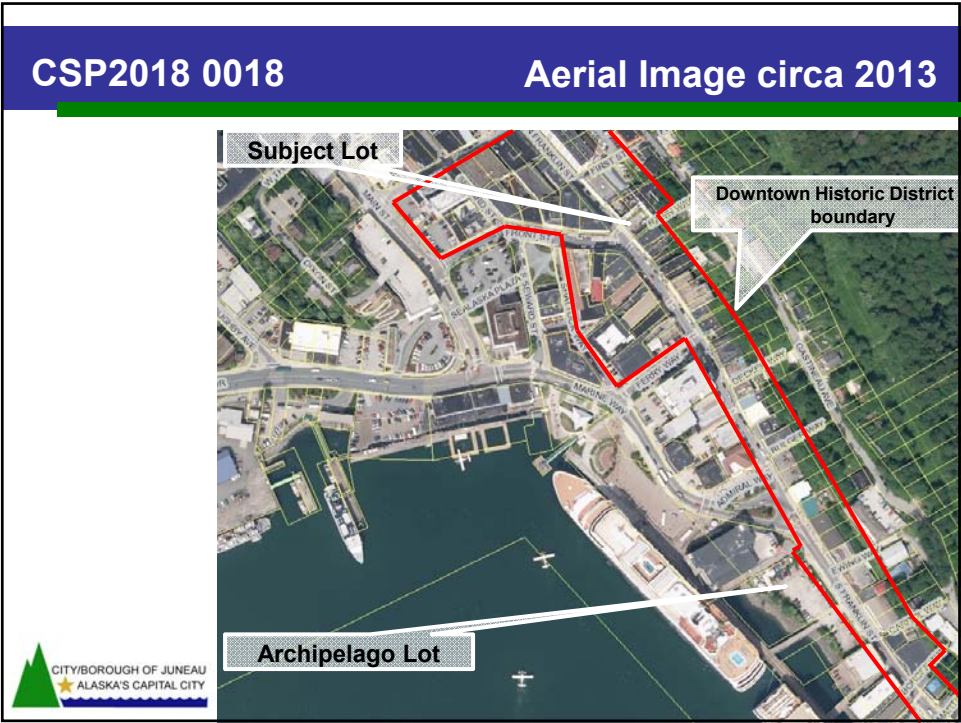
CBJ 53.09.260(b) requires Planning Commission review of negotiated sales, leases, and exchanges of CBJ property.

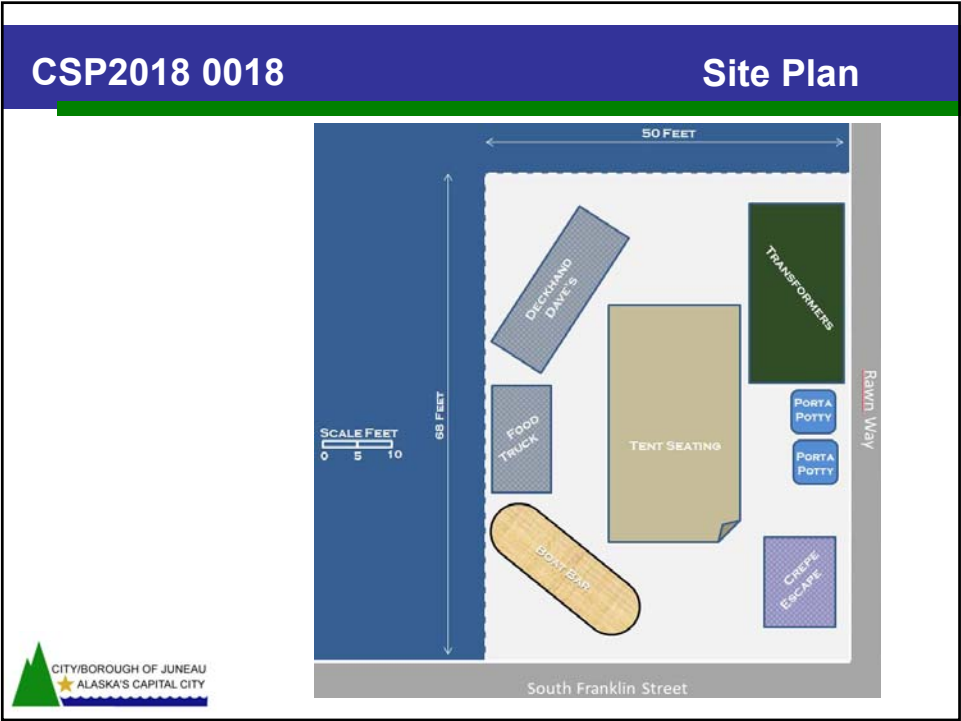
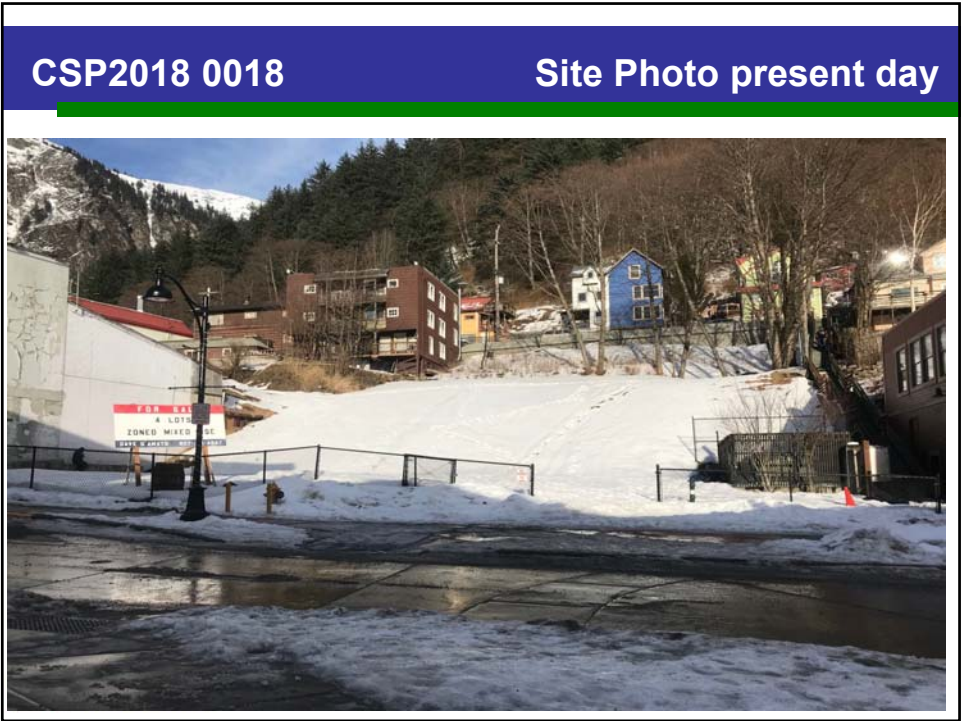


CSP2018 0018

Vicinity Map







CSP2018 0018

CBJ Committee Comments

- Original request was for a land purchase.
- Assembly Lands Committee heard the purchase request on August 6, 2018.
- Voted to send the request to the Parks and Recreation Advisory Committee (PRAC) for comment.
- On October 8, 2018 PRAC voted to recommend that CBJ retain the lot as a park.
- The Assembly Lands Committee agreed.
- Request is now for a land lease.
- CBJ Historic Resources Advisory Committee (HRAC) heard the proposal on February 6, 2018.
- HRAC is in favor of the proposal.
- Historic District Design Standards and Guideline will apply and will be reviewed during the Building Permit process.



CSP2018 0018

CBJ Dept. Comments

CBJ Parks & Recreation

- Resolution 1950 prohibits the consumption of alcohol in Guna-ka-deit Park.
- Concerns over lot size. Revised site plan shows the lot is large enough for the project as proposed.

CBJ Engineering Dept.

- Contaminated site according to Alaska Department of Environmental Conservation (DEC).
- Installation of electricity and sewer will likely require excavation.

CBJ Street Dept.

- Request the installation of privately owned and maintained garbage can.
- Request that the on-site restrooms be secured at night.



CSP2018 0018

Public Comments

Two comments from the public. Concerns include:

- Restrooms
- Exhaust/Venting
- Cleaning the site
- Animal attractant
- Appearance of temporary structures and restrooms
- City involvement in the competition of year-round businesses and seasonal businesses



CSP2018 0018

Conformity with Adopted Plans

Staff reviewed the proposed land lease for compliance with the following adopted plans:

- 2013 CBJ Comprehensive Plan
- 2016 CBJ Lands Management Plan
- 1996 Parks and Recreation Master Plan
- Juneau Economic Development Plan

Staff also reviewed the proposal for compliance with the following plans in progress:

- Blueprint Downtown
- 2019 Parks and Recreation Master Plan



CSP2018 0018	Findings
Staff finds that the lease of the subject lot, for the use of an outdoor food court, <u>to be consistent</u> with Title 49 and CBJ adopted plans, specifically the 2013 Comprehensive Plan, the 2016 CBJ Lands Management Plan, the 1996 Parks and Recreation Master Plan, and the Juneau Economic Development Plan.	
	

CSP2018 0018	Recommendation
Staff recommends that the Planning Commission forward the proposal to the Assembly, <u>with a recommendation of approval</u>, to lease the subject lot to Sustainable Seafood, LLC. The proposed lease will be for a term of one year, and all other terms and conditions will be negotiated, including renewal periods. Other permits may be required if the lease is approved.	
	



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: February 27, 2019
File No.: CSP2018 0018

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 lease of Guna-ka-deit Park to Alaska Sustainable Seafood, LLC dba Deckhand Dave's

Property Address: 139 S. Franklin Street

Legal Description
or ROW name: Juneau Townsite Block 13, Lot 9

Parcel Code No.: 1C070A130012

Hearing Date: February 26, 2019

The Planning Commission, at a regular public meeting, adopted the analysis and findings listed in the attached memorandum dated February 15, 2019 and recommended that the City Manager direct CBJ staff to lease the subject lot to Sustainable Seafood, LLC for a term of one year, with all other terms and conditions to be negotiated at a later date, including renewal periods.

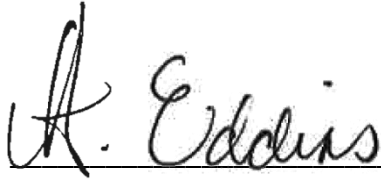
Attachments: February 15, 2019 memorandum from Allison Eddins, Community Development, to the CBJ Planning Commission regarding CSP2018 0018.

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

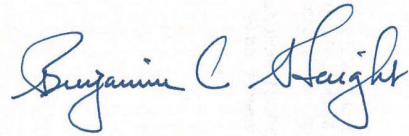
City and Borough of Juneau
CBJ Assembly
File No.: CSP2018 0018
February 27, 2019
Page 2 of 2

if the recommendation is procedurally required as a prerequisite to some other decision, according to the provisions of CBJ 01.50.020(b).

Project Planner:



Allison Eddins, Planner
Community Development Department



Benjamin Haight, Chair
Planning Commission



Filed With Municipal Clerk

3/5/2019

Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this 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.



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

DATE: February 14, 2019
TO: Planning Commission
FROM: Laurel Bruggeman, Planner
Community Development Department
FILE NO.: SMP2018 0002
PROPOSAL: A Preliminary Plat for a phased major subdivision to include 12 single-family lots and 1 large tract (13 lots total).

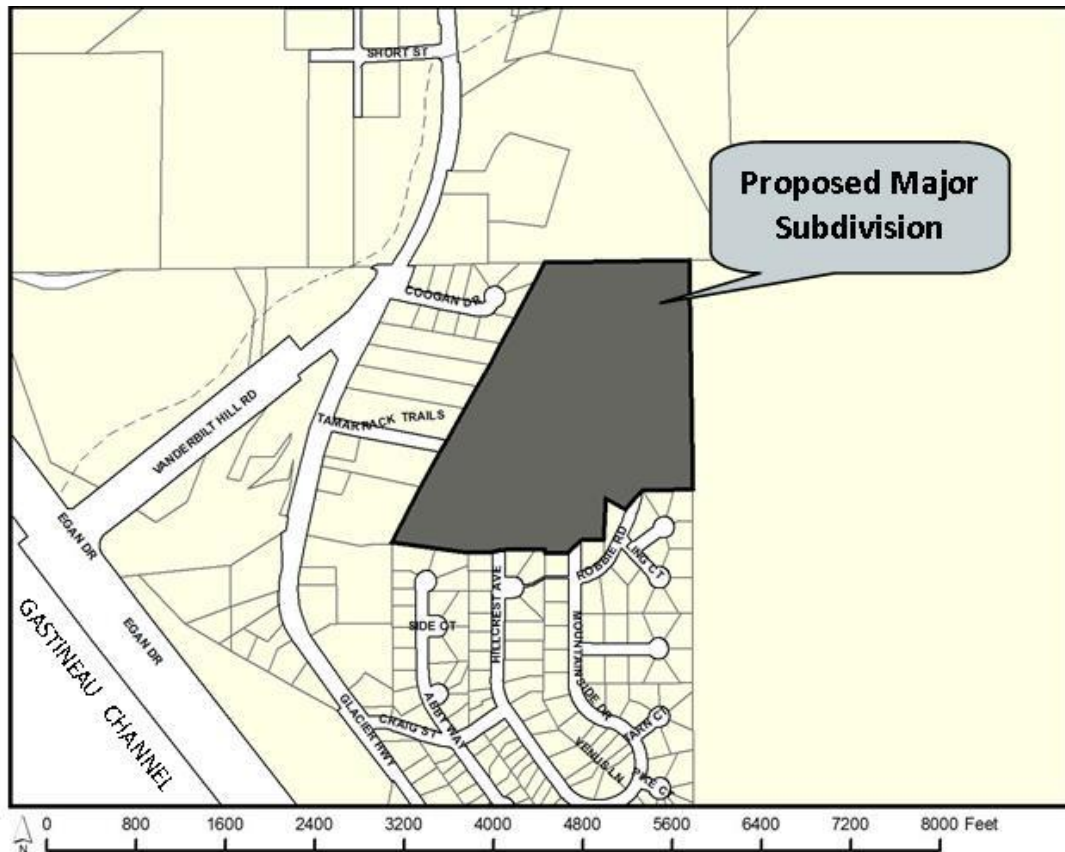
A handwritten signature in black ink, reading 'Laurel Bruggeman', is written over the printed name and title.

GENERAL INFORMATION

Applicant: Michael & William Heumann
Property Owner: Michael & William Heumann
Legal Description: Richland Manor Tract B
Parcel Code No.: 7B1001160010
Site Size: 30.67 acres (1,335,985 sq. ft.)
Comprehensive Plan Future Land Use Designation: Medium Density Residential (MDR)
Zoning: D15
Utilities: Public Water & Sewer Proposed
Access: Mountainside Dr., Hillcrest Ave, & Robbie Rd. through Craig St.
Existing Land Use: Vacant
Surrounding Land Use: North – D18
South – D5
East – Vacant/Forested
West – D15

Planning Commission
 File No.: SMP2018 0002
 February 14, 2019
 Page 2 of 20

VICINITY MAP



ATTACHMENTS

- Attachment A - SMP2018 0002 Application
- Attachment B – Preliminary Plat and Closure Report
- Attachment C - Sketch Plat
- Attachment D – Zoning Maps
- Attachment E – Wetlands Delineation
- Attachment F – Agency Review Comments
- Attachment G – Public Comments Received through February 4, 2019
- Attachment H – Comprehensive Plan Future Land Use Designation Map
- Attachment I – 1997 Traffic Impact Analysis
- Attachment J – Memorandum from CBJ Engineering & Public Works dated February 4, 2019
- Attachment K - Memorandum from CBJ Engineering & Public Works dated January 31, 2019
- Attachment L – Water Report dated December 11, 2018

Planning Commission
File No.: SMP2018 0002
February 14, 2019
Page 3 of 20

BACKGROUND

The subject parcel was originally platted through US Survey 4807. Throughout the years, US Survey 4807 was subdivided into the Mountainside Estates Subdivision, Vanderbilt Hill Subdivision, and the remaining tract was called Richland Manor. The parcel was originally planned to be developed with the Mountainside Estates Subdivision, however no development has been completed on the parcel and it has remained vacant. Some past development proposals have included a 41-unit mobile home park (USE97-65), a 460-unit condominium development (INQ2006-37), and a 32-lot subdivision (INQ2003-60).

In 2018, the applicants purchased the subject parcel and intend to subdivide and develop the parcel in multiple phases for single-family homes and multifamily developments.

The Community Development Department (CDD) conducted two pre-application conferences with the applicants to discuss their proposal. Initial designs of the sketch plat showed cul-de-sacs on Hillcrest Avenue and Mountainside Drive rather than the loop now proposed. The sketch plat also showed a connection to Hooter Lane. This original proposal did not meet current CBJ Title 49 standards for street design, so the applicant amended the proposal discussed at the pre-application conference to include the connection between Hillcrest Avenue and Mountainside Drive, which is consistent with CBJ 49.35.210.

Staff was invited to the Mountainside Neighborhood meeting on November 8, 2018. Two CDD staff attended to discuss the major subdivision process. Both of the applicants also attended this meeting and discussed the potential development of the parcel. The original proposal with Hillcrest Avenue and Mountainside Drive ending in cul-de-sacs was discussed at this meeting.

CDD staff hosted a neighborhood meeting on January 31, 2019, at Dzantik'i Heeni Middle School to discuss the application, which was received on December 14, 2018 (Attachment A), as well as the permitting process for major subdivisions. Approximately 70 residents attended, in addition to the applicants. Comments are addressed in the Public Comment section and throughout the analysis section of this report.

PROPOSAL

The applicant requests preliminary plat approval for Phase 1 of the Richland Manor 2 Subdivision. This phase consists of 12 lots for single-family homes and 1 large tract for future development. Phase 1 includes the extension of Hillcrest Avenue and installation of public water and sewer. For Phase 1, the applicant proposes a mix of bungalow lots, panhandle lots, and standard D15 lots.

The sketch plat provided by the applicant shows the potential development of the lot – 293 dwelling units through 10 phases of development. It should be noted that the maximum density for

Planning Commission
 File No.: SMP2018 0002
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the entire parcel, un-subdivided, could be 460 dwelling units (30.67 acres x 15 units per acre). This does not take into account roads, parking, wetlands, etc.

Per CBJ 49.15.402(c), the applicant has submitted a subdivision application and project narrative (Attachment A), preliminary plat (Attachment B), and a sketch plat showing 10 potential future phases (Attachment C). The associated documents that are required to complete the preliminary plat application are included in this report as attachments.

ANALYSIS

Phasing— The proposed subdivision is creating 13 total lots, which is a minor subdivision. However, the applicant has demonstrated that there will be future development of the remaining large tract through 10 potential phases. CBJ49.15.401(1)(A) states that a *minor subdivision application may not be filed or approved if it is part or is made in connection with a present or projected major subdivision development*. This subdivision is therefore being reviewed as a major subdivision. The 10 potential future phases of the development are shown on the sketch plat, found in Attachment C.

The sketch plat shows the potential for 293 dwelling units over the 10 proposed phases. There are 6 single family phases proposed and 4 multifamily development phases proposed. According to CBJ 49.15.410(a), the sketch plat serves the following purposes:

- (1) To inform the applicant of the City and Borough's subdivision requirements, public improvement requirements, and platting procedures before substantial costs are incurred by the developer in preparation of a subdivision application;*
- (2) To inform the department of the applicant's development plans; and*
- (3) To identify issues with the proposed subdivision, such as issues with the subdivision layout, the extent and nature of required improvements, the location and protection of sensitive areas, impacts to adjoining properties, and traffic, platting, drainage, and utilities requirements.*

Zoning - The subject parcel is located in the D15 zoning district, which allows up to 15 dwelling units per acre. The subject parcel is currently 30.67 acres and the total density for the parcel, un-subdivided, is 460 dwelling units. The proposed subdivision creates 12 lots for single-family residences and one remaining tract of land. The remaining tract measuring 28.81 acres has an allowed density of 432 dwelling units; this does not take into account roads, parking, wetlands, etc.

A current zoning map and pre-1987 zoning map can be found in Attachment D. The subject parcel is zoned D15 and is surrounded by other zoning districts. The Tamarack Trails Condominiums parcel to the west is also zoned D15. The neighboring parcels to the south, within the Mountainside

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Estates neighborhood, are zoned D5. To the north, parcels are zoned D18 and General Commercial. Per CBJ 49.25.400 Table of Dimensional Standards Note 3, when one zoning district abuts another, the greater of the two setbacks is required for both uses on the common property line. For example in the D5 zoning district, the rear yard setback is 20 feet and in the D15 zoning district the rear yard setback is 15 feet. A D15 parcel with a rear yard touching the rear yard of a D5 parcel would be required to have a 20 foot setback.

In Phase I of development, the applicant is proposing bungalow lots, panhandle lots, and standard D15 lots. The proposed lots as shown on the preliminary plat meet or exceed the dimensional standards listed in CBJ 49.25.400. The CBJ 49.25.400 Dimensional Standards are listed below:

Min. Lot Size	D-5	D-15	D-18
Single Family	7,000	5,000	5,000
Bungalow	3,500	3,000	2,500
Duplex	10,500	5808*	4840*
Common Wall	7,000	3,500	2,500
<i>*Minimum Lot Size Calculated by Density</i>			

Min. Lot Width	D-5	D-15	D-18
Single Family	70'	50'	50'
Bungalow	35'	25'	25'
Common Wall	60'	30'	30'

Min. Lot Depth	D-5	D-15	D-18
All Uses	85'	80'	80'

Setbacks	D-5	D-15	D-18
Front	20'	20'	20'
Rear	20'	15'	10'
Side	5'	5'	5'
Street Side	13'	13'	13'

Drainage - The CBJ Engineering & Public Works Department has reviewed the existing drainage and proposed drainage easements as shown on the preliminary plat and does not find the preliminary drainage plan to be acceptable (Attachment J). During the above referenced pre-application conference, it was noted that the preliminary drainage analysis would not be required to be done by a licensed engineer but the drainage analysis submitted with construction plans must be. As outlined in the memorandum from Autumn Sapp, dated February 4, 2019, the applicant has two options:

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- a. Applicant must obtain a drainage easement from Lot 3, Vanderbilt Hill Subdivision to allow surface drainage from the proposed Tract B1, Richland Manor 2 Subdivision to drain across the property and intersect the existing drainage easements, or;*
- b. Submit a revised preliminary drainage plan.*

It is a recommended condition of approval that prior to final plat recording, the applicant must submit a new drainage plan showing how drainage will flow from the subdivision to Glacier Highway; this drainage plan must be approved by the CBJ Engineering & Public Works Department. This drainage plan must be signed and stamped by an Alaskan licensed engineer in accordance with CBJ 49.35.510.

Water – The applicant has submitted a water report completed by Jim Dorn of Carson Dorn, Inc. (Attachment L). The purpose of the technical memorandum was to evaluate the water booster pump station at the corner of Craig Street and Hillcrest Avenue and determine if there would be adequate pressure with the addition of the proposed homes. It was determined that an additional 80 residential units could be constructed without significantly reducing water pressures to the high elevation water zone.

The CBJ Engineering & Public Works Department has reviewed this report and believes that there are adequate water pressures for this phase of development using the above referenced pump station.

Wetlands - The 2008 and 2016 Juneau Wetlands Management Plans did not include the subject parcel in the study area. The applicant has performed wetlands delineation for Phase 1 and found that there are approximately 3.61 total acres of wetlands (Attachment E). Staff recommends that all future phases of development may require wetlands delineation. The need for a wetlands delineation will be determined at the pre-application conference for each future phase of development.

The proposed subdivision was scheduled for review at the January 17, 2019, Wetlands Review Board Meeting. This meeting was cancelled due to a lack of a quorum. The proposed subdivision has been re-scheduled for the February 21, 2019, Wetlands Review Board meeting. Comments from this meeting will be included as an additional materials item and discussed in staff's presentation to the Planning Commission.

Habitat - There are no known anadromous waterbodies on the subject parcel. The Alaska Department of Fish and Game (ADFG) has reviewed this proposal and also examined the site. ADFG has provided comments, found in Attachment F. ADFG found no anadromous water bodies on the subject parcel, however approximately 1,000 feet from the subject parcel is Vanderbilt Creek, which is an anadromous waterbody. CDD and ADFG staffs recommend that the developer

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employ best management practices for storm water runoff to prevent sediment run-off from construction activities.

Access - The sketch plat shows that there will be extensions of three CBJ rights-of-ways; Mountainside Drive, Hillcrest Avenue, and Robbie Road. In Phase 1, only an extension of Hillcrest Avenue will be platted and constructed. These three streets feed into Craig Street and then onto Glacier Highway. The subject parcel also has frontage on Hooter Lane, an undeveloped CBJ right-of-way, which contains a driveway for the Tamarack Trails Condominiums. When Richland Manor Tract B was platted in 1997 (Plat 97-47), the following plat note was required:

Further Subdivision of Tract B, Richland Manor Subdivision shall require City & Borough of Juneau Preliminary Platting Requirements indicating adequate access along with necessary water and sewer services for such subdivision plan.

For Phase 1, access through Hillcrest Avenue is adequate for the trips generated by the 12 single family lots. Future phases will trigger a need to evaluate Hooter Lane as a secondary access for fire code requirements or Title 49 Land Use Code Requirements regarding a connected street system. According to Dan Jager, Fire Marshall, any development greater than 100 houses requires a second access with the exception being that the second access can be eliminated if all homes have a residential sprinkler system. Any development greater than 200 units would require a second access with no exception. A recommended condition of approval is that the sketch plat be amended to show a future connection to Hooter Lane from Hillcrest Avenue.

It is recommended that a plat note be required to ensure that future access is reviewed at each phase of development and this review must include the lots created through Phase 1:

Further Subdivision of Tract B-1, Richland Manor 2 Subdivision shall require City & Borough of Juneau Preliminary Platting Requirements indicating adequate access for all lots created in Phase 1, Richland Manor Subdivision 2, and all future Phases.

Additionally, Dan Jager has stated that in Phase 1, all new units will need to include a residential sprinkler system. Staff recommends this as a condition of approval.

Craig Street was platted and constructed during Phase 1 of the Mountainside Estates Subdivision in the 1980's. At that time, it was a condition of approval that Craig Street be designed and constructed as a collector. According to CBJ 49.32.210(c), collector streets should be continued into new adjoining subdivisions as needed. At this time, a collector is not needed for the additional 12 dwelling units planned for the parcel. Future phases of the development may trigger the need to upgrade Hillcrest Avenue to a collector. This will be reviewed with each phase of development.

Some residents have recommended using Coogan Drive as an access to the parcel. This would eliminate the need for Hooter Lane or Craig Street. The issue with this is that Coogan Drive is a cul-

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de-sac and all the lots that abut the subject parcel are under private ownership (see below). Hooter Lane, on the other hand, provides right-of-way frontage to the subject parcel (see below). Hooter Lane currently contains the driveway to the Tamarack Trails condominiums. This driveway would likely need to be re-designed to accommodate a street built to CBJ standards. Staff will evaluate Hooter Lane as a secondary access point to the subdivision once required by the Fire Code or Title 49.



Traffic Analysis - CBJ 49.40.300 states that a traffic impact analysis is required for developments that are projected to generate 500 or more average daily trips. The applicant has provided a Traffic Impact Analysis (TIA) from February 1997 for the subject parcel, which shows that the intersection

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of Glacier Highway and Craig Street can accommodate the development of 480 units with no improvements (Attachment I).

The proposed development for Phase 1 includes 12 single family homes. A single family home generates 9.52 average daily trips. The 12 single family homes in Phase 1 will generate 114 average daily trips, so **no traffic impact analysis is required for Phase 1**. Future Phases may trigger the need for a TIA. The trips generated by all phases of development will be included in calculating whether or not that phase needs a TIA.

The Alaska Department of Transportation (DOT) was consulted during this review; they found no issues with the current Phase 1 proposal and do not require a TIA for Phase 1. According to DOT, a TIA would be required, by their standards, once a development reaches 100 trips in the peak hour. According to the ITE Trip Generation Manual, a single family home generates 1.02 trips in the PM peak hour, an apartment generates .67 trips in the PM peak hour, and a condominium generates .52 in the PM peak hour. This means that a TIA would be required for DOT anywhere between 100-200 dwelling units.

A recommended condition of approval is that the average daily trips counted for the development will include all phases of development, so that traffic for the entire development is taken into consideration.

Pedestrian Access - According to CBJ 49.35.610(b), the subdivider is required to construct sidewalks in accordance with Table 49.35.240. Additionally, CBJ 49.35.610(b)(1) requires a minimum width of 5 feet for sidewalks. This phase of development will generate 114 average daily trips, so according to Table 49.35.240, sidewalks are not required (see below table). However, the entire development has the potential to create up to 460 dwelling units, which could generate over 4,000 average daily trips (460 units * 9.52 ADT = 4379 ADT).

It is recommended that at this phase, the developer be required install sidewalks on both sides of the street, which meets the criteria of 49.35.240 for a roadway with over 500 ADT's (see below). This will mean that the road in the future will not need to be upgraded to accommodate for future phases.

Table 49.35.240 Table of roadway construction standards

Avg. Daily Trips (ADT)	Adopted Traffic Impact Analysis Required	Sidewalks	Travel Way Width	Street Lights	Width	Paved Roadway Required	Publicly Maintained
≥ 500	Yes	Both sides	26 ft.	At all intersections	60 ft. Public ROW ⁱⁱ	Yes	Yes

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Avg. Daily Trips (ADT)	Adopted Traffic Impact Analysis Required	Sidewalks	Travel Way Width	Street Lights	Width	Paved Roadway Required	Publicly Maintained
212 to 499	Maybe	One side	24 ft.	At all intersections	60 ft. Public ROW ⁱⁱ	Yes	Yes
0 to 211	No	Not required	22 ft.	At intersection of subdivision streets and external street system	60 ft. Public ROW ⁱⁱ	Yes	Yes
0 to 211	No	Not required	20 ft. ⁱ	At intersection of subdivision streets and external street system	60 ft. Public ROW ⁱⁱ	No, if outside the urban service area	No
0 to 70	No	Not required	20 ft. ⁱ	No	50 ft. private easement	No ⁱⁱⁱ	No

Street Lighting – Using the two highest roadway construction standards in CBJ 49.35.240, street lighting is required at all intersections (see above). Using this street classification is appropriate based on the potential future development in the remaining tract. The CBJ Engineering & Public Works Standard Detail 118 requires street lighting at all intersections with spacing between lights not to exceed 250 feet. CBJ Engineering & Public Works has also stated that a street light should be placed at the temporary cul-de-sac.

Staff recommends requiring street lights at each intersection in this subdivision with spacing between lights not to exceed 250 feet; this is consistent with Title 49 as well as Standard Detail 118, CBJ Engineering & Public Works. Additionally, prior to construction plan approval, the applicant shall submit a lighting plan meeting applicable CBJ standards.

Hillside Development – The subject parcel contains slopes that are greater than 18%. According to CBJ 49.70.210 (a), *This article applies to all development on hillsides in the City and Borough that involves the following:*

- (1) Removal of vegetative cover;
- (2) Excavation of any slope in excess of 18 percent;
- (3) Creation of new slope in excess of 18 percent for a vertical distance of at least five feet;
- or
- (4) Any hazard area identified on the landslide and avalanche maps dated September 9, 1987....

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At this time, no construction plans have been submitted. A Hillside Development Permit may be required if any of the above listed activities occur within slopes in excess of 18%. CBJ 49.70.220(b) states that *The developer shall apply for and obtain a hillside development endorsement prior to any site work other than land and engineering surveys and soils exploration.* The requirement for a Hillside Development Permit will be reviewed with construction plans for roads and utilities and again once building plans are submitted for the residences. It is recommended that a condition be placed on approval stating that a Hillside Development Permit may be required if triggered by CBJ 49.70.210(a)(1-5).

BUNGALOW LOTS

CBJ 49.65 Article IV establishes standards for bungalow lots and bungalow lot subdivisions. These standards include the requirement for public utilities and roads, ratios of bungalow to standard lots, and the process for creating a bungalow lot subdivision. Staff finds all conditions of this chapter can be reasonably met. A plat note identifying the proposed bungalow lots and the specified use requirements is required.

49.65.610 - Bungalow lot subdivisions.

(a) Subdivisions creating bungalow lots must meet the following requirements:

(1) Lots must be served by municipal water and sewer and publicly maintained roads.

This condition can be reasonably met.

(2) In zoning districts D1, D3, D5, D10-SF, and D10, subdivisions shall not exceed two bungalow lots for each standard lot.

NA

(3) In zoning districts D15 and D18, bungalow lots may be platted without creating standard lots.

This condition has been met.

(4) A note shall be included on all plats which create bungalow lots, providing: "At the time of plat recording, structures on (lot and block number for all bungalow lots) were limited to one 1,000 square foot detached single-family residence per lot; other restrictions apply as well. See the City and Borough of Juneau Land Use Code for current regulations."

This condition has been met.

(5) Lots created through the Planned Unit Development process shall not be further subdivided into bungalow lots.

NA

PANHANDLE LOTS

CBJ 49.15.423 establishes requirements for panhandle lots; through this chapter, panhandle lots may be created through the subdivision process. Dimensional standards, setbacks, and access and

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parking standards specific to panhandle lots are established in this section. Staff finds all conditions of this chapter can be reasonably met. A plat note identifying the panhandle lots and Title 49 lot design requirements is required.

According to CBJ 49.15.423(a)(3)(A), Access for the lots shall be located in the panhandle. A lot fronting a right-of-way may have a separate and additional access if approved by the government entity that controls rights-of-way. Access to each lot shall be designated on the plat in the form of an easement.

The applicant has provided easements on the plat. It is a recommended condition of approval that the applicant also provides an access maintenance agreement to be recorded with each lot that shares an access.

Additionally, CBJ49.15.423(a)(3)(H) states: *The portion of the driveway in the right-of-way or the first 20 feet from the edge of the public roadway shall be paved, whichever length is greater.* It is a recommended condition of approval that this paving be completed or bonded for prior to final plat recording.

49.15.423 - Panhandle lots.

(a) Panhandle lots may be created by subdivision under this section if the new lots meet the following requirements:

(1) Dimensional requirements

(A) The front and panhandle lots must meet all the dimensional and area requirements of this title.

This condition has been met.

(B) No part of the panhandle portion of the lot shall be less than 20 feet wide.

This condition has been met.

(C) The panhandle portion of the lot shall not be longer than 300 feet in D-1 zones and one and one-half times the minimum lot depth in other residential zoning districts.

This condition has been met.

(D) No buildings are allowed to be built or placed in the panhandle portion of the lot.

This will be reviewed through the building permit process.

(E) In a D-1 zoning district, 30 feet of the width of the panhandle of the rear lot may be used in determining the width of the front lot.

NA

(F) The lot width for the panhandle lot shall be the distance between its side lot lines measured behind the back lot line of the front lot.

The minimum lot width for the zoning district has been met.

(2) Setbacks

(A) A lot fronting on a right-of-way may establish a front yard setback or a street side yard

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setback adjoining the right-of-way or the panhandle.

Setbacks will be established during the building permit process. Setbacks are shown on the preliminary plat to demonstrate that building sites can be created.

(B) The front yard setback for the panhandle lot shall be measured from behind the back lot line of the front lot.

This condition has been met.

(3) Access and parking.

(A) Access for the lots shall be located in the panhandle. A lot fronting a right-of-way may have a separate and additional access if approved by the government entity that controls rights-of-way. Access to each lot shall be designated on the plat in the form of an easement.

This condition has been met through the platting off access easements, see preliminary plat.

(B) Off-street parking shall be provided in an amount sufficient to meet the requirements of CBJ 49.40, article II.

This condition can be reasonably met.

(C) A driveway and parking plan that shows the feasibility of off-street parking shall be submitted and approved by the director prior to recording the plat.

This condition can be reasonably met and is a recommended condition of approval.

(D) Back out parking is prohibited unless approved by the director.

This condition can be reasonably met.

(E) The applicant must provide assurance in the form of an easement, plat note referencing the maintenance agreement, and a maintenance agreement that is recorded with the subdivision, on forms acceptable to the director, ensuring the required access and parking areas will be constructed and maintained by all future property owners.

The applicant has provided easements on the plat. A recommended condition of approval is that the applicant submits a maintenance agreement to CDD for review and approval of the final plat. The applicant shall also add a plat note referencing the maintenance agreements.

(F) Any portion of a driveway not located in a public right-of-way shall comply with emergency service access as required by CBJ 19.10. A profile of the proposed driveway centerline shall be submitted as part of the plat application, and must meet Alaska Department of Transportation and Public Facilities or CBJ driveway standards, as appropriate based on ownership of the right-of-way.

This will be reviewed with construction plans. The CBJ Fire Department has expressed no concerns.

(G) Existing driveways and access points not meeting the requirements of this section must be abandoned, and improvements thereto removed and relocated prior to plat recordation.

NA

(H) The portion of the driveway in the right-of-way or the first 20 feet from the edge of the

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public roadway shall be paved, whichever length is greater.

A recommended condition of approval is that the applicant must complete the required paving, or bond for it prior to final plat approval.

(b) No lot resulting from a panhandle subdivision may be further divided into another panhandle subdivision.

A panhandle plat note has been added to the preliminary plat.

CONFORMITY WITH ADOPTED PLANS

2013 CBJ Comprehensive Plan – The proposal is consistent with the following policies from the Comprehensive Plan:

POLICY 3.1. TO BALANCE AVAILABILITY OF SUFFICIENT LAND WITHIN THE DESIGNATED URBAN SERVICE AREA BOUNDARY THAT IS SUITABLY LOCATED AND PROVIDED WITH THE APPROPRIATE PUBLIC SERVICES AND FACILITIES TO MEET THE COMMUNITY’S FUTURE GROWTH NEEDS AND THE PROTECTION OF NATURAL RESOURCES, FISH AND WILDLIFE HABITAT AND SCENIC CORRIDORS.

POLICY 3.2. TO PROMOTE COMPACT URBAN DEVELOPMENT WITHIN THE DESIGNATED URBAN SERVICE AREA TO ENSURE EFFICIENT UTILIZATION OF LAND RESOURCES AND TO FACILITATE COST EFFECTIVE PROVISION OF COMMUNITY SERVICES AND FACILITIES WHILE BALANCING PROTECTION OF NATURAL RESOURCES, FISH AND WILDLIFE HABITAT AND SCENIC CORRIDORS.

POLICY 4.1. TO FACILITATE THE PROVISION AND MAINTENANCE OF SAFE, SANITARY AND AFFORDABLE HOUSING FOR CBJ RESIDENTS.

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.

POLICY 10.1. TO FACILITATE AVAILABILITY OF SUFFICIENT LAND WITH ADEQUATE PUBLIC FACILITIES AND SERVICES FOR A RANGE OF HOUSING TYPES AND DENSITIES TO ENABLE THE PUBLIC AND PRIVATE SECTORS TO PROVIDE AFFORDABLE HOUSING OPPORTUNITIES FOR ALL JUNEAU RESIDENTS.

POLICY 10.3. TO FACILITATE RESIDENTIAL DEVELOPMENTS OF VARIOUS TYPES AND DENSITIES THAT ARE APPROPRIATELY LOCATED IN RELATION TO SITE CONDITIONS, SURROUNDING LAND USES, AND CAPACITY OF PUBLIC FACILITIES AND TRANSPORTATION SYSTEMS.

The subject parcel has a Future Land Use Designation of Medium Density Residential (MDR) (Attachment H). The MDR land use designation is described as follows:

These lands are characterized by urban residential lands for multifamily dwelling units at

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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 (CBJ 49.25.300).

Additionally, Chapter 3 of the Comprehensive Plan addresses new development. According to the chapter, new development should occur on vacant or underutilized parcels within the Urban Service Area. This parcel is within the Urban Service Area boundary (USAB) and is currently vacant and undeveloped. The following excerpt from Chapter 3 of the plan provides guidance for new development:

Land within the USAB should be efficiently developed before its boundaries are extended to properties outside of the USAB. An efficient development would build to the maximum density allowed by the zoning district within which the property lies, provided that road and intersections serving the new development have adequate capacity and levels of service to accommodate the proposed intensity of development. Buildable lands should be developed as medium- to high-density affordable housing or mixed residential and commercial developments wherever possible and practicable. (Page 14)

2016 Housing Action Plan – The proposal is consistent with the Housing Action Plan as it provides housing units. Additionally, by creating small lots and facilitating the construction of small homes, the project has the potential to provide housing options for people interested in smaller, more affordable homes. It is expected that the bungalow lots will have a lower cost to develop, resulting in lower cost, more affordable homes for CBJ Residents.

2015 Juneau Economic Development Plan – The proposal is consistent with the following initiative from the Juneau Economic Development Plan:

Initiative: Promote Housing Affordability and Availability

2009 Juneau Non-Motorized Transportation Plan – The Juneau Non-Motorized Transportation Plan promotes active transportation by establishing an integrated community-wide bicycle and walking network. Staff has recommended, above, that the applicant install sidewalks on both sides of the extension to Hillcrest Avenue. This recommendation would be consistent with the Non-Motorized Transportation Plan. Additionally, there are two bus stops near the development, one at the bottom of Craig Street and one at the bottom of Hooter Lane, both on Glacier Highway.

AGENCY REVIEW

The proposal was sent to Public Works & Engineering, Capital City Fire & Rescue, the CBJ Assessor, Parks & Recreation, the Building Code Official, Land & Resources, the Alaska Department of Transportation, the Alaska Department of Fish and Game, US Corp of Engineers, AEL&P, and the CBJ Housing Program Office.

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Agency review comments received can be found in Attachment F.

PUBLIC COMMENTS

CDD staff hosted a neighborhood meeting on January 31, 2019. Approximately 70 people attended in addition to the applicants. Residents of the Mountainside Estates neighborhood expressed concerns with the proposal affecting neighborhood harmony, traffic, drainage, and water pressure and availability. Residents of the Tamarack Trails Condominium Association expressed concerns regarding the future development of Hooter Lane as well as potential effects on property values and neighborhood harmony. At this meeting, staff handed out comment cards. Comment cards received through February 4, 2019, are found in Attachment G.

Staff received 54 comments through February 4, 2019 (Attachment G). All comments received February 5 through 12 noon on February 22 will be emailed to the Commissioners by the end of the workday on February 22 as additional materials to be read in preparation for the hearing.

Many of the received comments referenced a preliminary plat approval Notice of Decision made by the Planning Commission (SUB96-08), also found in Attachment G. This preliminary plat approval was for a five-lot subdivision and a lot line adjustment which the Planning Commission at the time placed conditions on. These conditions included limiting the use of Craig Street, the construction of Hooter Lane, as well as development buffers. These conditions of approval are no longer valid because SUB96-08 never received final plat approval and was not recorded. **This referenced Notice of Decision expired on September 25, 1998.** Additionally, CBJ has made significant changes to the Land Use Code since this preliminary approval in March of 1997.

Major concerns raised by neighbors include traffic created by construction as well as higher density development; secondary access to the development; water pressure; neighborhood harmony; property values; and drainage. Many of these concerns have been addressed through the analysis section of this staff report.

RIGHT OF WAY REDUCTION REQUEST PER CBJ 49.35.240(b)

The applicant is requesting a reduction in the right-of-way width of the Hillcrest Avenue extension from 60 feet to 50 feet that will be platted in Phase 1. Specifically, the applicant requests this reduction in order to reduce the amount of fill that will be placed in the wetlands. The applicant estimates that 4,103 square feet of wetlands would be saved if the ROW reduction is granted.

CBJ 49.35.240(b)(5) states:

(5) The director shall make written findings supporting right-of-way minimum width reductions granted under this section. The director's findings shall state that:

(A) The applicant has provided room for electric utility features and demonstrates that if

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the road is upgraded in the future to include additional sidewalks that there is sufficient right-of-way for construction of the sidewalks without need for retaining walls over two feet in height.

(B) There is sufficient right-of-way or easements to allow for drainage improvements required by construction of the sidewalks.

(C) That any driveways shall be constructed to accommodate the elevations of future sidewalks.

(D) No additional right-of-way width will be required in order to provide for sufficient access to abutting lands.

(E) There is sufficient room for snow storage.

Staff finds that the above conditions can be reasonably met and recommends approval of the ROW reduction from 60 feet to 50 feet. Additionally, the CBJ Engineering & Public Works Department has agreed to this reduction in ROW Width (Attachment J).

PRELIMINARY PLAT REVIEW

FINDINGS

CBJ 49.15.402(c)(4)(e) 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.

No, the plat can comply with this title after the following conditions have been met:

- 1. Complete all 30 requested plat changes listed in the MEMO dated January 18, 2019, from CBJ Engineering & Public Works.**
- 2. On sheet one (1), label Laurie Lane**
- 3. On sheet two (2), label the western lot line with bearing and distances described.**
- 4. On sheet one (1), show all 5 lots on the south side of Coogan Drive, created Plat 2009-18.**
- 5. Through the review process, Blocks A and B have gotten switched. Plat Notes 9 & 10 do not match the plat when referencing the bungalow lots and panhandle lots. Change the plat graphic to match the plat notes or vice versa.**
- 6. Prior to final plat recording, remove setbacks, wetlands, drainage, and contours from plat graphic and legend.**

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7. On all pages, use a dashed font to label the original TRACT B.

(B) Whether the applicable subdivision development standards of this title are met, or can reasonably be met with conditions.

Yes. Staff finds that with conditions, subdivision development standards of this title can be reasonably met.

(C) Whether the proposed subdivision will provide building sites suitable for the zoning district.

Yes. Staff finds the proposed subdivision will provide building sites suitable for the 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. The proposed streets are continuations of existing streets.

(E) Whether the director of Engineering & Public Works has reviewed the application and determined that:

(i) The subdivision can be constructed to conform to applicable drainage and water quality requirements;

No. The proposed subdivision can meet this condition with the following condition of approval (also listed above):

Prior to final plat recording, the applicant must submit a new drainage plan showing how drainage will flow from the subdivision to Glacier Highway; this drainage plan must be approved by CBJ Engineering & Public Works Department.

(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.

(iii) Any proposed improvements conform to the requirements of this title and can feasibly be constructed in accordance with this title; and

Yes.

(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.

NA

Staff finds the above criteria can be reasonably met with conditions. See Attachment J.

Planning Commission
 File No.: SMP2018 0002
 February 14, 2019
 Page 19 of 20

CBJ 49.15.402(5) Major Subdivisions, in issuing its Notice of Decision on a preliminary plat, the Commission may accept, amend, or reject the director's proposed recommendations. The decision of the commission approving or denying a preliminary plat application will be set forth in a notice of decision, and will specify any conditions or plat notes required for final plat approval. If the preliminary plat is denied, the applicant may submit a revised plat application, without paying additional application fees, within 180 days from the date of the notice of decision.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the Director's analysis and findings and approve the preliminary plat for Phase 1 of the Ridgeview Subdivision. 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 final plat approval, the following changes shall be made to the preliminary plat:
 - a. Complete all 30 requested plat changes listed in the MEMO dated January 18, 2019, from CBJ Engineering & Public Works.
 - b. On sheet one (1), label Laurie Lane
 - c. On sheet two (2), label the western lot line with bearing and distances described.
 - d. On sheet one (1), show all 5 lots on the south side of Coogan Drive, created Plat 2009-18.
 - e. Through the review process, Blocks A and B have gotten switched. Plat Notes 9 & 10 do not match the plat when referencing the bungalow lots and panhandle lots. Change the plat graphic to match the plat notes or vice versa.
 - f. Prior to final plat recording, remove setbacks, wetlands, drainage, and contours from plat graphic and legend.
 - g. On all pages, use a dashed font to label the original TRACT B.
 - h. Add the following Plat Note: "Further Subdivision of Tract B-1, Richland Manor 2 Subdivision shall require City & Borough of Juneau Preliminary Platting Requirements indicating adequate access for all lots created in Phase 1, Richland Manor Subdivision 2, and all future Phases."
2. The developer shall utilize Best Management Practices to treat or reduce any harmful particulates that may arise from the development.
3. The developer shall use Best Management Practices for storm water runoff to prevent sediment run-off from construction activities into neighboring waterbodies.
4. The average daily trips generated by Phase 1, Richland Manor 2 Subdivision, and all future phases will be included in the ADT's generated by any future development of Tract B1.
5. A Hillside Development Permit may be required if triggered by CBJ 49.70.210(a)(1-5).
6. Sidewalks on both sides of the street are required for Phase 1.

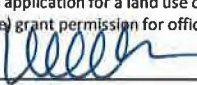
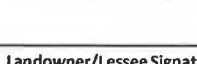
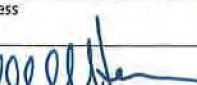
Planning Commission
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7. All future phases of development may require wetlands delineation.
8. For each pair of panhandle lots sharing a driveway, the applicant must provide a maintenance agreement that is recorded with the subdivision, on forms acceptable to the director, ensuring the required access and parking areas will be constructed and maintained by all future property owners. The applicant shall also create a plat note referencing the easements.
9. The applicant shall pave, or bond for, the portion of the driveway in the right-of-way or the first 20 feet from the edge of the public roadway shall be paved, whichever length is greater, for all panhandle lots created with this subdivision.
10. The applicant shall construct, or bond for, street lights at each intersection in this subdivision with spacing between lights not to exceed 250 feet.
11. Prior to construction plan approval, the applicant shall submit a lighting plan meeting applicable CBJ standards.
12. A driveway and parking plan that shows the feasibility of off-street parking shall be submitted and approved by the Director prior to recording the plat.
13. The applicant shall install a residential sprinkler system that meets Capital City Fire & Rescue requirements in each dwelling unit within this subdivision.
14. The sketch plat shall be amended to show a future connection to Hooter Lane from Hillcrest Avenue.
15. The applicant must submit a drainage plan showing how drainage will flow from the subdivision to Glacier Highway; this drainage plan must be approved by the CBJ Engineering & Public Works Department. This drainage plan must be signed and stamped by an Alaskan licensed engineer in accordance with CBJ 49.35.510.
16. Prior to approval of a final plat, the applicant shall submit a complete set of construction plans for all required improvements to CDD for review by the Director of Engineering & Public Works for compliance with 49.35.140.
17. Prior to final plat approval, an engineer's estimate for the installation of public utilities and improvements must be submitted to CDD and reviewed and approved by CDD and CBJ Engineering & Public Works.
18. Prior to final plat approval, the applicant must construct, and/or bond for, all required public utilities and improvements.



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 4506, 4508, 4510 HILLCREST AVENUE		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) RICHLAND MANOR TRACT B		
	Parcel Number(s) 7B1001160010		
	☒ This property located in the downtown historic district		
	☒ This property located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner MICHAEL & WILLIAM HEUMANN	Contact Person	
	Mailing Address 6000 THANE ROAD	Phone Number(s) 907-261-8014 MICHAEL HEUMANN	
	E-mail Address MPHEUMANN@HOTMAIL.COM; WHEUMANN@MSN.COM	723-4540 BILL HEUMANN	
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.			
☒		12-14-18	
	Landowner/Lessee Signature	Date	
☒			
	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 SAME		
Mailing Address SAME	Phone Number(s)		
E-mail Address			
☒		12-14-18	
	Applicant's Signature	Date of Application	

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

Attachment A - Application

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 LAB 
Case Number 5MP2018 0002
Date Received 12.14.2018



SUBDIVISION 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

Number of Existing Parcels 1 Total Land Area 30.67 Acres Number of Resulting Parcels 13

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 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 _____

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>1430.00</u>			
Admin. of Guarantee	\$ <u>150.00</u>			
Adjustment	\$ _____			
Total Fee	\$ <u>1580.00</u>			

Attachment A - Application

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number

SmP20180002

Date Received

12/14/18

PROJECT NARRATIVE

December 14, 2018

Michael Heumann and William Heumann purchased Richland Manor (D15), a subdivided tract of land to the North of Mountainside Estates at Vanderbilt Hill (Tract B, Richland Manor, A Fraction of US Survey 4807). We hope upon completion to provide approximately 80 single family residences and perhaps 200 multifamily dwellings, thereby making a significant contribution to the severe housing needs in Juneau. There will be a mix of homes that will serve a variety of housing needs.

In our first phase we are applying to subdivide a portion of the tract into 12 lots at the end of Hillcrest Drive. Future phases will be developed based up market needs.

We informed the residents of Mountainside Estates of our purchase and made a presentation to them along with Laura Boyce of the Juneau Community Development Division to introduce ourselves and a concept to them. Ms. Boyce described the process we would have to follow to achieve a subdivision.

We held two Pre-application Meetings with CDD to explore the issues that might arise and possible solutions to those issues. Furthermore, we met individually with several planners and a representative of the Engineering Department to resolve as many issues as possible prior to making our application.

This application for the proposed subdivision represents the results of the efforts described above. There are four significant areas of interest that arose:

1. Water System. What is the capacity of the water system to deliver water to additional dwellings without falling below the DEC and Fire Department requirements? Included with this Application is a Memorandum prepared by James Dorn, a local engineer in which he reaches the conclusion that the existing system can meet the demands of an additional 80 residences.
2. Fire Code requirements. The fire code allows for the construction of additional dwellings on extensions of the street system servicing Mountainside Estates, if the water available at the hydrants is 500 gpm and if the new dwellings are provided with residential sprinkler systems. It, also, allows for the construction of new dwellings without sprinkler systems where 1,000 gpm is available. We will provide residential sprinkler systems where necessary.
3. Access. Craig Street is designed as a "Minor Collector" street. Therefore, Mountainside Drive and Hillcrest Drive serve as the two entrances to Mountainside Estates Subdivision and Richland Manor Subdivision. Traffic studies have analyzed the traffic at the intersection of Craig Street and Glacier Highway and have determined the capacity to be sufficient to serve a number of dwellings significantly greater than what we expect to provide.

Hooter Lane. It had been our plan to extend the driveway developed in the Hooter Lane ROW serving the 32-unit Tamarack Condominium development to the North side of Richland Manor to access the multifamily dwellings we intend to develop there. However, that is not possible as CBJ Ordinances no longer allow for driveways to be permitted in undeveloped Rights of Way. Furthermore, it is not possible to construct a street to CBJ Standards without causing great economic waste as the grades of the driveway are steeper than that required by the Standards. Building a street would cut off the driveway. The driveway was permitted and the rights of the Tamarack Condominiums are perpetual.

We obtained a Wetlands Delineation and have met with the U.S. Army Corps of Engineers several times. They have stated that the uplands areas should be fully developed in order to

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DEC 14 2018

PERMIT CENTER/CDD

justify build within areas designated to delineated to be Wetland. The Preliminary Plat incorporates this into the design. We have requested that the Hillcrest Drive ROW be reduced to 50' to reduce the fill requirements on the back of the downhill lots. In addition, a benefit is to provide more space for the setback between the existing foundation on proposed Lot 12 and the ROW to allow a home to be constructed upon the foundation.

Utilities.

Water. An 8" ductile iron pipe extends onto Richland Manor at the end of Hillcrest Drive and is sufficient to provide for the water requirements of the proposed 12 lots.

Sewer. The most likely means to connect to the CBJ sewer system will be to extend the sewer line in Hooter Lane to the proposed lots. It is possible to connect to the manhole between Lot 7 and Lot 8 on Hillcrest drive on the ROW. This would likely require a sewer lift station.

Existing Structures. There is an existing foundation on proposed Lot 12. We would like to build a home on it. In order to do so we will need to apply for a variance.

Unique Characteristics of the land or structure(s). - None

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DEC 14 2018

PERMIT CENTER/CDD



PRELIMINARY PLAT CHECK LIST

Name of Proposed Subdivision:

RICHLAND MANOR 2

The following items must be included with the initial submittal of a Preliminary Plat:

- ☒ Application, filled out completely
- ☒ Project Narrative
- ☒ Pre-application Conference Report
- ☒ Disclosure of all known environmental hazards and any proposed mitigation measures recommended in the applicable environmental document.
- ☒ Preliminary Plat Checklist: I have reviewed the checklist and all submittals for completeness and accuracy.
- ☒ Application fee (see fee schedule)
- ☒ Five (5) - 24" by 36" Copies
- ☒ Lot Closure Report
- ☒ Drainage Report
- ☒ EROSION REPORT
- ☒ WATER STUDY
- ☒ WETLANDS DELINEATION
- ☒ UTILITY PLAN

Applicant or Surveyor - Signature

Date

Applicant or Surveyor - Print Name

GENERAL REQUIREMENTS

- ☐ The preliminary plat shall be prepared by a professional land surveyor, registered in the State of Alaska
- ☐ The preliminary plat shall be submitted on 22 by 34 inch sheets. The director of engineering and public works may approve alternate sheet sizes
- ☐ The preliminary plat shall be drawn with black ink to a scale of one-inch to 100 feet or less, or other suitable scale approved by the director of engineering and public works
- ☐ The preliminary plat shall be oriented with north toward the top of the sheet.
- ☐ A vicinity map shall be located in the upper right-hand corner of the sheet
- ☐ The vicinity map shall be oriented in the same direction as the plat
- ☐ A suitable north arrow shall be shown for the plat and vicinity map
- ☐ All line work and lettering must be of professional quality, and all line widths and lettering sizes must be of such size that all information can be clearly shown without overlap or confusion

GRAPHIC REQUIREMENTS - A preliminary plat shall contain the following information:

Title block - An enclosed title block in the lower right-hand corner containing the following information:

- ☐ The proposed name of the subdivision
- ☐ The legal description of the parcel to be subdivided including U.S. Survey, U.S. Mineral Survey, A.T.S. number or section, township, and range number, as applicable
- ☐ "City and Borough of Juneau, Alaska"
- ☐ "State Recorder's Office at Juneau"
- ☐ The date the preliminary plat was prepared and revised
- ☐ The horizontal scale
- ☐ The name and address of the owner of record
- ☐ The name, address, and telephone number of the surveyor preparing the preliminary plat

Attachment A - Application

Preliminary Plat Checklist
Updated 1/2018
Page 2 of 5

Lot, block, and street information:

- ☐ The area of each lot
- ☐ The dimensions in feet and hundredths of a foot
- ☐ An identifying number and letter for lots and blocks
- ☐ Lots numbered consecutively, commencing with the number "1," with no omissions or duplications
- ☐ If the remainder of an original parcel being subdivided is relatively large, it shall be designated as a "tract" with an identifying number
- ☐ All parcels of land intended to be dedicated for public use or reserved for the use of all of the property owners in the proposed subdivision shall be shown as lots, and consecutively numbered. The purpose and any conditions or limitations on the use of the parcel shall be noted on the plat *JUST ROW extension OF HILLCREST*
- ☐ Abutting properties shall be shown with dashed lines, numbers, and/or letters
- ☐ For resubdivisions or public way vacations, the lines and legal description of the previous lots shall be shown with light dashed lines, numbers, and/or letters, or by a separate plat on the same sheet showing the previous lot lines
 - ☐ The minimum data shown for each curve shall be as follows:
 - ☐ Length
 - ☐ Central angle
 - ☐ Radius
 - ☐ Bearing and distance of long chord
 - ☐ Setbacks shall be shown on all corner lots and any lots with multiple frontage. Setbacks shall be shown on typical lots

Boundary lines:

- ☐ All boundary lines of the subdivision with bearings and distances described
- ☐ All retraced boundary lines shall show record and measured bearings and distances where they differ. Record dimension information shall be shown within parentheses and include a record source identification
- ☐ The exterior boundary lines of the subdivision shall be a solid black opaque line that is of a width that distinguishes it from all other property lines shown on the plat
- ☐ If phasing is proposed, then the boundaries and number of each phase, sequential lot numbering, and a subdivision name consistent with previous phases shall be shown

Monumentation:

- ☐ The monuments used to establish the basis of bearing
- ☐ Each monument found or set shall be identified on the plat by a symbol
- ☐ A complete description of the monument, including type and all information printed on the cap. A typical drawing shall be shown for each type of monument cap set
- ☐ A legend showing the symbols for all the types of monuments
- ☐ The identification, description location, elevation, and datum of the benchmark used to establish vertical control

Site access, circulation, and utilities:

- ☐ The widths and names of existing rights-of-way within the subdivision and within 100 feet of the subdivision boundary
- ☐ Proposed rights-of-way, including their widths and proposed names
- ☐ The grades of existing and proposed streets within these rights-of-way
- ☐ The width, ownership, use, and record reference of all proposed and existing easements within the subdivision and within 100 feet of the subdivision boundary *None*
- ☐ The width, ownership, and use of all proposed easements

Attachment A - Application

Preliminary Plat Checklist

Updated 1/2018

Page 3 of 5

- ☐ All proposed and existing easements shall have sufficient dimensions shown to determine their location on the ground
- ☐ Existing trails or pathways within the subdivision and within 100 feet of the subdivision boundary, including the width of any associated rights-of way or easements
- ☐ Proposed trails or pathways and widths of their rights-of-way
- ☐ If the plat submitted covers only a part of the tract under the control of the applicant, a sketch plat of the prospective street system of the unplatted part shall be submitted
- ☐ The location of any existing or proposed driveways/curb cuts that access or are proposed to access any existing or proposed street

Topographic information:

- ☐ For slopes of less than five percent, show one foot contour lines and include spot elevations at all breaks in grade, along all drainage channels or swales, and at selected points not more than 100 feet apart in all directions
- ☐ For slopes between five percent and ten percent, show two foot contour lines
- ☐ For slopes greater than ten percent, show five foot contour lines
- ☐ Every fifth elevation contour shall be distinctive and clearly labeled
- ☐ Dashed lines shall represent existing contours
- ☐ Mapping shall include any significant features which can materially affect the design of the subdivision, including, but not limited to, structures, fences, walls, and utility poles
- ☐ If irregular slopes or special features are present, additional contour information may be required by the director of engineering and public works for planning or construction purposes. Additional required information may include projecting the topography of the site after grading has taken place, showing such items as:
 - ☐ Pad elevations and drainage patterns for each lot
 - ☐ Tops and toes of all manufactured slopes, including daylight lines
 - ☐ Existing and proposed retaining wall locations and heights
- ☐ For subdivisions located in hillside areas with slopes greater than eighteen percent, additional requirements apply in accordance with CBJ 49.70, Article II

Sewer and water:

- ☐ Existing sewer and water mains within the tract with pipe sizes and grades
- ☐ A draft plan for proposed water and sewer lines showing the size, approximate slope, and connection points with elevations for the purpose of determining the feasibility of construction

Multisheet plats:

- ☐ When a plat requires more than one sheet, exclusive of a certificate sheet, an index sheet shall be included. When a plat requires more than three sheets, a cover sheet shall also be included, showing the subdivision title, a key map, and all certificates. Each additional sheet shall include the following data:
 - ☐ North arrow
 - ☐ Legend
 - ☐ Surveyor's seal and signature
 - ☐ Title block
 - ☐ Sheet _____ of _____
 - ☐ Scale
 - ☐ All plat notes
 - ☐ Vicinity map

Attachment A - Application

Preliminary Plat Checklist

Updated 1/2018

Page 4 of 5

ADDITIONAL MAPPING OR REPORTS- At the pre-application meeting, it will be determined if any of the following additional mapping or reports are required to be submitted with the preliminary plat. If required, the following additional mapping or reports shall be submitted:

Hazard and Special Habitat Areas:

- ☐ Any portion of a special flood hazard area, landslide or avalanche area, habitat area as defined by CBJ 49.70.310, or watersheds, either existing at the proposed subdivision site or shown on the overlay maps, adopted pursuant to this title, to exist at the proposed subdivision site, must be depicted on the preliminary plat
- ☐ The boundaries of any wetland areas must be depicted on the preliminary plat. Boundaries must be determined by a person qualified to perform wetland delineations

Soils report:

- ☐ A soils report prepared by an engineer licensed by the State of Alaska shall be required if the proposed subdivision is located farther from the existing public sewer system than specified in CBJ 49.35, and the applicant chooses to provide on-lot waste disposal rather than to connect to the public system. A soils report shall include the following:
 - ☐ Certification that the proposed lots are large enough and have soil of sufficient permeability to permit the construction of approved waste treatment systems for on-lot waste disposal
 - ☐ The location and size of drain fields for each lot
 - ☐ The locations and logs of test borings, percolation test results, and a hydrological evaluation of on-site sewage disposal
 - ☐ If the soils report indicates that the soils found on the site are not of sufficient permeability or the lots are not large enough to permit the construction of systems for on-lot waste disposal, the size of the proposed lots must be increased or alternate methods for waste disposal proposed
 - ☐ The soils report shall describe the nature of the subsurface soils and any soil conditions that would affect the design of the proposed development. The soils report shall state whether the proposed subdivision plan is feasible and provide general solutions for all known geotechnical conditions or problems

Drainage report:

- ☐ A preliminary report specifying the method by which the applicant proposes to manage surface and subsurface drainage for the subdivision and the effect of such method on adjacent areas. Unlike the drainage plan required by CBJ 49.35.510, the preliminary drainage report does not need to be prepared by a licensed engineer. The report must address the following:
 - ☐ A calculation of the increase in stormwater runoff resulting from the proposed development as well as the runoff from all drainage areas associated with the site. Runoff calculations shall be based on a fully-developed subdivision and a 25-year storm event
 - ☐ How drainage from the proposed subdivision will join an established drainage channel or channels, unless the director of engineering and public works approves use of an alternative drainage way
 - ☐ An evaluation of existing drainage ways and structures located between the subdivision and the receiving water body, and verification that the existing drainage ways can accommodate the increased runoff. If the increased runoff cannot be handled, the plan must propose solutions to the problem
 - ☐ All required improvements, on or off site, that are shown on the construction plans in accordance with CBJ 49.35, Article V, and that will be constructed as part of the subdivision

Water:

- ☐ For subdivisions of five or more lots, including major subdivisions, the following shall be included, where applicable, in accordance with CBJ 49.15.412:
 - ☐ If a proposed subdivision is located at greater distance from the existing public water system than specified in CBJ 49.35, Article III, and the applicant chooses not to connect to the public system, a statement that the applicant will provide a community water system or that individual wells will be used

We HAVE THIS Attachment A - Application

Preliminary Plat Checklist

Updated 1/2018

Page 5 of 5

- ☐ A report by a registered engineer or geologist that clearly supports the legal and physical availability of adequate water. Methods for proof of water availability and the standards for quantity are listed in CBJ 49.35, Article III
- ☐ A copy of the State application for a permit to appropriate water in the quantity required to meet the subdivisions demands
- ☐ This does not apply to remote subdivisions unless: the subdivider of the remote subdivision chooses to provide potable water, a public water system is available and the subdivision falls within the criteria outlined in CBJ 49.35.310(a), or the subdivision has four or fewer lots.
- ☐ The director for minor subdivisions, and the planning commission for major subdivisions, may, for good cause, temporarily waive the requirement to provide a water report and proof of water, and condition the approval of the preliminary plat upon the provision of both documents as part of the final plat application and approval process.

Erosion control:

US

- ☒ A report explaining the method by which the applicant proposes to control erosion and manage runoff, and potential impacts to adjacent properties or water bodies. The report shall include a plan for preservation of ground cover in areas where runoff and resulting erosion need to be minimized.

?

Traffic study:

Final Plat

- ☐ A traffic impact analysis may be required with the preliminary plat in accordance with CBJ 49.40.300.

Shadow plats:

- ☒ For subdivisions of five or more lots in transition areas, a shadow plat shall be submitted according to CBJ 49.70.710. The shadow plat shall consist of a sketch superimposed on the proposed subdivision layout. This sketch shall reflect any future resubdivision of the parcels into smaller lots consistent with the higher density and the lot size allowed under the transition zoning.

US + S

Attachment A - Application



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

Richland Manor Proposed Subdivision – **UPDATED REPORT**

Case Number: **PAC2018 0054**

Applicant: **William Heumann**

Property Owner: **Richland Corporation**

Property Address: **4506, 4508, 4510 Hillcrest Avenue**

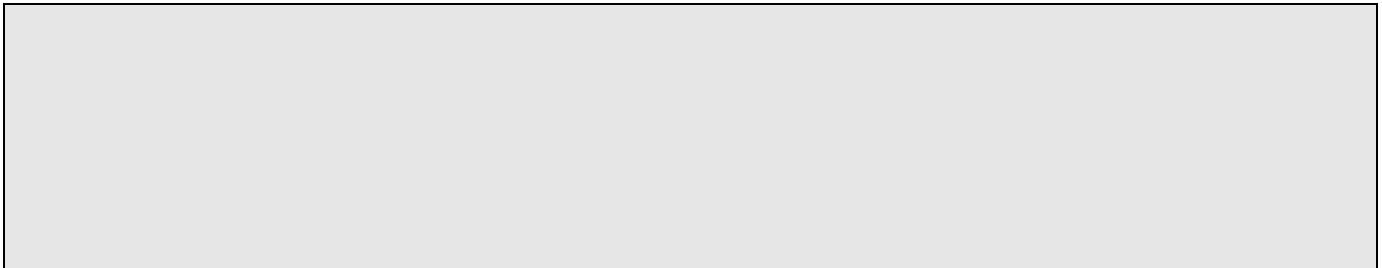
Parcel Code Number: **7B1001160010**

Site Size: **30.67 acres**

Zoning: **D-15, Multi-family, 15 du/acre**

Comprehensive Plan Land Use Designation: **MDR (Medium Density Residential, 5 – 20 du/acre)**

Existing Land Use: **Vacant**



List of attendees

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

Autumn Sapp	Eng. & Public Works Business Manager	Autumn.Sapp@juneau.org
Laura Boyce	Senior Planner, CDD	Laura.boyce@juneau.org
Sven Pearson	Deputy Fire Marshall	Sven.pearson@juneau.org
<u>ADDED: Laurel Bruggeman</u>	<u>Planner, CDD</u>	<u>Laura.bruggeman@juneau.org</u>
<u>ADDED: Dan Jager</u>	<u>Fire Marshall</u>	<u>Dan.jager@juneau.org</u>

Attachment A - Application

Revised 01/29/18

Conference Summary**Questions/issues/agreements identified at the conference that were not already identified in the attached reports.**

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Planning Division:

A major subdivision application is required for the proposed subdivision. A major subdivision is a two-step process – the preliminary plat and the final plat. Both steps require a public hearing and approval by the Planning Commission. Due to the overall potential number of dwelling units on the parcel and the trips generated, a Traffic Impact Analysis will be needed and is required with submittal of the preliminary plat. Additionally, due to the slopes shown on the property, a Hillside Endorsement Development application may also be needed for proposed development in these areas. The slope map is attached to this report.

Requirements for the preliminary plat are listed at CBJ 49.25.411 and final plat requirements are at CBJ 49.25.412. Because this project is projected to be part of a major subdivision development, pursuant to CBJ49.15.401(a) (1) (A), a major subdivision must be applied for.

Because the property is zoned D-15, uses would need to be consistent with the Table of Permissible Uses, CBJ 49.25.300. If single-family development is proposed, as the applicant indicates that some of the development would be adjacent to Mountainside Estates, then lots would need to be consistent with the Table of Dimensional Standards, CBJ 49.25.400. Minimum lot size in the D-15 zone district is 5,000 square feet with lots meeting the minimum lot width and depth of 50 feet and 80 feet, respectively. Common wall lot sizes in D-15 are a minimum of 3,500 square feet and can be a minimum of 30 feet in width and 80 feet in depth.

1. **Zoning** – D-15, a multi-family zone district
2. **Maximum Density** – 460 dwelling units (30.67 acres X 15 du/ac)
3. **Setbacks** – Front – 20 feet, Rear - 15 feet, Side – 5 feet. The property abuts some D-5 zoned lands in Mountainside. When two differing zone districts abut one another, the greater setback of the districts applies. The front and side yards are the same in D-5 and D-15; however, the rear yard is greater in the D-5 zone district, requiring a minimum of a 20 foot setback.
4. **Height** – Maximum height of structures in the D-15 zone district is 35 feet for permissible uses and 25 feet for accessory uses.
5. **Access** – Access to the property is via Hillcrest Avenue, Mountainside Drive, Robbie Lane, and Hooter Lane which is an undeveloped right-of-way. The Planning Commission at its 12/8/1998 meeting stated that any permit for further development must include plans for access/egress as it relates to Mountainside Subdivision, Hooter Lane, and for drainage.

ADDITIONAL TEXT TO #5: Connection to Hooter Lane from development in Mountainside Estates will be required. Platting the right-of-way to it will be required for the first phase of development; however, construction of the ROW will not be required until triggered by Fire

Code requirements. CBJ 49.15.400(a)(3), CBJ 49.35.120(a), and CBJ 49.35.210 require a connected street system and connectivity to adjoining unsubdivided lands. Additionally, previous subdivision approvals for Mountainside Estates required future second access for the subdivision.

Roadway Construction Standards may be waived by the director or Planning Commission as stated in CBJ 49.35.240(i)(4) if the request is for a street reconstruction or new street construction located in a right-of-way platted before 1987 and the waiver request meets the criteria of said chapter. Requests for such waivers shall be in writing.

Privately maintained access in the right-of-way is not allowed as the criteria set forth in CBJ 49.35.273(b) have not been met because the property is located within the Urban Service Area.

The Comprehensive Plan's Land Use Map H shows a future road (alignment not specific) from Tract B to the property to the north. Connection will not be required until that portion of the tract is proposed for development.

6. **Parking** – Parking for multifamily is generally two parking spaces per unit
7. **Lot Coverage** – The maximum lot coverage in the D-15 zone district is 50%.
8. **Vegetative Coverage** – The minimum vegetative cover is 30% in the D-15 zone district.
9. **Lighting** – N/A
10. **Noise** – Noise during construction must not exceed CBJ Code requirements.
11. **Flood** – Flood Zone X, Not in a Floodway
12. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – Some portions of the site appear to exceed 18% slope. A Hillside Endorsement may be needed for development in these areas. See attached map.
13. **Wetlands** – According to the applicant, portions of the site contain wetlands. Initial development plans would be on the areas that do not contain wetlands.
14. **Habitat** – The applicant will need to check with Federal Authorities if any eagle nests appear to be on the site. No anadromous streams are located on the property.
15. **Plat or Covenant Restrictions** – The Planning Commission at its 12/8/1998 meeting stated that any permit for further development must include plans for access/egress as it relates to Mountainside Subdivision, Hooter Lane, and for drainage. An overall Tract B master plan will be required.

Building Division:

16. **Building** – N/a
17. **Outstanding Permits** – n/a

General Engineering/Public Works:

18. **Engineering** –

- a. At the time of preliminary plat submittal, submit an erosion control 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.
- b. Construction plans to be submitted after the approval of the preliminary plat and before final plat submission. Construction plans must adhere to [49.35.140](#) and must be signed and stamped by Alaskan licensed engineers for each discipline. Construction plans for this layout of development does not need to include all phases of full buildout of development. For specific requirements, please refer to CBJ code by visiting: <http://www.juneau.org/cddftp/ordinances.php> and referencing chapter 49.35 – Public and Private Improvements.
- c. Prior to final plat, an Engineer's estimate for the installation of public improvements must be submitted. Once this is received, a performance bond amount will be determined and must be paid/posted prior to recording of the final plat. Further discussion regarding the bond can take place once the project phasing is determined. For all options regarding the financial guarantee please refer to 49.55 – Financial Responsibility.
- d. Dependent on the construction plan and schedule an inspection deposit will be required and a private inspector may be hired.
- e. Street lighting is required and shall not exceed 250' between poles.

19. Drainage –

- a. Drainage report with the submittal of the preliminary plat does not need to be engineered. At time of construction plan submittals a drainage plan must be submitted and must be signed and stamped by an Alaskan licensed engineer.
- b. Preliminary plat requirements do need to be followed see 49.15.411 - Preliminary plat requirements for full listing. Please do note that topographic information shall be shown as outlined under 48.15.411, (6) – Topographic information.

20. Utilities – (water, power, sewer, etc.) –

- a. At time of preliminary plat, a draft plan for the proposed water and sewer lines shall be submitted showing existing installed utilities including line sizing and connection points with elevations.
- b. A report by a registered engineer or geologist that clearly supports the legal and physical availability of adequate water. Methods for proof of water availability and the standards for quantity are listed in CBJ [49.35](#), article III. Specifically for your project, it may require additional upgrades to the existing water system. It is recommended that a point of contact would be the original designer, Jim Dorn, of the water pump station located on Hillcrest Avenue near the intersection of Craig Street.
- c. A copy of the state application for a permit to appropriate water in the quantity required to meet the subdivisions demands will need to be obtained and must be submitted prior construction plan approval.

Pre-Application Conference Final Report

Fire Marshal:

21. **Fire Items/Access** – Because there is only one access to all of Mountainside Estates, each dwelling will need to be sprinkled. There are approximately 157 lots within Mountainside Estates with only one access road into the subdivision.

Other Applicable Agency Review:

22. The applicant will need to check with Alaska Department of Transportation to see if they have any requirements for this development.

List of required applications

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

1. Major Subdivision Application, include Preliminary Plat Checklist
2. Hillside Development Permit
3. Conditional Use permit is required for development of nine or more dwelling units.

Additional submittal requirements:

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

1. A copy of this pre-application conference report.
2. A preliminary plat checklist for the preliminary plat.
3. Traffic Impact Analysis.
4. A final plat checklist will be needed at the final plat stage.

Exceptions to submittal requirements:

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

1. N/A

Fee estimates

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

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

1. Major Subdivision Application (for subdivisions of 14 or more lots) - \$110 per resulting lot
 - a. Preliminary Plat - \$110 for each resulting lot; Public Notice Sign Fee - \$150
 - b. Final Plat - \$70 for each resulting lot; Public Notice Sign Fee (may be required) - \$150

Pre-Application Conference Final Report

2. Hillside Development Endorsement - \$60 gross hourly rate for professional review and inspection
3. Prior to plat recording, if the improvements are not in place, a financial guarantee that meets the requirements of CBJ 49.55, Financial Responsibility will be required.

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

Submit your completed application

You must submit your application(s) in person with payment to:

City/Borough of Juneau
Permit Center
230 S. Franklin Street,
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Fax: (907) 586-4529
Web: www.juneau.org/cdd



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

Richland Manor Proposed Subdivision

Case Number: **PAC2018 0054**

Applicant: **William Heumann**

Property Owner: **Richland Corporation**

Property Address: **4506, 4508, 4510 Hillcrest Avenue**

Parcel Code Number: **7B1001160010**

Site Size: **30.67 acres**

Zoning: **D-15, Multi-family, 15 du/acre**

Comprehensive Plan Land Use Designation: **MDR (Medium Density Residential, 5 – 20 du/acre)**

Existing Land Use: **Vacant**

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Conference Date: **August 29, 2018**

Report Issued: September 13, 2018

List of attendees

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

Name	Title	Email address
Autumn Sapp	Eng. & Public Works Business Manager	Autumn.Sapp@juneau.org
Laura Boyce	Senior Planner, CDD	Laura.boyce@juneau.org
Sven Pearson	Deputy Fire Marshall	Sven.pearson@juneau.org

Pre-Application Conference Final Report

Conference Summary

Questions/issues/agreements identified at the conference that were not already identified in the attached reports.

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Planning Division:

A major subdivision application is required for the proposed subdivision. A major subdivision is a two-step process – the preliminary plat and the final plat. Both steps require a public hearing and approval by the Planning Commission. Due to the overall potential number of dwelling units on the parcel and the trips generated, a Traffic Impact Analysis will be needed and is required with submittal of the preliminary plat. Additionally, due to the slopes shown on the property, a Hillside Endorsement Development application may also be needed for proposed development in these areas. The slope map is attached to this report.

Requirements for the preliminary plat are listed at CBJ 49.25.411 and final plat requirements are at CBJ 49.25.412. Because this project is projected to be part of a major subdivision development, pursuant to CBJ

49.15.401(a) (1) (A), a major subdivision must be applied for.

Because the property is zoned D-15, uses would need to be consistent with the Table of Permissible Uses, CBJ 49.25.300. If single-family development is proposed, as the applicant indicates that some of the development would be adjacent to Mountainside Estates, then lots would need to be consistent with the Table of Dimensional Standards, CBJ 49.25.400. Minimum lot size in the D-15 zone district is 5,000 square feet with lots meeting the minimum lot width and depth of 50 feet and 80 feet, respectively. Common wall lot sizes in D-15 are a minimum of 3,500 square feet and can be a minimum of 30 feet in width and 80 feet in depth.

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4. **Height** – Maximum height of structures in the D-15 zone district is 35 feet for permissible uses and 25 feet for accessory uses.
5. **Access** – Access to the property is via Hillcrest Avenue, Mountainside Drive, Robbie Lane, and Hooter Lane which is an undeveloped right-of-way. The Planning Commission at its 12/8/1998 meeting stated that any permit for further development must include plans for access/egress as it relates to Mountainside Subdivision, Hooter Lane, and for drainage.
6. **Parking** – Parking for multifamily is generally two parking spaces per unit
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Pre-Application Conference Final Report

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Submit your completed application

You must submit your application(s) in person with payment to:

City/Borough of Juneau
 Permit Center
 230 S. Franklin Street,
 Fourth Floor Marine View Center
 Juneau, AK 99801

Phone: (907) 586-0715
 Fax: (907) 586-4529
 Web: www.juneau.org/cdd

Pre-Application Conference Final Report



Slopes



Drainage Analysis

Drainage analysis has been performed based upon the Rational Method to assess net impact of the proposed first phase of Richland Manor Tract B. The area of development currently contains two primary soil types. Area A, located on the downhill portion of the proposed Hillcrest extension contains roughly 1.52 acres of lightly vegetated gravel. This Area includes 9 lots as well as the road improvements. Area B, located on uphill side of the proposed Hillcrest extension is comprised of roughly 0.38 Acres of Forested Wetlands. Under current conditions, the combined expected runoff from a 25-year storm event is calculated to be 0.64 Cubic Feet per Second (CFS). Upon completion of the phase one developments, expected runoff from a 25-year even is calculated to be 0.98 CFS, a net increase of 0.34 CFS. The source of these flow rates are shown below in Table 1.

At the present time, all runoff in the area either flows through a stream at the southern border of the parcel. Some of this runoff flows directly down this stream and through a culvert that goes under the beginning of the proposed Hillcrest extension. The remainder of the runoff flows through a ditch that traverses roughly parallel to the proposed Hillcrest extension on the uphill side and then turns downhill at the north end of the fill. It appears that this ditch was constructed at the time that the fill was placed in the area and our plan is keep this ditch in roughly the same location relative to the road improvements. As the ditch works its way downhill, it ultimately joins the aforementioned stream that runs along the southern border of Richland Manor Tract B. This stream continues downhill towards Glacier Highway where it passes into a ditch located in a 20' wide a drainage easement in Ravenwood Subdivision. It continues to a 24" culvert, above which has been placed a 30" culvert for overflow purposes. After passing through these culverts it continues on through another ditch to a 30" culvert under Glacier Highway and into the estuary next to the Pioneer's Home.

Predevelopment				
	Storm Water Runoff	Coefficient of Runoff	Rainfall Intensity	Area of Drainage
	Q (cfs)	C	I (inches/hr)	A (acres)
Area A	0.61	0.5	0.8	1.52
Area B	0.03	0.1	0.8	0.38
Total	0.64			

Post Development				
	Storm Water Runoff	Coefficient of Runoff	Rainfall Intensity	Area of Drainage
	Q (cfs)	C	I (inches/hr)	A (acres)
Houses	0.25	1	0.8	0.31
Driveways	0.16	1	0.8	0.20
Lawns	0.13	0.35	0.8	0.45
Road	0.19	1	0.8	0.24
Decks/Sidewalks	0.03	1	0.8	0.04
Remaining Area A	0.21	0.5	0.8	0.54
Remaining Area B	0.01	0.1	0.8	0.12
Total	0.98			

Net Increase in Runoff (CFS)	0.34
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(Table 1, Runoff Calculations)

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Erosion Report

We will need to relocate approximately 250' of ditch along the extension of Hillcrest Ave. on the uphill side. This ditch was created when the fill at the end of Hillcrest Ave. was placed. Also, two seasonal streams running through the upper lots flow into the ditch. We will utilize a Rock Check Dam system or another system to control erosion and manage runoff potential impacts to adjacent properties and water bodies which will be designed by a professional engineer prior to the Final Plat. The plan will include provisions for vegetating "raw" areas and controlling erosion into the stream system. A silt fence remains from when the fill was placed at the end of Hillcrest Avenue. (See Drawing). We have walked it and approximately 50% of it is in good condition. The silt fence will be repaired and/or replaced.

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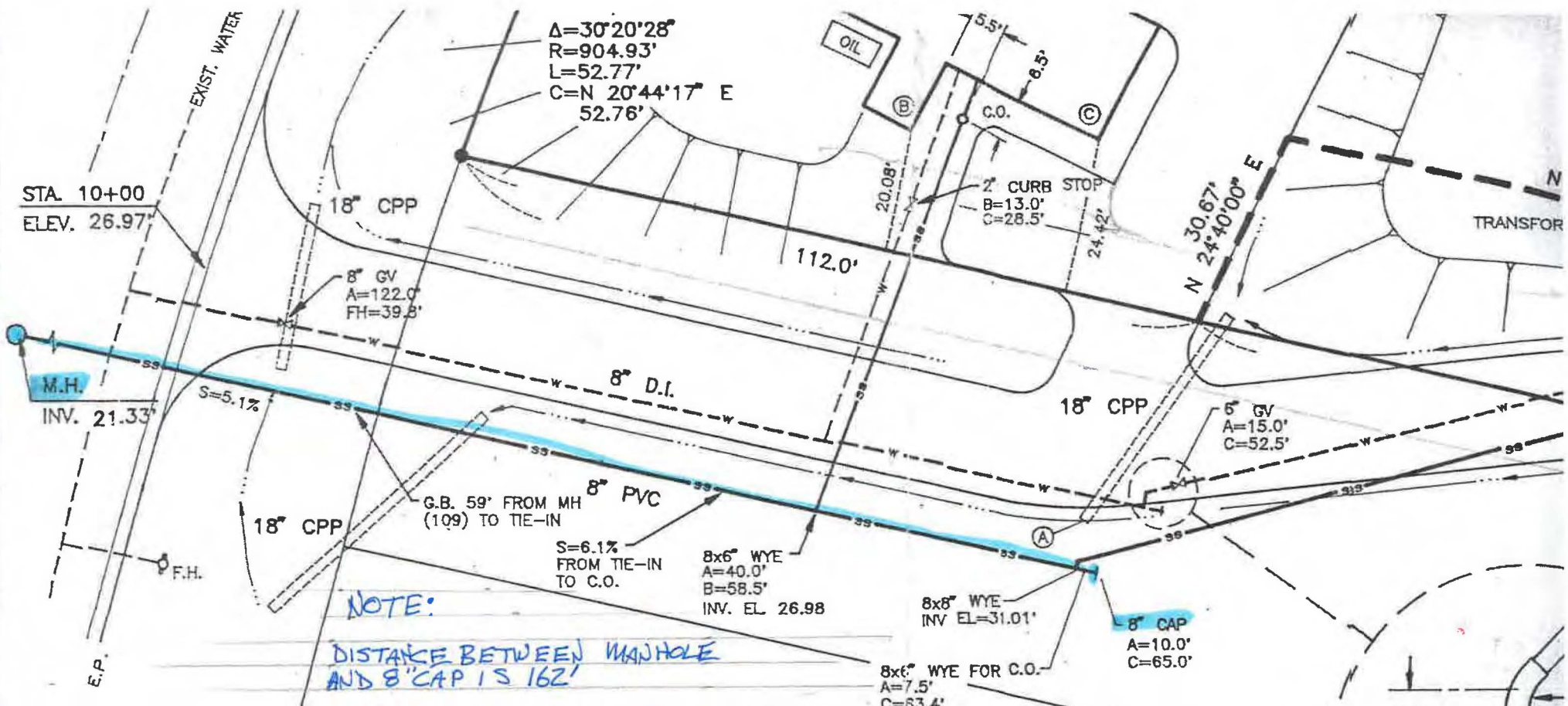
Drainage Analysis

This drainage analysis has been performed based upon the Rational Method to assess impacts of the proposed phase one subdivision of Richland Manor Tract B. We have not calculated drainage for the entire basin at this time, what we have done is assessed how much storm water runoff will be increased as a result of the proposed development. The area of development currently contains two primary soil types. Area A, located on the downhill portion of the proposed Hillcrest extension contains roughly 1.52 acres of lightly vegetated gravel. This Area includes 9 lots as well as the road improvements. Area B, located on uphill side of the proposed Hillcrest extension is comprised of roughly 0.38 Acres of Forested Wetlands. Under current conditions, the combined expected runoff from a 25-year storm event is calculated to be 0.64 Cubic Feet per Second (CFS). Upon completion of the phase one developments, expected runoff from a 25-year even is calculated to be 0.98 CFS, a net increase of 0.34 CFS. The source of these flow rates are shown below in Table 1.

At the present time, all runoff in the area either flows through a stream at the southern border of the parcel. Some of this runoff flows directly down this stream and through a culvert that goes under the beginning of the proposed Hillcrest extension. The remainder of the runoff flows through a ditch that traverses roughly parallel to proposed Hillcrest extension on the uphill side and then turns downhill at the north end of the fill. It appears that this ditch was constructed at the time that the fill was placed in the area and our plan is keep this ditch in roughly the same location relative to the road improvements. As the ditch works its way downhill, towards Glacier Highway it ultimately joins the aforementioned stream that runs along the southern border of our property. This stream continues downhill towards Glacier Highway where it passes into a ditch located in a 20' wide a drainage easement in Ravenwood Subdivision. It continues to a 24" culvert, above which has been placed a 30" culvert for overflow purposes. After passing through these culverts it continues on to a 30" culvert under Glacier Highway and into the estuary next to the Pioneer's Home.

Predevelopment				
	Storm Water Runoff	Coefficient of Runoff	Rainfall Intensity	Area of Drainage
	Q (cfs)	C	I (inches/hr)	A (acres)
Area A	0.606942149	0.5	0.8	1.517355372
Area B	0.030647383	0.1	0.8	0.383092287
Total	0.637589532			
Post Development				
	Storm Water Runoff	Coefficient of Runoff	Rainfall Intensity	Area of Drainage
	Q (cfs)	C	I (inches/hr)	A (acres)
Houses	0.248815427	1	0.8	0.311019284
Driveways	0.159063361	1	0.8	0.198829201
Lawns	0.127324151	0.35	0.8	0.454729109
Road	0.189237833	1	0.8	0.236547291
Decks/Sidewalks	0.033057851	1	0.8	0.041322314
Remaining Area A	0.2140955	0.5	0.8	0.535238751
Remaining Area B	0.009820937	0.1	0.8	0.122761708
Total	0.98141506			
Net Increase in Runoff (CFS)	0.343825528			

(Table 1, Runoff Calculations)



CERTIFICATE OF REGISTERED LAND SURVEYOR

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 4, COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

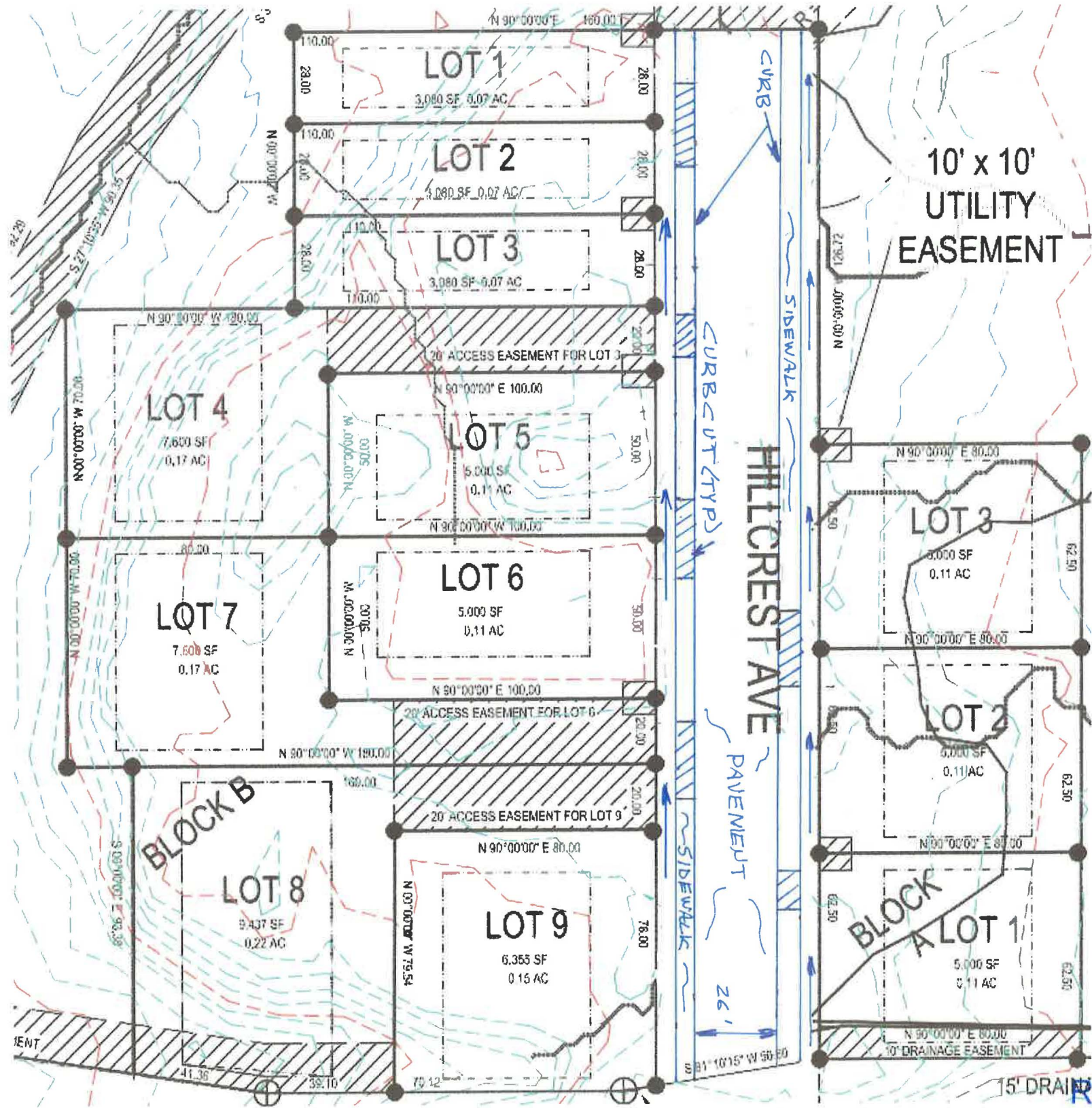
Date 2-14-96

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 FOOTER LANE
 WATER AND SEWER AS-BUILT

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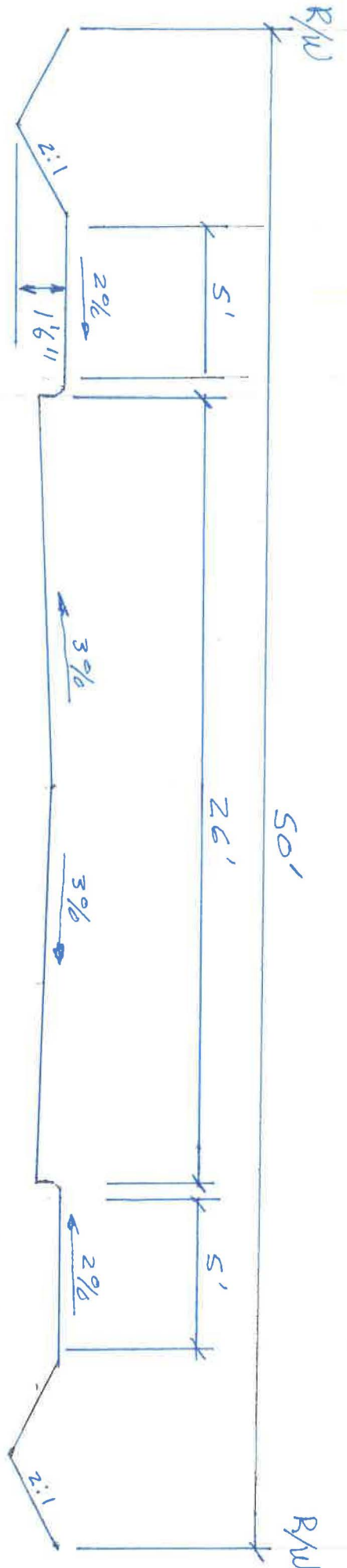
1"=40'
WCH
12/27/18

ROADWAY LOCATION IN HILLCREST ROW.



ROADWAY SECTION

1"=5'



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WATER AND SEWER LATERAL LAYOUT

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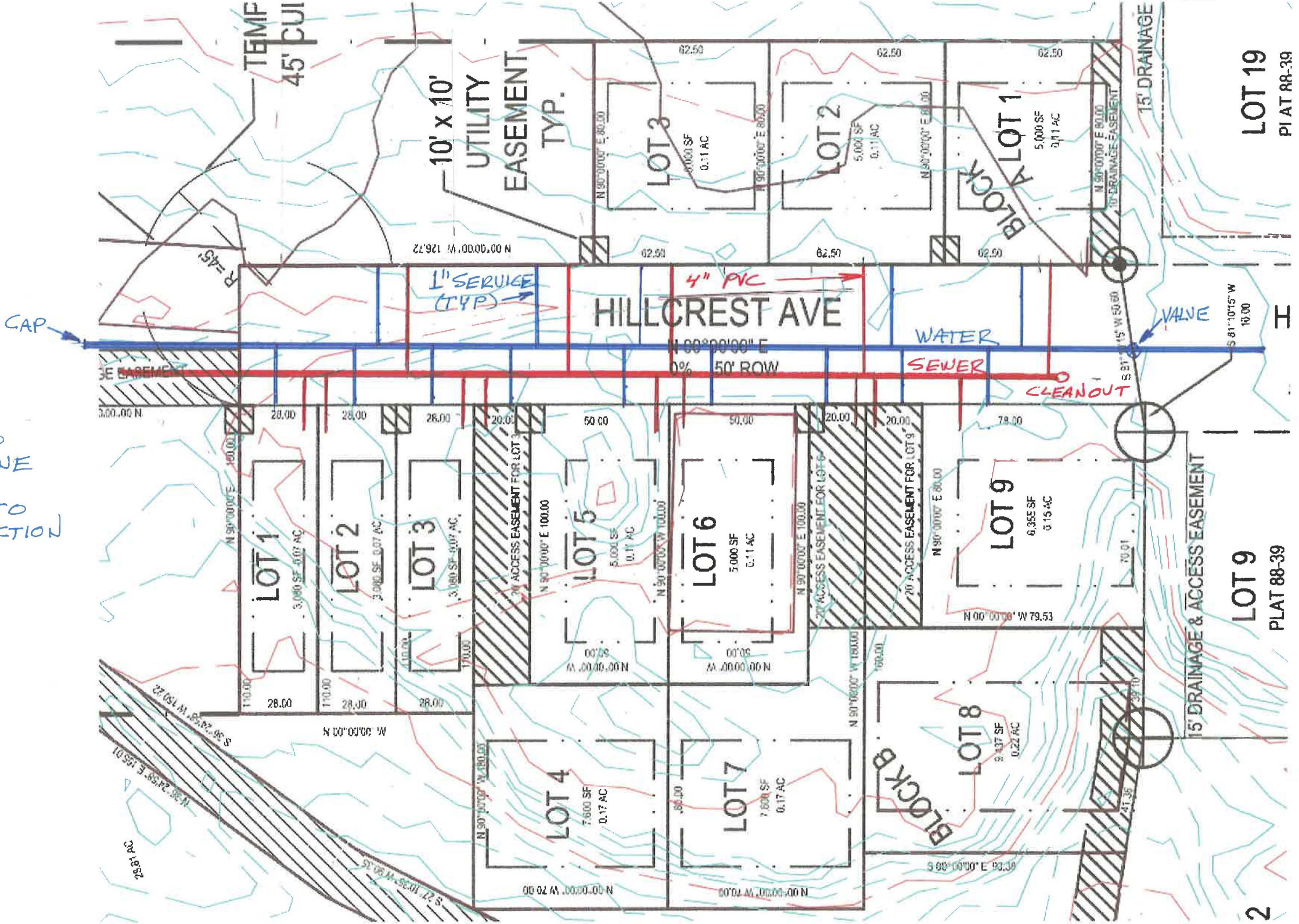
DEC 27 2018

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NOTE:
NEW 8" WATER LINE TO
EXISTING 8" WATER LINE

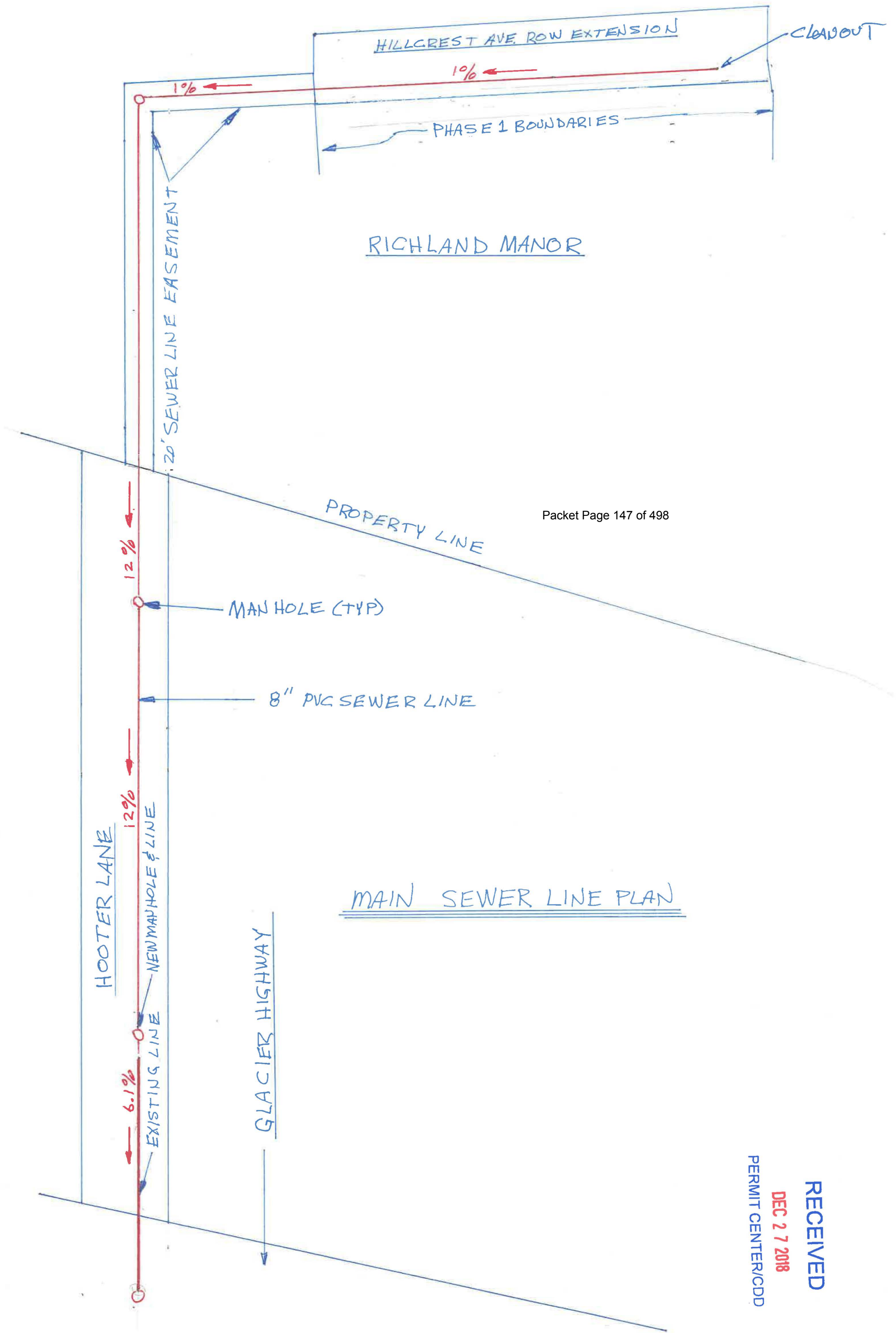
NEW 8" SEWER LINE TO
HOOPER LANE CONNECTION

1"=40'
12/26/18
WCH



LOT 19
PI AT 88-39

LOT 9
PLAT 88-39



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1" = 60'
 WCH
 12/26/18

LEGEND:

- BLM PRIMARY MONUMENT RECOVERED
- R&M PRIMARY MONUMENT RECOVERED
- 1410-S SECONDARY MONUMENT RECOVERED
- 3650-S SECONDARY MONUMENT RECOVERED
- 3650-S PRIMARY MONUMENT RECOVERED
- RECOVERED #5 REBAR NO CAP
- SECONDARY MONUMENT SET THIS SURVEY
- PROPERTY LINES
- UNSURVEYED LINES
- EASEMENT BOUNDARY CREATED THIS PLAT
- ACCESS EASEMENT CREATED THIS PLAT
- UTILITY EASEMENT CREATED THIS PLAT
- DRAINAGE EASEMENT CREATED THIS PLAT
- SANITARY SEWER EASEMENT CREATED THIS PLAT
- DRAINAGE & SEWER EASEMENT CREATED THIS PLAT
- WETLANDS BOUNDARY
- DRAINAGE
- SETBACK LINE
- TEMPORARY CUL-DE-SAC LIMITS
- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 4807
- (N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 83-146
- (S00°06'33"W)R3 RECORD INFORMATION FROM PLAT No. 97-47

Packet Page 149 of 498

HOOTER LANE
60.00 ROW
N77°20'W

LOT 1B
PLAT
2003-23

LOT 2A
PLAT
2015-41

TRACT 1A1
PLAT
2015-41

LOT 3
PLAT 99-52

LOT 4
PLAT 99-52

LOT 9
PLAT 88-39

LOT 19
PLAT 88-39

TRACT B1
1,253,007 SF
28.76 AC

HILLCREST AVE
50' ROW

10 X 10 UTILITY
EASEMENT

THIS
SURVEY

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



TYPICAL MONUMENT DETAIL
N.T.S.
5/8" x 36" REBAR WITH 2.5" ALUMINUM CAP

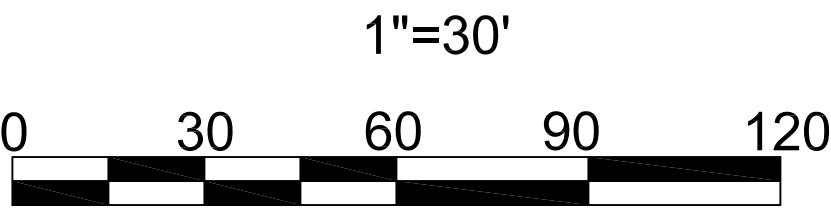


SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: _____, 2019

WHERE DIFFERENT FROM RECORD OR CALCULATED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORDED PLAT (R#).



PLAT OF
RICHLAND MANOR 2

A SUBDIVISION OF
TRACT B RICHLAND MANOR
A FRACTION OF US SURVEY 4807
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDERS OFFICE AT JUNEAU

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
WILLIAM C HEUMANN & MICHAEL P. HEUMANN
6000 THANE ROAD JUNEAU, ALASKA 99801

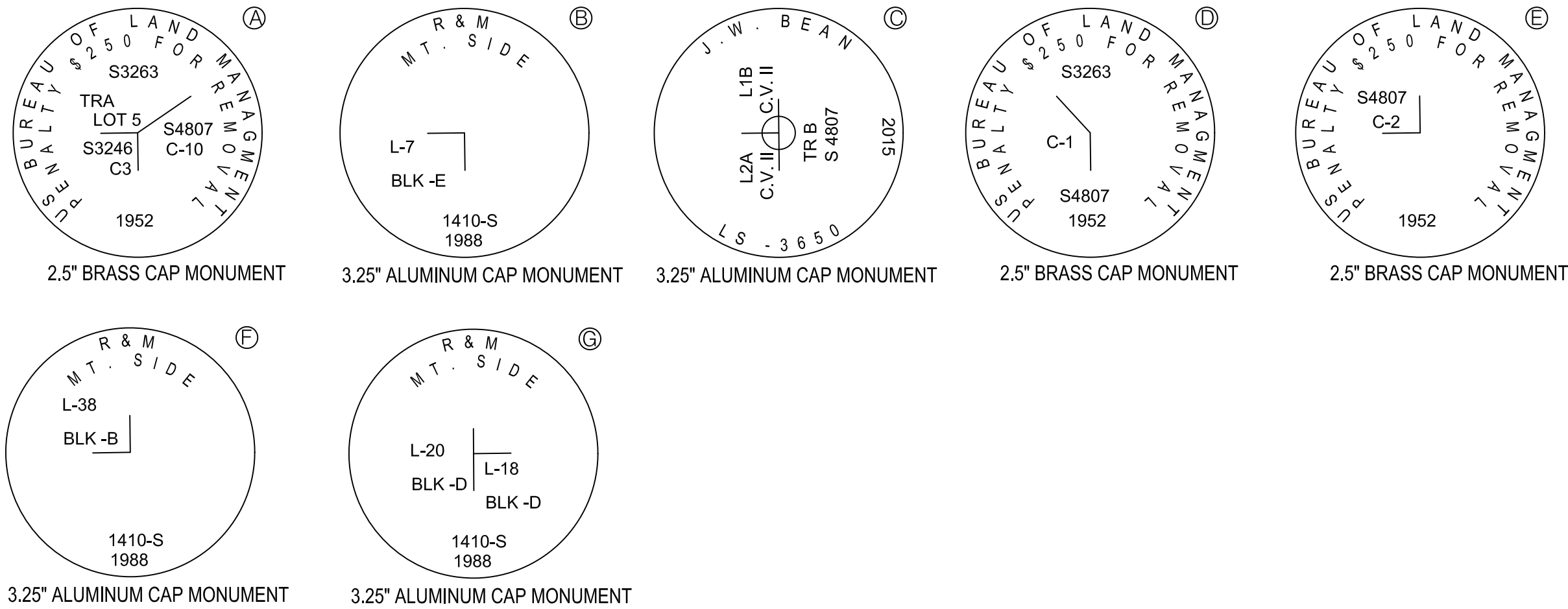
SMP:
20180002

SCALE:
1" = 30'

DATE:
26 DECEMBER 2018

SHEET NO.
2 OF 3

FOUND MONUMENT DESCRIPTIONS:



PLANNING COMMISSION PLAT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NO. _____, DATED _____, 2019 _____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, JUNEAU, ALASKA.

_____, DATED _____, 2019

CHAIRMAN OF THE PLANNING COMMISSION
CITY AND BOROUGH OF JUNEAU

Packet Page 150 of 498

ATTEST:

MUNICIPAL CLERK
CITY AND BOROUGH OF JUNEAU

OWNERSHIP CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____, 2019

WILLIAM C. HEUMANN

MICHAEL P. HEUMANN

NOTARY ACKNOWLEDGEMENT:

UNITED STATES OF AMERICA)
)SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, 2019, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED WILLIAM C. HEUMANN AND MICHAEL P. HEUMANN TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARY FOR THE USES AND PURPOSES THEREIN MENTIONED AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

NOTES:

1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10,000.

2) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.

3) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF US SURVEY 3263; US SURVEY 4807, PLAT OF SUBDIVISION OF LOTS 9 AND 10 US SURVEY 3263 TRACT A PLAT NO. 298 RECORDED 9 AUGUST 1961; MOUNTAINSIDE SUBDIVISION PLAT NO. 83-147 RECORDED 23 SEPTEMBER 1983; FAIRWEATHER SUBDIVISION PLAT NO. 83-147 RECORDED 23 SEPTEMBER 1983; DESERET SUBDIVISION PLAT NO. 91-9 RECORDED 28 FEBRUARY 1991; MOUNTAINSIDE SUBDIVISION II PLAT NO. 88-39 RECORDED 28 DECEMBER 1988; RICHLAND MANOR SUBDIVISION PLAT NO. 97-47 RECORDED 24 JULY 1997; VANDERBILT HILL SUBDIVISION PLAT NO. 99-52 RECORDED 29 OCTOBER 1999; A PLAT OF RESUBDIVISION OF LOT 1 CHILKAT VIEW SUBDIVISION PLAT NO. 2003-23; RECORDED 9 SEPTEMBER 2003; CHILKAT VIEW SUBDIVISION II PLAT NO. 2005-20 RECORDED 20 APRIL 2005; A PLAT OF FALLING TREE SUBDIVISION PLAT NO. 2009-18 RECORDED 7 JULY 2009; PLAT OF LOT 2A, CHILKAT VIEW SUBDIVISION II AND TRACT 1A1, US SURVEY 3246 PLAT NO. 2015-41 RECORDED 6 OCTOBER 2015 ON FILE WITH IN THE JUNEAU RECORDING DISTRICT.

4) WHERE DIFFERENT FROM RECORD OR CALCULATED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORDED PLAT (R#).

5) DOMESTIC WATER & SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.

6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

7) THE STORMWATER RUNOFF IS ACCEPTABLE PER RICHLAND MANOR II SUBDIVISION DRAINAGE PLAN IN APPROVED CONSTRUCTION PLAN SET AS APPROVED BY CBJ ENGINEERING. . ALL REQUIRED RICHLAND MANOR II SUBDIVISION PUBLIC IMPROVEMENTS INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12 EXCAVATION AND GRADING CODE.

8) OTHER THAN AS SHOWN, THERE IS AN IMPLIED PRIVATE DRAINAGE EASEMENT ALONG ALL SIDE PROPERTY LINES WITHIN THE SUBDIVISION BEING 10FT IN WIDTH CENTERED ON EACH ADJOINING PROPERTY LINE.

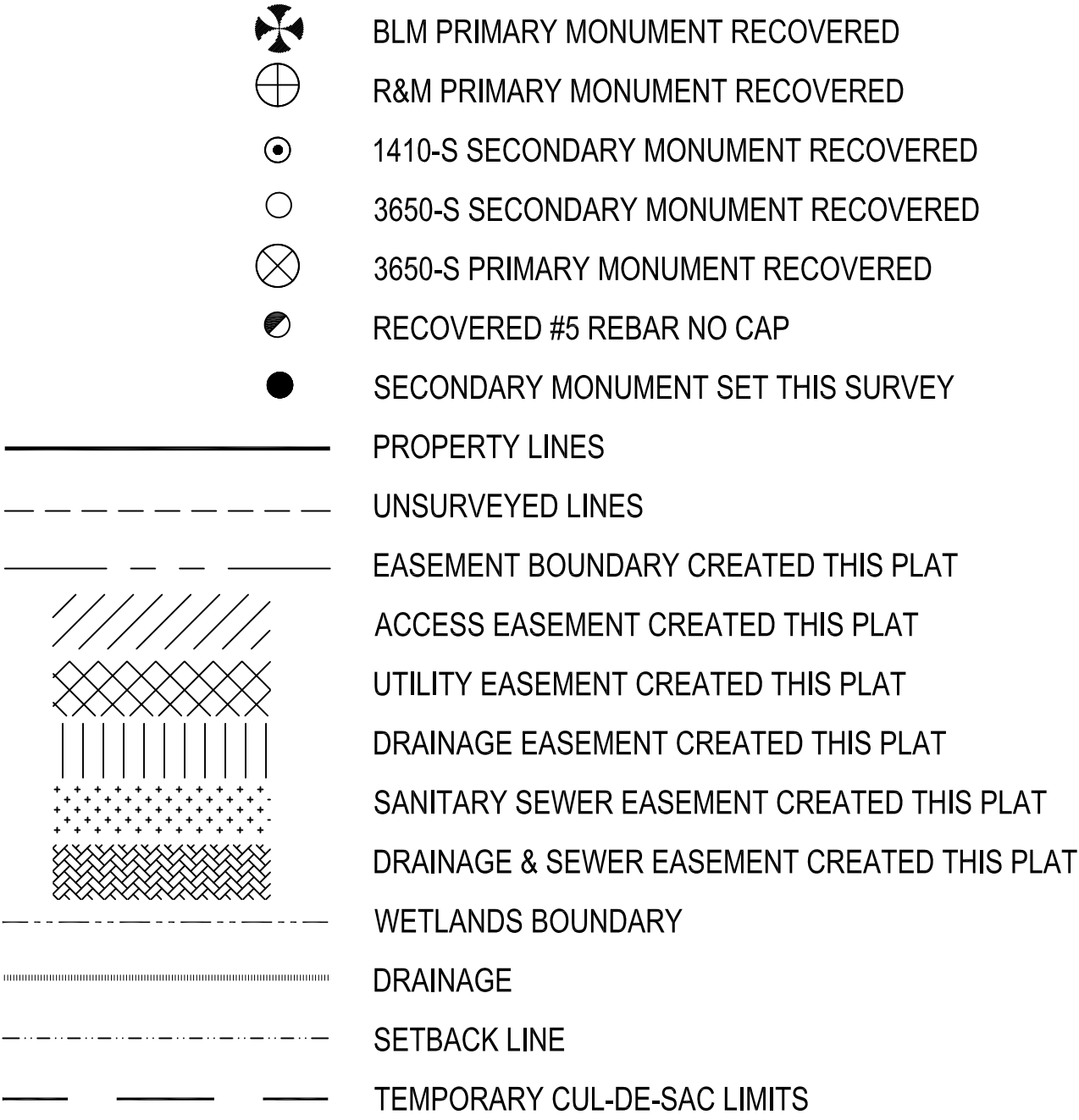
9) LOTS 1, 2, AND 3 BLOCK B ARE BUNGALOW LOTS. AT THE TIME OF PLAT RECORDING, STRUCTURES ON LOTS 1 & 2 & 3 BLOCK B ARE LIMITED TO ONE 1,000 SQUARE FOOT DETACHED SINGLE-FAMILY RESIDENCE PER LOT; OTHER DEVELOPMENT RESTRICTIONS APPLY. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.

10) LOTS 4, 5, 6, 7, 8, AND 9 BLOCK B ARE PANHANDLE LOTS. AT THE TIME OF PLAT RECORDING, FURTHER SUBDIVISION OF LOTS 4, 5, 6, 7, 8, AND 9 BLOCK B IS SUBJECT TO CBJ 49.15.423 'PANHANDLE LOTS'. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.

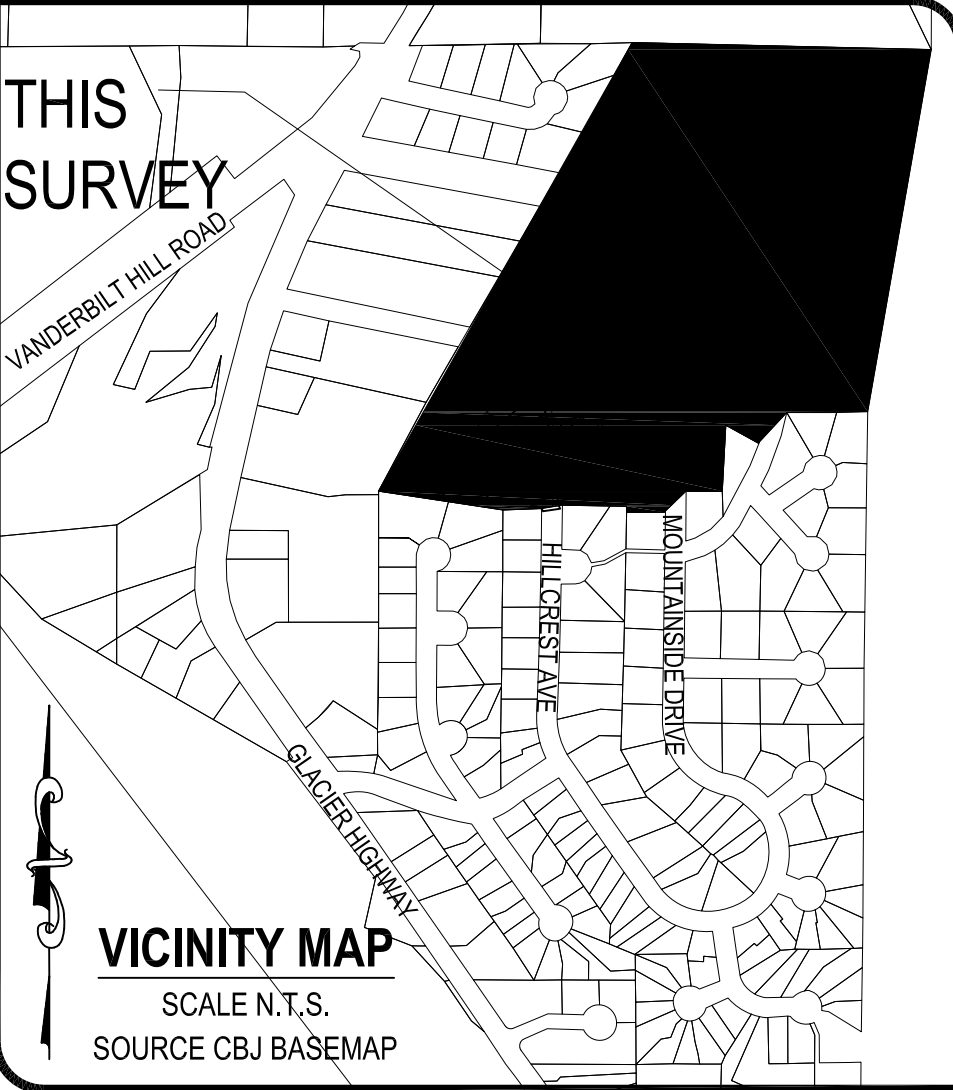
11) WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY. WETLANDS DELINEATED BY KOREN BOSWORTH NOVEMBER 2018

11) TOPOGRAPHY DERIVED FROM WATERSHED SCIENCES, INC CBJ LIDAR AND IMAGERY PROJECT DATA COLLECTED MAY 2013 2" CONTOURS.

LEGEND:



(N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 4807
(N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 83-146
(S00°06'33"W)R3 RECORD INFORMATION FROM PLAT No. 97-47



BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 81°26'30" W AS DELINEATED ON THE OFFICIAL PLAT OF VANDERBILT HILL SUBDIVISION, DATED 29 OCTOBER 1999, BETWEEN FOUND PRIMARY MONUMENTS WHICH MARK THE NW CORNER OF LOT 3 AND THE NE CORNER OF LOT 4, VANDERBILT HILL SUBDIVISION AS SHOWN ON THIS PLAT.



1"=80'

PLAT OF
RICHLAND MANOR 2
A SUBDIVISION OF
TRACT B RICHLAND MANOR
A FRACTION OF US SURVEY 4807
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDERS OFFICE AT JUNEAU

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
WILLIAM C HEUMANN & MICHAEL P. HEUMANN
6000 THANE ROAD JUNEAU, ALASKA 99801

SMP:
20180002

SCALE:
1" = 30'

DATE:
26 DECEMBER 2018

SHEET NO.
3 OF 3

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: _____, 2019



CHILKAT SURVEYING & MAPPING, LLC
 10654 PORTER LANE JUNEAU, AK 99801
 907 957-1908 chilkat.surveying@gmail.com

Date: 24 JANUARY 2019

To: CBJ COMMUNITY DEVELOPMENT DEPARTMENT
 155 SOUTH SEWARD ST.
 Juneau, Alaska 99801

Subject: Lot closure reports

Remarks: The lot closure reflects the proposed subdivision of Richland Manor II

BLOCK A

Lot 1

Northing	Easting	Bearing	Distance
2379490.480	2527711.091	N 90°00'00" W 110.000	
2379490.480	2527601.091	N 00°00'00" W 32.000	
2379522.480	2527601.091	N 90°00'00" E 110.000	
2379522.480	2527711.091	S 00°00'00" E 32.000	
2379490.480	2527711.091		
Closure Error Distance> 0.00000			
Total Distance> 284.000			
Polyline Area: 3520 sq ft, 0.08 acres			

Lot 2

Northing	Easting	Bearing	Distance
2379458.480	2527711.091	N 90°00'00" W 110.000	
2379458.480	2527601.091	N 00°00'00" W 32.000	
2379490.480	2527601.091	N 90°00'00" E 110.000	
2379490.480	2527711.091	S 00°00'00" E 32.000	
2379458.480	2527711.091		
Closure Error Distance> 0.00000			
Total Distance> 284.000			
Polyline Area: 3520 sq ft, 0.08 acres			

CHILKAT SURVEYING & MAPPING, LLC
 10654 PORTER LANE JUNEAU, AK 99801
 907 957-1908 chilkat.surveying@gmail.com

Lot 3

Norththing	Easting	Bearing	Distance
2379426.480	2527711.091		
		N 90°00'00" W	110.000
2379426.480	2527601.091		
		N 00°00'00" W	32.000
2379458.480	2527601.091		
		N 90°00'00" E	110.000
2379458.480	2527711.091		
		S 00°00'00" E	32.000
2379426.480	2527711.091		
Closure Error Distance> 0.00000			
Total Distance> 284.000			
Polyline Area: 3520 sq ft, 0.08 acres			

Lot4

Norththing	Easting	Bearing	Distance
2379406.480	2527711.091		
		N 90°00'00" W	100.000
2379406.480	2527611.091		
		S 00°00'00" E	50.000
2379356.480	2527611.091		
		N 90°00'00" W	80.000
2379356.480	2527531.091		
		N 00°00'00" W	70.000
2379426.480	2527531.091		
		N 90°00'00" E	180.000
2379426.480	2527711.091		
		S 00°00'00" E	20.000
2379406.480	2527711.091		
Closure Error Distance> 0.00000			
Total Distance> 500.000			
Polyline Area: 7600 sq ft, 0.17 acres			

Lot 5

Norththing	Easting	Bearing	Distance
2379356.480	2527611.091		
		N 00°00'00" W	50.000
2379406.480	2527611.091		
		N 90°00'00" E	100.000
2379406.480	2527711.091		
		S 00°00'00" E	50.000
2379356.480	2527711.091		
		N 90°00'00" W	100.000
2379356.480	2527611.091		
Closure Error Distance> 0.00000			
Total Distance> 300.000			
Polyline Area: 5000 sq ft, 0.11 acres			

CHILKAT SURVEYING & MAPPING, LLC
 10654 PORTER LANE JUNEAU, AK 99801
 907 957-1908 chilkat.surveying@gmail.com

Lot 6

Northing	Easting	Bearing	Distance
2379306.480	2527611.091	N 90°00'00" E	100.000
2379306.480	2527711.091	N 00°00'00" W	50.000
2379356.480	2527711.091	N 90°00'00" W	100.000
2379356.480	2527611.091	S 00°00'00" E	50.000
2379306.480	2527611.091		
Closure Error Distance> 0.00000			
Total Distance> 300.000			
Polyline Area: 5000 sq ft, 0.11 acres			

Lot 7

Northing	Easting	Bearing	Distance
2379286.480	2527711.091	N 90°00'00" W	180.000
2379286.480	2527531.091	N 00°00'00" W	70.000
2379356.480	2527531.091	N 90°00'00" E	80.000
2379356.480	2527611.091	S 00°00'00" E	50.000
2379306.480	2527611.091	N 90°00'00" E	100.000
2379306.480	2527711.091	S 00°00'00" E	20.000
2379286.480	2527711.091		
Closure Error Distance> 0.00000			
Total Distance> 500.000			
Polyline Area: 7600 sq ft, 0.17 acres			

CHILKAT SURVEYING & MAPPING, LLC
 10654 PORTER LANE JUNEAU, AK 99801
 907 957-1908 chilkat.surveying@gmail.com

Lot 8

Northing	Easting	Bearing	Distance
2379266.480	2527711.091	N 00°00'00" W	20.000
2379286.480	2527711.091	N 90°00'00" W	160.109
2379286.480	2527550.982	S 00°00'00" E	93.380
2379193.100	2527550.982	S 81°26'30" E	41.359
2379186.946	2527591.880	N 90°00'00" E	39.100
2379186.946	2527630.980	N 00°00'00" W	79.535
2379266.480	2527630.980	N 90°00'00" E	80.111
2379266.480	2527711.091		

Closure Error Distance> 0.00000
 Total Distance> 513.594
 Polyline Area: 9439 sq ft, 0 acres

Lot 9

Northing	Easting	Bearing	Distance
2379186.946	2527701.100	N 90°00'00" W	70.120
2379186.946	2527630.980	N 00°00'00" W	79.535
2379266.480	2527630.980	N 90°00'00" E	80.111
2379266.480	2527711.091	S 00°00'00" E	77.983
2379188.497	2527711.091	S 81°10'15" W	10.110
2379186.946	2527701.100		

Closure Error Distance> 0.00000
 Total Distance> 317.859
 Polyline Area: 6364 sq ft, 0 acres

CHILKAT SURVEYING & MAPPING, LLC
 10654 PORTER LANE JUNEAU, AK 99801
 907 957-1908 chilkat.surveying@gmail.com

BLOCK B**Lot 1**

Norththing	Easting	Bearing	Distance
2379196.264	2527761.091	N 00°00'00" W 62.500	
2379258.764	2527761.091	N 90°00'00" E 80.000	
2379258.764	2527841.091	S 00°00'00" E 62.500	
2379196.264	2527841.091	N 90°00'00" W 80.000	
2379196.264	2527761.091		

Closure Error Distance> 0.00000
 Total Distance> 285.000
 Polyline Area: 5000 sq ft, 0 acres

Lot 2

Norththing	Easting	Bearing	Distance
2379258.764	2527761.091	N 00°00'00" W 62.500	
2379321.264	2527761.091	N 90°00'00" E 80.000	
2379321.264	2527841.091	S 00°00'00" E 62.500	
2379258.764	2527841.091	N 90°00'00" W 80.000	
2379258.764	2527761.091		

Closure Error Distance> 0.00000
 Total Distance> 285.000
 Polyline Area: 5000 sq ft, 0 acres

Lot 3

Norththing	Easting	Bearing	Distance
2379321.264	2527761.091	N 00°00'00" W 62.500	
2379383.764	2527761.091	N 90°00'00" E 80.000	
2379383.764	2527841.091	S 00°00'00" E 62.500	
2379321.264	2527841.091	N 90°00'00" W 80.000	
2379321.264	2527761.091		

Closure Error Distance> 0.00000
 Total Distance> 285.000
 Polyline Area: 5000 sq ft, 0 acres

CHILKAT SURVEYING & MAPPING, LLC
 10654 PORTER LANE JUNEAU, AK 99801
 907 957-1908 chilkat.surveying@gmail.com

Tract B1			
Northings	Easting	Bearing	Distance
2379193.100	2527550.982	N 81°26'30" W	323.971
2379241.313	2527230.618	N 28°05'00" E	513.740
2379694.567	2527472.464	N 28°16'00" E	170.950
2379845.132	2527553.422	N 28°30'30" E	784.080
2380534.140	2527927.653	S 89°52'00" E	726.810
2380532.449	2528654.461	S 00°02'30" E	1054.150
2379478.299	2528655.227	N 90°00'00" W	245.110
2379478.299	2528410.117	S 39°33'10" W	118.408
2379387.002	2528334.716	N 64°48'00" W	109.340
2379433.556	2528235.782	S 00°00'00" E	164.270
2379269.286	2528235.782	N 89°58'15" W	115.310
2379269.345	2528120.472	S 00°00'00" E	30.000
2379239.345	2528120.472	S 43°34'00" W	87.060
2379176.264	2528060.471	N 90°00'00" W	110.000
2379176.264	2527950.471	N 00°00'00" W	20.000
2379196.264	2527950.471	N 90°00'00" W	109.380
2379196.264	2527841.091	N 00°00'00" W	187.500
2379383.764	2527841.091	N 90°00'00" W	80.000
2379383.764	2527761.091	N 00°00'00" W	138.720
2379522.484	2527761.091	N 90°00'00" W	160.000
2379522.484	2527601.091	S 00°00'00" E	96.000
2379426.484	2527601.091	N 90°00'00" W	70.000
2379426.484	2527531.091	S 00°00'00" E	140.000
2379286.484	2527531.091	N 90°00'00" E	19.890
2379286.484	2527550.981	S 00°00'00" E	93.383
2379193.101	2527550.981		

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, AK 99801
907 957-1908 chilkat.surveying@gmail.com

Closure Error Distance> 0.00090 Error Bearing> S 81°26'30" E
Closure Precision> 1 in 6266245.1 Total Distance> 5668.072
Polyline Area: 1253007 sq ft, 29 acres



	BLM PRIMARY MONUMENT RECOVERED
	RAM PRIMARY MONUMENT RECOVERED
	14103 SECONDARY MONUMENT RECOVERED
	SECONDARY MONUMENT SET THIS SURVEY
	PROPERTY LINES
	UNSURVEYED LINES
	WETLANDS BOUNDARY
	DRAINAGE
	PHASE BOUNDARY
	RECORD INFORMATION FROM US SURVEY 4807
	RECORD INFORMATION FROM PLAT NO. 83-146
	RECORD INFORMATION FROM PLAT NO. 97-47
	RECORD INFORMATION FROM PLAT NO. 99-52

STATE RECORDERS OFFICE AT JUNEAU

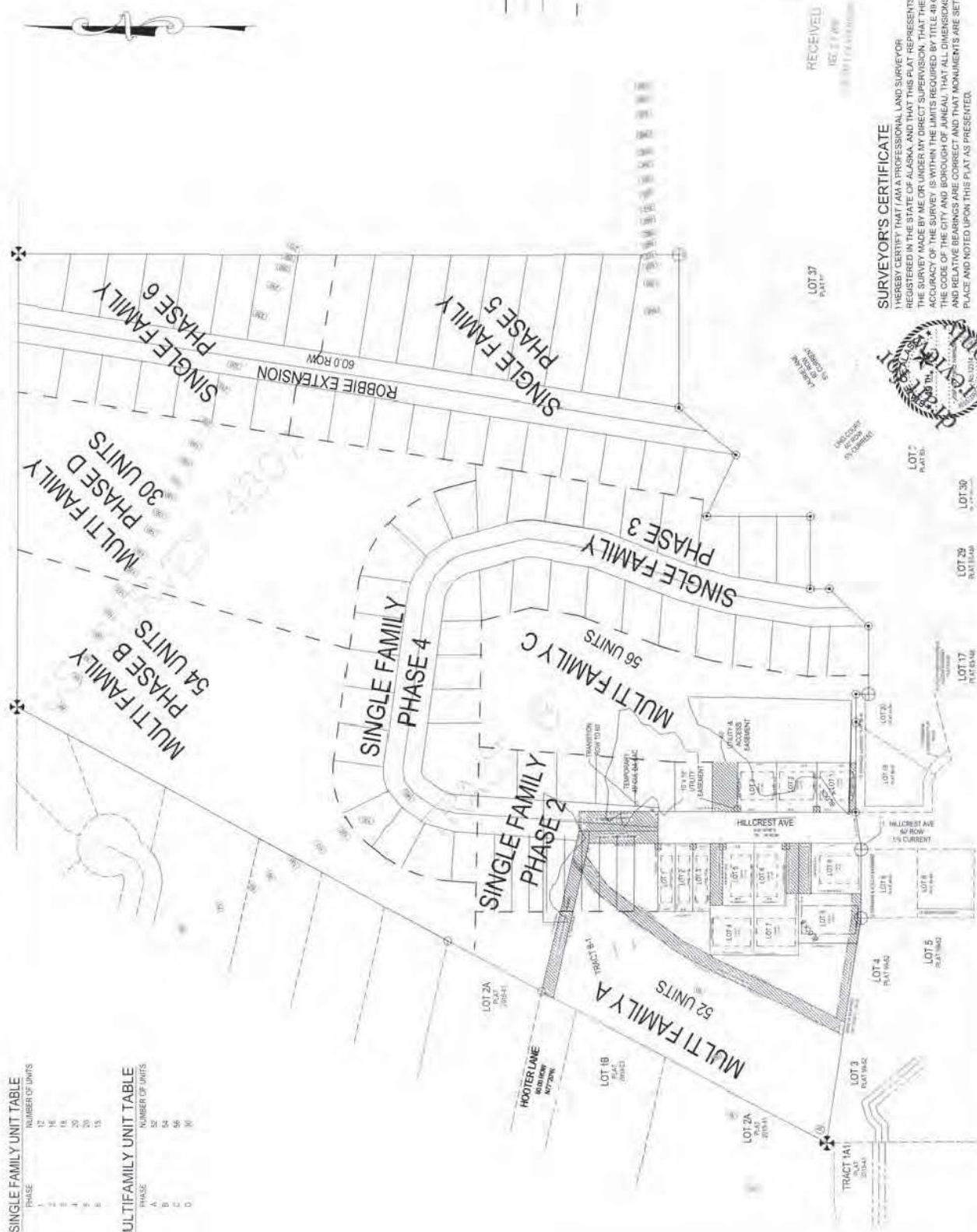
CHILKAT SURVEYING & MAPPING, LLC
10664 PORTER LAKE JUREAU ALASKA 99801
(907) 457-1508

OWNERS
WILLIAM C. HELLMUTH & MICHAEL
4500 TRINITY ROAD, AUSTIN, TX 78756

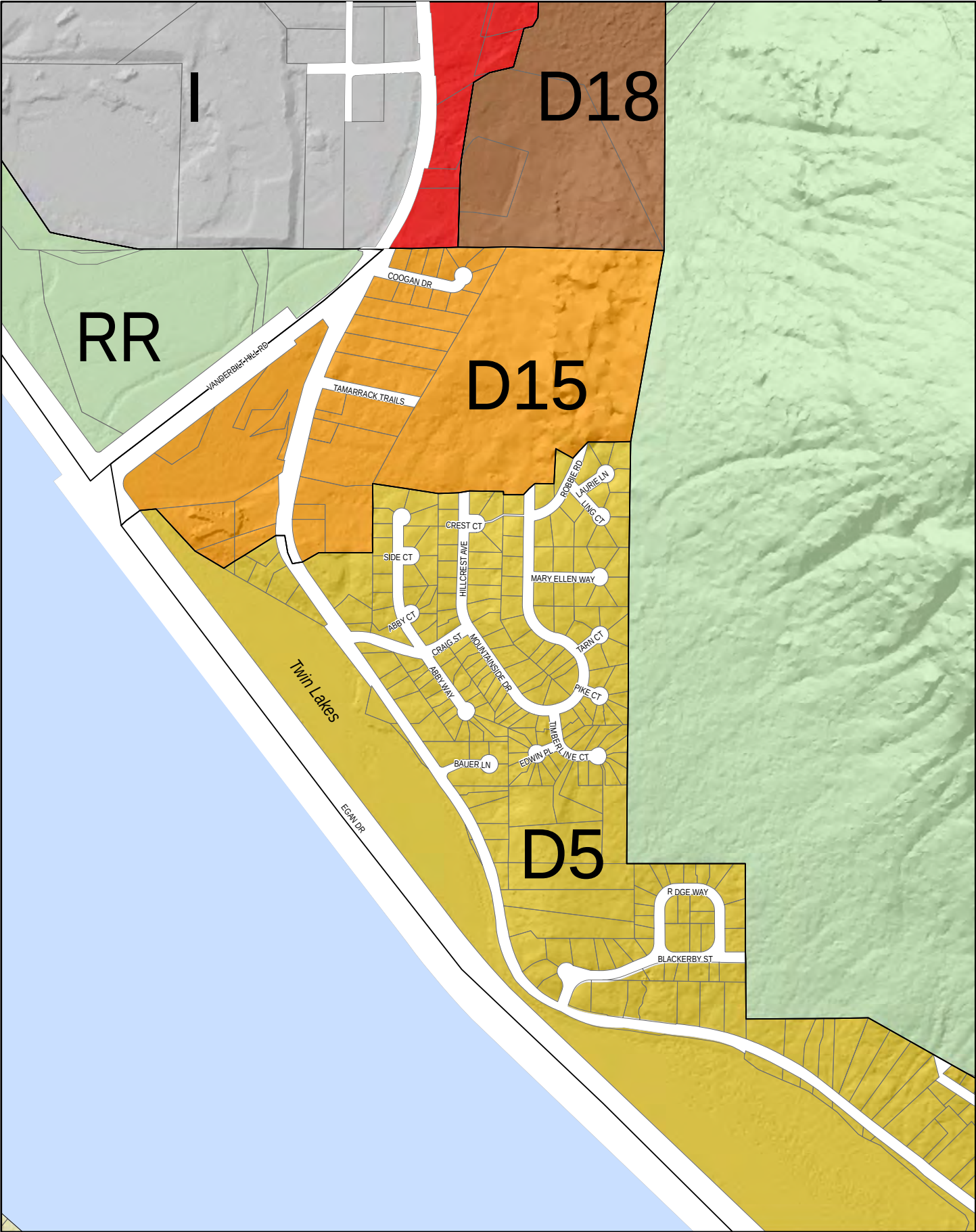
DATE: 26 DECEMBER 2018

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 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 PLAT AS PRESENTED.

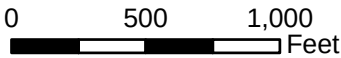
DATED: 2019



Attachment C - Sketch Plat



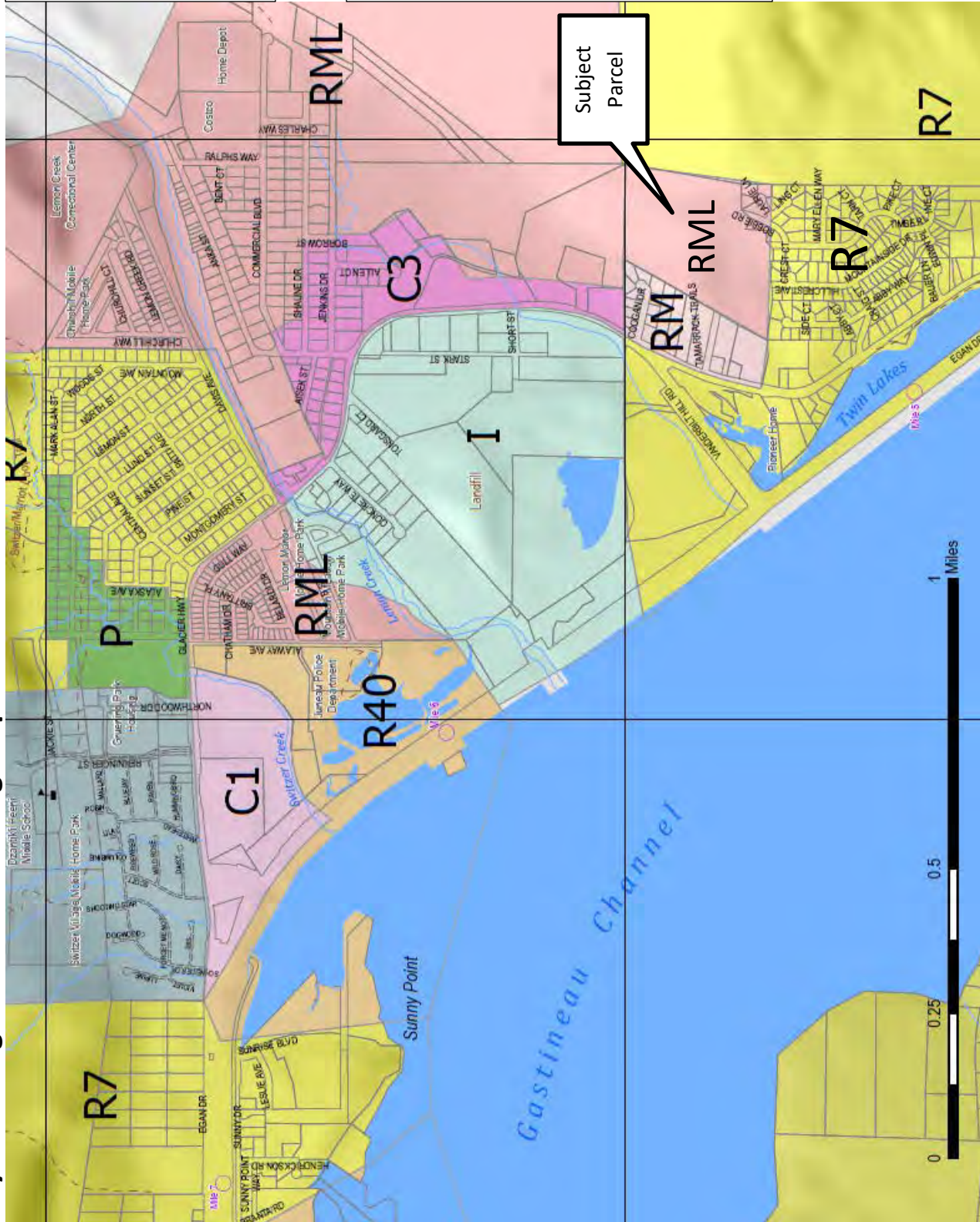
ZONING



Attachment D - Zoning Maps



City & Borough of Juneau Zoning Map Pre-1987



49.25.401 R-7 Residential District: The purpose of the R-7 district is to provide and protect residential land for families who desire to live in an environment of single and two family dwellings.

49.25.405 RML Low Density Multi-Family: This district provides areas for the development of low density multi-family housing. It is designed to be located adjacent to single family areas and will often be used as a buffer to provide for an orderly transition of development adjoining high density multi-family.

Wetland Delineation Report for the Richland Manor, Section 1, Mountainside Estates, Juneau, AK



Bosworth Botanical Consulting

November 2018

RECEIVED

DEC 14 2018

PERMIT CENTER/CDD

Wetland Delineation Report - Richland Manor, Section 1, Juneau, AK

November 2018

By:

Bosworth Botanical Consulting
korenbosworth@gmail.com
907-723-1931

For:

William Heumann & Associates
Juneau, Alaska 99801
907-723 4540
WHeumann@msn.com

Table of Contents

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Project Area 5

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Introduction

William Heumann & Associates is exploring the option of developing a 4.74-acre property at the end of Hillcrest Ave in Mountainside Estates, Old Glacier Highway, Juneau, Alaska. This wetland delineation report and maps are in support of the US Army Corps of Engineers wetland permit for development of this project.



Photo 1 – Location map for Richland Manor Project Area.

Methods

The project area was visited for delineation and mapping on November 14, 2018. The weather at that time was light rain and temperatures were in the lower 50's °F. The month before fieldwork had had slightly lower rainfall than average for October and daily high temperatures were between 45°F and 60°F. Plants were senesced but still recognizable.

Wetlands areas were mapped using the "triple parameter" method described in the U.S. Army Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory, 1987) as supplemented by the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Alaska Region - November 2007*. Wetlands are required to have a prevalence of wetland hydrology, hydric soils, and hydrophytic vegetation. Wetlands are determined when positive indicators of all of these three criteria are present. The "routine determination delineation" methodology was used. The wetland boundaries and classifications described herein represent best professional opinion.

Sample points were done at either side of any significant changes in vegetation, soils or hydrology. At each sample point, the wetland status of that point was determined by observing indicators of hydrophytic vegetation, hydric soil, and wetland hydrology. Once representative sample points were done for all wetland/upland types wetland boundaries along the transects were marked with a GPS waypoint.

Sample plot vegetation was divided into three strata; tree, shrub, and forb, and each layer was classified using the dominance test (more than 50% of the dominant plant species across all strata are rated obligate, facultative wet, or facultative) and the prevalence index (a weighted-average wetland indicator status of all plant species in the sample plot). The 2012 U.S. Army Corps of Engineers *National Wetland Plant List -Alaska Region* was used to classify plants.

Hydrology was determined using two methods: (1) visually, if the water table is at or above the surface, or (2) with a soil pit. The presence of standing water, depth to free water in the soil pit, and depth to saturated soils was recorded. Other primary and secondary hydrology indicators were recorded, such as presence of watermarks, sediment deposits, drift deposits, iron deposits, hydrogen sulfide odor, geomorphic position, and drainage patterns in wetlands.

Soil pits were dug to a depth of 12-16 inches, or to bedrock or glaciomarine sediment refusal, to determine if indicators of hydric soils were present. Soil colors were determined from a moist sample with the Munsell Soil Color Chart. Sample point data sheets are included in Appendix A. The project area has young and disturbed soils and so have been treated as "problematic" soils.

The base for the delineation maps was 2013 lidar and photography imagery flown by Aerometrics, Inc. Polygon acreages and stream lengths were calculated in GIS. Final delineation maps were done in ArcMap 10.5. Modeled stream locations were checked in the field.

Project Area

The project area is 4.74 acres of fill and disturbed forest at the end of Hillcrest Ave.

The project area slope before disturbance and fill was gently sloping with a much steeper slope above and flatter below.

Streams on most of the project area have been channelized with one main perennial ditch draining the uphill edge of the fill pad (**R3UB1** – Riverine Upper-Perennial Unconsolidated-Bottom Cobble Gravel) and arching around to drain the lower edge of the fill pad. The ditch then drains into a deeply entrenched, perennial stream that flows along the southern edge of the project area and to Gastineau Channel via the Pioneer marsh. The other smaller tributaries to these streams are seasonal or ephemeral streams (**R4SB3/6** – Riverine Intermittent Streambed Cobble-gravel/Organic)

The fill pad at the end of Hillcrest Ave is two feet of well drained coarse gravel fill over mixed fill of gravel, sand, and silt. The fill pad is sparsely vegetated with red alder saplings, Sitka willow and reed canary grass. There are two house foundations on the fill pad that are 4-5 feet below the level of the fill. One of the foundations (northern) had the water table at the surface at the time of the survey and patchy wetland vegetation (**PEM1A** – Palustrine Emergent Persistent Seasonally Flooded). There is a small, seasonal, created, drainage coming out of this foundation hole. The other foundation (southern) is at the edge of the fill pad near a deep stream channel and is well-drained. The foundations are both dominated by red alder saplings and horsetail.

The area surrounding the fill pad has disturbed vegetation, soils and hydrology. The vegetation has been cleared and regrown with patchy red alder and western hemlock forest. and the native organic soil is mixed or covered with eroded fill material and the hydrology is altered by channelization (**PFO1B** – Palustrine Forested Broad-Leaved Deciduous Saturated) (**PFO4B** – Palustrine Forested Needle-Leaved Evergreen Saturated).



Photo 2 - The lower part of the perennial ditched stream that surrounds the fill pad.



Photo 3 - Seasonal streams entering the channelized stream east of the fill pad.



Photo 4 - Course gravel on the surface of the fill pad.



Photo 5 - Eroded fill material with silts and gravels over native organic soils at the toe of the fill pad.



Photo 6 - Saturated organic soils uphill of the fill pad.



Photo 7 - Disturbed area with red alder sapling forest.



Photo 8 - steep slope at the south edge of the fill pad. Red alder saplings dominate.

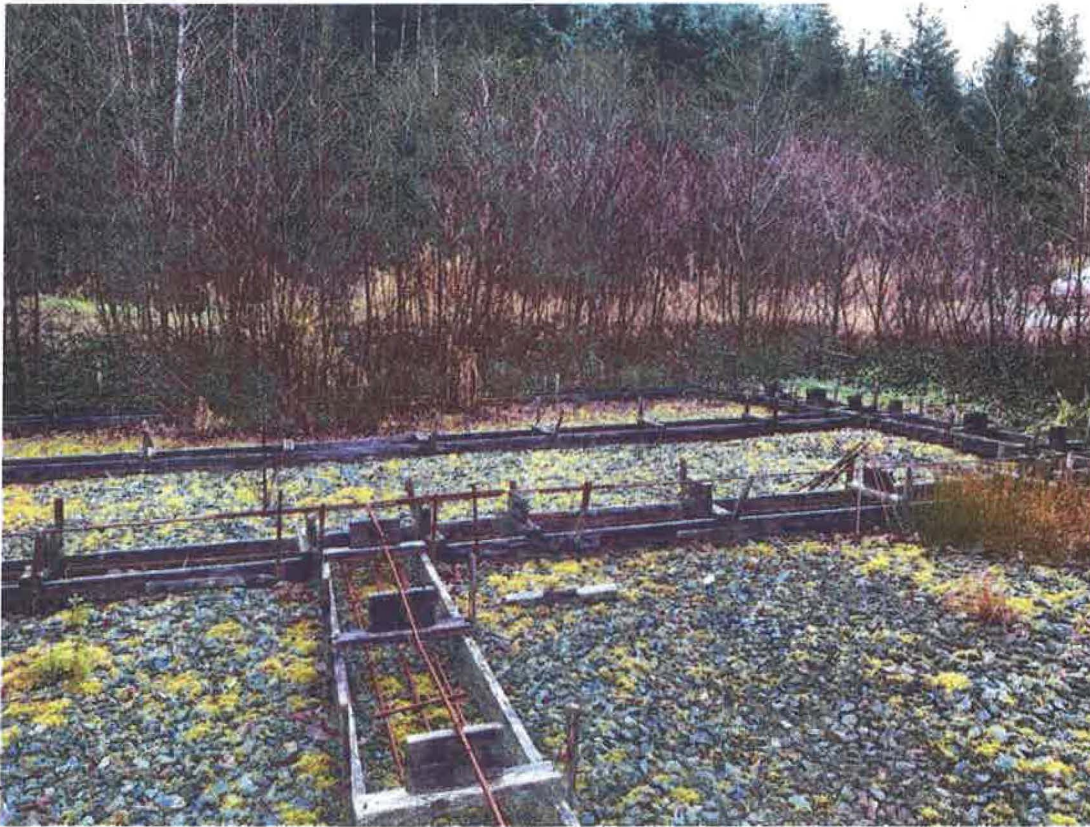


Photo 9 - Western foundation site with the water table at the surface and vegetation dominated by horsetail and red alder saplings.

Table 0-1 - Plant Species List (Lichvar, 2014)

Scientific name	Common name	Indicator status ¹
<i>Alnus rubra</i>	red alder	FAC
<i>Alnus sinuata</i>	Sitka alder	FAC
<i>Athyrium felix-femina</i>	lady fern	FAC
<i>Calamagrostis canadensis</i>	Canada blue-joint	FAC
<i>Carex sitchensis</i>	Sitka sedge	OBL
<i>Cornus canadensis</i>	dwarf dogwood	FACU
<i>Deschampsia beringensis</i>	Bering hair-grass	FAC
<i>Dryopteris dilatata</i>	spiny wood fern	FACU
<i>Equisetum arvense</i>	horsetail	FACU
<i>Gymnocarpium dryopteris</i>	oak fern	FACU
<i>Lysichiton americanum</i>	skunk cabbage	OBL
<i>Menziesia ferruginea</i>	false azalea	FACU
<i>Oplopanax horridus</i>	devil's club	FACU
<i>Picea sitchensis</i>	Sitka spruce	FACU
<i>Rubus pedatus</i>	trailing raspberry	FAC
<i>Rubus spectabilis</i>	salmonberry	FACU
<i>Salix sitchensis</i>	Sitka willow	FAC
<i>Scirpus microcarpus</i>	Bulrush	OBL
<i>Tsuga heterophylla</i>	western hemlock	FAC
<i>Vaccinium ovalifolium</i>	early blueberry	FAC

¹ See Table 2 for abbreviation definitions

Table 0-2 - Indicator code table (Lichvar, 2012)

Indicator Code	Type	Comment
OBL	Obligate Wetland	Almost always occur in wetlands. With few exceptions, these plants (herbaceous or woody) are found in standing water or seasonally saturated soils (14 or more consecutive days) near the surface.
FACW	Facultative Wetland	Usually occur in wetlands, but may occur in non-wetlands. These plants predominately occur with hydric soils, often in geomorphic settings where water saturates the soils or floods the soil surface at least seasonally.
FAC	Facultative	Occur in wetlands and non-wetlands. These plants can grow in hydric, mesic, or xeric habitats. The occurrence of these plants in different habitats represents responses to a variety of environmental variables other than just hydrology, such as shade tolerance, soil pH, and elevation, and they have a wide tolerance of soil moisture conditions.
FACU	Facultative Upland	Usually occur in non-wetlands, but may occur in wetlands. These plants predominately occur on drier or more mesic sites in geomorphic settings where water rarely saturates the soils or floods the soil surface seasonally.
UPL	Obligate Upland	Almost never occur in wetlands. These plants occupy mesic to xeric non-wetland habitats. They almost never occur in standing water or saturated soils. Typical growth forms include herbaceous, shrubs, woody vines, and trees.
NI	No indicator	Insufficient information was available to determine an indicator status.

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Results**Table 0-1 - Sample point table**

Sample point	Dominant vegetation/ Hydrology / Geomorphology	Cowardin Classification	PJD ²	Rationale for PJD
1	Fill pad set 5ft. below grade with water table at the surface, seasonal drainage to perennial stream and scattered red alder saplings and horsetail.	PEM1A	Yes	Wetland on RPW ³ that flows into TNW ⁴
2	Fill pad set 5 ft. below grade at the edge of deep stream channel - so well-drained. Patchy red alder saplings and horsetail.	upland	No	
3	Toe of fill pad slope, mixed fill and organics, red alder, creeping buttercup, bulrush and reed canary grass dominant.	PFO1B	Yes	Wetland on RPW that flows into TNW
4	Toe of fill pad slope, mixed fill and organics, red alder, saplings, creeping buttercup, lady fern, skunk cabbage, bulrush and reed canary grass dominant.	PFO1B	Yes	Wetland on RPW that flows into TNW
5	Toe of fill pad slope, mixed fill and organics, Sitka spruce and cottonwood saplings, and lady fern dominant.	PFO1B	Yes	Wetland on RPW that flows into TNW
6	Disturbed, gentle hillside with saturated organic soils mixed with uplifted silts, Western hemlock, blueberry and dwarf dogwood dominant.	PFO4B	Yes	Wetland on RPW that flows into TNW
7	Disturbed, gentle hillside with saturated organic soils mixed with uplifted beach deposits. Red alder, salmonberry and skunk cabbage dominant.	PFO1B	Yes	Wetland on RPW that flows into TNW
8	Disturbed, gentle hillside with saturated organic soils mixed with uplifted beach deposits. Western hemlock, blueberry and alse azalea dominant.	PFO4B	Yes	Wetland on RPW that flows into TNW
9	Fill pad/fill pile. Course gravel over mixed fill. Red alder saplings and creeping buttercup dominant	upland	No	

² PJD - Preliminary Jurisdictional Determination³ TNW - Traditional Navigable Water⁴ RPW - Relatively Permanent Water

Conclusions

Using GIS tools and wetland information gathered in the field, the acreage of wetlands and waters of the US was determined.

There are 3.61 total acres of wetland in the project area.

- **PEM1A** - 0.08 acres
- **PFO4B** - 2.31 acres
- **PFO1B** - 1.22 acres
- **Upland** - 1.13 acres

There are 2,531 linear feet of ephemeral, seasonal and perennial streams in the parcel

- **R4SB3/6** - ephemeral & seasonal (with surface water at least 2 weeks out of the growing season) - 1,316 linear feet
- **R3UB1** - perennial - 1,215 linear feet

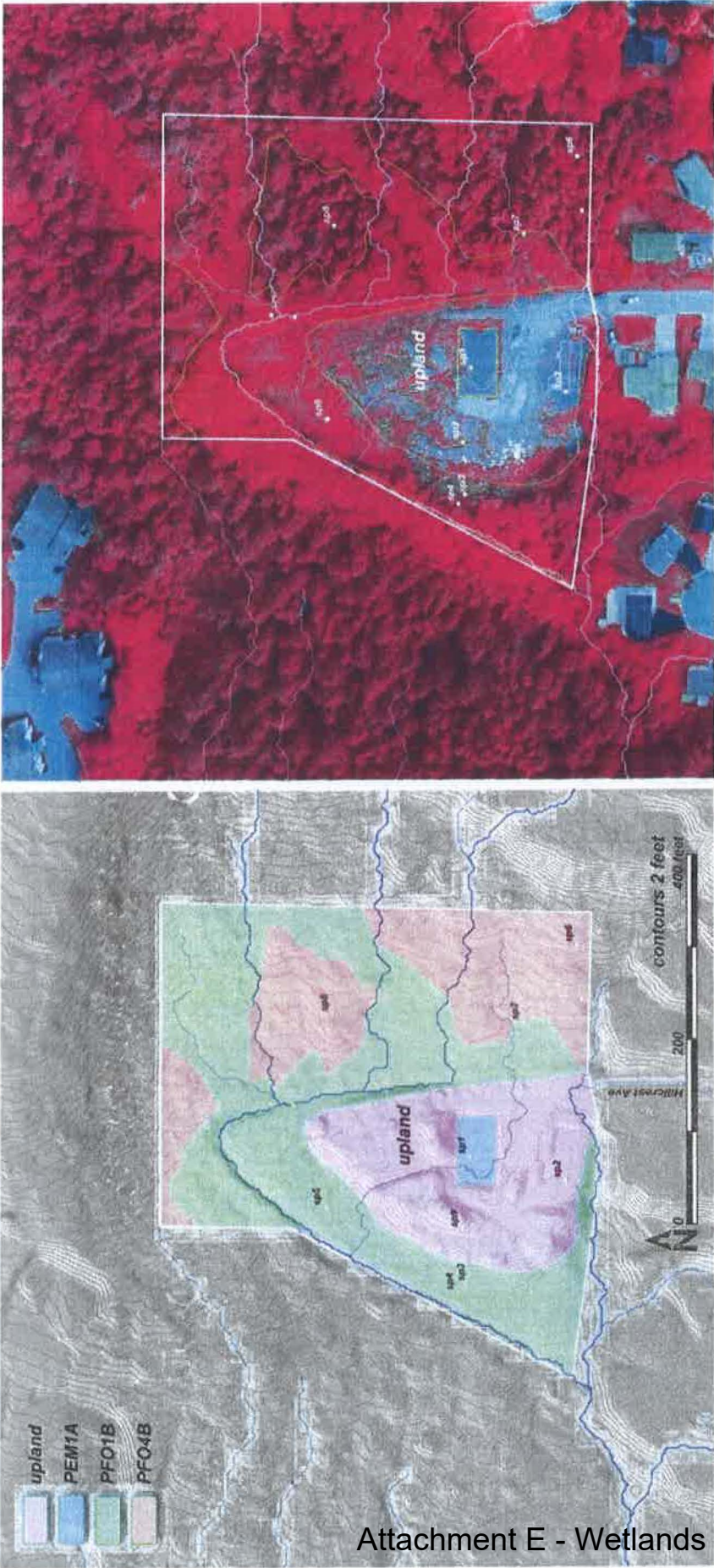


Figure 1 – Wetland Delineation map pair – 2013 CBJ LIDAR hillshade and CIR aerial photo. Sample points (yellow dots) for the project area. The blue lines are the field-checked modeled streams.

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Appendix A - Scanned Sample Site Data Sheets

SP 1



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WETLAND DETERMINATION DATA FORM - Alaska Region

Project/Site: Richland Manor - Section 1 Borough/City: CBJ Sampling Date: 11/14/18
 Applicant/Owner: William Heumann Sampling Point: 1
 Investigator(s): Koren Bosworth Landform (hillside, terrace, hummocks, etc.): fill
 Local relief (concave, convex, none): concave Slope (%): 0
 Subregion: SE Alaska Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: _____ NWI classification: PEM1A
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation ✓, Soil ✓, or Hydrology ✓ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No X
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>✓</u>	No _____	Is the Sampled Area within a Wetland?	Yes <u>✓</u>	No _____
Hydric Soil Present?	Yes <u>✓</u>	No _____			
Wetland Hydrology Present?	Yes <u>✓</u>	No _____			
Remarks: <u>Foundation area on fill pad</u>					

VEGETATION - Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____				Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A)
2. _____				Total Number of Dominant Species Across All Strata: <u>2</u> (B)
3. _____				Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)
4. _____				
Total Cover: _____				
50% of total cover: _____ 20% of total cover: _____				
Sapling/Shrub Stratum				Prevalence Index worksheet:
1. <u>Alnus rubra (Alru)</u>	<u>30</u>	<u>✓</u>	<u>F</u>	Total % Cover of: _____ Multiply by:
2. _____				OBL species _____ x 1 = _____
3. _____				FACW species _____ x 2 = _____
4. _____				FAC species _____ x 3 = _____
5. _____				FACU species _____ x 4 = _____
6. _____				UPL species _____ x 5 = _____
Total Cover: _____				Column Totals: _____ (A) _____ (B)
50% of total cover: _____ 20% of total cover: _____				Prevalence Index = B/A = _____
Herb Stratum				Hydrophytic Vegetation Indicators:
1. <u>Equisetum arvense (Egar)</u>	<u>50</u>	<u>✓</u>	<u>F</u>	<u>✓</u> Dominance Test is >50%
2. <u>Juncus arcticus (Juar)</u>	<u>5</u>		<u>FW</u>	Prevalence Index is ≤3.0
3. <u>Scirpus microcarpus (Schi)</u>	<u>2</u>		<u>OB</u>	Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
4. _____				Problematic Hydrophytic Vegetation ¹ (Explain)
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
Total Cover: <u>57</u>				
50% of total cover: <u>28.5</u> 20% of total cover: <u>11.4</u>				
Plot size (radius, or length x width) <u>10x10</u> % Bare Ground _____				Hydrophytic Vegetation Present?
% Cover of Wetland Bryophytes _____ Total Cover of Bryophytes _____				Yes <u>✓</u> No _____
(Where applicable)				
Remarks:				

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SOIL

Sampling Point: 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)							
Depth (Inches)	Matrix		Redox Features			Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹		
0-16+	—	100%				coarse gravel	WT

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

☐ Histosol or Histel (A1)	☐ Alaska Color Change (TA4) ⁴	☐ Alaska Gleyed Without Hue 5Y or Redder Underlying Layer
☐ Histic Epipedon (A2)	☐ Alaska Alpine Swales (TA5)	☒ Other (Explain in Remarks).
☐ Hydrogen Sulfide (A4)	☐ Alaska Redox With 2.5Y Hue	
☐ Thick Dark Surface (A12)		
☐ Alaska Gleyed (A13)	³ One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, and an appropriate landscape position must be present unless disturbed or problematic.	
☐ Alaska Redox (A14)	⁴ Give details of color change in Remarks.	
☐ Alaska Gleyed Pores (A15)		

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☒ No ☐

Remarks:
New surface!

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (2 or more required)
Primary Indicators (any one indicator is sufficient)		
☒ Surface Water (A1)	☐ Inundation Visible on Aerial Imagery (B7)	☐ Water-stained Leaves (B9)
☒ High Water Table (A2)	☐ Sparsely Vegetated Concave Surface (B8)	☐ Drainage Patterns (B10)
☒ Saturation (A3)	☐ Marl Deposits (B15)	☐ Oxidized Rhizospheres along Living Roots (C3)
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Presence of Reduced Iron (C4)
☐ Sediment Deposits (B2)	☐ Dry-Season Water Table (C2)	☐ Salt Deposits (C5)
☐ Drift Deposits (B3)	☐ Other (Explain in Remarks)	☐ Stunted or Stressed Plants (D1)
☐ Algal Mat or Crust (B4)		☐ Geomorphic Position (D2)
☐ Iron Deposits (B5)		☐ Shallow Aquitard (D3)
☐ Surface Soil Cracks (B6)		☐ Microtopographic Relief (D4)
		☐ FAC-Neutral Test (D5)
Field Observations:		
Surface Water Present? Yes ☒ No ☐	Depth (inches): <u>1-0</u>	Wetland Hydrology Present? Yes ☒ No ☐
Water Table Present? Yes ☒ No ☐	Depth (inches): <u>0-2</u>	
Saturation Present? Yes ☒ No ☐	Depth (inches): <u>0</u>	
(includes capillary fringe)		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

SP2



Wetland Delineation Report - Richland Manor, Section 1, Juneau, AK

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WETLAND DETERMINATION DATA FORM - Alaska Region

Project/Site: Richland Manor - Section 1 Borough/City: CBJ Sampling Date: 11/14/18
 Applicant/Owner: William Heumann Sampling Point: 2
 Investigator(s): Koren Bosworth Landform (hillside, terrace, hummocks, etc.): fill pad
 Local relief (concave, convex, none): concave Slope (%): —
 Subregion: SE Alaska Lat: — Long: — Datum: —
 Soil Map Unit Name: — NWI classification: —
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No — (If no, explain in Remarks.)
 Are Vegetation ✓, Soil ✓, or Hydrology ✓ significantly disturbed? Are "Normal Circumstances" present? Yes — No X
 Are Vegetation —, Soil —, or Hydrology — naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>✓</u>	No <u>—</u>	Is the Sampled Area within a Wetland?	Yes <u>—</u>	No <u>✓</u>
Hydric Soil Present?	Yes <u>—</u>	No <u>✓</u>			
Wetland Hydrology Present?	Yes <u>—</u>	No <u>✓</u>			
Remarks: <u>Next to deep stream gully → well-drained.</u>					

VEGETATION - Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. <u>—</u>				Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A)
2. <u>—</u>				Total Number of Dominant Species Across All Strata: <u>3</u> (B)
3. <u>—</u>				Percent of Dominant Species That Are OBL, FACW, or FAC: <u>66.7%</u> (NB)
4. <u>—</u>				Prevalence Index worksheet:
Total Cover: <u>—</u>				Total % Cover of: <u>—</u> Multiply by: <u>—</u>
50% of total cover: <u>—</u> 20% of total cover: <u>—</u>				OBL species <u>—</u> x 1 = <u>—</u>
Sapling/Shrub Stratum				FACW species <u>—</u> x 2 = <u>—</u>
1. <u>—</u>				FAC species <u>—</u> x 3 = <u>—</u>
2. <u>—</u>				FACU species <u>—</u> x 4 = <u>—</u>
3. <u>—</u>				UPL species <u>—</u> x 5 = <u>—</u>
4. <u>—</u>				Column Totals: <u>—</u> (A) <u>—</u> (B)
5. <u>—</u>				Prevalence Index = B/A = <u>—</u>
6. <u>—</u>				Hydrophytic Vegetation Indicators:
Total Cover: <u>—</u>				<u>✓</u> Dominance Test is >50%
50% of total cover: <u>—</u> 20% of total cover: <u>—</u>				<u>—</u> Prevalence Index is ≤3.0
Herb Stratum				<u>—</u> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
1. <u>Picea sitchensis (Pisi) seedlings</u>	<u>10</u>	<u>✓</u>	<u>FU</u>	<u>—</u> Problematic Hydrophytic Vegetation ¹ (Explain)
2. <u>Salix sitchensis (Sosi)</u>	<u>5</u>	<u>✓</u>	<u>F</u>	
3. <u>Alnus rubra (Alru)</u>	<u>5</u>	<u>✓</u>	<u>F</u>	
4. <u>—</u>				
5. <u>—</u>				
6. <u>—</u>				
7. <u>—</u>				
8. <u>—</u>				
9. <u>—</u>				
10. <u>—</u>				
Total Cover: <u>20</u>				
50% of total cover: <u>10</u> 20% of total cover: <u>4</u>				
Plot size (radius, or length x width) <u>10x10</u> % Bare Ground <u>—</u>				Hydrophytic Vegetation Present?
% Cover of Wetland Bryophytes <u>—</u> Total Cover of Bryophytes <u>—</u>				Yes <u>✓</u> No <u>—</u>
Remarks:				

Sampling Point: 2

HYDROLOGY

Alaska Version 2.0

SP3



Wetland Delineation Report - Richland Manor, Section 1, Juneau, AK

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WETLAND DETERMINATION DATA FORM - Alaska Region

Project/Site: Richland Manor - Section 1 Borough/City: CBJ Sampling Date: 11/14/18
 Applicant/Owner: William Heumann Sampling Point: 3
 Investigator(s): Koren Bosworth Landform (hillside, terrace, hummocks, etc.): top-of-fill/hillside
 Local relief (concave, convex, none): none Slope (%): 4%
 Subregion: SE Alaska Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: _____ NWI classification: PFO1B
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No X
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>✓</u>	No _____	Is the Sampled Area within a Wetland?	Yes <u>✓</u>	No _____
Hydric Soil Present?	Yes <u>✓</u>	No _____			
Wetland Hydrology Present?	Yes <u>✓</u>	No _____			
Remarks:					

VEGETATION - Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____				
2. _____				Total Number of Dominant Species Across All Strata: <u>3</u> (B)
3. _____				Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)
4. _____				Prevalence Index worksheet:
Total Cover: _____				
50% of total cover: _____ 20% of total cover: _____				Total % Cover of: _____ Multiply by: _____
Sapling/Shrub Stratum				OBL species _____ x 1 = _____
1. <u>Alf</u>	<u>50</u>	<u>✓</u>	<u>F</u>	FACW species _____ x 2 = _____
2. _____				FAC species _____ x 3 = _____
3. _____				FACU species _____ x 4 = _____
4. _____				UPL species _____ x 5 = _____
5. _____				Column Totals: _____ (A) _____ (B)
6. _____				Prevalence Index = B/A = _____
Total Cover: _____				Hydrophytic Vegetation Indicators:
50% of total cover: _____ 20% of total cover: _____				
Herb Stratum				<u>✓</u> Dominance Test is >50%
1. <u>Anunculus repens (Rare)</u>	<u>30</u>	<u>✓</u>	<u>F</u>	Prevalence Index is ≤3.0
2. <u>Scirpus microcarpus (Semi)</u>	<u>10</u>	<u>✓</u>	<u>OB</u>	Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
3. <u>Phalaris arundinacea (Phar)</u>	<u>5</u>		<u>OB</u>	Problematic Hydrophytic Vegetation ¹ (Explain)
4. _____				¹ Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.
5. _____				
6. _____				Hydrophytic Vegetation Present? Yes <u>✓</u> No _____
7. _____				
8. _____				Remarks:
9. _____				
10. _____				
Total Cover: <u>45</u>				
50% of total cover: <u>22.5</u> 20% of total cover: <u>9</u>				
Plot size (radius, or length x width) <u>15 x 15</u> % Bare Ground _____				
% Cover of Wetland Bryophytes _____ Total Cover of Bryophytes _____ (Where applicable)				

Wetland Delineation Report - Richland Manor, Section 1, Juneau, AK

November 2018

SOILSampling Point: 3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features		Type ¹	Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%				
D-16+	25Y 3/2	100%					mixed fill - silty & gravel - sat	

Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators:****Indicators for Problematic Hydric Soils³:**

- | | | |
|---|---|---|
| ☐ Histosol or Histel (A1) | ☐ Alaska Color Change (TA4) ⁴ | ☐ Alaska Gleyed Without Hue 5Y or Redder |
| ☐ Histic Epipedon (A2) | ☐ Alaska Alpine Swales (TA5) | ☐ Underlying Layer |
| ☐ Hydrogen Sulfide (A4) | ☐ Alaska Redox With 2.5Y Hue | ☐ Other (Explain in Remarks) |
| ☐ Thick Dark Surface (A12) | | |
| ☒ Alaska Gleyed (A13) | ³ One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, | |
| ☒ Alaska Redox (A14) | and an appropriate landscape position must be present unless disturbed or problematic. | |
| ☐ Alaska Gleyed Pores (A15) | ⁴ Give details of color change in Remarks. | |

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☒ No ☐**Remarks:**

Mixed-fill

HYDROLOGY**Wetland Hydrology Indicators:****Primary Indicators (any one indicator is sufficient)**

- | | |
|---|--|
| ☐ Surface Water (A1) | ☐ Inundation Visible on Aerial Imagery (B7) |
| ☐ High Water Table (A2) | ☐ Sparsely Vegetated Concave Surface (B8) |
| ☒ Saturation (A3) | ☐ Marl Deposits (B15) |
| ☐ Water Marks (B1) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Sediment Deposits (B2) | ☐ Dry-Season Water Table (C2) |
| ☐ Drift Deposits (B3) | ☐ Other (Explain in Remarks) |
| ☐ Algal Mat or Crust (B4) | |
| ☐ Iron Deposits (B5) | |
| ☐ Surface Soil Cracks (B6) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-stained Leaves (B9) |
| ☐ Drainage Patterns (B10) |
| ☐ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Presence of Reduced Iron (C4) |
| ☐ Salt Deposits (C5) |
| ☐ Stunted or Stressed Plants (D1) |
| ☒ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ Microtopographic Relief (D4) |
| ☐ FAC-Neutral Test (D5) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): 712Saturation Present? Yes ☒ No ☐ Depth (inches): 0Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

SP4



Wetland Delineation Report - Richland Manor, Section 1, Juneau, AK

November 2018

WPH

WETLAND DETERMINATION DATA FORM - Alaska Region

Project/Site: Richland Manor - Section 1 Borough/City: CBJ Sampling Date: 11/14/18
 Applicant/Owner: William Heumann Sampling Point: 4
 Investigator(s): Koren Bosworth Landform (hillside, terrace, hummocks, etc.): hillside toe-of-slope
 Local relief (concave, convex, none): concave Slope (%): 2
 Subregion: SE Alaska Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: _____ NWI classification: PFO1B
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation ✓, Soil ✓, or Hydrology ✓ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No X
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>✓</u> No _____	Is the Sampled Area within a Wetland?	Yes <u>✓</u> No _____
Hydric Soil Present?	Yes <u>✓</u> No _____		
Wetland Hydrology Present?	Yes <u>✓</u> No _____		
Remarks:			

VEGETATION - Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A)
1. _____				
2. _____				
3. _____				Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (AB)
4. _____				
Total Cover: _____				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____
50% of total cover: _____ 20% of total cover: _____				
Sapling/Shrub Stratum 1. <u>Alcu</u> <u>40</u> <u>✓</u> <u>F</u> 2. <u>Pici</u> <u>5</u> <u>✓</u> <u>FU</u> 3. _____ 4. _____ 5. _____ 6. _____				OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B)
Total Cover: <u>45</u> 50% of total cover: <u>22.5</u> 20% of total cover: <u>9</u>				
Herb Stratum 1. <u>Ranunculus repens (Rare)</u> <u>10</u> <u>✓</u> <u>F</u> 2. <u>Affe</u> <u>20</u> <u>✓</u> <u>F</u> 3. <u>Scmi</u> <u>10</u> <u>✓</u> <u>OB</u> 4. <u>Phar</u> <u>5</u> <u>✓</u> <u>OB</u> 5. <u>Lyam</u> <u>10</u> <u>✓</u> <u>OB</u> 6. _____ 7. _____ 8. _____ 9. _____ 10. _____				Hydrophytic Vegetation Indicators: <u>✓</u> Dominance Test is >50% _____ Prevalence Index is ≤3.0 _____ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation ¹ (Explain)
Total Cover: <u>55</u> 50% of total cover: <u>27.5</u> 20% of total cover: <u>11</u>				
Plot size (radius, or length x width) <u>15 x 15'</u> % Bare Ground _____ % Cover of Wetland Bryophytes _____ Total Cover of Bryophytes _____ (Where applicable)				Hydrophytic Vegetation Present? Yes <u>✓</u> No _____
Remarks:				

WP4

SOIL

Sampling Point: 4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)							
Depth (inches)	Matrix		Redox Features			Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹		
D-7	25YR 3/2	100					silt + gravel fill Sat
7-13+	5YR 2.5/2	100					peat WT

Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:
☒ Histosol or Histic (A1)
☐ Histic Epipedon (A2)
☐ Hydrogen Sulfide (A4)
☒ Thick Dark Surface (A12)
☒ Alaska Gleyed (A13)
☐ Alaska Redox (A14)
☐ Alaska Gleyed Pores (A15)

Indicators for Problematic Hydric Soils³:
☐ Alaska Color Change (TA4)⁴
☐ Alaska Alpine Swales (TA5)
☐ Alaska Redox With 2.5Y Hue
☐ Alaska Gleyed Without Hue 5Y or redder Underlying Layer
☐ Other (Explain in Remarks)

³One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, and an appropriate landscape position must be present unless disturbed or problematic.
⁴Give details of color change in Remarks.

Restrictive Layer (if present): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes ☒ No ☐
Remarks:	

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (2 or more required)	
Primary Indicators (any one indicator is sufficient)			
☐ Surface Water (A1)	☐ Inundation Visible on Aerial Imagery (B7)	☐ Water-stained Leaves (B9)	
☒ High Water Table (A2)	☐ Sparsely Vegetated Concave Surface (B8)	☐ Drainage Patterns (B10)	
☒ Saturation (A3)	☐ Marl Deposits (B15)	☐ Oxidized Rhizospheres along Living Roots (C3)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Presence of Reduced Iron (C4)	
☐ Sediment Deposits (B2)	☐ Dry-Season Water Table (C2)	☐ Salt Deposits (C5)	
☐ Drift Deposits (B3)	☐ Other (Explain in Remarks)	☐ Stunted or Stressed Plants (D1)	
☐ Algal Mat or Crust (B4)		☐ Geomorphic Position (D2)	
☐ Iron Deposits (B5)		☐ Shallow Aquitard (D3)	
☐ Surface Soil Cracks (B6)		☐ Microtopographic Relief (D4)	
		☐ FAC-Neutral Test (D5)	
Field Observations:			
Surface Water Present?	Yes ☐ No ☒	Depth (Inches):	<u> </u>
Water Table Present?	Yes ☒ No ☐	Depth (Inches):	<u>6</u>
Saturation Present?	Yes ☒ No ☐	Depth (Inches):	<u>0</u>
(includes capillary fringe)		Wetland Hydrology Present? Yes ☒ No ☐	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			
stream/ditch below			

SP5



Wetland Delineation Report - Richland Manor, Section 1, Juneau, AK

November 2018

WPS

WETLAND DETERMINATION DATA FORM - Alaska Region

Project/Site: Richland Manor - Section 1 Borough/City: CB Sampling Date: 11/14/18
 Applicant/Owner: William Heumann Sampling Point: 5
 Investigator(s): Koren Bosworth Landform (hillside, terrace, hummocks, etc.): top of fill
 Local relief (concave, convex, none): _____ Slope (%): 2
 Subregion: SE Alaska Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: _____ NWI classification: PFOIB
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation ✓, Soil ✓, or Hydrology ✓ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No X
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>✓</u> No _____	Is the Sampled Area within a Wetland?	Yes <u>✓</u> No _____
Hydric Soil Present?	Yes <u>✓</u> No _____		
Wetland Hydrology Present?	Yes <u>✓</u> No _____		
Remarks: <u>slash</u>			

VEGETATION - Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata: <u>2</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50%</u> (A/B)
4. _____	_____	_____	_____	Prevalence Index worksheet:
Total Cover: _____				
50% of total cover: _____ 20% of total cover: _____				Total % Cover of:
Sapling/Shrub Stratum				Multiply by:
1. <u>Populus balsamifera (Poba)</u>	<u>10</u>	_____	<u>F</u>	OBL species _____ x 1 = _____
2. <u>Picea sitchensis (Pisi)</u>	<u>35</u>	<u>✓</u>	<u>FU</u>	FACW species _____ x 2 = _____
3. <u>Ribes glandulosum (Rigl)</u>	<u>5</u>	_____	<u>F</u>	FAC species <u>65</u> x 3 = <u>195</u>
4. <u>Rubus spectabilis</u>	<u>5</u>	_____	<u>FU</u>	FACU species <u>40</u> x 4 = <u>160</u>
5. _____	_____	_____	_____	UPL species _____ x 5 = _____
6. _____	_____	_____	_____	Column Totals: <u>105</u> (A) <u>355</u> (B)
Total Cover: <u>55</u>				Prevalence Index = B/A = <u>3.38</u>
50% of total cover: <u>27.5</u> 20% of total cover: <u>11</u>				Hydrophytic Vegetation Indicators:
Herb Stratum				
1. <u>Athyrium filix-femina (Atfe)</u>	<u>50</u>	<u>✓</u>	<u>F</u>	_____ Dominance Test is >50%
2. _____	_____	_____	_____	_____ Prevalence Index is ≤3.0
3. _____	_____	_____	_____	_____ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
4. _____	_____	_____	_____	<u>✓</u> Problematic Hydrophytic Vegetation ¹ (Explain)
5. _____	_____	_____	_____	¹ Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes <u>✓</u> No _____
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	Plot size (radius, or length x width) <u>15' x 15'</u> % Bare Ground _____
10. _____	_____	_____	_____	
Total Cover: _____				% Cover of Wetland Bryophytes _____ Total Cover of Bryophytes _____
50% of total cover: _____ 20% of total cover: _____				Remarks: <u>Disturbance - adopted species (Pisi, Rusp FU)</u>

Sampling Point: 5

HYDROLOGY

Alaska Version 2.0

SP6



Wetland Delineation Report - Richland Manor, Section 1, Juneau, AK

November 2018

WP10

WETLAND DETERMINATION DATA FORM - Alaska Region

Project/Site: Richland Manor - Section 1 Borough/City: CBI Sampling Date: 11/14/18
 Applicant/Owner: William Heumann Sampling Point: 6
 Investigator(s): Koren Bosworth Landform (hillside, terrace, hummocks, etc.): hillside-terrace
 Local relief (concave, convex, none): convex Slope (%): 390
 Subregion: SE Alaska Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: _____ NWI classification: PFO4B
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation ✓, Soil ✓, or Hydrology ✓ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No X
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>✓</u> No _____	Is the Sampled Area within a Wetland?	Yes <u>✓</u> No _____
Hydric Soil Present?	Yes <u>✓</u> No _____		
Wetland Hydrology Present?	Yes <u>✓</u> No _____		
Remarks: <u>2nd growth w/ lots of slash + stumps</u>			

VEGETATION - Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. <u>Tsuga heterophylla (Tshe)</u>	<u>60</u>	<u>✓</u>	<u>F</u>	Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A)
2. <u>Picea</u>	<u>15</u>		<u>FU</u>	Total Number of Dominant Species Across All Strata: <u>4</u> (B)
3. <u>Picea</u>	<u>5</u>		<u>F</u>	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>75%</u> (A/B)
4. _____				Prevalence Index worksheet:
Total Cover: <u>80</u>				Total % Cover of:
50% of total cover: <u>40</u> 20% of total cover: <u>16</u>				OBL species _____ x 1 = _____
Sapling/Shrub Stratum				FACW species _____ x 2 = _____
1. <u>Vaccinium ovalifolium (Voo)</u>	<u>10</u>	<u>✓</u>	<u>F</u>	FAC species _____ x 3 = _____
2. _____				FACU species _____ x 4 = _____
3. _____				UPL species _____ x 5 = _____
4. _____				Column Totals: _____ (A) _____ (B)
5. _____				Prevalence Index = B/A = _____
6. _____				Hydrophytic Vegetation Indicators:
Total Cover: _____				<u>✓</u> Dominance Test is >50%
50% of total cover: _____ 20% of total cover: _____				____ Prevalence Index is ≤3.0
Herb Stratum				____ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
1. <u>Cornus canadensis (Coca)</u>	<u>10</u>	<u>✓</u>	<u>FU</u>	____ Problematic Hydrophytic Vegetation ¹ (Explain)
2. <u>Tierella trifoliata (Titr)</u>	<u>3</u>	<u>✓</u>	<u>F</u>	¹ Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
Total Cover: <u>13</u>				Hydrophytic Vegetation Present? Yes <u>✓</u> No _____
50% of total cover: <u>6.5</u> 20% of total cover: <u>2.6</u>				
Plot size (radius, or length x width) <u>15' x 15'</u> % Bare Ground _____				
% Cover of Wetland Bryophytes _____ Total Cover of Bryophytes _____				
Remarks: _____				

Wetland Delineation Report - Richland Manor, Section 1, Juneau, AK

November 2018

SOIL

Sampling Point: 6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features		Type ¹	Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%				
0-2	10YR 2/2	100%					peat + roots	sat.
2-4	2.5Y 3/1	100%					sand w/ peat	sat
4-12	2.5Y 3/1	100%					sand w/ silt + gravel + OM	sat. + W.T.
12-15	2.5Y 3/1	90%	5YR 3/4	10%			sand	W.T.
15+	10YR 2/2	100%					Peat	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:		Indicators for Problematic Hydric Soils ³ :	
☒ Histosol or Histel (A1)		☐ Alaska Color Change (TA4) ⁴	☐ Alaska Gleyed Without Hue 5Y or Redder
☐ Histic Epipedon (A2)		☐ Alaska Alpine Swales (TA5)	☐ Underlying Layer
☐ Hydrogen Sulfide (A4)		☐ Alaska Redox With 2.5Y Hue	☐ Other (Explain in Remarks)
☐ Thick Dark Surface (A12)			
☐ Alaska Gleyed (A13)		³ One indicator of hydrophytic vegetation, one primary indicator of wetland hydrology, and an appropriate landscape position must be present unless disturbed or problematic.	
☐ Alaska Redox (A14)		⁴ Give details of color change in Remarks.	
☐ Alaska Gleyed Pores (A15)			

Restrictive Layer (if present):
 Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes ☒ No ☐

Remarks: Mixed peat & fill sediment washed down.

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (2 or more required)	
Primary Indicators (any one indicator is sufficient)			
☒ Surface Water (A1)	☐ Inundation Visible on Aerial Imagery (B7)	☐ Water-stained Leaves (B9)	
☒ High Water Table (A2)	☐ Sparsely Vegetated Concave Surface (B8)	☐ Drainage Patterns (B10)	
☒ Saturation (A3)	☐ Marl Deposits (B15)	☐ Oxidized Rhizospheres along Living Roots (C3)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Presence of Reduced Iron (C4)	
☐ Sediment Deposits (B2)	☐ Dry-Season Water Table (C2)	☐ Salt Deposits (C5)	
☐ Drift Deposits (B3)	☐ Other (Explain in Remarks)	☐ Stunted or Stressed Plants (D1)	
☐ Algal Mat or Crust (B4)		☐ Geomorphic Position (D2)	
☐ Iron Deposits (B5)		☐ Shallow Aquitard (D3)	
☐ Surface Soil Cracks (B6)		☐ Microtopographic Relief (D4)	
		☐ FAC-Neutral Test (D5)	

Field Observations:		Wetland Hydrology Present? Yes ☒ No ☐	
Surface Water Present?	Yes ☐ No ☒ Depth (inches): <u>-</u>		
Water Table Present?	Yes ☒ No ☐ Depth (inches): <u>8</u>		
Saturation Present? (includes capillary fringe)	Yes ☒ No ☐ Depth (inches): <u>0</u>		

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

SP7



Wetland Delineation Report - Richland Manor, Section 1, Juneau, AK

November 2018

WP11

WETLAND DETERMINATION DATA FORM - Alaska Region

Project/Site: Richland Manor - Section 1 Borough/City: CBI Sampling Date: 11/14/18
 Applicant/Owner: William Heumann Sampling Point: 7
 Investigator(s): Koren Bosworth Landform (hillside, terrace, hummocks, etc.): hillside swale
 Local relief (concave, convex, none): concave Slope (%): 2
 Subregion: SE Alaska Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: _____ NWI classification: PFO1B
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation ✓ Soil _____ or Hydrology ✓ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No X
 Are Vegetation _____, Soil _____ or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>✓</u> No _____	Is the Sampled Area within a Wetland?	Yes <u>✓</u> No _____
Hydric Soil Present?	Yes <u>✓</u> No _____		
Wetland Hydrology Present?	Yes <u>✓</u> No _____		
Remarks:			

VEGETATION - Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. <u>Alnus</u>	<u>60</u>	<u>✓</u>	<u>F</u>	
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata: <u>4</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>75%</u> (A/B)
4. _____	_____	_____	_____	Prevalence Index worksheet:
Total Cover: _____ 50% of total cover: _____ 20% of total cover: _____				
Sapling/Shrub Stratum				Total % Cover of: _____ Multiply by: _____
1. <u>Moralesia ferruginea (MFE)</u>	<u>20</u>	<u>✓</u>	<u>FU</u>	OBL species _____ x 1 = _____
2. <u>Rubus spectabilis (Rusp)</u>	<u>10</u>	<u>✓</u>	<u>FU</u>	FACW species _____ x 2 = _____
3. _____	_____	_____	_____	FAC species _____ x 3 = _____
4. _____	_____	_____	_____	FACU species _____ x 4 = _____
5. _____	_____	_____	_____	UPL species _____ x 5 = _____
6. _____	_____	_____	_____	Column Totals: _____ (A) _____ (B)
Total Cover: _____ 50% of total cover: _____ 20% of total cover: _____				Prevalence Index = B/A = _____
Herb Stratum				Hydrophytic Vegetation Indicators:
1. <u>Lysichiton americanum (Lyan)</u>	<u>30</u>	<u>✓</u>	<u>OB</u>	
2. <u>Typha heterophylla (Tshe)</u>	<u>15</u>	<u>✓</u>	<u>F</u>	<u>✓</u> Dominance Test is >50%
3. <u>Cornus canadensis (Coco)</u>	<u>2</u>	_____	<u>FU</u>	Prevalence Index is ≤3.0
4. _____	_____	_____	_____	Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
5. _____	_____	_____	_____	Problematic Hydrophytic Vegetation ¹ (Explain)
6. _____	_____	_____	_____	¹ Indicators of hydric soil and wetland hydrology must be present unless disturbed or problematic.
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes <u>✓</u> No _____
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	Remarks:
Total Cover: <u>47</u> 50% of total cover: <u>23.5</u> 20% of total cover: <u>9.4</u>				
Plot size (radius, or length x width) _____ % Bare Ground _____				
% Cover of Wetland Bryophytes _____ Total Cover of Bryophytes _____				

Sampling Point: 7

HYDROLOGY

Alaska Version 2.0

SP8



Sampling Point: 8

HYDROLOGY

Alaska Version 2.0

SP9



Wetland Delineation Report - Richland Manor, Section 1, Juneau, AK

November 2018

- WP9

WETLAND DETERMINATION DATA FORM - Alaska Region

Project/Site: Richland Manor - Section 1 Borough/City: CBI Sampling Date: 11/14/18
 Applicant/Owner: William Heumann Sampling Point: 9
 Investigator(s): Koren Bosworth Landform (hillslope, terrace, hummocks, etc.): file file
 Local relief (concave, convex, none): convex Slope (%): 2
 Subregion: SE Alaska Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: _____ NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation ✓, Soil ✓, or Hydrology ✓ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No X
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>✓</u> No _____	Is the Sampled Area within a Wetland? Yes _____ No <u>✓</u>
Hydric Soil Present?	Yes <u>✓</u> No _____	
Wetland Hydrology Present?	Yes <u>✓</u> No _____	
Remarks:		

VEGETATION - Use scientific names of plants. List all species in the plot.

Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____				Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A)
2. _____				Total Number of Dominant Species Across All Strata: <u>4</u> (B)
3. _____				Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)
4. _____				Prevalence Index worksheet:
Total Cover: _____				Total % Cover of: _____ Multiply by: _____
50% of total cover: _____ 20% of total cover: _____				OBL species _____ x 1 = _____
Sapling/Shrub Stratum				FACW species _____ x 2 = _____
1. <u>Aln</u>	<u>100</u>	<u>✓</u>	<u>F</u>	FAC species _____ x 3 = _____
2. <u>Sor</u>	<u>5</u>		<u>F</u>	FACU species _____ x 4 = _____
3. _____				UPL species _____ x 5 = _____
4. _____				Column Totals: _____ (A) _____ (B)
5. _____				Prevalence Index = B/A = _____
6. _____				Hydrophytic Vegetation Indicators:
Total Cover: <u>105</u>				<u>✓</u> Dominance Test is >50%
50% of total cover: <u>52.5</u> 20% of total cover: <u>21</u>				Prevalence Index is ≤3.0
Herm Stratum				Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
1. <u>Rare</u>	<u>15</u>	<u>✓</u>	<u>F</u>	Problematic Hydrophytic Vegetation ¹ (Explain)
2. <u>Phar</u>	<u>5</u>	<u>✓</u>	<u>OBL</u>	
3. <u>Deschampsia beringensis (Det)</u>	<u>5</u>	<u>✓</u>	<u>F</u>	
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
Total Cover: <u>25</u>				Hydrophytic Vegetation Present? Yes <u>✓</u> No _____
50% of total cover: <u>12.5</u> 20% of total cover: <u>5</u>				
Plot size: (radius, or length x width) <u>15 x 15</u> % Bare Ground _____				
% Cover of Wetland Bryophytes _____ Total Cover of Bryophytes _____				
(Where applicable)				
Remarks:				

Sampling Point: 9

HYDROLOGY

Alaska Version 2.0

From: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>
Sent: Wednesday, January 9, 2019 3:55 PM
To: Laurel Bruggeman
Cc: Albrecht, Gregory T (DFG); Kanouse, Kate M (DFG)
Subject: FW: ADFG Response: SMP20180002
Attachments: 2018-01-09 Richland Manor II Comments.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hello Laurel,

I sent you ADF&G's comments without waiting to hear from one of our biologists from the Habitat Division who has just sent me this trip report to the site examining the drainages on the Richland Manor Subdivision. Please see the attached memo and please accept these additional comments.

While the drainages on the subject property do not appear to provide fish habitat, they do flow into Twin Lakes and Vanderbilt Creek. ADF&G recommends employing best practices to maintain existing hydrology and drainage patterns on the property. ADF&G habitat biologists have been in contact with the developer to discuss these issues.

For more information regarding these recommendations please contact Greg Albrecht, ADF&G Habitat Division at 907-465-6384.

My apologies for any inconvenience.

Thank you.

-Adam DuBour

From: Dubour, Adam J (DFG)
Sent: Wednesday, January 9, 2019 2:44 PM
To: 'Laurel Bruggeman' <Laurel.Bruggeman@juneau.org>
Cc: Love, David C (DFG) <david.love@alaska.gov>; Harris, David K (DFG) <david.harris@alaska.gov>; Teske, Daniel J (DFG) <daniel.teske@alaska.gov>; Albrecht, Gregory T (DFG) <greg.albrecht@alaska.gov>; Kanouse, Kate M (DFG) <kate.kanouse@alaska.gov>; Schumacher, Tom V (DFG) <tom.schumacher@alaska.gov>
Subject: ADFG Response: SMP20180002

Greetings,

The Alaska Department of Fish and Game (ADF&G) has reviewed the preliminary plat submitted by William and Michael Heumann to subdivide a 30+ acre parcel in the Lemon Creek area located within the NE ¼ Section 5, T41S, R67E, C.R.M. The plat design calls for the creation of 12 single family home lots and one large tract for future development. ADF&G has no objection to this preliminary plat as proposed as there are no actions which would impact fish and wildlife resources or public access to those resources. However, Vanderbilt Creek, an anadromous water body (AWC # 111-40-10125) which supports chum, coho and pink salmon and Dolly Varden, flows approximately 1,000' to the west of the subject property. Best practices should be employed to prevent sediment runoff from construction activities from entering the waters of Vanderbilt Creek.

Thank you for the opportunity to review and comment on this preliminary platting action. Please feel free to contact me with any questions regarding these comments.

Adam DuBour
Access Defense Program
Alaska Department of Fish and Game
adam.dubour@alaska.gov

MEMORANDUM**State of Alaska**

Department of Fish and Game
Division of Habitat

TO:	Adam DuBour Habitat Biologist Division of Wildlife Conservation	DATE:	January 9, 2019
THRU:	Kate Kanouse Acting Regional Supervisor	SUBJECT:	Richland Manor II Development Comments
FROM:	Greg Albrecht  Habitat Biologist	PHONE NO:	(907) 465-6384

I reviewed Michael and William Heumann's application to the City and Borough of Juneau (CBJ) for the proposed 30-acre Richland Manor II residential development and completed stream surveys with a backpack electrofisher on October 8, 2018^a and January 4, 2019 (Table 1; Figure 1). The main drainage on the south end of the property feeds into the north end of Twin Lakes and does not support fish; the 8% gradient culvert under Glacier Highway prevents upstream fish passage, as does a 100 ft long perched culvert on private property 110 ft upstream of Glacier Highway. Within the proposed development, the stream appears to have been rerouted and is shallow, straight, and void of overwintering fish habitat and fish habitat complexity (Figures 2, 3). Potential resident fish habitat is present downstream of the proposed development area (Figures 4, 5), though overwintering habitat remains limited.

Drainages on the north side of the property reporting to Vanderbilt Creek^b and one of its tributaries^c would be too steep to provide fish habitat, based on topography.

^a Greg Albrecht, Habitat biologist, ADF&G Division of Habitat, to Jackie Timothy, Southeast Regional Supervisor, ADF&G Division of Habitat. Memorandum: Twin Lakes Culvert Slip Line Investigations Trip Report; dated 10/9/2018.

^b Stream No. 111-40-10125; provides habitat for chum, coho and pink salmon and Dolly Varden char.

^c Stream No. 111-40-10125-2010; provides habitat for coho salmon and is a cite of recent fish habitat enhancement. Greg Albrecht, Habitat Biologist, ADF&G Division of Habitat, to Jackie Timothy, Southeast Regional Supervisor, ADF&G Division of Habitat. Memorandum: Baumgartner Pond Dredging Trip Report; dated 8/22/2017.

Table 1.–Field survey data.

Waypoint	Latitude	Longitude	Notes	Sample Effort	Sample Results
127	58.3455	-134.4951	Culvert outlet at alder grove bordering north Twin Lakes wetland. 1 Dolly Varden char captured here. Culvert is about 8% gradient. Moving upstream electrofishing continuously.	Electrofishing	1 Dolly Varden char
128	58.3454	-134.4943	Straight channel, with steep eroded banks, knotweed, no overwintering habitat, 9% gradient.	Electrofishing	
129	58.3452	-134.4940	Culvert outlet perched 3 ft, relief culvert perched at 4 ft.	Electrofishing	
130	58.3451	-134.4938	Knotweed forest at culvert inlets. Tributary enters river left about 10 ft upstream.	Electrofishing	
131	58.3450	-134.4935	8% gradient up to here, 2 step pools present, river right bank is fill slope, river left is second growth forest.	Electrofishing	
132	58.3449	-134.4930	Forested strip on river right about 75 ft to the clearing. Gradient is 9% looking upstream. Dolly Varden char spawning habitat is present, minimal overwintering, no fish. Stream is unstable and banks absent, looks flashy.	Electrofishing	
133	58.3450	-134.4926	Iron stained tributary enters river left, no fish habitat. 7% gradient to here in main channel.	Electrofishing	
134	58.3450	-134.4922	Gradient increases to 14% here and river left bank is fill from 20-30 year old homes.	Electrofishing	
135	58.3451	-134.4917	Fork here with divided flow, river left wraps around homes and forks again about 10 ft upstream, minimal Dolly Varden char habitat, not investigating due to private property, 10-16% gradient. River right channel steps up a few feet, then 3% through alder grove, from	Electrofishing	
136	58.3457	-134.4911	The channel appears to have been moved to the toe of the clearing. It is straight at	Electrofishing	
137	58.3462	-134.4902	Ending here, No fish, stream is at toe of slope, minimal habitat, originates from hill seeps.	Electrofishing	

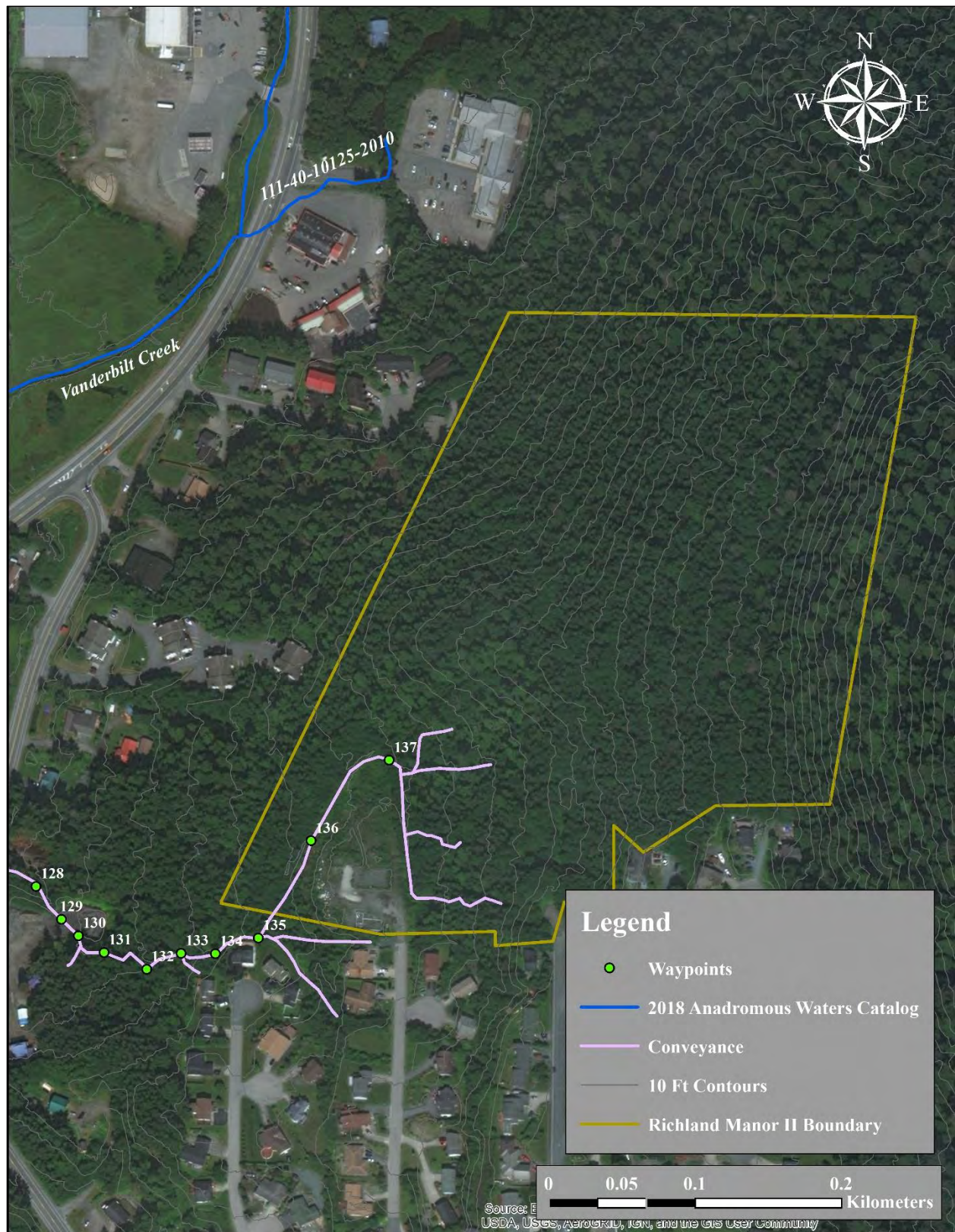


Figure 1.—Survey map.



Figure 2.—Channel at toe of fill.



Figure3.—Straightened channel.



Figure 4.—Step-pool reach downstream of property.



Figure 3.—Downstream of property.

Recommendations

I recommend the CBJ consider measures to maintain existing hydrology and drainage patterns, especially for water bodies reporting to Vanderbilt Creek and its tributary.

Email cc:

Al Ott, ADF&G Habitat, Fairbanks
ADF&G Habitat Staff, Douglas
Dan Teske, ADF&G SF, Douglas
Dave Harris, ADF&G CF, Douglas
Roy Churchwell, ADF&G WC, Douglas
Neil Stichert, USFWS, Juneau
Cindy Hartmann Moore, NMFS, Juneau

Laurel Bruggeman

From: Schmidt, Joanne M (DOT) <joanne.schmidt@alaska.gov>
Sent: Thursday, January 17, 2019 9:01 AM
To: Laurel Bruggeman
Subject: RE: SMP20180002 Agency Review

Laurel, I just talked with ROW and there are no concerns at this time.

-----Original Message-----

From: Laurel Bruggeman [mailto:Laurel.Bruggeman@juneau.org]
 Sent: Thursday, January 17, 2019 8:55 AM
 To: Schmidt, Joanne M (DOT) <joanne.schmidt@alaska.gov>
 Subject: RE: SMP20180002 Agency Review

Thanks Joanne,

Do you now if DOT will be providing any other comments?

Laurel Bruggeman | Planner
 Community Development Department | City & Borough of Juneau, AK
 Location: 230 S. Franklin Street, 4th Floor Marine View Building
 Office: 907.586.0761

-----Original Message-----

From: Schmidt, Joanne M (DOT) [mailto:joanne.schmidt@alaska.gov]
 Sent: Thursday, January 17, 2019 8:53 AM
 To: Laurel Bruggeman
 Subject: FW: SMP20180002 Agency Review

Please see comment from David Epstein below.

-----Original Message-----

From: Purves, Nathan A (DOT)
 Sent: Thursday, January 17, 2019 7:06 AM
 To: Epstein, David B (DOT) <david.epstein@alaska.gov>
 Cc: Schmidt, Joanne M (DOT) <joanne.schmidt@alaska.gov>
 Subject: RE: SMP20180002 Agency Review

That's excellent! Thanks David.

-----Original Message-----

From: Epstein, David B (DOT)
 Sent: Wednesday, January 16, 2019 4:04 PM
 To: Purves, Nathan A (DOT) <nathan.purves@alaska.gov>
 Subject: Re: SMP20180002 Agency Review

I replied to this yesterday. A TIA is not required for this development. It's too small to trigger the need for one.

Laurel Bruggeman

From: Darrell Wetherall <Darrell.Wetherall@aelp.com>
Sent: Tuesday, December 18, 2018 4:44 PM
To: Laurel Bruggeman
Subject: RE: ** EXTERNAL ** SMP20180002 Agency Review

Follow Up Flag: Follow up
Flag Status: Completed

While I saw 12 lots, I didn't see a "Lot 12" as described in the narrative. I see a Block A Lots 1-9 and a Block B Lots 1-3. The existing foundation that they wish to build on appears to straddle lots 5 and 6? Anyways, probably not significant in terms of electric power comments, I just couldn't match the plat up with the narrative. I don't see any issues with the project in terms of AELP conflicts.

There is no electric design submitted with the proposal, and no electric requirements are defined as of yet. A lift station was mentioned if sewer came from Hillcrest. A preliminary review of my system drawings suggests that smaller conduit suitable for single phase power was stubbed to the end of Hillcrest while 4" conduit suitable for 3 phase was stubbed to the end of Mountainview. Currently, only single phase power is available at the end of Hillcrest. It is possible to get 3 phase power, but it could potentially require trenching back to Hillcrest & Craig in order to install 4" conduit for 3 phase power. Just a heads up – some lift stations use 3 phase. Mountain Side estates was built with a 3 phase "back bone" with single phase running down the spur roads and feeding the transformers. This is primarily done to balance out loads on the 3 phase system. With the potential number of lots, extending the 3 phase back bone into the subdivision will probably be warranted. If Hillcrest is the development pathway to future phases, we may have to look at getting 3 phase down Hillcrest. All these comments may be part of the "design" phase.

Darrell A. Wetherall, PE
 Alaska Electric Light & Power Co.
 5601 Tongard Court
 Juneau, AK 99801
 (907) 463-6316 Office
 (907) 723-2602 Cell

Laurel Bruggeman

From: Darrell Wetherall <Darrell.Wetherall@aelp.com>
Sent: Friday, December 28, 2018 12:04 PM
To: Laurel Bruggeman
Subject: RE: ** EXTERNAL ** RE: SMP20180002 Agency Review

Follow Up Flag: Follow up
Flag Status: Completed

In terms of electric, I'm noticing a 10'x10' square utility easement blocked out at every other lot for the phone/tv/telephone pedestals. It appears that they forgot to block off that 10x10 square between Lot 8 and 9.

While it was difficult to tell from the linework on the larger plats that lots 4, 7, and 8 were panhandle lots (with the exception of Lot 7), the blow up detail on sheet 2 makes it clear. Thus the access easement in the panhandle is really for the frontage lots. I suppose to prevent having driveway access from the main road to lots 5, 6, and 9, forcing them to share a driveway. If that's the intent, then the notes for the access easements on Lots 7 and 8 make sense. But if you look at the note for the easement on Lot 4, it says easement for lot 3. One would think to be consistent to the other two easement notes, this should say Lot 5. Now Lot 3 does also about the easement. So maybe this should say lot 3 & lot 5. Anyways, just an observation as I took an extra look to make sure that utility easements were granted where needed.

Darrell A. Wetherall, PE
 Alaska Electric Light & Power Co.
 5601 Tongard Court
 Juneau, AK 99801
 (907) 463-6316 Office
 (907) 723-2602 Cell

Laurel Bruggeman

From: Robin Potter
Sent: Thursday, January 10, 2019 10:37 AM
To: Laurel Bruggeman
Cc: Mary Grant
Subject: RE: SMP20180002 Agency Review

Follow Up Flag: Follow up
Flag Status: Completed

Laurel,

As long as the conditions and requirements for site improvements (utilities and access) are met, I see this development as having a positive effect for Juneau housing needs in general. Market research based on both local and out of state examples for new residential development of vacant land adjacent to existing subdivisions provides no evidence this will adversely impact values in any way. Juneau has need for more residential development. The use of the property will help to meet those needs.

The diversity in residential construction, from multi-family housing, cottage style housing to high end residential on the upper view lots is an appropriate plan for this area in my opinion and the highest and best use of the land.

Thank you,

Robin Potter
 Robin Potter ACAA V
 CBJ Assessor
 155 S. Seward Rm 14
 Juneau, Alaska 99801
 907.586.0330
http://www.juneau.org/financeftp/assessor_main.php



Laurel Bruggeman

From: Dan Jager
Sent: Friday, February 1, 2019 11:50 AM
To: Laurel Bruggeman; Sven Pearson
Subject: RE: SMP20180002 Agency Review

Good morning Laurel,

By code, anything greater than 100 units requires secondary access, with the only exception being that the second road can be eliminated if every single home is built with residential sprinkler systems. If the project exceeds 200, there must be secondary access regardless if they are sprinkled structures or not.

Daniel M. Jager EFO, CFO
 Fire Marshal



Capital City Fire Rescue
 820 Glacier Avenue
 Juneau, Alaska 99801
 907-586-0260 (Office)
 907-586-8323 (Fax)

*"If it is predictable, then it is preventable.
 If it is preventable then it is not an accident".*

From: Laurel Bruggeman
Sent: Friday, February 01, 2019 11:19 AM
To: Dan Jager; Sven Pearson
Subject: RE: SMP20180002 Agency Review

Hi Dan, I'm just following up on my previous email. I'm hoping to get an answer to include in my staff report.

Thanks,

Laurel Bruggeman | Planner

Community Development Department | City & Borough of Juneau, AK
 Location: 230 S. Franklin Street, 4th Floor Marine View Building
 Office: 907.586.0761



From: Laurel Bruggeman
Sent: Wednesday, January 23, 2019 1:47 PM
To: Dan Jager; Sven Pearson
Subject: RE: SMP20180002 Agency Review

Hi Dan, Can you remind me when a secondary fire access would be required? Specifically when we're looking at a development with a mixture of single family and multifamily housing units. The sketch plat shows approximately 300 dwelling units for the entire development once completed.

Thanks,

Laurel Bruggeman | Planner

Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0761



From: Dan Jager
Sent: Friday, January 11, 2019 1:21 PM
To: Laurel Bruggeman; Sven Pearson
Subject: RE: SMP20180002 Agency Review

The only comment we would have is that due to the total number of new units and only one access road, that all new construction will have to be sprinkled. This is mentioned in at least 2 different meetings with the applicant so it has already been brought up. Thanks for the opportunity to comment.

Daniel M. Jager EFO, CFO
Fire Marshal



Capital City Fire Rescue
820 Glacier Avenue
Juneau, Alaska 99801
907-586-0260 (Office)

Laurel Bruggeman

From: Greg Chaney
Sent: Monday, December 31, 2018 4:42 PM
To: Laurel Bruggeman
Cc: Dan Bleidorn
Subject: RE: SMP20180002 Agency Review

Hi Laurel,

This proposed subdivision does not contain any CBJ property and is not adjacent to CBJ land holdings, so the Lands Division has no comment concerning this development.

Have a happy New Year,

- Greg Chaney
CBJ Lands and Resources Manager

SMP20180002 Comments Received Through February 4, 2019

Date	Name	Address
1/31/2019	Jim Baumgartner	5150 Glacier Highway
1/31/2019	Michelle Kaelke	1310 Abby Court
1/31/2019	Tom Rutecki	1513 Ling Court
1/31/2019	Sue Scriber	4850 Glacier Highway
2/1/2019	Greg Winegar	4477 Mountainside Drive
2/2/2019	Cliff Stone	4850 Glacier Highway
2/2/2019	Eugene Huang and Patricia Sharp	4477 Hillcrest Avenue
2/3/2019	Allison Smith	4500 Hillcrest Avenue
2/3/2019	Ann Klausner	Crest Court
2/3/2019	Brena Studebaker	4850 Glacier Highway
2/3/2019	Bryan and Joanna Hinderberger	4440 Mountainside
2/3/2019	Carl Koch	4500 Hillcrest Avenue
2/3/2019	Pamela & David Bergeson	4458 Mountainside Drive
2/3/2019	Don and Pat Indledue	4815 Glacier Highway
2/3/2019	Marnita Coenraad	4476 Hillcrest Avenue
2/3/2019	Jay and Kristy Backes	Mountainside Estates
2/3/2019	Julie Staley	4481 Hillcrest Avenue
2/3/2019	Justin Dorn	4500 Robbie Road
2/3/2019	Karen Emberton	4850 Glacier Highway
2/3/2019	Karl & Gale Vandor	
2/3/2019	Molly, Mark, and Ed Kiesel	4443 / 4439 Mountainside Drive
2/3/2019	Kris Coffee	1509 Ling Court
2/3/2019	Dane Lenaker and Alyssa Condon	4506 Robbie Road
2/3/2019	Maralee Guiher	1502 Crest Court
2/3/2019	Martin Phelan	4461 Mountainside Drive
2/3/2019	Mitch Haygood	4452 Mountainside Drive
2/3/2019	Patty Winegar	
2/4/2019	Bronze Ickes	4461 Mountainside Drive
2/4/2019	Bob Janes	4478 Mountainside Drive
2/4/2019	Susan Quigley	4449 Mountainside Drive
2/4/2019	Molly Box	1512 Ling Court
2/4/2019	Nikki Box	1512 Ling Court
2/4/2019	Eumine Suewing	4484 Hillcrest Ave
2/4/2019	Tom McKenna	1410 Mary Ellen Way
2/4/2019	Teresa Bruce	4505 Robbie Road
2/4/2019	Joe Thomas	4480 Hillcrest Avenue
2/4/2019	Satie Sullivan	1116 Timberline Court
2/4/2019	Don C Schneider & Dorothy V Hernandez	4496 Hillcrest Avenue
2/4/2019	Robert Troustl	4501 Mountainside Drive
2/4/2019	Greg Roth	1516 Ling Court
2/4/2019	Becky Roth	1516 Ling Court
2/4/2019	Linda Trousil	4501 Mountainside Drive
2/4/2019	Dawn Wolfe	4478 Mountainside Drive
2/4/2019	Eliza Dorn	4500 Robbie Road
2/4/2019	James & Chris Waste	1506 Crest Court
2/4/2019	Joan Shorey	4850 Glacier Highway
2/4/2019	Kay Gray	4900 Glacier Highway
2/4/2019	Kevin Elliot	1014 Edwin Place
2/4/2019	Kristy Dillingham	1305 Tarn Court
2/4/2019	Leanne Griffin	1405 Mary Ellen Way
2/4/2019	Matthew Pegues	1409 Mary Ellen Way
2/4/2019	Nathan Coffee	1509 Ling Court
2/4/2019	Tom Rutecki and Mary Norcross	1513 Ling Court
2/4/2019	Samra Green	1405 Mary Ellen Way
2/4/2019	Sheila Box	
2/4/2019	Stacey Thomas	4480 Hillcrest Avenue
2/4/2019	Stephen Iha	1413 Mary Ellen Way
2/4/2019	Steve Box	1512 Ling Court
2/4/2019	Ursula Iha	1413 Mary Ellen Way
2/4/2019	Wayne Stevens	1402 Side Court

NAME: Jim Bouniegar

ADDRESS: 51 S. Seward Hwy / Box 21491

- 1) JURISDICTIONAL WETLANDS + MITIGATION My ADJACENT PARCELS HAS Wetlands delineated adjacent to the property line. Requires JURISDICTIONAL
- 2) DETERMINATION BEFORE APPROVING PRELIMINARY PLOT
- 2) DRAINAGE - REQUIRE A HYDROLOGY STUDY TO ID + MAP ALL EXISTING (NATURAL) DRAINAGES THROUGHOUT DEVELOPMENT
- REQUIRE DRAINAGE EASEMENTS TO CAPTURE ALL RUNOFF
- 3) AVOID VANDERBILT CREEK DRAINAGE, A LISTED IMPAIRED WATERSHED
DUE TO URBAN RUNOFF, OR REQUIRE BMPs TO AVOID SEDIMENT + TSS IMPACTS
- 4) REQUIRE GREENBELTS FOR ADJACENT PROPERTIES
- 5) MASS WASTAGE - RUNOFF + MUD SLIDES OCCUR IN THE EXISTING MTSIDE SUBDIVISION + PROPERTIES ALONG THE BASE OF VANDERBILT RIDGE
ID, MAP + INCLUDE TITLE RESTRICTIONS FOR AREAS OF HISTORICAL + PREHISTORIC MASS WASTAGE SITES
- 6) DO NOT PIECEMEAL THE DEVELOPMENT
- 8) NOTE RUNOFF IMPACTS EXACERBATED BY NEW DEVELOPMENT - TWIN LAKES
- 9) SUPPORT INTERCONNECTING - EXTEND ROBBIE LANE



NAME: Michelle Kaelke

ADDRESS: 1310 Abby Court

Currently MTN side neighborhood has 156 homes. The proposed expansion will add roughly 300 units. That is a huge impact to the harmony of our neighborhood.

My concern is traffic and water pressure. I ask a traffic impact analysis be done in advance of the approval of Phase 1 of 12 units. Second access to the new phase is already questionable. Harbor Lane is too steep, so why approve Phase 1 when the plan is for 213 units and need require a second access.

Be proactive on the traffic + its impact to the existing neighborhood.

Water - Our water pressure is already weak. Please address in advance. Thanks Michelle Kaelke 1/31/19



NAME:

Tom RUTECKI

ADDRESS:

1513 LING CT 99501

According to ~~the~~ some members of the JUNEAU AFFORDABLE commission there is currently an OVER ABUNDANCE of housing units in JUNEAU. thus the proposed Richland subdivision should not be REWARDED as a solution to limiting Homelessness.

I and all my NEIGHBORS, OPPOSE connecting RUBBLE WAY & MOUNTAINSIDE DR to RICHLAND SUBDIVISION:

~~RE~~ REQUIRING DEVELOPER to create separate access to RICHLAND. Increase crime & TRAFFIC are why. HOOPER LAKE needs to be permitted in Phase 1 as main access. NOT REQUIRING a TRAFFIC study may be LEARN but clearly NOT in the best interests of the community.

Laurel Bruggeman

From: Sue Scriber <sspinfo@gmail.com>
Sent: Thursday, January 31, 2019 2:44 PM
To: Laurel Bruggeman
Subject: Case#SMP20180002 Paracel#7B1001160010

Follow Up Flag: Follow up
Flag Status: Flagged

I am a condo owner at Tamarack Trails Condominiums located at 4850 Glacier Hwy. C-1.
 I am vehemently opposed to the construction of an access road to the new proposed neighborhood next to us. We have enough traffic of our own and don't need to add any more. We have many birds and eagles that live in the trees next to the condos too. It would expose the buildings to more harsh weather conditions and remove what little privacy we have. Please take all this into consideration before making your decision.

Thank you
 Sue Scriber
 C-1
 907-723-1794

From: Greg Winegar <gwinegar@gci.net>
Sent: Friday, February 1, 2019 11:40 AM
To: PC_Comments
Subject: Case No. SMP20180002

Good morning. I attended the proposed replat for the Mountainside Estates subdivision. My biggest concern is that a second access through Hooter lane be approved prior to moving forward with this project. I understand that this request only involves 12 lots but that future development could involve several hundred more living units. The developer indicated that there were problems relating to the existing grade of Hooter lane based on recent rule changes. This leads me to believe that this access will never be completed and additional phases will result in hundreds of vehicles winding there way up and through are now quiet residential neighborhood. It will also result in hundreds of trips up and down our road by large dump trucks which will be required to develop this property. I have seen these trucks at work in other areas and sticking to speed limits is not something they worry to much about. This will not only impact the quality of the existing road but will also create a dangerous situation as there are numerous young children in the area that ride their bikes, etc in our neighborhood. When I raised this issue with the builder at a prior meeting he mentioned that a similar plan had been approved in West Juneau, (Nowell avenue) and that a precedent had been sent. I have seen the traffic mess relating to that area during rush hour and as I mentioned to the builder, just because a prior planning commission failed to take care of this situation doesn't mean that future development should be handled in this fashion. In any even, we have had a least three occasions since I have been here that resulted in the one and only access road being blocked. As a result no emergency vehicles could access the area. Requiring a second access takes care of this issue and will also result in much less traffic having to wind through residential streets in order to access the Old Glacier Highway. If this is not addressed up front I believe that the developer will nickel and dime his way to avoiding a second access each time a new phase is proposed. Please make him take care of this up front. If approved a pilot road could be used to allow equipment to access the property without adversely impacting existing residential roads. Thank you for your consideration.

Greg Winegar
4477 Mountainside drive
907-723-8125

J. Clifford Stone

February 2, 2019

Ben Haight, Chairman
 Juneau Planning Commission
 City/Borough of Juneau
 155 South Seward Street
 Juneau, Alaska 99801

Re: Case No. (SMP2018 0002) Parcel No. (7B1001160010)
 Via: Email: Laurel.Bruggeman@juneau.org and PC_Comments@juneau.org

Dear Mr. Haight, *Ben,*

I attended a neighborhood meeting on January 31, 2019 regarding the above case number. As feedback, I believe the CBJ Community Development Department (CDD) did their job in providing proper notification to the affected property owners as we received two different mailings.

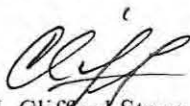
Ms. Laurel Bruggeman was the primary CDD Planner who presented the application for this major subdivision and guided the discussion to its conclusion. There were two other CBJ employees present who also assisted Ms. Bruggeman. I believe one of those individuals was named Laura, but unfortunately I did not record their names or titles, but they too were very helpful in the ensuing conversation and slideshow.

Also present and providing background information on this project were the two applicants – Mr. Bill Heumann and Mr. Michael Heumann. They both presented a particularly calm demeanor from the outset despite some vocal opposition throughout the discussion. They seemed extremely knowledgeable about the permitting process and were able to answer most questions to a degree of satisfaction for most of the 50 or so attendees. I have given their online permit application a cursory look and appreciate the opportunity to examine these documents up close.

At this juncture, I only have limited comments for this proposal. I was encouraged that this overall endeavor is going to be phased in over time. As stated by all parties, Phase 1 is not supposed to impact the Tamarack Trails Condo's and specifically Hooter Lane. As you know, Hooter Lane is the only access to our homes at Tamarack Trails. As presented, the city officials and the Heumann's acknowledged that if further development takes place, the only other feasible access to the planned Hillcrest Subdivision is Hooter Lane.

If indeed further development takes place in regards to this major subdivision, I will reserve further comments until such time. It is my trust that the CBJ Planning Commission will take a comprehensive approach to this project and considers the impacts for homeowners now and down the road. The last thing any of us want is for the equity that we have accrued in our homes to be devastated by acts that were not well thought out. Thanks!

Sincerely,


 J. Clifford Stone

4850 Glacier Highway, D-6 * Juneau, Alaska 99801

akconsulting.stone@gmail.com

From: Eugene Huang <ehsuhuang@gmail.com>
Sent: Saturday, February 2, 2019 8:53 PM
To: PC_Comments
Subject: Comments for Case No: SMP2018 0002

Comments for Case No: SMP2018 0002 for the "Phased Major Subdivision including 12 single-family lots and 1 large tract located at 4506 Hillcrest Ave in a D15 Zoning District."

Please include my comments in the staff report to the Planning Commission.

Name: Eugene Huang and Patricia Sharp

Address: 4477 Hillcrest Ave. Juneau, AK 99801

1. We have several major concerns regarding this development, as we are homeowners on the Hillcrest street with small children. I would request that the Planning Commission please review their own **"Notice of Decision" File No: SUB-PP96-08, dated April 14, 1997.** This decision by the Planning Commission set forth many requirements regarding any future development of this land and Mountainside. We, and many of our neighbors, purchased our homes and live in Mountainside expecting that the Planning Commission would honor its own Decision. Among other things, **the Planning Commission Decision specifically states that "no construction traffic for the development of the adjacent area should use the existing streets," and "a separate access and road system be created for the area adjacent to Mountainside Estates."** Today, the current developers in their application have completely disregarded many of these requirements detailed by the Planning Commission in 1997.

2. The developers may develop their land, and we are happy for them to do so; **however, they should properly build their own subdivision (separate from Mountainside) with its own access-road and utilities.** The developers will not do this simply because it will cost them more money to properly build their own development. Instead, they seek to piggy-back off our existing neighborhood streets and utilities at our expense. The developers should not be able to freely cause major disruptions and harms unto our lives and the neighborhood, **simply because they are too cheap or undercapitalized.**

3. The proposed development would **severely disrupt and tarnish the harmony of our neighborhood.** The proposed development would **double the population and traffic** in the neighborhood. We and our neighbors purchased our homes and live in this neighborhood because of its current configuration. Doubling the size and population and traffic would severely alter the state of this neighborhood. In addition, the developers have unabashedly told us that their intent and plan is that this development would require **ongoing continuous construction of utilities, streets, houses, and apartments for over 30 years (~10 housing units per year for a total of ~293 units).** This generational length of continuous disruption to our homes and family lives and safety is completely unreasonable and untenable.

4. The majority of the proposed development includes four multifamily housing developments (almost 200 units). One of these will be located directly in the center of our neighborhood, which currently consists of nice single-family homes. Multiple studies have demonstrated that **multifamily housing will significantly increase the rate of crime and decrease property values.** This will result in significantly impairing our livelihoods (the majority of most people's net worth are tied into their home value), and **reduce the property tax revenue derived from this neighborhood.** Multifamily housing will also **damage the harmony of our neighborhood by bringing in a transient renters population** who do not view our neighborhood as their long-term home.

5. If they are allowed to proceed with this development and utilize our existing street, **the developer must also build a sidewalk along the existing Hillcrest street.** Currently there is no sidewalk, and this street has many families with small children who play in the neighborhood and walk to school every day. **These children will be put directly into harms way for the next 30 years** as large trucks and construction vehicles build out the proposed roads, utilities, homes, and apartment buildings. This harmful traffic will become even more **dangerous because of the combination of steep roads (Hillcrest, Craig, and Mountainside), lack of visibility due to the steepness, and the slick rain and winter conditions** of Juneau.

6. If they are allowed to proceed with development, the use of **large construction trucks and vehicles must be strictly limited to the hours when the children are safely at school between 9:30 and 2:30**, for all of the reasons named above. Every morning and afternoon there are dozens of children who walk up and down Craig, Hillcrest, and Mountainside streets to the school bus, and **child safety must be a paramount concern.**

Thank you for carefully considering our concerns,
Eugene Huang and Patricia Sharp

From: Allison Smith <allisontheresa907@gmail.com>
Sent: Sunday, February 3, 2019 9:16 AM
To: Laurel Bruggeman; PC_Comments
Subject: Richland Manor Subdivision

Follow Up Flag: Follow up
Flag Status: Flagged

Dear CBJ Planning Department,

I am writing to express my concerns about the proposed Richland Manor subdivision. I am a resident of Hillcrest Avenue and my property is adjacent to the proposed Phase 1.

My first concern is that there is no proposed buffer between the proposed D-15 development and the current Mountainside Estates neighborhood which is zoned D-5. My husband and I moved to Mountainside Estates because we liked the single family home neighborhood and the relatively quiet streets. In the 1997 CBJ planning commission decision against the proposed development of Richland Manor a buffer between D-5 and D-15 developments would have been required. The construction of higher density housing connected to Mountainside Estates will have a negative impact on the harmony and feel of our neighborhood.

My second concern is increased residential and construction traffic on Craig Street and other Mountainside Estates streets including Hillcrest Avenue. Winter weather conditions already create difficult driving conditions on Craig Street, Mountainside Drive, and Hillcrest Avenue. Currently people walk dogs on Hillcrest and children play near the street and ride bikes up and down the streets. Increased traffic will cause safety issues.

Thirdly, there is currently no plan for alternative access. In the 1997 Notice of Decision (April 14, 1997), "no construction traffic for the development of the adjacent area should use the existing streets," and "a separate access and road system be created for the area adjacent to Mountainside Estates." Alternative access possibilities exist that have not been adequately explored. At the January 31 Neighborhood Meeting, one of the developers compared Craig Street to North Douglas Highway. I strongly object to this comparison. Craig Street is a neighborhood street and has a much steeper grade than any part of North Douglas Highway. A second access needs to be developed prior to any construction in order to reduce impact on our neighborhood, even during Phase 1 construction. The construction traffic will have as much of an impact or more than the homeowners of the Phase 1 homes.

My final concern is the value of our house and property. High density development near our single family home will negatively impact our view and the value of our home. Also, with a 7% vacancy rate in Juneau and other new subdivisions being built (North Douglas and Peterson Hill), it is hard to understand the need for this housing development.

Please include my comments in the staff report to the Planning Commission.

Sincerely,

Allison Smith
 4500 Hillcrest Avenue
 Juneau, AK 99801

From: Ann Klausner <ann.klausner@gmail.com>
Sent: Sunday, February 3, 2019 8:15 PM
To: PC_Comments
Cc: mountainsideestates@gmail.com
Subject: Concerns about construction in Mountainside Estates

To Whom it May Concern,

My husband and I are 30 years old, and recently got out of the military because we wanted to put down roots. We decided that Juneau was the perfect place, and we found a home in Mountainside estates that provided us privacy, access to work, and a quiet cul de sac where kids will (hopefully) someday learn to ride their bikes. We saved for 6 years so that we could buy a house that we could live in at least until retirement. Now we are worried, because the home that we bought will lose value. The decrease in privacy and the increase in traffic will make our location less desirable. The lots the houses are being built on near our property (we live in crest court) will be much smaller. We were taught it was good to buy a lower valued home in a nice neighborhood so that your home could grow in value. Now, our house is going to go down in value because the neighborhood will be denser and the house's comparative value to those around is higher (undesirable for reselling). There will probably be a lot more vehicles, to include construction vehicles, parked in front of our house in the cul de sac. This will likely impede plowing (already this year the trash vehicle got stuck in front of our house). The small lot sizes mean that if there isn't sufficient space in the new lots for buyer's vehicles or boats, our cul de sac will now become a location for semi-permanent parking, significantly reducing curb appeal. It would be ideal to have another cul de sac or pullout in the new development. We understand the challenge of finding good housing in Juneau since we recently went searching for a new home ourselves. Thank you for taking the time to listen to our concerns.

--

V/R

Annie Klausner
Phone: (719) 352-2008
Email: ann.klausner@gmail.com

From: Brenda Studebaker <studebakerbrenda@yahoo.com>
Sent: Sunday, February 3, 2019 5:04 PM
To: PC_Comments
Subject: Mountainside expansion

To Whom It May Concern,

I am a resident of Tamarack Trails condos. I was in attendance of the recent meeting about the expansion of mountainside and the secondary access proposed through our association, using Hooter Lane. I feel that this access point will negatively affect the quality of life of our quiet little community. It's also a very steep climb and I don't see how this could possibly be a feasible idea. I am asking that if this expansion is approved, please look at other options for your secondary entrance into mountainside residential area.

Also, according to the maps I've reviewed, the road will be butter up to/adjacent to one of our buildings. How can this even be considered?

Thank you for considering my comments,

Brenda Studebaker
4850 Glacier Hwy

Sent from my iPhone

From: PC_Comments
Subject: FW: Richland Manor: ATTN: Laurel Bruggeman

From: bjh3561 [<mailto:bjh356@gmail.com>]
Sent: Sunday, February 3, 2019 12:30 PM
To: PC_Comments
Subject: Richland Manor: ATTN: Laurel Bruggeman

To whom it may concern,

I am writing as a concerned citizen living at 4440 Mountainside Dr. in Mountainside Estates. I am concerned about the proposed phased major subdivision located at 4506 Hillcrest Ave, but I want to voice my serious concerns over the subdivision as it is currently proposed.

When my wife and I bought our house, we bought a house that would have a certain amount of peace and quiet. We have been very happy with our house, and often see the local neighborhood children riding their bikes down the street, or sledding, etc. If I believed there would be a multi-year construction project that would effectively triple the population of our subdivision, and dramatically increase the traffic in front of our house, we would not have purchased this house. We expected that any proposed development in the Richland Manor region would follow the CBJ Notice of Decision in April 14th, 1997 stating “no construction traffic for the development of the adjacent area should use the existing streets”, and “a separate access and road system be created for the area adjacent to Mountainside estates”. There was also mention of a greenbelt or buffer zone between the two neighborhoods to maintain the peace and quiet we have come to expect in our neighborhood.

This leads me to my next concern. While this appears to be a major subdivision, the developer appears to listing the current proposed Hillcrest extension as a “minor” subdivision. When he spoke at our neighborhood meeting, he clearly outlined broader plans to expand 3 streets within Mountainside. This appears to be an attempt to avoid the necessary studies that should be in place (including a traffic study) to determine the impact this Major subdivision will have upon the harmony of our neighborhood.

Given that the proposed subdivision(s) have either multi-family units, or plots of land that are significantly smaller than the current neighborhood, I don't feel the proposal maintains the integrity of our neighborhood.

For me to support the proposed major subdivision, I would respectfully ask for the following:

- 1) Any new development has a separate access from Glacier Highway as per the CBJ Notice of Decision April 14th, 1997 and does not use the existing Mountainside streets.
- 2) The proposed new development includes a Greenbelt or Buffer zone of 150 feet.
- 3) The proposed subdivision is listed as a “Major” subdivision proposal as per the developer. This should include the necessary studies on traffic, decreased property value, water pressure/flow, and we as members of the neighborhood should be able to view and comment on this process.

Regards,
 Bryan and Joanna Hinderberger

From: Carl Koch <micp1440@gmail.com>
Sent: Sunday, February 3, 2019 11:37 AM
To: PC_Comments; Mountainside Neighborhood; Laurel Bruggeman; Allison Smith
Subject: SMP2018 0002 Parcel number 7B1001160010

Hi Ms. Bruggeman,

Below are the comments I wish to be included in your report and submitted to the commission. I would also like a copy of the report you intend to submit to the commission. Is it possible to get a pdf copy of the power point presentation from 1/31/19?

Thank you for your assistance.

Dear CBJ Planning Department and Planning Commissioners,

I live at 4500 Hillcrest Avenue and my property is adjacent to the proposed Major Subdivision(Richland Manor) Case No.: SMP20180002
 . Please add the following concerns to the planning report and pass them on verbatim to the committee:

My concerns are:

- 1.) I strongly believe the applicant should be required to follow all the rules that apply to a major development. For example, a traffic study shouldn't be allowed to wait until it grows to the size that meets some "trigger". The applicant has indicated the plan to ultimately build 293 units but could go as large as 460 units if changes occur in subsequent phases.
- 2.) There is currently no solid plan for alternative access. The 1997 Notice of Decision (April 14, 1997), stated that "no construction traffic for the development of the adjacent area should use the existing streets," and "a separate access and road system be created for the area adjacent to Mountainside Estates." Alternative access possibilities exist that have not been adequately explored. Residents who purchased homes in Mountainside estates believed that there would be no additional entrances (based on the 1997 decision). I strongly believe that the planning commission must abide by the 1997 decision and not allow any new entrances from Mountainside estates into Richland Manor.
- 3.) Increased residential and construction traffic on Craig Street and other Mountainside Estates streets including Hillcrest Avenue will disrupt the harmony of our neighborhood. Winter weather conditions already create difficult driving conditions on Craig Street, Mountainside Drive, and Hillcrest Avenue. Currently people walk dogs on Hillcrest and children play near the street and ride bikes up and down the streets. Increased traffic will disturb the quiet of our neighborhood, cause safety issues with potential liability for CBJ. I believe that the applicant must be required to have a traffic study completed before work begins.
- 4.) There is no proposed buffer between the proposed D-15 development and the current Mountainside Estates neighborhood which is zoned D-5. We moved to Mountainside Estates because we liked the single family home neighborhood and the relatively quiet streets. In the 1997 CBJ planning commission decision against the proposed development of Richland Manor required a reasonable buffer between D-5 and D-15 developments. If the project is approved with a separate entrance then I suggest that a buffer of at least 100' with intact vegetation be required.
- 5.) The applicant plans to access sewer from Hooter Lane but there is no guarantee that will occur. If that is not possible then they have already suggested they may have to connect to the sewer line by digging up the easement on the front lawns of some homes on Hillcrest Avenue starting with ours. That would be very disruptive during the construction phase and likely include tearing up a portion of our driveway that was recently poured.
- 6.) At the meeting on 1/31/19 many residents expressed serious concerns about water pressure. The report included by the applicant states that the current water pump house on Hillcrest can adequately support the additional houses but residents are already experiencing low water pressure. The developer suggested that homeowners could just get their own pump during the meeting in November of 2018. I believe the responsibility should be on the developer and that the current water flow not be reduced.
- 7.) The applicant wants to redirect 250' of drainage ditch with no requirement to provide the plan to accomplish this other than to hire an engineer to do so. The public should be able to comment on the means by which this will occur since water could be redirected to adjacent properties. A stream with a right of way on our property and that of other residents could increase in volume which would cause an increase in the erosion which is already occurring.

My final concern is the value of our property and quality of life. High density development near our single family home will negatively impact the harmony of our neighborhood and the value of our home. The larger proposed development will increase crime, traffic, and decrease our quality of life. I strongly believe that we don't need more houses in our neighborhood. Job loss has increased and vacancy rates have decreased in Juneau (and the rest of AK) since 2015. With a 7% vacancy rate in Juneau and other new subdivisions being built (North Douglas and Peterson Hill), it is hard to understand that there is truly a demand for this housing development. For this reason I strongly believe that multi-family units should not be approved in this area.

Please include my comments in the staff report to the Planning Commission and confirm that you record these comments.

Sincerely,

Carl H. Koch
 4500 Hillcrest Avenue, Juneau, AK 99801

To: Juneau Planning Commission

Regarding proposed Richland Manor Sub division

February 3, 2019

From: Pamela R. Bergeson &

David H. Bergeson

The previous decision (April 14, 1997; file No: Sub PP9608) of the planning Commission support our request that Richland Manor be constructed as a separate entity from Mountainside Estates. We feel this requirement should stand regardless of how the Richland Manor developers stage their subdivision.

Any other decision would adversely affect our quality of life, the harmonious nature of our neighborhood, the value of our homes and all the reasons why we chose to live in this neighborhood in the first place.

We feel very strongly about this and rely on you to protect our neighborhood while allowing the Neumanns to build their own subdivision.

Very Sincerely,

David H. Bergeson

Pamela R. Bergeson

4458 Mountainside Drive

Case No: SMP 2018 0002
Parcel No: 7B10011 60010

In reference to this development on Mountainside:

We are Don and Pat Ingledue whom reside and own the parcel at 4815 Glacier Highway adjacent to Hooter Lane.

In the past, further development of Mountain Side was restricted by the CBJ until a second access to Glacier Highway was developed rather than having only one, Craig Street. The Hooter Lane ROW was created between adjacent parcel owners: Tamarack Trails Condo developer and then Chilkat View Subdivision. Today the lower portion of Hooter Lane provides access to the highway for the condo residents.

The residents of Mountainside expect the CBJ to hold to their second access restriction. Many of them have made their choice to live there based on it. However, the use of Hooter Lane appears questionable in viewing the CBJ plat map. Tamarack Trails development encroaches into Hooter Lane and may now not be suitable for a ROW. In addition to building "C" in the ROW, the steepness of the terrain will probably require sizable cut backs to reduce the grade of the road bed. Those cut banks will alter the condo development. Our family gave up property to help create Hooter Lane and are not interested in giving up any more to reposition this street so it can be constructed properly.

Other alternatives will have to be sought. The residents of Mountainside and Tamarack Condos deserve a decent road.

Please include my comments in the report to the Planning Commission.

I have several concerns about the proposed Richland Manor Subdivision being built at the end of Hillcrest Avenue:

1. Traffic
 - a. Craig Street is the road from Glacier Highway to Mountainside Estates; we have 1 road in/out of the neighborhood; The additional traffic will make this a busier street;
 - b. The intersection of Craig, Hillcrest Avenue and Mountainside is dangerous. Those of us living on Hillcrest have experience almost being hit when vehicles coming down Mountainside have not stopped and make the left hand turn onto Craig. Adding additional traffic to Craig and Hillcrest will increase this risk.
 - c. No traffic study is being required as the applicant is asking to develop 12 smaller plots and 1 large plot. While at this time we may not have the required number of houses to "trigger" a traffic study, the traffic will increase.
 - d. Hillcrest does not have sidewalks; children and adults walking on Hillcrest have to be on the road; increased traffic will make this dangerous. During the construction phase, the amount of heavy equipment using Hillcrest will increase thereby causing safety risks to pedestrians and other traffic.
 - e. Hillcrest has 2 or 3 street lights; This street is dark in the fall, winter, and early spring making walking to Craig dangerous.
 - f. Hillcrest is not high on the priority list for snow removal; having pedestrians walking in the road when it is icy and snowy can be dangerous.
2. Drainage
 - a. CBJ does not require developers to be concerned with the property below the plot being developed; the applicant will drain the property being developed but I don't have faith at CBJ Engineering will require them to ensure the lots below them are not adversely affected
 - b. Is CBJ going to require a study on landslides? Some of the area is steep and that could be a concern.
3. Water System/Pressure
 - a. While I have good water pressure at my house, I understand the houses above me struggle with adequate water pressure; I do not want to start having water pressure issues;
 - b. With the additional houses is the water system sufficient in the case of a house fire?
4. Noise
 - a. Hillcrest is a quiet street, with increased traffic will come increased noise. During the construction phase, the amount of heavy equipment using Hillcrest will increase the amount of noise.
5. The homes in Mountainside Estates had to adhere to neighborhood covenants. I am worried my property value can decrease by not requiring the same standards.

I would like for CBJ to require a separate entrance to the new neighborhood and a greenbelt or buffer developed between Mountainside Estates and the new subdivision.

Thank you,
 Marnita Gail Coenraad
 4476 Hillcrest Avenue
 Juneau, AK 99801
 907.780.4748 – Home phone

From: Mountainside Neighborhood <mountainsideestates@gmail.com>
Sent: Sunday, February 3, 2019 6:30 PM
To: Jay Backes
Cc: PC_Comments
Subject: Re: Richland Manor

On Sun, Feb 3, 2019 at 5:15 PM Jay Backes <jarba123@yahoo.com> wrote:

To whom it may concern,

We are writing to express our concerns over the proposed Richland Manor Development.

Mountainside Estates was built as an upscale neighborhood with covenants to protect it from clear cutting, light pollution and running businesses out of our homes—establishing a thoughtful aesthetic appeal. This is the very reason we purchased in this neighborhood; it's quiet, charming, wooded, and well cared for and is now in danger with the proposed development.

The new development, which includes introducing several multi-family units, seeks to use the same access to; be included as part of; yet makes no attempt to blend in with the existing neighborhood.

More specifically the new development introduces higher density housing (apartment buildings), traffic, noise, and with it lower income residents and the issues that come along with a transient residential population—A population you don't see directly connected to other comparable subdivisions such as Montana Creek, Blueberry Hills, Fritz Cove, the Highlands, or Lena Loop.

Because they simply don't fit together.

All the residents of this neighborhood have worked and reached for something; paid higher property taxes, landscaped and loved this neighborhood and it is our opinion that a direct connection to the proposed development takes something away from each one of us—whether it be noise, traffic, litter, the glow of the lights from apartment buildings, diminished property values, or the increased crime that's sure to follow.

We can only support the planned development if it is built as its own subdivision, has its own access points with no direct connection to Mountainside Estates, and an appropriate green belt between our neighborhoods to allow each neighborhood its own character, population and aesthetic.

Respectfully,

Jay and Kristy Backes
 Mountainside Residents since 2011

Sent from my iPhone

From: PC_Comments
Subject: FW: Major Subdivision Proposed Plan 4506 Hillcrest Avenue

----- Forwarded message -----

From: **Julie Staley** <staleysak@gmail.com>
 Date: Sun, Feb 3, 2019 at 3:10 PM
 Subject: Major Subdivision Proposed Plan 4506 Hillcrest Avenue
 To: <pc_comments@juneau.org>, <laurel.bruggeman@juneau.org>
 Cc: Mountainside Neighborhood <Mountainsideestates@gmail.com>

Case No. SMP2018 0002
 Parcel No. 7B1001160010

Julie Staley
 4481 Mountainside Dr, Juneau, AK 99801
 Yes, I would like my comments included in the staff report to the Planning Commission.

I am unable to support development of this tract of land as currently described in the application for the following reasons:

1. A Notice of Decision was made on April 14, 1997, "that no construction traffic for the development of the adjacent area should use the existing streets", and "a separate access and road system be created for the area adjacent to Mountainside Estates". A copy of this Decision (SUB-PP96-08) is available upon request. As are the Planning Commission Decision of June 22, 1998 SUB 98000015 and a letter to the Planning Commission dated May 12, 1998 from the Mountainside Neighborhood Association. Residents who have purchased property on Mountainside Estates have and continue to understand that this was the decision made by CBJ and the Planning Commission and by which any D15 development would occur on adjacent property. Existing homeowners believed that this decision would be upheld in good faith by CBJ and the Planning Commission and therefore neighborhood harmony and property values maintained. To be told by the developer, Bill Heumann, "you had plenty of time to buy the property" is disingenuous.
2. The harmony of the existing Mountainside Estates Neighborhood would be destroyed. The majority of this estate are single family homes, unique in design with high property values and many desirable assets. These include the fact that it has no through access, is quiet, safe for children, is bound by a green belt and does not include multi family dwellings that usually house a transient population through rental properties.
3. It is also the belief of neighbors that with the addition of multi family housing criminal activity and mischievous behavior would increase. Within the last two years a Neighborhood Watch was established to ensure the safety of the neighborhood. Two meetings were held with the police department and the mayor and local representatives were in attendance. At this meeting the police department indicated that a benefit to our neighborhood was how well we all knew each other and were familiar with the usual activity and the fact that it was not a through thoroughfare.
4. Building a major subdivision adjacent to Mountainside Estates that ties into existing streets, water and sewer places unwanted and undesirable stress upon existing systems. Water pressure is currently unacceptable at upper levels of Mountainside Estates, and to be told by the developer, Bill Heumann, "that's an easy fix, just install a pump" is unacceptable. Further to be told that "Craig Street is just like Douglas Highway" is simply not true. Craig Street is a neighborhood street, not a highway.
5. A comprehensive plan for the entire major subdivision is not in existence. The developer has parsed out a major development into phases which does not trigger studies at this time to determine the impact of the entire

project. It needs to be determined now how the entire development will impact access, traffic, water, sewer, wetlands, drainage, safety, noise, property values and neighborhood harmony.

6. There is a tract of land within the first phase where the developer, Mr Heumann, indicated at the neighborhood meeting that he does not know what he intends to build on it. The entire development plans should be articulated now to determine impact and openly inform Mountainside residents from the beginning.

I am able to support development if the following exists:

1. A comprehensive plan for the entire build out of the project is required prior to any construction of "phased" lots and tracts. Trigger points are currently in place for phased development but as indicated by both CBJ and the developer, the plan for the entire major subdivision is not in place and the design, studies and impacts not articulated. This is particularly evident around unresolved issues of Hooter Lane as a second access, water pressure and traffic impacts for the major subdivision as a whole and not parts thereof.
2. A separate entrance to the Richland Manor development other than the "collector" streets of Craig, Hillcrest, Mountainside Drive and Robbie Road is constructed.
3. If the fire department requires through thoroughfares, a second entrance to the new major subdivision from the beginning should be constructed and emergency boom gates accessible by the fire and police departments only should be placed at each of Hillcrest, Mountainside Drive and Robbie Road where the new major subdivision abuts the existing Mountainside Estates.
4. A green belt is required between the existing Mountainside Estates and the proposed Richland Manor. This would serve the purposes of maintaining the harmony of the existing Mountainside Estates neighborhood; reduce noise between existing single family homes and the proposed higher density and multi-family dwellings; maintain habitat for wildlife passage and survival; maintain forestation for natural drainage and slope stability; maintain a natural area for residents of both the existing Mountainside Estates and the proposed Richland Manor to walk and run their dogs; enable both estates access to a greenbelt at the end of each street for families and their children to access an endless playground of imagination, adventures, mystery and sports; and preserve the forested view of Mountainside Estates.
5. Sidewalks and lighting should be installed at the developer's expense along Hillcrest and Robbie Road. This is to ensure safety of school children who may access the school bus stop at the foot of Craig Street. The potential of increased numbers of children living in the proposed Richland Manor subdivision and accessing Hillcrest or Robbie Road through boom gates requires sidewalks, curbing and lighting so that children are not walking in the street. Mountainside Drive already has accessible sidewalks. Sidewalks, curbing and lighting should be continued into the new subdivision.
6. An additional pump station(s) and sewer lift(s) are built at upper levels to address existing water pressure issues of homes. Anecdotal as well as pressure studies should be taken into account. I'm sure homeowners would welcome a walk through.
7. Both Hillcrest and Mountainside roads crest causing line of sight problems for traffic and speed issues. Without boom gates or a second access existing issues are compounded and sets the stage for tragedy in the neighborhood. If the request for a second access and boom gates is lost, speed bumps, speed limits and children at play signs must be installed; as well as the sidewalks and lighting mentioned above, all at the developer's expense. Any damage caused to existing homeowner's yards/properties should be restored to their former condition at the developer's expense.
8. A plan for the wetland is in place. The initial subdivision includes 3.61 acres of wetland of 4.74 acres; 76%. Loss of wetland impacts plant and animal biological diversity and the reduction of water storage capacity from the runoff from the mountains abutting both the Mountainside Estate and the proposed Richland Manor.

Further; if any construction should move forward the following must be required to be met :

1. Meet CBJ noise requirements with the addition of construction and hauling vehicles can only transit neighborhood streets between 9 am and 2:00 pm Monday through Friday. This is when children are at school and not placed in danger when traversing neighborhood streets that do not have sidewalks (Hillcrest and Robbie).

2. To maintain neighborhood harmony and child safety construction should not occur on weekends.
3. Mountainside Estate residents should each be provided written assurances that damage to existing properties from construction, erosion or damage from runoff will be restored by the developer and CBJ.
4. Craig, Hillcrest, Mountainside and Robbie roads will be rebuilt to at least existing standards and condition prior to Richland Manor construction. (Hillcrest was just reconstructed in the summer of 2018).
5. Any construction debris is removed from the road daily to prevent road hazards to existing resident vehicles and properties. Trucks are checked to ensure their loads are secured and covered.
6. If there is a further decline in water pressure to the upper levels of Mountainside Estates additional pumps and lifts will be installed at the developer's expense.

Respectfully,

--

Julie Staley

From: PC_Comments
Subject: FW: Proposed Major Subdivision 4506 Hillcrest Ave.

From: Justin Dorn [<mailto:dornjustin@hotmail.com>]
Sent: Sunday, February 3, 2019 9:28 AM
To: PC_Comments
Subject: Re: Proposed Major Subdivision 4506 Hillcrest Ave.

To whom it may concern,

I am writing as a concerned citizen living at 4500 Robbie Rd. in Mountainside Estates. I am concerned about the proposed phased major subdivision located at 4506 Hillcrest Ave. I certainly understand that there is a shortage of housing in Juneau and there is motivation to allow the necessary permits to allow this process to begin, but I must voice my serious concerns over the subdivision as it is currently proposed.

When my wife and I bought our house, we bought a house the would have low traffic so our kids and dog would feel safe playing in the yard, and have a certain amount of peace and quiet. We have been very happy with our house, and often see the local neighborhood children riding their bikes down the street, or sledding. We have felt comfortable with our kids and dog playing in the yard without concerns about heavy traffic. If I believed there would be a multi-year construction project that would effectively triple the population of our subdivision, and dramatically increase the traffic in front of our house, we would not have purchased this house. We expected that any proposed development in the Richland Manor region would follow the CBJ Notice of Decision in April 14th, 1997 stating “no construction traffic for the development of the adjacent area should use the existing streets”, and “a separate access and road system be created for the area adjacent to Mountainside estates”. There was also mention of a greenbelt or buffer zone between the two neighborhoods to maintain the peace and quiet we have come to expect in our neighborhood.

This leads me to my next concern. While this is clearly a major subdivision, the developer appears to list the current proposed Hillcrest extension as a “minor” subdivision. When he spoke at our neighborhood meeting, he clearly outlined broader plans to expand 3 streets within Mountainside. This appears to be a thinly veiled attempt to avoid the necessary studies that should be in place (including a traffic study) to determine the impact this Major subdivision will have upon the harmony of our neighborhood.

Given that the proposed subdivision(s) have either multi-family units, or plots of land that are significantly smaller than the current neighborhood, I don’t feel the proposal maintains the integrity of our neighborhood.

For me to support the proposed major subdivision, I would respectfully ask for the following:

- 1) Any new development has a separate access from Glacier Highway as per the CBJ Notice of Decision April 14th, 1997 and does not use the existing Mountainside streets.
- 2) The proposed new development includes a Greenbelt or Buffer zone of 150 feet.
- 3) The proposed subdivision is listed as a “Major” subdivision proposal as per the developer, that is his plan. This should include the necessary studies on traffic, decreased property value, water pressure/flow, increased crime associated with multi-family units and we as members of the neighborhood should be able to view and comment on these studies.

Sincerely,

Justin Dorn

From: Karen Emberton <ksemberton@yahoo.com>
Sent: Sunday, February 3, 2019 12:46 PM
To: PC_Comments
Subject: Objection to proposed subdivision at 4506 Hillcrest Avenue

Ms. Bruggeman,
Please accept this email as my personal objection and comments to the proposed phased major subdivision at 4506 Hillcrest Avenue.

I attended the Neighborhood Meeting at Dzantik'i Heeni Middle School on January 31, 2019 and heard comments from residents at Mountainside Estates as well as the developer, William and Michael Human (?). I am strenuously opposed to the development for the reasons outlined below. Please take these comments into consideration.

The multi-phase development will, at one point, include an access road on Hooter Lane. As you are well aware, Hooter Lane is currently a right-of-way that provides access only to Tamarack Trail Condominiums (TTC). If this right of way is developed into an access road to the Hillcrest Avenue proposed development area it will create multiple detrimental problems to TTC. These include, but are not limited to:

- 1) Substantial decrease in property value for 32 homeowners. Most of the homeowners have put their life savings into the condos, making it their home;
- 2) Homeowners reside at TTC for the quite, secluded, peaceful surroundings that it has to offer. If the access road is constructed it will create unwanted traffic going through TTC thereby, generating a lack of demand to make TTC a person's home and causing unprecedented market value depreciation in the condos and the homeowners will suffer financially by losing the money they have put into their homes;
- 3) The area is inhabited by wild animals such as bears, bald eagles, and ravens. The road could cause disruption to the bears by intruding on their natural habitat path as well as the eagle/raven flight patterns and nesting area.
- 4) TTC already has an issue with water drainage and snow removal. If a road is built through the property there is a concern about the impact the snow and water drainage will have on the property site. TTC is currently dealing with hill slides from an excess of water drainage at several locations of the property. A road through the property could significantly add to the current problems.
- 5) The hill going through TTC is steep and it is already problematic during the winter months to drive up the hill. If a road is built through, there is concern that vehicles will exceed the speed limit to make it up the hill. There are children and pets that wonder the property and accidents are of further concern if a road is built through the property.
- 6) Traffic - it is difficult enough as it is pulling in and out of TTC. If additional traffic comes through this road it could be nearly impossible at times to pull in and out of this road.

Please consider these points and look at alternative access to the proposed development at Hillcrest Avenue. TTC is our home and the homeowners have put their life's savings into these homes. Please do not make a decision to cause havoc to the living area and financial pocketbook of the people in this community.

Respectfully,
Karen Emberton
4850 Glacier Highway
Juneau, AK. 99801
(907) 321-5255

Sent from my iPad

From: Karl Vandor <karlvandor@hotmail.com>
Sent: Sunday, February 3, 2019 12:10 PM
To: PC_Comments
Cc: bob@gguiding.com
Subject: new development comments

From Karl and Gale Vandor , We are not able to attend the neighborhood meetings or the public comments meetings. Please include our comments and pass these along to the other mountainside residents.

RE:SMP 2018-002

Our main objection is the connection of Mountainside Estates streets to the proposed development of the adjoining land. As we understand now the total development could be as many as 283 units with all phases being developed. This would make traffic a problem. With a average of two vehicles per household , this could add as many 566 vehicles to our single feeder street Craig Street. This would be unacceptable. If you need proof of this situation look at Cordova St. in West Juneau a single feeder street for all the West Juneau, old and new development. With Craig street being a hillside street like Cordova St. connecting to Glacier Hwy. it could be as accident prone on extremely icy days when the city does not have the manpower to keep up with extreme conditions. This would put the pedestrian traffic (school children) that have to load and unload their school buses at the bottom of Craig Street and Glacier Hwy. We believe the best solution is to have the new development have its own feeder street connecting to Glacier Hwy.

They city would have to run the calculations for the connections of utilities IE. Sewer flow volumes Fire flow for the hydrants, volume and pressure issues for the domestic water, size of our power feed, which we don't have a problem with hooking up to our utilities if it does not cause any problems for us.

The proposed development is not all single family homes, it has a lot of multi unit housing that would send our property values down.

In summary ,we would say we are not opposed to the development but we don't want the streets to be connected for traffic and crime increases , safety issues for pedestrians, decreased property values. Also I think a tree buffer would be appropriate for the division of the two developments. If we need to hire an attorney to help us with this matter we would help pay.

From: PC_Comments
Subject: FW: comments for Richland Manor major subdivision
Attachments: notice of decision 6-22-1998.pdf; Amy Skilbred comments to Planning Commission 4-12-1998.pdf; notice of decision 4-14-97.pdf

From: Molly Kiesel [<mailto:kieselmolly@gmail.com>]
Sent: Sunday, February 3, 2019 9:05 PM
To: PC_Comments
Cc: Mark Kiesel; Ed Kiesel; Mountainsideestates@gmail.com
Subject: comments for Richland Manor major subdivision

Dear CBJ Community Development Department,

Thank you for the opportunity to comment on Richland Corporation's proposed phased major subdivision. We are home owners in Mountainside Estates and have significant concerns with this proposed major subdivision.

Richland Corporation brought a similar proposal before the CBJ Planning Commission in 1997 and 1998 and the Mountainside Neighborhood Association raised concerns then (please see attached). We are raising the same concerns now.

Our family's concerns include: requiring a separate access not through or connected to Mountainside Estates, water and sewer up to code, and a greenbelt buffer. We are also concerned that, like in 1997/1998, Richland Corporation representatives seem to propose one thing and do another. We attended an informational meeting in Fall of 2018, where Mr. Heumann communicated he would develop less than 100 dwellings. That number has now almost tripled. Considering his checkered history developing Mountainside Estates subdivision and the falsehoods he has presented already on this project (i.e. telling a Mountainside resident he worked for DOT and was conducting a traffic study, and drastically increasing the number of dwellings after the first informational meeting), we strongly urge the upmost scrutiny on this proposal.

This major subdivision is in stark contrast to the existing harmonious character of the neighborhood. We appreciate your consideration.

Thank you,

Molly & Mark Kiesel

4443 Mountainside Drive

Ed Kiesel

4439 Mountainside Drive



**CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY**

**PLANNING COMMISSION
NOTICE OF DECISION**

Date: June 22, 1998

File No.: SUB98-00015

Tom Kohan
Richland Corporation
1133 Glacier Avenue
Juneau, Alaska 99801

Application For: Preliminary plat approval of a subdivision of Tract A & Fraction of Tract B, Richland Manor Subdivision, to create eight residential lots.

Legal Description: Tracts A and B, Richland Manor Subdivision

Parcel Code No.: 7-B10-0-118-001-0, -116-001-0

Hearing Date: June 9, 1998

The Planning Commission, at its regular public meeting, considered the attached memorandum dated May 19, 1998, as well as additional public testimony, made the following findings, and denied preliminary plat approval of the Richland Manor Subdivision as proposed.

The Planning Commission found:

- 1) There is evidence that a subdivision creating fewer lots would be more harmonious with the character of the neighborhood: that eight lots as proposed would be an excessive increase relative to the number of lots in the existing development on Abby Way.
- 2) Some lots as proposed appear to be undevelopable because of grade and drainage issues: no building pad locations are shown as part of this proposal as have been shown on other subdivision proposals reviewed by the Planning Commission.
- 3) The impact of truck traffic associated with the proposed subdivision was not adequately considered to determine, in particular, the effect on safety within the existing neighborhood.
- 4) The possible future development of Tract B should be considered, including how this proposed subdivision relates to potential traffic levels on other possible access routes, and whether Abby Way should be a cul-de-sac or through street.

ATTACHMENT 2

Tom Kohan
File No: SUB98-00015
June 22, 1998
Page 2

Attachment: May 19, 1998, memorandum from Community Development to the CBJ Planning Commission regarding SUB98-00015.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030 (c).

Effective Date: N/A

Expiration Date: N/A

Project Planner: Tom Korosei
Tom Korosei, Planner

Johan Dybdahl
Johan Dybdahl, Chairman
Planning Commission

Filed With City Clerk
N. J. Miller
06/30/98

cc: Henry Tiffany
R & M Engineering, Inc.
Plan Review

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



**CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY**

**PLANNING COMMISSION
NOTICE OF DECISION**

Date: April 14, 1997

File No.: SUB-PP96-08

Richland Corporation
P. O. Box 32399
Juneau, AK 99803

Application For: Preliminary Plat
Legal Description: Remainder of USS 4807
Parcel Code No.: 7-B10-0-116-001-0
Hearing Date: March 25, 1997

The Planning Commission, at its regular public meeting, adopted the findings listed in the attached memorandum dated March 21, 1997 and the revised recommendations dated March 25, 1997, as amended at the March 25, 1997 hearing, and approved the request for a preliminary plat to create 4 parcels and 1 new smaller lot and expand 1 small lot, located on the Remainder USS 4807 (north of the existing Mountainside Estates Subdivision), to be conducted as described in the Project Description and Project Drawing submitted with the application, as amended to become consistent with the following conditions:

1. The applicant shall construct the necessary public water service to provide adequate domestic and fire flows for single family or duplex residential homes on each of the lots created in this subdivision. The applicant shall submit a design for the water system which will handle domestic and fire flows to the satisfaction of the CBJ Fire Department and CBJ Engineering Department. CDD will coordinate the review and approval of the submittal with the Engineering Department and the Fire Department. If the fire flow proposed is less than the maximum amount necessary to service the D-15 density, then the applicant shall clearly state the fire flows available to the subdivision in a plat note. The plat note shall be submitted to the Community Development Department for review and approval prior to approval of the final plat. The applicant shall construct or bond for these improvements prior to recording of the final plat. Once constructed, the applicant shall demonstrate the adequate flow prior to approval of the improvements or release of the above-mentioned bond.

ATTACHMENT 1

155 South Seward Street, Juneau, Alaska 99801

Richland Corporation
 File No: PP-08-96
 April 14, 1997
 Page 2

2. The applicant shall show the location of the sewer easements on each tract which is necessary to guarantee gravity flow in the system which is collected in the main which the applicant will construct in Hooter Lane. The applicant shall submit a plat note describing the easement and stating that the system must be constructed and utilized in the event that a development is proposed which would otherwise require pump stations. The easement location and plat note shall be reviewed and approved by the Engineering Department prior to approval of the final plat.
3. The applicant shall submit engineered plans for review and approval of the Engineering Department for construction of public sewer service to each lot, and in Hooter Lane, prior to approval of the final plat. The applicant shall construct or bond for these improvements prior to recording of the final plat.
4. The applicant shall ensure that a public collector level roadway in the Hooter Lane right-of-way to the boundary of Tract D is constructed. Engineered plans for the road in accordance with the "Subdivision Standard Specifications and Details" shall be submitted to the Engineering Department for review and approval prior to approval of the final plat. The road must be constructed or bonded for prior to recording of the final plat.
5. The applicant shall provide easements for access on each lot in favor of all the other lots. The applicant shall submit a plat note which describes these easements as the necessary legal mechanism to ensure that an internal system of streets is constructed on the subdivision which will connect to Hooter Lane, and that all development or further subdivision of the D-15 portion of this property shall not be accessed through any road within the existing Mountainside Estates Subdivision.
6. The applicant shall ensure that Craig Street will not be used for truck traffic associated with constructing the required improvements for, or development on this subdivision or with future subdivisions or development on this land. The applicant shall show any easements which are necessary to accomplish this condition. The applicant shall include a plat note which states this fact. The easements and plat shall be submitted to the Community Development Department for review and approval prior to approval of the final plat. To ensure that this condition will be met, the applicant shall install a gate with key in the sole possession of the CBJ, or jersey barriers, or an impassible berm.
7. The applicant shall include a plat note that any development or further subdivision of the land that is the subject of this application, which would result in construction, or creation of lots, on any tract or on any combination of the tracts created by this subdivision or on lots created by further subdivision of the tracts created in this subdivision, will be

Richland Corporation
File No: PP-08-96
April 14, 1997
Page 3

required to include construction of public access to Hooter Lane through a public CBJ standard street constructed in accordance with the "Subdivision Standard Specifications and Details." This condition does not apply to the land that is zoned D-5 single family or duplex residential; the plat note must include this fact.

8. The applicant shall submit a proposal to the Community Development Department to establish an appropriate buffer between the existing D-5 residential development and the D-15 zoned area. This buffer may be a greenbelt easement or other appropriate mechanism. The proposal shall be reviewed and approved during final plat by the Planning Commission.
9. The applicant shall design sewer, water, road and other construction activities so that the impact on existing vegetation is minimized. The applicant shall show all the best management practices on the construction plans which will be necessary to prevent erosion on exposed soils during the construction phase.

Attachments: March 21, 1997, memorandum from Bill Smith, Community Development to the CBJ Planning Commission regarding PP-08-96.

March 25, 1997, document entitled Revised Recommendation and Conditions.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 49.20.120. Appeals must be filed by 4:30 P.M. on the day twenty days from the effective date of the decision.

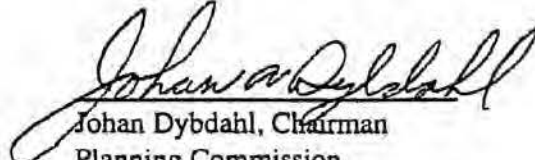
Effective Date: The permit is effective upon approval by the Commission.

Expiration Date: The permit will expire 18 months after the effective date or September 25, 1998, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days before the permit expires.

Project Planner:


Bill Smith, Planner

Richland Corporation
File No: PP-08-96
April 14, 1997
Page 4



Johan Dybdahl, Chairman
Planning Commission

cc: R&M Engineering
Jim Dorn, Montgomery Watson
CDD Plan Review
Terry Brenner, CDD Engineering
Roger Healy, CDD Engineering
Curtis Jones, CDD Fire 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 - 1-800-949-4232, or fax 360-438-3208.

COMMENTS OF THE
MOUNTAINSIDE ESTATES NEIGHBORHOOD ASSOCIATION
BEFORE THE PLANNING COMMISSION
MAY 12, 1998

My name is Amy Skilbred. I have been asked to speak on behalf of the Mountainside Estates Neighborhood Association. Thank you for this opportunity to present our suggestions and concerns to you.

I would like to recap, briefly for you the series of actions regarding the development of the 32.68 acres of land (Tract A and B) adjacent to our homes during the past year.

- March 1997 Planning Commission Decision

On March 25, 1997 the Mountainside Estates Neighborhood Association appeared before this commission regarding proposed development on the 32.68 acres of land adjacent to the existing subdivision. At that time we highlighted several general recommendations and a list of specific changes to the CBJ staff recommendations needed to address our concerns. The Planning Commission agreed with our concerns and recommendations and formally adopted them in an April 14, 1997 Notice of Decision (attached).

These recommendations included:

- No construction traffic for the development of the adjacent area should use the existing streets (Craig, Mountainside, Hillcrest, Robbie and Abby);
- A greenbelt or buffer between Mountainside Estates and the new subdivision should be established;
- Mountainside Estates and development of the adjacent area should have domestic and fire water flows that are up to CBJ code;
- A separate access and road system be created for the area adjacent to Mountainside.

The Mountainside Estates Neighborhood Association, in discussions with CBJ staff suggested that the Richland Corporation be allowed to develop the small D-5 parcel at the end of Abby Way using the existing road system providing the rest of the development occurred using Hooter Lane. The April 14, 1997 notice of decision addressed the concerns of the Mountainside Estates Neighborhood Association.

After the Planning Commission decision we all went home believing that our kids would be safe because truck traffic, development, and additional car traffic from development would use Hooter Lane.

- July 1997 Approval of Minor Subdivision

In July 1997 a small area (1.93-acre, Tract A) adjacent to the existing subdivision (at the end of Abby Way) was created as part of a minor subdivision of the 32.68 acres owned by Richland Corporation. Nobody from the Mountainside Estates Neighborhood Association was concerned about this

subdivision or even talked with staff about it because (1) we were not notified and, (2) the conditions of the April 14 Notice of Decision addressed our concerns.

We all believed that the Planning Commission's April 1997 Notice of Decision was in effect. No one had been notified to the contrary.

Significantly, if we had known of any written or formal action by the Richland Corporation regarding the April 1997 Decision, such as a letter or other statement that they were not going to use the Plat the Planning Commission had approved in April, we would have requested that this minor subdivision go through the process of a major subdivision and be reviewed by the Planning Commission. At the Planning Commission meeting we would have asked to have the April 14 conditions be attached to development activities on the larger part of the subdivision.

We were never notified.

- Subsequent Richland Corproation Activities and CBJ Decisions

1. Around August 1997 trucks again began dumping dirt, logs, stumps, rocks and other fill at the end of Hillcrest. Truck traffic was intense. Neighbors were concerned about the safety of their children and wondered why this dumping was occurring. After several calls to CBJ and their visit to the site the dump trucks were stopped. We were told that dumping had occurred without a permit.

2. CBJ subsequently issued the Richland Corporation a permit for the fill it had already dumped (over 1,000 dump truck loads) and another permit to allow another 1,000 plus dump trucks of fill to be dumped, with the requirement that it all be taken out before building on the area could begin. Both of these permits were considered grading permits and did not require any notification.

No one in Mountainside was notified about the request for these permits or that they had been issued.

3. In October of 1997 Richland Corporation proposed building a 41-unit mobile home park in a portion of the lands. The Richland Corporation withdrew its request before a hearing was held. Members of the Richland Corporation and residents of Mountainside met to discuss possible ways to reach agreement. Only the subdivision at the end of Abby Way into 4 or 5 parcels with a cul-de-sac seemed to be a point of agreement. Nothing was formally agreed upon.

At this meeting, for the first time, some of the residents of Mountainside realized that the April conditions placed on the Preliminary Plat were no longer valid. Everyone from Richland Corporation to CBJ was proceeding as if there had never been a public meeting in March 1997 with very specific findings and recommendations made by the Planning Commission. Only the residents of Mountainside had never been notified and were operating as if the conditions were in effect.

4. At the end of Feburary neighbors again began calling CBJ because the cement blocks had been removed and dump trucks were again dumping fill at

the end of Hillcrest. Only then were we informed that CBJ had issued a second permit to allow this additional dumping and that it would all have to be trucked out in the future.

5. At the same time trucks began rolling on Abby Way to fill in the existing ponds and create a site for the development of the D-5 lands at the end of Abby Way. Each evening residents of Abby Way cleaned the streets, throwing the larger rocks off the roadway. These rocks and debris were left by the very heavily loaded dump trucks. After calling CBJ staff about the truck traffic and rocks, CBJ staff informed us that there was a condition on the fill permit that the street be cleaned at the end of each day. This clean up did not happen.

6. Finally, neighbors began calling CBJ about logging occurring on the lands in Tract B that still had trees. Logging trucks using Hillcrest to remove the logs. CBJ staff informed us that it was private lands and the land owner could do as he wished on the property.

In summary the Planning Commission over a year ago established specific conditions for development of the lands adjacent to the existing homes in Mountainside Estates. Since then the city has allowed to happen, with no review by the public or the Planning Commission, just what the conditions prohibited. These actions need to stop.

Planning Commission Action Requested

1. The Mountainside Estates Neighborhood Association requests that the conditions of the April 14 Notice of Decision be applied to any and all development or access to the D-15 lands.

We are asking for common sense. Enough is enough. We should not have to be forever vigilant. In fact, as we all too well know, we cannot be forever vigilant, when we are not even notified of the discussion, the request for a permit, or permit conditions. The Planning Commission agreed with our concerns about development of the adjacent 32.68-acres as innumarated in the March hearing. Those concerns are still valid, even if the developer obtains separate permits to grade the area, control hillside erosion, log the trees, fill wetlands or whatever to proceed with development. Access to Tract B should be through Hooter Lane.

If the Planning Commission requires a specific vehicle for applying these conditions to any and all development of the 32.68 acres we suggest that the minor subdivision approved in July 1997 be amended to include the conditions of the April Final Decision of the Planning Commission and that the subdivision before you not be approved until it is agreed that development and access to the remaining tract not be on the existing streets (Hillcrest, Mountainside, Abby or Robbie).

2. The Mountainside Estates Neighborhood Association requests that the additional portion of Tract B not be added to the current 1.93 acres of Tract A. The subdivision of the 1.93-acre tract should be in keeping with the lot size of the existing neighboring area.

Based on discussions with Richland Corporation Abby Way residents were led to believe that the development at the end of Abby Way would consist of between four and five houses on lots similar in size to others in this area of Abby Way. For this reason the Mountainside Estate Neighborhood Association did not disagree with the April 1997 condition that development of this area be through existing streets.

The proposed development, with the additional lands from Tract B, however, almost doubles the number of lots. This larger development recreates many of the same concerns about prolonged truck traffic and increased vehicle traffic on a street with many small children that were addressed in the April 1997 decision.

Public Process

We thank the city and staff for notifying us of this issue and holding a meeting to hear our concerns. We request that the Planning Commission and CBJ staff keep the residents of Mountainside fully informed about any proposed activity, development, grading, permit applications and permits for this area even if the activity does not require public notice.

Conclusion

Mountainside Estates Neighborhood believes that the Richland Corporation's work on Tract B and expanded Tract A has serious adverse effects on our neighborhood. These include our health and safety, property values, utilities, low crime rate, and quality of life. The Mountainside Estates Neighborhood urges the Planning Commission to adopt our recommendations. While this might not alleviate all impacts on Mountainside residents it will greatly reduce them.

From: KRIS COFFEE <upcoffee@gci.net>
Sent: Sunday, February 3, 2019 9:09 PM
To: PC_Comments
Subject: Richland Manor Case No. SMP20180002

Case No.: SMP2018 0002
Parcel No.: &b1001160010

To Whom It May Concern,

I am writing to address the concerns I have with the proposed Richland Manor development.

1. The planning department is neglecting it's long-term duties by not considering the entire development and all phases at the initial application submittal. To let this project be a piecemeal development is irresponsible.
2. The development of Richland Manor as currently proposed will increase traffic three fold. It will turn quiet streets into arterials and thoroughfares. Thus disrupting the harmony and safety of the neighborhood.
3. The proposed Richland Manor will not add to the property values of Mountainside Estates. It will decrease the value to the homes by changing homes located on quiet and safe streets to homes that abut arterials and thoroughfares.
4. The proposed Richland manner estates have much smaller lots and and will not be in the character of Mountainside Estates. They will will be cheap, tightly spaced homes of low quality and will not enhance the value of the current neighborhood.

I am surprised that this proposed development is even being forwarded to the planning commission for approval based on prior conditions for development that were defined by the planning commission in their April, 14th, 1997 decision. The current proposed plan lacks a buffer between Mountainside Estates and lacks the requisite separate access I encourage the planning department to require the developer to work within the planning commissions prior decision. The developer can construct a development that does not disrupt the harmony of Mountainside estates by following the planning commissions decision of April 14th, 1997. It is the simple and best solution.

Thank you for your consideration

Kristine Coffee
1509 Ling Court
Juneau AK 99801

From: Dane Lenaker <dane4695@gmail.com>
Sent: Sunday, February 3, 2019 9:10 PM
To: PC_Comments
Cc: Mountainside Neighborhood
Subject: Comments RE: Case No: SMP2018 0002

To Whom it May Concern: Comments regarding Case# **SMP20180002**, a proposed major subdivision named **"Richland Manor"** with adjacency to the Mountainside Estates.

Name: Dane Lenaker and Alyssa Condon
Address: 4506 Robbie Road, Juneau AK 99801

We, Dane Lenaker and Alyssa Condon, wish to convey deep concern with the proposed major subdivision: Richland Manor. Our family, including our young daughter, are likely one of the most "junior" members of this neighborhood having bought a Mountainside Estates property from the original owner some months ago. We spent nearly two years scrutinizing the real estate in Juneau and determined that this neighborhood was the optimal, family-oriented place to settle. We were attracted to the serene atmosphere, large lot size, low crime, as well as its reputation of being a wonderful neighborhood to raise a family. We knew individuals in the neighborhood and noted the extensive owner-occupancy rates as well as the number of individuals who had lived here for many years. It is disheartening to see a plan as presented by Mr. Heumann that will negatively alter what attracted us to this peaceful neighborhood.

The proposed subdivision is disharmonious with the existing subdivision. Connecting to a D15 zone creates a change in density as proposed by the developer that is inconsistent with the spirit of Mountainside and its Homeowner's association. As mentioned, we made our purchase recently within the subdivision, and completed extensive research on the area and the adjacent properties, including the property owned by Madsen (at the time). Our expectation was that according the 1997 decision that there would be no connection to that land at any future point using the *existing* road system within Mountainside. We find it extremely concerning that there has been no proposal for a separate entrance, particularly when undeveloped adjacency and alternatives exist. Building a separate access to this development would protect the sanctity that defines Mountainside Estates. We recognize Mr. Heumann's desire to develop the property in such a way that maximizes the profits for himself and his son, but it should not come at the cost of the quality of life of our daughter, our family, our neighbors or our friends.

Sincerely,
Dane Lenaker and Alyssa Condon
Homeowners and Permanent Residents of Mountainside Estates and Juneau, Alaska

Notice printed Tuesday, January 29th. Feedback requested the following Monday.

From: Maralee Guiher <margui415@alaska.net>
Sent: Sunday, February 3, 2019 1:43 PM
To: PC_Comments
Subject: Richland Manor Comments

My husband and I live at 1502 Crest Court adjacent to the proposed Richland Manor subdivision, case number SMP20180002. We have lived here since 1997 and have enjoyed the privacy and quiet that the court and street end affords. With the construction of multi family homes and the only access to the site being Glacier Hwy up Craig and down Hillcrest past our property, that quiet and privacy (as well as safety) will be compromised. We, as well as many others walk our dogs, jog, bike, and take walks up and down Hillcrest (no sidewalks.) There are also children that use the street to bike and walk to and from the school bus. There is a definite safety issue with added construction and residential traffic.

We also are in unity with other concerns voiced by our neighbors.

Please add our comments to the planning report and pass them on to the committee.

Sincerely,

Maralee & Ken Guiher

From: Marty <marty@taursys.com>
Sent: Sunday, February 3, 2019 6:39 PM
To: PC_Comments
Cc: Mountainside Neighborhood
Subject: Comments on Proposed Richland Manor Development

Greetings,

I would like to thank the Community Development Department for the opportunity to express my concerns about the proposed development project (Case No: SMP2018 0002 Parcel No 7B1001160010). I realize that this is a multi-phase plan and that only the first phase is being considered, but I believe that this plan must be addressed as a whole since the decisions made at this point would dictate future options (specifically access to the new neighborhood).

My first major concern is that the prior conditions from the Planning Commission on March 25, 1997 about the development of Richland Manor seem to be "missing" from this plan. The development of Richland Manor property was to have a separate access from Mountainside Estates (see condition #5). We had reliance that all these CBJ Planning Commission conditions were still in place when we further invested in our property with costly remodeling. We were never made aware that these conditions had been revoked. That would have materially impacted our investment decisions.

I believe this major development plan as presented last Friday would substantially and adversely affect the harmony of the Mountainside Estates neighborhood. This is a fairly cohesive neighborhood which would be shattered by more than tripling its size and nature of housing. The proposed long range plan includes provisions for much more dense single-unit and multi-unit housing which would increase renter vs owner occupancy in the neighborhood.

This development as presented would also result in a 3-fold increase in traffic. Many of the quiet neighborhood streets would be transformed into busy arterials. Currently these streets, Mountainside Drive, Hillcrest and Craig street are used by neighborhood children, bicyclists, joggers and general pedestrians. With this much traffic, especially in dark, snowy winter months, these streets would no longer be safe for current neighborhood use.

I believe the joining of Richland Manor and Mountainside Estates will not only adversely impact neighborhood harmony, but housing values as well. Currently our property value is positively affected by our low and quiet street traffic and neighborhood harmony. With the increased traffic and noise, our property value will certainly be adversely affected. The type of housing in the conjoined neighborhood will also have an adverse effect on value.

Finally, I am also concerned about the impact on neighborhood water pressure. There are many houses in this neighborhood, especially at higher elevations, that have too low pressure.

Thank you for your consideration,
 Martin T Phelan
 4461 Mountainside Drive
 Juneau, AK 99801

From: Mitch Haygood <haygoodm@gmail.com>
Sent: Sunday, February 3, 2019 8:50 PM
To: PC_Comments
Subject: Richland Subdivision Comments

My family and I live at 4452 Mountainside Drive, and I am very concerned with the proposed Richland Subdivision. I am concerned about the increase in the amount of traffic up Mountainside Drive if this development is connected to Mountainside Estates. I don't feel this is realistic to add more traffic(including the heavy equipment that would be involved with a development of this nature). I believe that it is reasonable that the developer should create a separate entry point to this proposed development so it would not negatively impact those of us that currently live in the Mountainside neighborhood, and also not connect both neighborhoods. I am also concerned with the impacts on our water pressure and quality and the security/safety of our neighborhood with an increase in vehicle traffic if this development is connected to Mountainside Estates.

Thanks,

Mitch Haygood

Sent from my iPad

From: Mountainside Neighborhood <mountainsideestates@gmail.com>
Sent: Sunday, February 3, 2019 6:27 PM
To: Patty Winegar
Cc: PC_Comments
Subject: Re: Richland Manor

On Sun, Feb 3, 2019 at 4:03 PM Patty Winegar <gwinegar@gci.net> wrote:

To Whom it May Concern,

I have many concerns about the proposed development of Richland Manor. I'm concerned about the increased traffic in our neighborhood where children play, walk to & from the bus stop, and ride their bikes. Many people also walk our hills. This is a wonderful and welcoming neighborhood where we watch one another's children grow up & know every dog's name. If more homes are to be added there has to be an alternative access road. Please don't add more homes to the detriment of those that already exist.

Thank you.

Patty Winegar.

Sent from my iPhone

From: Bronze Ickes <bronze@taursys.com>
Sent: Monday, February 4, 2019 6:55 AM
To: PC_Comments
Cc: mountainsideestates@gmail.com
Subject: Comments on Proposed Richland Manor Development

Hello,

I would like to thank the Community Development Department for the opportunity to express my concerns about the proposed development project (Case No: SMP2018 0002 Parcel No 7B1001160010). I realize that this is a multi-phase plan and that only the first phase is being considered, but I believe that this plan must be addressed as a whole since the decisions made at this point would define future options (specifically access to the new neighborhood).

The most critical factor that must be addressed by this development plan is an additional access point. Various development proposals have been considered over the years and residents have consistently raised this issue and shared this concern yet to date no proposal addresses it adequately. I believe the major development plan as presented last Friday would substantially and adversely affect the harmony of the Mountainside Estates neighborhood. This cohesive neighborhood will be diminished by tripling size and nature of housing. The proposed long range plan includes provisions for much more dense single-unit and multi-unit housing which would increase renter vs owner occupancy in the neighborhood.

My first major concern is that the prior conditions from the Planning Commission on March 25, 1997 about the development of Richland Manor seem to be "missing" from this plan. The development of Richland Manor property was to have a separate access from Mountainside Estates (see condition #5). We had reliance that all these CBJ Planning Commission conditions were still in place when we further invested in our property with costly remodeling. We were never made aware that these conditions had been revoked. That would have materially impacted our investment decisions.

This long range proposal for development as presented will triple volume of traffic. Many of the quiet neighborhood streets would be transformed into busy arterials. Currently these streets, Mountainside Drive, Hillcrest and Craig street are used by neighborhood children, bicyclists, joggers and general pedestrians. With increased traffic, especially in dark, snowy winter months, these streets become less safe for current neighborhood use.

I believe the joining of Richland Manor and Mountainside Estates will adversely impact neighborhood harmony and housing values as well.

Currently our property value is positively affected by our relatively low street traffic and neighborhood harmony. With increased and continuous traffic and noise that will follow, our property value will certainly be adversely affected. The type of housing in the conjoined neighborhood will also have an adverse affect on property values.

Finally, I am also concerned about the impact on neighborhood water pressure. There are many houses in this neighborhood, especially at higher elevations, that have too low of water pressure. Yet the water study indicates the existing pumping stations infrastructure is sufficient for the increased demand and volume. These facts do not reconcile.

Thank you for your consideration,

Bronze Ickes
4461 Mountainside Drive
Juneau, AK 99801

From: Bob Janes <bob@gguiding.com>
Sent: Monday, February 4, 2019 2:13 PM
To: PC_Comments
Subject: The proposed Phased Major Subdivision Development (Case SMP20180002, Parcel 7B1001160010)

My name is Bob Janes. My family and I live at 4478 Mountainside Drive.

The proposed Phased Major Subdivision Development (Case SMP20180002, Parcel 7B1001160010) with planned access through Mountainside Estates, I believe is a poor idea. Similar proposals have been denied by the Planning Commission and have always been opposed by most residents of Mountainside Estates.

We covet the harmony and safety of our neighborhood! Most of us chose this neighborhood because of these qualities, and do not wish to give them up to a proposal which can and should be addressed with alternate assess.

In 1997, the Planning Commission issued a Notice of Decision that, among other things, required that a public collector roadway, not a neighborhood street, be constructed to the boundary of Tract D to accommodate development. The Planning Commission also required that there be no construction traffic on Craig street associated with any future development.

On September 25, 2003, CBJ engineering reported that Hooter Lane is a feasible plated right of way to construct a 32" road way, which would serve as a collector road to access future development of Track D.

We ask you to do the right thing and honor past CBJ decisions, as well as current neighborhood concerns, when considering this proposal.

Sincerely,

Bob Janes



NAME:

Susan Quigley

ADDRESS:

4449 Mountainside
Drive Juneau, AK
99801

① New Subdivision must have
it's own access road. 1 Road
in and out of Mtnside is Not
going to happen. It puts too much
stress on our neighborhood.

② Neighbors at top of hill have major
water pressure issues. Having the
new Subdivision would be more of
a burden on our neighborhood.

RECEIVED

FEB 04 2019

PERMIT CENTER/CDD



NAME:

ADDRESS:

Molly Box

1512 Ling Ct
Juneau AK 99801

I am very concerned about the planning and development of Richland Manor, as a 25-year resident of Mountainside Estates. The additional traffic will drastically change our neighborhood.

We are concerned about increases in

- noise
- crime
- lack of safety

RECEIVED

FEB 01 2019

PERMIT CENTER/CDD

Please consider a separate entrance and exit to the proposed Richland Manor plans.

RECEIVED

FEB 04 2019

PERMIT CENTER/CDD



NAME: Nikki Box

ADDRESS: 1512 Ling Ct

I have lived in mountainside my entire life. I grew up playing in the neighborhood, not having to worry about large trucks, cars driving too fast, and distracted drivers. If Richland Manor does not build its own entrance, parents and kids will constantly worry about the safety of the roads, due to increased traffic. There are many families with young children in the neighborhood, and with increased traffic and more people, crime and theft will increase as well; things that young children should not be exposed to. Richland Manor needs to be treated as its own subdivision with its own entrance.

RECEIVED

FEB 04 2019

PERMIT CENTER/CDD

~~RECEIVED~~

~~FEB 01 2019~~

~~PERMIT CENTER/CDD~~

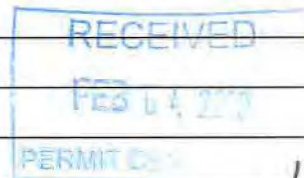


NAME: EUMING SUEWING

ADDRESS: 4484 HILLCREST AVE. JUN.

① My concern w/ my neighborhood, MOUNTAINSIDE (D-5), ADJOINED TO A NEW DEVELOPMENT W/ ZONING OF D-12 & D-18. I RECOGNIZE THE INITIAL APPLICATION IS FOR 12 UNITS IN THE EXISTING D-5 PORTION OF HILLCREST AVE, BUT MY CONCERNS ARE W/ THE FINAL BUILDOUT OF THE DEVELOPMENT INTO THE D-12 & D-18 PLOTS WHICH COULD DRASTICALLY IMPACT THE VALUE OF MY PROPERTY.

② I AM CONCERN ABOUT THE INCREASE TRAFFIC ON HILLCREST AVE. WHICH IS BEING SUGGESTED BY THE DEVELOPER TO BE THE MAIN THROUGH FAIR IN AND OUT OF THIS NEW DEVELOPMENT. I STRONGLY BELIEVE THAT THE DEVELOPER NEEDS TO DEVELOP THE SECOND ENTRANCE ON HODDER LAKE ON THE INITIAL APPLICATION OF THE DEVELOPMENT. IF THIS IS NOT DONE NOW IT WILL GET LOST IN THE NEEDS AND ORDER GET DONE.



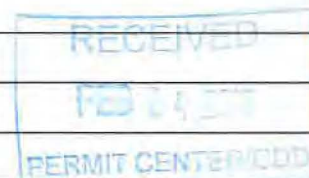
1/2
2/2



NAME: EUMING SUEWING

ADDRESS: 4484 HILLCREST AVE

③ I AM ALSO CONCERN ABOUT THE SIZES OF THE WATER SUPPLY FOR THE PROPOSE 300+ HOMES. THERE ARE KNOWN ISSUES W/ THE EXISTING SYSTEM W/ SOME RESIDENCE HAVING TROUBLE W/ SUPPLY. WHAT GUARANTEE DOES THE EXISTING RESIDENCE WOULD HAVE TO PROTECT US THAT THIS DEVELOPMENT WOULD NOT ADVERSELY AFFECT US IN THE FUTURE?





NAME: Tom McKenna

ADDRESS: 1410 Mary Ellen Way 99801

I have serious concerns about the proposed Richland Manor Subdivision, and ask that the planning commission slow this process until impacts are better understood. Those of us who own property dwellings planned and built by Mr. Heumann have every reason to be concerned about ^{his project not} meeting professional and community standards. (When Mr. Heumann and son briefed the Mountainside community earlier this fall they estimated 70 units; two months later they are planning for 293 units!). Besides contractor integrity issues, my concerns are as follows:

- ① Traffic. Traffic volume will likely be tripled by a development of this scale. Residents need time to hire an independent consultant to study traffic impacts. (Studies paid for by Contractor are not independent.)
- ② Plan for Alternate access. The developer has not included a plan for alternate access. This is both a safety and a traffic consideration. Alternate access options exist; neighbors and planners need time to study. See Notice of Decision (April 14, 1997), "no construction traffic... should use the existing streets," and "a separate access and road system be created for the area adjacent to Mountainside..."
- ③ Water. Like traffic, water distribution and capacity need to be studied independent of Contractor's paid studies.



NAME: Teresa Bruce

ADDRESS: 4505 Robbie Rd

I have lived at this address for 33 years. Mountain Side Estates is a great neighborhood.

I would request that the city review the plan for development of the land adjacent to my home and neighborhood in its entirety rather than piece by piece.

I believe that the large number of multifamily units funneling on to Craig St and without additional access to Glacier Hwy will disrupt and damage our streets and create the potential for unnecessary safety risks. In addition our neighborhood will have several years and perhaps decades of heavy machinery and noise coming up and down a single access road.

I would ask how the city planners could guarantee that this disruption to our current neighborhood character and harmony that we've had for over 30 years would not in turn lower the property values of our homes.

RECEIVED

FEB 04 2019

PERMIT CENTER



NAME: Joe Thomas

ADDRESS: 4480 Hillcrest Ave

As a result of an earlier attempt to develop parcel 7-B10-0-116-001-0, the CBJ Planning Commission issued a Notice of Decision that stated in item # 5 that, "all development or further subdivision of the D-15 portion of this property shall not be accessed through any road within the existing Mountainside Estates Subdivision." I would like this to still be the case for development of this property. If an access other than Hillcrest Avenue is developed (Coogan Drive, or new access from Glacier Highway), I would have little objection to the development of this property by the applicant.

In summary, the applicant should ensure:

1. That adequate water and sewer service is available for the properties to be developed for domestic use as well as fire service needs.
2. No construction traffic for the development of this property should use the existing Mountainside streets.
3. And last, the applicant shall ensure that there is a greenbelt or buffer between Mountainside Estates and any new subdivision.



I would like my comments included in the staff report to the Planning Commission Y/N: _____

NAME: Katie Sullivan

ADDRESS: 1116 Timberline Ct

I bought my house 19 years ago. I did a lot of research - Juneau - Montrose area was my #1 choice. Referring Notice of Decision (4/14/97) "no construction trigger for the development of the adjacent area should use the existing streets" - "a separate access road" should be created for the area adjacent to Montrose Estates.

Montrose Estates has a active neighborhood watch. I'm/we are concerned about the effects of this development on the harmony of the neighborhood. We all value our homes - planned - no further development may in. Don't ruin our neighborhood.

If building takes place - They must use a separate access.
Nothing has changed since 97 Notice of Decision & I love it that way.

RECEIVED

FEB 04 2019

C&B OF JUNEAU

Attachment G - Public Comments



I would like my comments included in the staff report to the Planning Commission Y/N: _____

NAME: _____

ADDRESS: _____

DON SCHWEIDER
DOROTHY HERNANDEZ

4496 HILLCREST AVE

WE ARE CONCERNED ABOUT THE EXPANSION OF MOUNTAINSIDE SUBDIVISION BECAUSE OF CONCERNS FOR TRAFFIC. I BELIEVE CRAIG STREET / GLACIER HIGHWAY INTERSECTION WILL BE MORE DANGEROUS AND MORE CONGESTED, ESPECIALLY IN WINTER.

WE ALSO BELIEVE THAT A PROJECT OF THIS EXTENT IS NOT NEEDED AT THIS TIME IN JUNEAU.

IN THE WINTER TRAFFIC DOWN CRAIG STREET IS ALREADY TREACHEROUS ON CRAIG STREET GIVEN HOW STEEP THE GRADE IS AND BLACK ICE CONDITIONS IN JUNEAU. ADDING TO THIS FOR SEVERAL HUNDRED MORE HOUSES PUTS (DH) INCREASES THE LIKELIHOOD OF MAJOR COLLISIONS AND POTENTIAL LOSS OF LIFE.

RECEIVED

FEB 24 2019

C&B OF JUNEAU

Attachment G - Public Comments



I would like my comments included in the staff report to the Planning Commission Y/N: yes

NAME: Robert Troustl

ADDRESS: 4501 Mountainside Dr

Thank you for the opportunity to comment on the proposed Richland Manor **Phased Major Subdivision** located at 4506 Hillcrest Avenue. The type of subdivision proposed is a significant departure from the character and harmony that the existing Mountainside Estates subdivision has known for decades. The developer has indicated that maximizing the density allowed by the D-15 zoning is a possibility. The developer has every right to do this, however, the subdivision must therefore stand on its own, and be reviewed and evaluated at this time with this in mind. For this Phased Major Subdivision to move forward, three items need to be addressed and remedied:

- ~~Future development of the Richland Manor Subdivision requires a separate access.~~
- Similarly, no construction traffic can be allowed on any portion of Mountainside Estates road system.
- ~~An appropriate buffer/green belt is required to separate adjoining D-5 and D-15 zoned parcels.~~

Traffic related to construction efforts will be intensive, only to accelerate as infrastructure is installed and high-density units constructed. Such activities will last for years. Simply put, an alternate, separate access is required to address the immediate and long term construction demands, the structural integrity of the Mountainside Estates roadway system, and the traffic generated by as many as 430 dwelling units (Mountainside Estates has approximately 135 such units). Above all, this type of traffic creates many additional hazards and significant safety concerns for residents. This is a situation that is entirely avoidable by requiring Richland Manor to provide a separate access. Also, in order to preserve and maintain the character and established harmony of Mountainside Estates neighborhood, a separate access is required.

Properties Zoned D-5 and immediately adjacent to high density D-15 zoning must provide an appropriate buffer. Transitioning between low and high density communities with adequate separation maintains the integrity and identity of both. Property values remain consistent, and the long established harmony of a residential community remains intact.

CBJ, has correctly identified the developers longer-term intent of proposing a high density, **Major Subdivision**, and needs to address it as such now, not at a later time. These comments are entirely consistent with the decision made by the Planning Commission (pertaining to the Richland Manor property), in their Notice of Decision dated April 14, 1997:

- "The applicant shall ensure that a public collector level roadway in the Hooter Lane right-of-way is constructed";
- "The applicant shall ensure that Craig Street (Mountainside Estates) will not be used for truck traffic... constructing the required improvements for, or the development of a public collector level roadway on this land; and
- "Applicant shall submit a proposal....to establish an appropriate buffer between D-5 residential development and D-15 zoned area."

Attachment G Public Comments



I would like my comments included in the staff report to the Planning Commission Y/N: yes -

NAME: Greg Roth

ADDRESS: 1516 KING COURT.

RECEIVED

FEB 04 2019

Lived in MOUNTAINSIDE since 1986 32 years - C&B OF JUNEAU
RAISED 4 kids here 1 still at home

MOUNTAINSIDE IS A QUIET, SAFE, HARMONIOUS neighborhood where we
ALL know each other, help each other and watch over each others
property & well being.

Original developer never put in street lights as was required.

We are not Anti development, JUST wish to preserve the
specialness of what we have created here together over the
last 3+ decades. Safety, Peace, Quiet. low traffic.

The developer wants to triple the number of units currently in
our neighborhood AND is seeking to get around C.B.J. Rules for
major subdivision by using existing entrances.

Developer needs to build, purchase entrances to his project w/o
DISTURBING OR DESTROYING OUR PEACE

Attachment G - Public Comments



I would like my comments included in the staff report to the Planning Commission Y/N: Yes

NAME: BECKY ROTH

ADDRESS: 1516 LING CT JUNEAU, AK 99801

I have participated in the neighborhood meetings and feel informed of the proposed development. I understand that the developers have a right to develop their property.

Since the neighborhoods will be connected through shared access, my concerns are:

1. Mountain side home/property values will be ^{decreased} ~~decreased~~. Even 2-5% loss in value represents a significant loss to our family.
2. Development would impact neighborhood safety. Lighting, side-walks, visibility all work together to increase outside safety & wellbeing.
3. There is no commitment Now to develop a second or third entrance - exit. Developing ^{at} ~~under~~ "minimums" does not establish trust or shared "value" of safety & wellbeing.
4. I would like to see discussion and design for green space, neighborhood gathering place + playground, community garden.

Attachment G - Public Comments

RECEIVED
FEB 04 2019

Thank you Becky Roth

C&B OF JUNEAU



I would like my comments included in the staff report to the Planning Commission Y/N: yes

NAME: Linda Trasil

ADDRESS: 4501 Mountainside

I am writing to request that the Planning Commission give special consideration to concerns of access, buffer, and construction traffic, in the application of Richland Manor Subdivision Proposal.

Mountainside neighborhood is a quiet, low traffic neighborhood. Many areas do not have sidewalks. We walk our dogs in the streets and chat with neighbors at walking or working in yards. The character of the neighborhood would be dramatically changed if construction vehicles were on our streets. As well - the forested surroundings give a sense of living 'on the side of a mountain'. A buffer would help maintain this character.

From: Dawn Wolfe <dawn@gguiding.com>
Sent: Monday, February 4, 2019 2:10 PM
To: PC_Comments
Subject: Comments to case SMP2180002 parcel 7B1001160010 - Phased Major Subdivision next to Mountainside Estates
Attachments: notice of decision 4-14-97.pdf; notice of decision 6-22-1998.pdf

My name is Dawn Wolfe and I live at 4478 Mountainside Drive. I am commenting on the proposed Phased Major Subdivision (Case No: SMP2018 0002 Parcel No 7B1001160010). I would like to first thank you for the public process that is integrated in the permitting process.

I would like to backtrack regarding the past proposals of this track of land next to Mountainside Estates. Therefore, I am attaching two prior Planning Commission Notice of Decision, 1st dated April 14, 1997 file number: SUB-PP96-08 and the 2nd dated June 22, 1998 file number: SUB98-00015.

As you are aware, our neighborhood has been presented with similar Subdivision proposals in the past. Both the CBJ staff and Planning Commission have agreed with several of our concerns and recommendations and the Planning Commission has formally adopted them.

Over the years, our neighborhood has relied upon these formal decisions when making personal decisions on improving and purchasing our homes.

Notice of Decision dated April 14, 1997, specifically is addressed to current and future developments:

- No construction traffic on Craig street
- Must include construction of a public access to Hooter Lane
- Must establish an appropriate buffer between D-5 and D-15 zoning
- Design of the water, sewer and roads with minimized impact on vegetation
- Water flows are up to CBJ code

I completely agree with the Planning Commissions April 14, 1997 decision. Construction traffic, as well as tripling the traffic in our neighborhood would be very dangerous.

Our neighborhood streets are just that, neighborhood streets, and not through fares. Kids ride bikes, scooters, longboards, play ball, walk to the school bus on our streets. We walk our dogs, chat with each other, some even power wash the streets. Construction traffic is, in my opinion, not compatible with our lifestyle, nor is tripling the amount of traffic. The increased traffic from D-15 and D-18 zoning is also a different type of traffic. Multi family housing could bring more renters, which could also mean more crime. Our neighborhood is a harmonious neighborhood, our children babysit for other neighborhood kids, we buy our neighborhood kids fund raising tickets, we have neighborhood gatherings, bond fires, celebrations, we have an official neighborhood watch and a Facebook and Gmail account, we alert each other when a bear is in the hood, return lost dogs and cats, ask for recommendations, recycle stuff among us, we love our neighborhood. I am very concerned that this will change with the significant increase in traffic.

It appears that the developer is reluctant to put in a new and separate roadway, since it is understandably cheaper to use already existing infrastructure. But his saving should not be at our loss.

I respectfully request that this subdivision proposal adhere to the Planning Commissions April 14, 1997 Notice of Decision.

--

Dawn A Wolfe

From: Eliza Dorn <elizalende@gmail.com>
Sent: Monday, February 4, 2019 4:03 PM
To: PC_Comments
Subject: 4506 Hillcrest Avenue Subdivision

To Whom It May Concern,

I am writing as a concerned citizen living at 4500 Robbie Rd. in Mountainside Estates. I am concerned about the proposed phased major subdivision located at 4506 Hillcrest Ave.

We bought our house just a few years ago, and one of the biggest draws for us was finding a place in a quiet, safe neighborhood that we could raise our kids (and walk our dog.) Our neighborhood is full of children that frequently, play, bicycle, sled and more along the side of the neighborhood roads. Personally, I walk up and down Mountainside Avenue nearly everyday pushing a double stroller with my two small children in it. Fortunately, even in the winter when the sidewalks aren't plowed, I feel comfortable walking our streets knowing that we have relatively little traffic.

If we were told that there would be a multi-year construction project that would effectively triple the population of our subdivision, and dramatically increase the traffic in front of our house, we would not have purchased this house. We expected that any proposed development in the Richland Manor region would follow the CBJ Notice of Decision in April 14th, 1997 stating "no construction traffic for the development of the adjacent area should use the existing streets", and "a separate access and road system be created for the area adjacent to Mountainside estates". There was also mention of a greenbelt or buffer zone between the two neighborhoods to maintain the peace and quiet we have come to expect in our neighborhood.

Given that the proposed subdivision(s) have either multi-family units, or plots of land that are significantly smaller than the current neighborhood, I don't feel the proposal maintains the integrity of our neighborhood.

For me to support the proposed major subdivision, I would respectfully ask for the following:

- 1) Any new development has a separate access from Glacier Highway as per the CBJ Notice of Decision April 14th, 1997 and does not use the existing Mountainside streets.
- 2) The proposed new development includes a Greenbelt or Buffer zone of at least 150 feet.

I also would expect that this subdivision is treated as a "Major" subdivision (I'm not exactly sure the distinction between Phased Major and Major, but all plans I've seen from the developer clearly show an intent to develop off of all the major roads - not just Hillcrest, but also Mountainside and Robbie Rd) . As such, it should include the necessary studies on traffic, decreased property value, water pressure/flow, increased crime associated with multi-family units. I would also hope that we, as members of the neighborhood, should be able to view and comment on these studies.

Thank you for your time-

Eliza Dorn

(907) 314-0845

From: James Waste <jamieswaste@gmail.com>
Sent: Monday, February 4, 2019 1:31 PM
To: PC_Comments
Cc: Cris Waste
Subject: Proposed Phased Major Subdivision located at 4506 Hillcrest Ave

Dear Laurel Bruggeman,

Regarding the proposed Phased Major Subdivision located at 4506 Hillcrest Avenue:

Case #SMP2018 0002
Parcel #7B1001160010

We do not oppose more homes being built adjacent to the Mountainside Estates subdivision.

Our primary concerns about the most recently submitted plans relate to health and safety, property value, and crime rate.

Our specific concerns regarding the Phase 1 plans that extend Hillcrest Ave:

We oppose plans that call for a higher density of dwellings than currently exist. Higher density is not harmonious with the current neighborhood, will significantly increase traffic, will jeopardize the safety of pedestrians, and will adversely affect property values.

We are pleased to see that the developer has proposed that the 12 lots be single family dwellings which is consistent with the other Hillcrest Avenue single family properties.

We are concerned about increased traffic, water pressure, and fire safety.

If the Phase 1 development plans are approved, we request a sidewalk, minimal street lights, and that Hillcrest end with a cul de sac. If a cul de sac is not possible, then we request that construction traffic be routed through a Hooter Lane access road.

Beyond Phase 1, it is hard to imagine a local economy and housing market that would support such ambitious plans.

Thank you.

James & Cris Waste
1506 Crest Court (off of Hillcrest Ave)
Mountainside Estates

From: Joan Shorey <joanmshorey@gmail.com>
Sent: Monday, February 4, 2019 10:44 AM
To: PC_Comments
Subject: SMP 2018 0002 - Hooter Lane ROW

Ms. Bruggeman,

My name is Joan Shorey. I am a Tamarack Trails Condominium owner, writing this email to submit my concerns regarding the proposed development of the Hooter Lane ROW that is part of the Tamarack Trails entrance driveway.

I attended the CBJ Community Development meeting held on January 31st at Dzantik'i Heeni Middle School to hear comments from Mountainside residents and from adjacent property owners to a proposed 30 acre housing development, a "Phased Major Subdivision" Case No: SMP2018 0002. Before the meeting, it was disturbing to hear talk amongst the attendees regarding the development of Hooter Lane as being a foregone conclusion for access to this subdivision, which I strongly oppose. Here are my concerns.

If Hooter Lane is developed, the road would be in extremely close proximity to the Tamarack Trails buildings A and C, which will substantially effect the value of those 16 units and will have a significant effect on the value of the 16 units of buildings B and D. There would be the loss of property use and parking, an increase of traffic, noise, and dust, and loss of the tree buffer surrounding the property along with the bears, eagles, ravens, small birds and animals that inhabit and use that buffer.

The Hooter Lane ROW steep slope (part of Tamarack Trails driveway) does not meet current CBJ safety standards for a road. Allowing any waiver regarding the slope allowing the ROW to be developed as proposed resulting in a large amount of traffic, is dangerous. Tamarack Trails aggressively maintains care of the driveway, clearing snow and graveling the drive punctually because of the icy, snowy slope danger. Because of our diligence, it is an extremely rare occurrence where an owner cannot make it safely up and down the driveway due to weather.

Tamarack Trails Condominiums will be the most impacted community of homeowners of the Richland Manor subdivision project if Hooter Lane is allowed to be developed as a new roadway to that project. The equity we have in our homes could easily be wiped out. The development will not protect our home values and will drastically alter the security, quality and community that now exists at Tamarack Trails, not for the better. Please do NOT approve the Hooter Lane ROW access plan proposal.

Respectfully,
Joan Shorey
(907) 321-5823

February 4, 2019

To Whom it may concern,

Thank you for the opportunity to express my concerns in regards to the proposed Phased Major-Subdivision beginning at 4506 Hillcrest Avenue in a D15 Zoning District - Case # SMP2018 0002, Parcel # 7B1001160010.

I would like to say right up front that I am not opposed to respectful, common sense development in my neighborhood and around my property. However, I have experienced unexpected damage & expenses from contractors & the city with their past projects as they made and are making changes that affect me, my property & my home. Because of this it makes it very hard to trust that the city or any contractors will protect my property from further damage.

First, an introduction:

My name is Kay Gray, I was born and raised in Juneau and I am a retired 76-year-old. I live at 4900 Glacier Highway on approximately 1.75-acre lot in a 5-bedroom house. I purchased my property in 1968 on dry land in a location that was mostly secluded. At the time of purchase the land was not to be made into smaller lots, my neighbor Jack Coogan could not divide his land for sale or development. The lemon creek area was not developed, and Egan drive did not exist. As you can see, I have experienced many changes to the area and property zoning where I live.

Second, my concerns: I have 4 concerns that I hope are addressed.

#1 (MOST IMPORTANT!) Property Damage.

The diverted water flow from the Mountainside Estates development has rendered my property useless and dangerous. With this development the water flow was diverted and flooded my property. I have spent tens of thousands of dollars to protect my home from the flooding. I am not the only homeowner affected by the development in this way and who has this ongoing problem & expense. It is time once again for me to spend thousands of dollars on drainage to deal with the flooding & soggy, muddy terrain to protect my home.

I hold the City and the Contractor responsible for this ongoing damage and neither has taken responsibility. When I went to the City with my concerns, I was criticized that I should give them my property so they could use it for access to Mountainside. This was callous & greedy causing me to think the city was only interested in their tax dollars. I developed an attitude to not trust that they were trying to protect my property. As you can see Its hard for me to see that this new development will be any different. I thought the city was supposed to protect my property. I may not oppose the development but I definity do not trust the city or contractors.

Also, the wind tunnel created from logging right behind my property has also contributed to property damage. It created a wind tunnel that blew down 6 or more trees that were 30 feet or more in height. Rendering the back half of my property that was once accessible to inaccessible. As a homeowner I do not have access to (or finances to) have the mess of that magnitude (made by someone else) cleaned up.

#2 Traffic & Property access.

The access to my property has become much more difficult with the increase of traffic from the areas that are developed both on Glacier highway (Mountainside, Tamarak & Pioneer

Home) and in the Lemon Creek industrial area (Tyler Rental, Uhaul, Costco, Home Depot). The whole community of Juneau now comes to this area for business, home and hobby needs. Development has greatly increased traffic, affecting access to and from my property as well as Coogan Drive and those coming & going to their homes on Glacier Highway.

This has caused a more dangerous situation for access to and from my property. I am not the only one with this concern - many family, friends & vendors have voiced fear and concern as they come & go from my property for various reasons.

I witness the frustration from my neighbors as they use or miss this intersection. On a very regular basis folks do not stop at the stop sign when turning right (toward my driveway) which is very dangerous for me. Also, on a regular basis many end up in my driveway or the ditch missing the intersection. Accidents occur often at this intersection because of the flow or increase of population traveling to and from this area.

The addition of 12 – 390 new homes will make a much bigger problem than we already have.

#3 Privacy & Crowding.

I don't want people on or crossing or accessing my property from the new development as my neighbors have reported that this happened to them when Mountainside Estates was developed.

Opinion: I do not like the D15 zone I am in, I would prefer a D5 Zone or smaller. I know affordable housing is a need, but I am concerned that if the City is not careful there will be overcrowding in my neighborhood causing a major problem as it is in many other Juneau neighborhoods. The inter-connectivity of streets has contributed to this. I understand the fire departments concern for access, but where we CAN make lesser traffic areas which are friendly for families (like cul-de-sacs) we NEED to for health & safety to families. I believe a second access in an area between Coogan Drive to Short Court with a low-grade assentation would be wiser. Then the trouble of access through the stop sign at Glacier Highway is relieved instead of exasperated.

#4 Wildlife displacement.

I am concerned as the development moves forward, that the wildlife traffic on my property and on the highway will once again increase. We have an increase of bears and wildlife coming through our property as they are displaced, I currently have 5 bears (some with young) who daily walk through my yard to cross the street going to Vanderbilt Creek, Lemon Creek & the landfill for food.

Thank you for your time and please consider my concerns to help me protect my property & my home. It would be a dream of mine that you would restore my property back to its original dry state that the city allowed to be destroyed during the Mountainside Estates project.

Sincerely,
 Kay Gray
 4900 Glacier Highway
 Juneau, AK 99801
 907-209-3860

From: Kevin Elliott <elliott.kevinc@gmail.com>
Sent: Monday, February 4, 2019 6:12 PM
To: PC_Comments
Subject: Richland Manor Comments

To Whom It May Concern.

I would like to formally submit my comments to the Planning Commission regarding the proposed Richland Manor subdivision (Case#: SMP20180002, Parcel#: 7B1001160010).

The current plan adds up to 293 units, much of it high density housing without any provision for secondary access. This will easily double the amount of the vehicles using Mountainside Ave for access to the neighborhood and will be acutely felt by those living nearest to Old Glacier Hwy. This also will exacerbate snow removal and existing winter access issues to side streets requiring an increase in CBJ/State plowing service in order to maintain safe road services.

The lack of secondary road access also has the potential to be a fire risk in the winter, requiring that Mountainside Ave all the way through to Richland Manor is clear of snow at all times for an engine crew to reach the proposed high density housing area. With Old Glacier Hwy and Vanderbilt Road so close to the proposed development it seems incredibly short sighted to not develop secondary access.

Additionally it will radically change the character of the neighborhood from mixed zero-lot lines in small cul-de-sacs and larger single family detached homes at a roughly even distribution to a large number of high density units. While I support mixed housing developments, I believe the addition of so many high density units will change the "feel" of the neighborhood irrevocably and would suggest that a 1/3 to 1/3 to 1/3 mix of detached single family homes, zero-lot lines and higher density housing be considered.

As it stands - I urge you not to move this application forward until more thought has been given to these considerations.

Thank you.
Kevin Elliott
1014 Edwin Plc

From: Kristy Dillingham <kristydillingham@gmail.com>
Sent: Monday, February 4, 2019 8:30 PM
To: PC_Comments
Cc: Mountainsideestates@gmail.com
Subject: Richland Manor Comments

To Whom it May Concern,

My name is Kristy Dillingham, I currently live at 1305 Tarn Ct. I am writing to express my concerns with the proposed Richland Manor subdivision. I have two kids that currently run, ride and jog the streets of our neighborhood.

I have concerns regarding traffic flow, utility/sewerage usage, density/access and property value. I understand a property developer will have a focus and priority of maximizing profits and cutting cost. Richland Corporation has already been given guidance by the CBJ planning commission. Please use the past work of the planning commission to guide the Richland Manor Subdivision.

Please see recommendations below:

- No construction traffic for the development of the adjacent area should use the existing streets (Craig, Mountainside, Hillcrest, Robbie and Abby);
- A greenbelt or buffer between Mountainside Estates and the new subdivision should be established;
- Mountainside Estates and development of the adjacent area should have domestic and fire water flow at are up to CBJ code;
- A separate access and road system be created for the area adjacent to Mountainside.

- The Mountainside Estates Neighborhood Association, in discussions with CBJ staff suggested that the Richland Corporation be allowed to develop the small D-5 parcel at the end of Abby Way using the existing road system providing the rest of the development occurred using Hooter Lane. The April 14, 1997 notice of decision addressed the concerns of the Mountainside Estate neighborhood Association.CBJ planning

Sincerely,

Kristy Dillingham

Case #SMP2018 002

I have been a resident of Mountainside Estates since 1987 when my ex-husband and I purchased a house on Mary Ellen Way being built by Bill Heumann. I have a 32 year perspective on the historical developments within Mountainside Estates, the over-all harmony of the neighborhood which so many of the residents love & wish to protect, and my own personal experience with owning a home built by Mr Heumann. Based on those factors, I'd like to express just a few of my concerns.

I was a resident in 1997 when the neighborhood found it necessary to form a neighborhood associate to fight the proposed expansion of Richland Manor at that time. At the conclusion, we thought we had managed to come to an agreement on some of the critical issues & sticking points to the expansion. It is disheartening to think that the decision from March 1997 is being cast aside.

Our concerns are still the same:

- a. Traffic.
 1. Additional traffic from an increase in the number of houses will be noticeable. Mountainside Drive has a number of blind curves and near-blind driveways emptying onto it. I find myself holding my breath, especially in low light situations (most of the time since we have NO Streetlights) when going around those curves. We never know when we will come across kids, dog-walkers, joggers or wildlife. I'd invite anyone who doesn't see how this could be a dangerous situation to come stand in the middle of Mountainside Drive, just on the downhill side of the hill and imagine a large dump truck coming over the top of the hill.
 2. Adding large dump trucks to the mix of traffic will decrease safety, and will add to the need to repave our streets even faster than normally. The cost of that repaving ends up on the citizens of Juneau. It is never paid by the developer. Our main access street was just paved within the past few years.
 3. The addition of a second access road was a key point in the March 1997 decision by the Planning Commission. I do understand what Laurel, the planner at the 1/31/19 meeting said about how the addition of 12 houses is insufficient to trigger a second access road. I just do not believe that there is any assurance the developer will end up providing said access road. Promises have been made before and in the end, the citizens of Juneau ended up footing the bill.
 4. Our streets are not so wide as to accommodate turning the connecting streets into a thorough fare. In spite of the comment made by one of the developers at the 1/31/19 meeting that Douglas Highway is a single road with driveways coming off it (implying that if the Douglas Highway residents can live with it so should we) – we don't agree that living directly on a highway is a safe option for our children or pets.
- b. Greenbelt/buffer zone. Mountainside Estates and Richland Manor are not the same neighborhood. We were told there would be a green belt. All I see on the plans now is large swaths of multifamily housing. The excuse we are getting now is that this is a "minor sub-division". It is a major sub-division masquerading as a minor sub-division. We do know where this is going.

c. Water pressure. The homes of our neighbors at the top of Mary Ellen Way have notoriously low water pressure. It will not get better with the addition of more houses. How can having low water pressure not affect the value of our homes in resale? And who wants to make the daily choice to take a shower or wash clothes or wash your hands – pick one. That is what we have to do. It is no comfort to know that when my neighbor from up the hill asked about this problem he was told “well you can always buy a pump”. This is another example of the costs of development being transferred to the home owners in the neighborhood or the citizens of Juneau.

d. Water drainage/land stability. Mountainside Estates has had a long history of concern with landslides and with drainage issues for the ground water. Our home was just one example. The house was built on a lot that was very poorly prepped. The house was built on lots of organic material (trees and large amounts of construction debris) which, after 15-20 years, decomposed and caused the foundation to sink nearly 6 inches on one end of the structure. It was exacerbated by the underground spring on a neighboring property that was not properly dealt with. We had to stabilize the house with the addition of 28 helical piers and put in a large French drain system to counter the underground spring water run-off. Ours is just one example. Great planning and care should be taken before any expansion. I don't have a lot of confidence that the site preparation would be any better this time.

e. Neighborhood harmony. Mountainside Estates is a cohesive neighborhood. We established a neighborhood watch program to battle the current rising epidemic of house robberies. Currently, we get a lot of non-neighbors who drive to the top of the hill and park in the middle of our cul-de-sac (Mary Ellen Way) to enjoy the view I presume, or to case out the neighborhood. It helps to know all the neighborhood cars in those circumstances. More would make it harder. It is a neighborhood where we watch out for each other whether it be our pets, our homes or our children. We still make the effort to introduce ourselves to new neighbors. It is the type of neighborhood with casual gatherings in the summer evenings and, when someone is having a boisterous birthday party – all the neighbors are informed and care is taken to keep everyone considered. In short, harmony of the neighborhood is a prime factor that was a consideration when we purchased our homes here. The March 1997 decision of the Planning commission was intended to assure all of us that it would continue. We still rely on that decision to protect our neighborhood.

Thank you,

Leanne Griffin

[1405 Mary Ellen Way](#)
[Juneau, Ak 99801](#)
[907-723-1405](#)

Community Development
 115 S. Seward St
 Juneau, AK 99801
 Case No SMP2018 0002
 Parcel No 7B1001160010



The following is the list of my top concerns with the Richland Manor development as currently planned.

The Community Development Department (CDD), is only evaluating the 12 units currently proposed without looking at the feasibility of the developer's plan of 293 dwellings. How can a project of this magnitude begin without the entire proposed project being evaluated to ensure it is a feasible plan? I would think that something of this scale would have a lot more work done upfront to ensure that it is both a feasible design and can pass all of the city, state, and federal requirements as well as the developer having the financial means.

During thursday's meeting, it was stated by CDD staff that there is not a need for a second entrance until Richland Manor reaches 200 dwellings. It was stated that this was a determination made by the Fire Department. Mountainside Estates currently has 156 dwellings. If there was a emergency in the area requiring evacuation of the residents it would forced the residents of up to 356 dwellings to exit through a single acces roar, Craig Street. The developer should be required to submit plans for the second access and this should be reviewed and approved by the city.

Many of the residents of Mountainside Estate already have poor water pressure. If additional homes are connected to the water supply it would decrease water pressure causing additional residents to have poor water pressure. If work has to be done to the existing pumps located at the top of Craig Street or any residents have to hire a contractor to install pumps the developer should be responsible for these cost. The city should require the developer to post a bond so the city or existing residents do not have to pay for these improvements.

It appears that Hooter Lane was the original access to Richland Manor land. This land could also be accessed from Coogan Drive. The developer is attempting to use the roads and utilities in Mountainside Estates so it can develop this land as cheaply as possible without any regard to how it will affect the residents. The CDD is responsible to all of the residents of this community and should protect neighborhoods from developments that will negatively impact the harmony, quality of life and property value.

During the construction the developer will utilize Mountainside existing roads. This will allow numerous trucks driving on roads that already do not meet city code. There are many blind spots throughout Mountainside and even more children that play on our roads. This truck traffic will be dangerous to our children and the drivers that currently live here. It will also destroy the

quality of life we have. We all paid premium prices for our home because of the setting we are surrounded with. The truck traffic will destroy the atmosphere that we currently enjoy.

The following statement was copied from your webpage, "The mission of the Community Development Department is to help Juneau become the community it wants to be. We facilitate a planning process that engages the community and is responsive to the community's changing needs and expectations." I feel that CDD is supporting the developer and not the Mountainside Estate community. I also feel you are not fulfilling your responsibilities in ensuring that development is regulated in a manner that does not negatively impact the residents of the community.

CDD stated that the City Assessor made a determination that the Richland Manor development would not impact the values of our homes. I have talked with multiple real estate agents in the community and they have all stated the opposite. I believe that the points listed above contradicts the Assessors determination.

I apologize for the lack of coherency of this letter but I was not provided much time to prepare my comments. The meeting scheduled by the city could not have come at a worst time. We were only provided four calendar days to respond to the meeting held on Thursday night. This was the same weekend of the funeral of one of a residents of Mountainside, Karen Jacobsen, as well as the Super Bowl. I would think that the CDD would allow for more time with something as important as this. I believe that any outsider reviewing this process would determine that it was set up to benefit the developer and not the community.

Sincerely,



Matthew L. Pegues
1409 Mary Ellen Way
Juneau, AK 99801

From: PC_Comments
Subject: FW: Richland Manor Case No. SMP20180002

Case No.: SMP2018 0002
 Parcel No.: &b1001160010

Dear Planning Commission members and CDD staff:

I am writing to voice my concerns over the proposed small subdivision and subsequent additional phases proposed for the ~30 acre Richland Manor parcel as submitted by William Heumann. Long time and new residents to the Mountainside Estates subdivision have made a considerable investment in their community neighborhood based on past decisions from the Planning Commission that stated that any further development of the Richland Manor parcel would need to provide: a separate entry to the development, a buffer zone between it and the Mountainside Estates neighborhood, and would not utilize Mountainside Estates roadways for construction of the new development. Now, another developer has brought a proposal to the CBJ CDD and the CDD staff appear to be not only disregarding past directives issued by the Planning Commission, but also forwarding incomplete subdivision application documentation to the Planning Commission for approval. Based on past decisions rendered by the Planning Commission, this subdivision application should be rejected. In addition, the proposed development's flaws, incompleteness of the documentation, and the inconsistencies or inaccuracies in CDD staff handling of the application highlighted below are also cause for the application to be rejected.

Access

- In CBJ CDD Pre-Application Conference Final Report staff noted that in the Planning Commissions 12/8/1998 meeting that Planning Commission stated that "Connection to Hooter Lane from development in Mountainside Estates will be required." This interpretation of the 12/8/1998 meeting minutes is incorrect as the minutes merely stated that staff establish a mechanism that any that future development of Tract B include connection to Hooter Lane or Mountainside Estates.

*"**MOTION** – by Ricker, to direct staff to establish a mechanism to insure that any further development permits for Tract B, or and fraction of Tract B as it exists today, include plans for access, egress through Mt. Side Estates or Hooter Lane as well as other aspects Planning Commission 15 December 8, 1998 of permits as they are required and that the Neighborhood Association be notified. There being no objection, it was so ordered.*

Ms. Ricker said that she was trying to trigger an access and egress plan for Tract B as it relates to Mt. Side and Hooter Lane and development thereof, however that needed to be established Mr. Sanford verified it included drainage and Ms. Ricker said yes, that and all other aspects of development permits. Mr. Williamson said it would trigger staff's concern but it would not be a binding condition on any future Commission.

There being no objection, it was so ordered."

- Hooter Lane access to Tract B has been made difficult due to the developer's use of the ROW for the driveway and the placement of some of the parking areas and even structures in the ROW. Mountainside Estates and Tamarack Trails Condominium residents should not have to pay the price for poor development decisions by CBJ CDD and the developer of the Tamarack Trails Condominiums.
- Coogan Drive access is still feasible and has been studied by CBJ CDD but has not been discussed as an option for development of Tract B to date. Development of a ROW from Coogan Drive would require the acquisition of two lots. It is my understanding that at some point in the past CBJ sold these lots, thus relinquishing the opportunity for the Coogan Drive ROW to connect to Tract B. Again, the property owners of Mountainside Estates should not have to suffer for poor planning decisions made by the City & Borough of Juneau.

Drainage Plan

- The Applicant needs to clarify the meaning of the sentence describing existing conditions. The use of “either” implies that there are 2 or more drainage paths yet only one is described. Is there more than a single path? If so, then the additional paths need to be described and accounted for in the storm drainage design.
- The drainage plan only addresses storm drainage volumes for the Phase 1 development and excludes any sort of planning associated with the remainder of the Richland Manor parcel or the uphill storm drainage for the watershed above the property which is significant. Storm drainage is a big problem and a contentious issue with development in this area and the Planning Commission should require thorough analysis of storm drainage of the property and pass-through drainage from the uphill watershed before making any decision regarding the proposed development. The Applicant should be required to expand the scope of the Drainage Analysis to include the remainder of the parcel and the uphill watershed and provide a plan showing proposed drainage paths with topographic information related to the proposed and future development.

Erosion Control

- The Applicant needs to commit to installing silt fence on the low side of the site perimeter in addition to repairing the existing silt fence as noted in their proposal. The Applicant should also be required to provide other soil erosion control measures as required by the project’s SWPPP.

Traffic Study

- A Traffic Study was supposed to be included with Preliminary Plat application as noted in the CBJ CDD Intake Form. The CBJ CDD subsequently noted that the study would be waived for the initial application. Why? This study should be required at this time to evaluate the feasibility of the overall road alignment of all phases (some areas appear quite steep) and to establish appropriate ROW widths.
- It was noted that Hillcrest Extension ROW appears to be narrower than the existing Hillcrest ROW on the submitted preliminary plat. This is an odd way to begin an addition of a 300 unit addition to the Mountainside Subdivision.

Improvement to Existing Infrastructure

- If this application is approved, then the Applicant should be required to install sidewalk on the existing Hillcrest Road that are connected to those required on the new Hillcrest Road. This should be shown on the approved plat as a condition for development. This is necessary for safe pedestrian travel to and from the development.

Zoning Issues

- D15 allows higher density apartment development. This will increase traffic to and from the development. This increased vehicular traffic will ultimately pass back through the D5 Mountainside Estates Subdivision per the current proposal. This defeats a basic premise of zoning multi-family development that Multi-Family and other high-density zoning should have direct access to a major roadway rather than traveling through a lower density zoning to reach a major roadway. Unfortunately, past decisions by CBJ have permitted constructions in the Hooter Lane ROW and the closure of Coogan with a cul-de-sac that make development of these alternative access points more expensive. The Applicant should either develop alternative access points to the property or reduce the density of future development to match that of the Mountainside Estates Subdivision which the proposed development is using for their access.

Fire Sprinklers

- The Applicant should provide with the initial development either a fire sprinkler system for each residence per NFPA 13.R or a secondary access that complies with 2009 International Fire Code Appendix D Section D107: One or Two Family Residential Developments. This was the standard that was applied to Pederson Hill Subdivision by CBJ CDD and the Planning Commission for the initial phase of the development (16 lots) so the Applicant should be held to the same standard

Water Study

- Fire Flow rate of 500 gpm is below recommendations by many fire code bodies including ISO, IFC, and NPFA 1 which establish minimum fire flow rates for a 1,500 SF non-sprinkled residence at 750, 1000, and 750 gpm respectively. Most residences in the Mountainside Estates subdivision are larger than 1,500 SF and are do not have fire sprinklers installed. It appears that the assumption in Mr. Dorn’s analysis that a 500 gpm remainder for Fire Flow is below current code recommendations. If that Applicant is to utilize the Mountainside Estates water system, then the Applicant should be responsible for increasing flow rates to meet current fire code recommendations for Fire Flow.

Wetlands Study

- The Wetlands Study only addresses the 4.74 acres of the 30.67 acre Richland Manor parcel and 3.61 acres of the 4.74 acres (over 76%) was determined to be wetlands. Please keep in mind that this is the portion of the parcel that has already been filled. The lack of study for remaining phases of the project raises questions regarding the feasibility of future phases. Also, based on the findings of the initial study in an area disturbed and filled with imported soil, it is likely that the undisturbed portions of the Richland Manor parcel will be made up of 95% or greater wetland areas. In order to: accurately assess the impacts of the full build-out of the proposed development, develop wetland mitigation strategies, and evaluate the feasibility of the entire project, the Applicant should be required to provide a wetland study for the entire parcel, not just the Phase 1 area.

- The CBJ CDD Pre-Application Conference Final Report states that the Applicant only plans to develop areas that are not deemed wetlands in Phase 1 of the development. However, with 76% of the subject area being deemed wetlands and without an overlay map of proposed development with wetlands areas to demonstrate such a development strategy, the goal of only developing non-wetland areas does not appear attainable. The Applicant should be required to provide an overlay plan of the wetlands study and the proposed development to demonstrate that they are indeed only developing non-wetland areas as the report states.

Topographic Information

- The Applicant has not provided topographic information that depicts the revised grades of the proposed development. This does not allow for feasibility review of roadway grades (some areas appear quite steep) and building lots. The Applicant should be required to provide a topographic plan that shows the proposed grades after development of the parcel.

- The Applicant has not provided building pad and lot access information to each lot as depicted by revised topography. This was required by CBJ CDD on a separate minor subdivision recently approved on Merritt Street. The Applicant should be required to provide an equivalent level of detail in their application.

Aesthetics and Value

- The proposed plat provides several different lot sizes and configurations that are all smaller and all dissimilar from the existing Mountainside Estates subdivision. In order to create and maintain a harmonious union of new and old development, adoption of similar lot size and configuration in the new development is of paramount importance. The Applicant should be required to adopt as a minimum lot size the average of the adjoining Mountainside Estates properties. In doing so a similar neighborhood visual rhythm between houses will be maintained and houses of an equivalent value to neighboring properties will be more likely to be constructed. This, in turn, will help reduce degradation of existing property values that would likely occur should a more dense, irregular, and varied development, as proposed, be approved.

Conclusion

I believe that the application for the proposed development is incomplete and should be rejected as such by the planning commission. Furthermore, based on planning commission's prior conditions for development of the property, the Applicant should be instructed to develop proposals that conform to prior decisions, in particular providing a separate access apart from Mountainside Estates and the required buffer zone between the new development and Mountainside Estates.

Thank you for your consideration.

Nathan Coffee
1509 Ling Court
Juneau AK 99801

Laurel Bruggeman

From: TOM RUTECKI OR MARY NORCROSS <rutecki@gci.net>
Sent: Monday, February 4, 2019 4:15 PM
To: Laurel Bruggeman
Subject: Richland Subdivision
Attachments: Richland email.docx

Follow Up Flag: Follow up
Flag Status: Flagged

February 4,

2019

To: CBJ Community Development Department

From: Tom Rutecki and Mary Norcross

1513 Ling Ct

Juneau, Ak 99801

We are 30 year residents of Mountainside Estates and thank you for the opportunity to state our concerns regarding the development of adjacent Richland subdivision case # SMP2018 0002. We along with every resident of Mountainside Estates we have been in contact with do not oppose the Richland proposal as long as that development occurs with separate access not via Mountainside Estates in accordance with the CBJ **Planning Commission April 14, 1997 Notice of Decision** that includes the following.

1. No construction traffic for the development of the adjacent area should use the existing streets (Craig, Mountainside, Hillcrest, Robbie and Abby)
2. A greenbelt or buffer between Mountainside Estates and the new subdivision should be established; -
3. Mountainside Estates and development of the adjacent area should have domestic and fire water flows are at are up to CBJ code; A separate access and road system be created for the area adjacent to Mountainside.

Harmony of Existing Neighborhood a Huge and Paramount Concern.

Mountainside Estates Neighborhood believes that the Richland Corporation's proposed development (case # SMP2018 0002 will result in serious adverse effects on our neighborhood. These include our health and safety, property values, utilities, low crime rate, and quality of life. We urge CDD to support our recommendations on Richland development and recommend them to the Planning Commission for their approval.

We also request that this development be considered as a Major subdivision. To us it appears that case # SMP2018 0002 is a Major subdivision masquerading as a Minor subdivision that allows for future mischief by the developer not in accordance with small subdivision rules. For example a traffic study needs to occur before allowing any development in Richland. There are many accessory apartments in Mountainside that add

significantly to traffic. The bottom of Craig St is very hazardous in winter as many residents are at the bottom in vehicles waiting to drop children of or pick them up from school busses.

Public Safety

Concerns about fire and police access to Mountainside were resolved in 1997 when Public Safety officials agreed that a gate they would have control and access to would allow for emergency vehicles to move between the subdivisions.

From: Mountainside Neighborhood <mountainsideestates@gmail.com>
Sent: Monday, February 4, 2019 8:42 PM
To: PC_Comments
Subject: Fwd: Bill Heumann Proposed Development next to existing Mountainside Estates

----- Forwarded message -----

From: **Samra Green** <samragreen@hotmail.com>
Date: Mon, Feb 4, 2019 at 9:14 AM
Subject: Bill Heumann Proposed Development next to existing Mountainside Estates
To: pccomments@juneau.org <pccomments@juneau.org>
Cc: Mountainside Neighborhood <mountainsideestates@gmail.com>, Leanne Griffin
<leannegriffin52@gmail.com>

I am writing to add my concerns regarding Mr. Heumann's proposed development of land adjoining the existing Mountainside Estates.

Please abide by the 1997 decision regarding additional development next to existing Mountainside Estates.

In short, my concerns are:

1. The proposed development of any size using existing streets (Abby, Hillcrest, Mountainside and Robbie) would cause safety issues due to increased truck and vehicle traffic. Our concern is for safety of children, animals, and walkers.
2. The increased traffic would have an adverse effect on property values of existing homes.
3. The existing water pump barely meets minimum water pressure now for the upper homes on Mary Ellen Way, Robbie Road, and other upper cul-de-sacs; the developer proposes to use the existing water pump for any development. We are concerned our existing water pressure will fall to the point where an additional pump is needed. This is an example of the developer pushing costs off to other property owners.
4. Given past history, I am concerned Bill Heumann will not execute everything he says he will and he will pass off his responsibilities to other property owners.
5. I am concerned the City will not hold Bill Heumann to task and will not enforce him completing and/or executing his responsibilities, leaving the Juneau taxpayer to pick up the tab like we did with the last developer re streets and water (Madsen).
6. I am concerned additional development will have an adverse effect on existing drainage.

Thank you,
Samra Green
1405 Mary Ellen Way
209-0591

From: Gmail Team <shera@gci.net>
Sent: Monday, February 4, 2019 5:12 PM
To: PC_Comments; Shelia Box
Subject: Major subdivision comments SMP2018 0002

To the planning commission - regarding the proposed major subdivision to run through Mountainside Estates. We did this already in 1997. The planning commission made an agreement with Mountainside April 14, 1997 with a notice of decision letter. Many of the owners in Mountainside are the same owners. I waited five years for the right home that I could afford to come open in Mountainside, because I valued the makeup of the community. I could have bought a bigger house in the valley 20 times over, but I wanted to live in Mountainside. The 150 homes there make up a true neighborhood. We mostly know each other. We have events together, a Christmas progressive dinner, Soup Night, Girls nights. We have a community facebook page and a neighborhood watch. We look out for each other's homes, dogs, and children. We are able to do this largely because we do NOT have a drive-through community. If someone drives into the neighborhood, we know. Crime is low - I would guess much lower than in many connected neighborhoods like the Mendenhall valley. We value our neighborhood harmony - and it's important, because there are no streetlights, the hill to get into the neighborhood is steep and icy in the winter, there are few sidewalks and only on one side of the street, and we border the woods so bears are frequent.

The neighborhood is upset that we have to advocate for ourselves all over again - in spite of the City's agreement in 1997. Conditions have not changed in our area. The population of Juneau has not changed that much. We are saddened by the fact that when the city planners held the meeting at DZ middle school the 31st, the first 10 minutes of the presentation was "when the plan is approved" - even the slides reflected this - as though our concerns/comments didn't matter. The city last time - even after agreeing to a series of tenants such as no construction traffic, a greenbelt buffer between mountainside and the subdivision proposed at that time, and separate access through Hooter Lane - allowed the developer to break those rules, and simply permitted trucks and dumping afterwards. How can the city or a developer be trusted if these are their actions?

The developer met with the neighborhood in November, I believe it was, and assured us that houses would conform to the neighborhood, and that there would be around 69 of them. While not completely happy about that, we would prefer a greenbelt and for any new development to have a different entrance - the NEW plan, with 300 new, mostly high-density homes all running through our one entrance is ridiculous. We feel the developer, who does not have a good reputation in town, deliberately lied to us. Yes, the developer and the city say they are "pretty sure" there will be another entrance, but frankly, neither has much credibility at this point, and I at least expect changes by degrees, with permits being granted after infractions take place. And, if there can be access through Hooter Lane, which is already D-15 housing, why NOT run the whole project through there? At the very least, the types of homes will be similar in the new neighborhood, and not destroy the harmony of the old neighborhood with what the planners say will be roughly 10 car trips per home per day, or 3,000 new cars back and forth per day, adding 200% more cars going back and forth! In addition, the current proposal has a large tract in the middle with apparently no constraints on it at all, the developer can make it up as he goes along - what will it be? 100 apartments, 200? Added to the rest of the planned 300 homes? At the very least, for a new proposed major subdivision of this size, shouldn't it be a small park? Some green space? I understand that the city wants more and more and more 'affordable' housing - but the population of Juneau is roughly the same when I was 10 as it is now, and I'm 53. People live in Juneau because they DON'T want to live in a crowded city with tons of traffic and cookie-cutter block housing with no trees in between. There are currently 140 homes for sale in Juneau on Zillow, and many, many of those have been on the market for more than 100 days. If the new major development goes ahead as the developer plans, I have no reason to believe there will ever be a second entrance. And again, if there can be, then run the whole project through that entrance. Not doing so will simply destroy the harmony of an existing neighborhood, will absolutely affect our property values with so many more cars going to high-density housing, and will create an excess of high-density housing, which I can't believe will not also affect property values.

This property CAN be developed through Hooter Lane, which is already D-15. The city once agreed with residents of Mountainside that there should be separate access and a greenbelt between neighborhoods. That the construction traffic would be dangerous in Mountainside. I believe there's no question that crime will rise in our neighborhood if this major subdivision goes forward, traffic will be dangerous, the harmony of the community will be irrevocably damaged, and the value of homes in this neighborhood will drop. All we are asking is that the developer adhere to what the city agreed upon in the past for this neighborhood.

Respectfully - Sheila Box,
 Homeowner

Stacey Thomas 4480 Hillcrest Avenue, Juneau AK 99801 February 4, 2019

Yes - I would like my comments included in the staff report to the Planning Commission

As a current resident of Hillcrest Avenue, I strongly object to the Planning Commission's consideration of the Phased Major Subdivision at 4506 Hillcrest Avenue.
(Case No. SMP2018 0002 / Parcel No. 7B1001160010)

I have several reasons for objecting to this development, the primary being the proposed use of Hillcrest Avenue as the access to the major subdivision. As this proposal had a direct impact on my quality of life, I would ask that you respectfully consider my perspective and comments on this issue. This is, after all, my home that would be potentially impacted.

Reasonable expectation of enforcement of April 14, 1997, Planning Commission Notice of Decision

As a result of an earlier attempt to develop parcel 7-B10-0-116-001-0, the CBJ Planning Commission issued a Notice of Decision that stated in item # 5 that, "all development or further subdivision of the D-15 portion of this property shall not be accessed through any road within the existing Mountainside Estates Subdivision." The ramifications of this decision undoubtedly had a major impact on the choices made by existing homeowners to remain in this area, and subsequent homeowners to purchase in this area. By denying the previously proposed development of parcel 7-B10-0-116-001-0 utilizing Hillcrest Avenue, in a significant way, the CBJ ensured that the "brand" of this neighborhood would continue.

A brand is a set of intangible assets of an entity. A brand is a relationship. We use brands to sell everything from ideas, to products, to people. In this case, the brand we are fighting for is the existing quality of life in Mountainside Estates, in particular, Hillcrest Avenue. Brand is a promise to customers. By virtue of the Planning Commission's Notice of Decision, the City and Borough of Juneau provided support in the continuation of our neighborhood brand.

Harmony of the neighborhood - Quality of life

Those of us who made a financial decision to purchase a home on Hillcrest Avenue did so because we were seeking a specific quality of life. It wasn't just the physical property that was purchased, it was the expectation of a way of life. We backed up that decision by investing our finances, lives, and the lives of our loved ones in an area that appealed to our desire for beauty, sense of community, and pace of life. We paid a premium for the neighborhood environment that we wanted for raising our families, enjoying our golden years, and providing a sanctuary from the world at large.

By even considering the use of Hillcrest Avenue as an access to the proposed development, it would appear that the CBJ Planning Commission is contemplating in a major breach of their own determination. If approved, I believe that this current proposal will actively dilute or destroy a brand that the Commission helped perpetuate by virtue of their previously issued Notice of Decision.

While we accept that our property values are impacted by changing market trends, we did NOT expect that the Planning Commission would be considering the approval of actions that would actively work towards the erosion of the value of our neighborhood, and our quality of life.

Reasonable Alternative - Coogan Drive or other access from Glacier Highway

Assuming that the contractor is hell-bent on developing this parcel, there are other ways to accomplish this goal without destroying existing harmony of the Mountainside neighborhood. He is simply looking for the one that is the most beneficial (cheapest) to him. The cheapest option for him is not the best option for everyone currently living in the area. In particular, the impact would be especially detrimental to those of us on Hillcrest Avenue.

No one can argue that he does not have the right to develop his property. What we will argue is that he ***does not have the right to do so at the expense of our quality of life***. There can be other options for accessing his property. I would implore the Commission to consider that those in the existing Mountainside neighborhood have rights too, and we are exercising them in requesting that this phased major subdivision be denied the option to utilize Hillcrest Avenue as an access. Plainly, we would like the Commission to honor the Notice of Decision issued on April 14, 1997, and if this development is allowed to proceed, the access to the D15 zoned parcel be from an access point other than Hillcrest Avenue.

If an access other than Hillcrest Avenue is developed (Coogan Drive, or new access from Glacier Highway), I doubt that the Planning Commission would encounter much objection from our neighborhood to a gated, emergency vehicle only (fire and law enforcement) access to the D15 subdivision from the end of Hillcrest Avenue. This compromise would ensure the availability of access for health and safety services to the D15 zone, and (because of its projected infrequent use) have a minimal impact on the harmony of the existing Hillcrest Avenue neighborhood.

On a side note, if this developer is as experienced a contractor as he claims to be, he should have been fully aware of the existing Notice of Decision issued by the CBJ Planning Commission on April 14, 1997, and the position that the Commission took on the use of Hillcrest Avenue with regard to development of this area. Assuming this decision still stands, why are we having to dedicate time and resources to fighting this battle again?

When I first told one of my sons about the proposed major subdivision development, his immediate comment was, "Are you kidding? With your steep streets, blind corners, and blind hilltops?" I wholeheartedly agree with his observations. At the moment, we have enough challenges with existing traffic (and our personal safety from that traffic) as it is.

Finally, issues of decreased water pressure, increased traffic (foot and vehicular, including construction), decreased individual home values, and increased crime, are also of concern to me. These quality of life issues also bear a direct impact on the harmony of our neighborhood. The population increase associated with the addition of a major subdivision accessed through Hillcrest Avenue would undoubtedly have a negative impact in each of those areas. Additionally, this piecemeal (phased) approach to this development seems ludicrous given that the developer has been quite clear in stating his end goal and total number of units. It seems as though it is a way to avoid addressing larger issues that will inevitably be associated with the project.

In closing, I would respectfully ask again that the CBJ Planning Commission deny any proposed access to the phased major subdivision project via my home, Hillcrest Avenue.

Thank you.

Richland Manor Development proposal comments

Stephen Iha

1413 Mary Ellen Way

Please include my statement in the staff report

The proposed 293 unit subdivision appears very similar to a proposal submitted for the same property around 1997-98. The concerns then are the same as this proposal.

- The lack of alternate access to the property
- The effects of increased traffic on Mountainside Estates if the development used Craig Street, Hillcrest and Mountainside Dr. during and after construction
 - Pedestrian safety especially during the dark winter months. (lack of lighting and timely snow removal)
 - Vehicular safety (Craig Street often requires Awd during the winter)
 - Construction traffic is messy, noisy, and increases road damage
- The effects on Mountainside's water system.
 - The developer states that because of the updated fire codes that the addition of the proposed 293 units meets the fire code, however, while that may be true, it has a significant effect on Mountainside Estate's water supply, especially the residents in the high elevation service area. The Technical Memorandum provided by Carson Dorn INC regarding the water system provided an explanation of the existing water pressure based on a computer model. As a 30+ year resident in the development who lives in a high elevation home, the water pressure is marginal at best and if this development relies on Mountainside Estate's water system it will adversely affect us and many other residents. The report also stated the water system should support 80 additional units not 290 units.
- Mountainside Estates Community
 - The residents of Mountainside Estates have enjoyed a very harmonious neighborhood and are concerned about the effect a large development like the proposed would have.
- Questions
 - What traffic studies regarding Craig Street is the author referring to?
 - Why is the requirement for a separate access being disregarded?
 - Where is the required overall Tract B Master Plan?
 - Are there any Alaska Department of Transportation requirements for this Development?
 - Why do the 2018 water pump flow readings not record peak usage time?

The earliest reading was at 0825 and the latest at 1545 (most people are already at work), primarily on Tuesday and Friday none of the readings were on weekends. The maximum number of readings per month was 9 and the least was 3.

Steve Box

1512 Ling Ct.

As a 25-year resident of Mountainside Estates, the construction of the 293 unit Richland Manor major subdivision (through six phases) raises some concerns for myself and my family. Routing all the construction and home owner traffic through the existing Mountainside road system has many potential problems that can be avoided. Richland Manor needs its own entrance and exit.

1. The amount of new traffic using the Mountainside Estates current road system with the CBJ formula 9.5 trips per household will triple the traffic at a minimum.
2. Accessing a D15 and D18 zoned subdivision through a D5 zoned subdivision raises concerns for both safety and increased crime levels.
3. We are very concerned that routing of traffic in this manner will have an adverse effect on our current property values.
4. The current Richland Manor development plan will turn the existing quiet streets in our established subdivision into major access through streets for a higher zoned subdivision.
5. When we purchased our second home in Mountainside Estates, we were confident that any new subdivision development would have its own entrance and exit. In a notice of decision by CBJ on April 14th 1997, "No construction traffic for the development of the adjacent area should use the existing streets", and "a separate access and road system will be created for the area adjacent to Mountainside Estates." We purchased our home with an understanding that the harmony and character of Mountainside Estates will remain the same.
6. At this time alternative access possibilities exist.

This seems to be a major subdivision masquerading as a small subdivision by only getting approval for phases that fall under minor subdivisions. I am not against the construction of Richland Manor major subdivision. Richland Manor needs to be its own subdivision with its own entrance and exit.



RECEIVED
FEB 04 2019
PERMIT CENTER/CDD

Richland Manor Subdivision

My name is Ursula Iha; I'm a 30 year resident of 1413 Mary Ellen Way, Juneau, AK 99801. Please include these comments in the staff report to the Planning Commission.

I oppose the proposed Richland Manor subdivision because it adds 293 dwellings to the existing infrastructure of roads, water, and sewer and will significantly degrade the quality of life at Mountainside Estates. Almost 300 households will likely mean approximately 600 additional vehicles driving on two access roads through our currently quiet and peaceful neighborhood.

- Years of construction noise and traffic will be disruptive, and possibly damage current roads.
- I have not seen the required traffic impact analysis for this project. In my opinion, the neighborhood roads were not designed for the proposed traffic levels. There are no street lights or crosswalks.
- Sidewalks are not kept clear of snow and ice forcing pedestrians to walk on the street making them unsafe for school children, especially on the steep hills. School bus routes do not turn up Craig Street. Children walk or are driven to Old Glacier Highway by Twin Lakes. When it is dark, icy, and slippery, the additional traffic will increase the potential for accidents.
- According to the high elevation water system evaluation submitted by Jim Dorn, the existing water supply may provide adequate water volume for an additional 80 residential units, but the proposal is for an additional 293 units which will likely exceed the current water capacity for everyday household needs and possible fire fighting capacity.
- The proposal for the entirety of Mountainside Estates and Richland Manor has only one access at Craig street. In the event that road is blocked or in case of an emergency, that would create a bottleneck and is inadequate.

The plan, as described, will have a dramatically negative effect on our neighborhood and property values. Please do not approve the proposed Richland Manor subdivision without mandating that additional access and infrastructure are provided by the developer.

Wayne A. Stevens
1402 Side Court
Juneau, Alaska 99801
907-586-8118
wastevens@alaskan.com

City and Borough of Juneau
Community Development Department
Planning Commission
155 S. Seward St.
Juneau, AK 99801

February 4, 2019

Letter of Support
Case No. SMP2018 0002
Parcel No. 7B1001160010

Members of the Planning Commission

I offer this letter in support of the efforts to develop land for housing with the Phased Major Subdivision known as Richland Manor. I reside at 1402 Side Court adjacent to the planned development.

The owners are to be commended for their willingness to take risk of this magnitude to build more houses for our community. We spend a lot of time in this community talking about the need for affordable housing. Many studies have been completed showing the significant need for additional housing units. The fastest way to achieve affordable housing is to increase inventory of all housing types.

This project makes a great deal of sense. Twelve new housing units on easily accessible property will help to increase the housing inventory in a meaningful way. The property under consideration is adjacent to higher density zoning, on transit routes and easily accessible off of Glacier Highway. It will be cost effective for a developer to access sewer, water, electric and other utilities. Access that will help to contain costs for the development of these needed housing units.

Two paragraphs from the recently completed Juneau Housing Action Plan sum up the issue of a housing shortage succinctly. "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.

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."

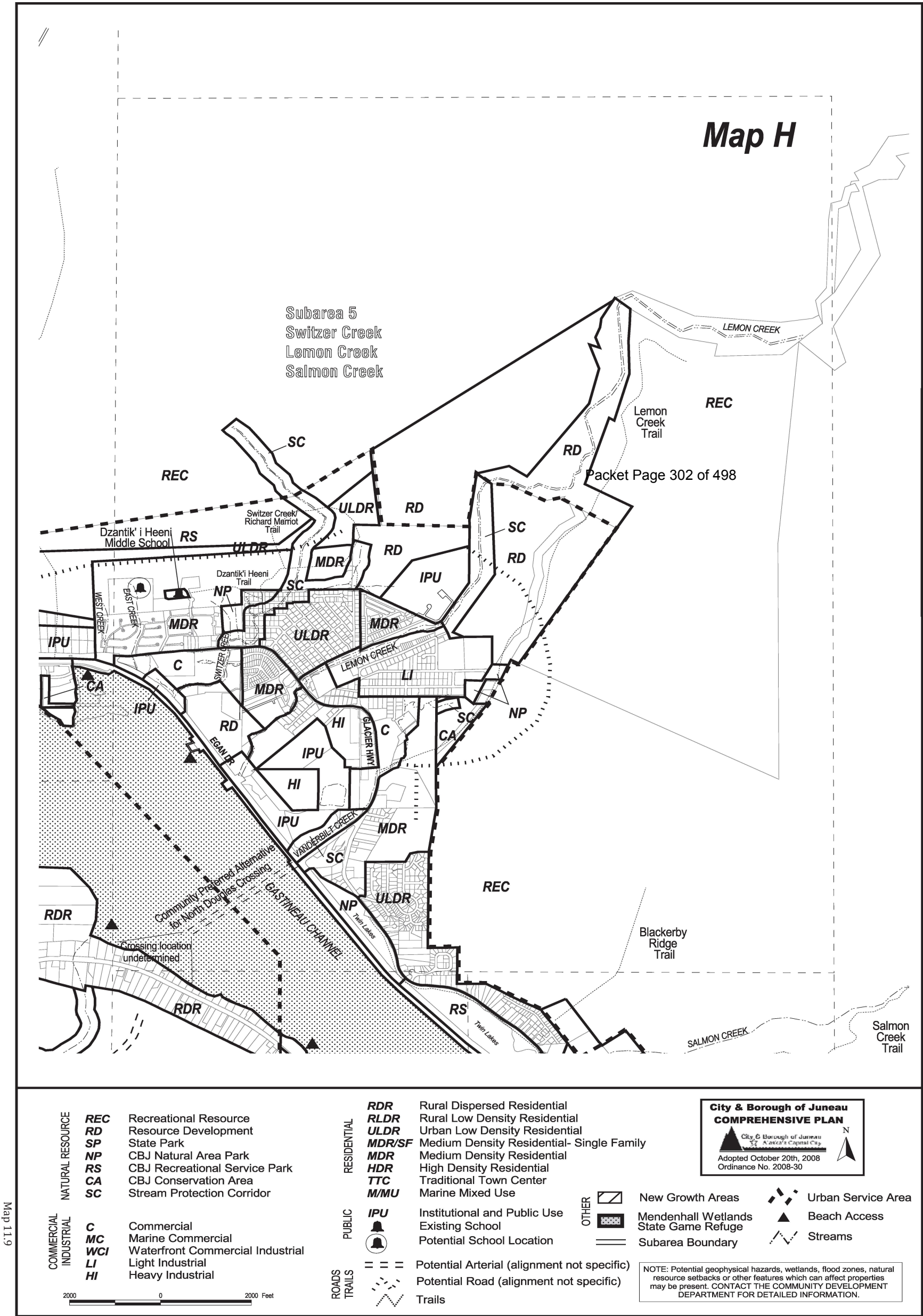
Housing costs make it difficult for employers to attract and keep employees. To prevent our economy from becoming stagnant, we need to create housing. We need to encourage more housing for young families, workers, and a growing senior population. Change is always difficult, but it is time to rise above the fray and look to the greater good of the community.

I encourage your thoughtful consideration and careful attention to this permit request for a Planned Major Subdivision to include 12 single-family lots .

Respectfully

Wayne A. Stevens





Roger W. Allington
2154 B Lawson Creek Road
Douglas, Alaska 99824
February 20, 1997

Tom Kohlen
1133 Glacier Avenue
Juneau Alaska 99801

Enclosed is the traffic analysis of Craig Street assuming development of 480 units on 32 acres adjacent to Mountain Side Estates. The analysis indicates that the existing collector street and the Glacier/Craig intersection will accomodate the projected traffic.

Sincerely,



Roger W. Allington, P.E.

**MOUNTAIN SIDE ESTATES ANNEX
TRAFFIC ANALYSIS FOR CRAIG STREET**

February 20, 1997

**Prepared by
Roger W. Allington, P.E.**

Background. The Mountain Side Estates subdivision is accessed only by Craig Street from the Glacier Highway in the Vanderbilt Hill area of Juneau. It is proposed to develop 32 acres of land adjacent to Mountain Side Estates using Craig Street to access this new development as well as the existing development. The proposed development could, as a maximum consist of 480 condominium type units. The developer has requested that a traffic analysis be performed to determine if the traffic from an additional 480 units of housing can be safely accommodated along with existing traffic on the existing Craig Street, which is functionally defined as a collector street.

Traffic Counts. In order to determine the existing traffic load field counts were made on February 18, 1997, at the intersection of Glacier Highway and Craig Street. The morning (am) and evening (pm) peak hours are the critical time periods as far as traffic capacities are concerned. If the intersection operates satisfactorily during the peak hour then it will operate satisfactorily during off-peak hours. Likewise, if the adjacent streets operate satisfactorily during peak periods, then they will operate satisfactorily during off peak periods.

Peak hour traffic counts are shown in the attachment entitled **TRAFFIC COUNTS**.

Trip Generation. The Institute of Transportation Engineers (ITE) publishes a reference document entitled **Trip Generation** which provides information as to how much traffic can be expected to be generated by various types of facilities. Category 230 in **Trip Generation** is for condominiums and these rates were used to determine the volume of traffic that can be expected to be generated by the proposed development. Using the ITE trip generation rates the 480 proposed units can be expected to generate 214 trips; 34 inbound and 180 outbound in the am peak. In the pm peak the project can be expected to generate 269 trips; 180 inbound and 89 outbound.

Trip Distribution. Based upon existing traffic, the project generated am traffic will split along Glacier Highway with approximately 60% going to or coming from the Central Business District (CBD) and 40% going to or coming from the Lemon

Creek/Mendenhall Valley (Valley) area. The pm project generated traffic will split along the Glacier Highway differently than the am peak with 40% going to or coming from the CBD and 60% going to or coming from the Valley. The probable cause for this apparent imbalance is the proximity of the Egan-Vanderbilt intersection to the Glacier-Craig intersection. In the morning, motorists drive along the Glacier Highway to the Salmon Creek intersection to enter Egan Drive. In the evening, motorists choose to use Egan to Vanderbilt Hill before leaving the major arterial to access Glacier Highway.

Trip generation and distribution data can be found on the attachment entitled **TRIP GENERATION**.

Turning Movements. Intersection turning movements for the Glacier/Craig intersection were summed for the existing traffic and then using the trip generation and distribution figures for the project, turning movements for the existing plus project scenario were calculated. These calculations are shown on the attachment entitled **Existing and Existing plus Project Turning Movements**.

Craig Street "Capacity". The developers requested an analysis to determine if the "capacity" of Craig street was adequate for the anticipated traffic from the proposed project coupled with existing traffic on the street. Capacity in traffic engineering circles represents the maximum volume of traffic that can be carried on a given roadway under existing conditions. Virtually no roads in the Juneau area are at capacity and most motorists would be unhappy if they were. Rather than the term "capacity" the term "maximum service flow" is used to denote the maximum traffic volume that is allowable on a given road under tolerable or better conditions. A collector road such as Craig Street should have a maximum service flow equated with level of service C (LOS C).

Levels of service range from LOS A, where no car on the road is influenced by any other car, to LOS E which is capacity and all cars are controlled by other vehicles movements. LOS C is generally accepted as the desirable LOS for urban and

suburban areas. In dense urban areas, collectors often operate at LOS D or E.

The maximum service flow (MSF) for any two-lane, two-way roadway is effected by a number of factors including the LOS volume to capacity ratio (v/c), the terrain (level, rolling or mountainous), the directional split of traffic on the roadway, the width of the roadway and the percent of heavy vehicles (trucks).

The terrain followed by Craig Street could be classified as between rolling and mountainous. As a consequence, MSF for both types of terrain were calculated. The v/c ratio for LOS C was used and directional splits were used separately for morning and evening scenarios as the splits differ significantly. The am directional split is 80/20 while the pm split is 70/30. The more balanced the split; i.e., the closer to 50/50, the higher the MSF. The roadway is at least 36 feet wide so no correcting factors are required for width in the MSF calculations. Also, the virtual absence of trucks on Craig allows for no heavy vehicle factors.

The end results of the calculations are that under **mountain** terrain conditions Craig Street is almost at MSF in both the morning and evening peaks. Under **rolling** terrain conditions the projected traffic is less than 50% of the MSF.

Peak	Mt MSF	RL MSF	Projected Traffic
AM	372	399	347
PM	651	698	393

Considering that the terrain through which Craig Street and its extension as a collector traverses is somewhere between mountainous and rolling it would appear that this collector can adequately carry the projected traffic (existing plus project) without exceeding the MSF associated with LOS C.

The calculations for the Craig analysis are in the attachment entitled **Craig Street Capacity Analysis**.

Intersection Analysis. In addition to knowing that the collector street, Craig Street, can accommodate the projected traffic, it is necessary to see if the

intersection of Craig and Glacier can accomodate the projected traffic. The normal procedure is to assess the level of service (LOS) of the existing operation of the intersection and then do a similar assessment using projected traffic (existing plus project). These analyses must be done for both the am and pm peak under both existing and existing plus project conditions.

Under all four scenarios, am existing, pm existing, am existing plus project and pm existing plus project the levels of service (LOS) for all movementd remain the same.

LOS

Scenario	SB LT	SB RT	EB LT
am existing	B	A	A
pm existing	B	A	A
am exist+proj	B	A	A
pm exist+proj	B	A	A

The attachments entitled **LEVEL OF SERVICE ANALYSIS** show the details of these calculations.

Location	Glacier Highway @ Craig Street; Juneau						
TRAFFIC COUNTS							
(g1huera)							
Date	February 18, 1997			by RWA			
Beginning							
Time	Craig		Glacier EB		Glacier WB		
Direction	LT	RT	LT	THRU	THRU	RT	Total
7:00	10	3	2	8	5	1	29
7:15	17	6	4	14	5	1	47
7:30	26	8	4	28	13	2	81 *
7:45	18	13	3	37	8	1	80 *
8:00	11	11	3	14	15	4	58 *
8:15	11	8	5	11	11	5	51 *
8:30	10	7	3	20	6	1	47
8:45	10	7	5	11	24	2	59
*Peak Hour							
Total	66	40	15	90	47	12	270
	AM Outbound		AM Inbound				
Craig Total	106	80%		27	20%		133
	CBD Trip Gen		Valley Trip Gen				
	78	59%		55	41%		133
15:45	2	4	4	17	22	9	58
16:00	2	4	4	9	24	7	50
16:15	1	9	2	12	21	11	56 *
16:30	2	6	12	16	35	4	75 *
16:45	0	8	14	11	37	17	87 *
17:00	2	8	14	19	33	14	90 *
17:15	4	6	8	10	15	11	54
*Peak Hour							
Totals	5	31	42	58	126	46	308
	PM Outbound		PM Inbound				
Craig Total	36	29%		88	71%		124
	CBD Trip Gen		Valley Trip Gen				
	51	41%		73	59%		124

Mountainside Annex							
TRIP GENERATION							
February 19, 1997	RWA						
(mtsda2tg)							
Proposed: 480 units of condominiums							
	Total	Inbound	From	From	Outbound	To Val	To CBD
	Trips		Val	CBD			
ITE Factors*	0.446	0.16	0.41	0.59	0.84	0.41	0.59
AM Peak Hour	214	34	14	20	180	74	106
ITE Factors*	0.561	0.67	0.59	0.41	0.33	0.59	0.41
PM Peak Hour	269	180	106	74	89	52	37
*ITE factors used for trip generation and in-out distribution.							
Distribution along Glacier Highway is the same as existing.							

Glacier Highway @ Craig Street						
Existing and Existing plus project turning movements						
Street Movement	Craig		Glacier EB		Glacier WB	
	LT	RT	LT	THRU	THRU	RT
AM Exist	66	40	15	90	47	12
Project	106	74	14	0	0	20
AM ex +proj	172	114	29	90	47	32
PM Exist	5	31	42	58	126	46
Project	37	52	106	0	0	74
PM Ex+proj	42	83	148	58	126	120

MOUNTAIN HEIGHTS ANNEX					
Craig Street Capacity Analysis					
(mtaxcrgcap)					
Service flow = $2800 \times (v/c) \times fd \times fw \times fhv$					
v/c = 0.16	Assumes LOS C in mountainous terrain with 100% no passing zone				
fd = 0.83	AM directional split is 80/20. (Table 8-4 HCM)				
fd = 0.89	PM directional split is 70/30. (Table 8-4 HCM)				
fw = 1.00	Craig is at least 36 feet wide so capacity is not restricted				
fhv=1.00	Virtually no heavy vehicles on Craig				
	Terrain	AM Peak		PM Peak	
Service flow	Mountain	371.84	LOS C	398.72	
Service flow	Rolling	650.72	LOS C	697.76	
Projected Peak		347		393	
Difference	Mountain	24.84	6.68%	5.72	1.43%
	Rolling	303.72	46.67%	304.76	43.68%

LEVEL OF SERVICE ANALYSIS			AM PEAK HOUR					
Glacier Highway @ Craig Street								
Existing Conditions, 2/19/97			RWA					
(loswkshmtaxam)	V2	V3	V4	V5	V7	V9		
Movement	WB Thru	WB RT	EB LT	EB Thru	SB LT	SB RT		
Volume, V	47	12	15	90	66	40		
Adjusted volume, v	XXXXX	XXXXX	16.5	XXXXX	72.6	44		
SB RT	.5*V3	V2	C9+C10					
	6	47	53					
Potential Capacity, Table 10-4.5			1600					
Movement Capacity, c9=p9			1600					
EB LT	V3	V2	V3+V2					
	12	47	59					
Potential Capacity, Table 10-4.5			1350					
Movement Capacity, c4=p4			1350					
Q-free state? po4			0.9878					
SB LT	.5*V3	V2	V5	V4	Sum			
	6	47	90	15	158			
Potential Capacity, Table 10-4.5					850			
Capacity Adj., f7=p4								
Movement capacity=f7*po7					839.6			
Movement	v	c	Delay	LOS	Da			
			10-7					
7	72.6	839.6	5	B				
9	44	1600	2	A				
4	16.5	1350	3	A				
Intersection Delay	D7*V7	D9*V9	D4*V4					
	235	80	45					360
	V2	V3	V4	V5	V7	V9		
	47	12	15	90	66	40		270
			Intersection Delay					1.3333333

Attachment I - Traffic Analysis

LEVEL OF SERVICE ANALYSIS		PM PEAK HOUR					
Glacier Highway @ Craig Street							
Existing plus Project Conditions		RWA					
(loswkshmtaxp.jp)	V2	V3	V4	V5	V7	V9	
Movement	WB Thru	WB RT	EB LT	EB Thru	SB LT	SB RT	
Volume, V	126	120	148	58	42	83	
Adjusted volume, v	XXXXX	XXXXX	162.8	XXXX	46.2	91.3	
SB RT	.5*V3	V2	C9+C10				
	60	126	186				
Potential Capacity, Table 10-4,5			1200				
Movement Capacity, c9=p9			1200				
EB LT	V3	V2	V3+V2				
	120	126	246				
Potential Capacity, Table 10-4,5			1250				
Movement Capacity, c4=p4			1250				
Q-free state? po4			0.8698				
SB LT	.5*V3	V2	V5	V4	Sum		
	60	126	58	148	392		
Potential Capacity, Table 10-4,5					600		
Capacity Adj., f7=p4							
Movement capacity=f7*po7					521.9		
Movement	v	c	Delay	LOS	Da		
			10-7				
7	46.2	521.9	8	B			
9	91.3	1200	3.5	A			
4	162.8	1250	3	A			
Intersection Delay	D7*V7	D9*V9	D4*V4				
	1008	290.5	444				1742.5
	V2	V3	V4	V5	V7	V9	
	126	120	148	58	42	83	577
			Intersection Delay				3.0199307



Engineering & Public Works Department

155 South Seward Street

Juneau, Alaska 99801

Phone: 907-586-0800 | Fax: 907-463-2606

DATE: February 4, 2019

TO: Laurel Bruggeman, CDD

FROM: Autumn Sapp, Engineering & Public Works Department

RE: SMP20180002 – Richland Manor 2 Subdivision, Major Subdivision Engineering & Public Works Department Review

Engineering and Public Works Department has completed a preliminary review of the proposed Richland Manor 2 Subdivision to create a total of 13 lots. The following has been determined as required by CBJ code 49.15.402(c)(4)(e):

1. The proposed preliminary drainage plan is not acceptable.
 - a. Applicant must obtain a drainage easement from Lot 3, Vanderbilt Hill Subdivision to allow surface drainage from the proposed Tract B1, Richland Manor 2 Subdivision to drain across the property and intersect the existing drainage easements, or;
 - b. Submit a revised preliminary drainage plan.
2. The Richland Manor 2 Subdivision proposed street and sidewalk plan is acceptable. The following request are also acceptable as noted:
 - a. Reduced right-of-way width of 50'. Remaining phases shall also be constructed at a width of 50' unless further engineering indicate this is not feasible.
 - b. Installation of sidewalk on one side is required by this phase. Future phases may require sidewalk on both sides.
3. The proposed improvements conform to the requirements of this title and can be feasibly constructed in accordance with Title 49.

Other concerns-

4. As outlined in a memo dated 12/11/2018 by Carson Dorn, Inc., an additional 80 residential units could be constructed in the Mountainside Estates water zone that fed by the existing pump station. Additionally, capacity would still be preserved for fire flows. For more detailed information please review the memo which is attached for your reference.



DATE: January 31, 2019

TO: Laurel Bruggeman, CDD

FROM: Autumn Sapp, Engineering & Public Works Department

RE: SMP20180002 – Richland Manor 2 Subdivision, Preliminary Plat Review v2

PLAT:

Sheet 1

1. Verify the square footage of Tract B-1 as it does not correspond to the closure report.
2. Add block information for Richland Manor II lots.
3. Verify location of monument detail letter C. Currently it is within Lot 1B and no monument is shown.
4. Trim lines or move text where it crosses to allow for legibility.
5. Add arrow for bearing and distance to north lot line of Lot 20, Block D, Mountainside Estates III.
6. Utilize the Unsurveyed line type for the lot lines of Lot 2, Deseret Subdivision that are not a boundary to this survey.
7. Provide drainage easement from west side of Block A to 20' drainage easement shown to allow for drainage across Tract B1.
8. Remove contours, building setbacks, and wetland boundaries.

Sheet 2

9. Verify the bearings and distances of Lot 8, Block A as is does not correspond with the closure report.
10. Trim easement hatch from panhandle width of Lot 8, Block A.
11. Center distances on lot lines for Lots 1, 2, and 3 of Block A and Block B.
12. Remove small text from Hillcrest Ave ROW adjacent to Lot 3, Block B.
13. Move Hillcrest Ave text and width for the existing portion to be visible and remove road grade.

Sheet 3

14. Remove extra period in note 7.

15. Renumber second Note 11 to read 12.

All Sheets

16. Include record information in parenthesis where it differs from measured or calculated bearings and distances.
17. Label all existing ROW with names and widths.
18. Add subdivision or USS information including tract or block information to all adjacent properties.
19. Standardize line thickness and line type scale for all existing easements.
20. Submit only black and white copies.

Other Information

21. Submit further drainage information showing how drainage will leave Tract B-1 and discharge to Glacier Highway's existing drainage channel, per CBJ 49.15.411,(i)(4)(C). Additionally, there is no easement shown within Lot 3, Vanderbilt Hill Subdivision to provide a legal path for drainage between Tract B1 and the existing easement within Lot 3, Vanderbilt Hill Subdivision.
22. The attached Change Request Log with determinations and recommendations has been updated with CBJ Engineering responses. Please review and respond in writing where recommendations request further information.

Change Request Log

Project Name: Richland Manor
Project Description: 12 Lot Subdivision

Project Sponsor: William Heumann
Project Manager: Michael Heumann

#	Date Reported	Category	Priority	Description of Change	Reason for Change	Consequences of Not Making Change	Cost of Change	Impact on Time	Impact on Other Projects	Requested by	Acceptable (Yes or No)	Reviewed by	Recommendations	Status
1	12/17/2018	Street	High	Reduce ROW width to 50'	Reduce fill of wetlands and building construction cost.	Possible denial of Corp Permit Application. Increased cost of \$2,500 per house would likely be passed onto the homeowner.	Were the Corp to deny the permit, the cost would be immeasurable. A preliminary estimate of the savings in site work and building costs is: \$30,000 and the development of less desirable houses (2) an less desirable yards (6) which is difficult to evaluate.	Reduction of 6 weeks		Heumann	Pending	JB/AS. 1/30/19	Submit square footage for wetland reduction of fill. Why are you proposing 60' in the next phase?	
2	1/8/2019	Street		Increase distance between street lights to a street light at each intersection.	Reduce light pollution and energy costs. Adheres to the CDD standards.	Less desirable lighting, increased operating costs and greater construction cost.	The estimated cost of the streetlight which could be required in Phase A is estimated to be \$6,500.	None		Heumann	No	JB/AS. 1/30/19	Follow Hillcrest lighting and Engineering Standard 118, every 250' and to light temporary cul-de-sac	
3	1/8/2019	Street	High	Install catch basin in gutter, provide storm drain stub out to each lot	Allow for reduced width, see #1. Reduces concentrated flows of water and water gathered in pipe systems to improve the hydrology of the drainage system. Fish and Game prefers drainage systems that allow for as much ground absorption of water as possible	Impact on wetlands, habitat and cost. Increased cost of #3,300 per house that would likely be passed on to the homeowner	The estimated cost savings is \$40,000.	Reduction of 3 weeks.		Heumann	Yes	JB/AS. 1/30/19	Acceptable CBJ drainage must be maintained outside of roadway,	
3a	1/8/2019	Street	High	Omit area drain for each lot and underdrain	See #3	See #3	See #3	See #3		Heumann	No	JB/AS. 1/30/19	Underdrain is required for road integrity. Area drains at back of sidewalk may be required during construction plan review.	

Change Request Log

Project Name: Richland Manor
Project Description: 12 Lot Subdivision

Project Sponsor: William Heumann
Project Manager: Michael Heumann

#	Date Reported	Category	Priority	Description of Change	Reason for Change	Consequences of Not Making Change	Cost of Change	Impact on Time	Impact on Other Projects	Requested by	Acceptable (Yes or No)	Reviewed by	Recommendations	Status
4	1/24/2019			Delete storm drain stub out to each lot.	Fish and Game prefers drainage systems that allow for as much ground absorption of water as possible, prefers to have gutter drains and such running over the ground. Storm drains would not work on the down hill lots.	Increased cost of \$1,700 per house that would likely be passed onto the homeowner	The estimated cost savings is \$20,000	Reduction of 10 days.		Heumann	No	JB/AS. 1/30/19	Storm drain stub outs are utilized by future homeowners and need to be provided for their connection. It may be possible to omit downhill lot storm drain stub outs, however this will have to be proved out with engineered drainage plan submitted with construction plan	
5	1/24/2019			Delete uphill sidewalk	Fish and Game prefers as much ground absorption of water as possible. They prefer unpaved surfaces where ever possible. Elimination of one sidewalk would contribute to better hydrology. Areas in Mountainside Estates that are served by sidewalks have one sidewalk.	Impact on habitat and construction cost. Increased cost of \$1,400 would likely be passed onto the homeowner.	The estimated cost savings is \$17,000.	Reduction of 10 days.		Heumann	Yes	JB/AS. 1/30/19	This development phase does not require a second sidewalk, however this request will be deferred to CDD.	

FROM: MOUNTAINSIDE ESTATES 12/11/2018
HIGH ELEVATION WATER SYSTEM EVALUATION
By: Jim Dorn

requires a minimum residual pressure of 20 psi in water distribution systems after accounting for pressure losses due to flow conditions.

In a water system, highest water pressures occur at the lower elevations and the lowest pressures occur at the highest elevations. ADEC's expectation is that water system pressures will be above 20 psi under conditions of peak hourly demand plus fire flows. A computer model of the Mountainside Estates water system was developed based on as-built record drawings of the water system layout, elevations and water line sizes. A number of different water system scenarios were evaluated including combinations of existing and future peak hourly water demand and fire flows to see what the impact would be on water system operating pressures. The fire flows were modeled with a 500 gpm fire flow at the end of Robbie Road. This is the location that will result in the greatest pressure losses under conditions of fire flow because it has the fire hydrant that is the furthest away from the pump station and at the highest elevation.

An additional scenario was modelled that included a future 1,000' extension to Robbie Road at the same elevation of the existing end of Robbie Road, to see the impact on water system pressure in any future development under fire flow conditions. Table 2 is a summary of the results from the computer modelling of the system.

TABLE 2
MOUNTAINSIDE ESTATES PROJECTED WATER PRESSURES AT SELECTED LOCATIONS
FOR DIFFERENT WATER DEMAND SCENARIOS

Water Demand Scenario	End of Hillcrest Ave.	Pump Station	Timberline Court	Pike Court	Tarn Court	Mary Ellen Way	End of Mtnside Drive	Robbie Road	Laurie Lane	Ling Court
Static Pressures (No Flow) (95 psi at Pump Station)	95.95	95.09	74.29	60.42	50.89	43.96	68.22	50.89	44.39	41.79
Peak Hourly Flow 60 gpm (Existing 118 Residences)	95.95	95.09	74.23	60.36	50.82	43.87	68.12	50.79	44.29	41.69
Peak Hourly Flow 100 gpm (Total 200 Residences)	95.95	95.09	74.18	60.30	50.75	43.76	68.00	50.65	44.16	41.56
Existing Peak Hour (60 gpm) Plus 500 gpm Fire @ Robbie Road	95.95	95.09	70.99	56.30	45.74	36.35	59.17	39.73	34.19	31.59
New Peak Hour (100 gpm) Plus 500 gpm Fire @ Robbie Road	95.95	95.09	70.69	55.93	45.27	35.64	58.33	38.79	33.30	30.70
New Peak Hour (100 gpm) Plus 500 gpm Fire @ End of 1000' Extension to Robbie Road	95.95	95.09	70.69	55.93	45.27	35.64	58.33	34.78	33.30	30.70

EXISTING
WITH 80
ADDITIONAL
UNITS

In general, it appears that there is a very small decrease in operating system pressures during periods of either existing or future peak hourly flows when compared to the static pressure. When evaluated in combination with fire flow conditions of 500 gpm at the upper end of Robbie Road, a more notable pressure drop of up to about 12 psi is expected in the existing Robbie Road, Ling Court and Laurie Lane area. However, none of the conditions of peak hourly demand in combination with 500 gpm fire flows result in water system pressures less than the ADEC minimum of 20 psi.

RECEIVED

DEC 27 2018

PERMIT CENTER/CDD

Technical Memorandum



Carson Dorn, Inc.

RECEIVED

Date: 12/11/2018

DEC 14 2018
PERMIT CENTER/CDD

712 West 12th Street
Juneau, AK 99801
Tel: 907-723-4717
jdorn@carsondorn.com

To: Bill Heumann

From: Jim Dorn

Reference:

Subject: Mountainside Estates
High Elevation Water System
Evaluation

PURPOSE OF TECH MEMO

The purpose of this technical memorandum is to evaluate the water booster pump station and water distribution system piping serving the high elevation water system in the Mountainside Estates Subdivision with regards to the possibility of constructing new residences off the end of Hillcrest Avenue, Mountainside Drive and Robbie Road.

SUMMARY OF FINDINGS AND CONCLUSIONS

- The existing Mountainside Estates water booster pump station has 3 – 10 hp pumps each of which is designed to pump 200 gpm. The total design capacity of the pump station is therefore 600 gpm.
- The original design intent for the existing Mountainside Estates water booster pump station was to have sufficient capacity to meet a peak hourly domestic water demand of 100 gpm while simultaneously providing 500 gpm for fire flows.
- 18 AAC 80.205 (a) (5) of the Alaska Department of Environmental Conservation's Drinking Water Regulations requires "...that at least 20 psi of service pressure at the highest elevation or pressure zone of a distribution main be maintained under peak design demand."
- The water pressure provided by the Mountainside Estates water booster pump station is 95 psi. The lowest elevation in the service area is at the end of Hillcrest Avenue and it has a static water pressure of about 96 psi. The highest elevation in the service area is at the upper end of Ling Court and it has the lowest static water pressure in the Mountainside Estates subdivision of about 42 psi.

- Water demand in the high elevation water system in 2018 has averaged about 16,400 gpd. This is equal to about 140 gpd per residence.
- Greatest water demand was in July. In July the daily demand was 20,423 gpd. The CBJ Water Department reviewed the historic water demand trend charts for July, 2018 and peak flows recorded during this period were consistently in the 50 to 60 gpm range.
- There are about 120 residences currently served by the Mountainside Estates Water Booster Pump Station. With current Peak Hourly Flows of 60 gpm, the average per residence Peak Hourly Flow is 0.5 gpm (60 gpm peak hourly flow/120 residential units = 0.5 gpm peak hourly flow/residential unit).
- With the pump station designed to provide peak hourly domestic water flows of 100 gpm, and 60 gpm is currently being used to meet Peak Hourly Domestic demand, there remains 40 gpm of pump station capacity available to meet peak hourly water demands from future residential development. This preserves 500 gpm of pump station capacity for fire flows.
- With average peak hourly flow per residence in Mountainside Estates of 0.5 gpm, if an additional 80 residential units are constructed it would result in a projected 40 gpm increase in the peak hourly flow (80 residential units x 0.5 gpm peak hourly flow/residential unit = 40 gpm). This uses the remaining domestic peak hourly water flow design capacity of the Mountainside Estates pump station.
- Using a computer model of the Mountainside Estates water system, water pressure in the water main at the upper end of Ling Court (the area with the lowest water system pressure) is projected to be as follows for the following conditions:
 - Static Pressure No Water Demand = 41.79 psi
 - 60 gpm Existing Peak Hourly Water Demand = 41.69 psi
 - 100 gpm Future Peak Hourly Water Demand = 41.56 psi
 - 60 gpm Existing Peak Hourly and 500 gpm Fire @ Robbie Rd. = 31.59 psi
 - 100 gpm Future Peak Hourly and 500 gpm Fire @ Robbie Rd. = 30.70 psi
- It appears that an additional 80 residential units could be constructed in the Mountainside Estates high elevation water zone without exceeding the existing pump station design capacity of 100 gpm for peak hourly domestic water demand or reducing pressures in the distribution main to below 20 psi. This also preserves additional pump station capacity of 500 gpm for fire flows without reducing water pressures in the water main to below 20 psi.

MOUNTAINSIDE ESTATES HIGH ELEVATION WATER SYSTEM BACKGROUND

The higher elevations of the Mountainside Estates Subdivision are at an elevation that is too high for it to be served by the low elevation water system which serves much of Juneau. High elevation developments in Juneau, like Mountainside Estates, are typically supplied water using water booster pumps. In some instances, these water booster pumps fill water storage reservoirs that provide higher elevation areas with adequate water pressure and flows using

water stored in the reservoirs. In other instances, the pumps are constant pressure pumps that maintain water pressure in higher elevation areas by varying pump speed to ensure a constant pressure is provided to residents under varying water demand conditions.

The Mountainside Estate Pump Station, located at the intersection of Craig Street and Hillcrest Avenue is a constant pressure pump station that was constructed in 1994. It has three 10 hp pumps each capable of producing 200 gpm. Two of the pumps are controlled by variable frequency drives (VFDs) that adjust pump speed to maintain a constant output pressure of 95 psi at the pump station. For the Mountainside Estates pump station one of the VFD controlled pumps typically operates continuously to maintain water pressure and other is a standby in case water demand exceeds the 200 gpm capacity of a single pump. The two VFD controlled pumps alternate operation each day. The third pump is a constant speed pump and it only operates when the two VFD controlled pumps are unable to maintain a pump station output pressure of 95 psi. The combined output of the three pumps is about 600 gpm. The design flow of the pump station was based on a fire flow of 500 gpm and a peak hourly domestic demand of 100 gpm. These design flows were the result of meetings and conversations between the CBJ Public Utilities, CBJ Engineering and CBJ Fire Departments in 1994.



Mountainside Estates Pump Station

The desired static water pressure (the no flow condition) in water mains within the Juneau Areawide Water System is typically a low of 40 psi and a high of 95 psi. The Mountainside Estates pump station is at elevation 108' and its output pressure is 95 psi. The lowest elevation in the Mountainside Estates high elevation water service area is at the end of Hillcrest Avenue.

Its elevation is 106' and it has a static operating pressure of about 96 psi. The highest elevation in the Mountainside Estates high elevation water service area is at the end of Ling Court. Its elevation is 231' and it has a static operating pressure of about 42 psi. Houses that are higher or lower than the water main in the road may have pressures that are higher or lower than these calculated pressures.

The water distribution system piping in the Mountainside Estates high elevation service area consists of 8" ductile iron pipe. The service area includes:

- Hillcrest Avenue
- Mountainside Drive
- Timberline Court
- Edwin Place
- Pike Court
- Tarn Court
- Mary Ellen Way
- Robbie Road
- Laurie Lane
- Ling Court

A drive through survey of the service area counted 118 residences in the service area.

MOUNTAINSIDE ESTATES DOMESTIC WATER DEMAND EVALUATION

As discussed earlier, the Mountainside Estates pump station was designed to provide 100 gpm for peak hourly domestic water demand and 500 gpm for fire flows.

There are currently about 118 residences in the service area. Water usage is recorded at the Mountainside Estates pump station a couple of times each week (see Appendix A – 2018 Mountainside Estates Pump Station Flows). From the recorded water usage, daily usage is calculated by dividing the recorded usage by the number of days between each recording. The Average Gallons per Day per Residence is calculated by dividing the calculated daily usage by the number of residences. Average Daily Flow rate is calculated by dividing the daily usage by 1,440 minutes, the number of minutes in a day.

Water demand constantly changes throughout a day. Generally, there are peak water demand periods in the morning and again in the evening. Since water demand is not constant over a day it is typical to evaluate water systems based on the Peak Hourly Flow. Peak Hourly Flows are usually estimated to be between 3 and 4 times the Average Daily Flow. Since Mountainside is a relatively small subdivision, we have used a peaking factor of 4 to calculate the estimated peak hourly flows. Table 1 is a summary of the monthly flows for the Mountainside Estates Pump Station.

Table 1
2018 Mountainside Estates Water Flow Summary

Month	Average Daily Use (GPD)	Avg. GPD Per Residence	Avg. Daily Flow (gpm)	Estimated Peak Hourly Flow (gpm) ¹
January	16,116	136.6	11.2	44.8
February	17,460	148.0	12.1	48.5
March	14,884	126.1	10.3	41.3
April	15,135	128.3	10.5	42.0
May	15,202	128.8	10.6	42.2
June	18,932	160.4	13.1	52.6
July	20,423	173.1	14.2	56.7
August	16,931	143.5	11.8	47.0
September	14,276	121.0	9.9	39.7
October	14,515	123.0	10.1	40.3
November	16,511	139.9	11.5	45.9
December				
Annual Avg.	16,399	139.0	11.4	45.6

1. Estimated Peak Hourly Flow is 4.0 times the Average Daily Flow

The CBJ Water Department was contacted to discuss the estimates of peak hourly flow and they were able to review water flow trends at the Mountainside Estates pumps station using their areawide water monitoring system. They reported that in June and July the peak water flow rates recorded by their system for the Mountainside Estates pump station were constantly varying between 50 and 60 gpm. They believe 60 gpm is a good estimate of the current peak hourly flows at Mountainside Estates.

During Peak Hourly Water Demand periods not all residences will be using water simultaneously. Some will be using water at high rates and some will not be using any water at all. To evaluate future peak hourly water demands it is helpful to consider the current average contribution to the peak hourly flow rate per residence. Since there are about 120 current residences in Mountainside and the current peak hourly flows are estimated at 60 gpm, the average peak hourly flow per residence is 0.5 gpm (60 gpm peak hourly flow/120 residential units = 0.5 gpm peak hourly flow/residential unit).

Of the 100 gpm of the pump station capacity dedicated to meeting peak hourly domestic flows, there remains 40 gpm if 60 gpm is currently being used to meet peak hourly flows. Assuming new residences have similar peak hourly water demands as the existing residences, each new residence would add about 0.5 gpm to the peak hourly water demand. On that basis the remaining 40 gpm of pump station capacity available for meeting peak hourly domestic water demand is sufficient to meet the demand from an additional 80 homes (40 gpm/0.5 gpm per residence = 80 residences).

MOUNTAINSIDE ESTATES WATER PRESSURE EVALUATION

During periods of high water demand such as during a fire, the Alaska Department of Environmental Conservation's (ADEC) Drinking Water Regulations (18 AAC 80.205 (a) (5))

requires a minimum residual pressure of 20 psi in water distribution systems after accounting for pressure losses due to flow conditions.

In a water system, highest water pressures occur at the lower elevations and the lowest pressures occur at the highest elevations. ADEC's expectation is that water system pressures will be above 20 psi under conditions of peak hourly demand plus fire flows. A computer model of the Mountainside Estates water system was developed based on as-built record drawings of the water system layout, elevations and water line sizes. A number of different water system scenarios were evaluated including combinations of existing and future peak hourly water demand and fire flows to see what the impact would be on water system operating pressures. The fire flows were modeled with a 500 gpm fire flow at the end of Robbie Road. This is the location that will result in the greatest pressure losses under conditions of fire flow because it has the fire hydrant that is the furthest away from the pump station and at the highest elevation.

An additional scenario was modelled that included a future 1,000' extension to Robbie Road at the same elevation of the existing end of Robbie Road, to see the impact on water system pressure in any future development under fire flow conditions. Table 2 is a summary of the results from the computer modelling of the system.

TABLE 2
MOUNTAINSIDE ESTATES PROJECTED WATER PRESSURES AT SELECTED LOCATIONS
FOR DIFFERENT WATER DEMAND SCENARIOS

Water Demand Scenario	End of Hillcrest Ave.	Pump Station	Timberline Court	Pike Court	Tarn Court	Mary Ellen Way	End of Mtnside Drive	Robbie Road	Laurie Lane	Ling Court
Static Pressures (No Flow) (95 psi at Pump Station)	95.95	95.09	74.29	60.42	50.89	43.96	68.22	50.89	44.39	41.79
Peak Hourly Flow 60 gpm (Existing 118 Residences)	95.95	95.09	74.23	60.36	50.82	43.87	68.12	50.79	44.29	41.69
Peak Hourly Flow 100 gpm (Total 200 Residences)	95.95	95.09	74.18	60.30	50.75	43.76	68.00	50.65	44.16	41.56
Existing Peak Hour (60 gpm) Plus 500 gpm Fire @ Robbie Road	95.95	95.09	70.99	56.30	45.74	36.35	59.17	39.73	34.19	31.59
New Peak Hour (100 gpm) Plus 500 gpm Fire @ Robbie Road	95.95	95.09	70.69	55.93	45.27	35.64	58.33	38.79	33.30	30.70
New Peak Hour (100 gpm) Plus 500 gpm Fire @ End of 1000' Extension to Robbie Road	95.95	95.09	70.69	55.93	45.27	35.64	58.33	34.78	33.30	30.70

In general, it appears that there is a very small decrease in operating system pressures during periods of either existing or future peak hourly flows when compared to the static pressure. When evaluated in combination with fire flow conditions of 500 gpm at the upper end of Robbie Road, a more notable pressure drop of up to about 12 psi is expected in the existing Robbie Road, Ling Court and Laurie Lane area. However, none of the conditions of peak hourly demand in combination with 500 gpm fire flows result in water system pressures less than the ADEC minimum of 20 psi.

APPENDIX A
MOUNTAINSIDE ESTATES PUMP STATION
2018 WATER FLOW RECORDS

MOUNTAINSIDE ESTATES PUMP STATION FLOWS

January, 2018

Date	Time	PSI In	PSI Out	Meter Reading	Usage (Gal.)	Daily Use (GPD)	Avg. Daily Flow (gpm)
1							
2	1040	45	95	718,752	74,500	18,625	12.9
3							
4							
5							
6							
7							
8							
9	1000	46	94	720,837	108,500	15,500	10.8
10							
11							
12	0930	48	94	721,312	47,500	15,833	11.0
13							
14							
15							
16	1000	45	95	721,987	67,500	16,875	11.7
17							
18							
19	1000	48	95	722,417	43,000	14,333	10.0
20							
21							
22							
23	1520	48	94	723,097	68,000	17,000	11.8
24							
25							
26	1100	49	94	723,512	41,500	13,833	9.6
27							
28							
29							
30	0900	51	94	724,189	67,700	16,925	11.8
31							

Averages 16,116 11.2

MOUNTAINSIDE ESTATES PUMP STATION FLOWS

February, 2018

Date	Time	PSI In	PSI Out	Meter Reading	Usage (Gal.)	Daily Use (GPD)	Avg. Daily Flow (gpm)
1							
2	1005	50	94	724,678	48,900	16,300	11.3
3							
4							
5							
6	1040	38	92	725,428	75,000	18,750	13.0
7							
8							
9							
10							
11							
12							
13	0940	53	94	726,712	128,400	18,343	12.7
14							
15							
16	1130	49	93	727,196	48,400	16,133	11.2
17							
18							
19							
20	1033	48	94	727,907	71,100	17,775	12.3
21							
22							
23							
24							
25							
26							
27							
28							

Averages 17,460 12.1

MOUNTAINSIDE ESTATES PUMP STATION FLOWS**March, 2018**

Date	Time	PSI In	PSI Out	Meter Reading	Usage (Gal.)	Daily Use (GPD)	Avg. Daily Flow (gpm)
1							
2	0830	49	93	729,680	177,300	14,775	10.3
3							
4							
5							
6	1150	49	94	730,365	68,500	17,125	11.9
7							
8							
9	1200	49	94	730,815	45,000	15,000	10.4
10							
11							
12							
13	0915	49	95	731,463	64,800	16,200	11.3
14							
15							
16	1115	48	95	731,905	44,200	14,733	10.2
17							
18							
19							
20	1020	47	94	732,491	58,600	14,650	10.2
21							
22							
23	1000	48	95	732,874	38,300	12,767	8.9
24							
25							
26							
27							
28	0900	48	95	733,565	69,100	13,820	9.6
29							
30							

Averages 14,884 10.3

MOUNTAINSIDE ESTATES PUMP STATION FLOWS**April, 2018**

Date	Time	PSI In	PSI Out	Meter Reading	Usage (Gal.)	Daily Use (GPD)	Avg. Daily Flow (gpm)
1							
2							
3	1040	48	94	734,444	87,900	14,650	10.2
4							
5	1545	49	94	734,730	28,600	14,300	9.9
6							
7							
8							
9							
10	1000	48	95	735,488	75,800	15,160	10.5
11							
12	1505	49	94	735,839	35,100	17,550	12.2
13							
14							
15							
16							
17							
18							
19							
20	1110	48	94	736,992	115,300	14,413	10.0
21							
22							
23							
24	0936	46	94	737,629	62,700	15,675	10.9
25							
26							
27	1430	47	94	738,055	42,600	14,200	9.9
28							
29							
30							

Averages 15,135 10.5

MOUNTAINSIDE ESTATES PUMP STATION FLOWS**May, 2018**

Date	Time	PSI In	PSI Out	Meter Reading	Usage (Gal.)	Daily Use (GPD)	Avg. Daily Flow (gpm)
1							
2							
3							
4	1135	46	94	739,141	108,600	15,514	10.8
5							
6							
7							
8	1000	48	93	739,783	64,200	16,050	11.1
9							
10	1310	45	94	740,092	30,900	15,450	10.7
11							
12							
13							
14							
15	1020	47	95	740,859	49,700	9,940	6.9
16							
17							
18	1445	47	95	741,337	47,800	15,933	11.1
19							
20							
21	1520	46	94	741,868	53,100	17,700	12.3
22							
23							
24							
25	1015	45	94	742,437	56,900	14,225	9.9
26							
27							
28							
29	0935	48	93	743,109	67,200	16,800	11.7
30							
31							

Averages 15,202 10.6

MOUNTAINSIDE ESTATES PUMP STATION FLOWS**June, 2018**

Date	Time	PSI In	PSI Out	Meter Reading	Usage (Gal.)	Daily Use (GPD)	Avg. Daily Flow (gpm)
1	1230	49	93	743,662	55,300	18,433	12.8
2							
3							
4							
5	1015	47	95	744,419	75,700	18,925	13.1
6							
7							
8	1320	47	94	744,896	47,700	15,900	11.0
9							
10							
11							
12	0935	48	92	745,545	64,900	16,225	11.3
13							
14							
15	1335	49	93	746,032	48,700	16,233	11.3
16							
17							
18	1315	48	95	746,524	49,200	16,400	11.4
19							
20							
21							
22	0915	47	95	747,462	93,800	23,450	16.3
23							
24							
25							
26	1000	47	93	748,651	118,900	29,725	20.6
27							
28							
29	0912	47	94	749,106	45,300	15,100	10.5
30							

Averages 18,932 13.1

MOUNTAINSIDE ESTATES PUMP STATION FLOWS**July, 2018**

Date	Time	PSI In	PSI Out	Meter Reading	Usage (Gal.)	Daily Use (GPD)	Avg. Daily Flow (gpm)
1							
2	1020	47	93	749,642	53,600	17,867	12.4
3							
4							
5							
6	0825	50	91	750,490	84,800	21,200	14.7
7							
8							
9							
10							
11	1300	46	94	751,470	98,000	19,600	13.6
12							
13	1050	47	92	751,796	32,600	16,300	11.3
14							
15							
16							
17	1030	48	93	752,545	74,900	18,725	13.0
18							
19							
20	1135	47	94	753,065	52,000	17,333	12.0
21							
22							
23							
24	1245	47	93	754,016	95,100	23,775	16.5
25							
26							
27	1505	47	94	754,647	65,800	21,933	15.2
28							
29							
30							
31	1030	46	94	755,730	108,300	27,075	18.8

Averages 20,423 14.2

MOUNTAINSIDE ESTATES PUMP STATION FLOWS**August, 2018**

Date	Time	PSI In	PSI Out	Meter Reading	Usage (Gal.)	Daily Use (GPD)	Avg. Daily Flow (gpm)
1							
2							
3	1020	47	94	756,274	54,400	18,133	12.6
4							
5							
6							
7	1020	46	93	756,982	76,800	19,200	13.3
8							
9							
10	1010	50	94	757,435	45,300	15,100	10.5
11							
12							
13							
14	1000	45	93	758,089	65,400	16,350	11.4
15							
16							
17	1010	47	94	758,683	59,400	19,800	13.8
18							
19							
20							
21	1030	47	95	759,377	69,400	17,350	12.0
22							
23							
24	1245	48	94	759,842	46,500	15,500	10.8
25							
26							
27							
28	1340	47	93	760,497	65,500	16,375	11.4
29							
30							
31	0825	48	94	760,934	43,700	14,567	10.1

Averages 16,931 11.8

MOUNTAINSIDE ESTATES PUMP STATION FLOWS
September, 2018

Date	Time	PSI In	PSI Out	Meter Reading	Usage (Gal.)	Daily Use (GPD)	Avg. Daily Flow (gpm)
1							
2							
3							
4	1435	42	94	761,661	72,700	18,175	12.6
5							
6							
7	0930	46	93	762,065	40,400	13,467	9.4
8							
9							
10							
11	1020	49	94	762,637	57,200	14,300	9.9
12							
13							
14	0955	45	94	763,041	40,400	13,467	9.4
15							
16							
17							
18	1055	50	93	763,656	61,500	15,375	10.7
19							
20							
21	1020	45	94	764,057	40,100	13,367	9.3
22							
23							
24							
25	1205	47	93	764,618	56,100	14,025	9.7
26							
27							
28	0930	46	94	764,979	36,100	12,033	8.4
29							
30							

Averages 14,276 9.9

MOUNTAINSIDE ESTATES PUMP STATION FLOWS
October, 2018

Date	Time	PSI In	PSI Out	Meter Reading	Usage (Gal.)	Daily Use (GPD)	Avg. Daily Flow (gpm)
1							
2	1000	47	93	765,571	76,551	19,138	13.3
3							
4							
5	0955	47	93	765,996	42,500	14,167	9.8
6							
7							
8							
9	1010	47	94	766,616	62,000	15,500	10.8
10							
11							
12	1400	47	93	767,005	38,900	12,967	9.0
13							
14							
15							
16	1015	46	94	767,567	56,200	14,050	9.8
17							
18							
19	0910	47	93	767,952	38,500	12,833	8.9
20							
21							
22							
23	1450	46	94	768,552	60,000	15,000	10.4
24							
25							
26	1010	47	93	768,926	37,400	12,467	8.7
27							
28							
29							
30							
31							

Averages 14,515 10.1

MOUNTAINSIDE ESTATES PUMP STATION FLOWS
November 2018

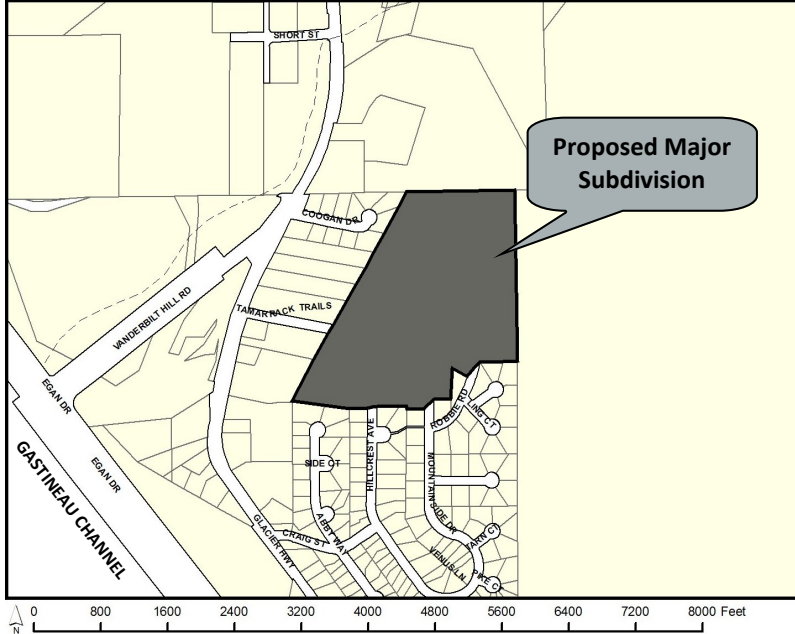
Date	Time	PSI In	PSI Out	Meter Reading	Usage (Gal.)	Daily Use (GPD)	Avg. Daily Flow (gpm)
1							
2							
3							
4							
5							
6	1030	48	93	770,616	169,200	15,382	10.7
7							
8							
9	1010	47	95	771,102	48,600	16,200	11.3
10							
11							
12							
13	1020	48	93	771,820	71,800	17,950	12.5
14							
15							
16							
17							
18							
19							
20							
21							
22							
23							
24							
25							
26							
27							
28							
29							
30							

Averages 16,511 11.5

Please Come to a Meeting

About an application for a major subdivision in Your Neighborhood

Your Community, Your Voice



COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

The Community Development Department is hosting an opportunity for the community to discuss an application for a phased major subdivision at 4506 Hillcrest Avenue. Your questions, comments and concerns are welcome.



NEIGHBORHOOD MEETING
January 31, 2019, 6:00—7:30 pm
Dzantik'i Heeni Middle School

If you are not able to attend this meeting but have questions or comments, please contact Laurel Bruggeman, CDD Planner, at (907) 586-0761 or laurel.bruggeman@juneau.org.

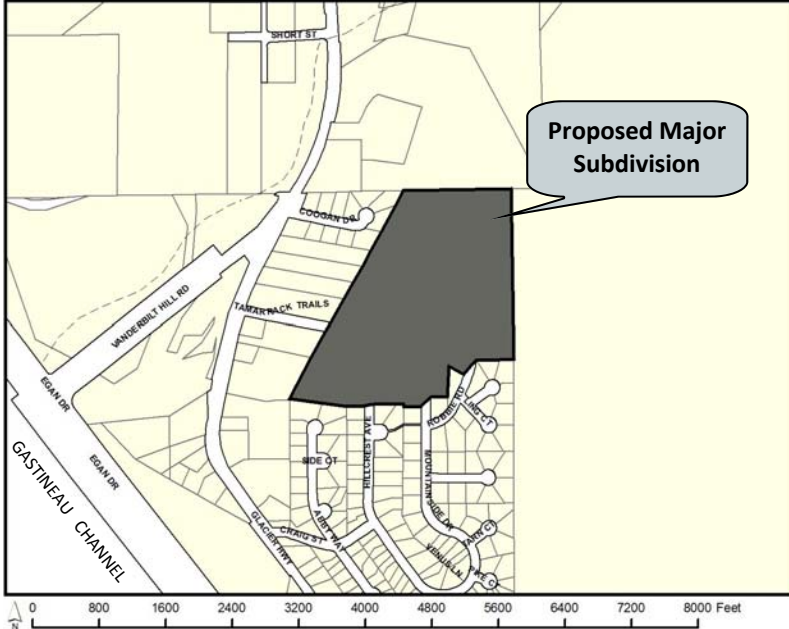
When this project is scheduled for review by the Planning Commission, all property owners within 500 feet of the proposed subdivision will receive a separate notice with details on how and where to submit comments or testify before the Commission.

Printed January 18, 2019

Case No.: SMP20180002
Parcel No.: 7B1001160010
CBJ Parcel Viewer: <http://epv.juneau.org>

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 **Phased Major Subdivision** to include **12 single-family lots and 1 large tract** located at **4506 Hillcrest Avenue** in a **D15 Zoning District**.

TIMELINE

Staff Report expected to be posted **Tuesday, February 19**, at <https://beta.juneau.org/assembly/assembly-minutes-and-agendas>
Find hearing results, meeting minutes and more here as well.

Now through February 4, 2019

Comments received during this period will be sent to the Planner, **Laurel Bruggeman**, to be included in the staff report.

February 5 through 12 noon, February 22

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

HEARING DATE & TIME
7:00 pm, February 26, 2019

You may testify and bring up to 2 pages of written material (15 copies) in City Hall's Assembly Chambers, 155 S. Seward St., Juneau.

February 27

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**

Case No.: SMP2018 0002
Parcel No.: 7B1001160010
CBJ Parcel Viewer: <http://epv.juneau.org>

SMP20180002

A Preliminary Plat for a phased major subdivision to include 12 single-family lots and 1 large tract (13 lots total)

Planning Commission Presentation February 26, 2019



General Information

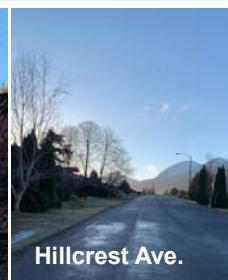
Applicant:	Michael & William Heumann
Legal Description:	Richland Manor Tract B
Parcel Code:	7B1001160010
Site Size:	30.67 Acres (1,335,985 sq. ft.)
Comprehensive Plan Future Land Use Designation:	Medium Density Residential (MDR) (5-20 Units Per Acre)
Current Zoning:	D15 (15 Units Per Acre)
Utilities:	Public Water & Sewer Proposed
Existing Land Use:	Vacant



End of Hillcrest Ave.



End of Mountainside Dr.



Hillcrest Ave.

CBJ 49.15 Article IV

(a) 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. To meet this objective, this article is intended to:

- (1) Establish a process that facilitates the **fair and predictable division of land**;
- (2) Encourage the **efficient and cost-effective provision of public services**;
- (3) Address traffic and circulation to **reduce congestion**;
- (4) Provide for flexibility in the division and establishment of residential and commercial lots;
- (5) Establish procedures for subdividing land to **accommodate a variety of housing types**; and
- (6) Accomplish uniform monumentation for land subdivision and facilitate accurate legal descriptions for land conveyance.



Major Subdivision Process

Preliminary Plat Review



Neighborhood Meeting



Planning Commission
Review of Preliminary
Plat



Construction of Public
Utilities and Roads



Final Plat Review



Planning Commission
Approval of Final Plat

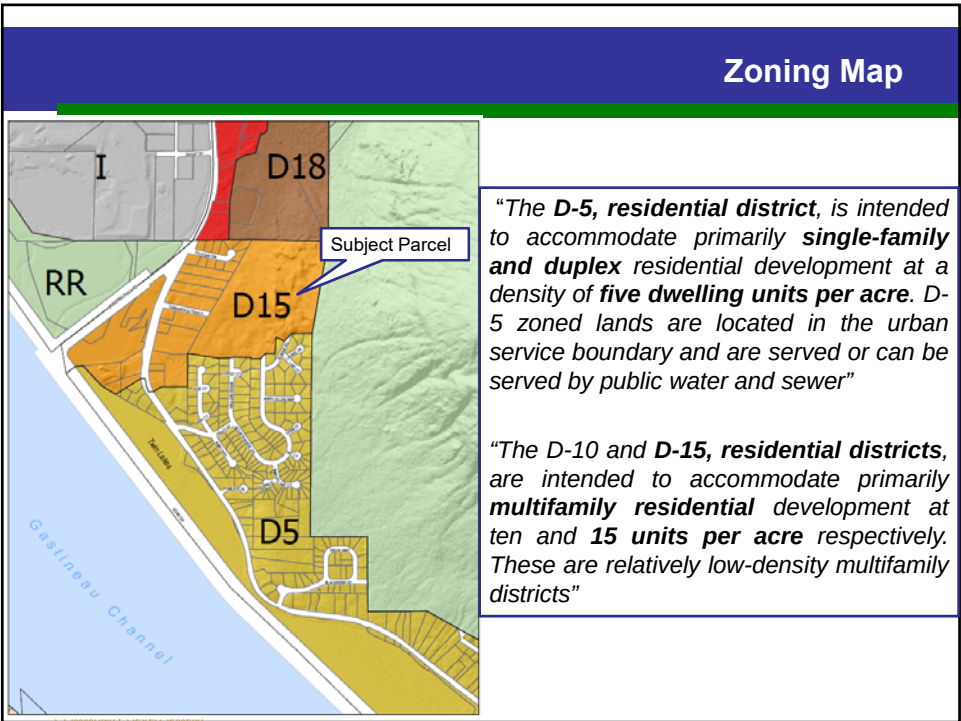
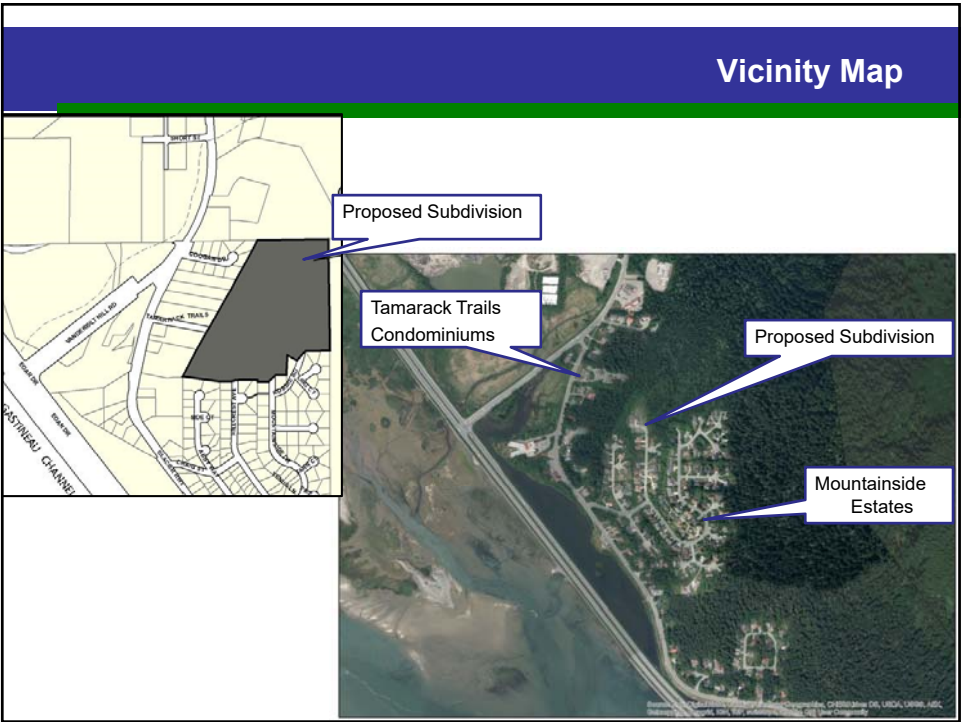


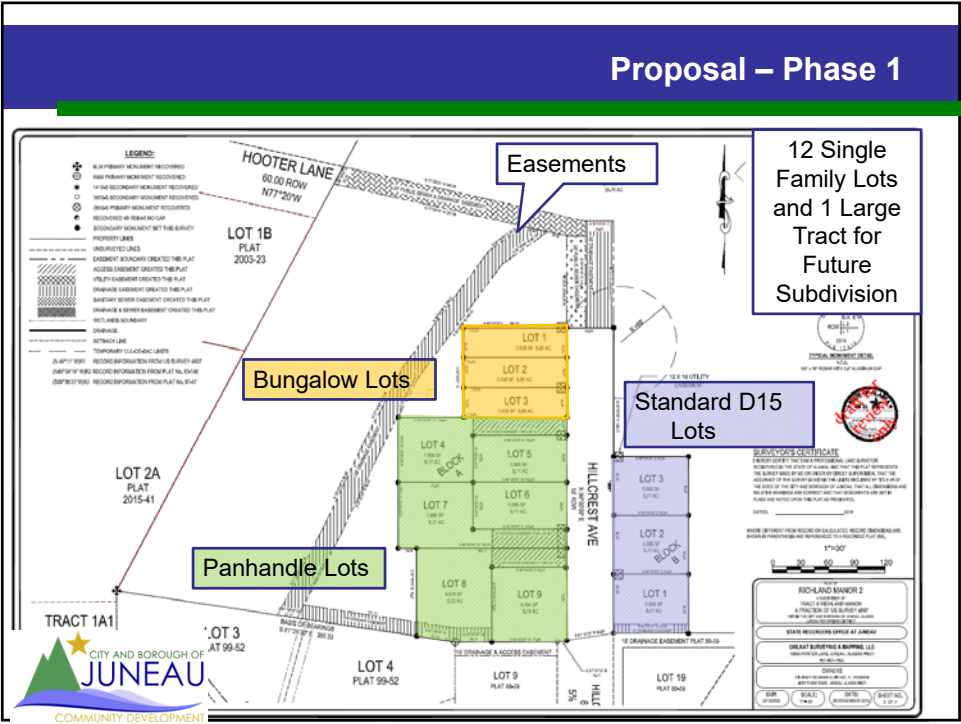
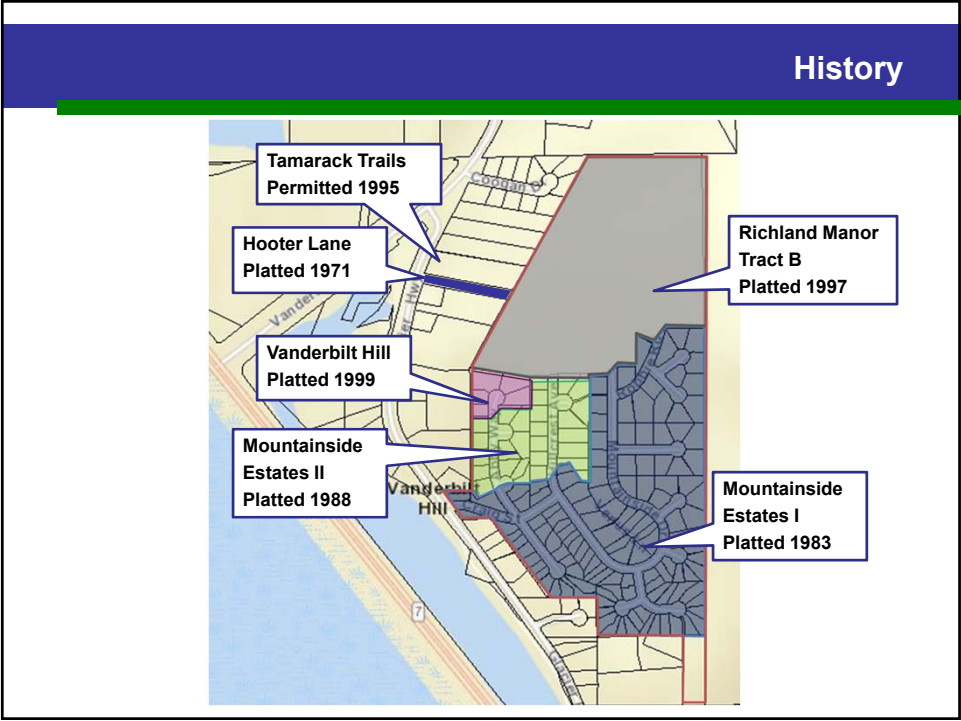
Plat Recording

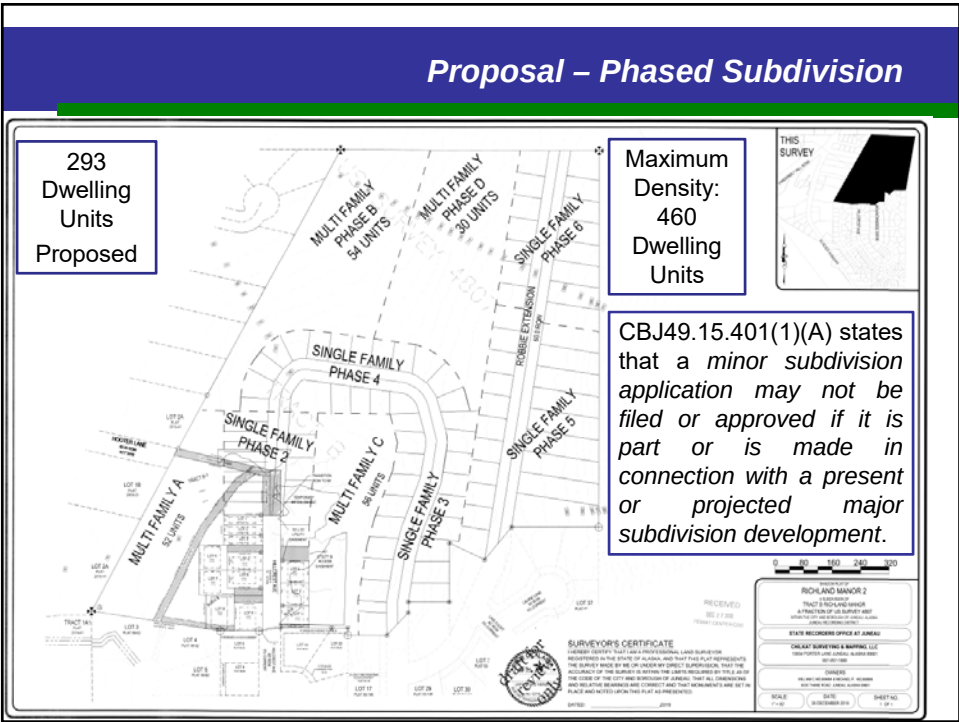
We Are Here

CBJ 49.15.402(c) Preliminary Plat. The commission shall be responsible for approval of the preliminary plat.

CBJ 49.15.402(c)(5) 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.







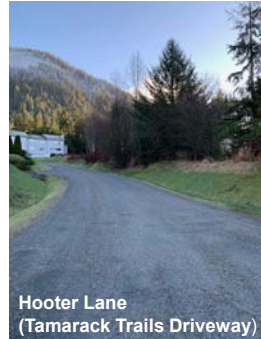
Access




Craig St.

Street, collector, means a street which collects traffic from local streets and connects the minor and major arterials.

Street, local, means a street intended for vehicular access to abutting property and not intended for through traffic.

Craig Street

Hooter Lane
(Tamarack Trails Driveway)

Traffic Impact Analysis

Phase 1:

Use	Trips Generated	Phase 1 Proposed	Phase 1 ADTs
Single Family Detached	9.52	12	114.24

Use	Trips Generated	Phase 1 POTENTIAL	Phase 1 ADTs
Single Family Detached (With Accessory Apartment)	16.17	9	145.53
(Bungalow lots cannot have accessory apartments)			

All Phases:

Use	Trips Generated	Total Units Proposed	ADTs All Phases
Single Family Detached	9.52	101	961.52
Multifamily (Apartment)	6.65	192	1276.8

49.40.300 - Applicability.

(a) A traffic impact analysis (TIA) shall be required as follows:

- (1) A development projected to generate **500 or more average daily trips (ADT)** shall be required to have a traffic impact analysis.
- (2) A development projected to **generate fewer than 250 ADT** shall not be required to have a traffic impact analysis.
- (3) A development projected to generate more than 250 ADT but fewer than 500 ADT shall be required to have a traffic impact analysis if the Community Development Department Director determines that an analysis is necessary based on the type of development, its location, the likelihood of future expansion, and other factors found relevant by the director.

Right of Way Width Reduction Request Per CBJ 49.35.240(b)

Request to reduce required ROW width from 60' to 50'

CBJ 49.35.240(b)(5) States:

(5) The director shall make written findings supporting right-of-way minimum width reductions granted under this section. The director's findings shall state that:

- (A) The applicant has provided room for electric utility features and demonstrates that if the road is upgraded in the future to include additional sidewalks that there is sufficient right-of-way for construction of the sidewalks without need for retaining walls over two feet in height.
- (B) There is sufficient right-of-way or easements to allow for drainage improvements required by construction of the sidewalks.
- (C) That any driveways shall be constructed to accommodate the elevations of future sidewalks.
- (D) No additional right-of-way width will be required in order to provide for sufficient access to abutting lands.
- (E) There is sufficient room for snow storage.



The Community Development Department and the Department of Engineering & Public Works recommend approval of the request for a reduced ROW width.

Public Improvements

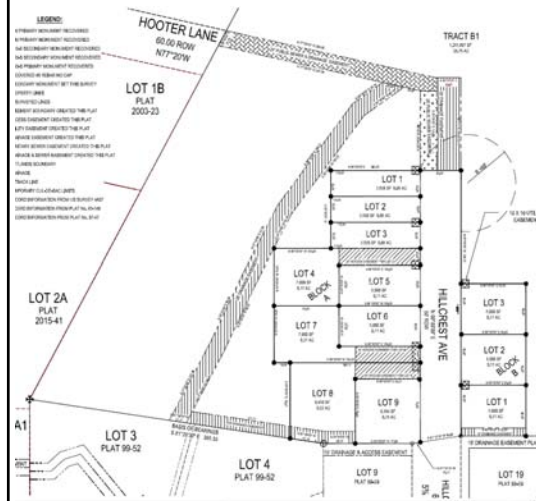
Public water & sewer are proposed within the development.

Craig St. – Sidewalks on one side
Hillcrest Ave. – No sidewalks
Mountainside Dr. - Sidewalks on one side

Avg. Daily Trips (ADT)	Adopted Traffic Impact Analysis Required	Sidewalks	Travel Way Width	Street Lights	Width	Paved Roadway Required	Publicly Maintained
≥ 500	Yes	Both sides	26 ft.	At all intersections	60 ft. Public ROW ⁱⁱ	Yes	Yes
212 to 499	Maybe	One side	24 ft.	At all intersections	60 ft. Public ROW ⁱⁱ	Yes	Yes
0 to 211	No	Not required	22 ft.	At intersection of subdivision streets and external street system	60 ft. Public ROW ⁱⁱ	Yes	Yes
0 to 211	No	Not required	20 ft. ⁱ	At intersection of subdivision streets and external street system	60 ft. Public ROW ⁱⁱ	No, if outside the urban service area	No
		Not required	20 ft. ⁱ	No	50 ft. private easement	No ⁱⁱⁱ	No

Drainage

The CBJ Engineering & Public Works Department has reviewed the existing drainage and proposed drainage easements as shown on the preliminary plat and does not find the preliminary drainage plan to be acceptable.

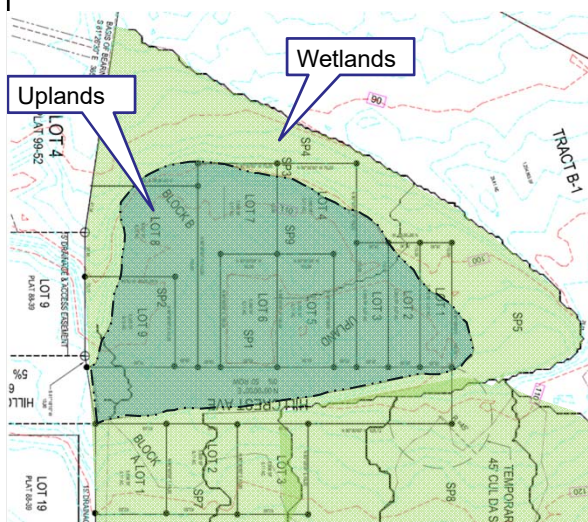


a. Applicant must obtain a drainage easement from Lot 3, Vanderbilt Hill Subdivision to allow surface drainage from the proposed Tract B1, Richland Manor 2 Subdivision to drain across the property and intersect the existing drainage easements,

or

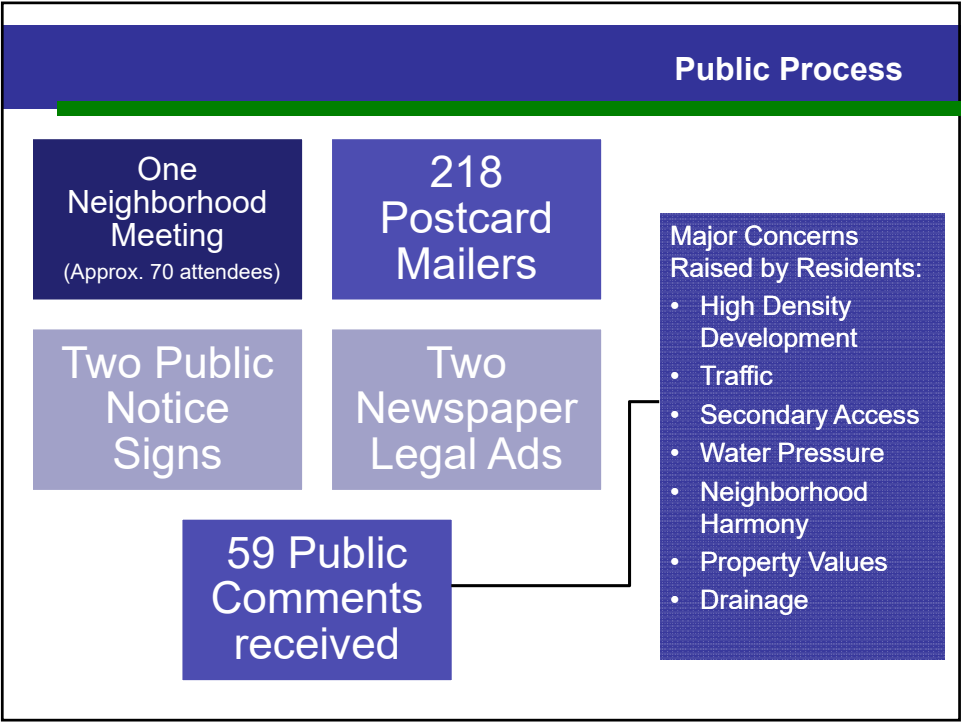
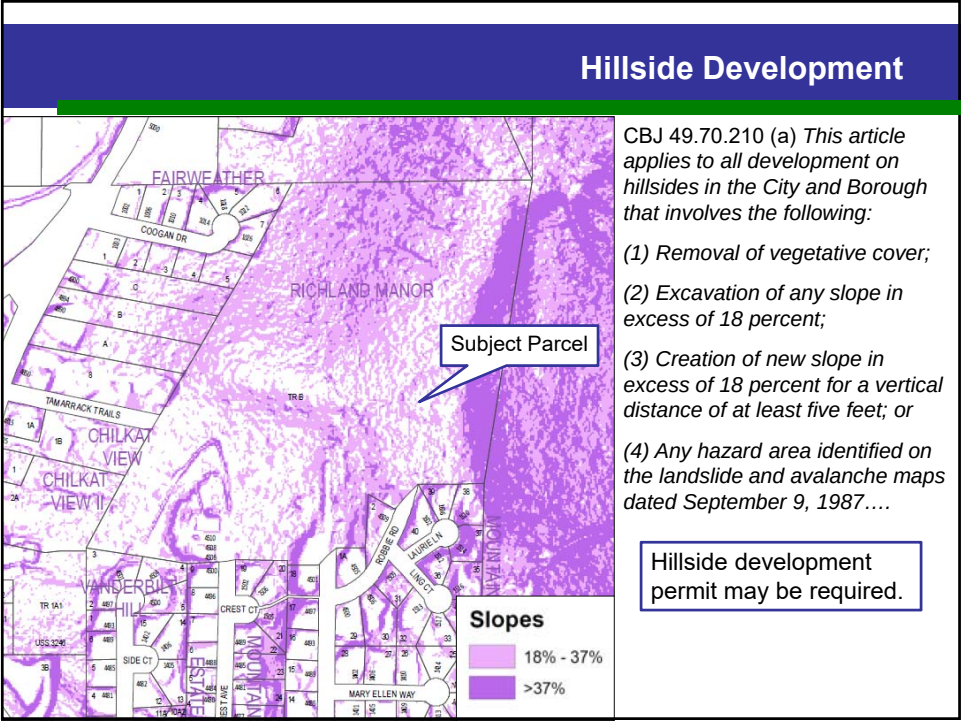
b. Submit a revised preliminary drainage plan.

Wetlands



WRB Recommendation:

"The Wetlands Review Board moves to recommend approval of SMP2018 0002 to the Planning Commission with the condition that **the applicant use control measures or storm water best management practices that cause the runoff from the development to infiltrate the ground on-site.** Conventional storm water systems transport water into impervious surfaces like streets and driveways which concentrates flow of water and pollutants. On-site infiltration treats water naturally."

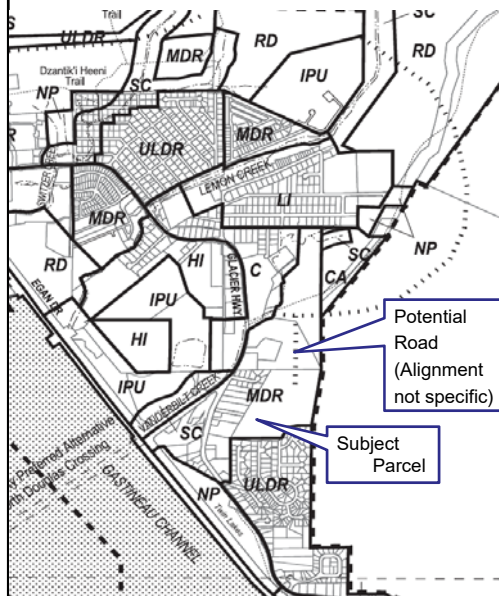


SUB1996-08 Notice of Decision

- Preliminary plat approval for a 5-lot subdivision and lot line adjustment
- No longer valid
- Plat was never recorded
- Expiration date: September 25, 1998



Conformity with Adopted Plans – 2013 Comprehensive Plan

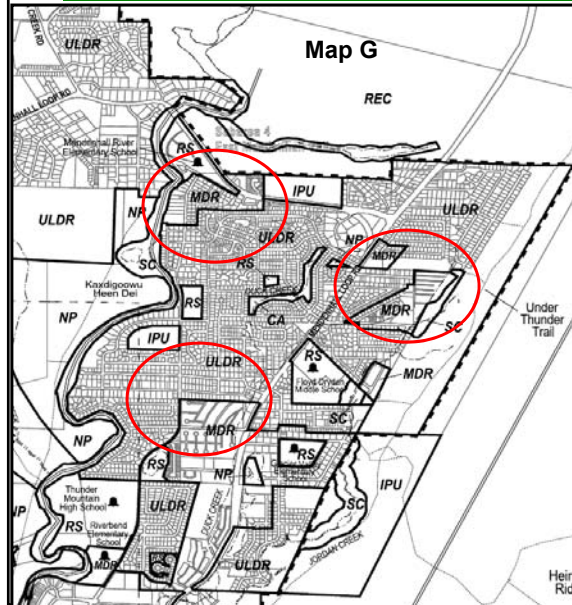


Staff finds the proposal to be consistent with the 2013 CBJ Comprehensive Plan. Specifically policies from Chapter 3 Community Form; Chapter 4 Housing Element; and Chapter 10 Land Use.

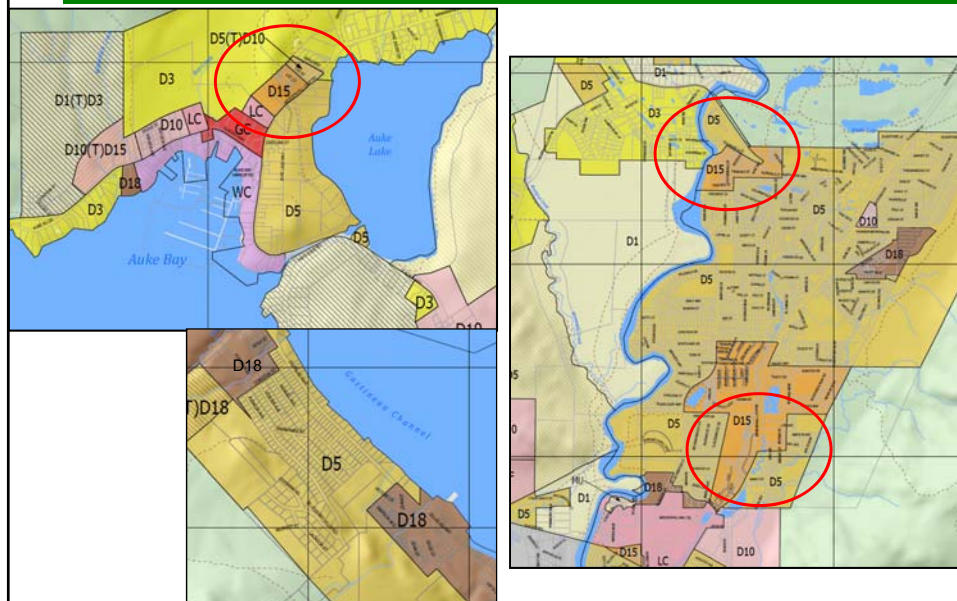
Future Land Use Designation:

MDR -These 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 (CBJ 49.25.300).

Comprehensive Plan Future Land Use Designation Maps – Examples ULDR & MDR



Current Zoning Examples – D5 & D15



Conformity with Adopted Plans

Staff finds the proposal to be consistent with the following adopted plans:

2016 Housing Action Plan

2015 Juneau Economic Development Plan

2009 Juneau Non-Motorized Transportation Plan

****If sidewalks are provided within the development****

Please Note: Lemon Creek Area Plan is not applicable because subject parcel is outside of the area boundary. (see next slide)



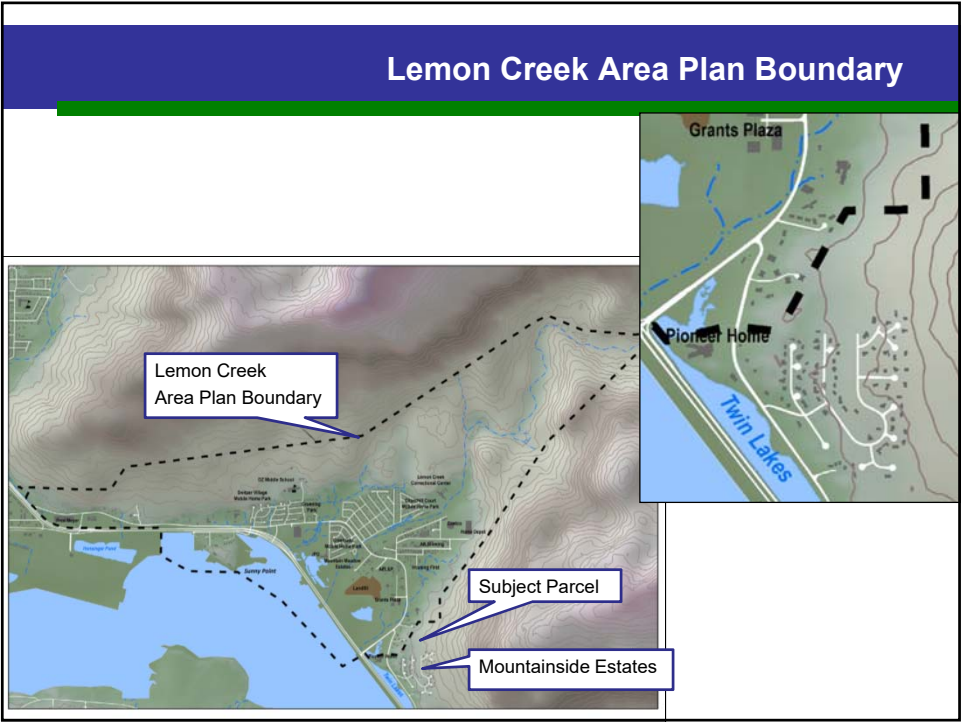
Housing Action Plan
City and Borough of Juneau

Prepared for and under the direction of the
City and Borough of Juneau, AK –
Community Development Department by G&L&C
Adopted by Resolution 2780, December 18, 2016



**JUNEAU NON-MOTORIZED
TRANSPORTATION PLAN**
NOVEMBER 2009





Staff Report Correction

Staff incorrectly referenced *Attachment K – Memorandum from CBJ Engineering & Public Works Dated January 31, 2019* on pages 17 and 19 of the staff report for SMP2018 0002. The MEMO found within Attachment K is the CORRECT MEMO, which was referenced incorrectly within the staff report.

Page 17 Should Read:

(A) Whether the preliminary plat complies with CBJ 49.15.411

No, the plat can comply with this title after the following conditions have been met:

1. Complete all **22** requested plat changes listed in the MEMO dated **January 31, 2019**, from CBJ Engineering & Public Works.

Page 19 Should Read:

1. Prior to Final Plat Approval, the following changes shall be made to the preliminary plat:

a. Complete all **22** requested plat changes listed in the MEMO dated **January 31, 2019**, from CBJ Engineering & Public Works.



Findings

CBJ 49.15.402(c)(4)(e) 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.

No, the plat can comply with this title after the following conditions have been met:

1. Complete all **30** requested plat changes listed in the MEMO dated **January 18, 2019**, from CBJ Engineering & Public Works.
2. On sheet one (1), label Laurie Lane
3. On sheet two (2), label the western lot line with bearing and distances described.
4. On sheet one (1), show all 5 lots on the south side of Coogan Drive, created Plat 2009-18.
5. Through the review process, Blocks A and B have gotten switched. Plat Notes 9 & 10 do not match the plat when referencing the bungalow lots and panhandle lots. Change the plat graphic to match the plat notes or vice versa.
6. Prior to final plat recording, remove setbacks, wetlands, drainage, and contours from plat graphic and legend.
7. On all pages, use a dashed font to label the original TRACT B.

Findings	
B) Whether the applicable subdivision development standards of this title are met, or can reasonably be met with conditions.	Yes. Staff finds that with conditions, subdivision development standards of this title can be reasonably met.
(C) Whether the proposed subdivision will provide building sites suitable for the zoning district.	Yes. Staff finds the proposed subdivision will provide building sites suitable for the 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. The proposed streets are continuations of existing streets.

Findings	
(E) Whether the director of Engineering & Public Works has reviewed the application and determined that:	
(i) The subdivision can be constructed to conform to applicable drainage and water quality requirements;	No. The proposed subdivision can meet this condition with the following condition of approval (also listed above):
	Prior to final plat recording, the applicant must submit a new drainage plan showing how drainage will flow from the subdivision to Glacier Highway; this drainage plan must be approved by CBJ Engineering & Public Works Department.
(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.
(iii) Any proposed improvements conform to the requirements of this title and can feasibly be constructed in accordance with this title; and	Yes.
(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.	
NA	Staff finds the above criteria can be reasonably met with conditions.

Recommendation

Staff recommends that the Planning Commission adopt the Director's analysis and findings and **approve the preliminary plat for Phase 1 of the Richland Manor**. 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 final plat approval, the following changes shall be made to the preliminary plat:
 - a. Complete all **22** requested plat changes listed in the MEMO dated **January 31, 2019**, from CBJ Engineering & Public Works.
 - b. On sheet one (1), label Laurie Lane
 - c. On sheet two (2), label the western lot line with bearing and distances described.
 - d. On sheet one (1), show all 5 lots on the south side of Coogan Drive, created Plat 2009-18.
 - e. Through the review process, Blocks A and B have gotten switched. Plat Notes 9 & 10 do not match the plat when referencing the bungalow lots and panhandle lots. Change the plat graphic to match the plat notes or vice versa.
 - f. Prior to final plat recording, remove setbacks, wetlands, drainage, and contours from plat graphic and legend.
 - g. On all pages, use a dashed font to label the original TRACT B.
 - h. Add the following Plat Note: "Further Subdivision of Tract B-1, Richland Manor 2 Subdivision shall require City & Borough of Juneau Preliminary Platting Requirements indicating adequate access for all lots created in Phase 1, Richland Manor Subdivision 2, and all future Phases."
2. The developer shall utilize Best Management Practices to treat or reduce any harmful particulates that may arise from the development.
3. The developer shall use Best Management Practices for storm water runoff to prevent sediment run-off from construction activities into neighboring waterbodies.

Recommendation

4. The average daily trips generated by Phase 1, Richland Manor 2 Subdivision, and all future phases will be included in the ADT's generated by any future development of Tract B1.
5. A Hillside Development Permit may be required if triggered by CBJ 49.70.210(a)(1-5).
6. Sidewalks on both sides of the street are required for Phase 1.
7. All future phases of development may require wetlands delineation.
8. For each pair of panhandle lots sharing a driveway, the applicant must provide a maintenance agreement that is recorded with the subdivision, on forms acceptable to the director, ensuring the required access and parking areas will be constructed and maintained by all future property owners. The applicant shall also create a plat note referencing the easements.
9. The applicant shall pave, or bond for, the portion of the driveway in the right-of-way or the first 20 feet from the edge of the public roadway shall be paved, whichever length is greater, for all panhandle lots created with this subdivision
10. The applicant shall construct, or bond for, street lights at each intersection in this subdivision with spacing between lights not to exceed 250 feet.
11. Prior to construction plan approval, the applicant shall submit a lighting plan meeting applicable CBJ standards.

Recommendation

12. A driveway and parking plan that shows the feasibility of off-street parking shall be submitted and approved by the Director prior to recording the plat.

13. The applicant shall install a residential sprinkler system that meets Capital City Fire & Rescue requirements in each dwelling unit within this subdivision.

14. The sketch plat shall be amended to show a future connection to Hooter Lane from Hillcrest Avenue.

15. The applicant must submit a drainage plan showing how drainage will flow from the subdivision to Glacier Highway; this drainage plan must be approved by the CBJ Engineering & Public Works Department. This drainage plan must be signed and stamped by an Alaskan licensed engineer in accordance with CBJ 49.35.510.

16. Prior to approval of a final plat, the applicant shall submit a complete set of construction plans for all required improvements to CDD for review by the Director of Engineering & Public Works for compliance with 49.35.140.

17. Prior to final plat approval, an engineer's estimate for the installation of public utilities and improvements must be submitted to CDD and reviewed and approved by CDD and CBJ Engineering & Public Works.

18. Prior to final plat approval, the applicant must construct, and/or bond for, all required public utilities and improvements.

Any Questions?



2012 International Fire Code

SECTION D106 MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units.

Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2.

D106.2 Projects having more than 200 dwelling units.

Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

SECTION D107 ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments.

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the International Fire Code, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

	Min. Lot Size	D-5	D-15	D-18
	Single Family	7,000	5,000	5,000
	Bungalow	3,500	3,000	2,500
	Duplex	10,500		
	Common Wall	7,000	3,500	2,500
	Min. Lot Width	D-5	D-15	D-18
	Single Family	70'	50'	50'
	Bungalow	35'	25'	25'
	Common Wall	60'	30'	30'
	Min. Lot Depth	D-5	D-15	D-18
	Single Family	85'	80'	80'
	Setbacks	D-5	D-15	D-18
	Front	20'	20'	20'
	Rear	20'	15'	10'
	Side	5'	5'	5'
	Street Side	13'	13'	13'



Planning Commission

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

PLANNING COMMISSION NOTICE OF DECISION

Date: February 28, 2019
File No.: SMP2018 0002

Michael & William Heumann
6000 Thane Road
Juneau, AK 99801

Proposal: A Preliminary Plat for a phased major subdivision to include 12 single-family lots and 1 large tract (13 lots total).

Property Address: 4506, 4508, 4510 Hillcrest Avenue

Legal Description: Richland Manor Tract B

Parcel Code No.: 7B1001160010

Hearing Date: February 26, 2019

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated February 14, 2019, and approved the preliminary plat to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. Prior to final plat approval, the following changes shall be made to the preliminary plat:
 - a. Complete all 22 requested plat changes listed in the MEMO dated January 31, 2019, from CBJ Engineering & Public Works.
 - b. On sheet one (1), label Laurie Lane.
 - c. On sheet two (2), label the western lot line with bearing and distances described.
 - d. On sheet one (1), show all five (5) lots on the south side of Coogan Drive, created Plat 2009-18.
 - e. Through the review process, Blocks A and B have gotten switched. Plat Notes 9 & 10 do not match the plat when referencing the bungalow lots and panhandle lots. Change the plat graphic to match the plat notes or vice versa.
 - f. Prior to final plat recording, remove setbacks, wetlands, drainage, and contours from plat graphic and legend.

Michael & William Heumann

File No.: SMP2018 0002

February 28, 2019

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- g. On all pages, use a dashed font to label the original TRACT B.
 - h. Add the following Plat Note: "Further Subdivision of Tract B-1, Richland Manor 2 Subdivision shall require City & Borough of Juneau Preliminary Platting Requirements indicating adequate access for all lots created in Phase 1, Richland Manor Subdivision 2, and all future Phases."
2. The developer shall utilize Best Management Practices to treat or reduce any harmful particulates that may arise from the development.
3. The developer shall use Best Management Practices for storm water runoff to prevent sediment run-off from construction activities into neighboring waterbodies.
4. The average daily trips (ADT) generated by Phase 1, Richland Manor 2 Subdivision, and all future phases will be included in the ADT's generated by any future development of Tract B1.
5. A Hillside Development Permit may be required if triggered by CBJ 49.70.210(a)(1-5).
6. Sidewalks on both sides of the street are required for Phase 1.
7. All future phases of development may require wetlands delineation.
8. For each pair of panhandle lots sharing a driveway, the applicant must provide a maintenance agreement that is recorded with the subdivision, on forms acceptable to the director, ensuring the required access and parking areas will be constructed and maintained by all future property owners. The applicant shall also create a plat note referencing the easements.
9. The applicant shall pave, or bond for, the portion of the driveway in the right-of-way or the first 20 feet from the edge of the public roadway shall be paved, whichever length is greater, for all panhandle lots created with this subdivision.
10. The applicant shall construct, or bond for, street lights at each intersection in this subdivision with spacing between lights not to exceed 250 feet.
11. Prior to construction plan approval, the applicant shall submit a lighting plan meeting applicable CBJ standards.
12. A driveway and parking plan that shows the feasibility of off-street parking shall be submitted and approved by the Director prior to recording the plat.
13. The applicant shall install a residential sprinkler system that meets Capital City Fire & Rescue requirements in each dwelling unit within this subdivision.

Michael & William Heumann
 File No.: SMP2018 0002
 February 28, 2019
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14. The sketch plat shall be amended to show a future connection to Hooter Lane from Hillcrest Avenue.
15. The applicant must submit a drainage plan showing how drainage will flow from the subdivision to Glacier Highway; this drainage plan must be approved by the CBJ Engineering & Public Works Department. This drainage plan must be signed and stamped by an Alaskan licensed engineer in accordance with CBJ 49.35.510.
16. Prior to approval of a final plat, the applicant shall submit a complete set of construction plans for all required improvements to CDD for review by the Director of Engineering & Public Works for compliance with 49.35.140.
17. Prior to final plat approval, an engineer's estimate for the installation of public utilities and improvements must be submitted to CDD and reviewed and approved by CDD and CBJ Engineering & Public Works.
18. Prior to final plat approval, the applicant must construct, and/or bond for, all required public utilities and improvements.

Attachment: February 14, 2019 memorandum from Laurel Bruggeman, Community Development, to the CBJ Planning Commission regarding SMP2018 0002.

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

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

Effective Date: The permit is effective upon approval by the Commission, February 26, 2019.

Expiration Date: The permit will expire five (5) years after the effective date, or February 26, 2024, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the subdivision permit was authorized or no final plat has been approved. Application for permit extension must be submitted thirty days prior to the expiration date.

Michael & William Heumann

File No.: SMP2018 0002

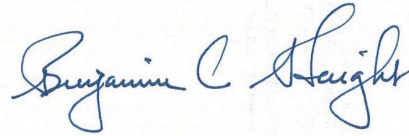
February 28, 2019

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Project Planner:



Laurel Bruggeman, Planner
Community Development Department



Benjamin Haight, Chair
Planning Commission



Filed With Municipal Clerk

3/5/2019

Date

cc: Plan Review

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



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

DATE: February 15, 2019

TO: Planning Commission

FROM: Teri Camery, Senior Planner
Community Development Department

FILE NO.: USE2017 0019

PROPOSAL: A Conditional Use Permit renewal for an existing sand and gravel extraction operation

A handwritten signature in black ink, likely belonging to Teri Camery, is positioned to the right of the 'FROM:' field.

GENERAL INFORMATION

Applicant: West Glacier Development LLC

Property Owner: West Glacier Development LLC

Property Address: 5580 Montana Creek Road

Legal Description: Glacier Lands Lot 3

Parcel Code Number: 4B2901150050

Site Size: 35.39 acres (1,541,475 square feet)

Comprehensive Plan Future Land Use Designation: Urban Low Density Residential

Zoning: D3

Utilities: CBJ Water and Sewer

Access: Montana Creek Road

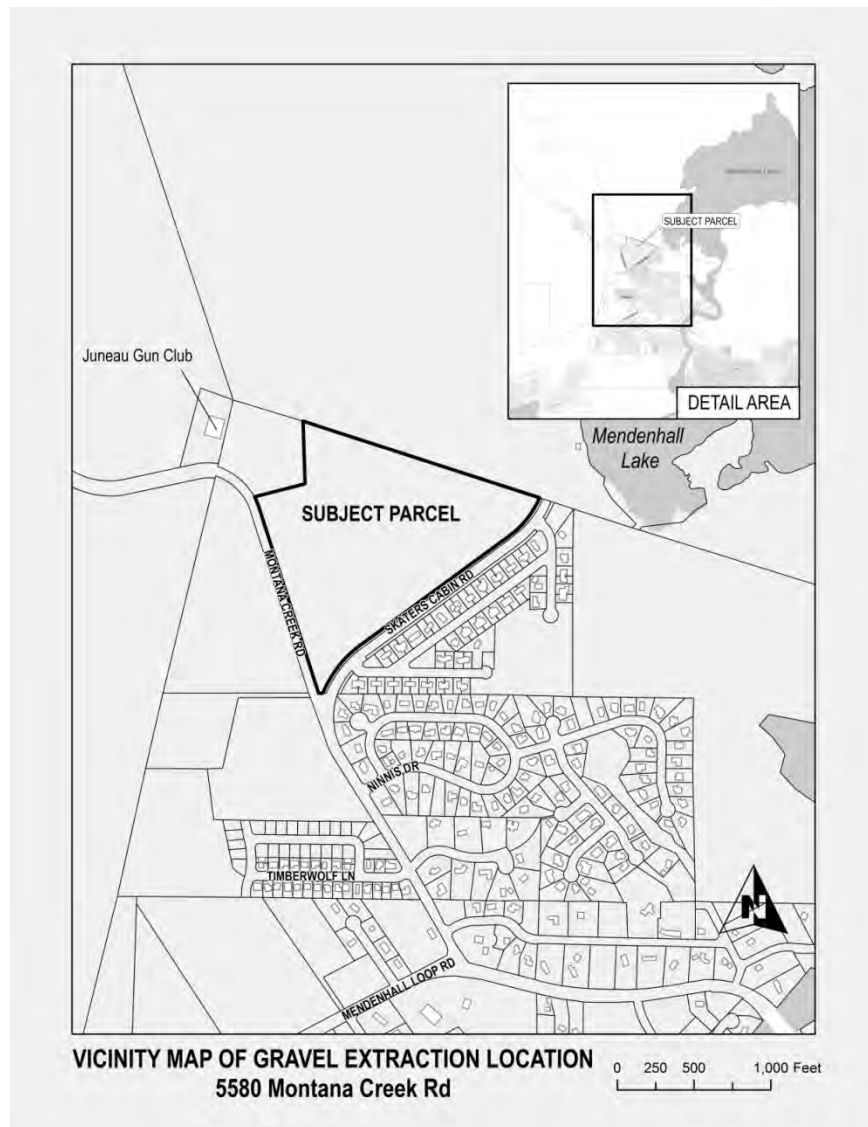
Existing Land Use: Gravel Pit

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Surrounding Land Use:

North	- D1, mini-storage; Rural Reserve, U.S. Forest Service vacant land
South	- Montana Creek Road; D5 Residential
East	- Montana Creek Road; D5 Residential
West	- D3, Coogan Gravel Pit

Vicinity Map



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ATTACHMENTS

- Attachment 1 – Development Permit Application
- Attachment 2 – Conditional Use Permit Application
- Attachment 3 – Project Narrative 5-16-18
- Attachment 4 – PDC Engineering Report Drainage Evaluation 5-10-18
- Attachment 5 – PDC Engineering Report with Supplemental Drainage Evaluation and Itemized Bond Estimate
- Attachment 6 – Site Plans 8-7-18
 - A. Existing Conditions
 - B. Existing Drainage
 - C. Extraction Plan
 - D. Drainage and Restoration Plan
- Attachment 7 – Glacier Lands Subdivision Plat
- Attachment 8 – CBJ Engineering Comments 3-15-18
- Attachment 9 – CBJ Engineering Comments 7-26-18
- Attachment 10 – CBJ Engineering Comments 9-18-18
- Attachment 11 – Agency Review Comments
 - A. Alaska Department of Fish and Game 11-20-18
 - B. Alaska Department of Fish and Game Trip Report 8-29-18
 - C. Alaska Department of Environmental Conservation 1-2-19
 - D. Alaska Department of Transportation 8-31-17
 - E. Alaska Electric Light and Power 5-24-18
 - F. CBJ Lands Division 8-17-17
 - G. CBJ Streets Division 8-17-17
 - H. CBJ Assessor 12-31-18
 - I. CBJ Building Division 5-30-18
 - J. CBJ Parks and Recreation 9-1-17
 - K. CBJ Capital City Fire and Rescue 5-29-18
- Attachment 12 – U.S. Forest Service Email Comment 6-7-18
- Attachment 13 – U.S. Forest Service Comment Letter 3-13-18
- Attachment 14 – USE2007-0042 Notice of Decision
- Attachment 15 – 2013 Juneau Comprehensive Plan Map
- Attachment 16 – Adjacent Properties Map
- Attachment 17 – Zoning Map
- Attachment 18 – Noise Ordinance and Performance Standards
- Attachment 19 – Alaska Department of Environmental Conservation Comments 2-7-19
- Attachment 20 – Alaska Department of Environmental Conservation Comments 2-8-19
- Attachment 21 – Public Comment – John White 2-5-19

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PROJECT DESCRIPTION

The applicant requests a Conditional Use Permit for the continuation of an existing sand and gravel operation at 5580 Montana Creek Road. The West Glacier Borrow Pit was previously permitted in 1988, 1997, and 2007, as described in the Background section. Borrow pit operations include sand, gravel, and rock extraction; blasting; and rock-crushing. Pit operations also include disposal of stumps and other organic materials from off-site development to fill excavation areas. The applicant's Project Narrative, Attachment 3, provides a full description of the development.

Sand and gravel operations are allowed in the D3 residential zoning district with an approved Conditional Use Permit, per the CBJ Land Use Code Table of Permissible Uses (TPU), 49.25.300 category 14.500. The disposal operation falls under the definition of a reclamation landfill in the TPU, category 11.200, and is allowed in the D3 zoning district with a Conditional Use Permit. Blasting and rock-crushing are allowed as accessory uses to the gravel operation.

BACKGROUND

Permit History

The West Glacier Borrow Pit first opened in the mid-1950s. In 1961, the Green Construction Company (GCC) established an asphalt plant at the West Glacier pit and extracted materials for general construction fill and as asphalt aggregate. The site was operated by GCC until the mid-1970s, when it was leased to various local contractors until its sale in 1983.

In 1988 the BARANA Company received a Conditional Use Permit (CU-13-88) from the CBJ to continue gravel extraction operations. In 1989, Glacier Lands, Inc. purchased the property. At this time, the Conditional Use Permit did not transfer to the new owners since BARANA retained a business interest.

In August 1996, the CBJ Community Development Department (CDD) approved the transfer of CU-13-88 to Glacier Lands, Inc. with a condition that Glacier Lands, Inc. had to submit a site restoration plan and post a performance bond to sufficiently cover the cost of restoration. In September 1996, Glacier Lands, Inc. submitted the requested restoration plan and posted a \$100,000 bond, based on an itemized restoration cost estimate of \$93,175.

In November 1997, the Planning Commission approved a new Conditional Use Permit (USE1997-00075) for a ten-year and nine-month sand and gravel extraction permit. This permit expired on August 25, 2008. In 2003 Glacier Lands, Inc. subdivided the property into three lots (SUB2003-0026) and began the restoration work outlined in the restoration plan. Portions of the gravel pit were refilled, graded, and reseeded. Following the property's rezoning from D1 to D3 in 2004 (MAP2004-0001), Glacier Lands, Inc. submitted a preliminary Planned Unit Development (PUD) for Lot 3, which was approved in May 2006 (SUB2006-00009). The PUD was

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extended for 18 months with approval of SUB2007-00042, but expired without a second extension in April 2009.

In April 2007, Lot 3 was sold to West Glacier Development. A new Conditional Use Permit for sand and gravel extraction, USE2007-0042, was approved on September 25, 2007 for a 10 year period. The permit included 15 conditions, as noted in the Notice of Decision (Attachment 14). This permit expired on September 25, 2017.

Adjacent Properties

The adjacent property at 5611 Montana Creek Road, Glacier Lands Subdivision Lot 1, on the opposite side of the street from the West Glacier Borrow pit, has an approved sand and gravel permit, SGE2011 0003. This permit will expire on April 10, 2022. To the northwest, at 5600 Montana Creek Road, Glacier Lands Subdivision Lot 2 is a former gravel extraction area that is now approved for mini-storage units. The Brigadoon Estates D5 residential area is located southeast of subject property on the opposite side of Skaters Cabin Road. Farther to the southwest, at 5400 Montana Creek Road is another former gravel extraction area, which is currently vacant, but has an approved permit for a 15-lot PUD (SUB2006-0018). These properties are shown in Attachment 16.

Current Review

CDD received a Conditional Use Permit application to continue the existing sand and gravel operation on August 10, 2017. A complete application was received on May 16, 2018, followed by additional drainage analysis, a neighborhood meeting on November 7, 2018, and final internal review.

Eight members of the public attended the November 7, 2018 neighborhood meeting, in addition to two people representing the applicants. A mailed notice was sent to property owners within 600 feet of the development, to include the adjacent residential area. An agency review period was conducted from August 17 through September 5, 2017. A second agency review period was conducted from May 24 through June 8, 2018 after a complete application was received. Agency comments will be addressed later in this report.

SCOPE OF REVIEW

The development requires review of two code sections: 1) CBJ 49.65.200, Sand and Gravel; and 2) 49.15.430, Conditional Use Permit. Section 49.65.200, Sand and Gravel, is addressed first.

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SAND AND GRAVEL ANALYSIS, CBJ 49.65.200

49.65.200 Extraction permit required.

(a) The use of property for the excavation, removal or other extraction of stone, sand, gravel, clay or other natural deposits and formations, including the processing of the materials, may be authorized in any district only under a conditional use permit issued by the Commission under the procedures set forth in chapter 49.15, article III, as modified by this article. (Emphasis Added)

As required with every Sand and Gravel permit, the applicant shall provide the following description list for Planning Commission review.

49.65.210 Contents of application.

Each person who requires a permit under this article [Article II Sand & Gravel] shall file an application with the department. The application shall contain a plan for the excavation operation, storage, on-site processing if permitted in the district, and site restoration. The plan shall include (see items 1-7 below):

Attachments 3-7 include a project narrative and site plans from the applicant responding to the criteria listed below.

(1) A graphic and legal description of the property;

The property is documented in the vicinity map and in Attachment 7. The site is 35.39 acres. The legal description is Glacier Lands Lot 3, USS 2079. Access is from Montana Creek Road.

(2) A topographic map showing the existing topography, vegetation, drainage features, ground water level, structures, significant natural and artificial conditions of the land, on-site and off- site geophysical hazards which may affect or be affected by the proposed operation, proposed structures, roads, stockpiling and operation;

The site plans in Attachments 6A and 6B include all the features listed above. The plans have been reviewed by CBJ Engineering to confirm that they are complete.

(3) A topographic map and a typical cross section showing the proposed finished contour on the land, vegetation, drainage features, limits of overburden clearing, structures, and significant natural and artificial conditions of the property which will exist upon completion of the site restoration plan;

The drainage and restoration plan in Attachment 6D shows a cross section and the final contours. The restoration plan is further described in the Project Narrative, Attachment 3,

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Section 2.0. Restoration will include: 1) removal of structures, materials, and stockpiles; 2) refilling of excavated areas; 3) grading to establish final contours and surface drainage patterns; and 4) soil stabilization and re-seeding.

(4) Topographic mapping required in subsections (2) and (3) of this section for areas having a slope of less than five percent shall show spot elevations at all breaks in grade, drainage channels or swales and at selected points not more than 100 feet apart in all directions. For areas having a slope of greater than five percent, contours shall be shown at an interval of not more than five feet where the ground slope is regular: however, contour intervals of not more than two feet may be required where necessary to adequately show irregular land features or drainage details;

The site plans in Attachments 6A and 6B provide topography documentation, while Attachment 6D shows final topography after restoration.

(5) The plan shall include a map showing ingress and egress points for trucks and other equipment;

The ingress and egress point is a single access road for trucks and other equipment on Montana Creek Road, as shown on Attachment 6A.

(6) The plan shall include a map showing all buildings and structures to be located on the site; and

Structures are noted on the existing conditions site plan, Attachment 6A.

(7) A narrative statement describing the operation, on-site processing, stockpiling, and site restoration shall be included showing:

The Project Narrative describing the operation, processing, stockpiling, and restoration is included in Attachment 3.

(A) A site drainage plan;

Attachments 6A and 6B show current and proposed drainage. CBJ Engineering requested additional drainage analysis from a certified engineer to ensure compliance with code requirements in CBJ 49.65.215 and CBJ 49.65.230, as described in following sections, and also to address drainage concerns from an adjacent property owner, the U.S. Forest Service. U.S. Forest Service comments are provided in Attachments 12 and 13. Drainage reports are included in Attachments 4 and 5. Drainage analysis resulted in substantial revision of the drainage and restoration plan, Attachment 6D.

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CBJ Engineering has reviewed and accepted this drainage plan. CBJ Engineering comments are included in Attachments 8-10. Recommended conditions on reporting and hours of operation are listed in the 49.65.230 Commission Action on Application section of this report.

In addition, storm water from the operation is regulated by the Alaska Department of Environmental Conservation (ADEC) Multi-Sector General Permit (MSGP) for Industrial Activities, which requires an approved Storm Water Pollution Prevention Plan (SWPPP). ADEC has confirmed that the applicant's SWPPP meets requirements (Attachment 11C).

(B) A method of securing the area, including installation of gates at access points, posting, and fencing;

The applicant's method of securing the area is described in the Project Narrative, Attachment 3, Section 1.6. Security is provided with locking gates. In addition, no-trespassing signs are posted on Skaters Cabin Road and Montana Creek Road every 200-300 feet. Vegetative berms demarcate the property boundary along the roads and discourage people from entering the property.

(C) Methods to be used to minimize noise pollution and visual blight;

No on-site lighting is proposed for the development, as noted in the Project Narrative, Attachment 3, Section 1.7.

(D) The proposed hours and days of operation during the year;

The applicant has proposed hours of operation from 6:00 am to 7:00 pm Monday through Saturday, and 9:00 am to 7:00 pm on Sunday (Attachment 3, Section 1.8). The Project Narrative states that this is consistent with past conditions, however the USE2007-0042 Notice of Decision (Attachment 14) limits hours of operation from 6:00 am to 7:00 pm Monday through Saturday with no operations on Sunday. Recommended conditions on hours of operation are listed in the 49.65.230 Commission Action on Application section of this report.

(E) The estimated amount and general type of material present and to be removed from the site;

The applicant estimates that approximately 675,000 cubic yards of marketable sand, gravel, and rock remain on the property (Attachment 3, Section 1.9).

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(F) The results of test holes which show the water table level, if any, and the general type and location of materials to be removed;

Past testing is described in the Project Narrative, section 1.10, Attachment 3. Test holes were developed when operations originally began, in 1988, and in 1995. CBJ Engineering has not required new testing. The applicant notes that the groundwater elevation at the property fluctuates between 70 and 74 feet.

(G) The date by which it is anticipated the extraction and processing operation will be completed;

The applicant states that operations will continue for 10 years at a rate of 50,000 cubic yards annually as long as there is customer demand. A 10-year operational period is anticipated (Attachment 3, Section 1.11).

(H) A schedule for completion of necessary site restoration work;

Restoration is expected to be completed at the end of the 10 year permit period, unless additional resources are identified. Restoration is conducted in phases and is underway in some areas where excavation has been completed. (Attachment 3, Section 1.11)

(I) Operating procedures for control of airborne particulates and other pollutant emissions from the site and equipment used at the site that may affect areas beyond the site boundaries;

The applicant reports that the operation does not create significant dust or air quality issues, since pit material is typically removed from ponds and is wet when taken to the rock crusher. Since Montana Creek Road is paved, dust on the road is not a problem. In dry conditions, stockpiles and crushing material will be wetted as necessary to control dust. Mud tracked onto Montana Creek Road will be washed as needed (Attachment 3, Section 1.12).

(J) The identification of any geophysical hazards which may affect or be affected by the proposed operation. A statement of the possible impact of the hazard on the operation and of the operation on the hazard including methods of reducing the impact shall be included;

There are no known geophysical hazards at the project site, or hazards off-site that would affect or be affected by the operation. (Attachment 3, Section 1.13)

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(K) The date of establishment of the operation and history of adjacent land development; and

The date of establishment of the operation and the history of adjacent land development is described in the Background section of this report, and in the applicant's Project Narrative, Attachment 3, Section 1.14.

(L) Such additional relevant information as the Commission or Department may request.

The Department requested additional drainage analysis to address U.S. Forest Service concerns and to ensure compliance with CBJ code requirements, as described under letter A in this section. Recommended conditions are listed in the 49.65.230 Commission Action on Application section of this report.

49.65.215 Staff action on application (excerpted)

(a) Upon receipt of an application and the required filing fee, the department shall review the submission for completeness....Upon receipt of a complete application and the required fee, the department shall submit a copy of the application to the engineering department for a report containing an evaluation of the information in the application and shall include recommendations relating to the effect the proposed extraction and expected traffic will have upon the streets and other improvements of the City and Borough, whether such streets and improvements are existing or projected; the water table, water quality, and drainage; and all properties within the area of influence of the proposed operation. (emphasis added)

CBJ Engineering comments and recommendations are included in Attachments 8-10. To address the criteria above, CBJ Engineering requested two additional drainage analysis reports from a licensed engineer, along with a revised drainage plan. As noted previously, CBJ Engineering has reviewed and accepted the analysis and drainage plan. CBJ Engineering's previous comments indicated that a grading permit would be required. However, CBJ Engineering has concluded that the grading permit analysis has been completed through this Conditional Use Permit review, because the Conditional Use Permit review addresses everything that the grading permit covers; requiring a grading permit would therefore be redundant. In addition, compliance with ADEC regulations also confirms compliance with CBJ Engineering standards. Conditions related to drainage and water quality have been proposed in the next section, 49.65.230 Commission Action on Application.

(b) The department shall review the application and the engineering department report and shall transmit the report along with its own report and recommendations to the commission and the applicant....The department shall comment on the compatibility of the proposed operation with present and future development of the neighborhood, roads, utilities and

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public services in the surrounding area, and on provisions for dealing with traffic congestion, noise, dust, aesthetic deterioration, drainage, geophysical hazards, water pollution and other adverse environmental effects.

The proposed development has been operating since the 1950s, with approved Conditional Use Permits in 1988, 1997, and 2007. The operation is compatible with adjacent roads, utilities, and public services, and residential neighborhoods provided that appropriate conditions are placed to address hours of operation and the proposed drainage plan is followed. These conditions will be addressed in following sections.

49.65.230 Commission Action on Application

The Commission may grant the permit, but shall first consider each of the following areas (as listed below) and may impose restrictions as may be necessary to protect the public health, safety, and welfare.

(1) The hours, days, and times of year of operation;

The proposed operation is adjacent to the U.S. Forest Service Mendenhall Glacier National Recreation Area and a D5 residential area. The applicant has proposed hours of operation from 6:00 am to 7:00 pm Monday through Saturday, and 9:00 am to 7:00 pm on Sunday (Attachment 3, Section 1.8). The Project Narrative states that this is consistent with past conditions, however the USE2007-0042 Notice of Decision (Attachment 14) limits hours of operation from 6:00 am to 7:00 pm Monday through Saturday, with no operations on Sunday.

Because of the adjacent residential neighborhood and recreation area with high public usage, staff recommends a condition to continue the prohibition of Sunday operations from the previous USE permit, as follows:

- 1) Hours of operation shall be 6:00 am to 7:00 pm Monday through Saturday.

The USE2007-0042 Notice of Decision has additional conditions on operating times specific to blasting operations. Staff recommends continuing these conditions as follows:

- 2) All blasting operations shall be conducted during daylight hours of operation.
- 3) No blasting operations shall be conducted on Saturdays or Sundays or on official Federal or State holidays.

Staff recommends an additional condition to prohibit blasting before 8:00 am, as follows:

- 4) Hours of operation for blasting activities shall be 8:00 am to 7:00 pm Monday through Friday.

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(2) Screening, whether natural or artificial, to reduce or eliminate adverse visual, audible or other impacts of the operation;

Vegetated berms and buffers limit visibility of the site from adjacent roads. Previous Conditional Use Permits have implemented and established the mandatory buffering condition from CBJ 49.65. 235, as follows:

- (1) A strip of land at the existing topographic level, and not less than 15 feet in width, shall be retained at the periphery of the site wherever the site abuts a public way. This periphery strip shall not be altered except as authorized for access points. This section does not alter the applicant's duty to maintain subjacent support.**

This condition will be repeated in the current Conditional Use review as a requirement. In addition, the Glacier Lands Subdivision plat included in Attachment 7 notes a 20' greenbelt on the periphery of Skaters Cabin Road. This greenbelt is owned by the City and Borough of Juneau and provides an additional 5 feet of visual buffer beyond the mandatory 15-foot requirement. No additional screening appears to be necessary.

(3) Measures to protect the public from the dangers of the operation or site, to prevent casual or easy access to the area, or to prevent the operation or area from being an unprotected attractive nuisance;

The applicant has secured the area with a locked gate on Montana Creek Road. No trespassing signs are posted intermittently along the remainder of Montana Creek Road and also along Skaters Cabin Road. Vegetated berms and buffers limit visibility of the site from adjacent roads. In addition, staff recommends the following basic security measure:

- 5) Explosives shall not be stored on site, except that which is immediately necessary for the next blast.

(4) Final and working slope ratios of the face of any extraction area to the extent necessary to protect abutting public and private property, and to protect the future beneficial uses of the property as described in the applicant's plan for development and restoration;

The final restoration plan and contours are shown in Attachment 6D, the drainage and restoration plan, and further described in the Project Narrative, Section 2.0. CBJ Engineering has reviewed and accepted this plan. Staff recommends an additional condition, consistent with 2013 Juneau Comprehensive Plan, Policy 7.2 regarding protection from invasive species:

- 6) Seed mixes utilized for revegetation in restoration efforts shall be free from non-native, noxious weeds.

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(5) Measures to protect private and public property adjoining the operation and to guarantee orderly and safe traffic circulation both on the public streets and within the permit application area;

The operation utilizes Montana Creek Road, a paved road without residential development, for safe traffic circulation. A second authorized sand and gravel operation (SGE2011003) is adjacent to the property on the opposite side of Montana Creek Road. No evidence indicates that additional measures to protect private and public property are necessary.

(6) Measures which will ensure adequate drainage or collection and storage of surface waters to protect surrounding property, eliminate dangers to the public, or to protect the future beneficial use of the property as described in the applicant's plan for development and restoration;

As noted previously, the CBJ Engineering Department requested additional drainage analysis and a revised drainage plan from a licensed engineer to address code requirements and drainage concerns from the U.S. Forest Service. The U.S. Forest Service is concerned about damage to the Skaters Cabin Road bed from high water flows coming from the gravel pit, and also about the water quality coming from the pit into Mendenhall Lake. These concerns are described in comment letters in Attachments 12 and 13.

The drainage plan and analysis, which includes an analysis of drainage impacts to surrounding properties, has been reviewed and approved by CBJ Engineering. CBJ Engineering comments are included in Attachments 8-10. In addition, staff has confirmed that the development has an approved MSGP and SWPPP from ADEC. Both of these documents include extensive water quality protection measures. In addition, there are no known water quality violations from the development. ADEC notes, however, that ADEC does "not have enough information to determine the compliance status of West Glacier Development. Previously required inspections which were not conducted and there is no way to retroactively conduct or perform these inspections" (Attachment 11C).

Staff requested copies of the MSGP and SWPPP from ADEC for a review of ADEC requirements. ADEC could not release the SWPPP, and the MSGP is 243 pages; too long to include in this staff report as an attachment. In email responses provided as Attachments 19 and 20, ADEC explained that the MSGP does not require ADEC inspections; however, ADEC aims to do a site inspection every permit cycle, which is five years. The responsibility to conduct routine inspections, which are generally quarterly, falls upon the permittee. These inspections are summarized in the applicant's annual report. ADEC does not specifically provide a follow-up response to the report; however, the report informs ADEC's field inspections.

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The drainage evaluation and revised plans in Attachments 4-6 substantially change the drainage to address U.S. Forest Service concerns about the velocity of the water flowing onto U.S. Forest Service property. The revised drainage plan includes three elements:

- A meandering rock-lined ditch, to slow the speed of the water and allow sediment to fall out
- Use of the control valve on the pond outfall to control drainage velocity at the recommended level in the drainage analysis
- An additional settling pond to accommodate any overflow, in the event that the discharge velocity must be controlled further, or stopped.

As noted previously, CBJ Engineering has reviewed and accepted the analysis and drainage plan. CBJ Engineering's previous comments indicated that a grading permit would be required. However, CBJ Engineering has concluded that the grading permit analysis has been completed through this Conditional Use Permit review, because the Conditional Use Permit review addresses everything that the grading permit covers; requiring a grading permit would therefore be redundant and add unnecessary cost. In addition, compliance with the ADEC regulations also confirms compliance with CBJ Engineering stormwater management standards.

Furthermore, compliance with the ADEC water quality standards is required by CBJ 49.70.955(b) which states, *"Streamside and lakeside development shall not cause downstream water degradation below state standards."*

ADEC requires periodic inspections at the site to confirm compliance (Attachments 19 and 20). ADEC's comments in Attachment 11C note that previously required inspections were not conducted. To ensure conformance with the approved drainage plan and related standards, staff recommends the following condition:

- 7) The applicant shall provide the CBJ Community Development Department and the CBJ Engineering and Public Works Department with a copy of the Annual Report by March 1 each year, two weeks after the annual report deadline of February 15. The applicant must comply with the ADEC-approved SWPPP and all ADEC reporting requirements.

(7) Measures to protect the water level and water quality;

Water level measures do not appear to be necessary. Measures to protect water quality and velocity have been addressed in number 6 above.

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(8) Measures to minimize or eliminate airborne particulates, visual blight, noise and other adverse environmental effects;

Airborne particulates and dust have been discussed in the previous section. No additional measures appear to be necessary. The development is not visible from Skaters Cabin Road or from Montana Creek Road due to established buffers; therefore, additional measures to address visual blight do not appear to be necessary.

Noise impacts to the surrounding residential and recreational areas have been addressed with recommended conditions regarding hours of operation. In addition, the development must comply with the CBJ Noise Ordinance and Industrial Performance Standards, included in Attachment 18. The CBJ Land Use Code Conditional Use Permit specific standards list a noise standard that is slightly more restrictive than the CBJ Noise Ordinance. Therefore, staff recommends an additional condition as follows, carried over from the USE2007-0042 Notice of Decision (Attachment 14):

- 8) The development shall not generate sound levels which exceed 65 dBa at the property line during the day or 55 dBa at night, per CBJ§49.15.330(g)(11).

(9) Restoration measures and schedule;

The restoration measures and schedule are discussed in the previous section and noted in the Project Narrative (Attachment 3, Section 2.0) and in the restoration plan (Attachment 6D). CBJ Engineering has reviewed and accepted these plans. Item 4 above notes a recommended condition to prohibit the spread of non-native, noxious weeds during restoration efforts. A condition regarding restoration bond has also been proposed, with a revised amount accepted by CBJ Engineering. As a final assurance that restoration will be completed in a timely manner, staff recommends the following condition, which was included in the USE2007-00042 Notice of Decision:

- 9) All aspects of the restoration plan submitted with USE2017 0019 shall remain a permit requirement and must be completed prior to issuance of any Temporary Certificate of Occupancy for structures on the subject lot.

(10) Other measures designed to protect the public health, safety and welfare, including preservation of neighboring property; and

Items 1-9 above list recommended conditions regarding hours of operation, drainage, and fuel and explosive storage to protect the public health, safety, and welfare including preservation of neighboring property.

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Staff also recommends a condition regarding the expiration of sand and gravel operations, as follows:

- 10) The extraction permit shall expire ten years from the date of Planning Commission approval.

In addition, staff recommends continuing the previous conditions in the USE2007-0042 Notice of Decision regarding blasting, plus an additional reference from the previous staff report to CBJ standards, as follows:

- 11) All blasting will be managed according to *CBJ Standard Specifications for Civil Engineering Projects and Subdivision Improvements*, December 2003, Section 12090, Blasting Controls and associated erratum. These controls assure a qualified Blast Control Specialist, according to detailed procedures and requirements, conducts blasting.
- 12) Blasting operations shall be conducted by an Alaska Department of Labor certified powder-man and all operations shall conform to MSHA, ATF, and OSHA standards, as applicable, and all other applicable standards.
- 13) All blasting operations shall be conducted during the daylight hours of operation.
- 14) Warning signs with the time and date of the blast shall be posted 24 hours prior to blasting on either side of the pit on Montana Creek Road.
- 15) 24 hour notice shall be provided to the Juneau Flight Service Station and the Police and Fire Departments.
- 16) Public Service Announcements shall be broadcast on local radio 24 hours prior to blasting.
- 17) Three air horn blasts shall be made 5 minutes prior to blasting.
- 18) No Blasting operations shall be permitted on Saturdays and Sunday or official Federal and State holidays.

(11) Present development and past history of the neighboring property.

Present development and past history of the neighboring property has been discussed in the background section of this report. No additional measures appear to be necessary.

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49.65.235 - Mandatory conditions of permit.

Unless specifically waived by the Commission, the requirements of this article shall be a condition of all permits issued. The Commission may not waive or modify any of the following requirements except upon a finding that the requirement would serve no useful purpose. Such finding must be supported by substantial evidence in the record of the hearing before the Commission:

- (1) A strip of land at the existing topographic level, and not less than 15 feet in width, shall be retained at the periphery of the site wherever the site abuts a public way. This periphery strip shall not be altered except as authorized for access points. This section does not alter the applicant's duty to maintain subjacent support.*
- (2) If the bank of any extraction area within the permit area is above the high water line or water table, it shall be left upon termination of associated extraction operations with a slope no greater than the angle of repose for unconsolidated material of the kind composing it, or such other angle as the Commission may prescribe. If extraction operations cause ponding or retained water in the excavated area, the slope of the submerged working face shall not exceed a slope of 3:1 from the edge of the usual water line to a water depth of seven feet. This slope ratio may not be exceeded during extraction operations unless casual or easy access to the site is prevented by a fence, natural barriers, or both.*

These conditions have been added to the staff recommendation, as required by code.

49.65.240 - Guarantee.

No permit granted under this article shall become effective until there has been filed with the City and Borough a performance bond or other guarantee such as a cash deposit, royalty deposit, a primary security interest in real property or transfer of real property to the City and Borough, or other instrument approved as to form and type by the city attorney in an amount determined by the engineering department to be adequate to cover the cost of site restoration, completion of the project, and the performance of other required work. The amount of the guarantee shall be increased from time to time as determined by the engineering department to take into account inflation. A permit shall terminate if the permittee fails, within 90 days of permit issuance, to provide the guarantee required by this section or fails, within 30 days of notice thereof, to provide the increased coverage required by the engineering department. For good cause shown, the manager or the manager's designee may extend the 90-day period. The amount of a guarantee may be reduced to the extent the engineering department determines permit conditions have been performed.

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The current bond for the development was finalized in 2003 for \$100,000 with Bond Case Number BND-2003-00049. CBJ Engineering requested an analysis by a licensed engineer to determine whether the bond amount needed to be revised. The engineering report included in Attachment 5 includes an itemized bond estimate for \$127,275. CBJ Engineering has accepted this analysis. Staff therefore recommends the following condition:

- 19) The applicant shall submit and maintain a performance bond in an amount no less than \$127,275 for restoration/reclamation of the site, as required by CBJ 49.65.240. If the applicant/owner fails to complete site restoration within a period of eighteen months after the earliest of: the completion of the permitted extraction project, the closure of the gravel pit, or the expiration of the permit, the CBJ may begin enforcement action including use of the proceeds of the bond to effect site restoration. The applicant/owner may reduce the bond amount by providing evidence that site restoration has been completed during the operation of the pit within the period of the permit.

CONDITIONAL USE PERMIT ANALYSIS CBJ 49.15.430

Project Site – The West Glacier Borrow Pit is located at 5580 Montana Creek Road. The adjacent property at 5611 Montana Creek Road, Glacier Lands Subdivision Lot 1, on the opposite side of the street from the West Glacier Borrow Pit, has an approved sand and gravel permit. To the northwest, at 5600 Montana Creek Road, Glacier Lands Subdivision Lot 2, is a former gravel extraction area now approved for mini-storage units. The Juneau Gun Club and Juneau Community Garden are also located on Montana Creek Road in this area, on CBJ property. The Brigadoon Estates D5 residential area is located southeast of subject property on the opposite side of Skaters Cabin Road. Farther to the southwest, at 540 Montana Creek Road, is another former gravel extraction, which is currently vacant but has an approved permit for a 15-lot Planned Unit Development (SUB2006-0018). These properties are shown in Attachment 16.

Project Design – The project design has been described in detail in previous sections of this report.

Noise – Noise impacts have been addressed in previous sections of this report, with recommended conditions to further reduce impacts.

Drainage – Drainage has been described in previous sections of this report and with the drainage analysis and revised drainage plans included in Attachments 4-6. The drainage evaluation and revised plans substantially change the drainage to address U.S. Forest Service concerns about the velocity of the water flowing onto U.S. Forest Service property. The revised

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drainage plan includes three elements:

- A meandering rock-lined ditch, to slow the speed of the water and allow sediment to fall out
- Use of the control valve on the pond outfall to control drainage velocity at the recommended level in the drainage analysis
- An additional settling pond to accommodate any overflow, in the event that the discharge velocity must be controlled further, or stopped.

All vehicle and equipment maintenance is done off site. Equipment is fueled onsite from an 800-gallon, truck-mounted tank. To protect water quality, absorbent materials are available at the scale shack along with a current SWPPP. To date, there has never been a fuel spill at the borrow pit. Please see the Engineer's Evaluation Technical Memo and submitted plans for further explanation.

Public Health or Safety – Staff is unaware of any evidence to suggest that the proposed development would endanger public health and safety, provided the applicant operates within the constraints of their proposed project description and with the conditions recommended in this analysis.

Lighting – The Project Narrative, Attachment 3, Section 1.7, notes that no on-site lighting is proposed.

Property Value or Neighborhood Harmony – Previous sections of this staff report, including the Background Section and Project Site above, provide a description of surrounding properties. This area has an established history of industrial use, including three other gravel pit operations, dating back 50 years. Because of this long history, property values are not expected to be significantly affected from the proposed continuation of this Conditional Use Permit, provided that conditions regarding noise and hours of operation are adopted and that visual buffers are maintained. The CBJ Assessor replied that she had no questions or comments regarding the project (Attachment 11H).

The U.S. Forest Service has submitted comments expressing concern about water discharge from the property. U.S. Forest Service comment letter dated March 13, 2018, in Attachment 13, lists the following concerns with water discharge:

- Negative impact on the structural integrity of Skaters Cabin Road
- Unsafe icing conditions on the road surface as run-off spills over the road prism and freezes during winter months
- Skaters Cabin Road ditch not designed to function as a settling basin for quarry water

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- Runoff violations of Alaska Water Quality Standards and National Pollutant Discharge Elimination System conditions, which impact downstream fish habitat and Mendenhall Lake
- West Glacier Development's French drain collection site adjoining U.S. Forest Service lands is within the CBJ 15-foot buffer zone
- The rotten-egg smell emanating from the discharge water in the ditch.

The U.S. Forest Service was provided with a copy of first engineered drainage evaluations dated 5-16-18, Attachment 4, when this evaluation was sent to all resource agencies during the second agency review period. The U.S. Forest Service commented in an email dated 6-17-18, Attachment 12, that the analysis did not address U.S. Forest Service concerns. The U.S. Forest Service was provided with the second drainage analysis and revised drainage plan, dated 9-11-18, but has not provided additional comments to date regarding whether these changes have resolved their concerns.

As described in previous sections, CBJ Engineering has accepted the drainage analysis reports and revised plans from the applicant, and has concluded that drainage from the site will not adversely impact neighboring properties. Substantial changes have been made from the previously approved drainage plan specifically to address U.S. Forest Service concerns, including: a meandering rock-lined ditch to slow the speed of water; use of the control valve on the outfall to control drainage velocity; and an additional settling pond to accommodate overflow in the event that the discharge velocity must be controlled further, or stopped entirely.

In addition, staff has proposed a condition to ensure that CDD and Engineering receive copies of the annual reports required by ADEC, which include documentation of periodic inspections by the applicant, to ensure that the development complies with CBJ standards.

The rotten-egg smell from the site drainage has been a recurring and persistent problem for many years. In addition to the U.S. Forest Service, property owners, cross-country skiers and other recreational users in the area have complained. ADEC regulations do not address odor. The general consensus, arguable to some, is that the odor is naturally occurring from decomposition in the pit and/or groundwater. No evidence indicates that the odor is harmful or indicative of a water quality concern, and no solutions have been offered regarding how to reduce or eliminate the odor.

Traffic – The applicant has discussed traffic in the Project Narrative, Attachment 3, Section 1.15. Traffic from the development comes from trucks hauling material to and from the pit for construction jobs, and from waste material hauled to the pit for disposal. Material is typically taken in 10- and 20-yard trucks. Daily round-trips are highly variable due to the demand for pit

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materials. The applicant estimates that operations may generate up to 50 round-trips per day at peak periods, and zero trips per day in slow months.

CBJ Code 49.40.300 establishes the standards for a traffic impact analysis. Section 49.40.300(2) states that a development projected to generate fewer than 250 Average Daily Trips shall not be required to have a traffic impact analysis. The proposed development is below this threshold.

Parking and Circulation – The CBJ Land Use Code does not have a parking requirement for gravel and sand extraction facilities. The primary users of the development are off-site excavation companies, which are only present on the site for the timeframe required to load and unload trucks. The staff operate the pit park in various locations on the site depending on the area of extraction. The circulation of the site follows a single route between the stockpiled material and the access road to Montana Creek Road.

Habitat – The project does not affect wetlands and does not have any salmon streams on site. However, drainage from the site flows through a drainage ditch into Mendenhall Lake, an anadromous waterbody. The U.S. Forest Service has expressed concerns regarding water quality violations from discharge into Mendenhall Lake.

The following habitat standards apply:

49.70.950(c)(7) Rivers, streams and lakes shall be managed so as to protect natural vegetation, water quality, important fish or wildlife habitat and natural waterflow.

49.70.955(a) Notwithstanding any other provision of this article, the statutes, regulations and procedures of the state department of environmental conservation, protecting air, land and water quality are incorporated into the Juneau Coastal Management Program with respect to these purposes.

49.70.955(b) Streamside and lakeside development shall not cause downstream water degradation below state standards.

The Alaska Department of Fish (ADFG) and Game visited the site on August 22, 2018 and noted fish jumping in the pond, including Coho salmon, Dolly Varden char, and Cutthroat trout. ADFG plans to work with the applicant to trap and relocate the fish and discuss options for excluding them from the settling pond (Attachments 11A and 11B).

Drainage has been evaluated in previous sections of this report. The drainage evaluation includes two drainage analyses from a licensed engineer, a revised drainage plan, CBJ Engineering evaluation, and comments from ADEC. (Attachments 4-11C) CBJ Engineering has accepted the drainage plan and revised plans, while ADEC has confirmed that the development has an approved SWPPP and MSGP. These documents include substantial requirements that

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provide water quality protection. In addition, staff has proposed a condition to ensure that CDD and Engineering receive annual reports from the applicant required by ADEC, to ensure compliance with CBJ standards.

AGENCY COMMENTS

The 15-day agency review period, required by CBJ Code for all Conditional Use Permits, was first conducted from August 17 through September 5, 2017. Following this review process, CDD determined that the application was not complete and requested more information. A second agency review period was conducted from May 24 through June 8, 2018 after a complete application was received, to ensure that agencies were reviewing current materials. Agency comments are included Attachment 11. U.S. Forest Service comments come from the perspective of an adjacent landowner rather than a resource agency, and are therefore addressed in the Public Comment section.

The CBJ Parks and Recreation Department, CBJ Building Division, CBJ Capital City Fire and Rescue, CBJ Assessors Office, and Alaska Department of Transportation all responded that they had no comments. Other agency comments are noted below.

CBJ Lands Division: "There is a strip of land along the southern boundary of the quarry that belongs to CBJ that was dedicated on the attached plat as a buffer area. This location is managed by the Parks and Recreation Department and is designated to be retained in the 2016 Land Management Plan. The Lands Division would like to make sure that the new gravel extraction permit does not include development or activities that would damage this buffer strip. The Parks and Recreation Department may have additional comments."

CBJ Streets Division: "Haven't we had strong odor issues with the runoff coming from this site and draining into the ditch along Skater's Cabin Road? Is this something to consider?"

Alaska Department of Fish and Game: "Former ADFG biologists...observed fish jumping at the surface of the east settling pond in August this year, which may have gained access through the pond outfall. I plan to work with Mr. Sidney to trap and relocate the fish and discuss options for excluding them from the settling pond." (excerpt)

The buffer strip that CBJ Lands noted is on the approved plans and must be maintained in accordance with mandatory conditions on the permit. The CBJ Streets Division comment regarding odor has been briefly addressed in the Neighborhood Harmony section of this report; however, as noted there is no proposed solution to the problem. ADFG comments have been addressed in the Habitat section of this report. CBJ Engineering comments have been referenced throughout this analysis and are included in Attachments 8-10. ADEC comments have also been addressed previously, and are included in Attachment 11C.

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PUBLIC COMMENTS

Public comments have been received from the U.S. Forest Service, which has expressed concerns regarding drainage from the property. These concerns include an impact on the structural integrity of Skaters Cabin Road, icing conditions on the road as run-off spills onto the road, runoff and sediment into Mendenhall Lake that violates ADEC water quality standards, and the ADEC discharge permit, and also the odor from the drainage. These comments have been addressed in the drainage sections of this report and also in the Habitat and Neighborhood Harmony sections, and are therefore not repeated here. U.S. Forest Service comments are included in Attachments 12 and 13.

Another adjacent property owner has commented regarding discolored runoff from the pit in the past, and the strong odor which is presumed to come from the stump disposal occurring at the site (Attachment 21). Drainage issues have been addressed with the specific modifications noted in previous sections. The general consensus on odor is that it is naturally occurring from decomposition in the pit and/or groundwater. No evidence indicates that the odor is harmful or indicative of a water quality concern.

CONFORMITY WITH ADOPTED PLANS

2013 Juneau Comprehensive Plan

The 2013 Juneau Comprehensive Plan designates the subject parcel on Subarea 3, Map E as Urban Low Density Residential. The Comprehensive Plan is included as Attachment 15. Urban Low Density Residential is defined in the plan as:

These lands are characterized by urban or suburban residential lands with detached single-family units, duplex, cottage or bungalow housing, zero-lot-line dwelling units and manufactured homes on permanent foundations at densities of one to six units per acre. Any commercial development should be of a scale consistent with a single-family residential neighborhood as regulated in the Table of Permissible Uses (CBJ 49.25.300).

The Montana Creek area is identified as a gravel resource in this subarea. Guidelines and Considerations for this area generally focus on the Auke Bay area, UAS, and residential development rather than industrial development. However, Guideline and Consideration #17 is relevant, which states, "Encourage beautification and buffering along major roadways. "

Chapter Five of the Comprehensive Plan discusses industrial development and the need for industrial properties. Policy 5.11 states:

To encourage the location and growth of locally-based basic sector industries that provide year-round, full-time employment and provide tax revenues that support public services.

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Implementing action 5.11-1A4 states:

Create heavy industrial zoning areas appropriate for the basic industry sector, including fisheries, mining support services, forest products, and others.

Policy 5.13 states:

To support the extraction and processing of mineral resources in an environmentally-sound manner, giving property recognition of the unique values of this community.

Comprehensive Plan Policy 10.4 states:

To minimize conflicts between residential areas and nearby recreational, commercial, or industrial uses that would generate adverse impacts to existing residential areas through appropriate land use locational decisions and regulatory measures.

Followed by Implementing Action:

10.4 - IA2 *Maintain and consider enhancing Title 49 Land Use Code requirements for buffering and screening between residential and commercial/industrial uses and careful review of site development plans.*

In addition, Chapter 7 discusses the importance of gravel resources in the community and includes Policy 7.16 which states:

To conserve known gravel resources and to protect them from conflicting land uses.

The proposed development substantially conforms to these designations and policies by providing visual buffers between the extraction area and surrounding residential areas, and by ensuring drainage plans that meet state water quality standards and minimize impacts to surrounding properties.

2015 Juneau Economic Development Plan

The 2015 Juneau Economic Development Plan is incorporated into the Comprehensive Plan in CBJ Code 49.05.200(b)(1)(N). The proposed development does not specifically address any of the eight economic development initiatives identified in the plan. However, the development indirectly addresses one of the economic development planning concepts and practices listed in Chapter Two, as follows:

Land availability - an adequate supply of appropriately zoned land is available for commerce and industry, as well as residential development. This includes

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access to the land needed to support commercial, industrial, and other development. This also includes zoning that supports neighborhood-based small business growth that creates jobs and provides services which area residents and the community need. This type of small business development and growth also supports quality of life and walkable mixed-use neighborhoods.

The proposed development supports small business growth and industrial use.

FINDINGS

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

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

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

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

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

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

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

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

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

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ 49.25.300, Section 14.500 for the D-3 zoning district.

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

Yes. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the February 15, 2019 and February 25, 2019 issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 600 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right-of-Way. In addition, a neighborhood meeting was held on November 7, 2018, following a neighborhood meeting notice that was mailed to all property owners within 600 feet of the subject parcel.

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

No. Based on the preceding analysis and with recommended conditions, no evidence indicates that the proposed development will materially endanger the public health or safety.

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

No. Based on the preceding analysis and with recommended conditions regarding noise, hours of operation, and inspections, no evidence indicates that the proposed development will substantially decrease the value of or be out of harmony with property in the neighboring area. Gravel pits have been operating in the area since the 1950s.

6. *Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?*

Yes. Based on the preceding analysis, the proposed development is in general conformity with adopted plans. Specifically, the development conforms with policies 5.11, 5.13, 10.4, and 7.16 of the 2013 Juneau Comprehensive Plan regarding industrial development and reducing conflicts with surrounding residential areas. The development also addresses the economic development planning concepts of the 2015 Juneau Economic Development Plan.

Per CBJ 49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

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

Yes. The proposed development complies with the Juneau Coastal Management Program with the approved drainage analysis and drainage plans. The development has an approved SWPPP

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and MSGP, with required measures to protect water quality. Proposed conditions require the applicant to provide CBJ with the annual reports required by ADEC, to demonstrate that the inspections have occurred and that the development meets ADEC and CBJ standards.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use Permit. The permit would allow continuation of an existing sand and gravel operation. The approval is subject to the following conditions:

Hours of Operation and Permit Expiration

- 1) Hours of operation shall be 6:00 am to 7:00 pm Monday through Saturday.
- 2) All blasting operations shall be conducted during daylight hours of operation.
- 3) No blasting operations shall be conducted on Saturdays or Sundays or on official Federal or State holidays.
- 4) Hours of operation for blasting activities shall be 8:00 am to 7:00 pm Monday through Friday.
- 5) The extraction permit shall expire ten years from the date of Planning Commission approval.

Site Restoration

- 6) Seed mixes utilized for revegetation in restoration efforts shall be free from non-native, noxious weeds.
- 7) All aspects of the restoration plan submitted with USE2017 0019 shall remain a permit requirement and must be completed prior to issuance of any Temporary Certificate of Occupancy for structures on the subject lot.
- 8) The applicant shall submit and maintain a performance bond in an amount no less than \$127,275 for restoration/reclamation of the site, as required by CBJ 49.65.240. If the applicant/owner fails to complete site restoration within a period of eighteen months after the earliest of: the completion of the permitted extraction project, the closure of the gravel pit, or the expiration of the permit, the CBJ may begin enforcement action including use of the proceeds of the bond to effect site restoration. The applicant/owner may reduce the bond amount by providing evidence that site restoration has been completed during the operation of the pit within the period of the permit.

Blasting

- 9) Explosives shall not be stored on site, except that which is immediately necessary for the next blast.
- 10) The development shall not generate sound levels which exceed 65 dBa at the property line during the day or 55 dBa at night, per CBJ§49.15.330(g)(11).
- 11) All blasting will be managed according to CBJ Standard Specifications for Civil

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Engineering Projects and Subdivision Improvements, December 2003, Section 12090, Blasting Controls and associated erratum. These controls assure a qualified Blast Control Specialist, according to detailed procedures and requirements, conducts blasting.

- 12) Blasting operations shall be conducted by an Alaska Department of Labor certified powder-man and all operations shall conform to MSHA, ATF, and OSHA standards, as applicable, and all other applicable standards.
- 13) All blasting operations shall be conducted during the daylight hours of operation.
- 14) Warning signs with the time and date of the blast shall be posted 24 hours prior to blasting on either side of the pit on Montana Creek Road.
- 15) 24 hour notice shall be provided to the Juneau Flight Service Station and the Police and Fire Departments.
- 16) Public Service Announcements shall be broadcast on local radio 24 hours prior to blasting.
- 17) Three air horn blasts shall be made 5 minutes prior to blasting.
- 18) No Blasting operations shall be permitted on Saturdays and Sunday or official Federal and State holidays.

Drainage

- 19) The applicant shall provide the CBJ Community Development Department and the CBJ Engineering and Public Works Department with a copy of the Annual Report by March 1 each year, two weeks after the annual report deadline of February 15. The applicant must comply with the ADEC-approved SWPPP and all ADEC reporting requirements.

Required Conditions, per CBJ§49.65.235:

- 20) A strip of land at the existing topographic level, and not less than 15 feet in width, shall be retained at the periphery of the site wherever the site abuts a public way. This periphery strip shall not be altered except as authorized for access points. This section does not alter the applicant's duty to maintain subjacent support.
- 21) If the bank of any extraction area within the permit area is above the high water line or water table, it shall be left upon termination of associated extraction operations with a slope no greater than the angle of repose for unconsolidated material of the kind composing it, or such other angle as the commission may prescribe. If the extraction operations cause ponding or retained water in the excavated area, the slope of the submerged working face shall not exceed a slope of 3:1 from the edge of the usual water line to the water depth of seven feet. This slope ratio may not be exceeded during extraction operations unless casual or easy access to the site is prevented by a fence, natural barriers, or both.

Project Number JSE 17-19	CITY and BOROUGH of JUNEAU	Date Received: 8/10/17
Project Name (City Staff to Assign Name)		

Project Description <i>Renew existing conditional USE 2007-00042 - for gravel extraction</i>			
PROPERTY LOCATION			
Street Address <i>5580 Montana Creek Road</i>		City/Zip <i>Juneau 99801</i>	
Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) <i>Gleason lands Lot 3</i>			
Assessor's Parcel Number(s) <i>4B2901150050</i>			
LANDOWNER/ LESSEE			
Property Owner's Name <i>West Gleason Development LLC</i>		Contact Person: <i>Jim Sidney</i>	
Mailing Address <i>10400 Gleason Hwy</i>		Work Phone: <i>723-0585</i>	
E-mail Address <i>Swampy@Alaska.net</i>		Home Phone: <i>789-7253</i>	
		Fax Number: <i>789-7199</i>	
		Other Contact Phone Number(s): <i>Serena 723-0586</i>	
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		<i>8/10/17</i> Date	
Landowner/Lessee Signature			
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 <i>SAME</i>		Contact Person:	
Mailing Address		Work Phone:	
E-mail Address		Home Phone:	
		Fax Number:	
		Other Contact Phone Number(s):	
X		<i>8/10/17</i> Date of Application	
Applicant's Signature			

STAFF APPROVALS

OFFICE USE ONLY BELOW THIS LINE

	Permit Type	***SIGN	Date Received	Application Number(s)
✓	Building/Grading Permit			
	City/State Project Review and City Land Action			
	Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
	Mining Case (Small, Large, Rural, Extraction, Exploration)			
	Sign Approval (If more than one, fill in all applicable permit #'s)			
	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
✓	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)		x	use 17-019
	Variance Case (De Minimis and all other Variance case types)			
	Wetlands Permits			
	Zone Change Application			
	Other (Describe)			

Comments:

Permit Intake Initials

JRM

***Public Notice Sign Form filled out and in the file.

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

Project Number	Project Name (15 characters)	Case Number <i>USE 17-019</i>	Date Received <i>8/10/17</i>	
TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED				
☐ Accessory Apartment*** (AAP) ☐ Driveway In Right-of-Way (ADW) ☒ Use Listed in §49.25.300 (USE) (Table of Permissible Uses) Please list the Table of Permissible Uses Category: _____ ***An Accessory Apartment Application will also be required.				
DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED. <i>Applicant to extend an existing conditional use permit # USE 2007-00042</i>				
IS THIS A MODIFICATION OF AN EXISTING APPROVAL? ☒ NO ☐ YES - Case # _____				
CURRENT USE OF LAND OR BUILDING(S): <i>Sand & Gravel extraction</i>				
PROPOSED USE OF LAND OR BUILDING(S): <i>continue operation</i>				
UTILITIES PROPOSED: WATER: ☐ Public ☐ On Site SEWER: ☐ Public ☐ On Site				
SITE AND BUILDING SPECIFICS: Total Area of Lot <i>35.39</i> square feet Total Area of Existing Structure(s) <i>0</i> square feet Total Area of Proposed Structure(s) <i>0</i> square feet				
EXTERNAL LIGHTING: <i>N/A</i> Existing to remain ☐ No ☐ Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures Proposed ☐ No ☐ Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures				
PROJECT NARRATIVE AND SUBMITTAL CHECKLIST:				
☒ Site Plan ☐ Existing and proposed parking areas (including dimensions) and proposed traffic circulation ☐ Floor Plan of proposed buildings ☐ Existing Physical Features of the site (drainage, habitat, hazard areas, etc.) ☐ Elevation view of existing and proposed buildings ☒ Proposed Vegetative Cover				
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.	ALLOWABLE/CONDITIONAL USE FEES			
	Fees	Check No.	Receipt	Date
	Application Fees \$ <i>1000.</i>	<i>1085</i>		<i>8/10/17</i>
	Admin. of Guarantee \$ _____			
	Adjustment \$ _____			
	Pub. Not. Sign Fee \$ <i>50</i>			
Pub. Not. Sign Deposit \$ <i>100</i>				
Total Fee \$ <i>1150</i>				

TO BE COMPLETED BY THE APPLICANT

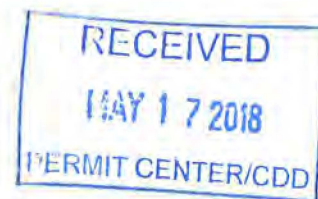
NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

August 10, 2017 – Revised February 5th, 2018 – Revised May 16th, 2018

West Glacier Development LLC

WEST GLACIER BORROW PIT

**APPLICATION TO EXTEND
USE2017-00042 CONDITIONAL USE PERMIT
FOR AN EXISTING SAND AND GRAVEL EXTRACTION
OPERATION AT 5580 MONTANA CREEK ROAD,
JUNEAU, ALASKA**



August 2017

August 10, 2017 – Revised February 5th, 2018 – Revised May 16th, 2018

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A1	Existing Conditions
A2	Existing Drainage
B	Proposed Drainage and Restoration Plan
C	Extraction Plan
D	Development Permit Application Form
E	Drainage Evaluation Technical Memo

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INTRODUCTION

West Glacier Development LLC (WGD) is applying to the City and Borough of Juneau (CBJ) to renew a Conditional Use Permit for an ongoing sand and gravel extraction operation at the West Glacier borrow pit (formerly referred to as the Montana Creek borrow pit or Glacier Lands borrow pit) on Montana Creek Road. The current Conditional Use Permit for the borrow pit operation is USE2007-00042 for Glacier Lands Subdivision, Lot 3, USS2079, located on the east side of Montana Creek Road.

The existing Conditional Use Permit (CUP) is scheduled to expire on September 25, 2017. The application was turned in timely and is currently pending renewal, with revisions requested by CBJ. WGD is requesting that the Conditional Use Permit be renewed by the CBJ for the ten-year period from 2017 to 2027. The company expects that sufficient material remains to continue operation of the borrow pit through this time period. Restoration will take place following this ten year period of operation (unless material remains and another CUP is issued in 2027).

The West Glacier borrow pit has been an important source of sand, gravel, and rock for the Juneau community since the late 1950s. The pit continues to provide borrow material for use in construction of municipal, state, and private roads, building pads, and other infrastructure. Most recently, WGD has supplied sand and gravel for state projects such as the Glacier Highway multi-use path to UAS, reconstruction of Glacier Highway from Sea View to Fritz Cove Rd, Silver Street and Aspen Avenue. Materials produced range from fine gravel used on CBJ ballfields to one-ton boulders for landscaping needs.

Through our reclamation process we receive stumps, mud, branches and other organic materials to fill in the extraction areas in the pit. Since large amounts of waste materials currently are not allowed to be burned, our organic materials disposal is a much needed service for the community.

The West Glacier borrow pit has operated since 1989 in accordance with the conditions of CU-13-88 (1988-1997), USE97-00075 (1997-2008), and USE2007-00042 (2007-2017). WGD will continue to operate the borrow pit as it has in the past, with excavation, washing, and crushing of material occurring onsite. Material will primarily be trucked offsite for use in various construction projects. WGD will continue to offer a reclamation service, allowing the disposal of organic material as mentioned above for use as fill in formerly excavated areas, as has been the case under the existing permit.

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There is an estimated existing reserve of approximately 675,000 cubic yards of marketable sand, gravel and rock remaining in the West Glacier borrow pit as of the beginning of 2018. It is also estimated that the rate of extraction will average 50,000 cubic yards of material annually over the next ten year permit period, varying from peak years of 150,000 cubic yards to low years with no extraction activities.

This document proposes a plan to restore the area with stabilized, vegetated upland areas. As material is extracted, restoration will take place in phases, consistent with the proposed restoration plan (See Section 2.0 and Attachment B).

1.0 CONDITIONAL USE PERMIT APPLICATION

The CBJ Land Use Code specifies the type of information that must accompany a Conditional Use Permit application for sand and gravel extraction operation (CBJ 49.65.210). The following narrative responds to the specific requirements of the Land Use Code. The applicable Land Use Code requirement is cited at the beginning of each section.

1.1 Project Location, Legal Description and Vicinity CBJ 49.65.210(1)

The West Glacier borrow pit is located in the northwest portion of the Mendenhall Valley, east of Montana Creek Road and north of the Skaters Cabin Spur Road intersection (see Attachment A – the Existing Conditions Plan). The legal description is Glacier Lands Subdivision Lot 3 of U.S.S. 2079 and the Assessor's Parcel Code Number is 4-B29-0-115-005-0. Lot 3 is 35.39 acres.

The borrow pit is surrounded by a reclaimed lot to the north, undeveloped U.S. Forest Service (USFS) lands to the north and east, and the Bicknell Enterprises, Inc., borrow pit to the south. The Skaters Cabin Spur Road and Brigadoon Subdivision lie to the southeast, and Montana Creek Road, Glacier Lands Subdivision Lot 2, the Juneau Community Garden, Juneau Gun Club, and H. Harmon Rifle Range are located to the west.

The property is zoned D3. Sand and gravel operations are conditional uses within the D3 zoning district (CBJ 49.25.300, Section 14.500). The *Comprehensive Plan of the City & Borough of Juneau, 2013 Update* (November 2013) designates the property as Urban Low-Density Residential.

1.2 Existing Topography and Land Features CBJ 49.65.210(2)(4-6)

Attachments A1 and A2 – the Existing Conditions Plan and Existing Drainage Plan show the existing conditions at the West Glacier borrow pit site including existing topography, vegetation, drainage features, ground water level, structures, any significant natural and artificial conditions of the land, roads, stockpiling and operation. There are no known onsite or offsite geophysical hazards which may affect or be affected by the proposed operation. No additional structures are proposed at this time.

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1.3 Proposed Finished Topography and Land Features CBJ 49.65.210(3)

Attachment B – the Proposed Drainage and Restoration Plan provides a topographic showing proposed restoration of the West Glacier borrow pit property, including proposed final contours for the land, drainage features, *approximate* areas to be reclaimed and revegetated, and lot perimeter buffers.

1.4 Description of the Operation CBJ 49.65.210(7)

The basic operation at the West Glacier borrow pit involves use of both excavators and off road vehicles to excavate and gather borrow material. Excavation generally occurs at and below the ground water table in the borrow pits. Material is sluiced to remove silt, which is discharged back into the pits. The cleaned material is moved to a crusher, screened and/or crushed into marketable sand and gravel, and stockpiled onsite. Topsoil that is removed during operations is placed in the “spoils area” located near the northwest corner of the borrow pit. The pit does receive stumps and other organic fill material from offsite, used to fill in excavated areas as we reclaim the pit to a restored state as proposed on Attachment B – the Proposed Drainage and Restoration Plan.

No blasting has occurred on the site since 1997. Large boulders are broken as needed using a large rock hammer. Any blasting which may occur shall be conducted by an Alaska Department of Labor certified powder-man and all operations shall conform to MSHA, ATF, and OSHA standards as applicable, and all other applicable standards. Blasting will take place anywhere from the center to the northern end of the property, as far as possible from either road. In any extraction areas unknowns can appear that require blasting; some blasting is likely to occur during the 10 year period of the permit (2017-2027).

Most borrow material from the pit is trucked offsite, along Montana Creek Road to the Back Loop Road, and on to various construction projects. A minor amount of material is sold onsite.

Waste coming in to the site varies yearly, however it remains close to 2,500 loads per year. This waste is taken to the Earthen Waste Disposal area, as shown on Attachment A1, where it is stockpiled with a bulldozer and used to reclaim excavated areas.

1.5 Drainage and Protection of Water Quality CBJ 49.65.210(7)(A)

WGD manages the West Glacier borrow pit to minimize surface water drainage from the property. Existing topography and drainage patterns are shown on Attachments A1 and A2 – the Existing Conditions Plan and Existing Drainage Plan. During usual weather and operating conditions, there is no surface water drainage from the active borrow operation onto adjacent properties. Water from areas of operation are routed through a settling pond, where the majority of water seeps into the ground water. In times of heavy rainfall, overflows from the settling pond drain into an additional pond network on the northern end of the property, where the water passes through several check dams before draining into the CBJ drainage ditch along Skater’s Cabin Road at the northeast corner of the site.

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All vehicle and equipment maintenance is done off site. Equipment is fueled onsite from an 800 gallon truck-mounted tank. To protect water quality, absorbent materials are available at the scale shack along with a current Storm Water Pollution Prevention Plan (SWPPP). To date, there has never been a fuel spill at the borrow pit.

Please see Attachment E - the Drainage Evaluation Technical Memo for testing results and further explanation.

1.6 Security CBJ 49.65.210(7)(B)

Security for the site is provided by locking gates, located on the driveway that accesses the property from Montana Creek Road. WGD intends to widen the driveway to separate ingress and egress traffic. Locking gates will be upgraded and will continue to limit access to the pit after operating hours. “No Trespassing” signs are posted annually along the Skaters Cabin Spur Road and Montana Creek Road every 200-300 feet. Vegetated berms demarcate the property boundary along the roads and discourage people from entering the property.

1.7 Noise and Visual Impacts CBJ 49.65.210(7)(C)

During normal pit operation, noise is generated by loaders, excavators, rock crushers, rock hammers, water pumps, and trucks. WGD’s current Conditional Use Permit prohibits sound generated by the pit operation to exceed 65 dBA at the property line during the day, or 55dBA at night (CBJ 49.15.330(g)(11)). Noise will not exceed these limits.

The Brigadoon Subdivision is located across Skater’s Cabin Spur Road from the borrow pit. The closest residence to the operation is located approximately 150 feet from the borrow pit edge, and approximately 1,200 feet from the crusher. There have been no reported complaints from neighbors regarding noise from the existing operation.

In order to limit noise impacts to adjacent neighborhoods, and consistent with the conditions included in USE2007-00042 and the CBJ Noise Ordinance, WGD limits the hours of operation at the site to Monday-Saturday, between 6:00 am and 7:00 pm, and Sunday between 9:00 am and 7:00 pm. During winter the pit is open 24 hours per day to receive snow. To further control noise and visual impacts, the company maintains a continuous, vegetated berm along the public rights of way at the southeast and southwest lot lines. This buffer provides protection to the residential neighborhood in the Brigadoon Subdivision to the southeast, and to recreational users at Skater’s Cabin and the West Glacier Trailhead to the northeast. This berm is 5 foot wider than the 15 foot buffer required by Title 49 (CBJ 49.65.235(1)).

No onsite lighting proposed.

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1.8 Hours of Operation CBJ 49.65.210(7)(D)

Hours of operation for the borrow pit will be 6:00 am to 7:00 pm, Monday through Saturday, and Sunday between 9:00 am and 7:00 pm consistent with the conditions placed on the current use permit (USE2007-00042) and the CBJ Noise Ordinance. During winter the pit is open 24 hours per day to receive snow. No crushing operations will take place on Sundays.

1.9 Estimated Sand and Gravel Reserves CBJ 49.65.210(7)(E)

The West Glacier Gravel Pit extracts sand and rock material within a glacial outwash deposited by the retreating Mendenhall Glacier. There is an estimated existing reserve of approximately 675,000 cubic yards of marketable sand, gravel, and rock remaining on the property. Please see attachment C – the Extraction Plan for exact location(s) of future gravel extraction areas 1-3.

1.10 Results of Test Holes CBJ 49.65.210(7)(F)

Three soil exploration programs were conducted at the West Glacier borrow pit, one in 1988 and two in 1995. The data from these excavations characterize the quality of the borrow material and were used to estimate the quantity of usable material. The locations of the test holes and graphic depictions of the soil logs as they existed prior to the extraction are included in the application for USE97-00075, submitted to the CBJ Community Development Department (CDD) in September 1997. In 2010, exploration via excavator affirmed an excellent gravel source below previously known layers.

The groundwater elevation at the property fluctuates between 70 to 74 feet. The elevation is dependent upon rainfall, runoff, and the season of the year.

1.11 Schedule for Extraction and Site Restoration CBJ 49.65.210(7)(G) and (H)

The estimated annual rate of extraction over the next ten years is expected to average 50,000 cubic yards annually, ranging from a 150,000 cubic yards extracted in peak years to no material extracted in low years. It is estimated that the current reserves will provide sand, gravel, and rock for at least ten more years of operation.

Restoration of the site is expected to be completed at the end of the permit period, if resources are depleted within the ten year time frame. Otherwise, restoration will take place during a subsequent permit period. Restoration of the site is being conducted in phases and is already underway in some areas. As excavation of each area is completed, restoration will take place.

1.12 Air Quality CBJ 49.65.210(7)(I)

The borrow pit operation does not create a significant dust or other air quality problem. Borrow material is generally taken from excavated ponds and is wet when hauled to the crusher. Since Montana Creek Road has been paved, dust from truck hauling along the road has not been a problem.

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The pit operator will continue to take steps to ensure that dust is not a problem, even during dry weather conditions. The pit operating area, stockpiles and material to be crushed will be wetted if necessary to control dust. The crusher uses spray bars fed by a water tank onsite when operating to keep dust down. Trucks are routinely washed. Mud tracked onto Montana Creek Road is washed away when necessary. Any materials spilled from trucks onto the road are removed promptly.

1.13 Geophysical Hazards CBJ 49.65.210(7)(J)

There are no known geophysical hazards at the project site, or hazards off-site that would affect or be affected by the continued use of the West Glacier borrow pit. According to Federal Emergency Management Agency (FEMA) flood maps adopted by the CBJ in 2013, the gravel pit property is not in a flood zone.

1.14 Historic Use of Project Site and Vicinity CBJ 49.65.210(7)(K)

The West Glacier borrow pit opened in the mid-1950s. In 1961, Green Construction Company (GCC) established an asphalt plant at the West Glacier pit and extracted material for general fill, D-1, and asphalt aggregate. GCC operated the site until the mid-1970s, then leased it to other contractors until it was sold in 1983. Many accessory facilities used by these early operators have since been removed.

On August 16, 1988, the BARANA company received a Conditional Use Permit from the CBJ (CU-13-88) to continue the borrow operation. In 1989, Glacier Lands, Inc. acquired the property. However, BARANA retained a business interest and the Conditional Use permit remained in their name until 1996, when business arrangements changed, and the CBJ approved the transfer of CU-13-88 to Glacier Lands.

In November 1997, the CDD approved a new ten-year and nine-month permit for the borrow pit (USE97-00075).

In 2003, Glacier Lands subdivided the property into three lots. Lot 3 was sold to WGD in April 2007. Lot 3 has seen extensive gravel and rock removal since 2007.

The property was rezoned from D1 to D3 in 2004 (CBJ Ordinance 2004-26).

The permit was extended again in 2007 (USE2007-00042). At that time the CBJ found the operation to be in compliance with all conditions of use and with requirements in Title 49. This permit would have expired on September 25, 2017 and is now back in application status. When the CBJ approved the extension of WGD's gravel extraction permit in 2007, adjacent land uses included residential development at the Brigadoon Subdivision and to the south of that subdivision in the Montana Creek Subdivision, recreational use of nearby USFS land, the Juneau Gun Club, the Harmon Rifle Range, the Bicknell borrow pit, and the Juneau Community Garden. Since 2007, there has been no major change in the types of land use in the area.

WGD is now applying for a 10-year renewal of the Conditional Use Permit borrow operation through 2027 (started application in August, 2017).

August 10, 2017 – Revised February 5th, 2018 – Revised May 16th, 2018

1.15 Traffic Impacts

Traffic associated with the West Glacier borrow pit operation during the 2017-2027 permit period will be similar to existing conditions. No significant increase in traffic is expected.

The primary traffic associated with the West Glacier borrow pit is from trucks hauling material from the pit to construction jobs. Material is generally taken in 10 and 20-yard trucks from the pit, along Montana Creek Road to Mendenhall Loop Road. There is also employee vehicle traffic and minor traffic from retail sales.

The daily truck volume serving the West Glacier borrow pit varies, depending upon the contracts that are obtained and the quantity of material sold. WGD estimates that the volume of material trucked from the pit in recent years has averaged 50,000 cubic yards per year. During a typical active construction season, from April through September, an average of fifteen (15) 20-yard trucks would make daily round trips traveling along the Montana Creek Road. However, this number is highly variable, as material extraction varies significantly from day to day, and year to year. Deposits are typically extracted in large quantities all at once, rather than evenly throughout the season leading to high peak traffic and as little as zero traffic in off peak periods. WGD estimates that the pit operations will generate up to fifty (50) round trips a day at peak periods, and zero (0) trips per day in slower months. This is not different from current operating conditions.

The amount of waste hauled in to the pit varies as well. In 2016 2,505 loads of waste material were brought in to the pit. 2017 increased slightly to 2,542 loads. Considering a 10 month window and 7 days per week, the average loads brought in are under ten loads per day.

Truck drivers are instructed not to exceed 30 mph which is 5 mph less than the posted speed limit along Montana Creek Road and to exercise due caution, particularly at the Skaters Cabin Spur Road intersection and other nearby residential intersections. Truck speed has been, and will continue to be, monitored by WGD.

2.0 RESTORATION

2.1 Objective

The objective of this plan is to restore the West Glacier borrow pit property to a stable vegetated upland terrain when the operation is completed. Attachment B - the Proposed Drainage and Restoration Plan illustrates the proposed final contours for the property, drainage features, *approximate* areas that will be refilled and reseeded, and perimeter buffers that will be maintained. Because the restoration is an ongoing, ever-changing process, we cannot note any completed areas on the plan. Continued grading, along with other activities will continue, and change, until the time restoration is complete.

August 10, 2017 – Revised February 5th, 2018 – Revised May 16th, 2018

Restoration is being conducted in phases in areas that are no longer needed for excavation or for other pit operations. Realistically, it is not expected that complete restoration of the West Glacier borrow pit property will be undertaken within the 2017-2027 Conditional Use Permit period, as there should be usable borrow reserves at the end of that time.

Restoration of the West Glacier borrow pit property will include the following:

- (1) Removal of structures, materials, and stockpiles;
- (2) Refilling of excavated areas;
- (3) Grading to establish final contours and surface drainage patterns; and
- (4) Soil stabilization and reseeded.

2.2 *Removal of Structures, Materials and Stockpiles*

At completion of the operation, all buildings and equipment will be removed. Stockpiled material will be used for restoration or taken offsite. Materials such as fuel and machine lubricants will be disposed of at an approved location. Existing driveways and security gates will be retained on the site until final land development.

2.3 *Refilling of Excavated Areas*

Excavated areas that are to be restored as uplands, as depicted on Attachment B - the Proposed Drainage and Restoration Plan; they will be refilled with overburden and natural organic soils. The *approximate* areas to be refilled are shown, but the actual area will be determined by future waste material disposal needs.

Existing extraction areas are already being refilled, graded and reseeded as they are depleted, however these areas will continue to change until restoration is complete. Ongoing restoration will continue during the permit period, as resource reserves are depleted and waste material becomes available for disposal. Refilled areas will be compacted to a safe and stable surface.

2.4 *Grading and Reseeding*

Uplands on the property will be graded to stable slopes, covered with organic soils, hydro-seeded and fertilized. Compacted soils will be scored prior to seeding to facilitate root growth if necessary. This type of restoration is already underway as excavation occurs, however it will continue to change until restoration is complete. Existing vegetated berms will be retained along Montana Creek Road and Skaters Cabin Spur Road.

Areas of the property that are no longer needed for borrow operations are being restored as soon as practicable. Excavated areas that will not be reworked or used for material stock-piling or disposal will be filled, graded and reseeded.

E



Transforming Challenges into Solutions

MEMORANDUM

To	James Sidney	From	Mark Pusich, P.E.
Firm	West Glacier Development	Date	5/10/2018
		PDC #	18072JN
		Project Name	West Glacier Borrow Pit
RE	Drainage Evaluation Technical Memo		

James, in response to CBJ's conditional use permit review we have prepared an evaluation of the volume and velocities of the drainage onto neighboring properties.

Rational Method Used

$Q_R = CIA$

Where:

Q_R = peak flow (CFS) for storm of return R

C = estimated runoff coefficient

I = Water quality peak rainfall intensity (in/hr)

A = Drainage Subbasin Area (Acres)

Assumptions:

The existing conditions calculations below do not account for the ability of the settling ponds to act as storage reservoirs during a rainfall event. All three ponds on the site are interconnected through a series of culverts and a dike. The outfall of this pond system is controlled by a valve on an 8" line. During a rainfall event the volume of water contained in the ponds can fluctuate but the discharge (Q) remains controlled.

Land Cover = Gravel areas (A_G)

Land Cover = Open water (A_W)

Solution - Existing Conditions Volume Peak Flow:

$$Q_R = CIA = C_1IA_1 + C_2IA_2$$

$$C_W = 1.00$$

$$C_G = 0.80$$

(CBJ, Manual of storm water best management practices, 2010, Table D-4)

$$I = 0.772 \text{ (in/hr) } 25Y \text{ or } 0.867 \text{ (in/hr) } 50Y$$

(NOAA, Point Precipitation Frequency Estimates, 2017)

$$A_W = 7.5 \text{ Acres}$$

$$A_G = 27.89 \text{ Acres}$$

(Civil 3D mapping)

(CBJ Assessors map)

ANCHORAGE	FAIRBANKS	JUNEAU	PALMER	SOLDOTNA
2700 Gambell Street, Suite 500 Anchorage, AK 99503 907.743.3200	1028 Aurora Drive Fairbanks, AK 99709 907.452.1414	6205 Glacier Highway Juneau, AK 99801 907.780.6060	125 W. Evergreen Avenue, Suite 102 Palmer, AK 99645	170 E. Corral Avenue, Suite 2 Soldotna, AK 99669 907.420.0462

Drainage Evaluation Technical Memo
May 8, 2018
Page 2

$$Q_{25} = 23.01 \text{ CFS}$$

$$Q_{50} = 25.84 \text{ CFS}$$

Solution – Existing Conditions Velocity:

As noted in the assumptions, the existing pond outfall velocity is dependent on a valve. The velocity at the outfall into the CBJ drainage ditch along Skater Cabin Spur Road is controlled and varies depending on the valve position.

Solution – Proposed Conditions Volume Peak Flow:

$$Q_R = CIA = C_1IA_1 + C_2IA_2$$

$$C_w = 1.00$$

$$C_G = 0.80$$

(CBJ, Manual of storm
water best management
practices, 2010, Table D-4)

$$I = 0.772 \text{ (in/hr) 25Y or } 0.867 \text{ (in/hr) 50Y}$$

(NOAA, Point Precipitation
Frequency Estimates, 2017)

$$A_w = 7.0 \text{ Acres}$$

$$A_G = 28.39 \text{ Acres}$$

(Proposed value)
(CBJ Assessors map)

$$Q_{25} = 22.94 \text{ CFS}$$

$$Q_{50} = 25.76 \text{ CFS}$$

Solution – Proposed Conditions Velocity:

The proposed drainage plan (see sheet 4 of 4) shows a meandering ditch at the outfall into the CBJ drainage ditch along Skater Cabin Spur Road. With the proposed dimensions given on the plans the velocity at the outfall for a 25-year and 50-year storm would be 2.29 ft/s and 2.58 ft/s respectively.

Attached: Storm Water Analysis Backup

HYDROLOGIC DESIGN METHODS

This section describes the methodologies to be used for calculating stormwater runoff rates and volumes from a project site. It includes a discussion of estimating stormwater runoff with single event models, such as the SBUH, versus continuous simulation models.

In general, the recommended hydrologic methodologies are simple methods that can be performed using spreadsheets or widely used and available computer programs. Rainfall runoff methods discussed include the Rational Method and the U.S. Soil Conservation Service (SCS) unit hydrograph method.

Water Quality Volume Determination

Volume based BMPs that retain water for treatment, such as wet ponds, infiltration basins or treatment wetlands, will be sized based on a calculated water volume. The water quality volume will be calculated by applying the water quality design depth to the BMP's drainage area to determine the required volume. This methodology is described in detail in the Alaska Stormwater Guide (DEC 2009). The water quality volume can be determined for a specific site using the following equation:

$$WQv = (WQd)(Rv)(A)/12$$

where	WQv	=	Water quality volume (acre-feet)
	WQd	=	Water quality rainfall depth (in) (See Table D-1)
	Rv	=	Site runoff coefficient, defined as $Rv = 0.05 + 0.009 (I)$
	I	=	Site impervious cover (%)
	A	=	Total site area (acres)

Example:

For a 10-acre residential subdivision in the Airport area, with 28 percent impervious cover, the WQv required would be:

$$WQv = (1.51)(0.302)(10)/12$$

or 0.380 acre-feet of required treatment storage.

Rational Method

This method is most appropriate for sizing water quality treatment BMPs and conveyance systems that drain smaller, quickly responding tributary areas (i.e., less than 10 acres) where very short, intense storms tend to generate the highest peak flows. The Rational Method may also be used for conveyance sizing in any size basin if the attenuation effects of existing storage features in the basin are ignored.

The following is the traditional Rational Method equation:

$$Q_R = CIA$$

where	Q	=	peak flow (cfs) for a storm of return frequency R
	C	=	estimated runoff coefficient (portion of rainfall that becomes runoff)
	I	=	water quality peak rainfall intensity (inches/hour)
	A	=	drainage subbasin area (acres)

"C" Values

The allowable runoff coefficients to be used in this method are shown in Table D-4 by type of land cover. These values were selected following a review of the values previously accepted by King County, Washington for use in the Rational Method and as described in several engineering handbooks. The

... D: HYDROLOGIC ANALYSIS AND DESIGN METHODOLOGY

values for single-family residential areas were computed as composite values (as illustrated in the following equation) based on the estimated percentage of coverage by roads, roofs, yards, and unimproved areas for each density.

TABLE D-4. RUNOFF COEFFICIENTS—"C" VALUES FOR THE RATIONAL METHOD			
General Land Covers		Single Family Residential Areas ^a	
Land Cover	C	Land Cover Density	C
Dense forest	0.10	0.20 DU/GA (1 unit per 5 ac.)	0.17
Light forest	0.15	0.40 DU/GA (1 unit per 2.5 ac.)	0.20
Pasture	0.20	0.80 DU/GA (1 unit per 1.25 ac.)	0.27
Lawns	0.25	1.00 DU/GA	0.30
Playgrounds	0.30	1.50 DU/GA	0.33
Gravel areas	0.80	2.00 DU/GA	0.36
Pavement and roofs	0.90	2.50 DU/GA	0.39
Open water (pond, lakes, wetlands)	1.00	3.00 DU/GA	0.42
		3.50 DU/GA	0.45
		4.00 DU/GA	0.48
		4.50 DU/GA	0.51
		5.00 DU/GA	0.54
		5.50 DU/GA	0.57
		6.00 DU/GA	0.60
a. DU/GA – dwelling units per gross area. Based on average 2,500 square feet per lot of impervious coverage.			

For drainage basins containing several land cover types, the following formula may be used to compute a composite runoff coefficient, C_c :

$$C_c = (C_1A_1 + C_2A_2 + \dots + C_nA_n)/A_t$$

where A_t = total area (acres)
 $A_{1,2,\dots,n}$ = areas of land cover types (acres)
 $C_{1,2,\dots,n}$ = runoff coefficients for each area land cover type

"I" Peak Rainfall Intensity

The peak rainfall intensity I for the design of water quality control facilities is shown in Table D-1. Basins with a time of concentration 10 minutes or less shall use the 10-minute intensity. Basins with time of concentration greater than 10 minutes and less than 30 minutes shall interpolate between the 10- and 30-minute values.

For other applications, the intensity I_r for a specified design storm of return frequency R shall be the intensity for that recurrence interval at the time of concentration of the basin.

" T_c " Time of Concentration

The time of concentration is defined as the time it takes runoff to travel overland (from the onset of precipitation) from the most hydraulically distant location in the drainage basin to the point of discharge. Note: When C_c of a drainage basin exceeds 0.60, it may be important to compute T_c and peak rate of flow from the impervious area separately. The computed peak rate of flow for the impervious surface alone may exceed that for the entire drainage basin using the value at T_c for the total drainage basin. The higher of the two peak flow rates shall then be used to size the conveyance element.

T_c is computed by summation of the travel times T_i of overland flow across separate flow path segments defined by the six categories of land cover listed in Table D-4, which were derived from a chart published by the Soil Conservation Service in 1975.

The equation for time of concentration is:

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

where $T_{1,2,\dots,n}$ = travel time for consecutive flow path segments with different land cover categories or flow path slope

Travel time for each segment i is computed using the following equation:

$$T_i = L/60V$$

where

T_i = travel time (minutes)

Note: T_i through an open water body (such as a pond) shall be assumed to be zero with this method.

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

V = average velocity (feet/second) across the land cover = $k_R \sqrt{S_0}$

where

k_R = time of concentration velocity factor; see Table D-5

S_0 = slope of flow path (feet/feet)

Alternate methods for calculating time of concentration are discussed in the following section.

TABLE D-5.
 k_R VALUES FOR T_T USING THE RATIONAL METHOD

Land Cover Category	k_R
Forest with heavy ground litter and meadow	2.5
Fallow or minimum tillage cultivation	4.7
Short grass pasture and lawns	7.0
Nearly bare ground	10.1
Grassed waterway	15.0
Paved area (sheet flow) and shallow gutter flow	20.0

SCS Unit Hydrograph

Conveyance and water quality facilities such as culverts, piped drainage and wet ponds must be designed to a peak flow rate for a particular recurrence interval to ensure public safety and an appropriate level of service. All developments and especially developments in sensitive areas are required to assess the impact



NOAA Atlas 14, Volume 7, Version 2
Location name: Juneau, Alaska, USA*
Latitude: 58.4124°, Longitude: -134.5993°
Elevation: 73.61 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

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

NOAA, National Weather Service, Silver Spring, Maryland
 and
 University of Alaska Fairbanks, Water and Environmental Research Center

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

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.136 (0.107-0.176)	0.159 (0.124-0.209)	0.196 (0.149-0.264)	0.227 (0.169-0.311)	0.270 (0.196-0.380)	0.303 (0.216-0.434)	0.336 (0.235-0.491)	0.385 (0.264-0.573)	0.449 (0.300-0.685)	0.498 (0.327-0.773)
10-min	0.182 (0.144-0.236)	0.213 (0.166-0.280)	0.264 (0.201-0.355)	0.306 (0.228-0.420)	0.363 (0.264-0.511)	0.407 (0.290-0.584)	0.452 (0.316-0.660)	0.517 (0.355-0.770)	0.603 (0.404-0.920)	0.669 (0.440-1.04)
15-min	0.213 (0.168-0.276)	0.250 (0.194-0.329)	0.309 (0.235-0.416)	0.358 (0.267-0.491)	0.425 (0.309-0.598)	0.477 (0.340-0.684)	0.529 (0.370-0.773)	0.605 (0.415-0.901)	0.706 (0.472-1.08)	0.783 (0.515-1.22)
30-min	0.283 (0.223-0.367)	0.331 (0.257-0.435)	0.410 (0.311-0.552)	0.475 (0.354-0.651)	0.564 (0.410-0.793)	0.633 (0.451-0.908)	0.702 (0.491-1.03)	0.803 (0.551-1.20)	0.937 (0.627-1.43)	1.04 (0.683-1.61)
60-min	0.388 (0.306-0.503)	0.454 (0.353-0.597)	0.561 (0.426-0.755)	0.650 (0.484-0.891)	0.772 (0.561-1.09)	0.867 (0.617-1.24)	0.961 (0.672-1.40)	1.10 (0.754-1.64)	1.28 (0.859-1.96)	1.42 (0.935-2.21)
2-hr	0.574 (0.453-0.744)	0.671 (0.522-0.882)	0.830 (0.630-1.12)	0.963 (0.718-1.32)	1.14 (0.831-1.61)	1.28 (0.914-1.84)	1.42 (0.993-2.08)	1.63 (1.12-2.42)	1.90 (1.27-2.90)	2.10 (1.38-3.27)
3-hr	0.758 (0.598-0.982)	0.885 (0.688-1.16)	1.10 (0.833-1.48)	1.27 (0.948-1.74)	1.51 (1.10-2.13)	1.70 (1.21-2.43)	1.88 (1.31-2.74)	2.15 (1.47-3.20)	2.51 (1.68-3.82)	2.78 (1.83-4.31)
6-hr	1.22 (0.959-1.57)	1.42 (1.10-1.87)	1.76 (1.33-2.36)	2.04 (1.52-2.79)	2.42 (1.76-3.40)	2.71 (1.93-3.89)	3.01 (2.10-4.40)	3.45 (2.36-5.13)	4.02 (2.69-6.13)	4.45 (2.93-6.92)
12-hr	1.82 (1.44-2.36)	2.13 (1.66-2.80)	2.61 (1.98-3.51)	3.01 (2.24-4.13)	3.58 (2.60-5.04)	4.05 (2.88-5.80)	4.54 (3.17-6.63)	5.20 (3.56-7.74)	6.07 (4.06-9.26)	6.73 (4.42-10.5)
24-hr	2.62 (2.34-2.98)	3.06 (2.70-3.52)	3.71 (3.20-4.36)	4.26 (3.61-5.08)	5.06 (4.20-6.18)	5.75 (4.68-7.14)	6.49 (5.20-8.21)	7.43 (5.85-9.55)	8.67 (6.68-11.4)	9.61 (7.28-12.8)
2-day	3.55 (3.17-4.03)	4.12 (3.62-4.73)	4.93 (4.25-5.78)	5.60 (4.75-6.69)	6.59 (5.46-8.05)	7.42 (6.04-9.22)	8.32 (6.66-10.5)	9.42 (7.42-12.1)	10.9 (8.37-14.3)	12.0 (9.07-16.0)
3-day	4.20 (3.75-4.77)	4.84 (4.26-5.57)	5.75 (4.96-6.75)	6.51 (5.52-7.77)	7.60 (6.30-9.28)	8.50 (6.93-10.6)	9.48 (7.59-12.0)	10.7 (8.40-13.7)	12.2 (9.42-16.1)	13.4 (10.2-17.9)
4-day	4.75 (4.23-5.39)	5.44 (4.79-6.26)	6.44 (5.56-7.56)	7.26 (6.16-8.67)	8.44 (6.99-10.3)	9.41 (7.67-11.7)	10.5 (8.38-13.2)	11.7 (9.23-15.1)	13.4 (10.3-17.6)	14.7 (11.1-19.6)
7-day	6.15 (5.48-6.98)	7.01 (6.17-8.06)	8.24 (7.10-9.67)	9.24 (7.84-11.0)	10.7 (8.87-13.1)	11.9 (9.70-14.8)	13.2 (10.6-16.7)	14.8 (11.6-19.0)	16.9 (13.0-22.2)	18.5 (14.0-24.7)
10-day	7.30 (6.51-8.29)	8.30 (7.31-9.55)	9.73 (8.39-11.4)	10.9 (9.24-13.0)	12.6 (10.4-15.4)	14.0 (11.4-17.4)	15.5 (12.4-19.5)	17.3 (13.6-22.3)	19.8 (15.2-26.0)	21.6 (16.4-28.8)
20-day	11.1 (9.88-12.6)	12.6 (11.1-14.5)	14.7 (12.7-17.2)	16.4 (13.9-19.5)	18.7 (15.5-22.9)	20.6 (16.8-25.7)	22.7 (18.2-28.7)	25.1 (19.8-32.3)	28.3 (21.8-37.2)	30.8 (23.3-41.1)
30-day	14.7 (13.1-16.7)	16.7 (14.7-19.2)	19.4 (16.8-22.8)	21.6 (18.3-25.8)	24.6 (20.4-30.1)	27.0 (22.0-33.6)	29.5 (23.7-37.3)	32.5 (25.6-41.7)	36.3 (28.0-47.7)	39.2 (29.7-52.4)
45-day	19.6 (17.5-22.3)	22.4 (19.7-25.7)	26.0 (22.5-30.6)	28.9 (24.5-34.5)	32.7 (27.1-39.9)	35.6 (29.0-44.3)	38.7 (31.0-48.9)	42.0 (33.1-54.0)	46.5 (35.8-61.1)	49.8 (37.8-66.5)
60-day	23.7 (21.2-26.9)	27.2 (24.0-31.3)	31.8 (27.4-37.3)	35.1 (29.8-41.9)	39.5 (32.7-48.2)	42.8 (34.8-53.1)	46.0 (36.8-58.1)	49.2 (38.7-63.2)	53.4 (41.1-70.1)	56.6 (42.9-75.5)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

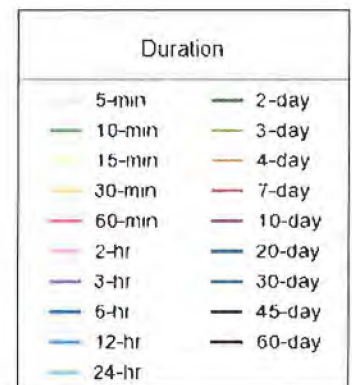
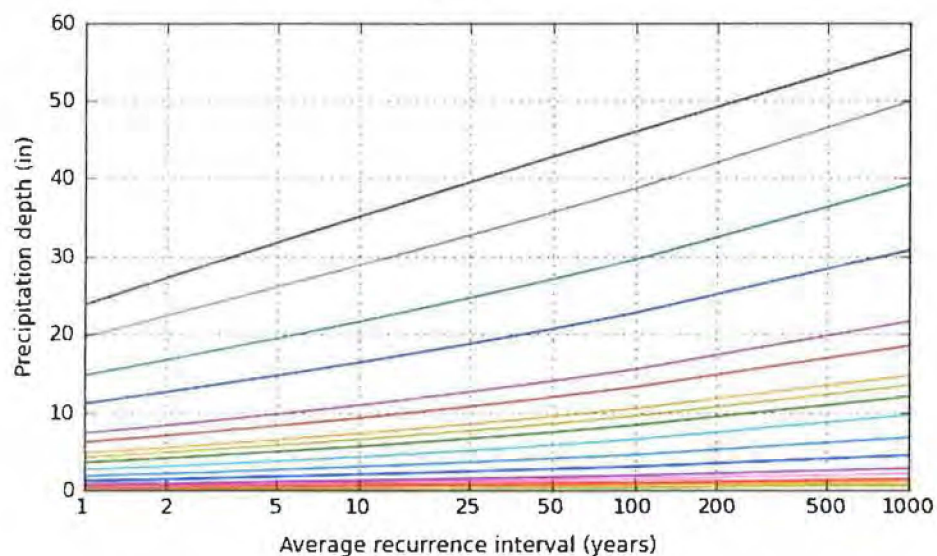
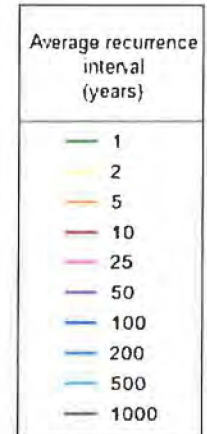
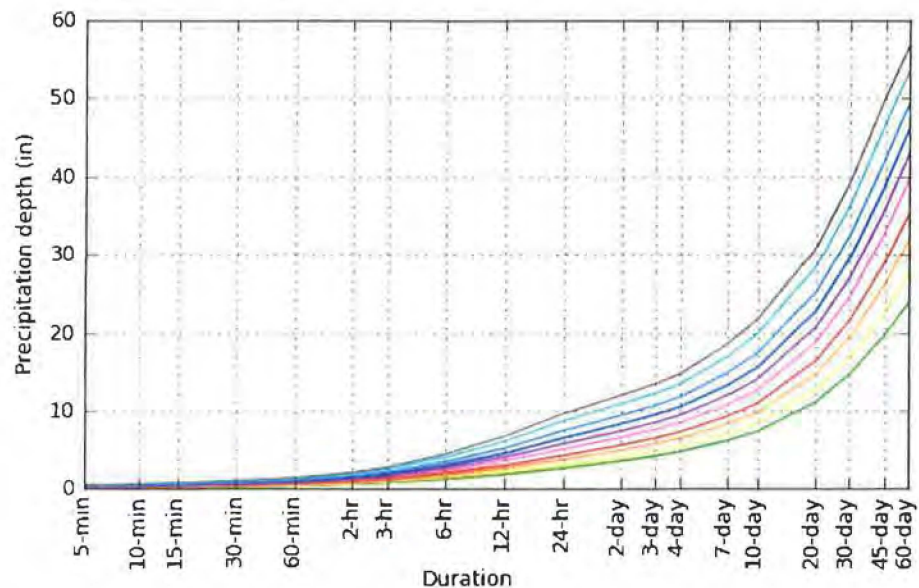
Please refer to NOAA Atlas 14 document for more information.

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PF graphical

Attachment 4 - PDC Engineering Report Drainage Evaluation 5-10-18

PDS-based depth-duration-frequency (DDF) curves
Latitude: 58.4124°, Longitude: -134.5993°



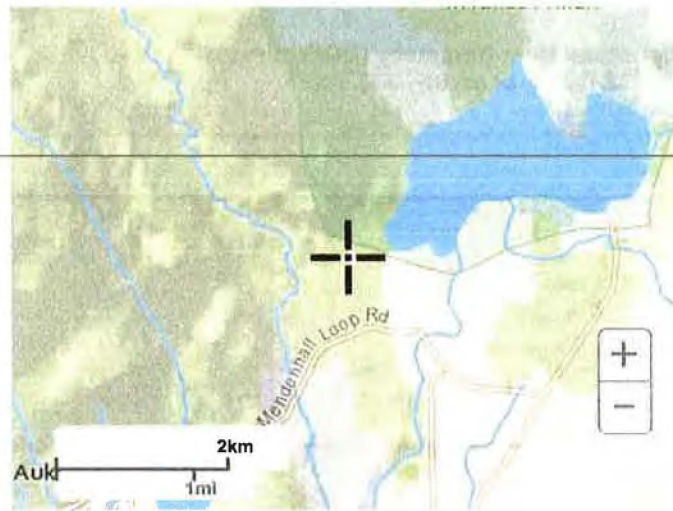
NOAA Atlas 14, Volume 7, Version 2

Created (GMT): Wed May 2 21:06:21 2018

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Maps & aeriels

Small scale terrain



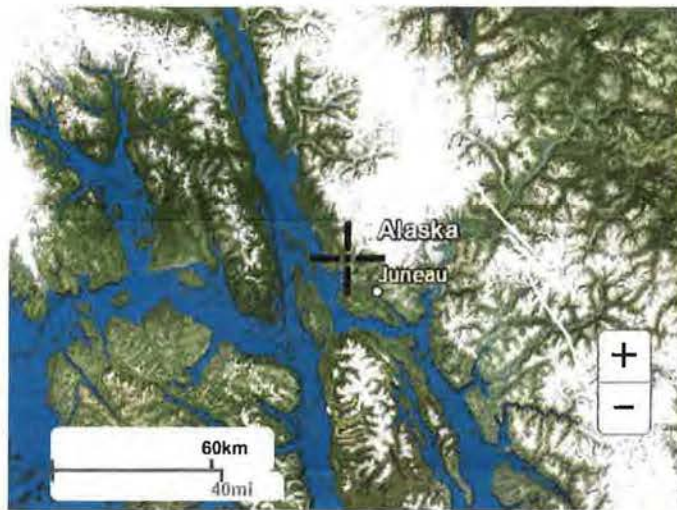
Large scale terrain



Large scale map



Large scale aerial



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1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

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September 11, 2018

Teri Camery
Senior Planner
City and Borough of Juneau
155 S. Seward Street
Juneau, Alaska 99801

SENT VIA EMAIL

Re: USE2017 0019
Montana Creek Gravel Extraction
Glacier Lands, Lot 3
Engineering Report Response

Dear Teri,

We are in receipt of your email and comments dated July 26, 2018. Below, I have re-stated the comments with our response below.

RECOMMENDATION:

- i. A signed and stamped Alaskan licensed engineer's evaluation relating to the effect the proposed extraction will have upon the water table, water quality, and drainage; and all properties within the area of influence of the proposed operation.

RESPONSE: See attached engineer's evaluation.

RECOMMENDATION:

- ii. Submit an engineer's itemized estimate for the amount of site restoration and stabilization, see BND2003-00049 for the existing bond.

RESPONSE: See attached engineer's itemized estimate.

COMMENT:

1. All designs must adhere to, 19.12.120 – Erosion control and stormwater quality, and 19.12.120.1 Best Management Practices. The plan shall conform to the guidelines as stated in the City and Borough of Juneau Manual of Stormwater Best Management Practices as well as the following:
 - a. The smallest practical area of land should be exposed at any one time during development.
 - b. When land is exposed during development, the exposure should be kept to the shortest practical period of time.
 - c. Sediment and other pollutants, including but not limited to oil, grease, nutrients, bacteria and heavy metals generated by development activity, should be removed from stormwater runoff waters and from land undergoing development, by means of

- appropriate water quality control measures, before the runoff waters are permitted to be discharged into natural streams, lakes or other approved drainages.
- d. Wherever feasible, natural vegetation should be retained and protected.
- e. Ground cover should be replaced as soon as practical in the development.
- f. The development plan should be fitted to the topography and soil conditions to create the least erosion potential.
- g. Provisions should be made to effectively accommodate the increased runoff and pollutant loads caused by changed soil and surface conditions after development. Such provisions to include both stormwater and water quality control measures.

RESPONSE: The proposed drainage and restoration plans were developed with the use of CBJ Manual of Stormwater BMP's. Items a-g refer to the development practices that will occur during the proposed restoration. These items will be referenced and adhered to during the proposed drainage and restoration. See note 3 on the proposed drainage and restoration plan dated August 7, 2018.

COMMENT:

- 2. Include more spot elevations indicating drainage conveyance way.

RESPONSE: See sheets 3 and 4 of the drainage and restoration plan dated August 7, 2018. This sheet sufficiently provides both labeled topographic contours and spot elevations throughout the project site. The combination of these two elements should provide the reviewer enough information to determine drainage conveyance across the site.

COMMENT:

- 3. Include proposed cross section from rear property line (S72°41'00"E) to Skaters Cabin Spur Road bisecting the center of the proposed pond.

RESPONSE: See section D-D on sheet 4 of the drainage and restoration plan dated August 7, 2018.

COMMENT:

- 4. Submit site plan for placement of permanent stormwater BMPs, must include:
 - a. BMP construction details
 - b. BMP maintenance plan and timeline

RESPONSE: The permanent stormwater BMPs include a rock lined meandering ditch outfall, see detail 1 on sheet 4 of the drainage and restoration plan dated August 7, 2018.

COMMENT:

5. Design pond slopes to no greater than 3:1. The design of the pond must meet, 49.65.235 - Mandatory conditions of permit:

If the bank of any extraction area within the permit area is above the high water line or water table, it shall be left upon termination of associated extraction operations with a slope no greater than the angle of repose for unconsolidated material of the kind composing it, or such other angle as the commission may prescribe. If extraction operations cause ponding or retained water in the excavated area, the slope of the submerged working face shall not exceed a slope of 3:1 from the edge of the usual water line to a water depth of seven feet. This slope ratio may not be exceeded during extraction operations unless casual or easy access to the site is prevented by a fence, natural barriers, or both.

RESPONSE: See revised drainage and restoration plan dated August 7, 2018. Design pond slopes have been adjusted to 3:1 per 49.65.235.

COMMENT:

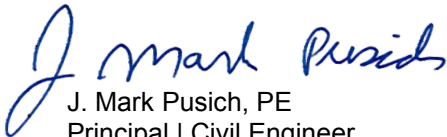
6. As a reminder to the applicant, Table 1-1 of the CBJ Manual of Stormwater Best Management Practices outlines the additional permits and regulations that are required for this type of operation and development to remain in compliance with other regulating agencies.

RESPONSE: Table 1-1 of the CBJ Manual of Stormwater Best Management Practices will be referenced to ensure all appropriate permits and regulations are followed.

Should you have any questions or require modifications, please do not hesitate to contact me at your convenience.

Sincerely,

PDC Engineers



J. Mark Pusich, PE
Principal | Civil Engineer
markpusich@pdceng.com

Attachments:

1. Engineers Evaluation
2. Engineers Itemized Estimate
3. Revised Drainage and Restoration Plan

To	James Sidney	From	Mark Pusich, P.E. <i>J. Mark Pusich</i>
Firm	West Glacier Development	Date	8/7/2018
		PDC #	18072JN
		Project Name	West Glacier Borrow Pit
RE	Engineer's Evaluation Technical Memo		

James, in response to CBJ's conditional use permit review we have prepared an engineer's evaluation relating to the effect that the proposed extraction will have upon the water table, water quality, and drainage; and all properties within the area of influence of the proposed operation.

WATER TABLE

The Mendenhall Valley is composed of two aquifers, one confined and one unconfined (Balding, 1982). The confined aquifer is deep and brackish and due to the nature of this project will not be affected. The unconfined aquifer ranges in depth from 0 to 90m with an average water table of 1 to 5 m below ground surface. This aquifer is recharged through the processes of rainfall infiltration and water exchange with the surrounding water bodies (Osgood, 1990). The West Glacier development project site is located within ¼ mile of the Mendenhall Lake, a large glacial fed lake containing a vast reservoir of water.

The proposed project includes the extraction of material and the formation of a small pond, approximately 7 acres. Darcy's Law states that the flow rate through a porous media is proportional to the headloss and inversely proportional to the length of the flow path (Mays, 2005). Because of the close proximity and relatively similar surface level to the Mendenhall Lake it can be assumed that the proposed extraction and pond formation will have very little effect on the surrounding water table. Any localized changes that may occur will be regulated by groundwater exchange with the Mendenhall Lake and recharge via rainfall infiltration.

WATER QUALITY

The current project site is composed of a series of settling ponds and a drainage system which outfalls into the north west ditch along Skaters Cabin Spur Road. The proposed extraction and pond development will temporarily effect the water quality of this system. If preventative precautions are not taken the potential introduction of sediments and other pollutants will occur. These effects however, will be temporary and can be controlled through the use of stormwater pollutant controls (BMPs).

Through adhering to the CBJ Manual of Stormwater Best Management Practices and implementing the BMP's indicated on the plan set it is believed that the effect of the proposed extraction can be mitigated.

DRAINAGE

The following calculations have been provided with respect to the volumes and velocity of drainage relating to the proposed extraction of material. It is important to note that the CBJ Manual of Stormwater Best Management Practices does state that "The following large water bodies will not be affected by increased runoff peaks or volumes: Mendenhall River, Mendenhall Lake". The outfall for the propose project is the north west ditch along Skaters Cabin Spur Road which discharges directly into the Mendenhall Lake via a 30" CMP culvert.

Rational Method Used

$$Q_R = CIA$$

Where:

Q_R = peak flow (CFS) for storm of return R

C = estimated runoff coefficient

I = Water quality peak rainfall intensity (in/hr)

A = Drainage Subbasin Area (Acres)

Assumptions:

The existing conditions calculations below do not account for the ability of the settling ponds to act as storage reservoirs during a rainfall event. All three ponds on the site are interconnected through a series of culverts and a dike. The outfall of this pond system is controlled by a valve on an 8" line. During a rainfall event the volume of water contained in the ponds can fluctuate but the discharge (Q) remains controlled.

Land Cover = Gravel areas (A_G)

Land Cover = Open water (A_W)

Solution – Existing Conditions Volume Peak Flow:

$$Q_R = CIA = C_1IA_1 + C_2IA_2$$

$$C_W = 1.00$$

$$C_G = 0.80$$

(CBJ, Manual of storm
water best management
practices, 2010, Table D-4)

$$I = 0.772 \text{ (in/hr) } 25Y \text{ or } 0.867 \text{ (in/hr) } 50Y$$

(NOAA, Point Precipitation
Frequency Estimates, 2017)

$$A_W = 7.5 \text{ Acres}$$

$$A_G = 27.89 \text{ Acres}$$

(Civil 3D mapping)

(CBJ Assessors map)

$$Q_{25} = 23.01 \text{ CFS}$$

$$Q_{50} = 25.84 \text{ CFS}$$

Solution – Existing Conditions Velocity:

As noted in the assumptions, the existing pond outfall velocity is dependent on a valve. The velocity at the outfall into the CBJ drainage ditch along Skater Cabin Spur Road is controlled and varies depending on the valve position.

Solution – Proposed Conditions Volume Peak Flow:

$$Q_R = CIA = C_1IA_1 + C_2IA_2$$

$$C_w = 1.00$$

$$C_G = 0.80$$

(CBJ, Manual of storm water best management practices, 2010, Table D-4)

$$I = 0.772 \text{ (in/hr) 25Y or } 0.867 \text{ (in/hr) 50Y}$$

(NOAA, Point Precipitation Frequency Estimates, 2017)

$$A_w = 7.0 \text{ Acres}$$

$$A_G = 28.39 \text{ Acres}$$

(Proposed value)
(CBJ Assessors map)

$$Q_{25} = 22.94 \text{ CFS}$$

$$Q_{50} = 25.76 \text{ CFS}$$

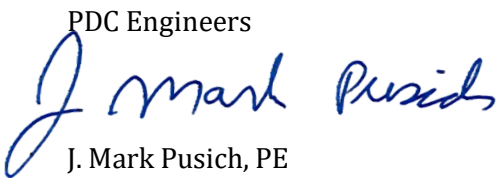
Solution – Proposed Conditions Velocity:

The proposed drainage plan (see sheet 4 of 4) shows a meandering ditch at the outfall into the CBJ drainage ditch along Skater Cabin Spur Road. With the proposed dimensions given on the plans the velocity at the outfall for a 25-year and 50-year storm would be 2.29 ft/s and 2.58 ft/s respectively.

Should you have any questions or require modifications, please do not hesitate to contact me at your convenience.

Sincerely,

PDC Engineers



J. Mark Pusich, PE
Principal | Civil Engineer
markpusich@pdceng.com

Attached: Storm Water Analysis Backup

HYDROLOGIC DESIGN METHODS

This section describes the methodologies to be used for calculating stormwater runoff rates and volumes from a project site. It includes a discussion of estimating stormwater runoff with single event models, such as the SBUH, versus continuous simulation models.

In general, the recommended hydrologic methodologies are simple methods that can be performed using spreadsheets or widely used and available computer programs. Rainfall runoff methods discussed include the Rational Method and the U.S. Soil Conservation Service (SCS) unit hydrograph method.

Water Quality Volume Determination

Volume based BMPs that retain water for treatment, such as wet ponds, infiltration basins or treatment wetlands, will be sized based on a calculated water volume. The water quality volume will be calculated by applying the water quality design depth to the BMP's drainage area to determine the required volume. This methodology is described in detail in the Alaska Stormwater Guide (DEC 2009). The water quality volume can be determined for a specific site using the following equation:

$$WQv = (WQd)(Rv)(A)/12$$

where	WQv	=	Water quality volume (acre-feet)
	WQd	=	Water quality rainfall depth (in) (See Table D-1)
	Rv	=	Site runoff coefficient, defined as $Rv = 0.05 + 0.009 (I)$
	I	=	Site impervious cover (%)
	A	=	Total site area (acres)

Example:

For a 10-acre residential subdivision in the Airport area, with 28 percent impervious cover, the WQv required would be:

$$WQv = (1.51)(0.302)(10)/12$$

or 0.380 acre-feet of required treatment storage.

Rational Method

This method is most appropriate for sizing water quality treatment BMPs and conveyance systems that drain smaller, quickly responding tributary areas (i.e., less than 10 acres) where very short, intense storms tend to generate the highest peak flows. The Rational Method may also be used for conveyance sizing in any size basin if the attenuation effects of existing storage features in the basin are ignored.

The following is the traditional Rational Method equation:

$$Q_R = CIA$$

where	Q	=	peak flow (cfs) for a storm of return frequency R
	C	=	estimated runoff coefficient (portion of rainfall that becomes runoff)
	I	=	water quality peak rainfall intensity (inches/hour)
	A	=	drainage subbasin area (acres)

"C" Values

The allowable runoff coefficients to be used in this method are shown in Table D-4 by type of land cover. These values were selected following a review of the values previously accepted by King County, Washington for use in the Rational Method and as described in several engineering handbooks. The

values for single-family residential areas were computed as composite values (as illustrated in the following equation) based on the estimated percentage of coverage by roads, roofs, yards, and unimproved areas for each density.

TABLE D-4. RUNOFF COEFFICIENTS—"C" VALUES FOR THE RATIONAL METHOD			
General Land Covers		Single Family Residential Areas ^a	
Land Cover	C	Land Cover Density	C
Dense forest	0.10	0.20 DU/GA (1 unit per 5 ac.)	0.17
Light forest	0.15	0.40 DU/GA (1 unit per 2.5 ac.)	0.20
Pasture	0.20	0.80 DU/GA (1 unit per 1.25 ac.)	0.27
Lawns	0.25	1.00 DU/GA	0.30
Playgrounds	0.30	1.50 DU/GA	0.33
Gravel areas	0.80	2.00 DU/GA	0.36
Pavement and roofs	0.90	2.50 DU/GA	0.39
Open water (pond, lakes, wetlands)	1.00	3.00 DU/GA	0.42
		3.50 DU/GA	0.45
		4.00 DU/GA	0.48
		4.50 DU/GA	0.51
		5.00 DU/GA	0.54
		5.50 DU/GA	0.57
		6.00 DU/GA	0.60
a. DU/GA – dwelling units per gross area. Based on average 2,500 square feet per lot of impervious coverage.			

For drainage basins containing several land cover types, the following formula may be used to compute a composite runoff coefficient, C_c :

$$C_c = (C_1A_1 + C_2A_2 + \dots + C_nA_n)/A_t$$

where A_t = total area (acres)
 $A_{1,2,\dots,n}$ = areas of land cover types (acres)
 $C_{1,2,\dots,n}$ = runoff coefficients for each area land cover type

"I" Peak Rainfall Intensity

The peak rainfall intensity I for the design of water quality control facilities is shown in Table D-1. Basins with a time of concentration 10 minutes or less shall use the 10-minute intensity. Basins with time of concentration greater than 10 minutes and less than 30 minutes shall interpolate between the 10- and 30-minute values.

For other applications, the intensity I_r for a specified design storm of return frequency R shall be the intensity for that recurrence interval at the time of concentration of the basin.

“ T_c ” Time of Concentration

The time of concentration is defined as the time it takes runoff to travel overland (from the onset of precipitation) from the most hydraulically distant location in the drainage basin to the point of discharge. Note: When C_c of a drainage basin exceeds 0.60, it may be important to compute T_c and peak rate of flow from the impervious area separately. The computed peak rate of flow for the impervious surface alone may exceed that for the entire drainage basin using the value at T_c for the total drainage basin. The higher of the two peak flow rates shall then be used to size the conveyance element.

T_c is computed by summation of the travel times T_t of overland flow across separate flow path segments defined by the six categories of land cover listed in Table D-4, which were derived from a chart published by the Soil Conservation Service in 1975.

The equation for time of concentration is:

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

where $T_{1,2,\dots,n}$ = travel time for consecutive flow path segments with different land cover categories or flow path slope

Travel time for each segment t is computed using the following equation:

$$T_t = L/60V$$

where

T_t = travel time (minutes)

Note: T_t through an open water body (such as a pond) shall be assumed to be zero with this method.

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

V = average velocity (feet/second) across the land cover = $k_R \sqrt{S_o}$

where

k_R = time of concentration velocity factor; see Table D-5

S_o = slope of flow path (feet/feet)

Alternate methods for calculating time of concentration are discussed in the following section.

TABLE D-5. k_R VALUES FOR T_T USING THE RATIONAL METHOD	
Land Cover Category	k_R
Forest with heavy ground litter and meadow	2.5
Fallow or minimum tillage cultivation	4.7
Short grass pasture and lawns	7.0
Nearly bare ground	10.1
Grassed waterway	15.0
Paved area (sheet flow) and shallow gutter flow	20.0

SCS Unit Hydrograph

Conveyance and water quality facilities such as culverts, piped drainage and wet ponds must be designed to a peak flow rate for a particular recurrence interval to ensure public safety and an appropriate level of service. All developments and especially developments in sensitive areas are required to assess the impact



NOAA Atlas 14, Volume 7, Version 2
Location name: Juneau, Alaska, USA*
Latitude: 58.4124°, Longitude: -134.5993°
Elevation: 73.61 ft**
* sour e: ESRI M s
** sour e: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

S nj Per , Dougl s K ne, S r h De z, K zungu M r , Deborah M r n, S ndr P vlov , lsh n
Roy, Sve l n S uefer, Amy Tdwell, C rl Try luk, D le Unruh, M h el Yek , Er Be s, Geoffrey
Bonn n, S r h Hem, L l l n H ner, Elz eh L lly, J y shree N r y n n, Fengln Y n, T n Zh o

NOAA, N on l We her Serv e, Silver S rng, M ryl nd
Un vers y of Al sk F rb nks, W er nd Environmen l Rese r h Cen er

[PF bul r](#) | [PF gr h l](#) | [M s & er ls](#)

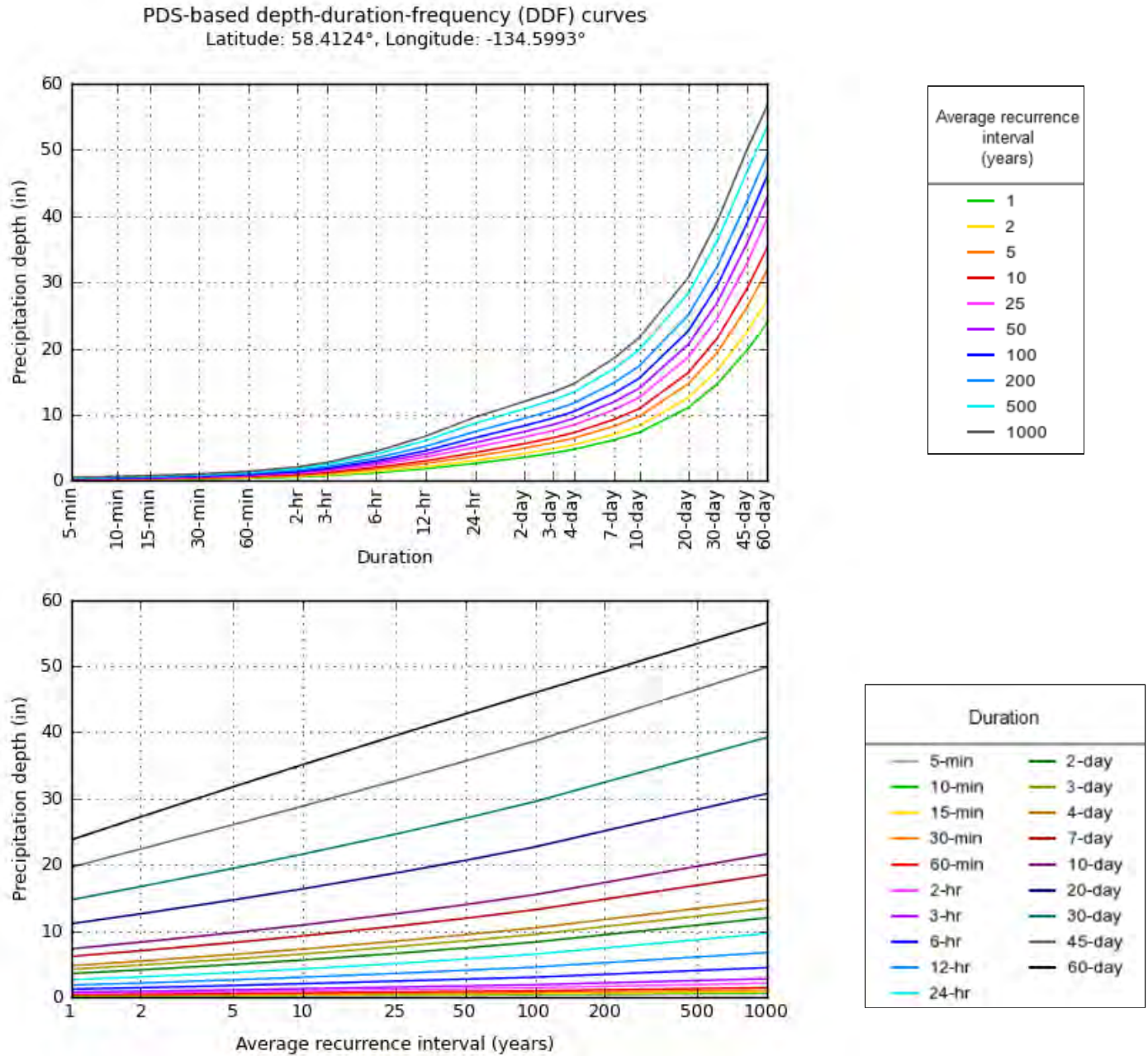
PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.136 (0.107-0.176)	0.159 (0.124-0.209)	0.196 (0.149-0.264)	0.227 (0.169-0.311)	0.270 (0.196-0.380)	0.303 (0.216-0.434)	0.336 (0.235-0.491)	0.385 (0.264-0.573)	0.449 (0.300-0.685)	0.498 (0.327-0.773)
10-min	0.182 (0.144-0.236)	0.213 (0.166-0.280)	0.264 (0.201-0.355)	0.306 (0.228-0.420)	0.363 (0.264-0.511)	0.407 (0.290-0.584)	0.452 (0.316-0.660)	0.517 (0.355-0.770)	0.603 (0.404-0.920)	0.669 (0.440-1.04)
15-min	0.213 (0.168-0.276)	0.250 (0.194-0.329)	0.309 (0.235-0.416)	0.358 (0.267-0.491)	0.425 (0.309-0.598)	0.477 (0.340-0.684)	0.529 (0.370-0.773)	0.605 (0.415-0.901)	0.706 (0.472-1.08)	0.783 (0.515-1.22)
30-min	0.283 (0.223-0.367)	0.331 (0.257-0.435)	0.410 (0.311-0.552)	0.475 (0.354-0.651)	0.564 (0.410-0.793)	0.633 (0.451-0.908)	0.702 (0.491-1.03)	0.803 (0.551-1.20)	0.937 (0.627-1.43)	1.04 (0.683-1.61)
60-min	0.388 (0.306-0.503)	0.454 (0.353-0.597)	0.561 (0.426-0.755)	0.650 (0.484-0.891)	0.772 (0.561-1.09)	0.867 (0.617-1.24)	0.961 (0.672-1.40)	1.10 (0.754-1.64)	1.28 (0.859-1.96)	1.42 (0.935-2.21)
2-hr	0.574 (0.453-0.744)	0.671 (0.522-0.882)	0.830 (0.630-1.12)	0.963 (0.718-1.32)	1.14 (0.831-1.61)	1.28 (0.914-1.84)	1.42 (0.993-2.08)	1.63 (1.12-2.42)	1.90 (1.27-2.90)	2.10 (1.38-3.27)
3-hr	0.758 (0.598-0.982)	0.885 (0.688-1.16)	1.10 (0.833-1.48)	1.27 (0.948-1.74)	1.51 (1.10-2.13)	1.70 (1.21-2.43)	1.88 (1.31-2.74)	2.15 (1.47-3.20)	2.51 (1.68-3.82)	2.78 (1.83-4.31)
6-hr	1.22 (0.959-1.57)	1.42 (1.10-1.87)	1.76 (1.33-2.36)	2.04 (1.52-2.79)	2.42 (1.76-3.40)	2.71 (1.93-3.89)	3.01 (2.10-4.40)	3.45 (2.36-5.13)	4.02 (2.69-6.13)	4.45 (2.93-6.92)
12-hr	1.82 (1.44-2.36)	2.13 (1.66-2.80)	2.61 (1.98-3.51)	3.01 (2.24-4.13)	3.58 (2.60-5.04)	4.05 (2.88-5.80)	4.54 (3.17-6.63)	5.20 (3.56-7.74)	6.07 (4.06-9.26)	6.73 (4.42-10.5)
24-hr	2.62 (2.34-2.98)	3.06 (2.70-3.52)	3.71 (3.20-4.36)	4.26 (3.61-5.08)	5.06 (4.20-6.18)	5.75 (4.68-7.14)	6.49 (5.20-8.21)	7.43 (5.85-9.55)	8.67 (6.68-11.4)	9.61 (7.28-12.8)
2-day	3.55 (3.17-4.03)	4.12 (3.62-4.73)	4.93 (4.25-5.78)	5.60 (4.75-6.69)	6.59 (5.46-8.05)	7.42 (6.04-9.22)	8.32 (6.66-10.5)	9.42 (7.42-12.1)	10.9 (8.37-14.3)	12.0 (9.07-16.0)
3-day	4.20 (3.75-4.77)	4.84 (4.26-5.57)	5.75 (4.96-6.75)	6.51 (5.52-7.77)	7.60 (6.30-9.28)	8.50 (6.93-10.6)	9.48 (7.59-12.0)	10.7 (8.40-13.7)	12.2 (9.42-16.1)	13.4 (10.2-17.9)
4-day	4.75 (4.23-5.39)	5.44 (4.79-6.26)	6.44 (5.56-7.56)	7.26 (6.16-8.67)	8.44 (6.99-10.3)	9.41 (7.67-11.7)	10.5 (8.38-13.2)	11.7 (9.23-15.1)	13.4 (10.3-17.6)	14.7 (11.1-19.6)
7-day	6.15 (5.48-6.98)	7.01 (6.17-8.06)	8.24 (7.10-9.67)	9.24 (7.84-11.0)	10.7 (8.87-13.1)	11.9 (9.70-14.8)	13.2 (10.6-16.7)	14.8 (11.6-19.0)	16.9 (13.0-22.2)	18.5 (14.0-24.7)
10-day	7.30 (6.51-8.29)	8.30 (7.31-9.55)	9.73 (8.39-11.4)	10.9 (9.24-13.0)	12.6 (10.4-15.4)	14.0 (11.4-17.4)	15.5 (12.4-19.5)	17.3 (13.6-22.3)	19.8 (15.2-26.0)	21.6 (16.4-28.8)
20-day	11.1 (9.88-12.6)	12.6 (11.1-14.5)	14.7 (12.7-17.2)	16.4 (13.9-19.5)	18.7 (15.5-22.9)	20.6 (16.8-25.7)	22.7 (18.2-28.7)	25.1 (19.8-32.3)	28.3 (21.8-37.2)	30.8 (23.3-41.1)
30-day	14.7 (13.1-16.7)	16.7 (14.7-19.2)	19.4 (16.8-22.8)	21.6 (18.3-25.8)	24.6 (20.4-30.1)	27.0 (22.0-33.6)	29.5 (23.7-37.3)	32.5 (25.6-41.7)	36.3 (28.0-47.7)	39.2 (29.7-52.4)
45-day	19.6 (17.5-22.3)	22.4 (19.7-25.7)	26.0 (22.5-30.6)	28.9 (24.5-34.5)	32.7 (27.1-39.9)	35.6 (29.0-44.3)	38.7 (31.0-48.9)	42.0 (33.1-54.0)	46.5 (35.8-61.1)	49.8 (37.8-66.5)
60-day	23.7 (21.2-26.9)	27.2 (24.0-31.3)	31.8 (27.4-37.3)	35.1 (29.8-41.9)	39.5 (32.7-48.2)	42.8 (34.8-53.1)	46.0 (36.8-58.1)	49.2 (38.7-63.2)	53.4 (41.1-70.1)	56.6 (42.9-75.5)

¹ Pre on frequen y (PF) es m es n h s ble re b sed on frequen y n l y s of r l dur on res es (PDS).
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Ple se refer o NOAA A l s 14 do umen for more nform on.

[B k o To](#)

PF graphical



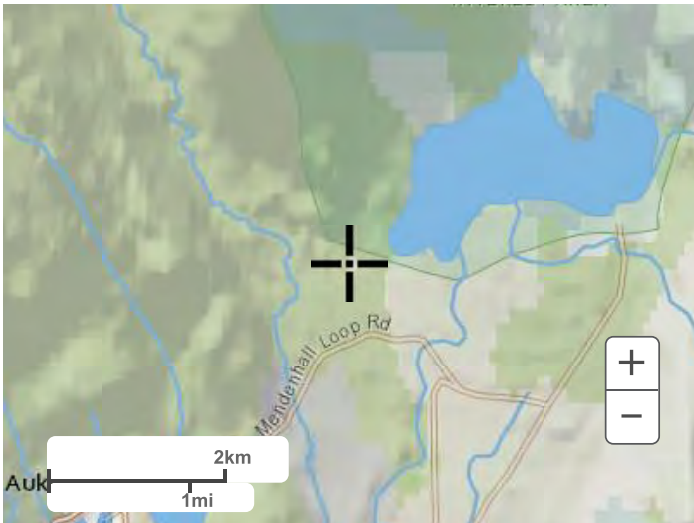
NOAA Atlas 14, Volume 7, Version 2

Created (GMT): Wed May 2 21:06:21 2018

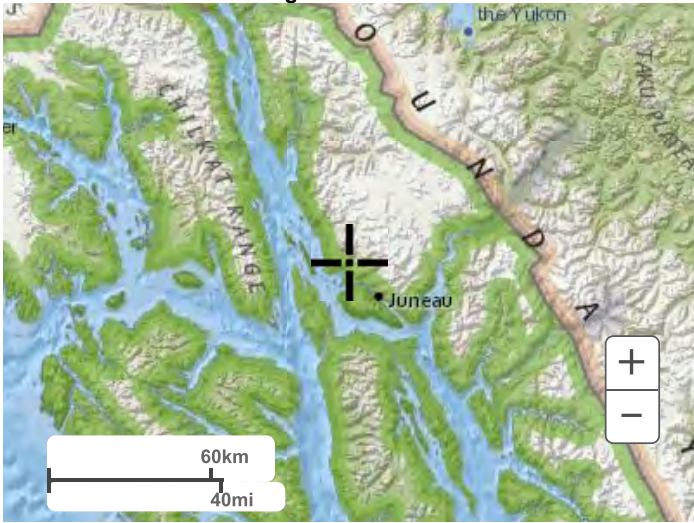
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Maps & aerials

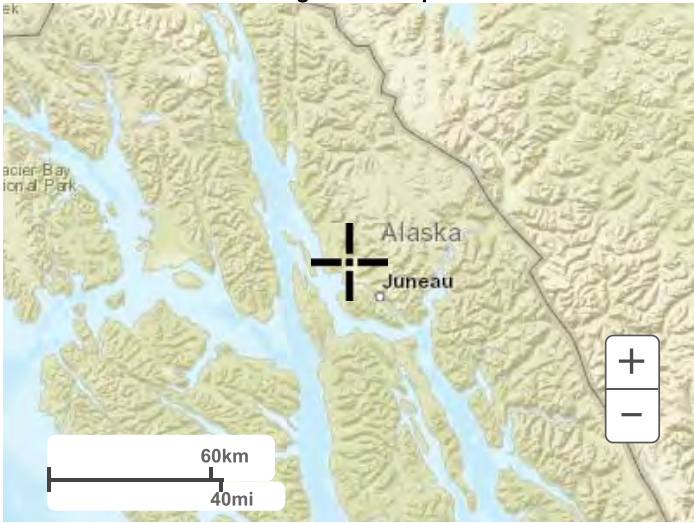
Small scale terrain



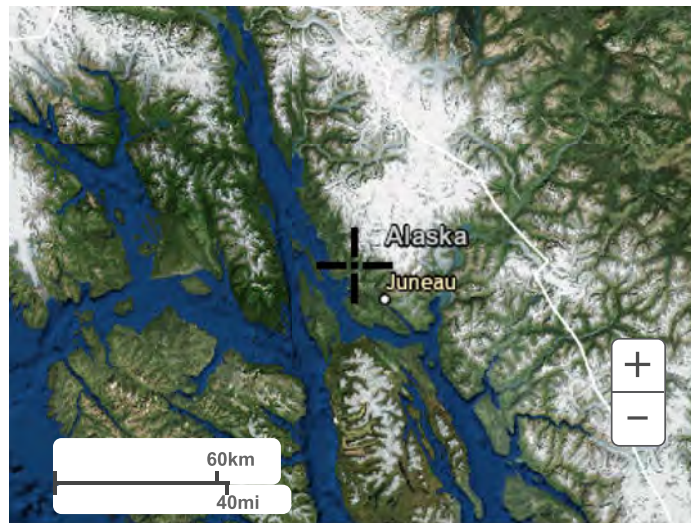
Large scale terrain



Large scale map



Large scale aerial

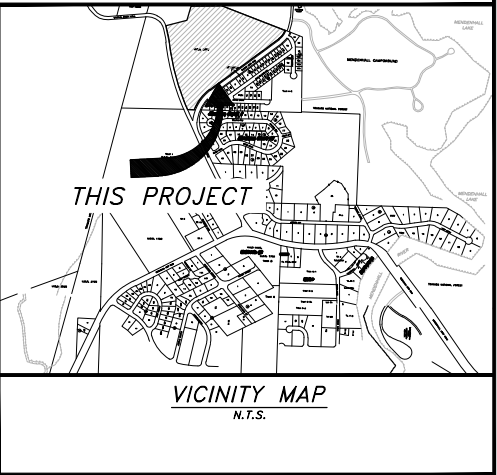
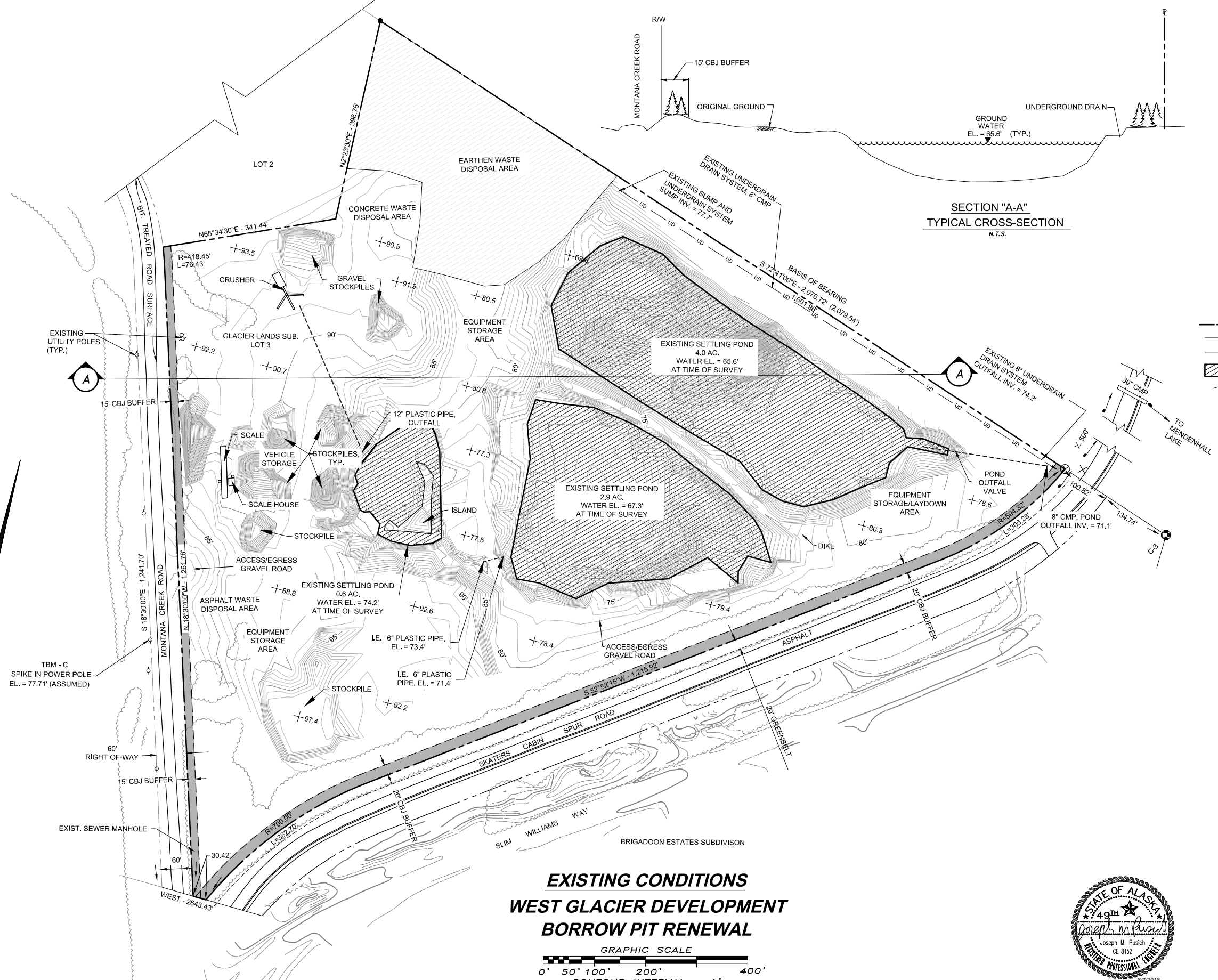


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[National Oceanic and Atmospheric Administration](#)
[National Weather Service](#)
[National Weather Center](#)
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

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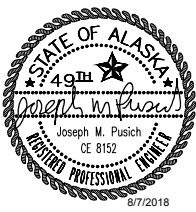
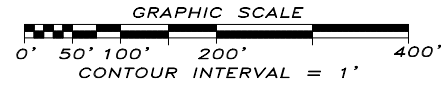
U.S.D.A. / FOREST SERVICE



- LEGENDS & SYMBOLS**
- GLO PRIMARY MON. (RECOVERED THIS SURVEY)
 - 1410-S SECONDARY MON. (RECOVERED THIS SURVEY)
 - 1410-S SECONDARY (RECOVERED THIS SURVEY)
 - EXISTING PROPERTY LINE
 - PAVED ROAD
 - UNDERDRAIN
 - EDGE OF WATER AT TIME OF SURVEY
 - CONTOUR LINE
 - SPOT ELEVATION

- GENERAL NOTES:**
- 1.) THE BASIS OF BEARING FOR THIS SURVEY WAS BETWEEN RECOVERED MONUMENTS FOR THE NORTHEAST & NORTHWEST CORNERS OF LOT 3, GLACIER LANDS SUBDIVISION HAVING A RECORD BEARING OF S72°41'00"E PER PLAT NO. 2003-27 ON FILE IN THE JUNEAU RECORDING DISTRICT.
 - 2.) THE SOURCE DOCUMENT UTILIZED TO PRODUCE THIS PLAT ARE PLAT 2003-27 ON FILE THE THE JUNEAU RECORDING DISTRICT.
 - 3.) DATE OF SURVEY: MAY 19 & 23, 2016.
 - 4.) RESTORATION IS ONGOING THROUGHOUT THE ENTIRE SITE.

**EXISTING CONDITIONS
WEST GLACIER DEVELOPMENT
BORROW PIT RENEWAL**



**EXISTING SITE CONDITIONS
OF
LOT 3, GLACIER LANDS SUBDIVISION
WITHIN A FRACTION OF U.S. SURVEY NO. 2079
CITY & BOROUGH OF JUNEAU, ALASKA**

CLIENT:
West Glacier Development, LLC
10400 Glacier Hwy.
Juneau, Alaska 99801

ENGINEER:
PDC Inc. Engineers
6205 GLACIER HWY.
Juneau, Alaska 99801

DATE: Aug 7, 2018

SHEET 1 **OF** 4

PDC Proj. No. 18072JN

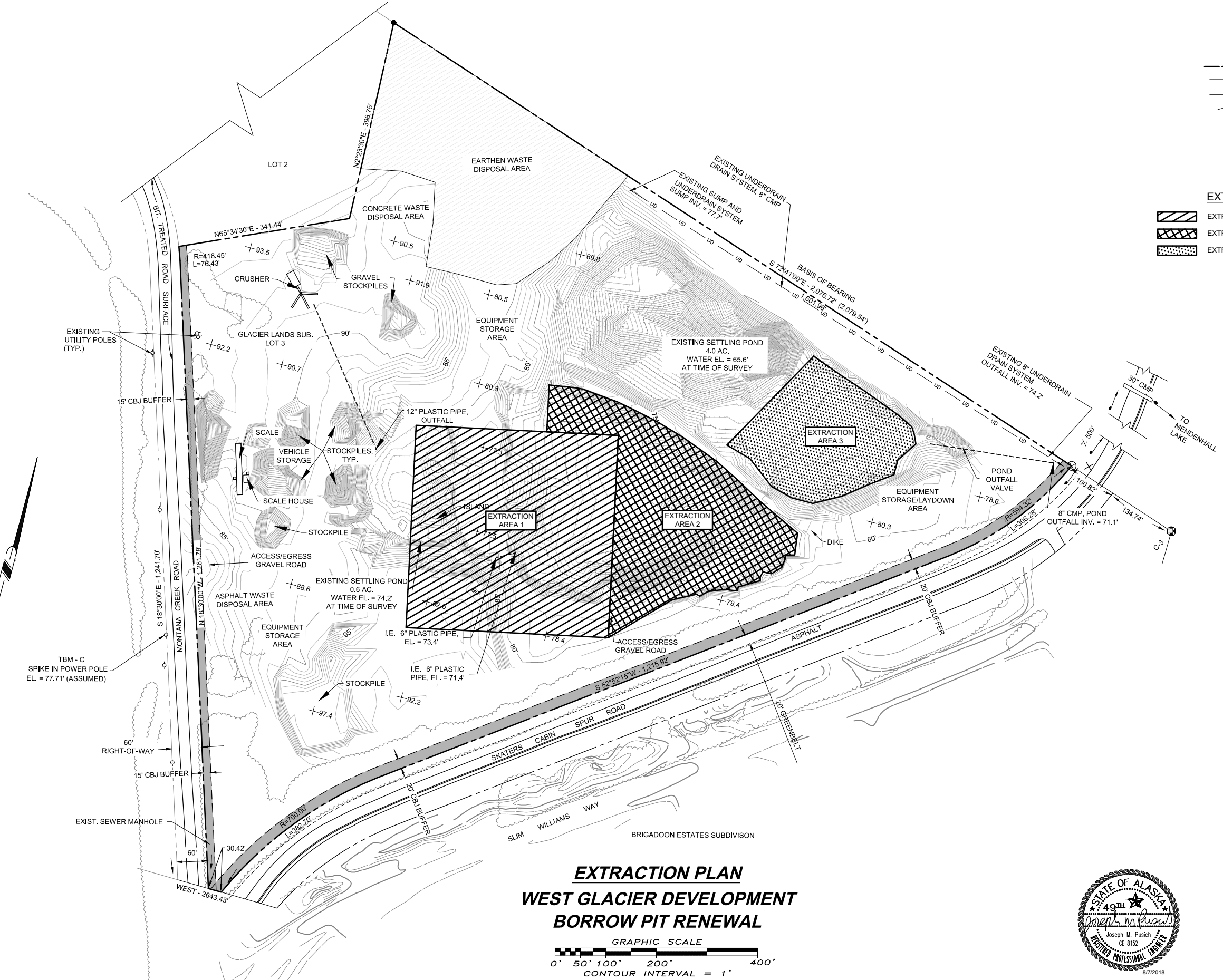
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LEGENDS & SYMBOLS

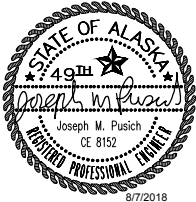
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- 1410-S SECONDARY (RECOVERED THIS SURVEY)
- EXISTING PROPERTY LINE
- PAVED ROAD
- UNDERDRAIN
- CONTOUR LINE
- SPOT ELEVATION

EXTRACTION NOTES:

- EXTRACTION AREA 1 - EXTRACT APPROXIMATELY 95,000 CUBIC YARDS
- EXTRACTION AREA 2 - EXTRACT APPROXIMATELY 60,000 CUBIC YARDS
- EXTRACTION AREA 3 - EXTRACT APPROXIMATELY 140,000 CUBIC YARDS



EXTRACTION PLAN
WEST GLACIER DEVELOPMENT
BORROW PIT RENEWAL



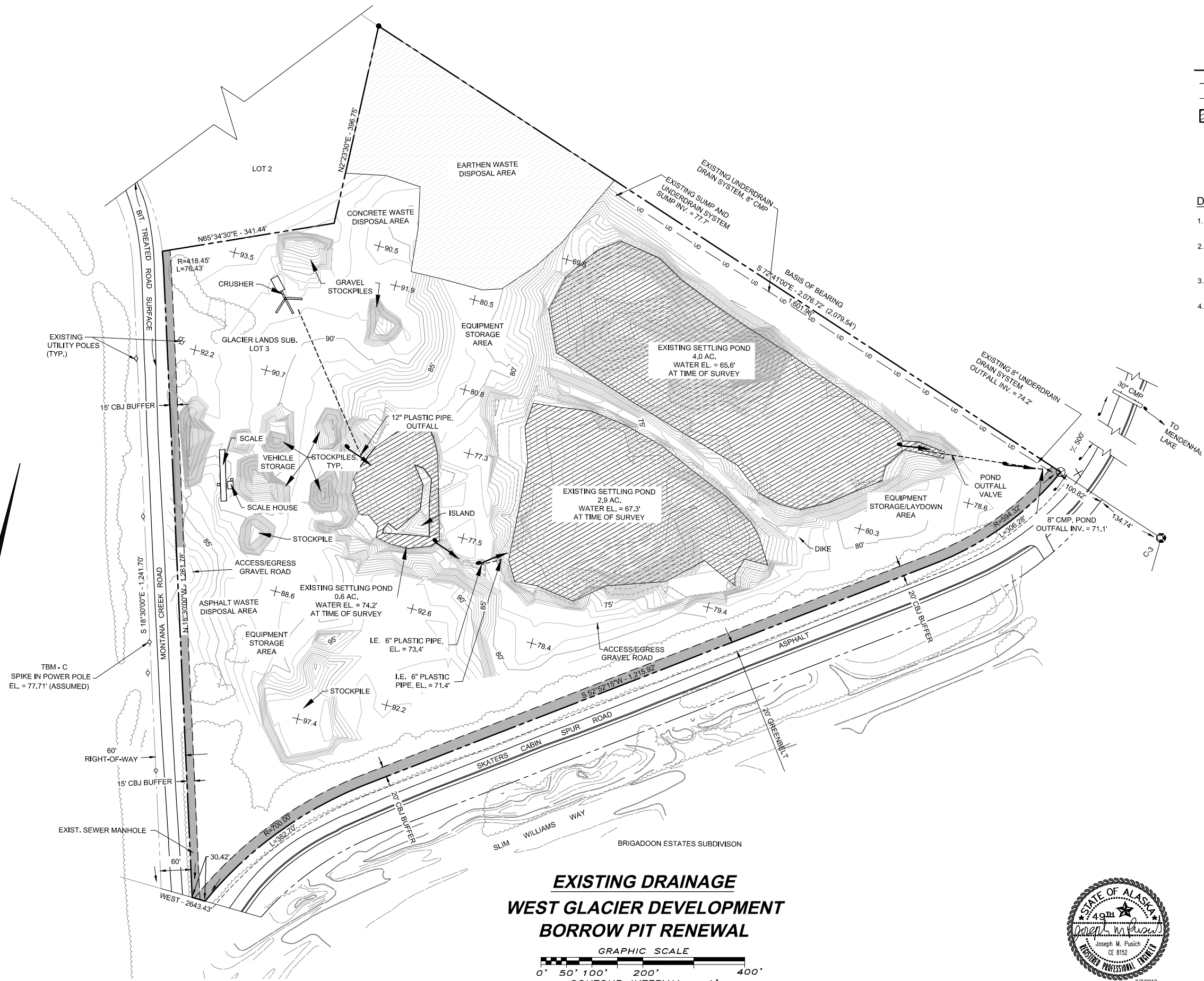
EXTRACTION PLAN
OF
LOT 3, GLACIER LANDS SUBDIVISION
WITHIN A FRACTION OF U.S. SURVEY NO. 2079
CITY & BOROUGH OF JUNEAU, ALASKA
CLIENT: West Glacier Development, LLC
10400 Glacier Hwy.
Juneau, Alaska 99801
ENGINEER: PDC Inc. Engineers
6205 GLACIER HWY.
Juneau, Alaska 99801
DATE: Aug 7, 2018
SHEET 2 OF 4
PDC Proj. No. 18072JN

LEGENDS & SYMBOLS

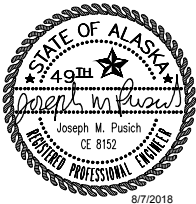
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- EXISTING PROPERTY LINE
- PAVED ROAD
- UNDERDRAIN
- EDGE OF WATER AT TIME OF SURVEY
- CONTOUR LINE
- SPOT ELEVATION
- SURFACE DRAINAGE FLOW DIRECTION

DRAINAGE NOTES:

1. RAISED VEGETATED BERMS DEMARCAT THE PROPERTY BOUNDARY. DURING USUAL WEATHER AND OPERATING CONDITIONS.
2. SURFACE WATER DRAINS GENERALLY FROM WEST TO EAST INTO A NETWORK OF SETTLING PONDS LOCATED NEAR THE CENTER OF THE PROPERTY.
3. WATER FROM THE SETTLING PONDS INFILTRATES INTO THE GROUNDWATER.
4. IN HEAVY RAINFALL EVENTS, THE WATER FROM THE SETTLING PONDS WILL DRAIN INTO AN ADDITIONAL POND ON THE NORTHERN END OF THE PROPERTY. WHERE THE WATER WILL PASS THROUGH A SERIES OF CHECK DAMS BEFORE DRAINING INTO THE CBJ DRAINAGE DITCH ALONG SKATER'S CABIN SPUR ROAD AT THE NORTHEAST CORNER OF THE SITE.

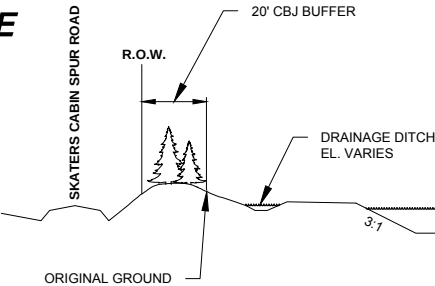
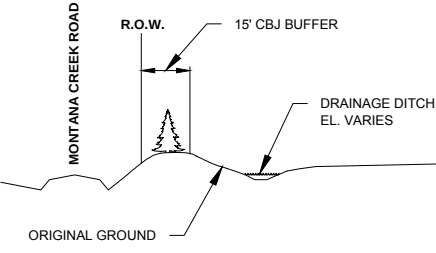


EXISTING DRAINAGE
WEST GLACIER DEVELOPMENT
BORROW PIT RENEWAL

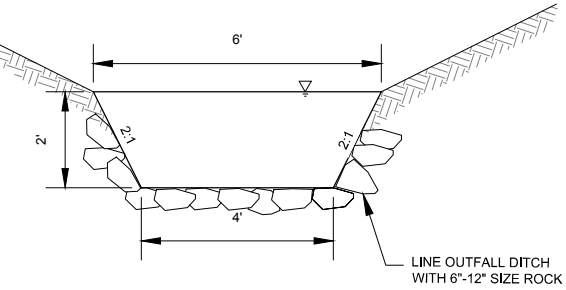


EXISTING DRAINAGE
OF
LOT 3, GLACIER LANDS SUBDIVISION
WITHIN A FRACTION OF U.S. SURVEY NO. 2079
CITY & BOROUGH OF JUNEAU, ALASKA
CLIENT: West Glacier Development, LLC
10400 Glacier Hwy.
Juneau, Alaska 99801
ENGINEER: PDC Inc. Engineers
6205 GLACIER HWY.
Juneau, Alaska 99801
DATE: Aug 7, 2018
SHEET 3 OF 4
PDC Proj. No. 18072JN

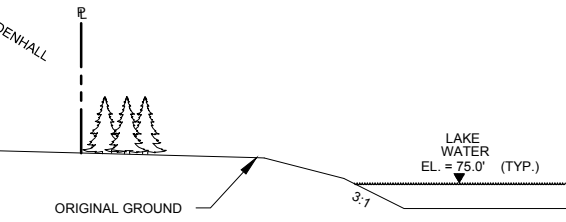
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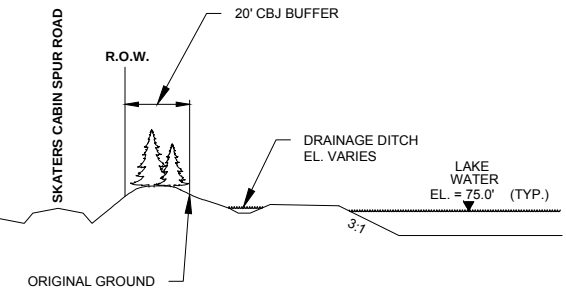
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 - 1410-S SECONDARY (RECOVERED THIS SURVEY)
 - EXISTING PROPERTY LINE
 - PAVED ROAD
 - UD UNDERDRAIN
 - 94 FINISH CONTOUR LINE
 - +94.2 SPOT ELEVATION
 - SURFACE DRAINAGE FLOW DIRECTION



1 MEANDERING DITCH CROSS SECTION N.T.S.



SECTION "A-A" N.T.S.



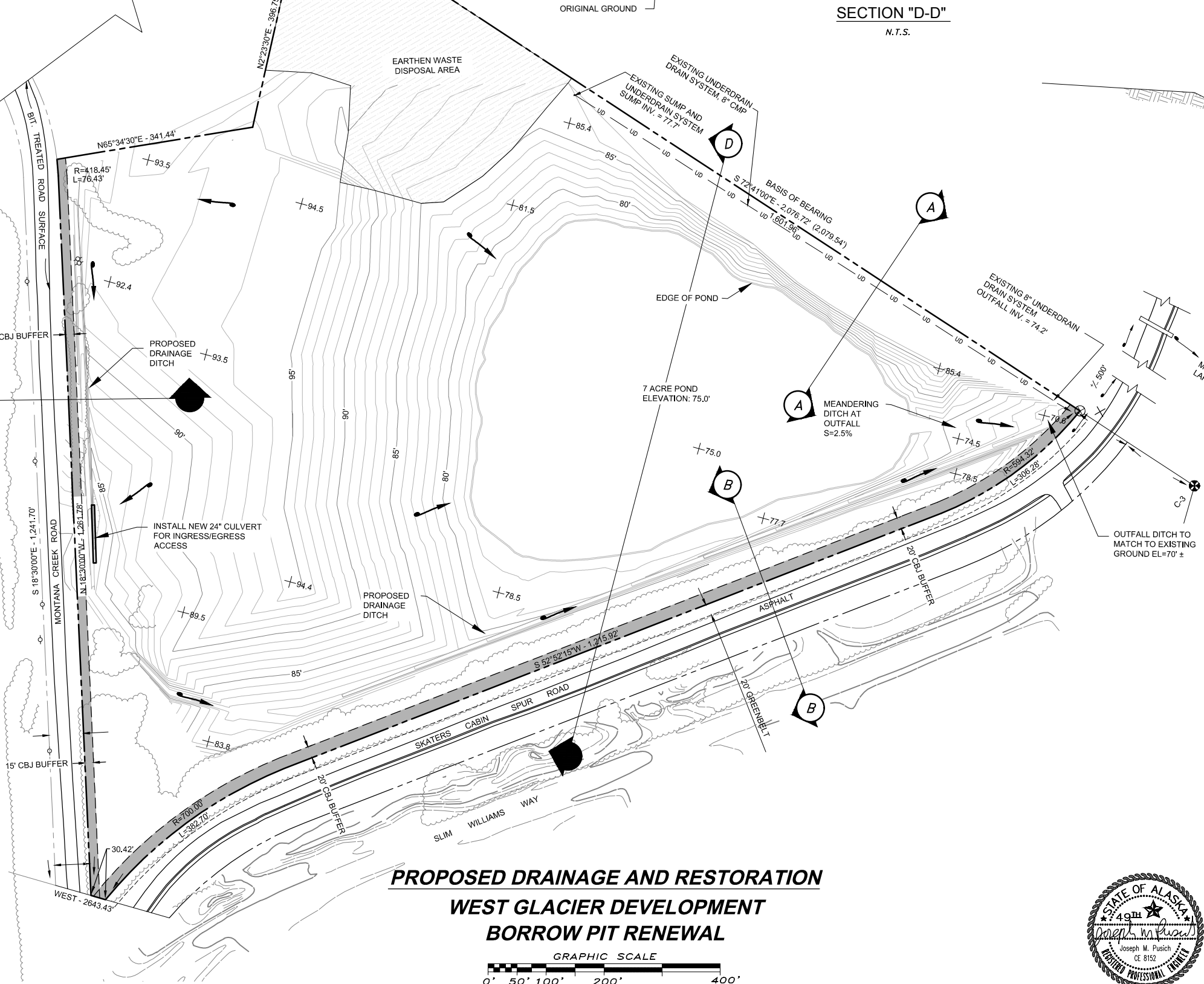
SECTION "B-B" N.T.S.

RESTORATION NOTES:

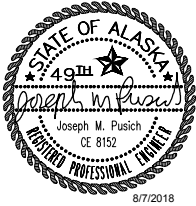
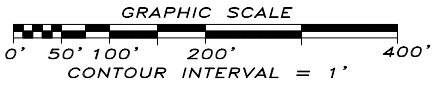
1. THE RESTORATION PLAN WAS DEVELOPED WITH DIRECTION FROM WEST GLACIER DEVELOPMENT LLC, FOR THE 10 YEAR PLAN.
2. GRADING OF ABOVE SURFACE RESTORATION AREAS WILL BE SLOPED AT 2:1. SUBMERGED SURFACES SHALL NOT EXCEED 3:1 TO A DEPTH OF 7'.
3. ALL WORK MUST ADHERE TO CBJ 19.12.120 - EROSION CONTROL AND STORMWATER QUALITY AND THE CBJ MANUAL OF STORMWATER BEST MANAGEMENT PRACTICES.

DRAINAGE NOTES:

1. SURFACE WATER ON THE EAST SIDE OF THE PROPERTY DRAINS DIRECTLY INTO THE POND AND THEN OUTFALLS INTO THE CBJ DRAINAGE DITCH ALONG SKATER'S CABIN SPUR ROAD AT THE NORTHEAST CORNER OF THE SITE.
2. SURFACE WATER ON THE WEST SIDE OF THE PROPERTY SURFACE DRAINS TO A DITCH ALONG THE WESTERN EDGE OF THE PROPERTY (INTERIOR OF THE CBJ BUFFER) THIS FLOWS IN A COUNTERCLOCKWISE DIRECTION ALONG THE EXTERIOR OF THE PROPERTY UNTIL IT DRAINS INTO THE CBJ DRAINAGE DITCH ALONG SKATER'S CABIN SPUR ROAD AT THE NORTHEAST CORNER OF THE SITE.



**PROPOSED DRAINAGE AND RESTORATION
WEST GLACIER DEVELOPMENT
BORROW PIT RENEWAL**



PROPOSED DRAINAGE AND RESTORATION PLAN OF LOT 3, GLACIER LANDS SUBDIVISION WITHIN A FRACTION OF U.S. SURVEY NO. 2079 CITY & BOROUGH OF JUNEAU, ALASKA

CLIENT: West Glacier Development, LLC
10400 Glacier Hwy.
Juneau, Alaska 99801

ENGINEER: PDC Inc. Engineers
6205 GLACIER HWY.
Juneau, Alaska 99801

DATE: Aug 7, 2018 SHEET 4 OF 4 PDC Proj. No. 18072JN

P:\2018\18072JN-WGD_Restore\SheetSet\18072JN_wk.dwg PLOT: September 11, 2018 at 3:38pm

From: [Autumn Sapp](#)
To: [Mark Millay](#); [Teri Camery](#)
Cc: [Roger Healy](#); [Beth McKibben](#); [Tim Felstead](#); [Rob Steedle](#)
Subject: RE: Information request needed from CBJ Engineering regarding Glacier Borrow Pit
Date: Thursday, March 15, 2018 10:37:50 AM

Teri,

To more specifically add to the list of plan requirements, the Alaskan Licensed Civil Engineer will need to evaluate the volume and velocity of the drainage outfalls onto neighboring properties which should be considered in their overall drainage plan.

Thanks,
Autumn Sapp
City and Borough of Juneau
Engineering & Public Works
Business Manager
907-586-0917

From: Mark Millay
Sent: Wednesday, March 14, 2018 4:10 PM
To: Teri Camery
Cc: Autumn Sapp; Roger Healy; Beth McKibben; Tim Felstead; Rob Steedle
Subject: RE: Information request needed from CBJ Engineering regarding Glacier Borrow Pit

I personally think for this case it would be a good call to require a private engineer. I don't mean to be evasive, however if it becomes my call, I will require a drainage-site plan from a private engineer.
Thanks Mark

From: Teri Camery
Sent: Wednesday, March 14, 2018 3:47 PM
To: Mark Millay
Cc: Autumn Sapp; Roger Healy; Beth McKibben; Tim Felstead; Rob Steedle
Subject: RE: Information request needed from CBJ Engineering regarding Glacier Borrow Pit

Thank you very much, Mark. Can you clarify who must provide this information for the applicant?
For example, is it necessary for the drainage information to come from a licensed engineer?

Teri Camery, Senior Planner
City and Borough of Juneau
Community Development Department
155 S. Seward
Juneau, AK 99801
(907) 586-0755

From: Mark Millay
Sent: Wednesday, March 14, 2018 3:44 PM
To: Teri Camery
Cc: Autumn Sapp; Roger Healy; Beth McKibben; Tim Felstead; Rob Steedle
Subject: RE: Information request needed from CBJ Engineering regarding Glacier Borrow Pit

Terri,

At this point, a current site plan showing:

- existing and proposed drainage
- french drains
- drainage outfall(s)
- discharge locations
- elevations
- earthen berms
- slopes
- ponds holding/settling
- wash down area(s)
- swppp

Regarding addressing the Forest Service letter, I have no comment at this point. Hope this helps.

Thanks Mark

From: Teri Camery

Sent: Wednesday, March 14, 2018 12:11 PM

To: Mark Millay

Cc: Autumn Sapp; Roger Healy; Beth McKibben; Tim Felstead; Rob Steedle

Subject: Information request needed from CBJ Engineering regarding Glacier Borrow Pit

Importance: High

Hi Mark,

Thanks for a very helpful conversation this morning. As I mentioned, we received a revised application from West Glacier LLC last Friday. I am not asking CBJ Engineering to review that application at this stage, because it's missing some obvious information that we requested in October, such as the Stormwater Pollution Prevention Plan. It does not have a drainage plan of any form. If you'd like to see it, that application will be on the round table in my office.

However I do need help from CBJ Engineering to develop a more complete follow-up information request that specifically addresses engineering requirements in code, and addresses the issues raised in the attached Forest Service letter. I also have an email from the Forest Service with some thoughts on drainage, which may be helpful to consider.

So again, what I need from Engineering at this stage is a bullet point list of information that we need from the applicant, as clear and straightforward as possible, to address the code requirement and Forest Service concerns. It seems that a drainage study from a certified engineering firm is likely, but that request needs to come from CBJ Engineering. (And of course I will be the messenger in my larger information request to the applicant.) I am sorry for the rush, but I would appreciate receiving Engineering's list today or no later than tomorrow, so we can get back to the applicant in a timely manner.

After we receive this complete information from the applicant, I will send it back to Engineering and also to all the agencies and allow a minimum of 15 days for your detailed review of the information.

The Forest Service letter is attached.

Here is the code section:

CBJ Code 49.65.215., CDD “shall submit a copy of the application to the engineering department for a report containing an evaluation of the information in the application and shall include recommendations relating to the effect the proposed extraction and expected traffic will have upon the streets and other improvements of the City and Borough, whether such streets and improvements are existing or projected; the water table, water quality, and drainage; and all properties within the area of influence of the proposed operation.”

Here is the copied over email from the Forest Service with some additional thoughts:

There are a few things that are unknowns that relate to the water discharge from West Glacier development onto Skaters cabin road.

1. Where does the 1200 foot French drain authorized in the CBJ 2007 permit terminate?
 - Could that be the source of the water?
 - Does it extend to the Skaters Cabin Road?
2. The result of the initial discharge in 2002 was to modify the SWPPP for the site. This was done by R&M Engineering. The modifications included:
 - Install French drain [see above](#)
 - Install overflow pipe. [Seems that the water is flowing from below the overflow pipe. Maybe the water is flowing thru drain rock or gravel under pipe?](#)
 - Reinforce the dikes to contain water and not let it seep thru. [Maybe this needs to be redone? Especially in the area near the drain pipe.](#)
 - Stock pile chemical flocculent.
 - Reduce size of pond. [Not sure if this was ever done?](#)
 - Have emergency pump on hand

Thank you very much for your time.

Teri

Teri Camery, Senior Planner
City and Borough of Juneau
Community Development Department
155 S. Seward
Juneau, AK 99801
(907) 586-0755



Engineering & Public Works Department

155 South Seward Street

Juneau, Alaska 99801

Phone: 907-586-0800 | Fax: 907-463-2606

DATE: July 26, 2018

TO: Teri Camery, Community Development Department

FROM: Autumn Sapp, Engineering & Public Works Department

RE: USE20170019 – Montana Creek Gravel Extraction - Glacier Lands, Lot 3 – Engineering Report

Recommendations-

As this is a renewal of existing operations on an existing site, traffic impacts upon CBJ streets and the CBJ system will not change. Currently there are no known issues effecting street and traffic.

Additional items requested to allow for a full review are the following:

- i. A signed and stamped Alaskan licensed engineer's evaluation relating to the effect the proposed extraction will have upon the water table, water quality, and drainage; and all properties within the area of influence of the proposed operation.
- ii. Submit an engineer's itemized estimate for the amount of site restoration and stabilization, see BND2003-00049 for the existing bond.

It is my recommendation that a Grading Permit be required by the NOD; whereupon the following items will be necessary at the time of application for the permit:

Proposed Drainage and Restoration Plan –

1. All designs must adhere to, 19.12.120 - Erosion control and stormwater quality, and 19.12.120.1 Best Management Practices. The plan shall conform to the guidelines as stated in the City and Borough of Juneau Manual of Stormwater Best Management Practices as well as the following:
 - a. The smallest practical area of land should be exposed at any one time during development.
 - b. When land is exposed during development, the exposure should be kept to the shortest practical period of time.
 - c. Sediment and other pollutants, including but not limited to oil, grease, nutrients, bacteria and heavy metals generated by development activity, should be removed from stormwater runoff waters and from land undergoing development, by means of appropriate water quality control measures, before the runoff waters are permitted to be discharged into natural streams, lakes or other approved drainages.
 - d. Wherever feasible, natural vegetation should be retained and protected.
 - e. Ground cover should be replaced as soon as practical in the development.
 - f. The development plan should be fitted to the topography and soil conditions to create the least erosion potential.
 - g. Provisions should be made to effectively accommodate the increased runoff and pollutant loads caused by changed soil and surface conditions after development. Such provisions to include both stormwater and water quality control measures.
2. Include more spot elevations indicating drainage conveyance way.
3. Include proposed cross section from rear property line (S72°41'00"E) to Skaters Cabin Spur Road bisecting the center of the proposed pond.
4. Submit site plan for placement of permanent stormwater BMPs, must include:
 - a. BMP construction details

- b. BMP maintenance plan and timeline
- 5. Design pond slopes to no greater than 3:1. The design of the pond must meet, 49.65.235 - Mandatory conditions of permit:
 - If the bank of any extraction area within the permit area is above the high water line or water table, it shall be left upon termination of associated extraction operations with a slope no greater than the angle of repose for unconsolidated material of the kind composing it, or such other angle as the commission may prescribe. If extraction operations cause ponding or retained water in the excavated area, the slope of the submerged working face shall not exceed a slope of 3:1 from the edge of the usual water line to a water depth of seven feet. This slope ratio may not be exceeded during extraction operations unless casual or easy access to the site is prevented by a fence, natural barriers, or both.
- 6. As a reminder to the applicant, Table 1-1 of the CBJ Manual of Stormwater Best Management Practices outlines the additional permits and regulations that are required for this type of operation and development to remain in compliance with other regulating agencies.

From: [Autumn Sapp](#)
To: [Teri Camery](#)
Cc: [Mark Millay](#)
Subject: RE: Montana Creek Gravel Extraction - Engineering Report/Updated Restoration Maps
Date: Tuesday, September 18, 2018 2:24:11 PM

Teri,

The submitted materials from PDC meet the Engineering requirements to move forward with the USE case. Of course we will still be looking for the grading permit application if the case is approved.

Let me know if you have any questions.

Thank you,
Autumn Sapp
City and Borough of Juneau
Engineering & Public Works
Business Manager
907-586-0917

From: Teri Camery
Sent: Wednesday, September 12, 2018 2:51 PM
To: Autumn Sapp
Subject: FW: Montana Creek Gravel Extraction - Engineering Report/Updated Restoration Maps
Importance: High

Hello Autumn,

Please review the attached materials in response to our 7/27/18 request. Please respond by next Wednesday September 19 or earlier, if possible. Sorry for the obnoxious exclamation point.

I have copied my 7/27/18 request is below for reference. Thank you!

Good morning Mr. Sidney,

I have received comments and an information request from CBJ Engineering, attached. I have also attached a copy of the current bond for the project.

As noted on the first page of the memo, CBJ Engineering has specifically requested the following additional information:

Additional items requested to allow for a full review are the following:

- i. A signed and stamped Alaskan licensed engineer's evaluation relating to the effect the proposed extraction will have upon the water table, water quality, and drainage; and all properties within the area of influence of the proposed operation.
- ii. Submit an engineer's itemized estimate for the amount of site restoration and stabilization, see BND2003-00049 for the existing bond.

I have attached the 2003 Bond to assist you in meeting this requirement.

Please also review the Engineering's memo carefully for an understanding of grading permit requirements. A final grading permit must be issued before you can operate, even after a Conditional Use Permit has been approved. Many of the grading permit requirements have a similar or lesser degree of detail than what DEC requires. This is why we have urged you to resolve DEC issues.

After we have received and approved the information that CBJ Engineering has requested for the Conditional Use Permit—items i and ii above—we will schedule a neighborhood meeting, and then the final Planning Commission meeting.

We would like to get this project wrapped up and sent to the Planning Commission as soon as possible. I would like to meet with you to ensure that we have a clear mutual understanding of the remaining information that is needed, and of the review timeline. I think it would be helpful to have Abby Madsen and/or Jeremy Sidney attend the meeting, as well as yourself. Please contact me at your earliest convenience to schedule a meeting. My number is 586-0755.

Kind regards,
Teri Camery

Teri Camery | Senior Planner

Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0755



From: Mark Pusich [mailto:MarkPusich@pdceng.com]
Sent: Tuesday, September 11, 2018 3:43 PM
To: Teri Camery; Jim Sidney
Cc: Ethan Roemeling
Subject: Montana Creek Gravel Extraction - Engineering Report/Updated Restoration Maps

Teri attached please find updated engineering drainage report and gravel pit restoration plans for the Montana Creek Gravel extraction operation operated by Jim Sidney. Please let me know if you have any questions. Thanks Mark

J. Mark Pusich, PE

*Principal | Civil and Structural Engineer
LDS Market Sector Lead*

PDC ENGINEERS

6205 Glacier Highway, Juneau, Alaska 99801 | 907.780.6060

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Transforming Challenges into Solutions

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From: Albrecht, Gregory T (DFG)
To: [Teri Camery](#)
Cc: [Timothy, Jackie L \(DFG\)](#)
Subject: RE: West Glacier Borrow Pit comments
Date: Tuesday, November 20, 2018 3:09:32 PM

Hello Teri,

I reviewed West Glacier Development's Application to extend Conditional Use Permit USE2017-00042, for sand and gravel extraction, and spoke with Mr. Sidney about present and future operations. Former ADF&G Habitat Biologist Johnny Zutz observed fish jumping at the surface of the East settling pond in August this year, which may have gained access through the pond outfall. I plan to work with Mr. Sidney to trap and relocate the fish and discuss options for excluding them from the settling pond.

Thank you for the opportunity to review and comment.

Greg Albrecht
 ADF&G Habitat Biologist
 802 3rd St
 Douglas, AK 99824
 465-6384

From: Teri Camery <Teri.Camery@juneau.org>
Sent: Monday, November 19, 2018 12:11 PM
To: Albrecht, Gregory T (DFG) <greg.albrecht@alaska.gov>
Subject: West Glacier Borrow Pit comments

Hello Greg,

Do you know when you will have ADFG's comments on the West Glacier Borrow Pit? I believe I told you there was no rush, but now there is a rush. I would appreciate receiving them as soon as possible.

Thanks very much,
 Teri

Teri Camery | Senior Planner

[Community Development Department](#) | City & Borough of Juneau, AK

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

Office: 907.586.0755



MEMORANDUM

State of Alaska

Department of Fish and Game
Division of Habitat

TO: Jackie Timothy Southeast Regional Supervisor	DATE: August 29, 2018
THRU:	SUBJECT: West Glacier Gravel Pit Fish Investigation
FROM: Johnny Zutz <i>JZ</i> Habitat Biologist	PHONE NO: (907) 465-6474

On August 22, 2018 the Division of Habitat received a report of fish in a gravel mining settling pond owned by West Glacier Development LLC, off Montana Creek Road. The following day, I met with Department of Environmental Conservation (ADEC) Environmental Program Specialist Jon Wendel at the Skaters Cabin parking area. We walked through the woods to an overlook where I observed fish jumping in the settling pond (Figure 1).

Fish gain access to the pond through a 6" diameter outfall pipe. Water flows from the outfall about 10 feet to the road and then through a ditch and into Mendenhall Lake^a (Figures 2–6). We observed fish throughout the survey. I soaked two minnow traps in the ditch overnight and caught several age classes of coho salmon, Dolly Varden char, and cutthroat trout (Figure 7).



Figure 1.—Settling pond adjacent to gravel extraction operation.

^a Though not shown on Figure 2 aerial imagery from 2013, the US Forest Service constructed a new parking lot for Skater's Cabin visitors with two access driveways. Water in the ditch flows under the driveways through double plastic culverts placed at a zero grade before flowing into ADF&G Stream No. 111-50-10500-2015, cataloged for coho rearing.



Figure 2.—Gravel extraction operation off Montana Creek Road. Discharge into Mendenhall Lake is visible in the imagery from 2013.



Figure 3.—Settling pond outfall.



Figure 4.—Water flows into ditch near Mendenhall Glacier sign.



Figure 5.—Plastic culverts under Skater's Cabin parking lot driveways.



Figure 6.—Water from the ditch flows into Stream No. 111-50-10500-2015, cataloged for rearing coho salmon. View is looking upstream from culvert inlet.



Figure 7.—Three juvenile coho salmon age classes.

Recommendation

I will contact Jim Sidney, the manager of West Glacier Development LLC, and work with him to develop a plan to remove the fish from the settling pond and prevent future fish access through the outfall.

Email cc:

Al Ott, ADF&G Habitat, Fairbanks
ADF&G Habitat Staff, Douglas
Dan Teske, ADF&G/SF
Jon Wendel, ADEC
James Sidney, West Glacier Development LLC, Juneau
Linda Speerstra, USACE, Sitka
Neil Stichert, USFWS, Juneau
Cindy Hartmann Moore, NMFS, Juneau
Teri Camery, CBJ, Juneau
Christina Mounce, USFS, Juneau

From: Wendel, Jon (DEC)
To: [Teri Camery](#)
Subject: RE: West Glacier Borrow Pit status
Date: Wednesday, January 2, 2019 3:55:56 PM

The SWPPP complies with the requirements of the MSGP, yes.

Jon Wendel
(907) 465-5364
Jon.Wendel@alaska.gov

From: Teri Camery [<mailto:Teri.Camery@juneau.org>]
Sent: Wednesday, January 2, 2019 3:51 PM
To: Wendel, Jon (DEC) <jon.wendel@alaska.gov>
Subject: RE: West Glacier Borrow Pit status

Thank you Jon, this is very helpful. Just to confirm, does the SWPPP meet DEC requirements?

Teri Camery | Senior Planner

[Community Development Department](#) | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0755



From: Wendel, Jon (DEC) [<mailto:jon.wendel@alaska.gov>]
Sent: Wednesday, January 2, 2019 3:49 PM
To: Teri Camery
Subject: RE: West Glacier Borrow Pit status

Teri,

Kristi is no longer with DEC and accepted a position in Oregon. I will address your requests [below](#).

Jon Wendel
(907) 465-5364
Jon.Wendel@alaska.gov

From: Teri Camery [<mailto:Teri.Camery@juneau.org>]

Sent: Sunday, December 30, 2018 1:11 PM

To: 'kristi.asplund@alaska.gov' <kristi.asplund@alaska.gov>; Wendel, Jon (DEC) <jon.wendel@alaska.gov>

Subject: West Glacier Borrow Pit status

Hello Kristi and Jon,

Would you give me an update of DEC's review on the West Glacier Borrow Pit please?

Specifically, I need to know the following:

- 1) Has West Glacier LLC submitted a Stormwater Pollution Prevention Plan that conforms with DEC standards? If not, what is needed? If so, would you send me a copy please, so I can confirm that the SWPPP that I have is the same one as yours that is final and approved? **Yes, I received a SWPPP on 11.23.18 from proHNS**
- 2) Does the development meet DEC regulations? Are there any outstanding violations? If the development does not meet DEC regulations or if there are outstanding violations, please describe what those issues are, what needs to be done to remedy those violations, and the current status of resolving those issues with the applicant. **With the implementation of the SWPPP, WGD compliance with permit requirements will be assessed through required effluent monitoring and inspections (SWPPP Section 4 and 5). At this time, I do not have enough information to determine the compliance status of WGD. Previously required inspections which were not conducted and there is no way to retroactively conduct or perform these inspections.**
- 3) As another version of the same question, does the development have all required permits and documents from DEC? If not, what is needed? **WGD has received all authorizations required to operate by DEC. If it is determined in the future that additional permits are required, I will inform CBJ.**

I would appreciate a response by this Friday, January 4, or sooner if possible.

Thanks very much for your time.

Teri Camery

Teri Camery | Senior Planner

[Community Development Department](#) | City & Borough of Juneau, AK

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

Office: 907.586.0755



From: Haynes, Emily R (DOT)
To: [Teri Camery](#)
Cc: [Tim Felstead](#)
Subject: RE: West Glacier Gravel Extraction Agency Review
Date: Thursday, August 31, 2017 1:42:37 PM

Teri,

I had sent this one around and no one responded so I just did a quick follow-up (thanks for the reminder!). DOT has no concerns with reissuing the permit.

Emily Haynes

Right of Way Agent | Permitting
Department of Transportation & Public Facilities
907.465.2838 | fax: 907.465.8485

From: Teri Camery [mailto:Teri.Camery@juneau.org]
Sent: Thursday, August 31, 2017 12:25 PM
To: Haynes, Emily R (DOT)
Cc: Tim Felstead
Subject: FW: West Glacier Gravel Extraction Agency Review

Hello Emily,

Will DOT be submitting any comments regarding this proposal? Our comment deadline is next Tuesday September 5.

Thanks very much,
Teri

Teri Camery, Senior Planner
City and Borough of Juneau
Community Development Department
155 S. Seward
Juneau, AK 99801
(907) 586-0755

From: Teri Camery
Sent: Thursday, August 17, 2017 2:30 PM
To: Haynes, Emily R (DOT) (emily.haynes@alaska.gov); Ron King; Dan Jager; Charlie Ford; Guy Gleason; Ed Foster; Robin Potter; darrell.wetherall@aelp.com; Timothy, Jackie L (DFG) (jackie.timothy@alaska.gov); Brockmann, Steve; Pikul, Gretchen M (DEC) (gretchen.pikul@alaska.gov); Greg Chaney; Tim Felstead
Subject: West Glacier Gravel Extraction Agency Review

Hello everyone,

We have received a Conditional Use Permit application for a renewal of operations for West Glacier Gravel Extraction, 5580 Montana Creek Road.

Please provide comments by Tuesday Sept 5, and please let me know if you have questions. Thanks very much for your time.

Cheers,
Teri Camery

Teri Camery, Senior Planner
City and Borough of Juneau
Community Development Department
155 S. Seward
Juneau, AK 99801
(907) 586-0755

From: Darrell Wetherall
To: [Teri Camery](#)
Subject: RE: ** EXTERNAL ** West Glacier Borrow Pit Revision Agency Review Period
Date: Thursday, May 24, 2018 4:24:37 PM

Packet Page 445 of 498

Don't see an impact to AELP.

Darrell A. Wetherall, PE

Alaska Electric Light & Power Co.
5601 Tonsgard Court
Juneau, AK 99801
(907) **463-6316** Office
(907) 723-2602 Cell

From: Teri Camery <Teri.Camery@juneau.org>

Sent: Thursday, May 24, 2018 3:41 PM

To: Dan Jager <Dan.Jager@juneau.org>; Charlie Ford <Charlie.Ford@juneau.org>; Guy Gleason <Guy.Gleason@juneau.org>; Ed Foster <Ed.Foster@juneau.org>; Robin Potter <Robin.Potter@juneau.org>; Darrell Wetherall <Darrell.Wetherall@aelp.com>; Timothy, Jackie L (DFG) (jackie.timothy@alaska.gov) <jackie.timothy@alaska.gov>; Brockmann, Steve <steve_brockmann@fws.gov>; Pikul, Gretchen M (DEC) (gretchen.pikul@alaska.gov) <gretchen.pikul@alaska.gov>; Greg Chaney <Greg.Chaney@juneau.org>; Tim Felstead <Tim.Felstead@juneau.org>; Autumn Sapp <Autumn.Sapp@juneau.org>; Mark Millay <Mark.Millay@juneau.org>; Morgenthaler, Rob -FS <rmorgenthaler01@fs.fed.us>; jon.wendel@alaska.gov; Asplund, Kristi L (DEC) (kristi.asplund@alaska.gov) <kristi.asplund@alaska.gov>; verne.skagerberg@alaska.gov; Beth McKibben <Beth.McKibben@juneau.org>

Subject: ** EXTERNAL ** West Glacier Borrow Pit Revision Agency Review Period

Hello everyone,

The CBJ Community Development Department first sent out application materials for the West Glacier Borrow Pit, USE2017 0019 at 5580 Montana Creek Road, in August 2017 for agency review. Since that time, CDD has requested more information and the application has been substantially revised, so we are sending it for additional agency review.

The revised application includes the following:

Revised Project Narrative 5-16-18
Revised Existing Conditions Site Plan 5-16-18
Revised Existing Drainage Site Plan 5-16-18
Revised Proposed Drainage and Restoration Site Plan 5-16-18
Drainage Evaluation Technical Memo 5-16-18
Revised Extraction Plan 5-16-18

Please provide comments on the revised application by Friday June 8, and please let me know if you have questions. Thanks very much for your time.

Cheers,
Teri Camery

[Teri Camery, Senior Planner](#)
[City and Borough of Juneau](#)
[Community Development Department](#)
155 S. Seward
Juneau, AK 99801
(907) 586 0755

Attachment 11E - Alaska Electric Light & Power 5-24-18

From: [Greg Chaney](#)
To: [Teri Camery](#); [Haynes, Emily R \(DOT\) \(emily.haynes@alaska.gov\)](#); [Ron King](#); [Dan Jager](#); [Charlie Ford](#); [Guy Gleason](#); [Ed Foster](#); [Robin Potter](#); [darrell.wetherall@aelp.com](#); [Timothy, Jackie L \(DFG\) \(jackie.timothy@alaska.gov\)](#); [Brockmann, Steve](#); [Pikul, Gretchen M \(DEC\) \(gretchen.pikul@alaska.gov\)](#); [Tim Felstead](#); [Kirk Duncan](#)
Cc: [Dan Bleidorn](#); [Rachel Friedlander](#)
Subject: RE: West Glacier Gravel Extraction Agency Review
Date: Thursday, August 17, 2017 3:47:56 PM
Attachments: [APP USE17-19.pdf](#)
[LND 0416 05-02-14 Plat.pdf](#)

Hi Teri,

Thank you for the opportunity to comment.

There is a strip of land along the southern boundary of the quarry that belongs to CBJ that was dedicated on the attached plat as a buffer area. This location is managed by the Parks and Recreation Department and is designated to be retained in the 2016 Land Management Plan. The Lands Division would like to make sure that the new gravel extraction permit does not include development or activities that would damage this buffer strip. The Parks and Recreation Department may have additional comments.

- Greg Chaney
 CBJ Lands and Resources Manager

From: Teri Camery
Sent: Thursday, August 17, 2017 2:30 PM
To: [Haynes, Emily R \(DOT\) \(emily.haynes@alaska.gov\)](#); [Ron King](#); [Dan Jager](#); [Charlie Ford](#); [Guy Gleason](#); [Ed Foster](#); [Robin Potter](#); [darrell.wetherall@aelp.com](#); [Timothy, Jackie L \(DFG\) \(jackie.timothy@alaska.gov\)](#); [Brockmann, Steve](#); [Pikul, Gretchen M \(DEC\) \(gretchen.pikul@alaska.gov\)](#); [Greg Chaney](#); [Tim Felstead](#)
Subject: West Glacier Gravel Extraction Agency Review

Hello everyone,

We have received a Conditional Use Permit application for a renewal of operations for West Glacier Gravel Extraction, 5580 Montana Creek Road.

Please provide comments by Tuesday Sept 5, and please let me know if you have questions. Thanks very much for your time.

Cheers,
 Teri Camery

Teri Camery, Senior Planner
 City and Borough of Juneau
 Community Development Department
 155 S. Seward
 Juneau, AK 99801
 (907) 586-0755

From: Ed Foster
Sent: Thursday, August 17, 2017 4:26 PM
To: Teri Camery; Haynes, Emily R (DOT) (emily.haynes@alaska.gov); Ron King; Dan Jager; Charlie Ford; Guy Gleason; Robin Potter; darrell.wetherall@aelp.com; Timothy, Jackie L (DFG) (jackie.timothy@alaska.gov); Brockmann, Steve; Pikul, Gretchen M (DEC) (gretchen.pikul@alaska.gov); Greg Chaney; Tim Felstead
Subject: RE: West Glacier Gravel Extraction Agency Review

Haven't we had strong odor issues with the runoff coming from this site and draining into the ditch along Skater's Cabin Road? Is this something to consider?

Ed

From: Teri Camery
Sent: Thursday, August 17, 2017 2:30 PM
To: Haynes, Emily R (DOT) (emily.haynes@alaska.gov); Ron King; Dan Jager; Charlie Ford; Guy Gleason; Ed Foster; Robin Potter; darrell.wetherall@aelp.com; Timothy, Jackie L (DFG) (jackie.timothy@alaska.gov); Brockmann, Steve; Pikul, Gretchen M (DEC) (gretchen.pikul@alaska.gov); Greg Chaney; Tim Felstead
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Cheers,
Teri Camery

Teri Camery, Senior Planner
City and Borough of Juneau
Community Development Department
155 S. Seward
Juneau, AK 99801
(907) 586-0755

From: [Robin Potter](#)
To: [Teri Camery](#)
Subject: RE: West Glacier Borrow Pit Revision Agency Review Period
Date: Monday, December 31, 2018 12:51:06 PM
Attachments: [image002.png](#)

Hi Teri,

I have no questions or comments in regard to this project.

Thanks,
Robin

Robin Potter
Robin Potter ACAA V
CBJ Assessor
155 S. Seward Rm 14
Juneau, Alaska 99801
907.586.0330
http://www.juneau.org/financeftp/assessor_main.php



From: Teri Camery
Sent: Sunday, December 30, 2018 3:20 PM
To: Robin Potter
Subject: FW: West Glacier Borrow Pit Revision Agency Review Period

Hello Robin,

This project is moving forward to the Planning Commission and I cannot find any record of comments from the CBJ Assessor's office. Could you provide comments to me by no later than this Friday January 4th please? Thanks very much for your time and I hope you're enjoying the holidays.

Teri

Teri Camery | Senior Planner

[Community Development Department](#) | City & Borough of Juneau, AK

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

Office: 907.586.0755



From: Teri Camery

Sent: Thursday, May 24, 2018 3:41 PM

To: Dan Jager; Charlie Ford; Guy Gleason; Ed Foster; Robin Potter; darrell.wetherall@aelp.com; Timothy, Jackie L (DFG) (jackie.timothy@alaska.gov); Brockmann, Steve; Pikul, Gretchen M (DEC) (gretchen.pikul@alaska.gov); Greg Chaney; Tim Felstead; Autumn Sapp; Mark Millay; Morgenthaler, Rob -FS; jon.wendel@alaska.gov; Asplund, Kristi L (DEC) (kristi.asplund@alaska.gov); verne.skagerberg@alaska.gov; Beth McKibben

Subject: West Glacier Borrow Pit Revision Agency Review Period

Hello everyone,

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Revised Proposed Drainage and Restoration Site Plan 5-16-18

Drainage Evaluation Technical Memo 5-16-18

Revised Extraction Plan 5-16-18

Please provide comments on the revised application by Friday June 8, and please let me know if you have questions. Thanks very much for your time.

Cheers,

Teri Camery

Teri Camery, Senior Planner
City and Borough of Juneau
Community Development Department
155 S. Seward
Juneau, AK 99801
(907) 586-0755

From: [Charlie Ford](#)

Packet Page 450 of 498

To: [Teri Camery](#); [Dan Jager](#); [Guy Gleason](#); [Ed Foster](#); [Robin Potter](#); [darrell.wetherall@aelp.com](#); [Timothy, Jackie L \(DFG\) \(jackie.timothy@alaska.gov\)](#); [Brockmann, Steve](#); [Pikul, Gretchen M \(DEC\) \(gretchen.pikul@alaska.gov\)](#); [Greg Chaney](#); [Tim Felstead](#); [Autumn Sapp](#); [Mark Millay](#); [Morgenthaler, Rob -FS](#); [jon.wendel@alaska.gov](#); [Asplund, Kristi L \(DEC\) \(kristi.asplund@alaska.gov\)](#); [verne.skagerberg@alaska.gov](#); [Beth McKibben](#)

Subject: RE: West Glacier Borrow Pit Revision Agency Review Period

Date: Wednesday, May 30, 2018 8:56:30 AM

Aside from needing a Construction Noise Permit for their proposed 6:00 AM start time Monday thru Saturday Buildings has no issues with this application.

Charlie Ford, Building Official
Community Development Dept.
City and Borough of Juneau
Tel (907)586-0767 Fax(907)586-4529
email Charlie.Ford@juneau.org
Web page www.juneau.org/permits

From: Teri Camery

Sent: Thursday, May 24, 2018 3:41 PM

To: Dan Jager; Charlie Ford; Guy Gleason; Ed Foster; Robin Potter; darrell.wetherall@aelp.com; Timothy, Jackie L (DFG) (jackie.timothy@alaska.gov); Brockmann, Steve; Pikul, Gretchen M (DEC) (gretchen.pikul@alaska.gov); Greg Chaney; Tim Felstead; Autumn Sapp; Mark Millay; Morgenthaler, Rob -FS; jon.wendel@alaska.gov; Asplund, Kristi L (DEC) (kristi.asplund@alaska.gov); verne.skagerberg@alaska.gov; Beth McKibben

Subject: West Glacier Borrow Pit Revision Agency Review Period

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Please provide comments on the revised application by Friday June 8, and please let me know if you have questions. Thanks very much for your time.

Cheers,
Teri Camery

Teri Camery, Senior Planner
City and Borough of Juneau
Community Development Department
155 S. Seward
Juneau, AK 99801
(907) 586

From: Kirk Duncan
To: [Teri Camery](#); [Brent Fischer](#)
Cc: [Tim Felstead](#)
Subject: RE: West Glacier Gravel Extraction Agency Review
Date: Friday, September 1, 2017 9:53:53 AM

As long as the green belt is maintained, P&R has no issue with this

From: Teri Camery
Sent: Thursday, August 31, 2017 11:58 AM
To: Kirk Duncan; Brent Fischer
Cc: Tim Felstead
Subject: FW: West Glacier Gravel Extraction Agency Review

Kirk and/or Brent, could you provide comments on this application please, per Greg Chaney's suggestion? We have set a comment deadline of September 5, next Tuesday.

Thanks very much,
 Teri

Teri Camery, Senior Planner
 City and Borough of Juneau
 Community Development Department
 155 S. Seward
 Juneau, AK 99801
 (907) 586-0755

From: Greg Chaney
Sent: Thursday, August 17, 2017 3:48 PM
To: Teri Camery; Haynes, Emily R (DOT) (emily.haynes@alaska.gov); Ron King; Dan Jager; Charlie Ford; Guy Gleason; Ed Foster; Robin Potter; darrell.wetherall@aelp.com; Timothy, Jackie L (DFG) (jackie.timothy@alaska.gov); Brockmann, Steve; Pikul, Gretchen M (DEC) (gretchen.pikul@alaska.gov); Tim Felstead; Kirk Duncan
Cc: Dan Bleidorn; Rachel Friedlander
Subject: RE: West Glacier Gravel Extraction Agency Review

Hi Teri,

Thank you for the opportunity to comment.

There is a strip of land along the southern boundary of the quarry that belongs to CBJ that was dedicated on the attached plat as a buffer area. This location is managed by the Parks and Recreation Department and is designated to be retained in the 2016 Land Management Plan. The Lands Division would like to make sure that the new gravel extraction permit does not include development or activities that would damage this buffer strip. The Parks and Recreation Department may have additional comments.

- Greg Chaney
 CBJ Lands and Resources Manager

From: Teri Camery
Sent: Thursday, August 17, 2017 2:30 PM
To: Haynes, Emily R (DOT) (emily.haynes@alaska.gov); Ron King; Dan Jager; Charlie Ford; Guy Gleason; Ed Foster; Robin Potter; darrell.wetherall@aelp.com; Timothy, Jackie L (DFG) (jackie.timothy@alaska.gov); Brockmann, Steve; Pikul, Gretchen M (DEC) (gretchen.pikul@alaska.gov); Greg Chaney; Tim Felstead
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Cheers,
Teri Camery

Teri Camery, Senior Planner
City and Borough of Juneau
Community Development Department
155 S. Seward
Juneau, AK 99801
(907) 586-0755

From: [Dan Jager](#)
To: [Teri Camery](#)
Subject: RE: West Glacier Borrow Pit Revision Agency Review Period
Date: Tuesday, May 29, 2018 3:49:06 PM

Hi Teri, I do not see any fire code or dept. issues with this. Thank you for the chance to comment.
Dan

From: Teri Camery
Sent: Thursday, May 24, 2018 3:41 PM
To: Dan Jager; Charlie Ford; Guy Gleason; Ed Foster; Robin Potter; darrell.wetherall@aelp.com; Timothy, Jackie L (DFG) (jackie.timothy@alaska.gov); Brockmann, Steve; Pikul, Gretchen M (DEC) (gretchen.pikul@alaska.gov); Greg Chaney; Tim Felstead; Autumn Sapp; Mark Millay; Morgenthaler, Rob -FS; jon.wendel@alaska.gov; Asplund, Kristi L (DEC) (kristi.asplund@alaska.gov); verne.skagerberg@alaska.gov; Beth McKibben
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Drainage Evaluation Technical Memo 5-16-18
Revised Extraction Plan 5-16-18

Please provide comments on the revised application by Friday June 8, and please let me know if you have questions. Thanks very much for your time.

Cheers,
Teri Camery

Teri Camery, Senior Planner
City and Borough of Juneau
Community Development Department
155 S. Seward
Juneau, AK 99801
(907) 586-0755

From: Morgenthaler, Rob -FS <rmorgenthaler01@fs.fed.us>
Sent: Thursday, June 07, 2018 12:47 PM
To: Teri Camery; Dan Jager; Charlie Ford; Guy Gleason; Ed Foster; Robin Potter; darrell.wetherall@aelp.com; Timothy, Jackie L (DFG) (jackie.timothy@alaska.gov); Brockmann, Steve; Pikul, Gretchen M (DEC) (gretchen.pikul@alaska.gov); Greg Chaney; Tim Felstead; Autumn Sapp; Mark Millay; jon.wendel@alaska.gov; Asplund, Kristi L (DEC) (kristi.asplund@alaska.gov); verne.skagerberg@alaska.gov; Beth McKibben Orr, Brad -FS
Cc:
Subject: RE: West Glacier Borrow Pit Revision Agency Review Period
Attachments: 20180313 West glacier ltr signed.pdf; DEC APDES Inspection 2017.pdf

All,

I am responding to CBJ Senior Planner Teri Camery's request for more details on why the revised application from West Glacier Developments LLC. Borrow Pit does not address Forest Service concerns. (See photo below showing site discharge plume into Mendenhall Lake.)



1. We do not see a plan to cease the flow of water onto Forest Service lands. As our March 13, 2018 letter states, The Forest Service sees this as a City and Borough of Juneau (CBJ) issue. See attached letter.
2. CBJ is discharging contaminated water onto Forest Service lands. Permanently draining the settling pond by constructing a drainage ditch is not a solution to the discharge problem.
3. The West Glacier Borrow Pit has a long history of illegal discharge and violations. They continue to be in non-compliance with turbidity standards for the last year or more. In 2017 alone they had 14 violations from Alaska Dept. of Environmental Conservation (AKDEC). See attached AKDEC Inspection report.
4. Continual storage of woody debris on site will continue to create organic leaching into the settling ponds, depleting oxygen and causing a sulfur smell nuisance as defined by AKDEC. We are in communication with AKDEC on this issue.

5. The storage of woody debris on site and underdrain system are within the CBJ 15 foot buffer zone along the West Glacier and Forest Service land boundary. The Forest Service will be surveying this boundary in June 2018.

The Forest Service approved temporary discharge across our lands in 2002 for a 2 month period for flood control measures. This discharge continues to this day. We encourage CBJ to deal with the water discharge issue now during this permitting process.

Thank you,



Rob Morgenthaler
Permit Administrator

Forest Service
Tongass National Forest, Admiralty Island National Monument/ Juneau Ranger District

p: 907-789-6283

f: 907-586-8808

rmorgenthaler01@fs.fed.us

8510 Mendenhall Loop Rd.

Juneau, AK 99801

www.fs.fed.us



Caring for the land and serving people

From: Morgenthaler, Rob -FS

Sent: Wednesday, May 30, 2018 6:12 PM

To: 'Teri Camery'; Dan Jager; Charlie Ford; Guy Gleason; Ed Foster; Robin Potter; darrell.wetherall@aelp.com; Timothy, Jackie L (DFG) (jackie.timothy@alaska.gov); Brockmann, Steve; Pikul, Gretchen M (DEC) (gretchen.pikul@alaska.gov); Greg Chaney; Tim Felstead; Autumn Sapp; Mark Millay; jon.wendel@alaska.gov; Asplund, Kristi L (DEC) (kristi.asplund@alaska.gov); verne.skagerberg@alaska.gov; Beth McKibben

Cc: Orr, Brad -FS

Subject: RE: West Glacier Borrow Pit Revision Agency Review Period

Teri,

The Forest Service has reviewed the revised application for West Glacier Development LLC. Borrow Pit.

We did not find any new information that addresses concerns raised in our March 13, 2018 letter to CBJ, (see attached).

We are available to meet and follow up on this issue.

Thank you,



Rob Morgenthaler
Permit Administrator

Forest Service
Tongass National Forest, Admiralty Island National Monument/ Juneau Ranger District

p: 907-789-6283

f: 907-586-8808

rmorgenthaler01@fs.fed.us

8510 Mendenhall Loop Rd.

Juneau, AK 99801

www.fs.fed.us



Caring for the land and serving people

From: Teri Camery [<mailto:Teri.Camery@juneau.org>]

Sent: Thursday, May 24, 2018 3:41 PM

To: Dan Jager <Dan.Jager@juneau.org>; Charlie Ford <Charlie.Ford@juneau.org>; Guy Gleason <Guy.Gleason@juneau.org>; Ed Foster <Ed.Foster@juneau.org>; Robin Potter <Robin.Potter@juneau.org>; darrell.wetherall@aelp.com; Timothy, Jackie L (DFG) (jackie.timothy@alaska.gov) <jackie.timothy@alaska.gov>; Brockmann, Steve <steve_brockmann@fws.gov>; Pikul, Gretchen M (DEC) (gretchen.pikul@alaska.gov) <gretchen.pikul@alaska.gov>; Greg Chaney <Greg.Chaney@juneau.org>; Tim Felstead <Tim.Felstead@juneau.org>; Autumn Sapp <Autumn.Sapp@juneau.org>; Mark Millay <Mark.Millay@juneau.org>; Morgenthaler, Rob -FS <rmorgenthaler01@fs.fed.us>; jon.wendel@alaska.gov; Asplund, Kristi L (DEC) (kristi.asplund@alaska.gov) <kristi.asplund@alaska.gov>; verne.skagerberg@alaska.gov; Beth McKibben <Beth.McKibben@juneau.org>

Subject: West Glacier Borrow Pit Revision Agency Review Period

Hello everyone,

The CBJ Community Development Department first sent out application materials for the West Glacier Borrow Pit, USE2017 0019 at 5580 Montana Creek Road, in August 2017 for agency review. Since that time, CDD has requested more information and the application has been substantially revised, so we are sending it for additional agency review.

The revised application includes the following:

- Revised Project Narrative 5-16-18
- Revised Existing Conditions Site Plan 5-16-18
- Revised Existing Drainage Site Plan 5-16-18
- Revised Proposed Drainage and Restoration Site Plan 5-16-18
- Drainage Evaluation Technical Memo 5-16-18
- Revised Extraction Plan 5-16-18

Please provide comments on the revised application by Friday June 8, and please let me know if you have questions. Thanks very much for your time.

Cheers,
Teri Camery

Teri Camery, Senior Planner
City and Borough of Juneau
Community Development Department
155 S. Seward
Juneau, AK 99801
(907) 586-0755

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File Code: 7720; 2520
Date: March 13, 2018

Teri Camery, Senior Planner
City and Borough of Juneau
Community Development Department
155 S. Seward
Juneau AK. 99801

Dear Ms. Camery,

This letter is to express concern of water discharge occurring on Skaters Cabin Road from West Glacier Development LLC gravel and storage site. Discharge of water began in 2002 and continues to negatively impact the National Forest.

It has come to our attention water discharge from the West Glacier Development property is occurring onto CBJ lands before flowing onto National Forest Service lands. With expiration of the West Glacier Development CBJ Land Use permit in 2017 the city has an opportunity to resolve this long standing issue.

Our concerns with the water discharge are:

- Negative impact on the structural integrity of Skaters Cabin road.
- Unsafe icing conditions on the road surface as run-off spills over the road prism and freezes during winter months.
- Skaters Cabin road ditch not designed to function as a settling basin for quarry water.
- Runoff and sediment load in the discharge frequently violates both Alaska Water Quality Standards for turbidity and the APDES conditions, impacting downstream fish habitat and Mendenhall Lake.
- West Glacier Developments French drain collection site adjoining Forest Service lands is within the CBJ permitted 15 foot buffer zone.
- Obvious and well known rotten egg smell emanating from discharge water in the ditch.

As background in October of 2002, the Juneau Ranger District agreed to flood and damage control measures that allowed the discharge of water onto the National Forest System lands solely as a **temporary** measure. This measure was to conclude in November of that year followed by a long term plan for addressing site de-watering. The discharge has not stopped and continues today.

When the CBJ Lands permit for gravel extraction was renewed in 2007 the Forest Service was not given the opportunity to comment. We need to work together to remedy this long standing discharge issue.

The Forest Service has communicated concerns to both the land owner and to the Alaska Department of Environmental Conservation in March 2012 that we expect this discharge to cease immediately.



Teri Camery, Senior Planner

2

Please contact permit administrator Rob Morgenthale at 907 789 6283 or rmorgenthale01@fs.fed.us for information or related correspondence on this issue.

Sincerely,



for BRAD ORR
District Ranger

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION

Date: September 26, 2007
File No.: USE2007-00042

Sheinberg Associates
Attention: Barbara Sheinberg
204 N. Franklin Street
Suite #1
Juneau, AK 99801

Application For: A Conditional Use permit for the continuation of sand and gravel extraction, and reclamation landfill activity at the West Glacier Borrow Pit.

Legal Description: Glacier Lands, Lot 3, USS 2079

Parcel Code No.: 4-B29-0-115-005-0

Hearing Date: September 25, 2007

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated September 19, 2007 and approved the Conditional Use permit for the continuation of sand and gravel extraction, and reclamation landfill activity at the West Glacier Borrow Pit, to be conducted as described in the project description and project drawings submitted with the application and with the following conditions that were modified by the Planning Commission:

Required Conditions, per CBJ§49.65.235:

1. A strip of land at the existing topographic level, and not less than 15 feet in width, shall be retained at the periphery of the site wherever the site abuts a public way. This periphery strip shall not be altered except as authorized for access points. This section does not alter the applicant's duty to maintain subjacent support.
2. If the bank of any extraction area within the permit area is above the high water line or water table, it shall be left upon termination of associated extraction operations with a slope no greater than the angle of repose for unconsolidated material of the kind composing it, or such other angle as the commission may prescribe. If the extraction operations cause ponding or retained water in the excavated area, the slope of the submerged working face shall not exceed a slope of 3:1 from the edge of the usual water line to the water depth of seven feet. This slope ratio may not be exceeded during extraction operations unless casual or easy access to the site is prevented by a fence, natural barriers, or both.

Staff Conditions:

3. The applicant shall limit the hours of operation between 6am to 7pm, Monday through Saturday.
4. The applicant shall strictly adhere to the proposed reclamation plan submitted in this Conditional Use Permit.
5. The proposed project shall not generate sound levels, which exceeds 65 dBa at the property line during the day or 55 dBa at night, per CBJ§49.15.330(g)(11).
6. Blasting operations shall be conducted by an Alaska Department of Labor certified powder-man and all operations shall conform to MSHA, ATF and OSHA standards as applicable and all other applicable standards.

Sheinberg Associates
 File No.: USE2006-00042
 September 26, 2007
 Page 2 of 2

7. All blasting operations shall be conducted during day light hours of operation.
8. Warning signs with the time and date of the blast will be posted 24-hours prior to blasting on either side of the pit on Montana Creek Rd.
9. 24-hour notice will be provided to the Juneau Flight Service Station and the Police and Fire Departments prior to blasting.
10. Public Service Announcement's will be broadcast on local radio 24-hours prior to blasting.
11. Three air horn blasts will be made at 5-minutes prior to blasting.
12. No blasting operations will be permitted on Saturdays and Sundays or official Federal and State holidays.
13. Upon approval of the final plat SUB2006-00009, and the application of any Building permit for the subject development, all authorization granted under this Conditional Use permit (USE2007-00042) will expire.
14. All aspects of the restoration plan submitted with USE2007-00042 and as modified with the approval of SUB2006-00009, shall remain a permit requirement and must be completed prior to issuance of any Temporary Certificate of Occupancy or Certificate of Occupancy for structures on the subject lot.
15. The duration of this Conditional Use permit shall be limited to a ten-year period.

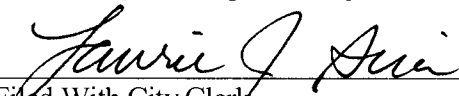
Attachments: September 19, 2007, memorandum from Daniel Sexton, Community Development to the CBJ Planning Commission regarding USE2007-00042.

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

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

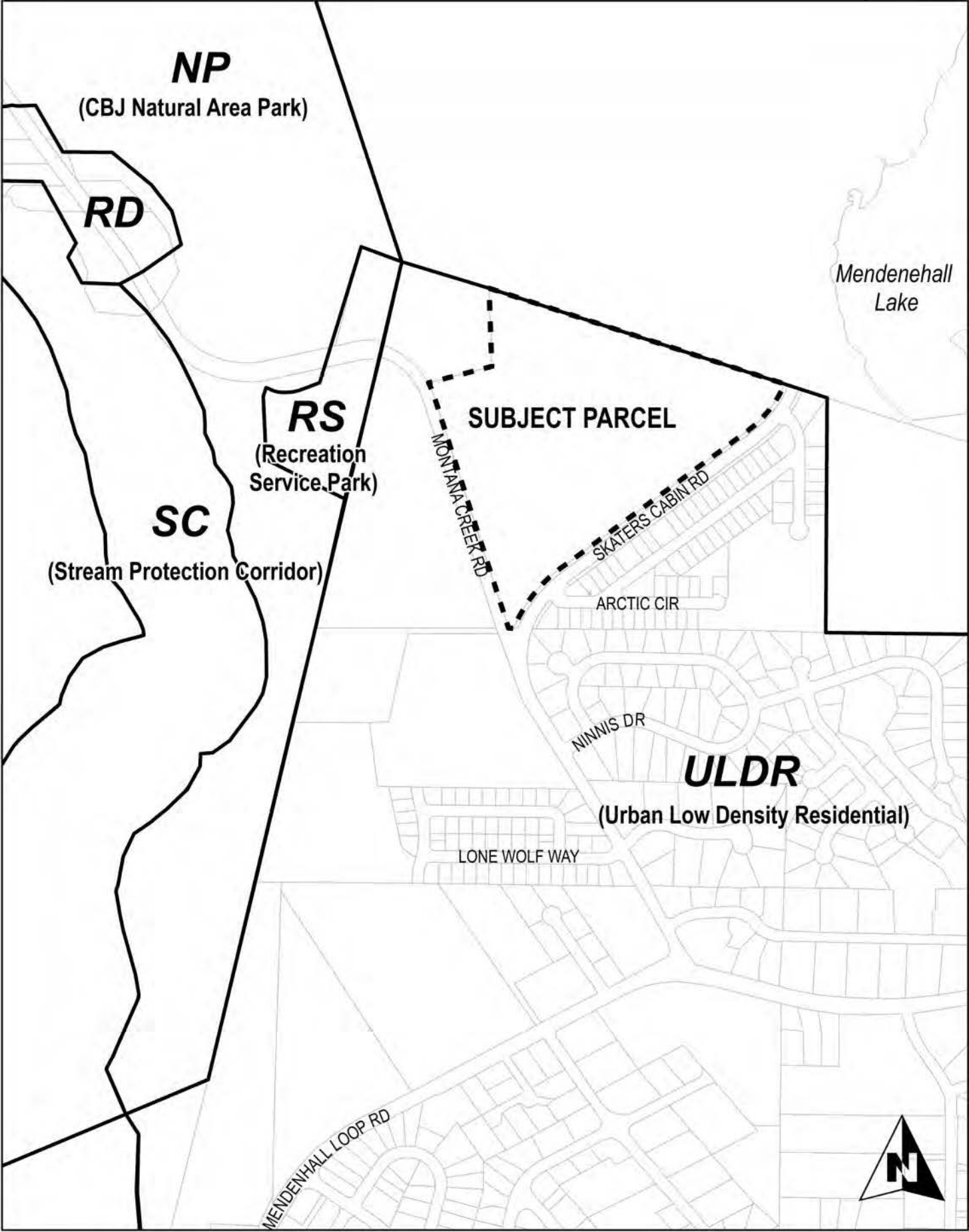
Effective Date: The permit is effective upon approval by the Commission, September 25, 2007.

Expiration Date: The permit will expire 18 months after the effective date, or March 25, 2009, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to expiration date.

Project Planner:  Daniel Sexton, Planner Community Development Department	 Daniel Bruce, Chairman Planning Commission
 Filed With City Clerk	9/27/07 Date

cc: Plan Review

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



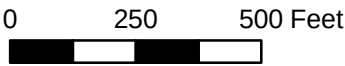
COMPREHENSIVE PLAN BOUNDARIES

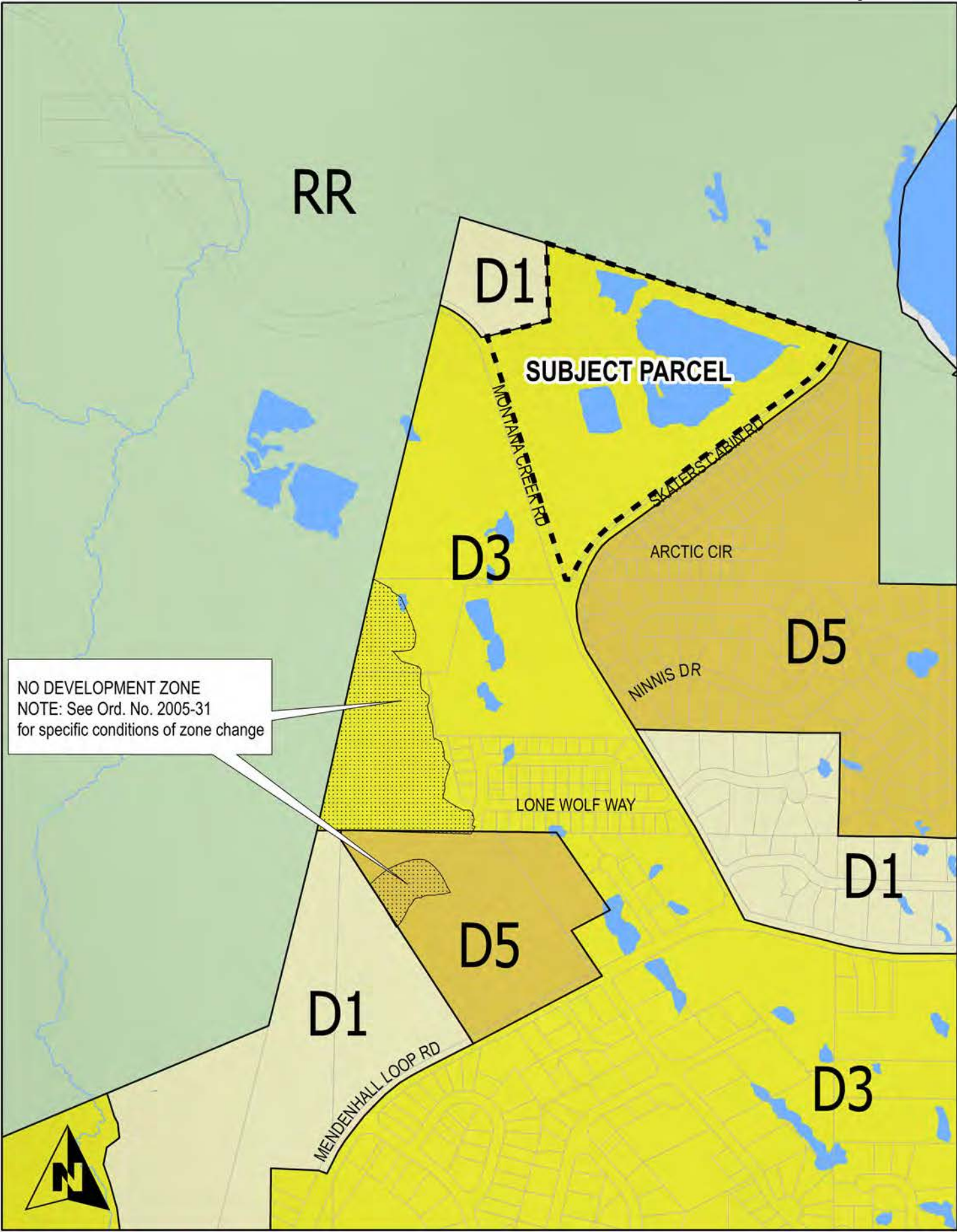
0 250 500 1,000 Feet



West Mendenhall Valley Gravel Pits

Attachment 16 - Adjacent Properties Map





ZONING BOUNDARIES

Attachment 17 - Zoning Map

42.20.095 Disturbing the peace.

(a)

General.

(1)

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

(A)

The volume of noise;

(B)

The intensity of the noise;

(C)

Whether the nature of the noise is usual or unusual;

(D)

Whether the origin of the noise is natural or unnatural;

(E)

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

(F)

The proximity of the noise to residential sleeping facilities;

(G)

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

(H)

The density of the inhabitation of the area within which the noise emanates;

(I)

The time of the day or night the noise occurs;

(J)

The duration of the noise;

(K)

Whether the noise is recurrent, intermittent or constant;

(L)

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

(M)

Whether the noise contains pure tones.

(2)

Liability. In a prosecution under this section, it shall be a rebuttable presumption that the owner, tenant, or person in charge of real property from which noise emanates in violation of this section has caused or allowed to be caused the noise which violates this section.

(b)

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

(c)

Noise emanating from vehicles.

(1)

Policy. It is unlawful for any person to play, continue to play, or allow to be played, any sound system from, within, or on any motor vehicle so that any sound, music, or vibration emanating therefrom can be heard at a distance of more than 30 feet between the hours of 10:00 p.m. and 9:00 a.m., unless the vehicle is a sound truck operating pursuant to a permit issued under [section 72.10.150](#)

(2)

Liability. In a prosecution under this section, it shall be rebuttable presumption that the registered owner of a vehicle from which emanates noise in violation of this section has played or allowed to be played the sound system causing the noise.

(d)

[Reserved.]

(e)

Defenses. It is an affirmative defense to a charge under subsection (a) of this section that the noise is a normal result of a kennel authorized in an industrial zone under [title 49](#) of this Code.

(f)

Disturbing the peace is an infraction.

(Serial No. 78-36, § 3, 1978; Serial No. 85-56, § 45, 1985; Serial No. 2000-44am, § 2, 1-22-2001; Serial No. 2006-18(b), § 3, 6-5-2006)

State law reference— *Disorderly conduct, AS 11.61.110.*

04 CBJAC 050.020 Performance standards.

- (a) The noise emanating from premises used for industrial activities shall be muffled so as to not become objectionable due to rhythm, intensity, pitch, or timbre, and where a use adjoins a residential district, the volume measured at the boundary line shall not exceed 55 dba's between the hours of 11:30 p.m. and 6:00 a.m., and 70 dba's at other hours.
- (b) Industrial and exterior lighting shall not be used in a manner that produces glare on public highways or neighboring property.
- (c) Arc welding, acetylene torch cutting or similar processes shall be performed so as not to be seen from outside of the property.
- (d) Provisions shall be made for necessary shielding or other preventive measures against interference caused by mechanical, electrical, electronic and nuclear equipment.
- (e) The emission of obnoxious odors or toxic or corrosive fumes or gases shall not be permitted. Dust or vapor created by an industrial operation shall not be exhausted directly into the atmosphere.
- (f) The storage of liquid or solid waste which attracts vermin or otherwise creates a health hazard is prohibited. No waste products shall be visible from eye level from any property line.
- (g) All open storage, excluding outside merchandising, shall conform to the front yard setback requirement of the zoning district in which it is located and shall be enclosed by a sight obscuring fence or planting at least six feet high.

From: Wendel, Jon (DEC)
To: [Teri Camery](#)
Subject: RE: West Glacier Development SWPPP and MSGP
Date: Thursday, February 7, 2019 4:29:05 PM
Attachments: [image004.png](#)
[image005.png](#)

I can get that to you tomorrow morning. Guessing most people are about out of the office, but it would be someone in Anchorage.

Table: Schedule of Submissions				
Permit Part	Submittal or Completion	Frequency	Due Date	Submit to ^a
1.3	No Exposure Certification	Once, depending on facility status	Once every five years	Permitting Program
2.1.3, 5.2	Storm Water Pollution Prevention Plan (SWPPP)	Once at beginning of coverage, updated as needed	At filing of NOI	Permitting Program
2.1.5, 2.2	Notice of Intent (NOI)	Once at beginning of coverage	Once per permit cycle	Permitting Program
2.7	NOI Modification	As needed	As needed	Permitting Program
7.2.1.2, 7.2.2.1	Monitoring	Quarterly during first year	30 days after receipt of lab results	Compliance Program
9.3	Noncompliance Notification Form	Upon exceedance of effluent limit	30 days after receipt of lab results	Compliance Program
8.4	Corrective Action Report	Upon exceedance (See Part 8.1 and 8.2)	Submit with Annual Report	Compliance Program
9.2	Annual Report	Annually	45 days after conducting comprehensive inspection	Compliance Program
9.4	Additional Reporting	See Section for details	See Section for details	Compliance Program
10.1	Notice of Termination	Once	At end of permit coverage	Permitting Program
Notes: a. See Part 9.6 Addresses for Reports				

Permitting Program

State of Alaska
 Department of Environmental Conservation
 Division of Water
 Wastewater Discharge Authorization Program
 555 Cordova Street
 Anchorage, Alaska 99501
 Telephone (907) 269-6285
 Fax (907) 269-3487
 Email: DEC.Water.WQPermit@alaska.gov

Compliance and Enforcement Program

State of Alaska
 Department of Environmental Conservation
 Division of Water
 Compliance and Enforcement Program
 555 Cordova Street
 Anchorage, Alaska 99501
 Telephone Nationwide (877) 569-4114
 Anchorage Area / International (907) 269-4114
 Fax (907) 269-4604
 Email: dec-wqreporting@alaska.gov

Jon Wendel

(907) 465-5364

Jon.Wendel@alaska.gov

From: Teri Camery [mailto:Teri.Camery@juneau.org]
Sent: Thursday, February 7, 2019 4:24 PM
To: Wendel, Jon (DEC) <jon.wendel@alaska.gov>
Subject: RE: West Glacier Development SWPPP and MSGP

Thank you Jon, that's helpful. Can you find out who responds to annual reports, if at all, or give me a number to contact?

I appreciate your patience with all my questions.

Teri

Teri Camery | Senior Planner

[Community Development Department](#) | City & Borough of Juneau, AK

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

Office: 907.586.0755



From: Wendel, Jon (DEC) [<mailto:jon.wendel@alaska.gov>]
Sent: Thursday, February 7, 2019 4:21 PM
To: Teri Camery
Subject: RE: West Glacier Development SWPPP and MSGP

As a field inspector, I'm not sure what the process is for an Annual Report once it has been received by DEC – they don't come to me. I can say however, that the Annual Reports are an integral part of field inspection preparation and I look at them very closely prior to conducting a site inspection.

Jon Wendel
(907) 465-5364
Jon.Wendel@alaska.gov

From: Teri Camery [<mailto:Teri.Camery@juneau.org>]
Sent: Thursday, February 7, 2019 4:13 PM
To: Wendel, Jon (DEC) <jon.wendel@alaska.gov>
Subject: RE: West Glacier Development SWPPP and MSGP

Hello again Jon,

Does DEC provide a follow-up report, a summary of findings, any sort of response to the applicant's annual inspections as you have described below?

Again I would appreciate your quick response, thanks!
Teri

Teri Camery | Senior Planner
[Community Development Department](#) | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0755



From: Wendel, Jon (DEC) [<mailto:jon.wendel@alaska.gov>]
Sent: Wednesday, February 6, 2019 2:01 PM
To: Teri Camery
Subject: RE: West Glacier Development SWPPP and MSGP

Teri,

The Storm Water Pollution Prevention Plan must be obtained from WGD of a FOIA request to DEC. IF you have a copy, the most recent Storm Water Pollution Prevention Plan from WGD I have is from 11-23-2018.

I have attached the MSGP. WGD is required to comply with MSGP parts 1-10, and part 11 subpart J (page 128).

The MSGP does not require any DEC inspections. As a practice DEC aims to do a site inspection every permit cycle (5 years). The responsibility to conduct routine facility inspections (permit part 6.1 - quarterly), effluent visual assessments (permit part 6.2 - quarterly), and comprehensive site inspections (permit part 6.3 – annually) falls upon the permittee. A summary of these inspections are included in the Annual Report.

Sampling requirements including benchmark sampling (permit part 7.2.1 – first 4 full quarters of authorization) and annual effluent monitoring (permit part 7.2.2 – yearly) also apply to WGD. A summary of the sampling results are included in the Annual Report.

The Annual Report (permit part 9.2) for WGD has not been received yet for 2018 (not due until February 15th). Because previous years sampling/inspections/Annual Reports cannot be retroactively conducted, the 2018 Annual Report will be the first glimpse into the hopefully new and improved WGD water quality compliance. It is my understanding that Admiralty Environmental is conducting site inspections and sampling on behalf of WGD and conducted their first quarterly inspection in November 2018.

Jon Wendel
 Alaska Department of Environmental Conservation
 P.O. Box 111800
 Juneau, Alaska 99811
 (907) 465-5364
Jon.Wendel@alaska.gov

From: Teri Camery [<mailto:Teri.Camery@juneau.org>]
Sent: Wednesday, February 6, 2019 12:14 PM

To: Wendel, Jon (DEC) <jon.wendel@alaska.gov>

Subject: West Glacier Development SWPPP and MSGP

Hello Jon,

Could you send me copies of the West Glacier Development SWPPP and Multi-Sector General Permit? Does the SWPPP and/or MSGP require DEC inspections? If so, how often and does DEC provide an inspection report?

If you could provide this information to me by tomorrow, Thursday February 7, I would appreciate it. I'm sorry for the rush. I am wrapping up my final staff report.

Thanks again,
Teri

Teri Camery | Senior Planner

[Community Development Department](#) | City & Borough of Juneau, AK

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

Office: 907.586.0755



From: Wendel, Jon (DEC)
To: [Teri Camery](#)
Subject: RE: Annual Reports
Date: Friday, February 8, 2019 10:36:14 AM

I believe they require a FOIA request.

Jon Wendel
 (907) 465-5364
Jon.Wendel@alaska.gov

From: Teri Camery [mailto:Teri.Camery@juneau.org]
Sent: Friday, February 8, 2019 10:32 AM
To: Wendel, Jon (DEC) <jon.wendel@alaska.gov>
Subject: RE: Annual Reports

Thanks again Jon. Can DEC provide the Annual Reports to CBJ, or would that require a FOIA request?

Teri Camery | Senior Planner
[Community Development Department](#) | City & Borough of Juneau, AK
 Location: 230 S. Franklin Street, 4th Floor Marine View Building
 Office: 907.586.0755



From: Wendel, Jon (DEC) [mailto:jon.wendel@alaska.gov]
Sent: Friday, February 8, 2019 8:54 AM
To: Teri Camery
Subject: FW: Annual Reports

Teri,

The Annual Reports are received by DEC staff and then entered into our internal server. The staff which receive the documents do not review them for compliance with the general permits. A review of the Annual Reports can be conducted upon request or in preparation for an inspection. Annual reports are due to DEC by February 15th, so WGD should be sending us one shortly if they have not already done so. Sometimes we have received an Annual Report but it hasn't been saved in our servers (as explained below). A good example; on January 30th I inspected the North Lemon Creek Material Source (AKR06AD61). Alec Venechuk had submitted his 2018 Annual Report, but our internal files didn't have a copy yet so I simply asked if he had submitted it

(which he had and had a copy onsite). On a side note, the site was in top notch shape, Alec had all his documents very well organized, and was knowledgeable about the site history. I will be reviewing the Annual Report from WGD once we receive it.

Jon Wendel

Alaska Department of Environmental Conservation
P.O. Box 111800
Juneau, Alaska 99811
(907) 465-5364
Jon.Wendel@alaska.gov

From: Hart, Lisa J (DEC)
Sent: Friday, February 8, 2019 8:39 AM
To: Wendel, Jon (DEC) <jon.wendel@alaska.gov>
Subject: Skype message

Hi Jon,

I answered your question on Skype, but I got the highlighted message. I'm emailing too, just in case.

[2/8/2019 8:33 AM] Hart, Lisa J (DEC):

Great question! If they mail a hard copy to Cordova, it has to be administratively processed (stamped received and scanned in to WPC). If they are emailed to WQ reporting, Shonda moves them to WPC. That said, Melody from Anchorage called me last week and said their scanner had been down "for some time" and that she had stacks of documents to get in. She also has stacks of documents that Kevin never got in before he left.

If there is a particular AR that you're looking for, please let me know. Amber, Shonda and I are doing a great deal of reconciliation at this time of year because of Data Verification and SRF. So if there's something you need, and cannot find, please let me know.

The action couldn't be completed. Please try again later.

Lisa Hart

Environmental Program Coordinator I
Alaska Department of Environmental Conservation | Division of Water/Compliance/Data Group
1700 E Bogard Rd, Bldg B, Suite 103 | Wasilla, AK 99654
(907)376-1872 | Lisa.Hart@alaska.gov

[2/8/2019 8:28 AM] Wendel, Jon (DEC):

Lisa, quick question. When a facility submits its Annual Report to DEC through either the mail (555 Cordova Street) or electronically (dec-wqreporting@alaska.gov), who receives that document and actually puts it in the WPC?

From: White, John H (DOT) <john.white@alaska.gov>
Sent: Tuesday, February 5, 2019 11:26 AM
To: PC_Comments
Cc: Teri Camery
Subject: Glacier Lands Gravel Pit - Montana Creek - Case #USE20170019

Planning commission members,

My name is John White and I live adjacent to the Montana Creek Road gravel pit, and have for many years. Other than occasional heavy truck traffic moving kind of fast on the road, and noise, it runs fairly well, but, I do have a couple of other concerns.

Those are more related to the strong odors associated with the rotting stumps and such that have been buried in the pit over many years, and the periodic runoff.

Many years ago several of us complained to the City and State about such smell, as well as some pretty disgusting runoff coming out of the pit when heavy rains hit. The runoff filled the ditches and left some discoloration & residue when it dried up. Fish and Game and DEC actually came out because the runoff was getting into the ponds in the area where fish actually rear. I don't have copies of those reports any longer but suffice to say that what was coming out of the pit wasn't too good for the area. The operator either made some changes or the heavy rains let up at the time, but over the years we have seen some periodic lesser releases.

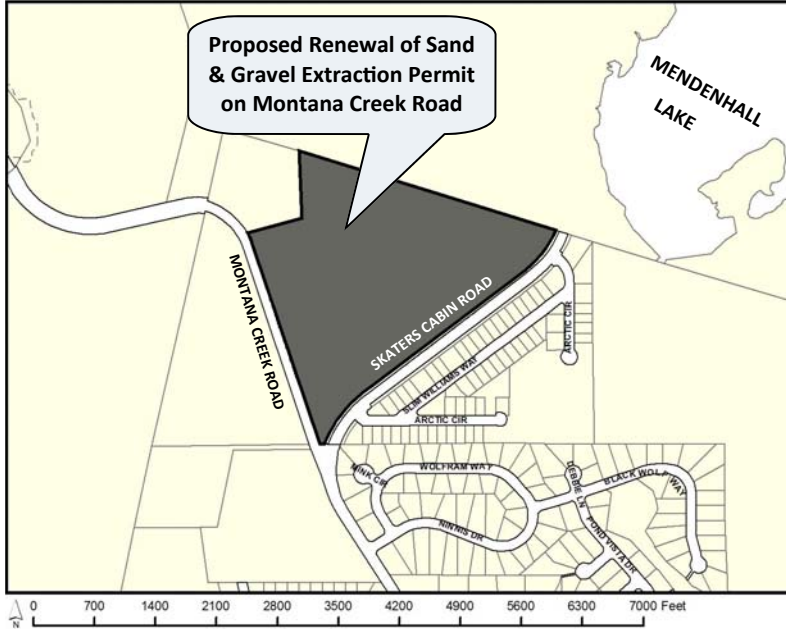
The smell of rotting stumps is probably the worst though, and I thought they had stopped bringing such waste in but apparently not. I still see trucks periodically bringing in stumps and limbs and can only assume they are being dumped in the same area. I don't know what can be done about the smells for the existing rotting vegetation but I sure would like to not feed the problem by allowing more to be dumped.

Thanks for hearing my concerns.

John White
 1065 Arctic Circle

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission
Your Community, Your Voice



COMMUNITY DEVELOPMENT
155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for **renewal of a Conditional Use Permit for an existing sand and gravel extraction operation** located at **5580 Montana Creek Road** in a D3 Zone.

TIMELINE

Staff Report expected to be posted **Tuesday, February 19**, at <https://beta.juneau.org/assembly/assembly-minutes-and-agendas>
Find hearing results, meeting minutes and more here as well.

Now through February 4, 2019

Comments received during this period will be sent to the Planner, **Teri Camery**, to be included in the staff report.

February 5 through 12 noon, February 22

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

HEARING DATE & TIME
7:00 pm, February 26, 2019

You may testify and bring up to 2 pages of written material (15 copies) in City Hall's Assembly Chambers, 155 S. Seward St., Juneau.

February 27

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**

Case No.: USE2017 0019
Parcel No.: 4B2901150050
CBJ Parcel Viewer: <http://epv.juneau.org>

USE2017 0019

A Conditional Use Permit renewal for an existing sand and gravel extraction operation



USE2017 0019

General Information

- 5580 Montana Creek Road, site size 35.39 acres
- Comp Plan designation Urban Low Density Residential
- Zoning D-3
- Operations include stockpiling, excavation, blasting, rock crushing, and disposal of materials into the pit.
- Surrounding Use:
 - North: D-1mini-storage and Rural Reserve, USFS vacant land
 - South: Montana Creek Road D-5 Residential
 - East: Montana Creek Road D-5 Residential
 - West: D-3 Residential, Coogan Gravel Pit

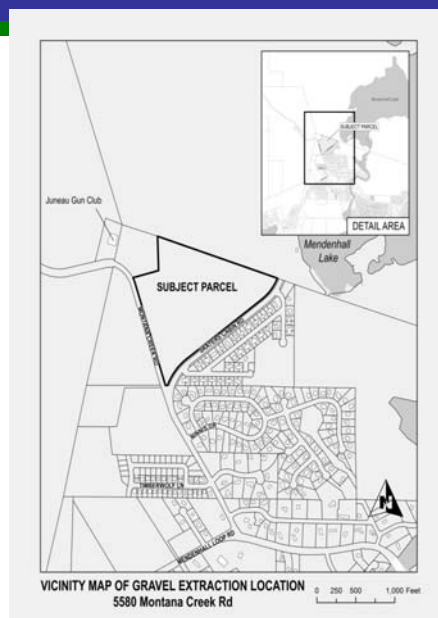
USE2017 0019

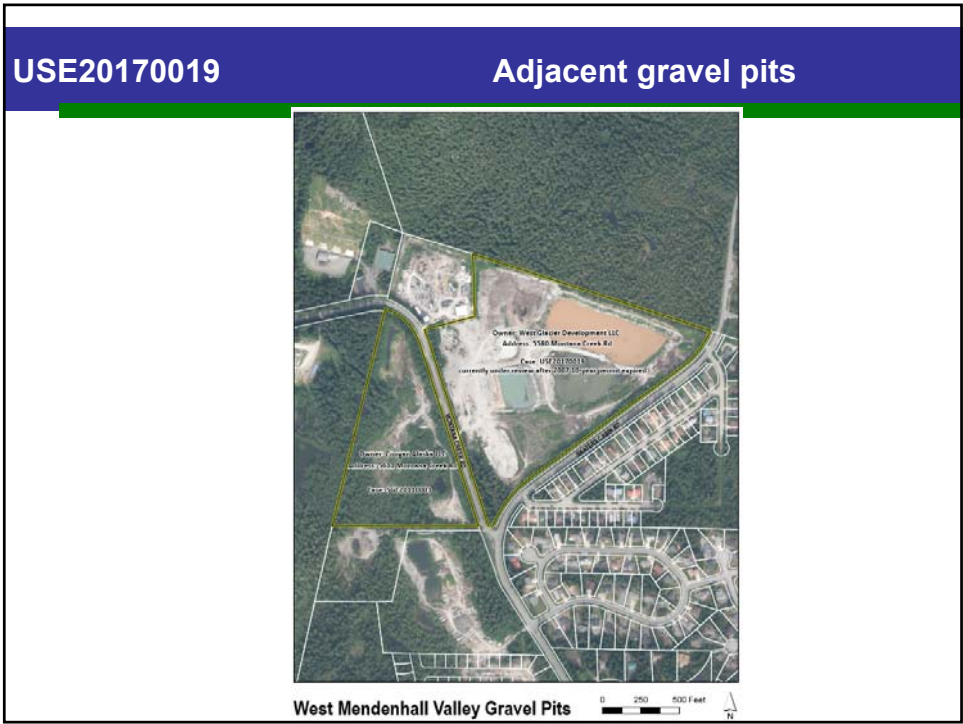
Proposal

- Renewal of USE2007-00042, the previous Conditional Use Permit, for a sand and gravel operation.
- Operations include stockpiling, excavation, blasting, rock crushing, and disposal of materials into the pit.
- Material from the site is trucked offsite along Montana Creek Road to Back Loop Road and to various construction sites.
- The operation also receives stumps and other organic material from offsite to fill in the pit.

USE20170019

Vicinity Map





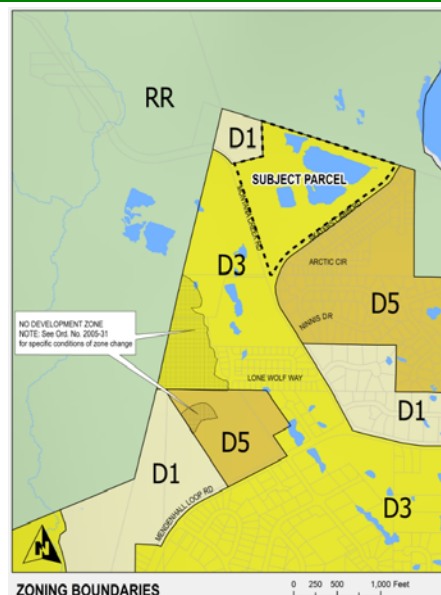
USE2017 0019

Permitting History

- Borrow pit first opened in the 1950s. The first Conditional Use Permit was issued in 1988 (CU-13-88); second Conditional Use Permit issued in 1997 (USE1997-00075).
- Most recent Conditional Use Permit is USE2007-00042, issued in Sept. 2017, which permitted the development for 10 years. This permit expired on Sept 25, 2017.

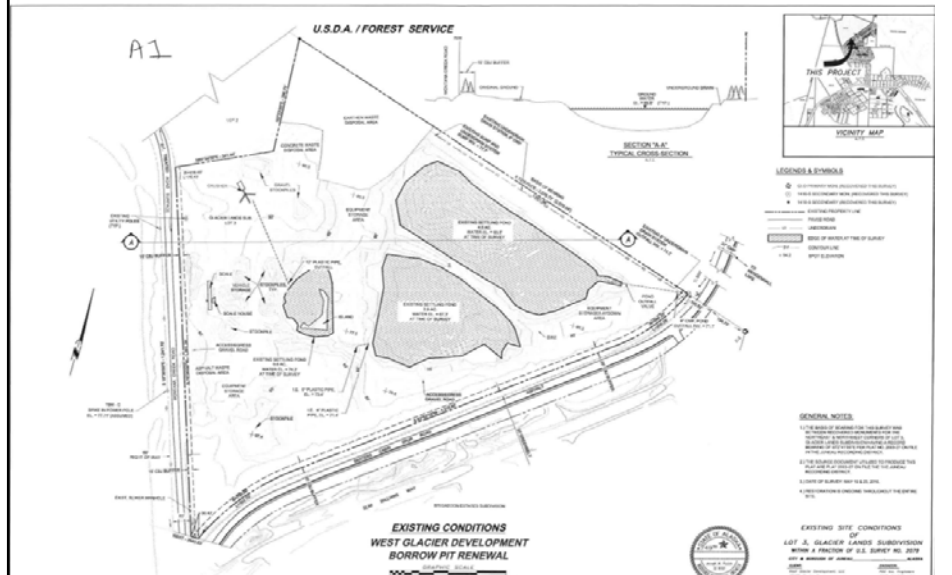
USE2017 0019

Zoning Map



USE2017 0019

Existing conditions



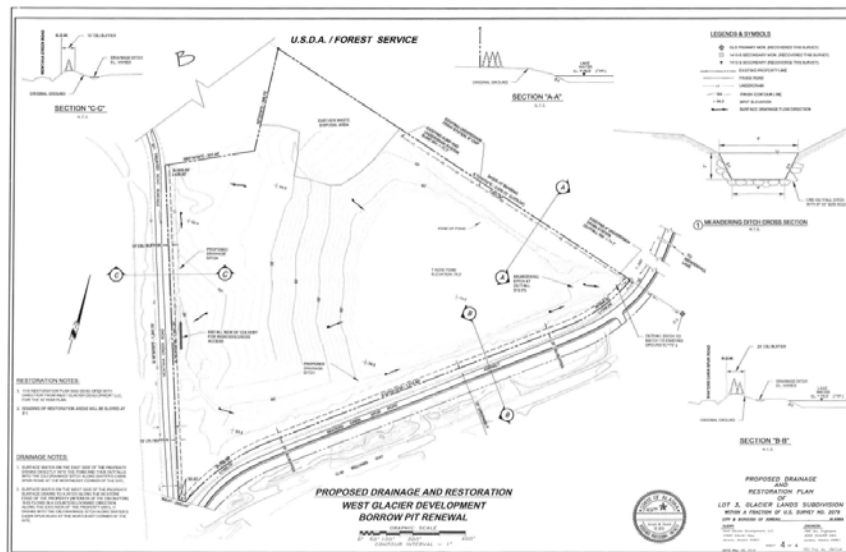
USE2017 0019

Extraction Plan



USE2017 0019

Proposed drainage/ restoration



USE20170019

Scope of Review

- The development requires review of two code sections: 1) CBJ 49.65.200, Sand and Gravel (staff report pp 6-18; and 2) 49.15.430, Conditional Use Permit (staff report pp. 18-25).
- Sand and Gravel section includes analysis of topography, drainage, site restoration, ingress and egress, narrative of the operation, security, noise and visual impacts, hours and days of operation, gravel estimates.
- Conditional Use review overlaps with many of these issues plus an analysis of neighborhood harmony, habitat, and conformance with adopted plans.

USE2017 0019	Traffic
	• Applicant estimates 50 round-trips per day at peak periods and zero trips per day in slow months. • Developments with fewer than 250 Average Daily Trips are not required to have a traffic impact analysis. Development is below this threshold; TIA is not required.

USE2017 0019	Hours, days, times of year
	• Applicant proposed 6 am to 7 pm Monday through Saturday and 9 am to 7 pm on Sunday • Previous USE permit limited hours from 6 am to 7 pm Monday through Saturday with no operation on Sunday • Because of the adjacent residential neighborhood and recreation area, staff recommends a continued prohibition on Sunday operations as follows: 1) Hours of operation shall be 6:00 am to 7:00 pm Monday through Saturday.

USE2017 0019	Blasting hours
Previous CU had separate conditions on blasting. Staff recommends continuing those: 2) All blasting operations shall be conducted during daylight hours of operation. 3) No blasting operations shall be conducted on Saturdays or Sundays or on official Federal or State holidays. 4) Hours of operation for blasting activities shall be 8:00 am to 7:00 pm Monday through Friday.	

USE2017 0019	Noise
Site plan shows visual buffers along Montana Creek Road and Skaters Cabin Road which also diminish noise impacts. Restrictions on hours of operation address noise. Staff recommends carrying over the previous condition regarding noise: 8) The development shall not generate sound levels which exceed 65 dBa at the property line during the day or 55 dBa at night, per CBJ§49.15.330(g)(11).	

USE2017 0019	Drainage
• CBJ Engineering requested additional drainage evaluation and revised drainage plan from a licensed engineer. Analysis includes a revised bond estimate. • Drainage evaluation was necessary to address code requirements regarding impacts to adjacent property, and specifically to address USFS concerns about damage to Skaters Cabin Road from high water flows coming from the pit, in addition to water quality concerns. • Engineering reviewed and accepted the analysis	

USE2017 0019	Drainage
• Revised drainage plan has substantial changes to address USFS concerns including: – A meandering rock-lined ditch, to slow the speed of the water and allow sediment to fall out – Use of the control valve on the pond outfall to control drainage velocity at the recommended level in the drainage analysis – An additional settling pond to accommodate any overflow, in the event that the discharge velocity must be controlled further, or stopped.	

USE2017 0019	Water Quality
• Project has an approved Multi-Sector General Permit and Stormwater Pollution Prevention Plan from ADEC. • No known water quality violations from the development • ADEC requires the applicant to conduct periodic inspections to confirm compliance with standards. Staff recommends the following condition: 7) The applicant shall provide the CBJ Community Development Department and the CBJ Engineering and Public Works Department with a copy of the Annual Report by March 1 each year, two weeks after the annual report deadline of February 15. The applicant must comply with the ADEC-approved SWPPP and all ADEC reporting requirements.	

USE2017 0019	Restoration
• CBJ Engineering has reviewed and accepted the revised restoration plan • Three conditions associated with the restoration plan: 9) All aspects of the restoration plan submitted with USE2017 0019 shall remain a permit requirement and must be completed prior to issuance of any Temporary Certificate of Occupancy for structures on the subject lot. 6) Seed mixes utilized for revegetation in restoration efforts shall be free from non-native, noxious weeds.	

USE2017 0019	Restoration Bond
19) The applicant shall submit and maintain a performance bond in an amount no less than \$127,275 for restoration/reclamation of the site, as required by CBJ 49.65.240. If the applicant/owner fails to complete site restoration within a period of eighteen months after the earliest of: the completion of the permitted extraction project, the closure of the gravel pit, or the expiration of the permit, the CBJ may begin enforcement action including use of the proceeds of the bond to effect site restoration. The applicant/owner may reduce the bond amount by providing evidence that site restoration has been completed during the operation of the pit within the period of the permit.	

USE2017 0019	Habitat
• ADFG site visit noted salmon, dolly varden, and trout in the settling pond; plan to trap and relocate the fish and develop options for excluding them from the pond • Revised drainage plan addresses stormwater issues • Project has an approved MSGP and SWPPP from ADEC. No known water quality violations. • Condition proposed regarding receipt of ADEC annual reports to ensure compliance.	

USE2017 0019	Neighborhood Harmony staff report p. 20
	• Property is zoned D-3. Area has an established history of industrial use, including three other gravel operations, dating back 50 years. • Because of this history property values are not expected to be significantly affected. No comments from CBJ Assessor. • Hours of operation reduce impacts • Forest Service has concerns regarding damage to Skaters Cabin Road from water velocity off the pit, ice on the road, water quality impacts to Mendenhall Lake, rotten egg smell • Water velocity and icing addressed with revised drainage plan; water quality addressed with ADEC permits • no good answer for the smell, not known to be harmful

USE2017 0019	Agency Review
	• CBJ Lands commented about the importance of the buffer, which is noted on site plans. • CBJ Streets Division commented about the odor. • ADFG proposed trapping to relocate the fish found in the settling pond. • Engineering review has been incorporated throughout the staff report. • ADEC comments addressed in the drainage section • No comments received from CBJ Assessors.

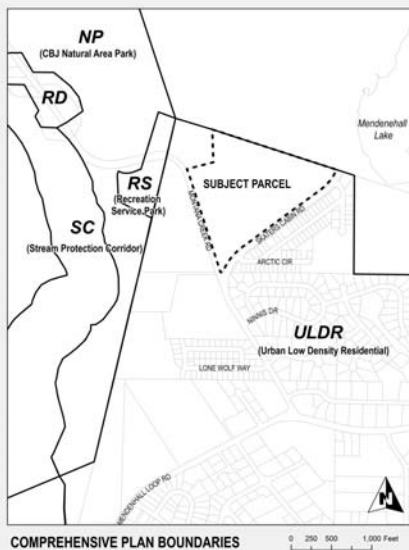
USE2017 0019

Public Comment

- Comments received from the USFS regarding water velocity and damage to Skaters Cabin Road, odor, and water quality impacts to Mendenhall Lake. Addressed in the drainage and habitat sections of this report
- Comments received from an adjacent property owner and at the neighborhood meeting regarding the discolored runoff from the pit and the odor.
- The general consensus on odor is that it periodic and naturally occurring from decomposition in the pit and/or groundwater. No evidence indicates that the odor is harmful or indicative of a water quality concerns.

USE2017 0019

Comprehensive Plan Map



USE20170019

Comprehensive Plan Policies

- Comprehensive Plan designation is Urban Low Density Residential. ULDR states that “Commercial development shall be of a scale consistent with a single-family residential neighborhood as regulated in the TPU” (e.g. Conditional Use Permit process)
- Area noted as a gravel resource
- Complies with Chapter 5 policies about encouraging basic sector industries and supporting resource extraction
- Conforms with Policy 10.4 about minimizing conflict between residential and industrial uses, with proposed conditions.

USE20170019

Jnu Economic Development Plan

Development addresses the economic development planning Concept regarding ensuring an adequate supply of appropriate zoned land needed to support commercial, industrial, and other development.

USE2017 0019	Findings
	1. The application is complete. 2. The proposed use is appropriate according to the Table of Permissible Uses. 3. The development complies with public notice requirements. 4. No evidence indicates the development will materially endanger public health or safety.

USE2018 0024	Findings
	5. Neighborhood harmony. Area has an long history of gravel extraction. With the revised drainage plan, and project conditions regarding noise, hours and days of operation, the development will not substantially decrease the value of or be out of harmony with property in the neighboring area. 6. Adopted plans. Consistent with the Comprehensive Plan designation and policies and the Juneau Economic Development Plan. 7. Coastal management. Project design and project conditions have minimized impacts, development has an approved ADEC permit. Complies with the coastal management program.

USE2017 0019	Recommendation
Staff recommends that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use Permit for continuation of an existing sand and gravel operation, subject to the following conditions: Hours of Operation and Permit Expiration 1) Hours of operation shall be 6:00 am to 7:00 pm Monday through Saturday. 2) All blasting operations shall be conducted during daylight hours of operation. 3) No blasting operations shall be conducted on Saturdays or Sundays or on official Federal or State holidays. 4) Hours of operation for blasting activities shall be 8:00 am to 7:00 pm Monday through Friday. 5) The extraction permit shall expire ten years from the date of Planning Commission approval.	

USE2017 0019	Conditions
Site Restoration 6) Seed mixes utilized for revegetation in restoration efforts shall be free from non-native, noxious weeds. 7) All aspects of the restoration plan submitted with USE2017 0019 shall remain a permit requirement and must be completed prior to issuance of any Temporary Certificate of Occupancy for structures on the subject lot. 8) The applicant shall submit and maintain a performance bond in an amount no less than \$127,275 for restoration/reclamation of the site, as required by CBJ 49.65.240. If the applicant/owner fails to complete site restoration within a period of eighteen months after the earliest of: the completion of the permitted extraction project, the closure of the gravel pit, or the expiration of the permit, the CBJ may begin enforcement action including use of the proceeds of the bond to effect site restoration. The applicant/ owner may reduce the bond amount by providing evidence that site restoration has been completed during the operation of the pit within the period of the permit.	

USE2017 0019	Conditions
Blasting 9) Explosives shall not be stored on site, except that which is immediately necessary for the next blast. 10) The development shall not generate sound levels which exceed 65 dBa at the property line during the day or 55 dBa at night, per CBJ§49.15.330(g)(11). 11) All blasting will be managed according to CBJ Standard Specifications for Civil Engineering Projects and Subdivision Improvements, December 2003, Section 12090, Blasting Controls and associated erratum. These controls assure a qualified Blast Control Specialist, according to detailed procedures and requirements, conducts blasting. 12) Blasting operations shall be conducted by an Alaska Department of Labor certified powder-man and all operations shall conform to MSHA, ATF, and OSHA standards, as applicable, and all other applicable standards.	

USE2017 0019	Conditions
13) All blasting operations shall be conducted during the daylight hours of operation. 14) Warning signs with the time and date of the blast shall be posted 24 hours prior to blasting on either side of the pit on Montana Creek Road. 15) 24 hour notice shall be provided to the Juneau Flight Service Station and the Police and Fire Departments. 16) Public Service Announcements shall be broadcast on local radio 24 hours prior to blasting. 17) Three air horn blasts shall be made 5 minutes prior to blasting. 18) No Blasting operations shall be permitted on Saturdays and Sunday or official Federal and State holidays.	

USE2017 0019	Conditions
Drainage 19) The applicant shall provide the CBJ Community Development Department and the CBJ Engineering and Public Works Department with a copy of the Annual Report by March 1 each year, two weeks after the annual report deadline of February 15. The applicant must comply with the ADEC-approved SWPPP and all ADEC reporting requirements.	

USE2017 0019	Conditions
Required Conditions, per CBJ§49.65.235: 20) A strip of land at the existing topographic level, and not less than 15 feet in width, shall be retained at the periphery of the site wherever the site abuts a public way. This periphery strip shall not be altered except as authorized for access points. This section does not alter the applicant's duty to maintain subjacent support. 21) If the bank of any extraction area within the permit area is above the high water line or water table, it shall be left upon termination of associated extraction operations with a slope no greater than the angle of repose for unconsolidated material of the kind composing it, or such other angle as the commission may prescribe. If the extraction operations cause ponding or retained water in the excavated area, the slope of the submerged working face shall not exceed a slope of 3:1 from the edge of the usual water line to the water depth of seven feet. This slope ratio may not be exceeded during extraction operations unless casual or easy access to the site is prevented by a fence, natural barriers, or both.	



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 6, 2019

File No.: USE2017 0019

West Glacier Development LLC

10400 Glacier Highway

Juneau, AK 99801

Proposal: A Conditional Use Permit renewal for an existing sand and gravel extraction operation

Property Address: 5580 Montana Creek Road

Legal Description: Glacier Lands Lot 3

Parcel Code No.: 4B2901150050

Hearing Date: February 26, 2019

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated February 15, 2019, and approved the Conditional Use Permit renewal for an existing sand and gravel extraction operation to be conducted as described in the project description and project drawings submitted with the application and with the following conditions as amended at the meeting:

Hours of Operation and Permit Expiration

- 1) Hours of operation shall be 6:00 am to 9:00 pm Monday through Friday, and 9 am to 7 pm on Saturday and Sunday.
- 2) All blasting operations shall be conducted during daylight hours of operation.
- 3) No blasting operations shall be conducted on Saturdays or Sundays or on official Federal or State holidays.
- 4) Hours of operation for blasting activities as well as crushing, screening, and power generation activities shall be 7:00 am to 8:00 pm Monday through Friday.

West Glacier Development LLC
 File No.: USE2017 0019
 March 6, 2019
 Page 2 of 4

- 5) The extraction permit shall expire ten years from the date of Planning Commission approval.
- 6) The development shall not generate sound levels which exceed those permissible per CBJ§49.15.330(g)(11), which may be amended time to time.

Site Restoration

- 7) Seed mixes utilized for revegetation in restoration efforts shall be free from non-native, noxious weeds.
- 8) All aspects of the restoration plan submitted with USE2017 0019 shall remain a permit requirement and must be completed prior to issuance of any Temporary Certificate of Occupancy for structures on the subject lot.
- 9) The applicant shall submit and maintain a performance bond in an amount no less than \$127,275 for restoration/reclamation of the site, as required by CBJ 49.65.240. If the applicant/owner fails to complete site restoration within a period of eighteen months after the earliest of: the completion of the permitted extraction project, the closure of the gravel pit, or the expiration of the permit, the CBJ may begin enforcement action including use of the proceeds of the bond to effect site restoration. The applicant/owner may reduce the bond amount by providing evidence that site restoration has been completed during the operation of the pit within the period of the permit.

Blasting

- 10) Explosives shall not be stored on site, except that which is immediately necessary for the next blast.
- 11) All blasting will be managed according to CBJ Standard Specifications for Civil Engineering Projects and Subdivision Improvements, December 2003, Section 12090, Blasting Controls and associated erratum. These controls assure a qualified Blast Control Specialist, according to detailed procedures and requirements, conducts blasting.
- 12) Blasting operations shall be conducted by an Alaska Department of Labor certified powder-man and all operations shall conform to MSHA, ATF, and OSHA standards, as applicable, and all other applicable standards.
- 13) All blasting operations shall be conducted during the daylight hours of operation.
- 14) Warning signs with the time and date of the blast shall be posted 24 hours prior to blasting on either side of the pit on Montana Creek Road.
- 15) 24 hour notice shall be provided to the Juneau Flight Service Station and the Police and Fire Departments.

West Glacier Development LLC
File No.: USE2017 0019
March 6, 2019
Page 3 of 4

- 16) Public Service Announcements shall be broadcast on local radio 24 hours prior to blasting.
- 17) Three air horn blasts shall be made 5 minutes prior to blasting.
- 18) No Blasting operations shall be permitted on Saturdays and Sunday or official Federal and State holidays.

Drainage

- 19) The applicant shall provide the CBJ Community Development Department and the CBJ Engineering and Public Works Department with a copy of the Annual Report by March 1 each year, two weeks after the annual report deadline of February 15. The applicant must comply with the ADEC-approved SWPPP and all ADEC reporting requirements.

Required Conditions, per CBJ§49.65.235:

- 20) A strip of land at the existing topographic level, and not less than 15 feet in width, shall be retained at the periphery of the site wherever the site abuts a public way. This periphery strip shall not be altered except as authorized for access points. This section does not alter the applicant's duty to maintain subjacent support.
- 21) If the bank of any extraction area within the permit area is above the high water line or water table, it shall be left upon termination of associated extraction operations with a slope no greater than the angle of repose for unconsolidated material of the kind composing it, or such other angle as the commission may prescribe. If the extraction operations cause ponding or retained water in the excavated area, the slope of the submerged working face shall not exceed a slope of 3:1 from the edge of the usual water line to the water depth of seven feet. This slope ratio may not be exceeded during extraction operations unless casual or easy access to the site is prevented by a fence, natural barriers, or both.

Attachments: February 15, 2019, memorandum from Teri Camery, Community Development, to the CBJ Planning Commission regarding USE2017 0019.

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

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

West Glacier Development LLC
 File No.: USE2017 0019
 March 6, 2019
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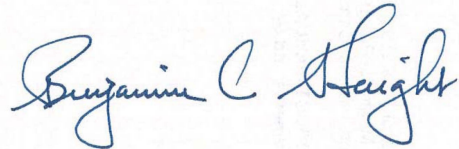
Effective Date: The permit is effective upon approval by the Commission, February 26, 2019.

Expiration Date: The permit will expire 18 months after the effective date, or August 26, 2020, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner:



Teri Camery, Senior Planner
 Community Development Department



Benjamin Haight, Chair
 Planning Commission



Filed With City Clerk

3/13/2019

Date

cc: Plan Review

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