

# Agenda

## Planning Commission - Regular Meeting City and Borough of Juneau Mike Satre, Chairman

September 8, 2015  
Assembly Chambers  
7:00 PM

**I. ROLL CALL**

**II. APPROVAL OF MINUTES**

A. August 11, 2015 Regular Planning Commission Meeting Minutes

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

**IV. PLANNING COMMISSION LIAISON REPORT**

**V. RECONSIDERATION OF THE FOLLOWING ITEMS**

**VI. CONSENT AGENDA**

A. SMF2015 0006, Final Plat for 15 new lots for Phase 2B Montana Creek West Planned Unit Development

**VII. CONSIDERATION OF ORDINANCES AND RESOLUTIONS**

**VIII. UNFINISHED BUSINESS**

**IX. REGULAR AGENDA**

A. AME2015 0009, Proposed changes to Title 49 Table of Permissible Uses for marijuana establishments.

B. CSP2015 0013, Planning Commission Review of and Recommendation to the Assembly regarding the 2015 Capital Transit Schedule and Route Revision.

**X. BOARD OF ADJUSTMENT**

**XI. OTHER BUSINESS**

**XII. DIRECTOR'S REPORT**

**XIII. REPORT OF REGULAR AND SPECIAL COMMITTEES**

A. July 23, 2015 Marijuana Committee Meeting DRAFT Minutes

B. August 13, 2015 Marijuana Committee Meeting DRAFT Minutes

C. August 21, 2015 Title 49 Committee Meeting DRAFT Minutes

**XIV. PLANNING COMMISSION COMMENTS AND QUESTIONS**

**XV. ADJOURNMENT**

## MINUTES

### Regular Planning Commission Meeting CITY AND BOROUGH OF JUNEAU Mike Satre, Chairman

August 11, 2015

#### I. ROLL CALL

Mike Satre, Chairman, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in the Assembly Chambers of the Municipal Building, to order at 7:00 pm.

**Commissioners present:** Mike Satre, Chairman; Dennis Watson, Vice Chairman; Bill Peters, Michael LeVine, Nicole Grewe, Matthew Bell, Paul Voelckers, Dan Miller

**Commissioners absent:** Ben Haight

**Staff present:** Hal Hart, Planning Director; Teri Camery, Senior Planner; Tim Felstead, Planner I

#### II. APPROVAL OF MINUTES

- July 14, 2015 – Regular Planning Commission Meeting Minutes

**MOTION:** *by Mr. Miller, to approve the minutes for the July 14, 2015, Regular Planning Commission meeting with any minor modifications by staff or Commission members.*

***The motion was approved with no objection.***

#### III. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

#### IV. PLANNING COMMISSION LIAISON REPORT - None

#### V. RECONSIDERATION OF THE FOLLOWING ITEMS - None

#### VI. CONSENT AGENDA

|               |                                                              |
|---------------|--------------------------------------------------------------|
| CSP2015 0012: | A City Project Review for a new park and sea walk extension. |
| Applicant:    | City and Borough of Juneau                                   |
| Location:     | 1300 W. 9 <sup>th</sup> Street                               |

Based upon the proposed plan (identified in Attachments 1-8), and the findings and conclusions stated above, the Community Development Department Director recommends that the Planning Commission **RECOMMEND APPROVAL** to the Assembly for the request, which would allow development of a park and extended sea walk.

**MOTION:** *by Mr. Miller, to approve the Consent Agenda as read with staff's findings, analysis and recommendations.*

***The motion was approved with no objection.***

VII. **CONSIDERATION OF ORDINANCES AND RESOLUTIONS** - None

VIII. **UNFINISHED BUSINESS** - None

IX. **REGULAR AGENDA** - None

X. **BOARD OF ADJUSTMENT** - None

XI. **OTHER BUSINESS** - None

XII. **DIRECTOR'S REPORT**

Mr. Hart announced that the Assembly has approved the legislation which allows for more day care within the community.

The Auke Bay Plan is now complete, said Mr. Hart. They are now hearing from entirely different members of the community of about Auke Bay, he said. They have recently held two charrettes, said Mr. Hart, with many new people attending both charrettes, especially the second one. They are reviewing the plan with the new attendees, and filling them in on the process, said Mr. Hart.

The area serves a number of uses, said Mr. Hart, such as the harbor area, the University, and it also serves as a transportation hub. While there is a lot of institutional investment in the area, he feels sure that private investment will outstrip the institutional investment in Auke Bay, said Mr. Hart. It is a very attractive area for many people, he commented. There are more houses built in the area and 30 more units have been constructed, he said.

Retired people are investing in units in the area, said Mr. Hart, and they hope to have University students as well at their next charrette to represent that demographic, he said.

Mr. Hart spoke about the importance of developing a neighborhood center for the area, which according to one author could be comprised of a minimum of nine businesses or so, he said, serving 5,000 to 6,000 people. A store could serve as a neighborhood center, he said. Parking needs to be available, and that is currently a need which needs to be addressed, said Mr. Hart. They will come up with some recommendations on parking, said Mr. Hart, working with the community.

The Auke Bay Steering Committee will resume meeting regularly on August 25, (2015) said Mr. Hart. They will refine any parking recommendations into the form of draft code, he said, before the information is presented to the Commission.

Mixed use zoning needs to be available of various types for the waterfront, said Mr. Hart. He noted that it is estimated that the area can serve approximately 400 more families. The public was not interested in having big parking garages in the area, he said. The underlying theme for the area is that it is a naturally very beautiful area, and they would like to preserve that natural beauty, he said.

Mr. Hart said it is also important to make adjustments for the burgeoning retirement community as the area develops.

*Commission Comments and Questions*

Mr. Voelckers asked if the Department of Transportation and Public Facilities (DOT&PF) has a representative on the Steering Committee.

Mr. Hart responded that there is a representative from DOT&PF on the Steering Committee. He said that DOT&PF views the Auke Bay area as a rural area. As the code is developed for the Auke Bay area, there will be a lot of communication with DOT&PF regarding roads and parking, he said. Speed is still a number one community issue as well, he said.

Mr. Bell, Commission Liaison for the Auke Bay Steering Committee, said the staff has done a wonderful job conducting the charrettes that he has attended, and that the attendance to the charrettes has been diverse with each meeting.

**XIII. REPORT OF REGULAR AND SPECIAL COMMITTEES**

- July 2, 2015 Marijuana Committee Work Session Minutes

**XIV. PLANNING COMMISSION COMMENTS AND QUESTIONS - None**

**XV. ADJOURNMENT**

The meeting was adjourned at 7:27 p.m.





# Community Development

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City & Borough of Juneau • Community Development  
 155 S. Seward Street • Juneau, AK 99801  
 (907) 586-0715 Phone • (907) 586-4529 Fax

**DATE:** August 26, 2015

**TO:** Planning Commission

**FROM:** Eric Feldt, Planner II, AICP, CFM  
 Community Development Department

**FILE NO.:** SMF2015 0006

**PROPOSAL:** A Final Plat for 15 new lots for Phase 2B of the Montana Creek West PUD subdivision.

## GENERAL INFORMATION

Applicant: Bicknell, Inc.

Property Owner: Bicknell, Inc.

Legal Description: Montana Creek West 2A Lot 30A

Parcel Code No.: 4-B29-0-116-040-0

Site Size: 16.9 Acres

Comprehensive Plan Future  
 Land Use Designation: Urban Low Density Residential

Zoning: D-3

Utilities: Public Water and Sewer

Access: Montana Creek Road

Existing Land Use: Single Family Residential

Surrounding Land Use: North – D-3; Vacant (Future Subdivision Phases)  
 South – D-3; Single Family Residential; Mendenhall Loop Rd  
 East – D-1; Single Family Residential; Trappers Lane  
 West – RR; Vacant CBJ Land

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## VICINITY MAP



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### **ATTACHMENTS**

|            |   |                                             |
|------------|---|---------------------------------------------|
| Attachment | A | Application                                 |
| Attachment | B | Proposed Final Plat Layout                  |
| Attachment | C | Proposed Construction Drawings              |
| Attachment | D | Preliminary Plat Decision + Sidewalk Design |
| Attachment | E | Entire Subdivision Layout                   |
| Attachment | F | Ph. 2A Memorandum SMP2015-0004              |

### **PROPOSAL**

The applicant received an approved Preliminary Plat (SMP2015 0004) for Phase 2B of the Montana Creek West Planned Unit Development (PUD) subdivision on June 9th, 2015. This approval allowed the applicant to file the subject Final Plat (SMF2015 0006) to enable the platting of 15 new lots. The subdivision layout is provided in Attachment B. Phase 2B establishes 15 new residential lots and extends Timberwolf Lane and Glacier Bear Boulevard rights-of-way (ROW). Both streets will have sidewalks. The proposed construction drawings showing the new streets and sidewalks are provided under Attachment C. Each lot may be built with a single family home with or without an accessory apartment. This is the third phase to be permitted for the subdivision.

### **BACKGROUND**

The Montana Creek West PUD subdivision was approved by the Planning Commission in 2005 (SUB2005-0048) and allowed 114 homes upon 86 lots. The Commission established many aspects of the subdivision such as the layout, wetland preservation area, density, total number of units, etc.

In 2006, Phase 1 was approved and resulted in platting 28 new lots. Phase 2 was separated into Phases 2A and 2B. Phase 2A (SMF2012 0001) was approved in 2013 and established 12 new lots. Phase 2B preliminary plat subdivision (SMP2015 0004) was approved on June 9<sup>th</sup>, 2015 for 15 new lots. Phase 2B Final Plat review to plat 15 new lots is the subject of the memorandum.

The Commission conditionally approved SMP2015 0004 with modifications to the original subdivision layout (SUB2005-00048). The decision can be read under Attachment D. The modification allowed the applicant to extend the existing sidewalk along the south side of Timberwolf Lane to a new sidewalk along the east side of Glacier Bear Boulevard. The original subdivision layout (Attachment E) indicated future sidewalks to be along the northern side of Timberwolf Lane and the western side of Glacier Bear Boulevard. The Commission's decision labeled this sidewalk modification Attachment H, which is provided under Attachment D of the subject memorandum. The applicant's submitted sidewalk plan is consistent with Attachment H.

The Commission approved SMP2015 0004 with the following condition:

*The applicant should consider amending the Planned Unit Development in regard to sidewalk design so that future phases would be reviewed for conformance with the*

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*potentially revised sidewalk plan.*

The applicant will amend the PUD's sidewalk design during future subdivision phases. Staff recommends this condition be a condition of the subject memorandum.

## **ANALYSIS**

### **Zoning**

All proposed lots of Phase 2B are similar in size and dimension to those existing in Phases 1 and 2A, between 6,000 and 10,000 square feet in size and 90' deep x 70' wide (approximate). This is also in keeping with the subdivision's underlying zoning density of 3 units per acre (D3 district).

### **Drainage**

Phase 2B consists of wetlands, ponds, and a variety of vegetation. Future development will drain toward the extended Timberwolf Lane and Glacier Bear Boulevard drainage systems. CBJ Engineering Department will ensure the proposed drainage facilities are adequately sized for this subdivision phase.



Figure 1: Looking north at the temporary dead-end of Glacier Bear Boulevard. This road will be extended in Phase 2B. Lone Wolf Drive is to the immediate right (east). Picture taken by CDD staff on 4/6/15.

### **Wetlands**

Lot 29 is preserved for wetlands, open space, and riparian habitat of Montana Creek, as required as a condition of the rezoning of the subdivision boundary (Ord. 2005-31: D-1 to D-3 (present zone)). This preservation allows wetlands within the phases of the developing part of the overall

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subdivision to occur.

#### Habitat

Besides wetlands, there is no other habitat affected by Phase 2B that is regulated by Title 49, the Land Use Code.

#### Access

Timberwolf Lane will be extended to Glacier Bear Boulevard and make a loop. Glacier Bear Boulevard will have a temporary dead spur at the north end of the street. This does not have to contain a fire apparatus turn around because the loop and 'T' shaped intersection between the two streets provide a turn around.



Figure 2: Looking west along Timberwolf Lane towards the future street extension. The sidewalk, street lights, and paved roadbed will continue with the new street section. Picture taken by CDD staff on 4/6/15.

#### Pedestrian Access

As indicated earlier, the applicant will extend the existing sidewalk (Figure 2) along the south side of Timberwolf Lane to a new sidewalk along the east side of Glacier Bear Boulevard. The sidewalk will eventually link pedestrians to the future park, which will be built during a later subdivision phase.

The applicant's submitted plat (Attachment B) has been reviewed pursuant to CBJ 49.15.440 *Final Plat Article VI Planned Unit Development*, as well as the original PUD approval (SUB2005-0048). The findings under these sections are provided below with staff's review comments.

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**49.15.440 - Final plat**

**After completion of all conditions and commission acceptance of the preliminary plat in accordance with conditional use permit procedures, the final plat shall be submitted for review and approval according to the following:**

**(1) Final plat submittal. The final plat may constitute only that portion of the approved preliminary layout which the developer proposes to record and develop at the time of submittal, so long as such portion itself meets the requirements of this title without reference to possible future stages. The final plat shall be prepared by a professional land surveyor, registered in the state, shall be filed with the department and shall meet the survey, monumentation, and certification requirements established by the commission by regulation under chapter 01.60.**

The submitted final plat under Attachment B was prepared by a professional land survey, registered in the state and meets the survey, monumentation, and certification requirements established by the commission by regulation under chapter 01.60

**(2) Approval procedure.**

**(A) After acceptance of an application and a final plat the director shall schedule the final plat for commission action.**

The subject Final Plat (SMF2015 0006) application has been scheduled for the September 8, 2015 Planning Commission hearing.

**(B) If commission action on the final plat is scheduled to occur more than 12 months after approval of the preliminary plat, public notice of impending commission action on the final plat may be required.**

Public notice of impending commission action is not required as the Final Plat is scheduled approximately only three months after the Commission's approval of the Preliminary Plat (SMP2015 0004) on June 9, 2015 and Commission's scheduled action of the subject Final Plat (SMF2015 0006) on September 8, 2015.

**(C) The director shall make a recommendation to the commission. The recommendation shall include a description of the manner in which all conditions of the preliminary plat have been met.**

The director's recommendation on the subject final plat is provided under RECOMMENDATION of the subject memorandum.

The following condition of the preliminary plat is provided below.

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SMP2015 0004 Notice of Decision Condition

The applicant should consider amending the Planned Unit Development in regard to sidewalk design so that future phases would be reviewed for conformance with the potentially revised sidewalk plan.

As noted earlier, the applicant will amend the PUD sidewalk design for future phases of the Montana Creek West PUD subdivision. The applicant provided a sidewalk plan for the current subdivision phase in Attachment D.

**(3) Commission action. The commission shall approve the final plat if the plat substantially conforms to the approved preliminary plat and all applicable conditions have been satisfactorily completed.**

The applicant's proposed subdivision layout of Phase 2B substantially conforms to the approved preliminary plat (SUB2005-00048). Staff recommends minor changes be made which are addressed in finding (4) listed below.

**(4) Notes, restrictions and covenants. The commission may place such conditions upon granting of final plat approval as are necessary to preserve the public welfare in accordance with subdivision regulations. When such a condition of approval entails a restriction upon the use of all or part of the property being subdivided, a note specifying such restrictions shall be placed on the face of the plat. Such note shall constitute a restrictive covenant in favor of the municipality and the public, and shall run with the land, enforceable against all subsequent owners. Any such restrictive covenant may be enforced against the subdivider or any subsequent owner by the municipality by injunction or other appropriate action, in the same manner as a permit or permit condition, pursuant to CBJ 49.10.600—660, or by any specifically affected member of the public.**

Plat notes of the subdivision's first phase continue to be carried on to the plat of each subsequent phase. Minor modifications to some plat notes are necessary during each phase. See proposed changes below.

Proposed Changes To Plat Notes

- Plat Note 1: THE TOTAL NUMBER OF DWELLING UNITS PER LOT ALLOWED FOR LOTS 1-~~15~~ **28** IS ONE (1).
- Plat Note 2: THERE SHALL BE NO DISTURBANCE OR DEVELOPMENT WITHIN 25 FEET OF THE EXTERIOR BOUNDARY OF MONTANA CREEK WEST PUD. FENCES, SHEDS, DECKS, PATIOS, AND ALL OTHER STRUCTURES ARE NOT ~~BEING~~ ALLOWED IN THE PERIMETER BUFFER. DISTURBANCE TO THIS BUFFER IS LIMITED TO SELECTIVE TRIMMING OF BRANCHES, AND SMALL BUSHES. SEE NOTE 3.
- Plat Note 3: Change "...LOTS 1-15..." to "...LOTS 1-28..."

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- Plat Note 4: BY THIS PLAT AN EASEMENT IS GRANTED TO THE RESIDENTS OF MONTANA CREEK WEST ~~PHASE 2B~~ ON ALL COMMON OPEN AREAS WITHIN THIS SUBDIVISION FOR THE PURPOSE OF ACCESS FOR RECREATIONAL USES AND TO ALLOW FOR THE DEVELOPMENT OF HIKING/ WALKING TRAILS AND WETLANDS ENHANCEMENT POTENTIAL.
- Rename LOT 30B to LOT 30A1.

The applicant has made the above changes to the Final Plat (Attachment B).

**49.15.640 - Final planned unit development plan approval.**

**(a) Application. Upon completion of all conditions of the preliminary plan, the developer shall submit an application, fee, and a final plan for commission approval.**

The developer has submitted a final plat subdivision application, paid the associated fee, and submitted a subdivision layout for commission approval.

**(b) Homeowners' association.**

**(1) The articles of incorporation and bylaws of the homeowners' association, required under AS 34.08, or this chapter, shall be prepared by a lawyer licensed to practice in the state.**

Not Applicable. There are no by-laws or a Homeowner's Association established for the Montana Creek West PUD because there are no community-owned or maintained areas or facilities.

**(2) The association documents shall specify how common facilities shall be operated and maintained. The documents shall require homeowners to pay periodic assessments for the operation, snow removal, maintenance and repair of common facilities. The documents shall require that the governing body of the association adequately maintain common facilities.**

Not Applicable. Again, there are no community-owned or maintained areas or facilities. All roads will be maintained by the CBJ. Sidewalks, drainages will be maintained by individual property owners. There are no areas yet established to be maintained collectively by the residents of Montana Creek West PUD. There will be a new park within the PUD, which will be built during a later phase and dedicated to the CBJ, according to the original preliminary plat (SUB2005-00048).

**(3) If planned unit development utilities or streets are not accepted for maintenance by the City and Borough, the homeowners' association documents shall clearly indicate that a special assessment may be levied in the**



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**future for extraordinary repairs or to perform necessary work in order to connect or dedicate common facilities to the City and Borough system. If the planned unit development is phased, the association documents shall specify how the cost to build, operate, and maintain improved common open space and common facilities shall be apportioned among homeowners of the initial phase and homeowners of later phases.**

Not Applicable. The utilities and streets are built to be accepted for maintenance by the CBJ. There are no common open space/ facilities maintained by the collective residents of Montana Creek West PUD.

**(4) The homeowners' association documents shall be recorded with the approved final plat, as required by state law, or both.**

Not Applicable.

**(c) Commission action. The commission shall approve the final plan if it substantially conforms to the approved preliminary plan and all requirements of this article.**

This has been addressed above under Findings (3) and (4).

**(d) Expiration. An approved final plan shall expire 18 months after recording if the applicant fails to obtain an associated building permit and make substantial construction progress. An application for extension of a final plan shall be according to section 49.15.250, development permit extension.**

#### **49.15.650 - Phased development.**

**(a) Phasing allowed. An applicant may develop a planned unit development in phases, provided the initial application includes a preliminary development plan sufficient to assess the cumulative effects of the entire planned unit development on the neighborhood and the environment according to the standards in subsection 49.15.630(b)(5).**

The cumulative effects of the entire Montana Creek West PUD (86 lots/ 114 dwelling units) were addressed in the initial preliminary subdivision plan (SUB2005-00048). The subject proposal and first two phases do not exceed the overall number of lots or dwellings.

#### **49.15.630(b)(5)**

**Description of phased development. The preliminary development plan for a phased planned unit development shall include:**

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**(A) A drawing and development schedule for each phase and for the entire planned unit development;**

The drawing of the entire planned unit development is provided in Attachment E. The applicant does not have a development schedule for building the remaining phases.

The first phase started in 2006, followed by Phase 2A in 2013. These two phases, plus the subject phase, result in a total of 57 lots of the total 86 permitted in the original subdivision permit (SUB2005-00048).

**(B) The size and general location of proposed land uses for each phase at a projected level of density;**

Attachment E provides the general information for each phase.

**(C) A description of the streets connecting all the phases and where they will connect at the planned unit development boundaries;**

Attachment E provides the general information of existing and future street connections.

**(D) A description of how the developer will address the cumulative impacts of the phased development on the neighborhood and the natural environment;**

According to the original preliminary plat approval, cumulative impacts of the development on the neighborhood and natural environment will be reduced by preserving perimeter vegetative buffers, dedicating a large wetland preservation lot, and restrictions on further subdivisions within each phase.

**(E) A description of the overall design theme unifying the phases; and**

The overall design was addressed under the original preliminary plat review (SUB2005-00048).

**(F) An analysis of how each phase in the project will meet the requirements of subsection 49.15.650(b).**

**49.15.650(b) Completion of an individual phase.**

Each phase shall be so designed and implemented that, when considered with reference to any previously constructed phases but without reference to any subsequent phases, it meets the design and density standards applicable to the entire planned unit development. Construction and completion of common open space and common facilities serving each phase in a planned unit development shall

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**proceed at a rate no slower than that of other structures in that phase. No phase shall be eligible for final plan approval until all components of all preceding phases are substantially complete.**

Staff has reviewed the application pursuant to 49.15.650(b).

**(b) Completion of an individual phase. Each phase shall be so designed and implemented that, when considered with reference to any previously constructed phases but without reference to any subsequent phases, it meets the design and density standards applicable to the entire planned unit development. Construction and completion of common open space and common facilities serving each phase in a planned unit development shall proceed at a rate no slower than that of other structures in that phase. No phase shall be eligible for final plan approval until all components of all preceding phases are substantially complete.**

Approval of the Preliminary Plat for Phase 2B (SMP2015 0004) ensures that the density and design of Phase 2B is consistent with the entire PUD with the modification of the sidewalk design. The sidewalk design for Phase 2B (Attachment D) provides pedestrian safety and movement throughout the entire PUD.

**(c) Standards for phases. Each phase of a planned unit development shall be reviewed according to the provisions of this chapter then current. Each phase of a planned unit development shall maintain design continuity with earlier phases. At no point during a phased development shall the cumulative density exceed that established in the approved preliminary plan.**

The density of Phase 2B and earlier phases do not exceed the cumulative PUD's allowed density established in the original preliminary plat (SUB2005-00048).

## **ADOPTED PLANS**

### **2013 Comprehensive Plan**

The Comprehensive Plan provides a 20-year outlook on how the community should be developed, preserved, or maintained. The Plan designates areas of land for general uses. The Comprehensive Plan designates the subject neighborhood as Urban Low Density Residential (ULDR), which is defined as urban or suburban lands with detached and attached single family residences, bungalow housing, etc. at densities of 1-6 units per acre. Commercial uses are allowed but should be at a residential scale. The subject proposal will continue the construction of single family homes at a density up to three units per acre. The proposal is consistent with the ULDR land designation.

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The Comprehensive Plan recommends many policies pertaining to the need for more housing opportunities for the community due to a severe housing shortage. The following policies of the Comprehensive Plan are germane to the proposal:

**POLICY 4.2. TO FACILITATE THE PROVISION OF AN ADEQUATE SUPPLY OF VARIOUS HOUSING TYPES AND SIZES TO ACCOMMODATE PRESENT AND FUTURE HOUSING NEEDS FOR ALL ECONOMIC GROUPS.** Page 37.

**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.** Page 129

**POLICY 10.2. TO ALLOW FLEXIBILITY AND A WIDE RANGE OF CREATIVE SOLUTIONS IN RESIDENTIAL AND MIXED USE LAND DEVELOPMENT WITHIN THE URBAN SERVICE AREA.** Page 130.

The proposal will provide for more residential development in an area with public utilities in a PUD that allows flexible lot configurations. The proposal is consistent with the Comprehensive Plan.

### **2009 Non-Motorized Transportation Plan**

The goal of this Plan is to promote active transportation by guiding development of a community wide bicycle and pedestrian network that can be used by all Juneau residents. The Plan acts as a design guideline that recommends pedestrian amenities for existing and future development.

Though the Plan does not specifically mention Montana Creek West subdivision or Lone Wolf Drive, it does state the following safety measures germane to the proposal:

- Sidewalks to be at least five' wide with curb cuts or ramps at intersections w/ tactile warning
- Narrower travel lanes to shorten the pedestrian crossing distance and slow traffic
- Additional street lights to increase visibility of pedestrians and bicyclists
- Tighten corner curb radii to slow traffic, shorten pedestrian crossing distances and provide space for perpendicular curb ramps
- Crosswalks that are easy to see and last a long time. Continental or ladder style crosswalks are marked with thick white lines perpendicular to the direction of travel, are easy to see and long lasting.

The proposal contains sidewalks along every street and crosswalks where needed. Therefore, the proposal meets the intent of the Non-Motorized Transportation Plan.

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## **FINDINGS**

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

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

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

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

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

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

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

**Yes.** 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.

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

**Yes.** The proposed subdivision is appropriate according to the Table of Permissible Uses.

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

**Yes.** The proposed subdivision complies with the other requirements of this chapter. Public notice of this project was provided in the August 28<sup>th</sup> and September 7<sup>th</sup> issues of the Juneau Empire's "Your Municipality" section. Prior to the preliminary plat review of Phase 2B, Notice of Public

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Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public right of way.

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

**No.** During the preliminary plat review of Phase 2B, the Commission found that the health and safety of the public will not be materially endangered.

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

**No.** During the preliminary plat review of Phase 2B, the Commission found that property value will not be decreased nor neighborhood harmony be negatively affected.

**6. *Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?***

**Yes.** During the preliminary plat review of Phase 2B, the Commission found that this phase is in general conformity with adopted plans.

**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.** During the preliminary plat review of Phase 2B, the Commission found that this was met with the preservation of Lot 29 as a wetland preservation area. This was required from the original preliminary plat approval (SUB2005-00048).

**RECOMMENDATION**

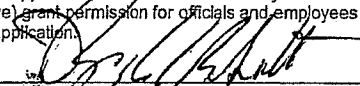
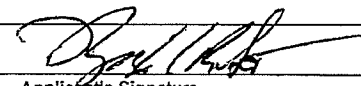
Staff recommends that the Planning Commission adopt the Director's analysis and findings and grant the requested Final Plat permit. The permit would allow for the recordation of 15 new lots with the following condition:

**Condition**

The applicant should consider amending the Planned Unit Development in regard to sidewalk design so that future phases would be reviewed for conformance with the potentially revised sidewalk plan.

# DEVELOPMENT PERMIT APPLICATION

|                                             |                            |                               |
|---------------------------------------------|----------------------------|-------------------------------|
| Project Number <b>SMF 20150006</b>          | CITY and BOROUGH of JUNEAU | Date Received: <b>7/30/15</b> |
| Project Name<br>(City Staff to Assign Name) |                            |                               |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                   |                                   |             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-------------|
| PROJECT / APPLICANT INFORMATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Project Description<br>Montana Creek Phase 2B, A subdivision of Lot 30A into Lots 1-15                                            |                                   |             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | PROPERTY LOCATION                                                                                                                 |                                   |             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Street Address<br>Timberwolf Lane                                                                                                 | City/Zip<br>99801                 |             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot)<br>Montana Creek West Phase 2B, Subdivision of Lot 30A |                                   |             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Assessor's Parcel Number(s)                                                                                                       |                                   |             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | LANDOWNER/LESSEE                                                                                                                  |                                   |             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Property Owner's Name<br>Bicknell, Inc.                                                                                           | Contact Person:<br>Spike Bicknell | Work Phone: |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Mailing Address<br>P.O. Box 33517, Juneau, Alaska, 99803                                                                          | Home Phone:                       | Fax Number: |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | E-mail Address                                                                                                                    | Other Contact Phone Number(s):    |             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | LANDOWNER/LESSEE/CONSENT                                                                                                          |                                   |             |
| <p>I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:</p> <p>A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.</p> <p>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.</p> <p>X  _____ Date <b>July 30 2015</b></p> <p>X _____ Date _____</p> <p>Landowner/Lessee Signature</p> <p>Landowner/Lessee Signature</p> <p>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.</p> |                                                                                                                                   |                                   |             |
| APPLICANT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                   |                                   |             |
| <p>Applicant's Name<br/>Same</p> <p>Mailing Address<br/><b>PO Box 33517 Juneau AK 99803</b></p> <p>E-mail Address</p> <p>X  _____ Date of Application _____</p> <p>Applicant's Signature</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                   |                                   |             |

OFFICE USE ONLY BELOW THIS LINE

|                 |                                                                                                                          |                                                                                                |      |                |                       |  |
|-----------------|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------|----------------|-----------------------|--|
| STAFF APPROVALS | <input checked="" type="checkbox"/>                                                                                      | Permit Type                                                                                    | Sign | Date Received  | Application Number(s) |  |
|                 |                                                                                                                          | Building/Grading Permit                                                                        |      |                |                       |  |
|                 |                                                                                                                          | City/State                                                                                     |      |                |                       |  |
|                 |                                                                                                                          | Project Review and City Land Action                                                            |      |                |                       |  |
|                 |                                                                                                                          | Inquiry Case<br>(Fee In Lieu, Letter of ZC, Use Not Listed)                                    |      |                |                       |  |
|                 |                                                                                                                          | Mining Case<br>(Small, Large, Rural, Extraction, Exploration)                                  |      |                |                       |  |
|                 |                                                                                                                          | Sign Approval<br>(If more than one, fill in all applicable permit #'s)                         |      |                |                       |  |
|                 |                                                                                                                          | Subdivision<br>(Minor, Major, PUD, St. Vacation, St. Name Change)                              |      | <b>7/30/15</b> | <b>SMF 20150006</b>   |  |
|                 |                                                                                                                          | Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment) |      |                |                       |  |
|                 |                                                                                                                          | Variance Case<br>(De Minimis and all other Variance case types)                                |      |                |                       |  |
|                 |                                                                                                                          | Wetlands Permits                                                                               |      |                |                       |  |
|                 |                                                                                                                          | Zone Change Application                                                                        |      |                |                       |  |
|                 |                                                                                                                          | Other<br>(Describe)                                                                            |      |                |                       |  |
|                 | <p>Comments:</p> <p>***Public Notice Sign Form filled out and in the file.</p> <p>Permit Intake Initials: <b>EST</b></p> |                                                                                                |      |                |                       |  |

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

Revised November 2009

**MAJOR SUBDIVISION OR PLATTING APPLICATION**

(CHANGING OR CREATING 5 OR MORE LOTS)

| Project Number                                                                                                                                                                                                                                    | Project Name (15 characters)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Case Number<br><u>SMF 2215 0006</u>                                           | Date Received  |                               |      |           |         |      |                  |                 |              |                |                |                     |          |  |  |  |            |          |  |  |  |                    |          |  |  |  |                        |          |  |  |  |           |                 |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|----------------|-------------------------------|------|-----------|---------|------|------------------|-----------------|--------------|----------------|----------------|---------------------|----------|--|--|--|------------|----------|--|--|--|--------------------|----------|--|--|--|------------------------|----------|--|--|--|-----------|-----------------|--|--|--|
| <b>TYPE OF MAJOR SUBDIVISION OR PLATTING APPROVAL REQUESTED</b><br>(please see submittal requirements on reverse)                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                               |                |                               |      |           |         |      |                  |                 |              |                |                |                     |          |  |  |  |            |          |  |  |  |                    |          |  |  |  |                        |          |  |  |  |           |                 |  |  |  |
| <input type="checkbox"/> Preliminary Plat (SMP)                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <input checked="" type="checkbox"/> Final Plat (SMF)                          |                |                               |      |           |         |      |                  |                 |              |                |                |                     |          |  |  |  |            |          |  |  |  |                    |          |  |  |  |                        |          |  |  |  |           |                 |  |  |  |
| <input type="checkbox"/> Planned Unit Development- Preliminary Plan Approval (PDP)                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/> Planned Unit Development - Final Plan Approval (PDF) |                |                               |      |           |         |      |                  |                 |              |                |                |                     |          |  |  |  |            |          |  |  |  |                    |          |  |  |  |                        |          |  |  |  |           |                 |  |  |  |
| <input type="checkbox"/> Other _____                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                               |                |                               |      |           |         |      |                  |                 |              |                |                |                     |          |  |  |  |            |          |  |  |  |                    |          |  |  |  |                        |          |  |  |  |           |                 |  |  |  |
| Please attach a cover letter to fully explain the project if there is not adequate space on this form.                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                               |                |                               |      |           |         |      |                  |                 |              |                |                |                     |          |  |  |  |            |          |  |  |  |                    |          |  |  |  |                        |          |  |  |  |           |                 |  |  |  |
| <b>LEGAL DESCRIPTION(S) OF PROPERTY TO BE SUBDIVIDED OR PLATTED:</b><br><u>Lots 1-15, Montana Creek West Phase 2B</u>                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                               |                |                               |      |           |         |      |                  |                 |              |                |                |                     |          |  |  |  |            |          |  |  |  |                    |          |  |  |  |                        |          |  |  |  |           |                 |  |  |  |
| Number of Existing Parcels <u>1</u> Total Land Area <u>16.90 Ac.</u> Number of Resulting Lots or Parcels <u>15</u>                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                               |                |                               |      |           |         |      |                  |                 |              |                |                |                     |          |  |  |  |            |          |  |  |  |                    |          |  |  |  |                        |          |  |  |  |           |                 |  |  |  |
| <b>EXISTING BUILDING(S) OR STRUCTURES ON THE LAND:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                               |                |                               |      |           |         |      |                  |                 |              |                |                |                     |          |  |  |  |            |          |  |  |  |                    |          |  |  |  |                        |          |  |  |  |           |                 |  |  |  |
| <b>CURRENT USE OF LAND OR BUILDING(S):</b><br><u>Equipment Storage Area for Bicknell, Inc.</u>                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                               |                |                               |      |           |         |      |                  |                 |              |                |                |                     |          |  |  |  |            |          |  |  |  |                    |          |  |  |  |                        |          |  |  |  |           |                 |  |  |  |
| <b>PROPOSED USE OF LAND OR BUILDING(S):</b><br><u>Residential Development</u>                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                               |                |                               |      |           |         |      |                  |                 |              |                |                |                     |          |  |  |  |            |          |  |  |  |                    |          |  |  |  |                        |          |  |  |  |           |                 |  |  |  |
| <b>UTILITIES AVAILABLE:</b> WATER: <input checked="" type="checkbox"/> Public <input type="checkbox"/> On Site      SEWER: <input checked="" type="checkbox"/> Public <input type="checkbox"/> On Site                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                               |                |                               |      |           |         |      |                  |                 |              |                |                |                     |          |  |  |  |            |          |  |  |  |                    |          |  |  |  |                        |          |  |  |  |           |                 |  |  |  |
| <b>UNIQUE CHARACTERISTICS OF LAND OR BUILDING(S):</b><br><u>Undeveloped land</u>                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                               |                |                               |      |           |         |      |                  |                 |              |                |                |                     |          |  |  |  |            |          |  |  |  |                    |          |  |  |  |                        |          |  |  |  |           |                 |  |  |  |
| For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.<br><br>If you need any assistance filling out this form, please contact the Permit Center at 586-0770. | <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">SUBDIVISION/PLATTING/PUD FEES</th> <th style="text-align: center;">Fees</th> <th style="text-align: center;">Check No.</th> <th style="text-align: center;">Receipt</th> <th style="text-align: center;">Date</th> </tr> </thead> <tbody> <tr> <td>Application Fees</td> <td style="text-align: right;"><u>\$400.00</u></td> <td style="text-align: center;"><u>21623</u></td> <td style="text-align: center;"><u>CDD6931</u></td> <td style="text-align: center;"><u>7/30/15</u></td> </tr> <tr> <td>Admin. of Guarantee</td> <td style="text-align: right;">\$ _____</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Adjustment</td> <td style="text-align: right;">\$ _____</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Pub. Not. Sign Fee</td> <td style="text-align: right;">\$ _____</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Pub. Not. Sign Deposit</td> <td style="text-align: right;">\$ _____</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Fee</td> <td style="text-align: right;"><u>\$400.00</u></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> |                                                                               |                | SUBDIVISION/PLATTING/PUD FEES | Fees | Check No. | Receipt | Date | Application Fees | <u>\$400.00</u> | <u>21623</u> | <u>CDD6931</u> | <u>7/30/15</u> | Admin. of Guarantee | \$ _____ |  |  |  | Adjustment | \$ _____ |  |  |  | Pub. Not. Sign Fee | \$ _____ |  |  |  | Pub. Not. Sign Deposit | \$ _____ |  |  |  | Total Fee | <u>\$400.00</u> |  |  |  |
| SUBDIVISION/PLATTING/PUD FEES                                                                                                                                                                                                                     | Fees                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Check No.                                                                     | Receipt        | Date                          |      |           |         |      |                  |                 |              |                |                |                     |          |  |  |  |            |          |  |  |  |                    |          |  |  |  |                        |          |  |  |  |           |                 |  |  |  |
| Application Fees                                                                                                                                                                                                                                  | <u>\$400.00</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <u>21623</u>                                                                  | <u>CDD6931</u> | <u>7/30/15</u>                |      |           |         |      |                  |                 |              |                |                |                     |          |  |  |  |            |          |  |  |  |                    |          |  |  |  |                        |          |  |  |  |           |                 |  |  |  |
| Admin. of Guarantee                                                                                                                                                                                                                               | \$ _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                               |                |                               |      |           |         |      |                  |                 |              |                |                |                     |          |  |  |  |            |          |  |  |  |                    |          |  |  |  |                        |          |  |  |  |           |                 |  |  |  |
| Adjustment                                                                                                                                                                                                                                        | \$ _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                               |                |                               |      |           |         |      |                  |                 |              |                |                |                     |          |  |  |  |            |          |  |  |  |                    |          |  |  |  |                        |          |  |  |  |           |                 |  |  |  |
| Pub. Not. Sign Fee                                                                                                                                                                                                                                | \$ _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                               |                |                               |      |           |         |      |                  |                 |              |                |                |                     |          |  |  |  |            |          |  |  |  |                    |          |  |  |  |                        |          |  |  |  |           |                 |  |  |  |
| Pub. Not. Sign Deposit                                                                                                                                                                                                                            | \$ _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                               |                |                               |      |           |         |      |                  |                 |              |                |                |                     |          |  |  |  |            |          |  |  |  |                    |          |  |  |  |                        |          |  |  |  |           |                 |  |  |  |
| Total Fee                                                                                                                                                                                                                                         | <u>\$400.00</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                               |                |                               |      |           |         |      |                  |                 |              |                |                |                     |          |  |  |  |            |          |  |  |  |                    |          |  |  |  |                        |          |  |  |  |           |                 |  |  |  |

**NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM**



**R & M ENGINEERING, INC.**  
**6205 Glacier Highway**  
**Juneau, Alaska 99801**  
**(907) 780-6060**  
**FAX (907) 780-4611**

# LETTER OF TRANSMITTAL

Packet Page 4 of 180

|                                           |                          |
|-------------------------------------------|--------------------------|
| Date<br><b>7/29/2015</b>                  | Job No.<br><b>151307</b> |
| Attention<br><b>Eric Feldt</b>            |                          |
| RE:<br><b>Montana Creek West Phase 2B</b> |                          |

TO:  
CBJ  
155 South Seward Street  
Juneau, AK 99801

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:  
☐ Shop Drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications  
☐ Copy of letter ☐ Change order

| COPIES | DATE    | NO. | DESCRIPTION                        |
|--------|---------|-----|------------------------------------|
| 5      | 7-29-15 |     | Full Size Subdivision Plat         |
| 2      | 7-29-15 |     | Half Size Subdivision Plat         |
| 1      | 7-29-15 |     | Construction Plans for Subdivision |
| 1      | 7-29-15 |     | Utility Conflict Check Report      |
| 1      | 7-29-15 |     | Lot Closure Comps                  |
|        |         |     |                                    |
|        |         |     |                                    |
|        |         |     |                                    |

## THESE ARE TRANSMITTED as checked below:

|                                                            |                                                           |                                                             |
|------------------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------------------|
| <input type="checkbox"/> For use and files                 | <input type="checkbox"/> Approved as submitted            | <input type="checkbox"/> Resubmit ___ copies for approval   |
| <input type="checkbox"/> For signature                     | <input type="checkbox"/> Approved as noted                | <input type="checkbox"/> Submit ___ copies for distribution |
| <input type="checkbox"/> As requested                      | <input type="checkbox"/> Returned for corrections         | <input type="checkbox"/> Return ___ corrected prints        |
| <input checked="" type="checkbox"/> For review and comment |                                                           |                                                             |
| <input type="checkbox"/> FOR BIDS DUE _____                | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |                                                             |

## REMARKS

Final Plat Submittal

(We are currently submitting to ADEC for water/sewer extension permits)

COPY TO: FILE

*If enclosures are not as noted, kindly notify us at once.*

**ATTACHMENT A**

**Montana Creek West - Phase 2B**  
**Utility Crossings**

R M Engineering  
7/7/2015

|   | Station      | Offset    | FG El. (ft) | Pipe          | I.E. (ft) |    | Station      | Offset    | FG El. (ft) | Pipe          | I.E. (ft) |
|---|--------------|-----------|-------------|---------------|-----------|----|--------------|-----------|-------------|---------------|-----------|
| 1 | 'A' 11+44.59 | 16.26' RT | 65.61       | 18" CPP       | 61.12     | 10 | 'B' 10+32.77 | 10.84' RT | 66.33       | 18" CPP       | 62.27     |
|   |              |           |             | 4" PVC Sewer  | 60.73     |    |              |           |             | 8" D.I. Water | 59.00     |
|   |              |           |             | Clearance:    | 0.06      |    |              |           |             | Clearance:    | 2.60      |
| 2 | 'A' 11+77.37 | 9.95' LT  | 65.44       | 18" CPP       | 61.56     | 11 | 'B' 11+18.71 | 11.50' RT | 66.86       | 8" D.I. Water | 60.00     |
|   |              |           |             | 8" PVC Sewer  | 60.69     |    |              |           |             | 4" PVC Sewer  | 61.05     |
|   |              |           |             | Clearance:    | 0.20      |    |              |           |             | Clearance:    | 0.38      |
| 3 | 'A' 11+77.14 | 5.42' RT  | 65.58       | 18" CPP       | 61.2      | 12 | 'B' 11+30.93 | 11.10' RT | 66.95       | 8" D.I. Water | 60.14     |
|   |              |           |             | 8" D.I. Water | 56.94     |    |              |           |             | 4" PVC Sewer  | 60.99     |
|   |              |           |             | Clearance:    | 3.59      |    |              |           |             | Clearance:    | 0.18      |
| 4 | 'A' 12+95.08 | 6.25' RT  | 66.30       | 8" D.I. Water | 59.06     | 13 | 'B' 11+84.20 | 3.61' LT  | 67.52       | 12" CPP       | 63.33     |
|   |              |           |             | 8" PVC Sewer  | 61.40     |    |              |           |             | 8" PVC Sewer  | 60.46     |
|   |              |           |             | Clearance:    | 1.67      |    |              |           |             | Clearance:    | 2.2       |
| 5 | 'A' 13+10.25 | 6.25' LT  | 66.40       | 12" CPP       | 62.74     | 14 | 'B' 12+43.07 | 6.25' LT  | 67.82       | 12" CPP       | 63.25     |
|   |              |           |             | 8" PVC Sewer  | 61.69     |    |              |           |             | 8" D.I. Water | 61.43     |
|   |              |           |             | Clearance:    | 0.38      |    |              |           |             | Clearance:    | 1.15      |
| 6 | 'A' 13+10.25 | 6.25' RT  | 66.40       | 12" CPP       | 62.67     | 15 | 'B' 12+63.74 | 5.98' RT  | 67.96       | 8" D.I. Water | 61.67     |
|   |              |           |             | 8" D.I. Water | 59.24     |    |              |           |             | 4" PVC Sewer  | 60.31     |
|   |              |           |             | Clearance:    | 2.76      |    |              |           |             | Clearance:    | 1.03      |
| 7 | 'A' 14+20.80 | 6.25' LT  | 67.11       | 12" CPP       | 63.46     | 16 | 'B' 12+64.73 | 5.78' RT  | 67.97       | 8" D.I. Water | 61.68     |
|   |              |           |             | 8" PVC Sewer  | 62.35     |    |              |           |             | 4" PVC Sewer  | 60.30     |
|   |              |           |             | Clearance:    | 0.44      |    |              |           |             | Clearance:    | 1.05      |
| 8 | 'A' 14+20.80 | 6.25' RT  | 67.11       | 12" CPP       | 63.39     | 17 | 'B' 13+24.20 | 9.13' LT  | 68.27       | 12" CPP       | 64.30     |
|   |              |           |             | 8" D.I. Water | 61.16     |    |              |           |             | 8" PVC Sewer  | 59.53     |
|   |              |           |             | Clearance:    | 0.9       |    |              |           |             | Clearance:    | 4.10      |
| 9 | 'B' 10+28.19 | 2.72' LT  | 66.55       | 18" CPP       | 62.36     | 18 | 'B' 13+24.20 | 5.48' LT  | 68.38       | 12" CPP       | 64.21     |
|   |              |           |             | 8" PVC Sewer  | 61.26     |    |              |           |             | 8" D.I. Water | 62.06     |
|   |              |           |             | Clearance:    | 0.43      |    |              |           |             | Clearance:    | 1.48      |

| Minimum Cover |       |       |       |
|---------------|-------|-------|-------|
| CBJ Type      | 24"   | 18"   | 12"   |
| I             | 3.68' | 3.13' | 2.60' |
| III           |       |       | 2.35' |
| IV            |       | 2.96' | 2.43' |

**MONTANA CREEK WEST PHASE 2B – CLOSURE COMPS**

**Lot 1**

Segment #1 : Line

Course: N89° 56' 10.84"E Length: 67.500'

Segment #2 : Line

Course: S00° 03' 49.16"E Length: 90.000'

Segment #3 : Line

Course: S89° 56' 10.84"W Length: 67.500'

Segment #4 : Line

Course: N00° 03' 49.16"W Length: 90.000'

Perimeter: 315.000' Area: 6075.00 Sq. Ft.

Error Closure: 0.0000 Course: N00° 00' 00.00"E

Precision 1: 315000000.000

\*\*\*\*\*

**Lot 2**

Segment #1 : Line

Course: N89° 56' 10.84"E Length: 67.500'

Segment #2 : Line

Course: S00° 03' 49.16"E Length: 90.000'

Segment #3 : Line

Course: S89° 56' 10.84"W Length: 67.500'

Segment #4 : Line

Course: N00° 03' 49.16"W Length: 90.000'

Perimeter: 315.000' Area: 6075.00 Sq. Ft.

Error Closure: 0.0000 Course: N00° 00' 00.00"E

Precision 1: 315000000.000

\*\*\*\*\*

**Lot 3**

Segment #1 : Line

Course: N89° 56' 10.84"E Length: 70.000'

Segment #2 : Line

Course: S00° 03' 49.16"E Length: 90.000'

Segment #3 : Line

Course: S89° 56' 10.84"W Length: 70.000'

Segment #4 : Line

Course: N00° 03' 49.16"W Length: 90.000'

Perimeter: 320.000' Area: 6300.00 Sq. Ft.

Error Closure: 0.0000 Course: N00° 00' 00.00"E

Precision 1: 320000000.000

\*\*\*\*\*

#### Lot 4

Segment #1 : Line

Course: N89° 56' 10.84"E Length: 70.000'

Segment #2 : Line

Course: S00° 03' 49.16"E Length: 90.000'

Segment #3 : Line

Course: S89° 56' 10.84"W Length: 70.000'

Segment #4 : Line

Course: N00° 03' 49.16"W Length: 90.000'

Perimeter: 320.000' Area: 6300.00 Sq. Ft.

Error Closure: 0.0000 Course: N00° 00' 00.00"E

Precision 1: 320000000.000

\*\*\*\*\*

#### Lot 5

Segment #1 : Line

Course: N89° 56' 10.84"E Length: 59.231'

Segment #2 : Line

Course: S00° 03' 49.16"E Length: 90.000'

Segment #3 : Line

Course: S89° 56' 10.84"W Length: 78.262'

Segment #4 : Curve

Length: 61.547' Radius: 530.000'

Delta: 006.6535 (d) Straight: 30.808'

Chord: 61.512' Course: N05° 22' 00.52"W

Course In: S87° 57' 35.80"W Course Out: N81° 18' 23.17"E

Segment #5 : Curve

Length: 43.035' Radius: 25.000'

Delta: 098.6299 (d) Straight: 29.081'

Chord: 37.915' Course: N40° 37' 17.00"E

Course In: N81° 18' 23.17"E Course Out: N00° 03' 49.16"W

Perimeter: 332.075' Area: 7218.21 Sq. Ft.

Error Closure: 0.0007 Course: S89° 50' 44.01"E

Precision 1: 474392.857

\*\*\*\*\*

**Lot 6**

Segment #1 : Line

Course: N89° 56' 10.84"E Length: 101.906'

Segment #2 : Curve

Length: 114.721' Radius: 470.003'

Delta: 013.9851 (d) Straight: 57.647'

Chord: 114.437' Course: S06° 14' 04.28"W

Course In: S89° 14' 31.04"W Course Out: S76° 46' 22.47"E

Segment #3 : Line

Course: N57° 29' 20.42"W Length: 62.759'

Segment #4 : Line

Course: N46° 39' 47.10"W Length: 32.229'

Segment #5 : Line

Course: N12° 46' 57.68"W Length: 59.267'

Perimeter: 370.882' Area: 8093.25 Sq. Ft.

Error Closure: 0.0002 Course: N41° 41' 26.50"E

Precision 1: 1854410.000

\*\*\*\*\*

**Lot 7**

Segment #1 : Curve

Length: 69.653' Radius: 470.000'

Delta: 008.4911 (d) Straight: 34.890'

Chord: 69.589' Course: S05° 00' 13.09"E

Course In: S80° 45' 02.93"W Course Out: N89° 14' 30.88"E

Segment #2 : Line

Course: S89° 56' 10.84"W Length: 101.906'

Segment #3 : Line

Course: N12° 46' 57.68"W Length: 61.254'

Segment #4 : Line

Course: N89° 56' 10.84"E Length: 50.156'

Segment #5 : Line

Course: N80° 45' 02.93"E Length: 60.013'

Perimeter: 342.981' Area: 6685.14 Sq. Ft.

Error Closure: 0.0005 Course: N58° 53' 13.39"W

Error North: 0.00025 East: -0.00041

\*\*\*\*\*

**Lot 8**

Segment #1 : Curve

Length: 28.986' Radius: 470.000'

Delta: 003.5335 (d) Straight: 14.497'

Chord: 28.981' Course: S11° 00' 57.38"E

Course In: S77° 13' 02.32"W Course Out: N80° 45' 02.93"E

Segment #2 : Line

Course: S80° 45' 02.93"W Length: 60.013'

Segment #3 : Line

Course: S89° 56' 10.84"W Length: 50.156'

Segment #4 : Line

Course: N12° 46' 57.68"W Length: 60.108'

Segment #5 : Line

Course: N89° 56' 10.84"E Length: 50.658'

Segment #6 : Line

Course: N77° 13' 02.32"E Length: 60.303'

Segment #7 : Line

Course: S12° 46' 57.68"E Length: 34.730'

Perimeter: 344.953' Area: 6693.73 Sq. Ft.

Error Closure: 0.0010 Course: S29° 06' 22.33"E

Precision 1: 344954.000

\*\*\*\*\*

#### Lot 9

Segment #1 : Line

Course: S12° 46' 57.68"E Length: 61.869'

Segment #2 : Line

Course: S77° 13' 02.32"W Length: 60.303'

Segment #3 : Line

Course: S89° 56' 10.84"W Length: 50.658'

Segment #4 : Line

Course: N12° 46' 57.68"W Length: 64.714'

Segment #5 : Line

Course: N89° 56' 10.84"E Length: 63.577'

Segment #6 : Line

Course: N77° 13' 02.32"E Length: 47.700'

Perimeter: 348.822' Area: 6946.64 Sq. Ft.

Error Closure: 0.0012 Course: N71° 18' 26.92"W

Precision 1: 290684.167

\*\*\*\*\*

#### Lot 10

Segment #1 : Line

Course: S12° 46' 57.68"E Length: 62.094'

Segment #2 : Line

Course: S77° 13' 02.32"W Length: 47.700'

Segment #3 : Line

Course: S89° 56' 10.84"W Length: 63.577'

Segment #4 : Line

Course: N12° 46' 57.68"W Length: 72.860'

Segment #5 : Line

Course: N89° 56' 10.84"E Length: 112.478'

Perimeter: 358.709' Area: 7737.26 Sq. Ft.

Error Closure: 0.0012 Course: S75° 06' 26.78"E

Precision 1: 298924.167

\*\*\*\*\*

# **Lot 11**

Segment #1 : Line

Course: N12° 46' 57.68"W Length: 73.611'

Segment #2 : Line

Course: N89° 56' 10.84"E Length: 102.910'

Segment #3 : Line

Course: S00° 03' 49.16"E Length: 90.000'

Segment #4 : Line

Course: S89° 56' 10.84"W Length: 42.281'

Segment #5 : Curve

Length: 16.852' Radius: 130.000'

Delta: 007.4271 (d) Straight: 8.438'

Chord: 16.840' Course: S86° 13' 21.97"W

Course In: S00° 03' 49.16"E Course Out: N07° 29' 26.89"W

Segment #6 : Curve

Length: 36.961' Radius: 25.000'

Delta: 084.7081 (d) Straight: 22.791'

Chord: 33.686' Course: N55° 08' 12.29"W

Course In: N07° 29' 26.89"W Course Out: S77° 13' 02.32"W

Perimeter: 362.615' Area: 8305.92 Sq. Ft.



Error Closure: 0.0006 Course: S89° 07' 40.95"W

Precision 1: 604358.333

\*\*\*\*\*

### Lot 12

Segment #1 : Line

Course: S89° 56' 10.84"W Length: 70.000'

Segment #2 : Line

Course: N00° 03' 49.16"W Length: 90.000'

Segment #3 : Line

Course: N89° 56' 10.84"E Length: 70.000'

Segment #4 : Line

Course: S00° 03' 49.16"E Length: 90.000'

Perimeter: 320.000' Area: 6300.00 Sq. Ft.

Error Closure: 0.0000 Course: N00° 00' 00.00"E

Precision 1: 320000000.000

\*\*\*\*\*

### Lot 13

Segment #1 : Line

Course: N89° 56' 10.84"E Length: 70.000'

Segment #2 : Line

Course: S00° 03' 49.16"E Length: 90.000'

Segment #3 : Line

Course: S89° 56' 10.84"W Length: 70.000'

Segment #4 : Line

Course: N00° 03' 49.16"W Length: 90.000'

Perimeter: 320.000' Area: 6300.00 Sq. Ft.

Error Closure: 0.0000 Course: N00° 00' 00.00"E

Precision 1: 320000000.000

\*\*\*\*\*

### Lot 14

Segment #1 : Line

Course: S89° 56' 10.84"W Length: 70.000'

Segment #2 : Line

Course: N00° 03' 49.16"W Length: 90.000'

Segment #3 : Line

Course: N89° 56' 10.84"E Length: 70.000'

Segment #4 : Line

Course: S00° 03' 49.16"E Length: 90.000'

Perimeter: 320.000' Area: 6300.00 Sq. Ft.

Error Closure: 0.0000 Course: N00° 00' 00.00"E

Precision 1: 320000000.000

\*\*\*\*\*

**Lot 15**

Segment #1 : Line

Course: S89° 56' 10.84"W Length: 70.000'

Segment #2 : Line

Course: N00° 03' 49.16"W Length: 90.000'

Segment #3 : Line

Course: N89° 56' 10.84"E Length: 70.000'

Segment #4 : Line

Course: S00° 03' 49.16"E Length: 90.000'

Perimeter: 320.000' Area: 6300.00 Sq. Ft.

Error Closure: 0.0000 Course: N00° 00' 00.00"E

Precision 1: 320000000.000

\*\*\*\*\*

#151307.1

## Jake Graves

---

**From:** Eric Feldt <Eric.Feldt@juneau.org>  
**Sent:** Thursday, July 02, 2015 9:52 AM  
**To:** 'Jake Graves'  
**Cc:** Mark Pusich  
**Subject:** RE: MCW PH2B

Jake,

Please submit a Subdivision Application, Development Permit Application, Construction Drawings, and \$400 fee to file the Final Plat. You can find these applications at the following CBJ website:

<http://www.juneau.org/cddftp/landpermit.php>

Sincerely,

Eric Feldt, CBJ Planner II, CFM  
155 South Seward Street  
Juneau, Alaska 99801  
Ph: (907) 586-0764  
Email: [Eric.Feldt@juneau.org](mailto:Eric.Feldt@juneau.org)

---

**From:** Jake Graves [<mailto:jgraves@rmjuneau.com>]  
**Sent:** Wednesday, July 01, 2015 2:55 PM  
**To:** Eric Feldt  
**Cc:** Mark Pusich  
**Subject:** MCW PH2B

Eric,

We are nearly complete with the construction plans for phase 2B. Is there anything else you will need from us to get final plat approval?

Thanks,

- Jacob Graves  
R&M Engineering

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

21623

**R&M Engineering, Inc.**  
6205 Glacier Highway  
Juneau, AK 99801  
907-780-6060

WELLS FARGO BANK, NA  
89-5/1252

7/30/2015

PAY TO THE ORDER OF City & Borough of Juneau

\$ \*\*400.00

Four Hundred and 00/100

DOLLARS

PROTECTED AGAINST FRAUD



City & Borough of Juneau  
Finance Dept., Sales Tax Division  
155 S. Seward St  
Juneau, AK 99801

VOID AFTER 90 DAYS

*Michael C. Stoy*



MEMO

151307.1 subdivision permit

⑈021623⑈ ⑆125200057⑆1000004940⑈

Details on Back

Intuit® CheckLock™ Secure Check

City and Borough of Juneau  
Payment Date Thursday, July 30, 2015  
Deposit Number 25011  
Operator Theresa Ross  
Land Management \$400.00  
Application # SMF20150006  
ROSCOE BICKNELL III

Total Paid \$400.00  
Check \$400.00  
Change \$0.00

Receipt Number CDD00006931  
7/30/2015 10:06:34 AM  
Paid By R&M Engineering Inc.  
Cashier Id: CDD

# CERTIFICATE OF PLAT APPROVAL

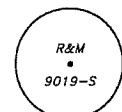
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NO. 2015, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, JUNEAU, ALASKA. DATED: JULY 29, 2015.

CHAIRMAN  
CITY AND BOROUGH OF JUNEAU  
PLANNING COMMISSION

ATTEST:

CLERK CITY AND BOROUGH OF JUNEAU  
PLANNING COMMISSION

## TYPICAL MONUMENT (ESTABLISHED THIS SURVEY)



## SECONDARY MONUMENT

1-1/4" DIA. YELLOW PLASTIC SURV-CAP  
ON 5/8" DIA. x 36" IRON PIN EXPOSED 2"

GLACIER LANDS SUBDIVISION  
BASIS OF BEARING  
EAST-2,643.16'(2,643.30')

| NUMBER | DELTA ANGLE | RADIUS  | ARC LENGTH | TANGENT | CHORD DIRECTION | CHORD LENGTH |
|--------|-------------|---------|------------|---------|-----------------|--------------|
| 1      | 98°37'48"   | 25.00'  | 43.04'     | 29.08'  | S40°37'17"W     | 35.92'       |
| 2      | 06°59'13"   | 530.00' | 61.55'     | 30.81'  | N05°22'01"W     | 81.51'       |
| 3      | 13°59'07"   | 470.00' | 114.72'    | 57.65'  | S06°14'04"W     | 114.44'      |
| 4      | 08°29'28"   | 470.00' | 69.65'     | 34.89'  | N05°00'14"W     | 69.59'       |
| 5      | 01°32'04"   | 470.00' | 12.59'     | 6.29'   | S01°31'31"E     | 12.59'       |
| 6      | 06°57'24"   | 470.00' | 57.07'     | 28.57'  | N05°46'15"W     | 57.03'       |
| 7      | 03°32'01"   | 470.00' | 28.99'     | 14.50'  | N11°00'57"W     | 28.98'       |
| 8      | 84°42'29"   | 25.00'  | 36.96'     | 22.79'  | S55°08'12"E     | 33.69'       |
| 9      | 07°25'38"   | 130.00' | 16.85'     | 8.44'   | S86°13'22"W     | 16.84'       |
| 10     | 10°37'26"   | 500.00' | 92.71'     | 46.49'  | N07°28'14"W     | 92.58'       |
| 11     | 12°43'09"   | 100.00' | 22.20'     | 11.15'  | S83°34'37"W     | 22.15'       |
| 12     | 90°00'00"   | 55.00'  | 86.39'     | 55.00'  | N45°03'49"W     | 77.78'       |

## EASEMENT NOTE:

OTHER THAN AS SHOWN, THERE IS AN IMPLIED PRIVATE DRAINAGE, MAINTENANCE AND ACCESS EASEMENT ALONG ALL SIDE PROPERTY LINES BEING 5' WIDE AND CENTERED ON THE PROPERTY LINE.

## PLANNED UNIT DEVELOPMENT NOTES

- 1.) THE TOTAL NUMBER OF DWELLING UNITS PER LOT ALLOWED FOR LOTS 1-15 IS ONE (1).
- 2.) THERE SHALL BE NO DISTURBANCE OR DEVELOPMENT WITHIN 25 FEET OF THE EXTERIOR BOUNDARY OF MONTANA CREEK WEST PUD. FENCES, SHEDS, DECKS, PATIOS, AND ALL OTHER STRUCTURES ARE NOT BEING ALLOWED IN THE PERIMETER BUFFER. DISTURBANCE TO THIS BUFFER IS LIMITED TO SELECTIVE TRIMMING OF BRANCHES, AND SMALL BUSHES. SEE NOTE 3.
- 3.) THIS SUBDIVISION SHALL ADHERE TO THE REQUIREMENTS OF C.B.J. ORDINANCE 2005-31 AS FOLLOWS:  
-ZONING FOR ALL LOTS WITHIN THIS SUBDIVISION IS ZONED D-3;  
-LOT 29 IS DESIGNATED AS A NO DEVELOPMENT AREA, COMMON OPEN AREA;  
-THERE SHALL BE NO DEVELOPMENT IN AREAS WHERE WETLANDS AND FLOODPLAINS COINCIDE  
-DEVELOPMENT OF WETLANDS FOR LOTS 1-15 AND LOT 30A SHALL BE ALLOWED AND DEEMED CONSISTENT WITH ENFORCEABLE POLICIES OF THE JUNEAU COASTAL MANAGEMENT PROGRAM AS ADOPTED IN CBJ 49.70.100, IF SUCH DEVELOPMENT IS OTHERWISE CONSISTENT WITH THE CBJ LAND USE CODE;  
-DENSITY ALLOWANCE OF A PARCEL WHICH IS SUBJECT TO THE DEVELOPMENT RESTRICTIONS OF CURRENT ZONING SHALL BE TRANSFERABLE TO THE FRACTION OF ANY SUCH PARCEL OF WHICH IS NOT SUBJECT TO RESTRICTIONS OF CURRENT ZONING PURSUANT TO THE REQUIREMENTS OF THE PLANNED UNIT DEVELOPMENT PROCESS AS SET FORTH IN CBJ 49.15.600
- 4.) BY THIS PLAT AN EASEMENT IS GRANTED TO THE RESIDENTS OF MONTANA CREEK WEST PHASE 2B ON ALL COMMON OPEN AREAS WITHIN THIS SUBDIVISION FOR THE PURPOSE OF ACCESS FOR RECREATIONAL USES AND TO ALLOW FOR THE DEVELOPMENT OF HIKING/WALKING TRAILS AND WETLANDS ENHANCEMENT POTENTIAL.
- 5.) NO ADDITIONAL DWELLING UNITS ARE ALLOWED ON LOTS 1 THROUGH 15.
- 6.) WITH THE EXCEPTION OF PARKS AND TRAILS, ALL DEVELOPMENT WITHIN THIS PHASE MUST BE SETBACK FROM THE EXTERIOR BOUNDARY A MINIMUM OF 25 FEET.
- 7.) BUILDING SETBACKS WITHIN THIS SUBDIVISION SHALL BE:  
MINIMUM FRONT YARD SETBACK = 20'  
MINIMUM REAR YARD SETBACK = 15'  
MINIMUM SIDE YARD SETBACK = 5'  
MINIMUM STREET SIDE YARD SETBACK = 13'

## CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE 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: JULY 29, 2015

OWNER: ROSCOE G. BICKNELL III

OWNER: ROSCOE G. BICKNELL IV

## NOTARY ACKNOWLEDGMENT

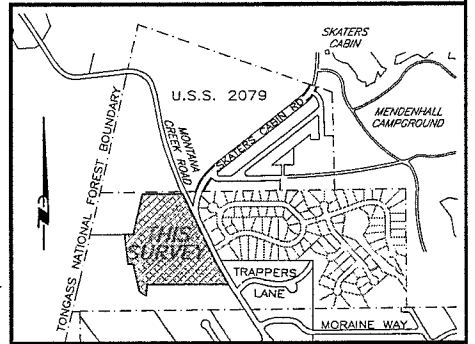
UNITED STATES OF AMERICA } ss.  
STATE OF ALASKA }

THIS IS TO CERTIFY THAT ON THIS DAY OF JULY, 2015, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ROSCOE G. BICKNELL III AND ROSCOE G. BICKNELL IV 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 VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES: \_\_\_\_\_

R&M ENGINEERING, INC.  
ENGINEERS GEOLOGISTS SURVEYORS



## VICINITY MAP

SOURCE: ALASKA ELECTRIC LIGHT & POWER CO. MAPPING  
SCALE: 1" = 1,000'

## SYMBOLS

- ⊕ G.L.O./B.L.M. MONUMENT (RECOVERED BY PREVIOUS SURVEY, [2007-20, JRD])
- ⊙ PRIMARY MONUMENT BY OTHERS (RECOVERED BY PREVIOUS SURVEY, [2007-20, JRD])
- ⊗ SECONDARY MONUMENT BY OTHERS (RECOVERED BY PREVIOUS SURVEY, [2007-20, JRD])
- 7570-S SECONDARY MONUMENT (ESTABLISHED BY PREVIOUS SURVEY, [2007-20, JRD])
- ⊙ 7570-S PRIMARY MONUMENT (ESTABLISHED BY PREVIOUS SURVEY, [2007-20, JRD])
- SECONDARY MONUMENT (ESTABLISHED THIS SURVEY)
- NO MONUMENT RECOVERED OR ESTABLISHED THIS SURVEY

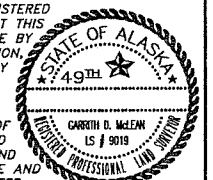
## GENERAL NOTES

- 1.) THE BASIS OF HORIZONTAL CONTROL FOR THIS SURVEY WAS BETWEEN RECOVERED G.L.O./B.L.M. MONUMENTS FOR CORNER 2, U.S. SURVEY 2178 AND CORNER 4, U.S. SURVEY 2079 HAVING A RECORD BEARING OF EAST.
- 2.) WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM THAT OF ACTUAL MEASURED AND/OR COMPUTED, THE RECORD SURVEY COURSE IS SHOWN WITHIN PARENTHESIS WHILE THE ACTUAL MEASURED AND/OR COMPUTED SURVEY COURSE IS SHOWN WITHOUT PARENTHESIS.
- 3.) THE RIGHT-OF-WAY FOR MONTANA CREEK ROAD WAS DETERMINED FROM PLAT NO. 90-60 ON FILE IN THE JUNEAU RECORDING DISTRICT OFFICE.
- 4.) THE J.W. BEAN MONUMENT RECOVERED AT THE SOUTHWEST CORNER OF LUPINE ACRES SUBDIVISION (PLAT NO. 78-17) WAS DETERMINED TO BE 3.03' INTO THE MONTANA CREEK ROAD RIGHT-OF-WAY.
- 5.) THE EXTERIOR BOUNDARY OF THIS SUBDIVISION IS BASED ON "A SUBDIVISION PLAT OF TRACT 1, U.S. SURVEY NO.2178 INTO TRACTS 1A AND 1B, U.S. SURVEY NO.2178" ON FILE IN THE JUNEAU RECORDING DISTRICT OFFICE AS PLAT NO.2005-33. MINOR ADJUSTMENT THE BOUNDARY HAVE BEEN MADE TO EFFECT MATHEMATICAL CLOSURE.

## 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 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: \_\_\_\_\_



## MONTANA CREEK WEST PHASE 2B

A SUBDIVISION OF  
LOT 30A,  
MONTANA CREEK WEST PHASE I  
WITHIN  
THE CITY AND BOROUGH OF JUNEAU, ALASKA  
JUNEAU RECORDING DISTRICT

OWNER:  
ROSCOE G. BICKNELL III & IV  
P.O. BOX 3357  
JUNEAU, ALASKA 99803

SURVEYOR:  
R&M ENGINEERING, INC.  
6205 GLACIER HIGHWAY  
JUNEAU, ALASKA 99801

SHEET 1 OF 1  
SCALE: 1"=80'  
DATE: JULY 29, 2015 R&M PROJ. NO. 151307

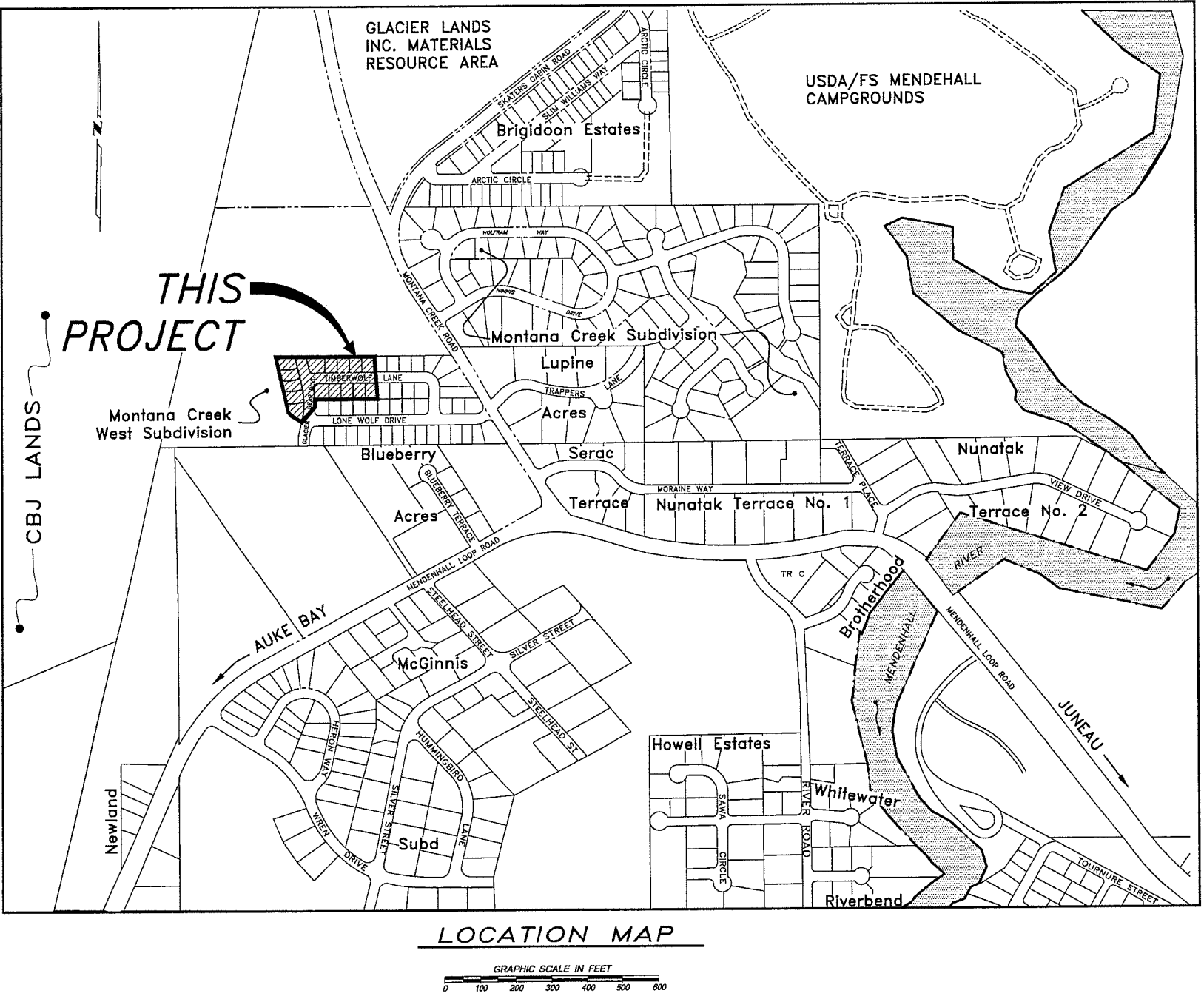
ATTACHMENT A

CONSTRUCTION IMPROVEMENT PLANS  
FOR  
MONTANA CREEK WEST  
PHASE 2B  
PLANNED UNIT DEVELOPEMENT  
CITY & BOROUGH OF JUNEAU, ALASKA

| SHEET INDEX |                                                                                                       |
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| C10         | EROSION CONTROL PLAN, DETAILS                                                                         |

| SYMBOLS  |                                                     |
|----------|-----------------------------------------------------|
| EXISTING | PROPOSED                                            |
|          | PRIMARY MONUMENT BY OTHERS (RECOVERED)              |
|          | SECONDARY MONUMENT BY OTHERS (RECOVERED)            |
|          | C.L. SPIKE MON. TO BE SET AFTER PAVING              |
|          | PROPERTY / BOUNDARY LINE                            |
|          | PROJECT BASELINE                                    |
|          | SANITARY SEWER MANHOLE                              |
|          | SANITARY SEWER LINE                                 |
|          | SANITARY SEWER ENCASEMENT                           |
|          | RIGID INSULATION CBJ, STD. DET. NO. 412             |
|          | STORM DRAIN PIPE                                    |
|          | STORM DRAIN MANHOLE                                 |
|          | STORM DRAIN CATCH BASIN                             |
|          | CONCRETE HEADWALL                                   |
|          | CURB AND GUTTER                                     |
|          | DRIVEWAY CURB CUT                                   |
|          | WATER LINE                                          |
|          | WATER VALVE                                         |
|          | FIRE HYDRANT                                        |
|          | STREET LIGHT                                        |
|          | TRAFFIC CONTROL SIGN                                |
|          | TOP OF BANK/SHOULDER<br>(HATCHURES POINT DOWNSLOPE) |
|          | CUT SLOPE LIMITS                                    |
|          | FILL SLOPE LIMITS                                   |
|          | SAW-CUT LINE                                        |
|          | DITCH                                               |
|          | ROCK LINED DRAINAGE WAY                             |
|          | EROSION CONTROL BARRIER                             |
|          | SILT FENCE                                          |
|          | CONTOUR LINES                                       |
|          | KETTLE PONDS                                        |
|          | EASEMENT LINES                                      |

| ABBREVIATIONS |                              |       |                         |
|---------------|------------------------------|-------|-------------------------|
| AD            | AREA DRAIN                   | NFS   | NON-FROST SUSCEPTIBLE   |
| A.C.          | ASPHALT CONCRETE             | NTS   | NOT TO SCALE            |
| APPROX.       | APPROXIMATE                  | PC    | POINT OF CURVATURE      |
| BOP           | BEGINNING OF PROJECT         | PL    | PROPERTY LINE           |
| CB            | CATCH BASIN                  | PT    | POINT OF TANGENT        |
| CBJ           | CITY & BOROUGH OF JUNEAU     | PVC   | POLYVINYL CHLORIDE PIPE |
| CL            | CENTERLINE                   | R     | RADIUS                  |
| CMP           | CORRUGATED METAL PIPE        | RT.   | RIGHT                   |
| CPP           | CORRUGATED POLYETHYLENE PIPE | SDMH  | STORM DRAIN MANHOLE     |
| CTE           | CONNECT TO EXISTING          | SSMH  | SANITARY SEWER MANHOLE  |
| DI            | DUCTILE IRON                 | STA.  | STATION                 |
| DIA           | DIAMETER                     | STD.  | STANDARD                |
| EAS'MT.       | EASEMENT                     | TOP   | TOP OF PIPE             |
| EL.           | ELEVATION                    | TRANS | TRANSFORMER             |
| EOP           | END OF PROJECT               | TYP.  | TYPICAL                 |
| EXIST.        | EXISTING                     | VC    | VERTICAL CURVE          |
| G.V.          | GATE VALVE                   |       |                         |
| I.E.          | INVERT ELEVATION             |       |                         |
| INV.          | INVERT                       |       |                         |
| LF.           | LINEAR FEET                  |       |                         |
| LT.           | LEFT                         |       |                         |
| MAX           | MAXIMUM                      |       |                         |
| MIN           | MINIMUM                      |       |                         |
| MTE           | MATCH TO EXISTING            |       |                         |



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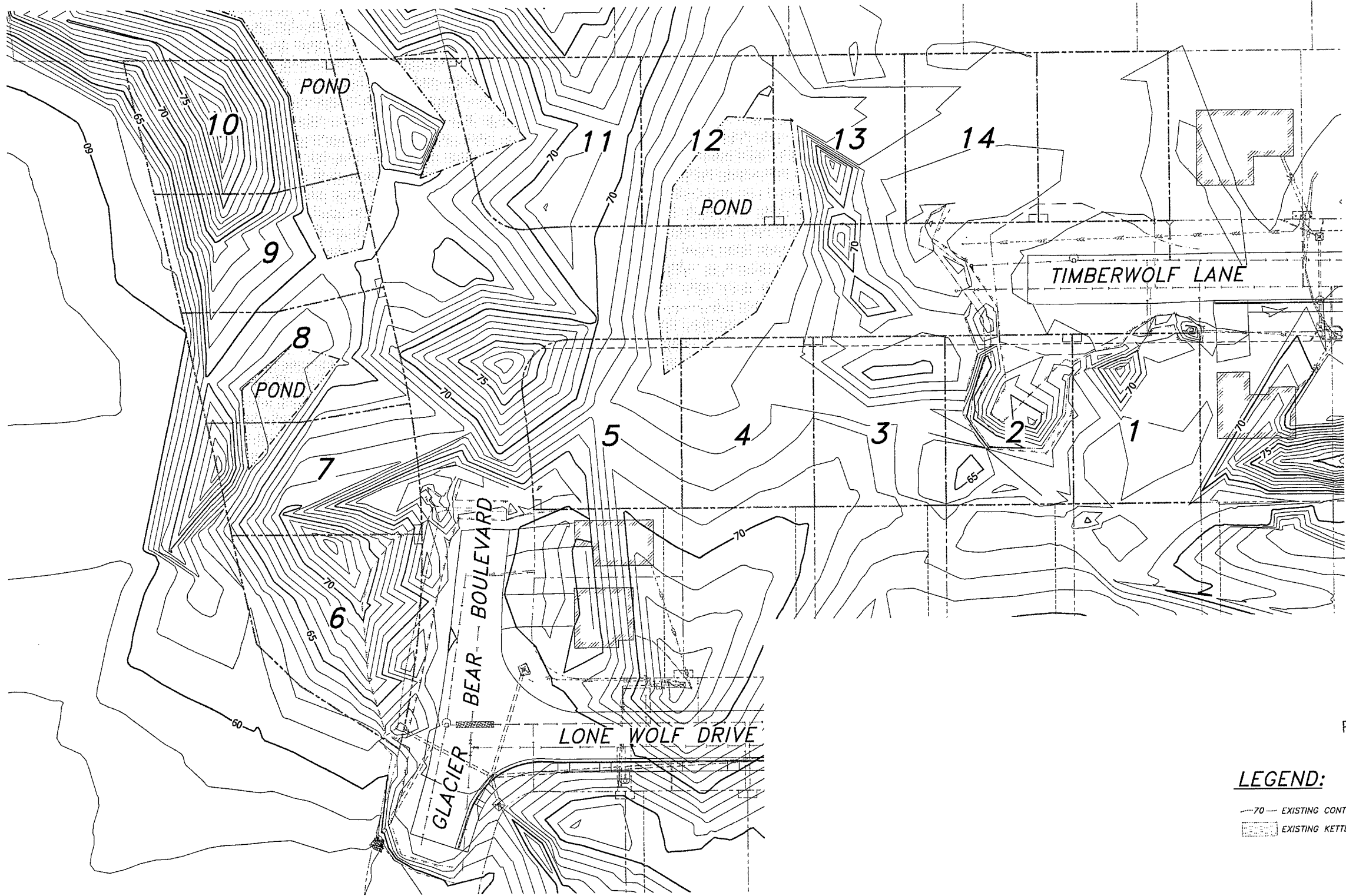
COVER SHEET



**R & M ENGINEERING, INC.**  
ENGINEERS GEOLGISTS SURVEYORS  
6205 GLACIER HIGHWAY - JUNEAU, ALASKA 99801  
PH. (907) 780-6060 - FX. (907) 780-4611  
E-MAIL : rmengineering@rmjuneau.com

**MONTANA CREEK WEST  
PHASE 2B**  
CONSTRUCTION IMPROVEMENT PLANS  
JUNEAU, ALASKA  
CLIENT: BICKNELL, INCORPORATED  
P.O. BOX 33517  
JUNEAU, ALASKA 99803

DATE: JUNE 29, 2015  
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**C1**  
SHEET 1 OF 10



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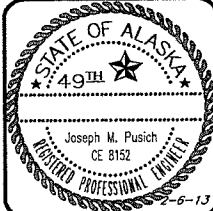
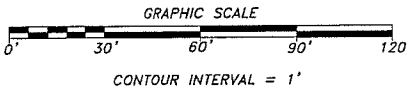
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LEGEND:

- 70- EXISTING CONTOURS
- [Stippled Area] EXISTING KETTLE PONDS

EXISTING TOPOGRAPHIC MAP



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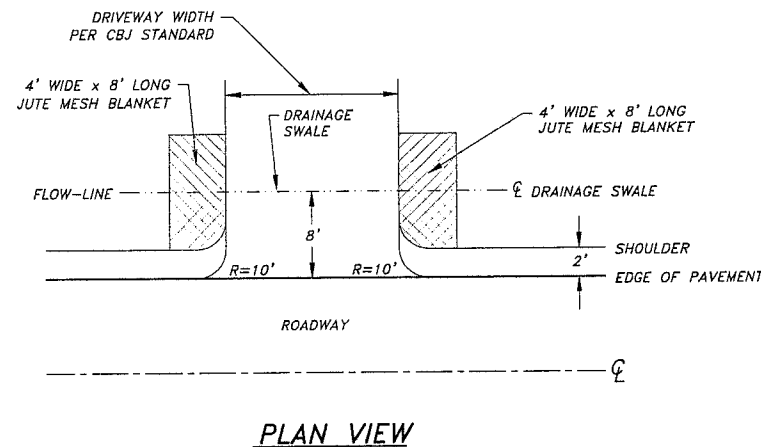
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**C2**  
SHEET 2 OF 10

ATTACHMENT A

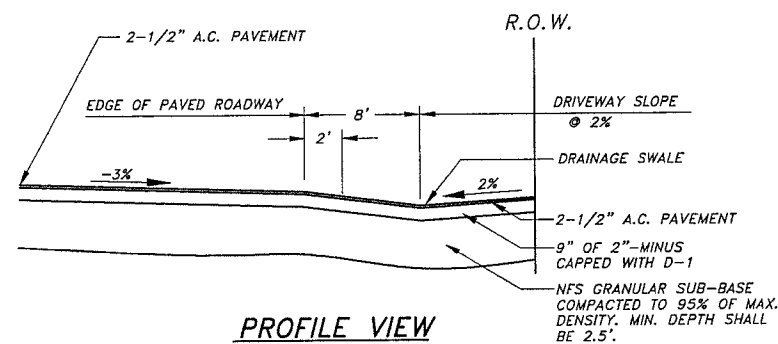
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1. CBJ ENGINEERING STANDARD DETAIL BOOK FOR CIVIL ENGINEERING PROJECTS AND SUBDIVISIONS IMPROVEMENTS DATED AUGUST, 2011, CBJ ENGINEERING STANDARD SPECIFICATIONS DATED DECEMBER, 2003, AND THE MANUAL OF BEST MANAGEMENT PRACTICE 19.12.120 ARE MADE A PART OF THIS PROJECT, WITH CURRENT REVISIONS AS APPLICABLE.
2. GRADES AND ALIGNMENTS SHOWN ON THESE PLANS ARE SUBJECT TO MINOR REVISIONS AS APPROVED BY THIS ENGINEER.
3. FINISHED PROFILE ELEVATIONS SHOWN ARE TO THE TOP OF ASPHALT PAVEMENT AT THE ROADWAY CENTERLINE. OTHER FINISH GRADE ELEVATIONS SHOWN ARE TO TOP OF ASPHALT PAVEMENT AT EDGE OF PAVEMENT.
4. LOCATION OF STORM DRAIN CATCH BASINS, AREA DRAINS, PIPING AND PIPE LENGTHS ARE SUBJECT TO MINOR FIELD REVISIONS, AS APPROVED BY THE ENGINEER.
5. ALL CUT AND FILL SLOPES SHALL BE SEEDED BY THE HYDROSEEDING METHOD. PLACE 2" MIN. TOPSOIL PRIOR TO SEEDING WHERE INSUFFICIENT ORGANIC MATERIAL EXISTS.
6. LOCATIONS OF EXISTING UNDERGROUND SEWER, WATER, STORM, TELEPHONE, CABLE TELEVISIONS, AND POWER UTILITIES SHOWN IN THESE PLANS WERE DERIVED FROM C.B.J. AS-BUILTS &/OR FIELD LOCATES. ACTUAL LOCATIONS MAY VARY FROM THOSE SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING, PROTECTING, AND MAINTAINING THE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. ANY DAMAGE RESULTING TO THESE UNDERGROUND UTILITIES DURING CONSTRUCTION SHALL BE PAID FOR BY THE CONTRACTOR AND SHALL BE PAID FOR BY THE CONTRACTOR AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. CALL "DIAL BEFORE YOU DIG" 586-1333.
7. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF AT A CBJ APPROVED WASTE DISPOSAL SITE.
8. PROVIDE KNOCKOUTS IN CATCH BASINS AND MANHOLES FOR ALL PIPE SHOWN ON THE PLANS
9. ALL ELECTRICAL LIGHT STANDARDS POSITIONS ARE SUBJECT TO APPROVAL/ RELOCATION BY CBJ ENGINEER AND /OR AEL&P.
10. AEL&P ELECTRIC, UTILITY AND CABLE SERVICE LOCATIONS SHALL BE COORDINATED WITH THE CONTRACTOR AND CBJ ENGINEERING DEPARTMENT.
11. TELEPHONE AND CABLE UTILITIES SHALL COORDINATE THEIR UTILITIES' LOCATION & INSTALLATION WITH AEL&P AND CBJ'S ENGINEERING DEPARTMENT.
12. ALL WORK FOR THESE PLANS SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND STANDARDS.
13. ALL CONSTRUCTION ACTIVITIES SHALL BE IN CONFORMANCE WITH THE "SWPPP" ACCEPTED BY THE CITY & BOROUGH OF JUNEAU, DATED 3/21/06 AS MODIFIED FOR PHASE 2A AND APPROVED BY DEC.
14. BEGIN SUBCUT AT 24 INCHES FROM PAVEMENT SAWCUT LINE AT STREET CONNECTIONS. REMOVE AND REPLACE BASE COURSE WITH 6-INCHES OF D-1 TO 12-INCHES FROM PAVEMENT SAWCUT LINE.
15. ONLY HORIZONTAL ELBOW FITTINGS (BENDS) ARE SHOWN ON THE PLANS. ADDITIONAL FITTINGS WILL BE REQUIRED FOR VERTICAL DEFLECTIONS NEAR CONNECTION TO EXISTING PIPES, AND AT OTHER LOCATIONS REQUIRING GRADE CHANGES TO AVOID CONFLICTS.
16. THE CONTRACTOR SHALL NOTIFY CBJ WATER UTILITIES AT 780-6808 OF PROPOSED WATER SERVICE INTERRUPTION AND SUBMIT THE "WATER SYSTEM SPECIAL USE PERMIT" (CONSIGNED BY THE ENGINEER) AT LEAST 48 HOURS PRIOR TO SHUT DOWN OR FLUSHING OF MAINLINE WATER PIPE.
17. "JUMPING JACK", OR SIMILAR TYPE COMPACTORS SHALL BE USED FOR COMPACTION WITHIN 18 INCHES OF THE OUTSIDE SURFACE OF ALL WATER VALVE BOXES AND MANHOLES WITHIN THE STREET AND SIDEWALK LIMITS.
18. THE USE OF GROUT AND QUICKSET CEMENT PRODUCTS WITH ADJUSTING RINGS, BRICKS, WOOD, STONES AND OTHER SIMILAR GRADE ADJUSTMENT DEVICES TO SUPPORT CATCH BASIN FRAMES OVER CATCH BASINS AND MANHOLES WILL NOT BE PERMITTED ON THIS PROJECT. SEE PLAN SHEET C301 AND CBJ STANDARD SPECIFICATIONS, SECTION 02502 - STORM SEWER MANHOLES, INLETS AND CATCH BASINS FOR CATCH BASIN FRAME SUPPORT REQUIREMENTS.

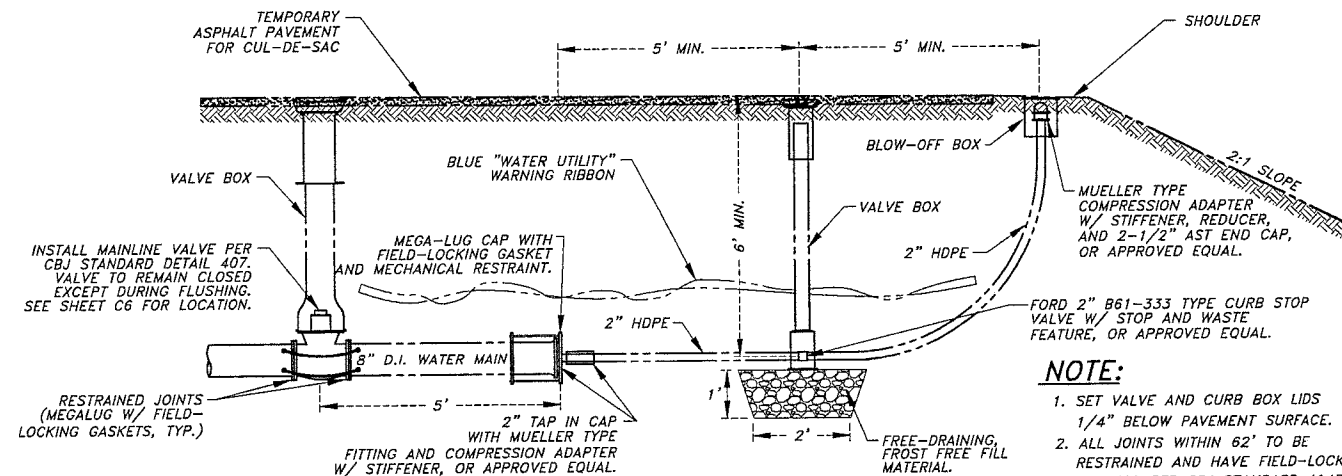


PLAN VIEW



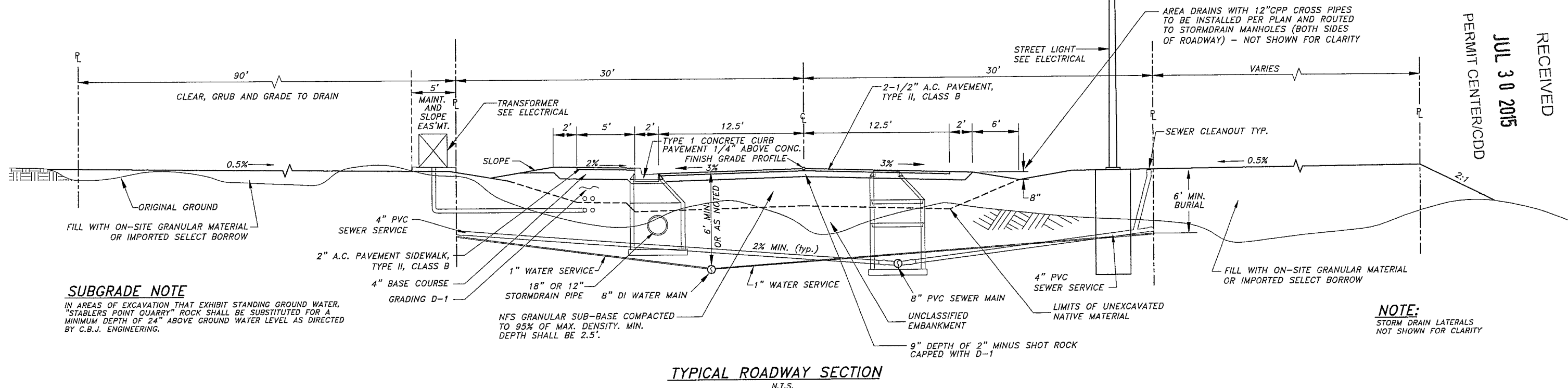
PROFILE VIEW

DRIVEWAY DRAINAGE SWALE  
N.T.S.



① TEMPORARY BLOW-OFF DETAIL  
N.T.S.

| DETAIL NO. | DETAIL NO. | DETAIL NO. | DETAIL NO. |
|------------|------------|------------|------------|
| 103        | 203        | 305        | 405        |
| 104A       | 205        | 306        | 406        |
| 105        | 206A       | 307        | 407        |
| 106        | 209        | 308        | 409        |
| 111        | 210        | 309        | 412        |
| 118        | 213        | 310        | 414        |
| 125        | 215        | 311        |            |
| 126        | 303        | 403        |            |
| 127A       | 304A       | 404        |            |



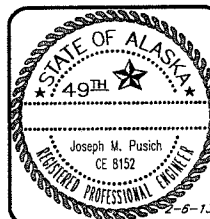
TYPICAL ROADWAY SECTION  
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**CONSTRUCTION DETAILS**  
TYPICAL ROADWAY SECTION  
GENERAL CONSTRUCTION NOTES  
STANDARD DETAIL TABLE



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ENGINEERS      GEOLOGISTS      SURVEYORS  
6205 GLACIER HIGHWAY — JUNEAU, ALASKA 99801  
PH. (907) 780-6060 — FX. (907) 780-4611  
E-MAIL : [rmengineering@rmjuneau.com](mailto:rmengineering@rmjuneau.com)

**MONTANA CREEK WEST  
PHASE 2B**  
CONSTRUCTION IMPROVEMENT PLANS  
JUNEAU, ALASKA

CLIENT: BICKNELL INCORPORATED  
P.O. BOX 33517  
JUNEAU, ALASKA 99803

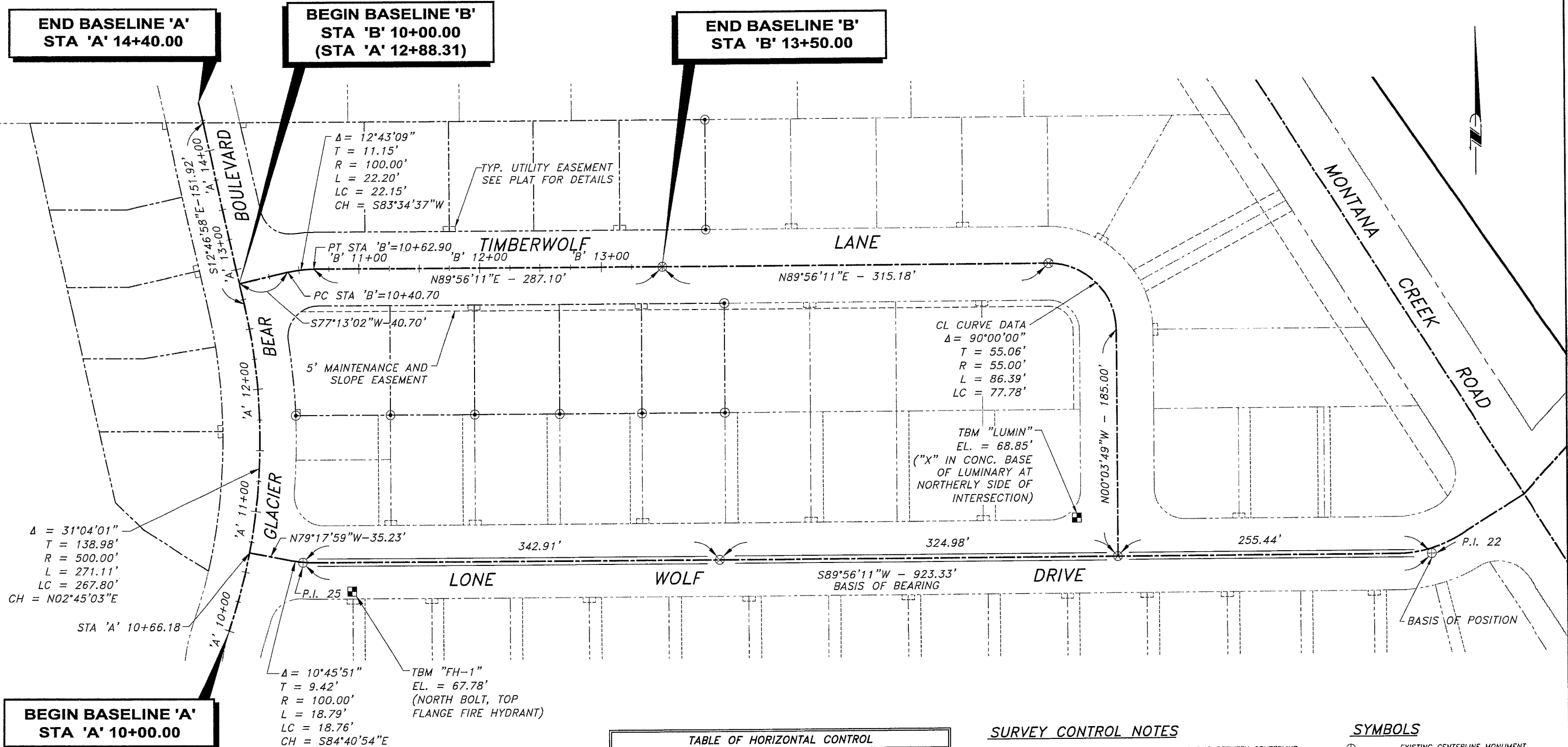
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C3

SHEET 3 OF 1

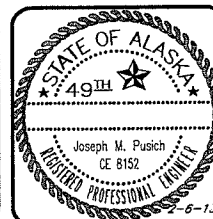
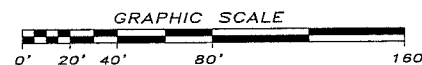
## ATTACHMENT A





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SURVEY CONTROL DIAGRAM



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PH. (907) 780-6060 - FX. (907) 780-4611  
E-MAIL : rmengineering@rmjuneau.com

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JUNEAU, ALASKA 99803

DATE: JUNE 29, 2015  
R & M NO. 151307  
**C4**  
SHEET 4 OF 10

| PIPE | DIA. | LENGTH | TYPE | SLOPE |
|------|------|--------|------|-------|
| P-1  | 12"  | 13'    | CPP  | 1.00% |
| P-2  | 18"  | 92'    | CPP  | 0.60% |
| P-3  | 12"  | 34'    | CPP  | 0.60% |
| P-4  | 12"  | 14'    | CPP  | 0.60% |
| P-5  | 18"  | 86'    | CPP  | 0.60% |

NOTE: PIPE LENGTHS AND SLOPES ARE MEASURED FROM CENTER TO CENTER OF STRUCTURES.

| S-1                  | SDMH TYPE I |
|----------------------|-------------|
| STA. 10+89.74        | 26.53' RT.  |
| GRATE FL EL=         | 64.44' +/-  |
| P-1 I.E.=            | 60.77'      |
| P-2 I.E.=            | 60.77'      |
| EXIST. 18" CPP I.E.= | 60.56'      |
| SUMP=                | 16" MIN.    |

| S-2           | CB TYPE-III* |
|---------------|--------------|
| STA. 10+98.79 | 35.14' RT.   |
| GRATE FL EL=  | 64.54'       |
| P-1 I.E.=     | 60.90'       |
| 6" PVC I.E.=  | 61.00'       |
| SUMP=         | 16" MIN.     |

\*WITH CONCRETE AREA DRAIN

| S-3           | SDMH TYPE I |
|---------------|-------------|
| STA. 11+77.01 | 13.25' RT.  |
| GRATE FL EL=  | 65.28'      |
| P-2 I.E.=     | 61.32'      |
| P-3 I.E.=     | 61.42'      |
| P-4 I.E.=     | 61.42'      |
| P-5 I.E.=     | 61.42'      |
| SUMP=         | 16" MIN.    |

| S-4           | CB TYPE-III* |
|---------------|--------------|
| STA. 11+77.01 | 20.50' LT.   |
| GRATE FL EL=  | 64.45'       |
| P-3 I.E.=     | 61.62'       |
| 6" PVC I.E.=  | 61.72'       |
| SUMP=         | 16" MIN.     |

\*WITH CONCRETE AREA DRAIN

| S-5           | CB TYPE-III* |
|---------------|--------------|
| STA. 11+77.01 | 27.50' RT.   |
| GRATE FL EL=  | 64.50'       |
| P-4 I.E.=     | 61.50'       |
| 6" PVC I.E.=  | 61.60'       |
| SUMP=         | 16" MIN.     |

\*WITH CONCRETE AREA DRAIN

| STATION    | OFFSET  | I.E.   |
|------------|---------|--------|
| 'A'11+07.7 | 33' RT. | 61.00' |
| 'A'11+57.4 | 30' LT. | 61.47' |
| 'A'11+69.8 | 30' RT. | 61.59' |
| 'A'11+74.7 | 30' LT. | 61.24' |
| 'A'11+84.9 | 30' RT. | 61.61' |

NOTE: STORM DRAIN LATERALS TO BE 6" CPP AND SLOPED AT 2% TO EACH LOT. CONNECTIONS TO STORM DRAIN MAIN LINE PIPE SHALL BE WITH CPP SADDLE TEE OR HANGOR UNI-T TAPPING TEE.

#### DRIVEWAY NOTES:

1. DRIVEWAYS INDICATED ARE LOCATED AT CENTER OF EACH LOT. IF POSITIONED DIFFERENTLY, APPROPRIATE MODIFICATIONS TO SWALE ELEVATIONS WILL BE REQUIRED.
2. CONSTRUCT CURB CUTS PER C.B.J. STANDARD DETAIL 105 FOR LOTS 9,10,11 AND 12.

#### CONSTRUCTION NOTES:

1. RIGID INSULATION TO BE USED AT WATER MAIN AND STORM DRAIN CROSSINGS PER CBJ STANDARD DETAIL 412.
2. STORM DRAIN PIPE BEDDING TO BE TYPE 4 BEDDING MATERIAL.
3. MAINTAIN 9" JOINT SEPARATION AT PIPE CROSSINGS.
4. MARK AND CAP STORM SEWER SERVICES PER CBJ STANDARD DETAIL 307.
5. WATER SERVICE CURB BOXES AND SANITARY SEWER SERVICE CLEANOUTS SHALL BE 3' MIN. FROM COMMON LOT LINES AND/OR UTILITY EASEMENT BOUNDARIES.
6. EXISTING ASPHALT SIDEWALK AND CURB/GUTTER TO BE REMOVED AND NEW ACCESSIBLE SIDEWALK RAMP WITH DETECTABLE WARNING TILE TO BE INSTALLED.

| STATION     | OFFSET     | PIPE SIZE & TYPE | LENGTH |
|-------------|------------|------------------|--------|
| 'A'11+54.59 | 29.00' LT. | 1" COPPER        | 34'    |
| 'A'12+32.52 | 29.00' LT. | 1" COPPER        | 40'    |
| 'A'12+47.96 | 29.00' LT. | 1" COPPER        | 40'    |

STATIONS & OFFSETS ARE MEASURED FROM PROJECT BASELINE TO CENTER OF CURB BOX.

| STATION     | OFFSET     | PIPE SIZE & TYPE | LENGTH |
|-------------|------------|------------------|--------|
| 'A'11+56.73 | 29.00' LT. | 4" PVC           | 21'    |
| 'A'12+29.91 | 29.00' LT. | 4" PVC           | 20'    |
| 'A'12+50.65 | 29.00' LT. | 4" PVC           | 21'    |

STATIONS & OFFSETS ARE MEASURED FROM PROJECT BASELINE TO CENTER OF CLEANOUT CAPS.

| PIPE | DIA. | LENGTH | TYPE | SLOPE |
|------|------|--------|------|-------|
| SP-1 | 8"   | 150'   | PVC  | 0.59% |
| SP-2 | 8"   | 137'   | PVC  | 0.40% |
| SP-3 | 8"   | 286'   | PVC  | 0.59% |

NOTE: PIPE LENGTHS AND SLOPES ARE MEASURED FROM CENTER TO CENTER OF STRUCTURES.

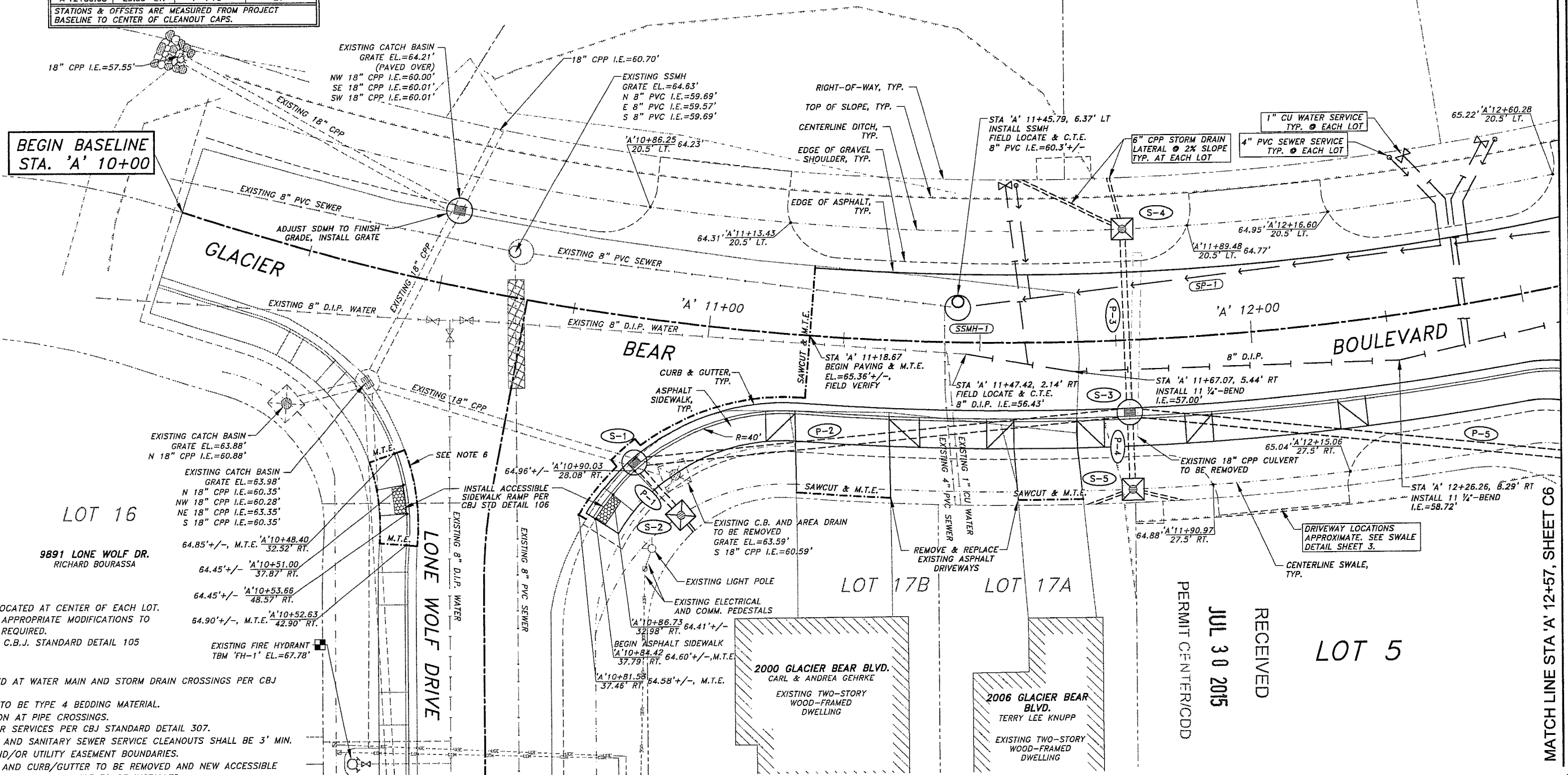
| SSMH-1           | TYPE-I MH  |
|------------------|------------|
| STA. 11+45.79    | 6.37' LT.  |
| LID EL=          | 65.35'     |
| EXIST 8" PVC EL= | 60.30' +/- |

#### SPECIAL NOTE:

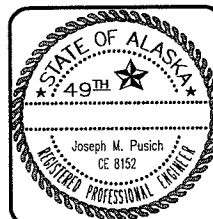
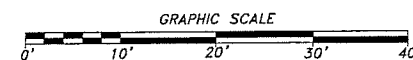
RIGHT-OF-WAY LINES MUST BE STAKED PRIOR TO INSTALLATION OF WATER VALVE BOXES AND SEWER SERVICE CLEANOUTS.

**DIAL BEFORE YOU DIG!**  
**586-1333**

U/G POWER, TELEPHONE & T.V. SHOWN ON THIS DRAWING INDICATE EXISTENCE ONLY AND DO NOT SUBSTITUTE FOR FIELD LOCATES



PLAN VIEW  
STA 'A' 10+00 to STA 'A' 12+57



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DATE: JUNE 29, 2015  
R & M NO. 151307  
**C5**  
SHEET 5 OF 10

### STORM DRAIN PIPE SUMMARY

| PIPE | DIA. | LENGTH | TYPE | SLOPE |
|------|------|--------|------|-------|
| P-5  | 18"  | 86'    | CPP  | 0.60% |
| P-6  | 18"  | 18'    | CPP  | 0.60% |
| P-7  | 18"  | 38'    | CPP  | 0.60% |
| P-8  | 12"  | 42'    | CPP  | 0.60% |
| P-9  | 12"  | 14'    | CPP  | 0.60% |
| P-10 | 18"  | 111'   | CPP  | 0.60% |
| P-11 | 12"  | 34'    | CPP  | 0.60% |
| P-12 | 12"  | 14'    | CPP  | 0.60% |
| P-13 | 18"  | 147'   | CPP  | 0.60% |

NOTE: PIPE LENGTHS AND SLOPES ARE MEASURED FROM CENTER TO CENTER OF STRUCTURES.

### S-6 CB TYPE-III\*

STA. 'A' 12+57.26 32.23' RT.  
 GRATE FL EL.= 66.14'  
 P-5 I.E.= 61.94'  
 P-6 I.E.= 62.04'  
 SUMP= 16" MIN.  
 \*WITH CONCRETE AREA DRAIN

### S-7 SDMH TYPE-I

STA. 'A' 12+73.99 33.95' RT.  
 GRATE FL EL.= 66.14'  
 P-6 I.E.= 62.15'  
 P-7 I.E.= 62.25'  
 P-13 I.E.= 62.25'  
 SUMP= 16" MIN.

### S-8 SDMH TYPE-I

STA. 'A' 13+10.25 21.69' RT.  
 GRATE FL EL.= 65.83'  
 P-7 I.E.= 62.48'  
 P-8 I.E.= 62.58'  
 P-9 I.E.= 62.58'  
 P-10 I.E.= 62.58'  
 SUMP= 16" MIN.

### S-9 CB TYPE-III\*

STA. 'A' 13+10.25 20.50' LT.  
 GRATE FL EL.= 65.25'  
 P-8 I.E.= 62.83'  
 6" PVC I.E.= 62.93'  
 SUMP= 16" MIN.  
 \*WITH CONCRETE AREA DRAIN

### S-10 CB TYPE-III\*

STA. 'A' 13+21.32 30.89' RT.  
 GRATE FL EL.= 65.80'  
 P-9 I.E.= 62.66'  
 SUMP= 16" MIN.  
 \*WITH CONCRETE AREA DRAIN

### S-11 SDMH TYPE-I

STA. 'A' 14+20.80 13.75' RT.  
 GRATE FL EL.= 66.82'  
 P-10 I.E.= 63.25'  
 P-11 I.E.= 63.35'  
 P-12 I.E.= 63.35'  
 SUMP= 16" MIN.

### S-12 CB TYPE-III\*

STA. 'A' 14+20.80 20.49' LT.  
 GRATE FL EL.= 65.95'  
 P-11 I.E.= 63.55'  
 6" PVC I.E.= 63.65'  
 SUMP= 16" MIN.  
 \*WITH CONCRETE AREA DRAIN

### S-13 CB TYPE-III\*

STA. 'A' 14+20.80 27.50' RT.  
 GRATE FL EL.= 66.79'  
 P-12 I.E.= 63.43'  
 6" PVC I.E.= 63.53'  
 SUMP= 16" MIN.  
 \*WITH CONCRETE AREA DRAIN

### WATER SERVICE SUMMARY TABLE

| STATION      | OFFSET     | PIPE SIZE & TYPE | LENGTH |
|--------------|------------|------------------|--------|
| 'A' 13+61.08 | 29.00' LT. | 1" COPPER        | 38'    |
| 'A' 13+74.71 | 29.00' LT. | 1" COPPER        | 38'    |
| 'B' 10+98.23 | 29.00' LT. | 1" COPPER        | 44'    |
| 'B' 11+12.23 | 29.00' LT. | 1" COPPER        | 44'    |
| 'B' 11+17.67 | 29.00' RT. | 1" COPPER        | 18'    |
| 'B' 11+32.73 | 29.00' RT. | 1" COPPER        | 18'    |

STATIONS & OFFSETS ARE MEASURED FROM PROJECT BASELINE TO CENTER OF CURB BOX.

### SANITARY SEWER SERVICE SUMMARY TABLE

| STATION      | OFFSET     | PIPE SIZE & TYPE | LENGTH |
|--------------|------------|------------------|--------|
| 'A' 13+57.88 | 29.00' LT. | 4" PVC           | 26'    |
| 'A' 13+77.54 | 29.00' LT. | 4" PVC           | 26'    |
| 'B' 10+95.35 | 29.00' LT. | 4" PVC           | 32'    |
| 'B' 11+15.01 | 29.00' LT. | 4" PVC           | 32'    |
| 'B' 11+16.56 | 29.00' RT. | 4" PVC           | 31'    |
| 'B' 11+33.83 | 29.00' RT. | 4" PVC           | 31'    |

STATIONS & OFFSETS ARE MEASURED FROM PROJECT BASELINE TO CENTER OF CLEANOUT CAPS.

### STORM DRAIN LATERALS SUMMARY THIS SHEET

| STATION     | OFFSET  | I.E.   |
|-------------|---------|--------|
| 'A' 12+97.8 | 30' LT. | 63.24' |
| 'A' 13+13.8 | 30' LT. | 63.13' |
| 'A' 14+08.3 | 30' RT. | 63.79' |
| 'A' 14+20.3 | 30' LT. | 63.84' |

NOTE: STORM DRAIN LATERALS TO BE 6" CPP AND SLOPED AT 2% TO EACH LOT. CONNECTIONS TO STORM DRAIN MAIN LINE PIPE SHALL BE WITH CPP SADDLE TEE OR HANGOR UNI-T TAPPING TEE.

### SSMH-2 TYPE-I MH

STA. 12+97.39 6.25' LT.  
 LID EL.= 66.32'  
 SP-1 I.E.= 61.38'  
 SP-2 I.E.= 61.58'  
 SP-3 I.E.= 61.38'

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### CONSTRUCTION NOTES:

1. INSTALL 8" C900 PVC SEWER PIPE FOR 10' MINIMUM EACH SIDE OF MAINLINE CROSSING PER CBJ STD. DETAIL NO. 215.
2. WATERLINE JOINTS TO BE 9' MINIMUM FROM EACH SIDE OF MAINLINE CROSSING PER CBJ STD. DETAIL NO. 215.

END BASELINE  
STA. 'A' 14+40

STA 'A' 14+34.43, 6.25' LT  
INSTALL CLEANOUT AND 4x4 MARKER POST.  
I.E.=62.44'

STA 'A' 14+30.00' END PAVING  
EL.=67.36'

STA 'A' 14+30.00', 14.50' RT.  
END CURB, TAPER

66.20' 'A' 14+11.62  
20.5' LT.

66.03' 'A' 13+85.93  
20.5' LT.

65.80' 'A' 13+49.63  
20.5' LT.

65.63' 'A' 13+23.94  
20.5' LT.

65.40' 'A' 12+86.55  
20.5' LT.

65.25' 'A' 12+78.64, 6.25' RT  
INSTALL 8"x8"x8" TEE AND (3) 8" GATE VALVES

65.10' 'A' 12+70.72, 6.25' RT  
INSTALL 8"x8"x8" TEE AND (3) 8" GATE VALVES

64.95' 'A' 12+62.80, 6.25' RT  
INSTALL 8"x8"x8" TEE AND (3) 8" GATE VALVES

64.80' 'A' 12+54.88, 6.25' RT  
INSTALL 8"x8"x8" TEE AND (3) 8" GATE VALVES

64.65' 'A' 12+46.96, 6.25' RT  
INSTALL 8"x8"x8" TEE AND (3) 8" GATE VALVES

64.50' 'A' 12+39.04, 6.25' RT  
INSTALL 8"x8"x8" TEE AND (3) 8" GATE VALVES

64.35' 'A' 12+31.12, 6.25' RT  
INSTALL 8"x8"x8" TEE AND (3) 8" GATE VALVES

64.20' 'A' 12+23.20, 6.25' RT  
INSTALL 8"x8"x8" TEE AND (3) 8" GATE VALVES

64.05' 'A' 12+15.28, 6.25' RT  
INSTALL 8"x8"x8" TEE AND (3) 8" GATE VALVES

63.90' 'A' 12+07.36, 6.25' RT  
INSTALL 8"x8"x8" TEE AND (3) 8" GATE VALVES

63.75' 'A' 11+99.44, 6.25' RT  
INSTALL 8"x8"x8" TEE AND (3) 8" GATE VALVES

63.60' 'A' 11+91.52, 6.25' RT  
INSTALL 8"x8"x8" TEE AND (3) 8" GATE VALVES

63.45' 'A' 11+83.60, 6.25' RT  
INSTALL 8"x8"x8" TEE AND (3) 8" GATE VALVES

63.30' 'A' 11+75.68, 6.25' RT  
INSTALL 8"x8"x8" TEE AND (3) 8" GATE VALVES

63.15' 'A' 11+67.76, 6.25' RT  
INSTALL 8"x8"x8" TEE AND (3) 8" GATE VALVES

63.00' 'A' 11+59.84, 6.25' RT  
INSTALL 8"x8"x8" TEE AND (3) 8" GATE VALVES

62.85' 'A' 11+51.92, 6.25' RT  
INSTALL 8"x8"x8" TEE AND (3) 8" GATE VALVES

62.70' 'A' 11+44.00, 6.25' RT  
INSTALL 8"x8"x8" TEE AND (3) 8" GATE VALVES

62.55' 'A' 11+36.08, 6.25' RT  
INSTALL 8"x8"x8" TEE AND (3) 8" GATE VALVES

62.40' 'A' 11+28.16, 6.25' RT  
INSTALL 8"x8"x8" TEE AND (3) 8" GATE VALVES

62.25' 'A' 11+20.24, 6.25' RT  
INSTALL 8"x8"x8" TEE AND (3) 8" GATE VALVES

62.10' 'A' 11+12.32, 6.25' RT  
INSTALL 8"x8"x8" TEE AND (3) 8" GATE VALVES

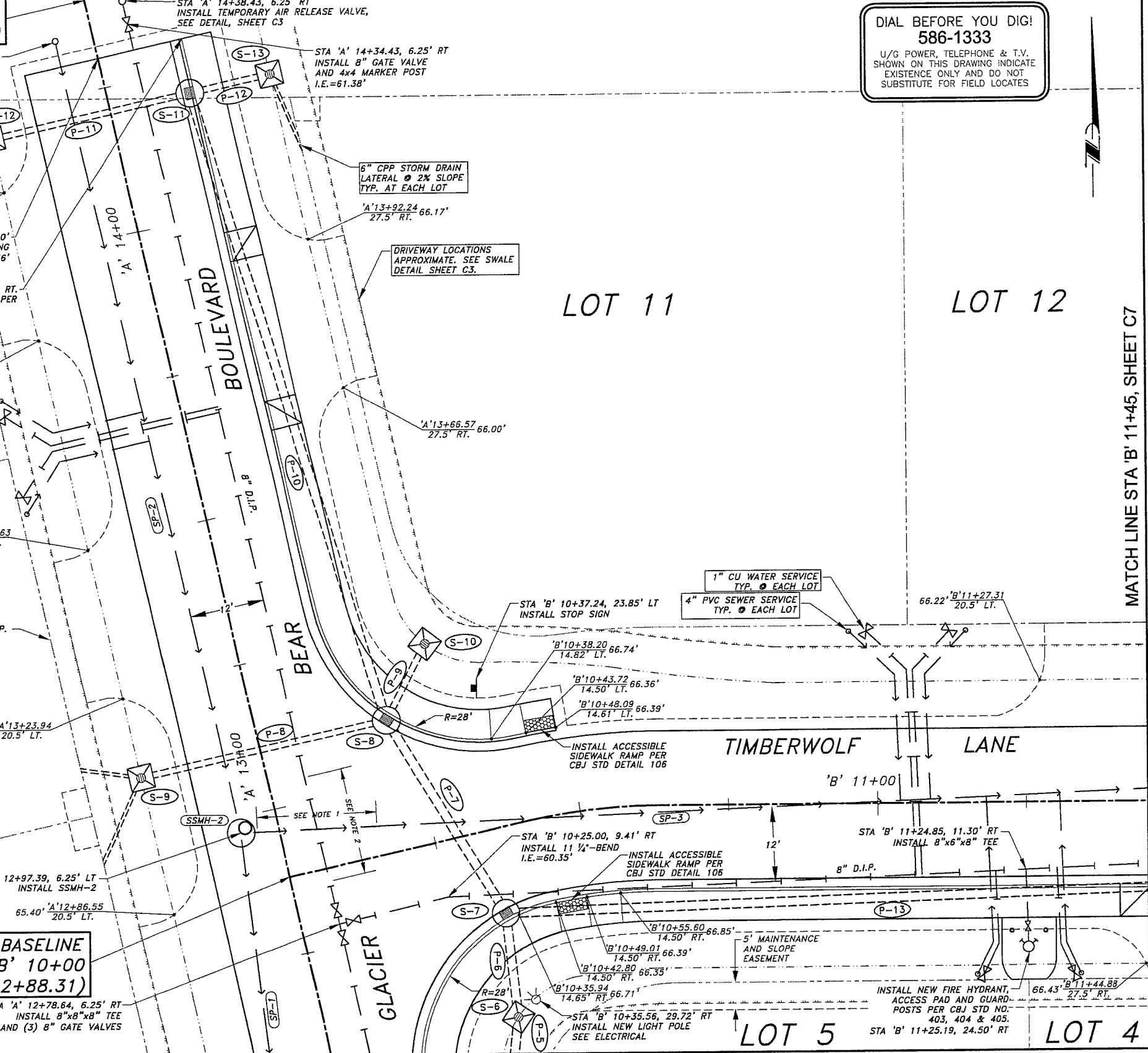
61.95' 'A' 11+04.40, 6.25' RT  
INSTALL 8"x8"x8" TEE AND (3) 8" GATE VALVES

61.80' 'A' 10+96.48, 6.25' RT  
INSTALL 8"x8"x8" TEE AND (3) 8" GATE VALVES

61.65' 'A' 10+88.56, 6.25' RT  
INSTALL 8"x8"x8" TEE AND (3) 8" GATE VALVES

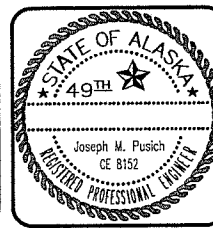
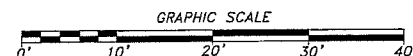
61.50' 'A' 10+80.64, 6.25' RT  
INSTALL 8"x8"x8" TEE AND (3) 8" GATE VALVES

61.35' 'A' 10+72.72, 6.25' RT  
INSTALL 8"x8"x8" TEE AND (3) 8" GATE VALVES



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PLAN VIEW  
STA 'A' 12+57 to STA 'A' 14+40  
STA 'B' 10+00 to STA 'B' 11+45



**R & M ENGINEERING, INC.**  
 ENGINEERS GEOLOGISTS SURVEYORS  
 6205 GLACIER HIGHWAY - JUNEAU, ALASKA 99801  
 PH. (907) 780-6060 - FX. (907) 780-4611  
 E-MAIL: rmengineering@rmjuneau.com

**MONTANA CREEK WEST  
 PHASE 2B**  
 CONSTRUCTION IMPROVEMENT PLANS  
 JUNEAU, ALASKA  
 CLIENT: BICKNELL INCORPORATED  
 P.O. BOX 33517  
 JUNEAU, ALASKA 99803

DATE: JUNE 29, 2015  
 R & M NO. 151307  
**C6**  
 SHEET 6 OF 10

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| S-14 SDMH TYPE-I            |          |
|-----------------------------|----------|
| STA. 'B'11+84.20 13.25' RT. |          |
| GRATE FL EL=                | 67.20'   |
| P-13 I.E.=                  | 63.13'   |
| P-14 I.E.=                  | 63.23'   |
| P-15 I.E.=                  | 63.23'   |
| P-16 I.E.=                  | 63.23'   |
| SUMP=                       | 16" MIN. |

| S-15 CB TYPE-III*           |          |
|-----------------------------|----------|
| STA. 'B'11+84.20 20.50' LT. |          |
| GRATE FL EL=                | 66.58'   |
| P-14 I.E.=                  | 63.43'   |
| 6" PVC I.E.=                | 63.53'   |
| SUMP=                       | 16" MIN. |
| *WITH CONCRETE AREA DRAIN   |          |

| S-16 CB TYPE-III*           |          |
|-----------------------------|----------|
| STA. 'B'11+84.20 27.50' RT. |          |
| GRATE FL EL=                | 66.68'   |
| P-15 I.E.=                  | 63.31'   |
| 6" PVC I.E.=                | 63.41'   |
| SUMP=                       | 16" MIN. |
| *WITH CONCRETE AREA DRAIN   |          |

| S-17 SDMH TYPE-I            |          |
|-----------------------------|----------|
| STA. 'B'13+24.20 13.25' RT. |          |
| GRATE FL EL=                | 68.20'   |
| P-16 I.E.=                  | 64.07'   |
| P-17 I.E.=                  | 64.17'   |
| P-18 I.E.=                  | 64.17'   |
| SUMP=                       | 16" MIN. |

| S-18 CB TYPE-III*           |          |
|-----------------------------|----------|
| STA. 'B'13+24.20 20.50' LT. |          |
| GRATE FL EL=                | 67.37'   |
| P-17 I.E.=                  | 64.37'   |
| 6" PVC I.E.=                | 64.47'   |
| SUMP=                       | 16" MIN. |
| *WITH CONCRETE AREA DRAIN   |          |

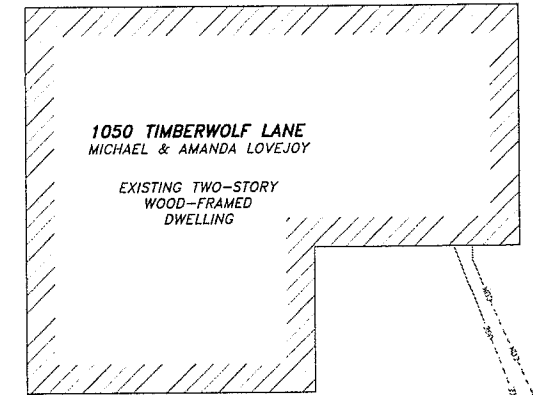
| S-19 CB TYPE-III*           |          |
|-----------------------------|----------|
| STA. 'B'13+24.20 27.50' RT. |          |
| GRATE FL EL=                | 67.59'   |
| P-18 I.E.=                  | 64.25'   |
| 6" PVC I.E.=                | 64.35'   |
| SUMP=                       | 16" MIN. |
| *WITH CONCRETE AREA DRAIN   |          |

| STORM DRAIN PIPE SUMMARY                                                        |      |        |      |       |  |
|---------------------------------------------------------------------------------|------|--------|------|-------|--|
| PIPE                                                                            | DIA. | LENGTH | TYPE | SLOPE |  |
| P-13                                                                            | 18"  | 147'   | CPP  | 0.60% |  |
| P-14                                                                            | 12"  | 34'    | CPP  | 0.60% |  |
| P-15                                                                            | 12"  | 14'    | CPP  | 0.60% |  |
| P-16                                                                            | 18"  | 140'   | CPP  | 0.60% |  |
| P-17                                                                            | 12"  | 34'    | CPP  | 0.60% |  |
| P-18                                                                            | 12"  | 14'    | CPP  | 0.60% |  |
| NOTE: PIPE LENGTHS AND SLOPES ARE MEASURED FROM CENTER TO CENTER OF STRUCTURES. |      |        |      |       |  |

| STORM DRAIN LATERALS SUMMARY THIS SHEET                                                                                                                                   |         |        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------|
| STATION                                                                                                                                                                   | OFFSET  | I.E.   |
| 'B'11+67.0                                                                                                                                                                | 30' LT. | 63.92' |
| 'B'11+83.2                                                                                                                                                                | 30' LT. | 63.72' |
| 'B'11+84.7                                                                                                                                                                | 30' RT. | 63.46' |
| 'B'12+00.2                                                                                                                                                                | 30' RT. | 63.73' |
| 'B'13+07.2                                                                                                                                                                | 30' LT. | 64.86' |
| 'B'13+23.2                                                                                                                                                                | 30' LT. | 64.66' |
| 'B'13+24.7                                                                                                                                                                | 30' RT. | 64.40' |
| 'B'14+40.7                                                                                                                                                                | 30' RT. | 64.68' |
| NOTE: STORM DRAIN LATERALS TO BE 6" CPP AND SLOPED AT 2% TO EACH LOT. CONNECTIONS TO STORM DRAIN MAIN LINE PIPE SHALL BE WITH CPP SADDLE TEE OR HANCOR UNI-T TAPPING TEE. |         |        |

| WATER SERVICE SUMMARY TABLE                                                  |            |                  |        |
|------------------------------------------------------------------------------|------------|------------------|--------|
| STATION                                                                      | OFFSET     | PIPE SIZE & TYPE | LENGTH |
| 'B'12+38.22                                                                  | 29.00' LT. | 1" COPPER        | 38'    |
| 'B'12+52.23                                                                  | 29.00' LT. | 1" COPPER        | 38'    |
| 'B'12+55.35                                                                  | 29.00' RT. | 1" COPPER        | 26'    |
| 'B'12+75.02                                                                  | 29.00' RT. | 1" COPPER        | 26'    |
| STATIONS & OFFSETS ARE MEASURED FROM PROJECT BASELINE TO CENTER OF CURB BOX. |            |                  |        |

| SANITARY SEWER SERVICE SUMMARY TABLE                                              |            |                  |        |
|-----------------------------------------------------------------------------------|------------|------------------|--------|
| STATION                                                                           | OFFSET     | PIPE SIZE & TYPE | LENGTH |
| 'B'12+35.36                                                                       | 29.00' LT. | 4" PVC           | 26'    |
| 'B'12+55.01                                                                       | 29.00' LT. | 4" PVC           | 26'    |
| 'B'12+58.16                                                                       | 29.00' RT. | 4" PVC           | 39'    |
| 'B'12+72.14                                                                       | 29.00' RT. | 4" PVC           | 39'    |
| STATIONS & OFFSETS ARE MEASURED FROM PROJECT BASELINE TO CENTER OF CLEANOUT CAPS. |            |                  |        |



LOT 12

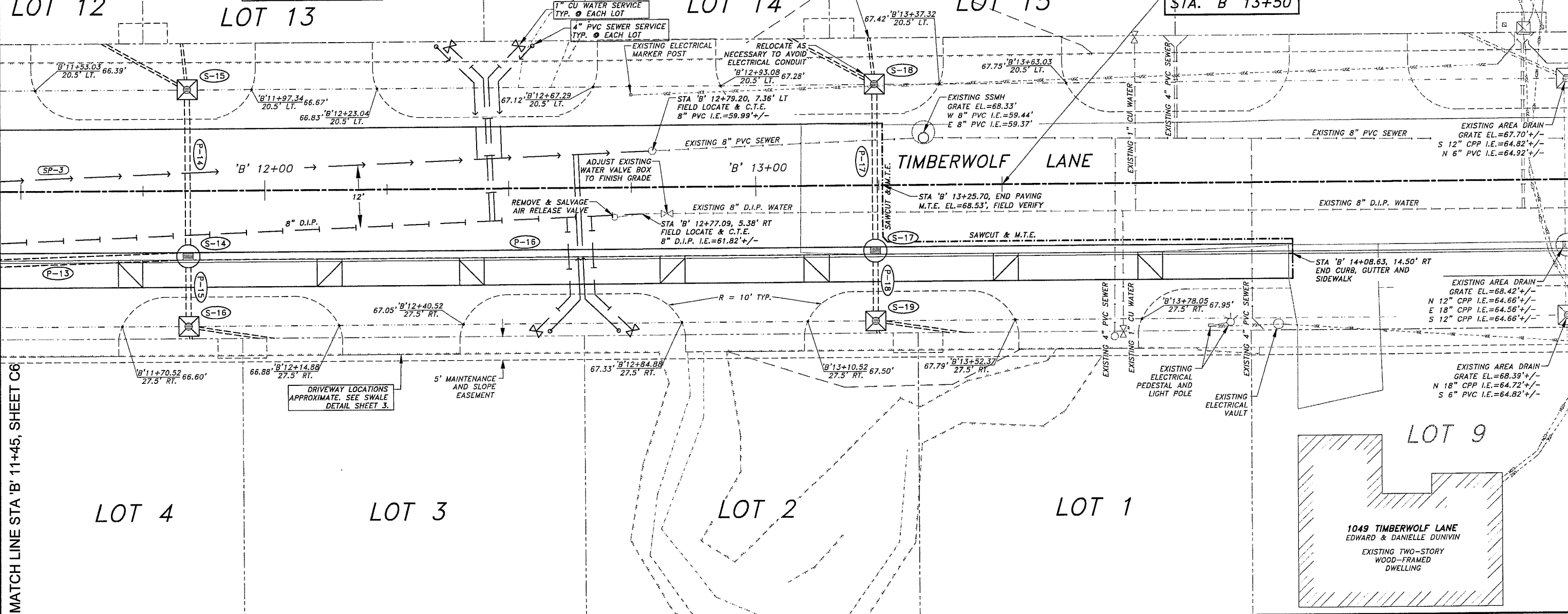
LOT 13

LOT 14

LOT 15

END BASELINE STA. 'B' 13+50

LOT 8

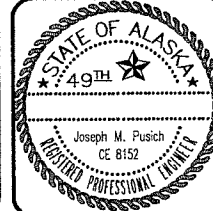
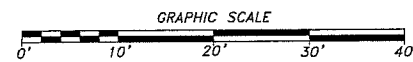


MATCH LINE STA 'B' 11+45, SHEET C6

DESIGN JMP  
DRAWN JAG  
CHECK JMP  
APPROVED  
FILE: L-XXX

| NO. | DATE | REVISION | BY | APPROV. |
|-----|------|----------|----|---------|
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PLAN VIEW  
STA 'B' 11+45 to STA 'B' 13+50



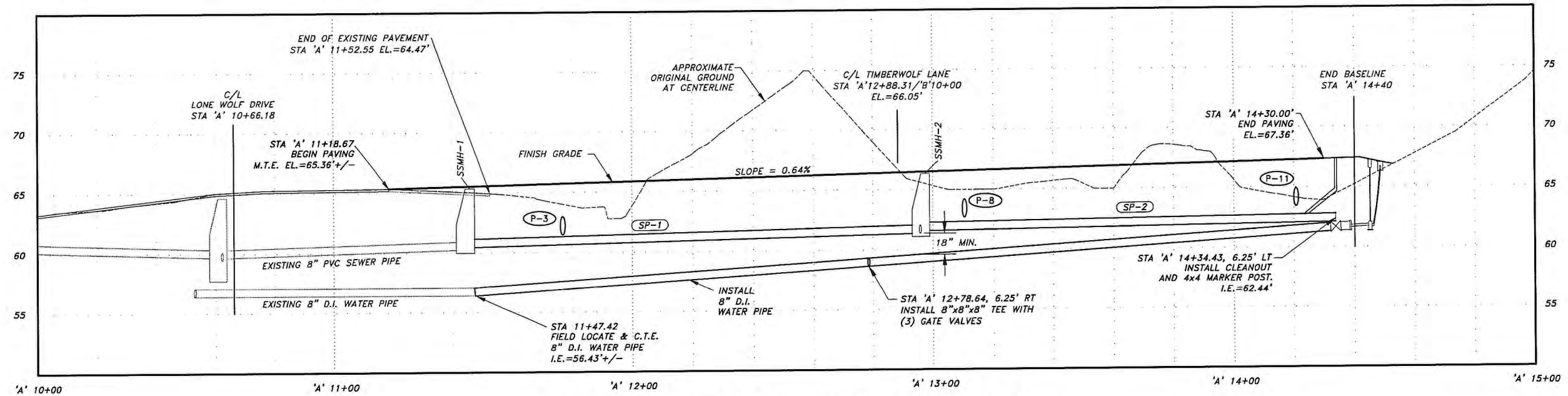
**R & M ENGINEERING, INC.**  
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6205 GLACIER HIGHWAY - JUNEAU, ALASKA 99801  
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E-MAIL: rmengineering@rmjuneau.com

**MONTANA CREEK WEST  
PHASE 2B**  
CONSTRUCTION IMPROVEMENT PLANS  
JUNEAU, ALASKA  
CLIENT: BICKNELL INCORPORATED  
P.O. BOX 33517  
JUNEAU, ALASKA 99803

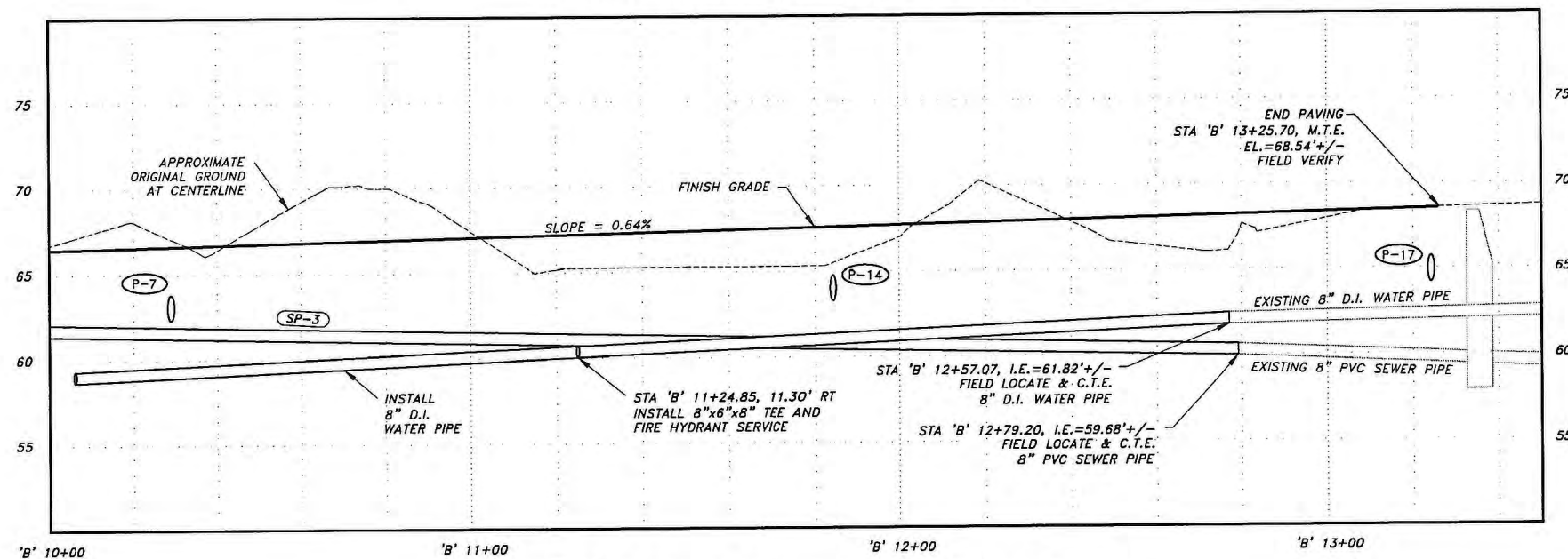
DATE: JUNE 29, 2015  
R & M NO. 151307  
**C7**  
SHEET 7 OF 10



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STA 'A' 10+00 to STA 'A' 14+40  
GLACIER BEAR BOULEVARD



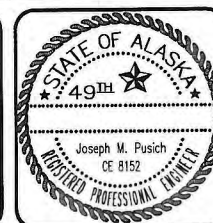
STA 'B' 10+00 to STA 'B' 13+50  
TIMBERWOLF LANE

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PH. (907) 780-6060 - FX. (907) 780-4611  
E-MAIL : rmengineering@rmjuneau.com

**MONTANA CREEK WEST  
PHASE 2B**  
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JUNEAU, ALASKA  
CLIENT: BICKNELL INCORPORATED  
P.O. BOX 33517  
JUNEAU, ALASKA 99803

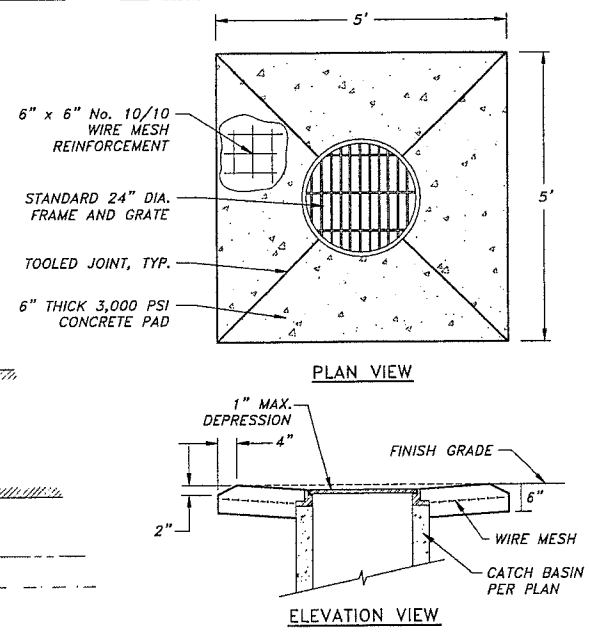
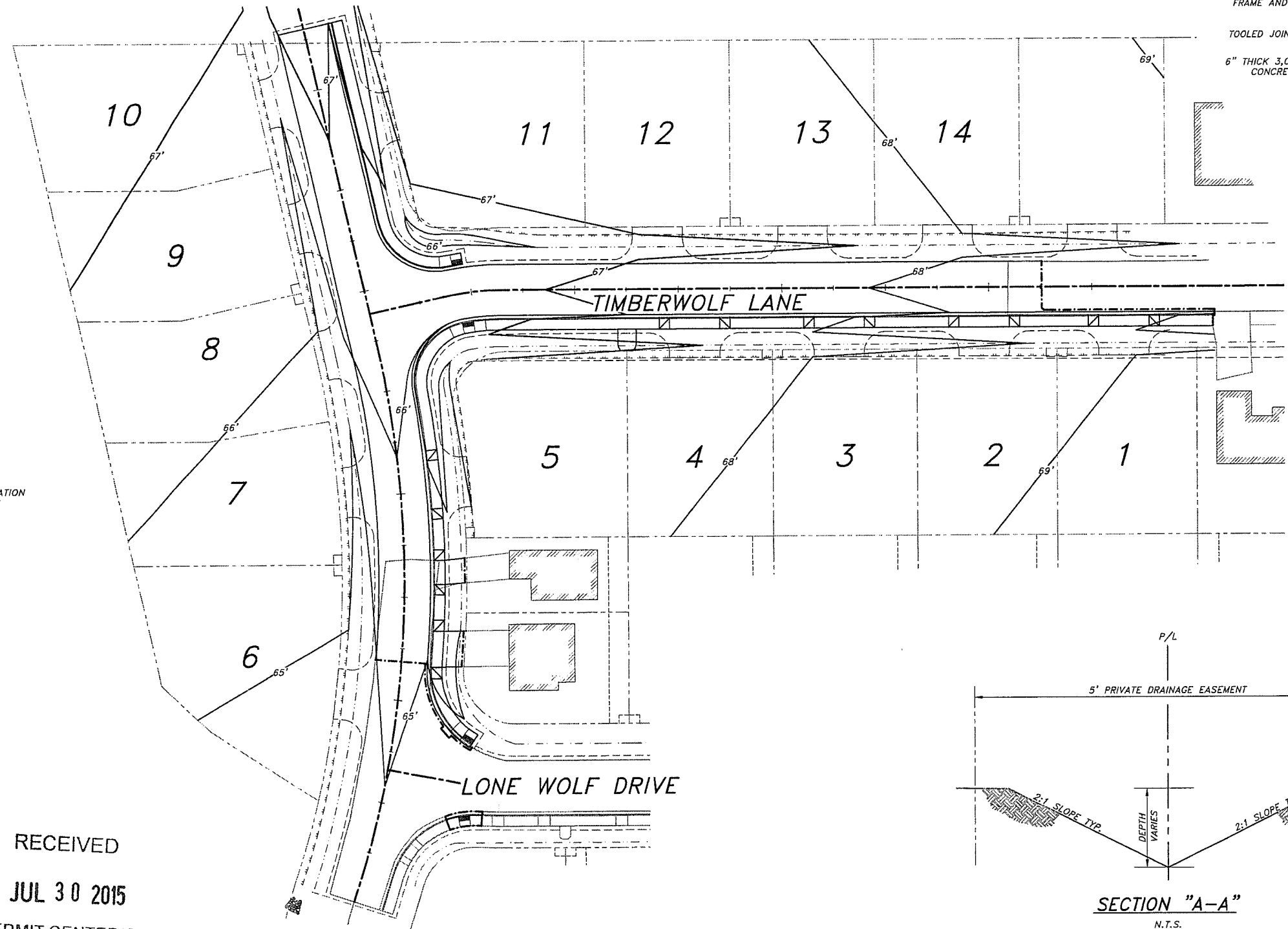
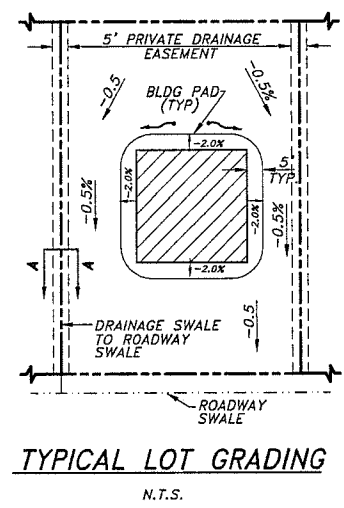
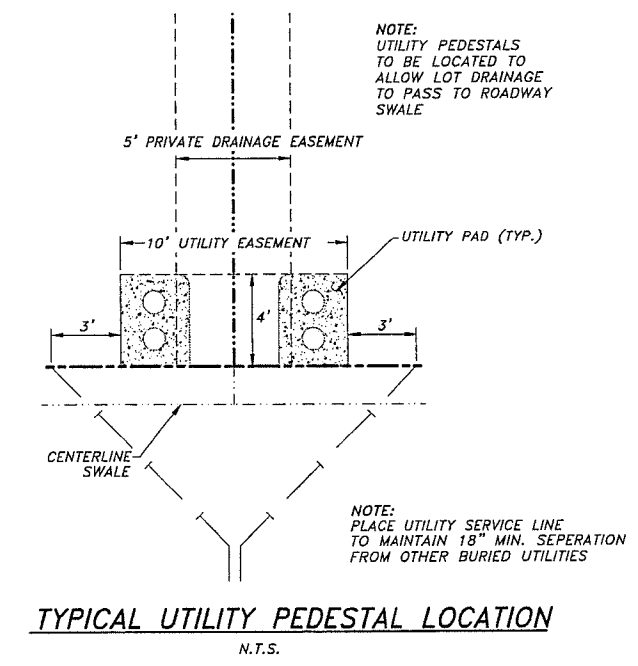
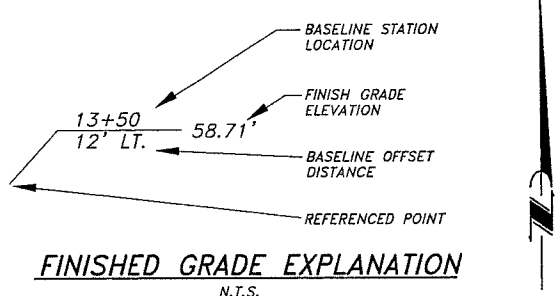
DATE: JUNE 29, 2015  
R & M NO. 151307  
SHEET 8 OF 10

ATTACHMENT A

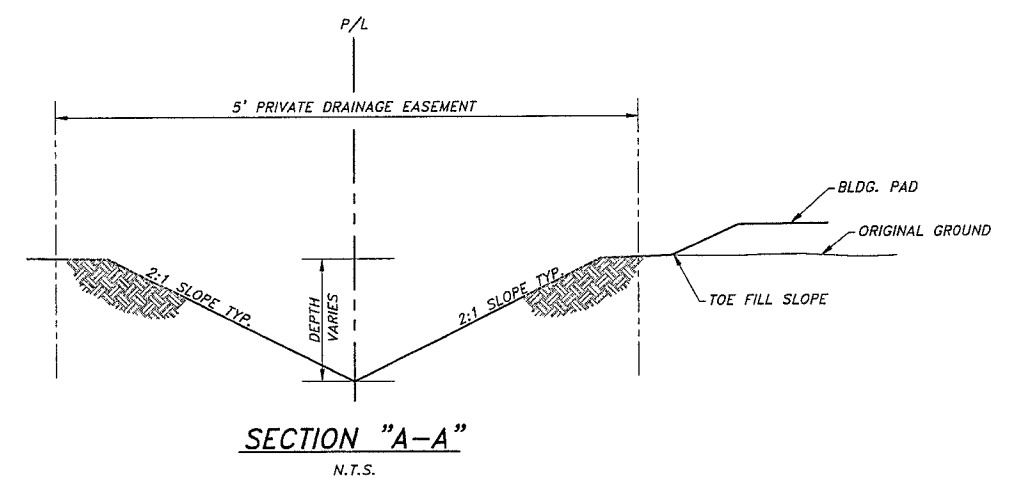
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DRAWN JAG  
CHECK JMP  
APPROVED  
FILE: L-XXX

| NO. | DATE | REVISION | BY | APPROVED |
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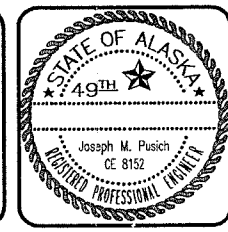
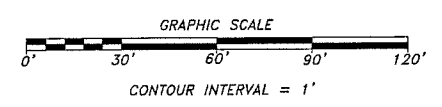


- NOTES:**
- 1. FRAME AND GRATE MUST BE OF A TYPE THAT WILL NOT CREATE A TRIP HAZARD.
  - 2. COMPACT BACKFILL TO 95% OF MAXIMUM DENSITY.
  - 3. CONCRETE SHALL HAVE A STEEL TROWEL FINISH.



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**SUBDIVISION GRADING PLAN**



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PH. (907) 780-6060 - FX. (907) 780-4611  
E-MAIL : rmengineering@rmjuneau.com

**MONTANA CREEK WEST  
PHASE 2B**  
CONSTRUCTION IMPROVEMENT PLANS  
JUNEAU, ALASKA  
CLIENT: BICKNELL INCORPORATED  
P.O. BOX 33517  
JUNEAU, ALASKA 99803

DATE: JUNE 29, 2015  
R & M NO. 151307  
**C9**  
SHEET 9 OF 10

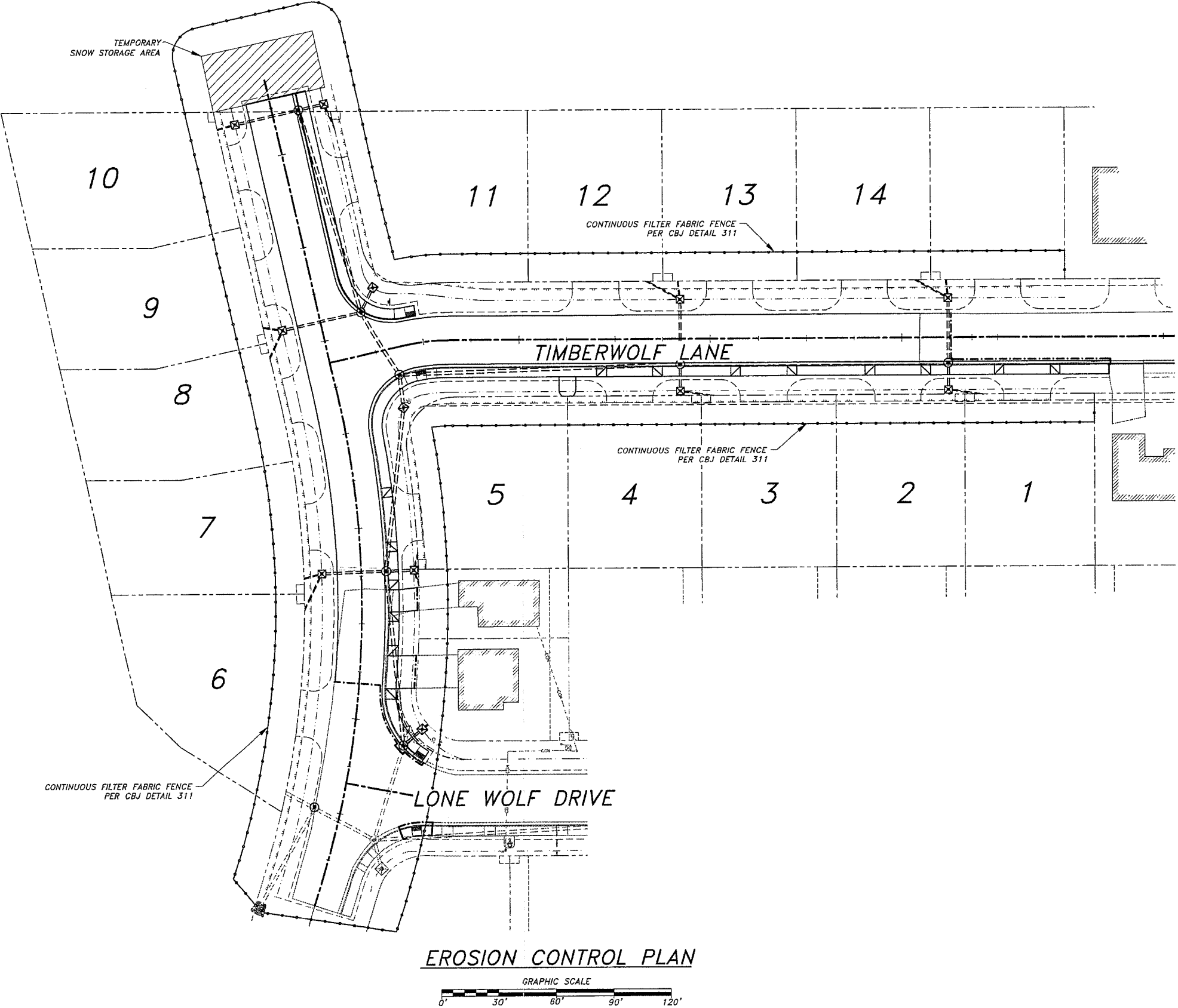
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FILE: L-XXX

**EROSION AND SEDIMENT CONTROL**

**NOTES:**

- 1. EROSION CONTROL BARRIERS SHALL BE PLACED BEFORE ANY CONSTRUCTION ACTIVITIES PER THE MOST CURRENT VERSION OF THE ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES "ALASKA STORM WATER POLLUTION PREVENTION PLAN GUIDE"
- 2. BARRIERS WILL BE MAINTAINED AND SERVICED THROUGH-OUT CONSTRUCTION.
- 3. COLLECTED SEDIMENT WILL BE DISPOSED OF OFFSITE AT AN APPROVED DUMP SITE.
- 4. ALL CONSTRUCTION SHALL ADHERE TO THE ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES "ALASKA STORM WATER POLLUTION PREVENTION PLAN GUIDE."
- 5. A WEEKLY SUMMARY DETAILING "STORM WATER POLLUTION PREVENTION PLAN" (SWPPP) SHALL BE PROVIDED TO CBJ ENGINEERING.
- 6. TEMPORARY EROSION & SEDIMENTATION CONTROL BARRIER SHALL BE CONSTRUCTED PER C.B.J. STD. DETAIL 312 OR AS DIRECTED BY THE ENGINEER. ACTUAL LOCATIONS MAY VARY AND MAY BE RELOCATED AS DIRECTED BY THE ENGINEER.
- 7. EROSION CONTROL AND SNOW STORAGE MEASURES TO COMPLY WITH CBJ GUIDE FOR STORMWATER BEST MANAGEMENT PRACTICES, REVISED AUGUST 2010, OR MOST RECENT VERSION THEREOF.

DIAL BEFORE YOU DIG!  
586-1333  
U/G POWER, TELEPHONE & T.V.  
SHOWN ON THIS DRAWING INDICATE  
EXISTENCE ONLY AND DO NOT  
SUBSTITUTE FOR FIELD LOCATES



**EROSION CONTROL PLAN**

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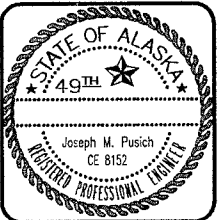
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DRAWN: JAG  
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APPROVED: \_\_\_\_\_  
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**EROSION CONTROL PLAN, DETAILS**



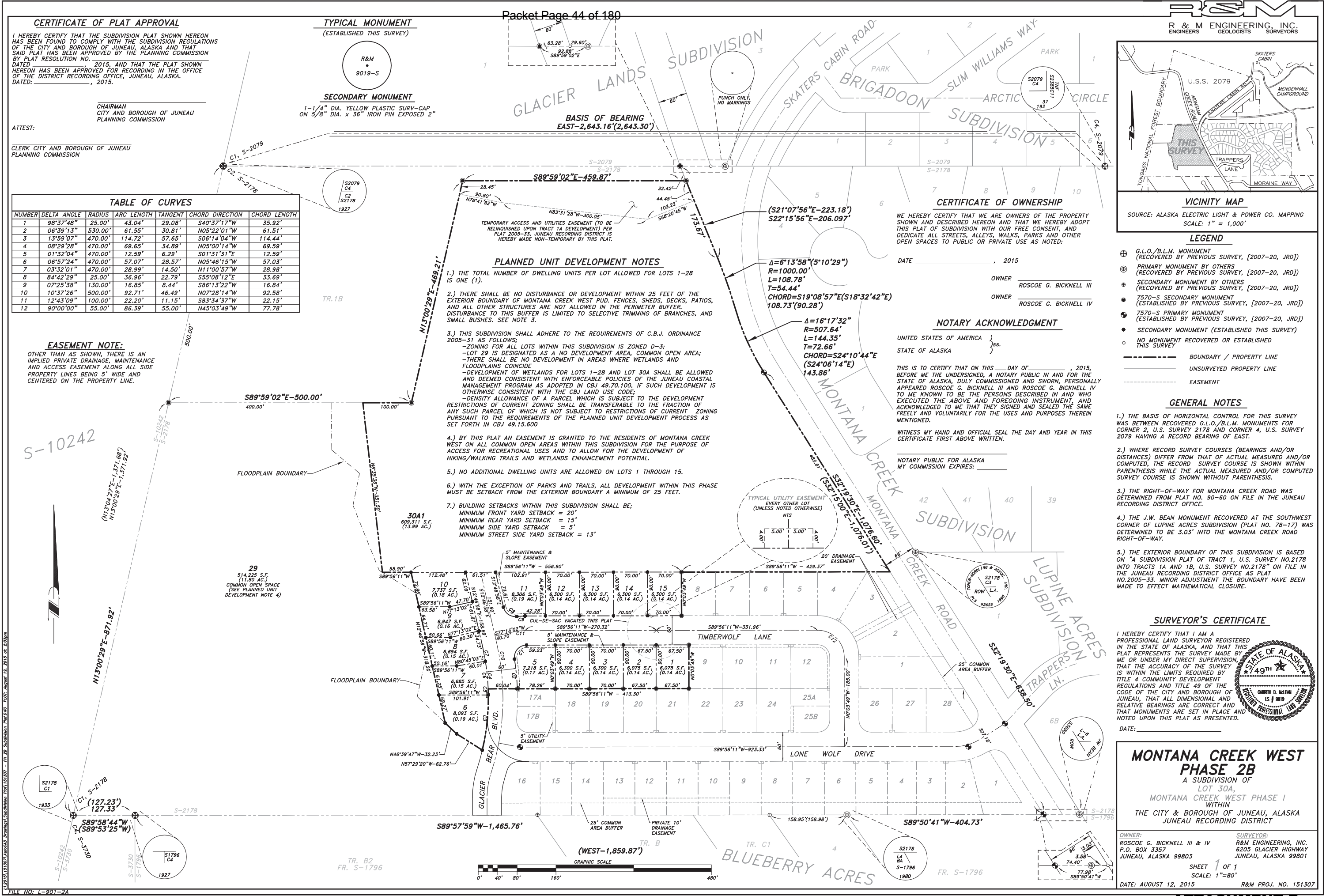
R & M ENGINEERING, INC.  
ENGINEERS GEOLOGISTS SURVEYORS  
6205 GLACIER HIGHWAY - JUNEAU, ALASKA 99801  
PH. (907) 780-6060 - FX. (907) 780-4611  
E-MAIL : rmengineering@rmjuneau.com

**MONTANA CREEK WEST  
PHASE 2B**  
CONSTRUCTION IMPROVEMENT PLANS  
JUNEAU, ALASKA

CLIENT: BICKNELL INCORPORATED  
P.O. BOX 33517  
JUNEAU, ALASKA 99803

DATE: JUNE 29, 2015  
R & M NO. 151307  
**C10**  
SHEET 10 OF 10





**CERTIFICATE OF 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. 2015, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, JUNEAU, ALASKA. DATED: \_\_\_\_\_, 2015.

CHAIRMAN  
CITY AND BOROUGH OF JUNEAU  
PLANNING COMMISSION

ATTEST:

CLERK CITY AND BOROUGH OF JUNEAU  
PLANNING COMMISSION

**TYPICAL MONUMENT**  
(ESTABLISHED THIS SURVEY)

R & M  
9019-S

**SECONDARY MONUMENT**  
1-1/4" DIA. YELLOW PLASTIC SURV-CAP  
ON 5/8" DIA. x 36" IRON PIN EXPOSED 2"

**Packet Page 44 of 180**

**GLACIER LANDS SUBDIVISION**

**BASIS OF BEARING**  
EAST-2,643.16'(2,643.30')

**TEMPORARY ACCESS AND UTILITIES EASEMENT (TO BE RELINQUISHED UPON TRACT 1A DEVELOPMENT) PER PLAT 2005-33, JUNEAU RECORDING DISTRICT IS HEREBY MADE NON-TEMPORARY BY THIS PLAT.**

**BRIGADOON SUBDIVISION**

**SKATERS CABIN ROAD**

**SLIM WILLIAMS WAY**

**ARCTIC CIRCLE**

**PARK**

**PUNCH ONLY, NO MARKINGS**

**TR. 1B**

**TR. 1C**

**TR. 1D**

**TR. 1E**

**TR. 1F**

**TR. 1G**

**TR. 1H**

**TR. 1I**

**TR. 1J**

**TR. 1K**

**TR. 1L**

**TR. 1M**

**TR. 1N**

**TR. 1O**

**TR. 1P**

**TR. 1Q**

**TR. 1R**

**TR. 1S**

**TR. 1T**

**TR. 1U**

**TR. 1V**

**TR. 1W**

**TR. 1X**

**TR. 1Y**

**TR. 1Z**

**TABLE OF CURVES**

| NUMBER | DELTA ANGLE | RADIUS  | ARC LENGTH | TANGENT | CHORD DIRECTION | CHORD LENGTH |
|--------|-------------|---------|------------|---------|-----------------|--------------|
| 1      | 98°37'48"   | 25.00'  | 43.04'     | 29.08'  | S40°37'17"W     | 35.92'       |
| 2      | 06°39'13"   | 530.00' | 61.55'     | 30.81'  | N05°22'01"W     | 61.51'       |
| 3      | 13°59'07"   | 470.00' | 114.72'    | 57.65'  | S06°14'04"W     | 114.44'      |
| 4      | 08°29'28"   | 470.00' | 69.65'     | 34.89'  | N05°00'14"W     | 69.59'       |
| 5      | 01°32'04"   | 470.00' | 12.59'     | 6.29'   | S01°31'31"E     | 12.59'       |
| 6      | 06°57'24"   | 470.00' | 57.07'     | 28.57'  | N05°46'15"W     | 57.03'       |
| 7      | 03°32'01"   | 470.00' | 28.99'     | 14.50'  | N11°00'57"W     | 28.98'       |
| 8      | 84°42'29"   | 25.00'  | 36.96'     | 22.79'  | S55°08'12"E     | 33.69'       |
| 9      | 07°25'38"   | 130.00' | 16.85'     | 8.44'   | S86°13'22"W     | 16.84'       |
| 10     | 10°37'26"   | 500.00' | 92.71'     | 46.49'  | N07°28'14"W     | 92.58'       |
| 11     | 12°43'09"   | 100.00' | 22.20'     | 11.15'  | S83°34'37"W     | 22.15'       |
| 12     | 90°00'00"   | 55.00'  | 86.39'     | 55.00'  | N45°03'49"W     | 77.78'       |

**PLANNED UNIT DEVELOPMENT NOTES**

1.) THE TOTAL NUMBER OF DWELLING UNITS PER LOT ALLOWED FOR LOTS 1-28 IS ONE (1).

2.) THERE SHALL BE NO DISTURBANCE OR DEVELOPMENT WITHIN 25 FEET OF THE EXTERIOR BOUNDARY OF MONTANA CREEK WEST PHASE 2B, FENCES, SHEDS, DECKS, PATIOS, AND ALL OTHER STRUCTURES ARE NOT ALLOWED IN THE PERIMETER BUFFER. DISTURBANCE TO THIS BUFFER IS LIMITED TO SELECTIVE TRIMMING OF BRANCHES, AND SMALL BUSHES. SEE NOTE 3.

3.) THIS SUBDIVISION SHALL ADHERE TO THE REQUIREMENTS OF C.B.J. ORDINANCE 2005-31 AS FOLLOWS:  
-ZONING FOR ALL LOTS WITHIN THIS SUBDIVISION IS ZONED D-3;  
-LOT 29 IS DESIGNATED AS A NO DEVELOPMENT AREA, COMMON OPEN AREA;  
-THERE SHALL BE NO DEVELOPMENT IN AREAS WHERE WETLANDS AND FLOODPLAINS COINCIDE;  
-DEVELOPMENT OF WETLANDS FOR LOTS 1-28 AND LOT 30A SHALL BE ALLOWED AND DEEMED CONSISTENT WITH ENFORCEABLE POLICIES OF THE JUNEAU COASTAL MANAGEMENT PROGRAM AS ADOPTED IN CBJ 49.70.100, IF SUCH DEVELOPMENT IS OTHERWISE CONSISTENT WITH THE CBJ LAND USE CODE;  
-DENSITY ALLOWANCE OF A PARCEL WHICH IS SUBJECT TO THE DEVELOPMENT RESTRICTIONS OF CURRENT ZONING SHALL BE TRANSFERABLE TO THE FRACTION OF ANY SUCH PARCEL OF WHICH IS NOT SUBJECT TO RESTRICTIONS OF CURRENT ZONING PURSUANT TO THE REQUIREMENTS OF THE PLANNED UNIT DEVELOPMENT PROCESS AS SET FORTH IN CBJ 49.15.600

4.) BY THIS PLAT AN EASEMENT IS GRANTED TO THE RESIDENTS OF MONTANA CREEK WEST ON ALL COMMON OPEN AREAS WITHIN THIS SUBDIVISION FOR THE PURPOSE OF ACCESS FOR RECREATIONAL USES AND TO ALLOW FOR THE DEVELOPMENT OF HIKING/WALKING TRAILS AND WETLANDS ENHANCEMENT POTENTIAL.

5.) NO ADDITIONAL DWELLING UNITS ARE ALLOWED ON LOTS 1 THROUGH 15.

6.) WITH THE EXCEPTION OF PARKS AND TRAILS, ALL DEVELOPMENT WITHIN THIS PHASE MUST BE SETBACK FROM THE EXTERIOR BOUNDARY A MINIMUM OF 25 FEET.

7.) BUILDING SETBACKS WITHIN THIS SUBDIVISION SHALL BE:  
MINIMUM FRONT YARD SETBACK = 20'  
MINIMUM REAR YARD SETBACK = 15'  
MINIMUM SIDE YARD SETBACK = 5'  
MINIMUM STREET SIDE YARD SETBACK = 13'

**CERTIFICATE OF OWNERSHIP**

WE HEREBY CERTIFY THAT WE ARE 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: \_\_\_\_\_, 2015

OWNER: ROSCOE G. BICKNELL III

OWNER: ROSCOE G. BICKNELL IV

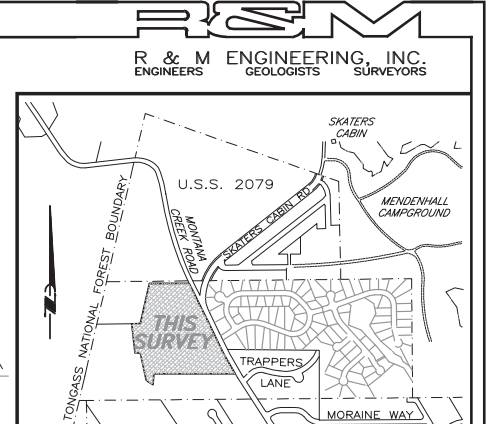
**NOTARY ACKNOWLEDGMENT**

UNITED STATES OF AMERICA } ss.  
STATE OF ALASKA }

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ROSCOE G. BICKNELL III AND ROSCOE G. BICKNELL IV 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 VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES: \_\_\_\_\_



**VICINITY MAP**

SOURCE: ALASKA ELECTRIC LIGHT & POWER CO. MAPPING  
SCALE: 1" = 1,000'

**LEGEND**

- G.L.O./B.L.M. MONUMENT (RECOVERED BY PREVIOUS SURVEY, [2007-20, JRD])
- PRIMARY MONUMENT BY OTHERS (RECOVERED BY PREVIOUS SURVEY, [2007-20, JRD])
- SECONDARY MONUMENT BY OTHERS (RECOVERED BY PREVIOUS SURVEY, [2007-20, JRD])
- 7570-S SECONDARY MONUMENT (ESTABLISHED BY PREVIOUS SURVEY, [2007-20, JRD])
- 7570-S PRIMARY MONUMENT (ESTABLISHED BY PREVIOUS SURVEY, [2007-20, JRD])
- SECONDARY MONUMENT (ESTABLISHED THIS SURVEY)
- NO MONUMENT RECOVERED OR ESTABLISHED THIS SURVEY

----- BOUNDARY / PROPERTY LINE  
----- UNSURVEYED PROPERTY LINE  
----- EASEMENT

**GENERAL NOTES**

1.) THE BASIS OF HORIZONTAL CONTROL FOR THIS SURVEY WAS BETWEEN RECOVERED G.L.O./B.L.M. MONUMENTS FOR CORNER 2, U.S. SURVEY 2178 AND CORNER 4, U.S. SURVEY 2079 HAVING A RECORD BEARING OF EAST.

2.) WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM THAT OF ACTUAL MEASURED AND/OR COMPUTED, THE RECORD SURVEY COURSE IS SHOWN WITHIN PARENTHESES WHILE THE ACTUAL MEASURED AND/OR COMPUTED SURVEY COURSE IS SHOWN WITHOUT PARENTHESES.

3.) THE RIGHT-OF-WAY FOR MONTANA CREEK ROAD WAS DETERMINED FROM PLAT NO. 90-60 ON FILE IN THE JUNEAU RECORDING DISTRICT OFFICE.

4.) THE J.W. BEAN MONUMENT RECOVERED AT THE SOUTHWEST CORNER OF LUPINE ACRES SUBDIVISION (PLAT NO. 78-17) WAS DETERMINED TO BE 3.03' INTO THE MONTANA CREEK ROAD RIGHT-OF-WAY.

5.) THE EXTERIOR BOUNDARY OF THIS SUBDIVISION IS BASED ON "A SUBDIVISION PLAT OF TRACT 1, U.S. SURVEY NO.2178 INTO TRACTS 1A AND 1B, U.S. SURVEY NO.2178" ON FILE IN THE JUNEAU RECORDING DISTRICT OFFICE AS PLAT NO.2005-33. MINOR ADJUSTMENT THE BOUNDARY HAVE BEEN MADE TO EFFECT MATHEMATICAL CLOSURE.

**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 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: \_\_\_\_\_

**MONTANA CREEK WEST PHASE 2B**  
A SUBDIVISION OF LOT 30A, MONTANA CREEK WEST PHASE I WITHIN THE CITY & BOROUGH OF JUNEAU, ALASKA JUNEAU RECORDING DISTRICT

OWNER: ROSCOE G. BICKNELL III & IV  
P.O. BOX 3357  
JUNEAU, ALASKA 99803

SURVEYOR: R&M ENGINEERING, INC.  
6205 GLACIER HIGHWAY  
JUNEAU, ALASKA 99801

SHEET 1 OF 1  
SCALE: 1"=80'

DATE: AUGUST 12, 2015 R&M PROJ. NO. 151307



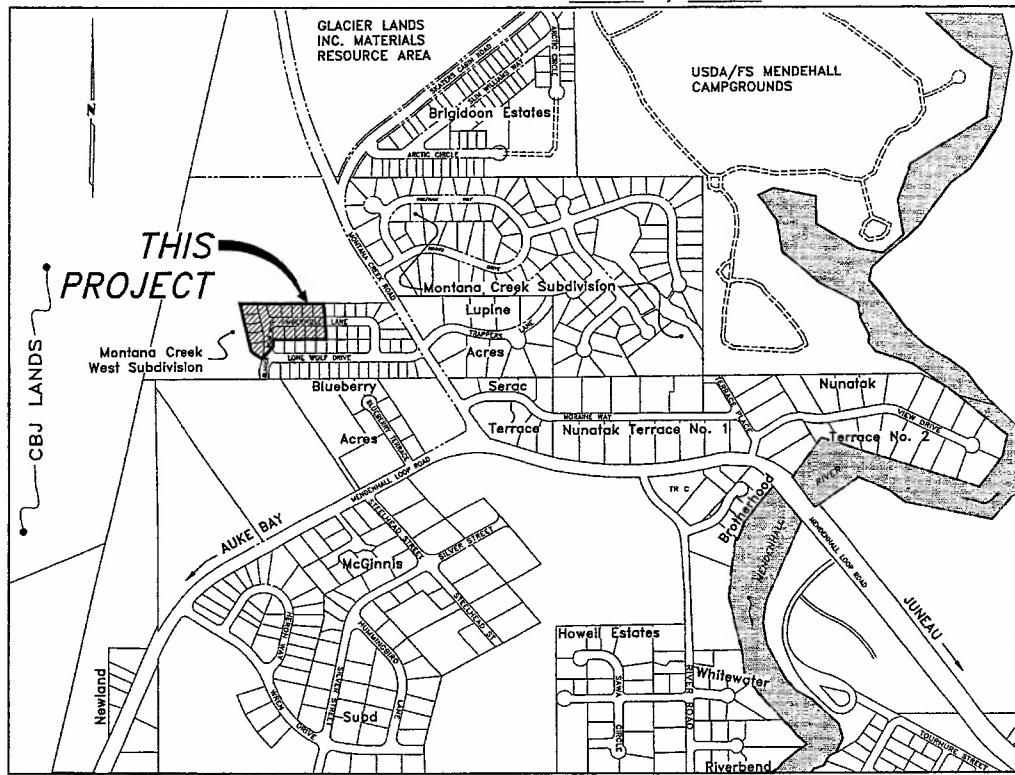
**R&M**

# CONSTRUCTION IMPROVEMENT PLANS FOR MONTANA CREEK WEST PHASE 2B PLANNED UNIT DEVELOPEMENT CITY & BOROUGH OF JUNEAU , ALASKA

| SHEET INDEX |                                                                                                       |
|-------------|-------------------------------------------------------------------------------------------------------|
| SHEET       | DESCRIPTION                                                                                           |
| C1          | COVER SHEET                                                                                           |
| C2          | EXISTING TOPOGRAPHIC MAP                                                                              |
| C3          | CONSTRUCTION DETAILS<br>TYPICAL ROADWAY SECTION, GENERAL CONSTRUCTION<br>NOTES, STANDARD DETAIL TABLE |
| C4          | SURVEY CONTROL DIAGRAM                                                                                |
| C5          | PLAN VIEW<br>STA 'A' 10+00 TO STA 'A' 12+57                                                           |
| C6          | PLAN VIEW<br>STA 'A' 12+57 TO STA 'A' 14+40<br>STA 'B' 10+00 TO STA 'B' 11+45                         |
| C7          | PLAN VIEW<br>STA 'B' 11+45 TO STA 'A' 13+50                                                           |
| C8          | ROADWAY PROFILES                                                                                      |
| C9          | SUBDIVISION GRADING PLAN                                                                              |
| C10         | EROSION CONTROL PLAN, DETAILS                                                                         |

| SYMBOLS  |                                               |
|----------|-----------------------------------------------|
| EXISTING | PROPOSED                                      |
|          | PRIMARY MONUMENT BY OTHERS (RECOVERED)        |
|          | SECONDARY MONUMENT BY OTHERS (RECOVERED)      |
|          | C.L. SPIKE MON. TO BE SET AFTER PAVING        |
|          | PROPERTY / BOUNDARY LINE                      |
|          | PROJECT BASELINE                              |
|          | SANITARY SEWER MANHOLE                        |
|          | SANITARY SEWER LINE                           |
|          | SANITARY SEWER ENCASEMENT                     |
|          | RIGID INSULATION CBJ. STD. DET. NO. 412       |
|          | STORM DRAIN PIPE                              |
|          | STORM DRAIN MANHOLE                           |
|          | STORM DRAIN CATCH BASIN                       |
|          | CONCRETE HEADWALL                             |
|          | CURB AND GUTTER                               |
|          | DRIVEWAY CURB CUT                             |
|          | WATER LINE                                    |
|          | WATER VALVE                                   |
|          | FIRE HYDRANT                                  |
|          | STREET LIGHT                                  |
|          | TRAFFIC CONTROL SIGN                          |
|          | TOP OF BANK/SLOPE (HATCHURES POINT DOWNSLOPE) |
|          | CUT SLOPE LIMITS                              |
|          | FILL SLOPE LIMITS                             |
|          | SAW-CUT LINE                                  |
|          | DITCH                                         |
|          | ROCK LINED DRAINAGE WAY                       |
|          | EROSION CONTROL BARRIER                       |
|          | SILT FENCE                                    |
|          | CONTOUR LINES                                 |
|          | KETTLE PONDS                                  |
|          | EASEMENT LINES                                |

| ABBREVIATIONS |                              |
|---------------|------------------------------|
| AD            | AREA DRAIN                   |
| A.C.          | ASPHALT CONCRETE             |
| APPROX.       | APPROXIMATE                  |
| BOP           | BEGINNING OF PROJECT         |
| CB            | CATCH BASIN                  |
| CBJ           | CITY & BOROUGH OF JUNEAU     |
| CI            | CEMENT LINE                  |
| CMP           | CORRUGATED METAL PIPE        |
| CMP           | CORRUGATED POLYETHYLENE PIPE |
| CTE           | CONNECT TO EXISTING          |
| DI            | DUCTILE IRON                 |
| DIA           | DIAMETER                     |
| GAS'WT.       | EASEMENT                     |
| EL.           | ELEVATION                    |
| EQP           | END OF PROJECT               |
| EXIST.        | EXISTING                     |
| G.V.          | GATE VALVE                   |
| I.E.          | INVERT ELEVATION             |
| INV.          | INVERT                       |
| L.F.          | LINEAR FEET                  |
| LT.           | LEFT                         |
| MAX           | MAXIMUM                      |
| MIN           | MINIMUM                      |
| MTE           | MATCH TO EXISTING            |
| NFS           | NON-FROST SUSCEPTIBLE        |
| N/S           | NOT TO SCALE                 |
| PC            | POINT OF CURVATURE           |
| PL            | PROPERTY LINE                |
| PT            | POINT OF TANGENT             |
| PVC           | POLYVINYL CHLORIDE PIPE      |
| R             | RADIUS                       |
| R.            | RIGHT                        |
| SDMH          | STORM DRAIN MANHOLE          |
| SSMH          | SANITARY SEWER MANHOLE       |
| STA.          | STATION                      |
| STD.          | STANDARD                     |
| TOP           | TOP OF PIPE                  |
| TRANS         | TRANSFORMER                  |
| TYP.          | TYPICAL                      |
| VC            | VERTICAL CURVE               |



LOCATION MAP  
GRAPHIC SCALE IN FEET  
0 100 200 300 400 500 600

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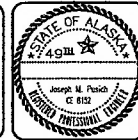
DEVELOPER:  
BICKNELL, INC.  
P.O. BOX 33517  
JUNEAU, AK 99803  
(907) 789-5727

ATTACHMENT C

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| DRAWN    | JAC   |
| CHECK    | JMP   |
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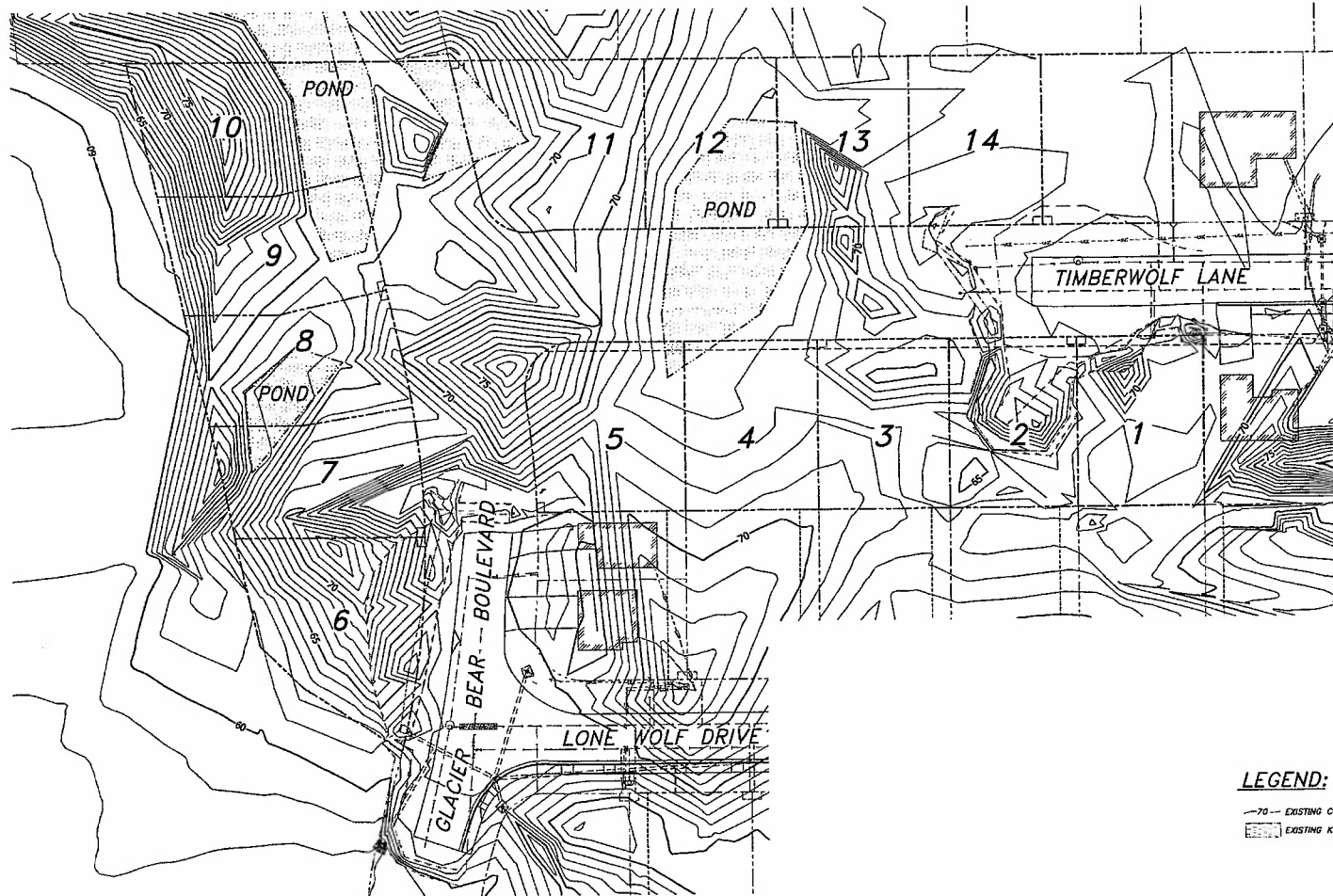


**R&M ENGINEERING, INC.**  
ENGINEERS SURVEYORS  
6205 GLACIER HIGHWAY - JUNEAU, ALASKA 99801  
PH. (907) 780-6080 - FX. (907) 780-4611  
E-MAIL : rmengineering@rmjuneau.com

**MONTANA CREEK WEST  
PHASE 2B**  
CONSTRUCTION IMPROVEMENT PLANS  
JUNEAU , ALASKA  
CLIENT: BICKNELL, INCORPORATED  
P.O. BOX 33517  
JUNEAU, ALASKA 99803

DATE: JUNE 23, 2011  
H & M NO. 151507  
**C1**  
SHEET 1 of 10

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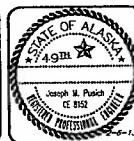
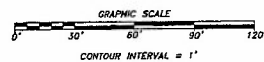
**LEGEND:**

- 70— EXISTING CONTOURS
- EXISTING KETTLE PONDS

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**EXISTING TOPOGRAPHIC MAP**



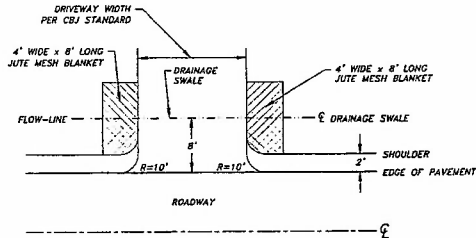
**R & M ENGINEERING, INC.**  
ENGINEERS GEOLOGISTS SURVEYORS  
6205 GLACIER HIGHWAY - JUNEAU, ALASKA 99801  
PH. (907) 780-6060 - FX. (907) 780-4611  
E-MAIL : rmengineering@rmjuneau.com

**MONTANA CREEK WEST  
PHASE 2B**  
CONSTRUCTION IMPROVEMENT PLANS  
JUNEAU, ALASKA  
CLIENT: BICKNELL INCORPORATED  
P.O. BOX 13517  
JUNEAU, ALASKA 99803

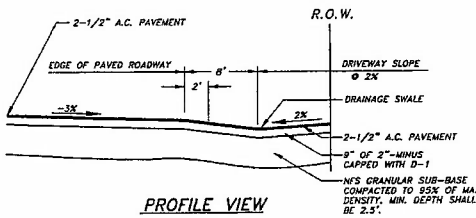
DATE: JUNE 29, 2015  
R & M NO. 11111  
**C2**  
SHEET 2 of 180

## GENERAL CONSTRUCTION NOTES

1. CBJ ENGINEERING STANDARD DETAIL BOOK FOR CIVIL ENGINEERING PROJECTS AND SUBDIVISIONS IMPROVEMENTS DATED AUGUST, 2011, CBJ ENGINEERING STANDARD SPECIFICATIONS DATED DECEMBER, 2003, AND THE MANUAL OF BEST MANAGEMENT PRACTICE 19.12.120 ARE MADE A PART OF THIS PROJECT, WITH CURRENT REVISIONS AS APPLICABLE.
2. GRADES AND ALIGNMENTS SHOWN ON THESE PLANS ARE SUBJECT TO MINOR REVISIONS AS APPROVED BY THIS ENGINEER.
3. FINISHED PROFILE ELEVATIONS SHOWN ARE TO THE TOP OF ASPHALT PAVEMENT AT THE ROADWAY CENTERLINE. OTHER FINISH GRADE ELEVATIONS SHOWN ARE TO TOP OF ASPHALT PAVEMENT AT EDGE OF PAVEMENT.
4. LOCATION OF STORM DRAIN CATCH BASINS, AREA DRAINS, PIPING AND PIPE LENGTHS ARE SUBJECT TO MINOR FIELD REVISIONS, AS APPROVED BY THE ENGINEER.
5. ALL CUT AND FILL SLOPES SHALL BE SEED BY THE HYDROSEEDING METHOD. PLACE 2" MIN. TOPSOIL PRIOR TO SEEDING WHERE INSUFFICIENT ORGANIC MATERIAL EXISTS.
6. LOCATIONS OF EXISTING UNDERGROUND SEWER, WATER, STORM, TELEPHONE, CABLE TELEVISIONS, AND POWER UTILITIES SHOWN IN THESE PLANS WERE DERIVED FROM C.B.J. AS-BUILTS &/OR FIELD LOCATIONS. ACTUAL LOCATIONS MAY VARY FROM THOSE SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING, PROTECTING, AND MAINTAINING THE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. ANY DAMAGE RESULTING TO THESE UNDERGROUND UTILITIES DURING CONSTRUCTION SHALL BE PAID FOR BY THE CONTRACTOR AND SHALL BE PAID FOR BY THE CONTRACTOR AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. CALL "DIAL BEFORE YOU DIG" 586-1335.
7. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF AT A CBJ APPROVED WASTE DISPOSAL SITE.
8. PROVIDE KNOCKOUTS IN CATCH BASINS AND MANHOLES FOR ALL PIPE SHOWN ON THE PLANS.
9. ALL ELECTRICAL LIGHT STANDARDS POSITIONS ARE SUBJECT TO APPROVAL/RELOCATION BY CBJ ENGINEER AND/OR AELAP.
10. AELAP ELECTRIC, UTILITY AND CABLE SERVICE LOCATIONS SHALL BE COORDINATED WITH THE CONTRACTOR AND CBJ ENGINEERING DEPARTMENT.
11. TELEPHONE AND CABLE UTILITIES SHALL COORDINATE THEIR UTILITIES' LOCATION & INSTALLATION WITH AELAP AND CBJ'S ENGINEERING DEPARTMENT.
12. ALL WORK FOR THESE PLANS SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND STANDARDS.
13. ALL CONSTRUCTION ACTIVITIES SHALL BE IN CONFORMANCE WITH THE "SWPPP" ACCEPTED BY THE CITY & BOROUGH OF JUNEAU, DATED 3/21/08 AS MODIFIED FOR PHASE 2A AND APPROVED BY DEC.
14. BEGIN SUBCUT AT 24 INCHES FROM PAVEMENT SAWCUT LINE AT STREET CONNECTIONS. REMOVE AND REPLACE BASE COURSE WITH 6-INCHES OF D-1 TO 12-INCHES FROM PAVEMENT SAWCUT LINE.
15. ONLY HORIZONTAL ELBOW FITTINGS (BENDS) ARE SHOWN ON THE PLANS. ADDITIONAL FITTINGS WILL BE REQUIRED FOR VERTICAL DEFLECTIONS NEAR CONNECTION TO EXISTING PIPES, AND AT OTHER LOCATIONS REQUIRING GRADE CHANGES TO AVOID CONFLICTS.
16. THE CONTRACTOR SHALL NOTIFY CBJ WATER UTILITIES AT 780-6808 OF PROPOSED WATER SERVICE INTERRUPTION AND SUBMIT THE "WATER SYSTEM SPECIAL USE PERMIT" (CONSIDERED BY THE ENGINEER) AT LEAST 48 HOURS PRIOR TO SHUT DOWN OR FLUSHING OF MAINLINE WATER PIPE.
17. "JUMPING JACK", OR SIMILAR TYPE COMPACTION SHALL BE USED FOR COMPACTION WITHIN 18 INCHES OF THE OUTSIDE SURFACE OF ALL WATER VALVE BOXES AND MANHOLES WITHIN THE STREET AND SIDEWALK LIMITS.
18. THE USE OF GROUT AND QUICKSET CEMENT PRODUCTS WITH ADJUSTING RINGS, BRICKS, WOOD, STONES AND OTHER SIMILAR GRADE ADJUSTMENT DEVICES TO SUPPORT CATCH BASIN FRAMES OVER CATCH BASINS AND MANHOLES WILL NOT BE PERMITTED ON THIS PROJECT. SEE PLAN SHEET C301 AND CBJ STANDARD SPECIFICATIONS, SECTION 02502 - STORM SEWER MANHOLES, INLETS AND CATCH BASINS FOR CATCH BASIN FRAME SUPPORT REQUIREMENTS.

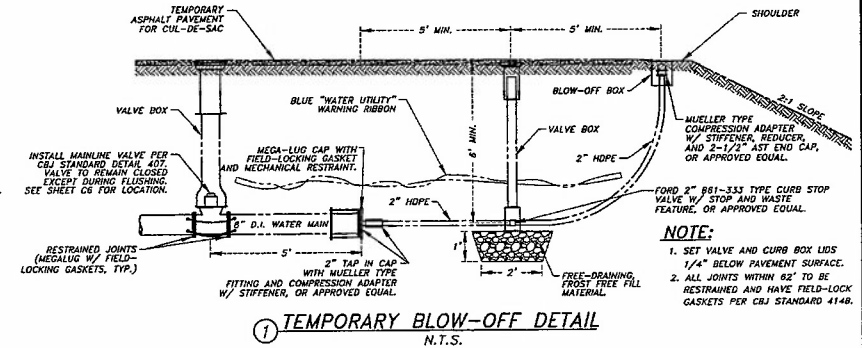


PLAN VIEW



PROFILE VIEW

DRIVEWAY DRAINAGE SWALE  
N.T.S.

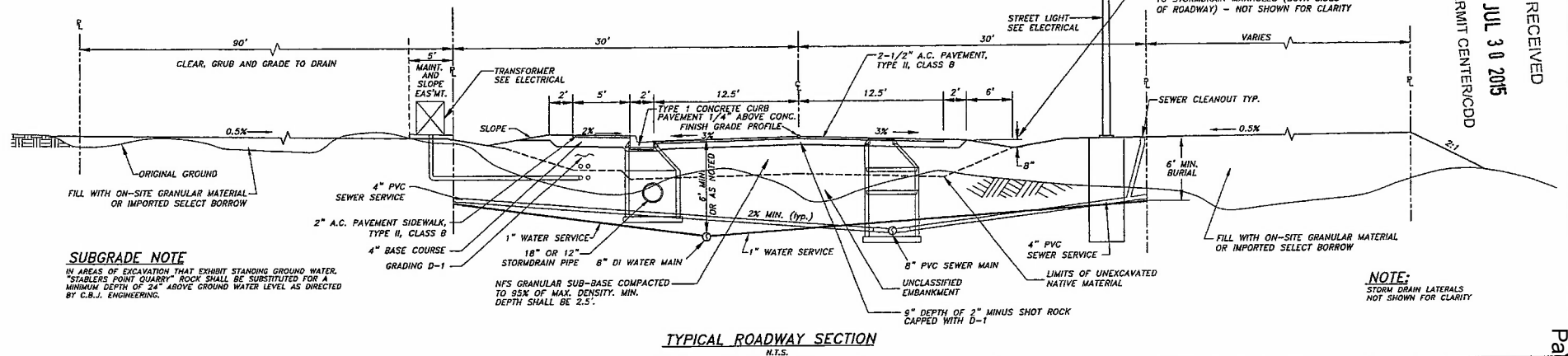


TEMPORARY BLOW-OFF DETAIL  
N.T.S.

## CBJ STANDARD DETAILS

C.B.J. ENGINEERING STANDARD DETAILS REVISED, AUGUST 14, 2011  
OR MOST RECENT VERSION THEREOF.

| DETAIL NO. | DETAIL NO. | DETAIL NO. | DETAIL NO. |
|------------|------------|------------|------------|
| 103        | 203        | 305        | 405        |
| 104A       | 205        | 306        | 406        |
| 105        | 206A       | 307        | 407        |
| 106        | 209        | 308        | 409        |
| 111        | 210        | 309        | 412        |
| 118        | 213        | 310        | 414        |
| 125        | 215        | 311        |            |
| 126        | 303        | 403        |            |
| 127A       | 304A       | 404        |            |



TYPICAL ROADWAY SECTION  
N.T.S.

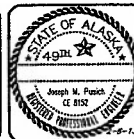
## SUBGRADE NOTE

IN AREAS OF EXCAVATION THAT EXHIBIT STANDING GROUND WATER, "STABLES POINT QUARRY" ROCK SHALL BE SUBSTITUTED FOR A MINIMUM DEPTH OF 24" ABOVE GROUND WATER LEVEL AS DIRECTED BY C.B.J. ENGINEERING.

## NOTE:

STORM DRAIN LATERALS  
NOT SHOWN FOR CLARITY

CONSTRUCTION DETAILS  
TYPICAL ROADWAY SECTION  
GENERAL CONSTRUCTION NOTES  
STANDARD DETAIL TABLE



**R & M ENGINEERING, INC.**  
ENGINEERS SURVEYORS  
6205 GLACIER HIGHWAY - JUNEAU, ALASKA 99801  
PH. (907) 780-6060 - FX. (907) 780-4611  
E-MAIL: rtmengineering@rmjuneau.com

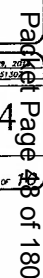
**MONTANA CREEK WEST  
PHASE 2B**  
CONSTRUCTION IMPROVEMENT PLANS  
JUNEAU, ALASKA  
CLIENT: BICKNELL INCORPORATED  
P.O. BOX 33517  
JUNEAU, ALASKA 99803

DATE: JUNE 29, 2015  
R & M NO. 151003  
C3  
SHEET 3 OF 180

ATTACHMENT C

DESIGN: JUMP  
DRAWN: JAG  
CHECK: JUMP  
APPROVED: \_\_\_\_\_  
FILE: L-XXX

| NO. | DATE | REVISION | BY | APPV. |
|-----|------|----------|----|-------|
|     |      |          |    |       |
|     |      |          |    |       |
|     |      |          |    |       |



-  EXISTING CENTERLINE MONUMENT  
 EXISTING 7520-5 SECONDARY MONUMENT  
 EXISTING CENTERLINE P.O.L. - PK NAIL  
 EXISTING TBM  
 PROPERTY / BOUNDARY LINE  
 CENTERLINE  
 EASEMENT LINE

DATE: JUNE 29, 2017  
R & M NO. 151502  
**C4**  
SHEET 4 of 4

| STORM DRAIN PIPE SUMMARY |      |        |      |       |
|--------------------------|------|--------|------|-------|
| PIPE                     | DIA. | LENGTH | TYPE | SLOPE |
| P-1                      | 12"  | 15'    | CPP  | 1.00% |
| P-2                      | 18"  | 92'    | CPP  | 0.60% |
| P-3                      | 12"  | 34'    | CPP  | 0.60% |
| P-4                      | 12"  | 14'    | CPP  | 0.60% |
| P-5                      | 18"  | 86'    | CPP  | 0.60% |

NOTE: PIPE LENGTHS AND SLOPES ARE MEASURED FROM CENTER TO CENTER OF STRUCTURES.

| S-1 SDMH TYPE I      |            |
|----------------------|------------|
| STA. 10+89.74        | 26.53' RT. |
| GRATE FL EL=         | 64.44' +/- |
| P-1 I.E.=            | 60.77'     |
| P-2 I.E.=            | 60.77'     |
| EXIST. 18" CPP I.E.= | 60.56'     |
| SUMP=                | 16" MIN.   |

| S-2 CB TYPE-III*          |            |
|---------------------------|------------|
| STA. 10+98.79             | 35.14' RT. |
| GRATE FL EL=              | 64.54'     |
| P-1 I.E.=                 | 60.90'     |
| P-2 I.E.=                 | 61.05'     |
| SUMP=                     | 16" MIN.   |
| *WITH CONCRETE AREA DRAIN |            |

| S-3 SDMH TYPE I |            |
|-----------------|------------|
| STA. 11+77.01   | 13.25' RT. |
| GRATE FL EL=    | 65.28'     |
| P-2 I.E.=       | 61.32'     |
| P-3 I.E.=       | 61.42'     |
| P-4 I.E.=       | 61.42'     |
| P-5 I.E.=       | 61.42'     |
| SUMP=           | 16" MIN.   |

| S-4 CB TYPE-III*          |            |
|---------------------------|------------|
| STA. 11+77.01             | 20.50' LT. |
| GRATE FL EL=              | 64.45'     |
| P-3 I.E.=                 | 61.50'     |
| P-4 I.E.=                 | 61.72'     |
| SUMP=                     | 16" MIN.   |
| *WITH CONCRETE AREA DRAIN |            |

| S-5 CB TYPE-III*          |            |
|---------------------------|------------|
| STA. 11+77.01             | 27.50' RT. |
| GRATE FL EL=              | 64.50'     |
| P-4 I.E.=                 | 61.50'     |
| P-5 I.E.=                 | 61.50'     |
| SUMP=                     | 16" MIN.   |
| *WITH CONCRETE AREA DRAIN |            |

| STORM DRAIN LATERALS SUMMARY SHEET |         |        |
|------------------------------------|---------|--------|
| STATION                            | OFFSET  | I.E.   |
| A'11+07.3                          | 33' RT. | 61.00' |
| A'11+57.4                          | 30' LT. | 61.47' |
| A'11+69.8                          | 30' RT. | 61.59' |
| A'11+74.7                          | 30' LT. | 61.24' |
| A'11+84.8                          | 30' RT. | 61.51' |

NOTE: STORM DRAIN LATERALS TO BE 6" CPV AND SLOPED AT 2% TO EACH LOT. CONNECTIONS TO STORM DRAIN MAIN LINE PIPE SHALL BE WITH CPP SADDLE TEE OR HANG-ON-TEE TAPPING TEE.

## DRIVEWAY NOTES:

1. DRIVEWAYS INDICATED ARE LOCATED AT CENTER OF EACH LOT. IF POSITIONED DIFFERENTLY, APPROPRIATE MODIFICATIONS TO SWALE ELEVATIONS WILL BE REQUIRED.
2. CONSTRUCT CURB CUTS PER C.B.J. STANDARD DETAIL 105 FOR LOTS 9, 10, 11 AND 12.

## CONSTRUCTION NOTES:

1. RIGID INSULATION TO BE USED AT WATER MAIN AND STORM DRAIN CROSSINGS PER CBJ STANDARD DETAIL 412.
2. STORM DRAIN PIPE BEDDING TO BE TYPE 4 BEDDING MATERIAL.
3. MAINTAIN 9" JOINT SEPARATION AT PIPE CROSSINGS.
4. MARK AND CAP STORM SEWER SERVICES PER CBJ STANDARD DETAIL 307.
5. WATER SERVICE CURB BOXES AND SANITARY SEWER SERVICE CLEANOUTS SHALL BE 3' MIN. FROM COMMON LOT LINES AND/OR UTILITY EASEMENT BOUNDARIES.
6. EXISTING ASPHALT SIDEWALK AND CURB/GUTTER TO BE REMOVED AND NEW ACCESSIBLE SIDEWALK RAMP WITH DETECTABLE WARNING TILE TO BE INSTALLED.

| WATER SERVICE SUMMARY TABLE |            |                  |        |
|-----------------------------|------------|------------------|--------|
| STATION                     | OFFSET     | PIPE SIZE & TYPE | LENGTH |
| A'11+54.59                  | 39.00' LT. | 1" COPPER        | 34'    |
| A'12+32.52                  | 29.00' LT. | 1" COPPER        | 40'    |
| A'12+47.98                  | 29.00' LT. | 1" COPPER        | 40'    |

STATIONS & OFFSETS ARE MEASURED FROM PROJECT BASELINE TO CENTER OF CURB BOX.

| SANITARY SEWER SERVICE SUMMARY TABLE |            |                  |        |
|--------------------------------------|------------|------------------|--------|
| STATION                              | OFFSET     | PIPE SIZE & TYPE | LENGTH |
| A'11+56.73                           | 29.00' LT. | 4" PVC           | 21'    |
| A'12+29.91                           | 29.00' LT. | 4" PVC           | 20'    |
| A'12+50.65                           | 29.00' LT. | 4" PVC           | 21'    |

STATIONS & OFFSETS ARE MEASURED FROM PROJECT BASELINE TO CENTER OF CLEANOUT CAPS.

| SANITARY SEWER PIPE SUMMARY |      |        |      |       |
|-----------------------------|------|--------|------|-------|
| PIPE                        | DIA. | LENGTH | TYPE | SLOPE |
| SP-1                        | 8"   | 150'   | PVC  | 0.59% |
| SP-2                        | 8"   | 137'   | PVC  | 0.40% |
| SP-3                        | 8"   | 286'   | PVC  | 0.59% |

NOTE: PIPE LENGTHS AND SLOPES ARE MEASURED FROM CENTER TO CENTER OF STRUCTURES.

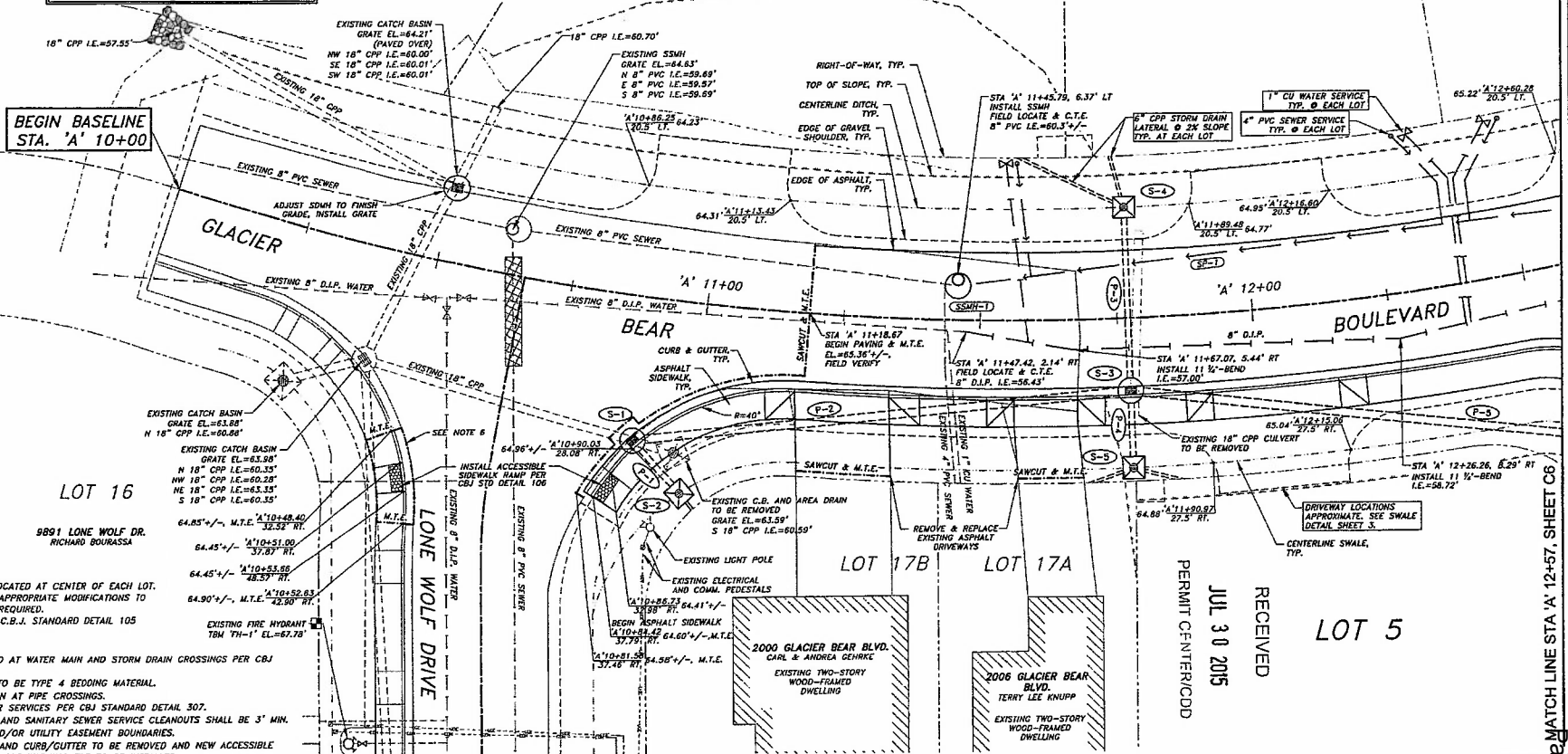
| SSMH-1 TYPE-I MH |            |
|------------------|------------|
| STA. 11+45.79    | 6.37' LT.  |
| LID EL=          | 65.35'     |
| EXIST 8" PVC EL= | 60.30' +/- |
| SP-1 I.E.=       | 60.50'     |

## SPECIAL NOTE:

RIGHT-OF-WAY LINES MUST BE STRAIGHT PRIOR TO INSTALLATION OF WATER VALVE BOXES AND SEWER SERVICE CLEANOUTS.

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PLAN VIEW  
STA 'A' 10+00 TO STA 'A' 12+57

GRAPHIC SCALE  
0' 10' 20' 30' 40'



**R & M ENGINEERING, INC.**  
ENGINEERS SURVEYORS  
6205 GLACIER HIGHWAY - JUNEAU, ALASKA 99801  
PH. (907) 780-6060 - FX. (907) 780-4611  
E-MAIL: rmengineering@rmjuneau.com

**MONTANA CREEK WEST  
PHASE 2B**  
CONSTRUCTION IMPROVEMENT PLANS  
JUNEAU, ALASKA

CLIENT: BICKNELL INCORPORATED  
P.O. BOX 33517  
JUNEAU, ALASKA 99803

DATE: 06/26/2015  
R & M NO. 15120  
C5  
SHEET 5 of 180

| PIPE | DIA. | LENGTH | TYPE | SLOPE |
|------|------|--------|------|-------|
| P-5  | 15"  | 86'    | CPP  | 0.60% |
| P-6  | 18"  | 18'    | CPP  | 0.60% |
| P-7  | 18"  | 38'    | CPP  | 0.60% |
| P-8  | 12"  | 42'    | CPP  | 0.60% |
| P-9  | 12"  | 14'    | CPP  | 0.60% |
| P-10 | 18"  | 111'   | CPP  | 0.60% |
| P-11 | 12"  | 34'    | CPP  | 0.60% |
| P-12 | 12"  | 14'    | CPP  | 0.60% |
| P-13 | 18"  | 147'   | CPP  | 0.60% |

NOTE: PIPE LENGTHS AND SLOPES ARE MEASURED FROM CENTER TO CENTER OF STRUCTURES.

|                           |            |
|---------------------------|------------|
| S-6 CB TYPE-III*          |            |
| STA. 'A'12+57.26          | 32.23' RT. |
| GRATE FL EL=              | 66.14'     |
| P-5 I.E.=                 | 61.94'     |
| P-6 I.E.=                 | 62.04'     |
| SUMP=                     | 16" MIN.   |
| *WITH CONCRETE AREA DRAIN |            |

|                  |  |                    |  |
|------------------|--|--------------------|--|
| <b>S-7</b>       |  | <b>SDMH TYPE-I</b> |  |
| STA. 'A'12+73.99 |  | 33.95' RT.         |  |
| GRATE FL EL=     |  | 66.14'             |  |
| P-6 I.E.=        |  | 62.15'             |  |
| P-7 I.E.=        |  | 62.25'             |  |
| P-13 I.E.=       |  | 62.25'             |  |
| SUMP=            |  | 16" MIN.           |  |

|                              |  |             |      |
|------------------------------|--|-------------|------|
| S-8                          |  | SDMH TYPE-I |      |
| STA. 'A'+13+10.25 21.69' RT. |  |             |      |
| GRATE FL EL=                 |  | 65.83'      |      |
| P-7 I.E.=                    |  | 62.48'      |      |
| P-8 I.E.=                    |  | 62.58'      |      |
| P-9 I.E.=                    |  | 62.58'      |      |
| P-10 I.E.=                   |  | 62.58'      |      |
| SUMP=                        |  | 16"         | MIN. |

|                           |              |
|---------------------------|--------------|
| S-9                       | CB TYPE-III* |
| STA. 'A'13+10.25          | 20.50' LT.   |
| GRATE FL EL=              | 65.25'       |
| P-8 I.E.=                 | 62.83'       |
| 6" PVC I.E.=              | 62.93'       |
| SUMP=                     | 16" MIN.     |
| *WITH CONCRETE AREA DRAIN |              |

|                           |              |
|---------------------------|--------------|
| S-10                      | CB TYPE-III* |
| STA. 'A'13+21.32          | 30.89' RT.   |
| GRATE FL EL=              | 65.80'       |
| P-9 I.E.=                 | 62.66'       |
| SUMP=                     | 16" MIN.     |
| *WITH CONCRETE AREA DRAIN |              |

|                   |  |             |  |
|-------------------|--|-------------|--|
| S-11              |  | SDMH TYPE-1 |  |
| STA. 'A'+14+20.80 |  | 13.75' RT.  |  |
| GRATE FL EL=      |  | 66.82'      |  |
| P-10 I.E.=        |  | 63.25'      |  |
| P-11 I.E.=        |  | 63.35'      |  |
| P-12 I.E.=        |  | 63.35'      |  |
| SUMP=             |  | 16" MIN.    |  |

|                           |            |
|---------------------------|------------|
| <b>S-12 CB TYPE-III*</b>  |            |
| STA. 'A'14+20.80          | 20.49' LT. |
| GRATE FL EL=              | 65.95'     |
| P-11 I.E.=                | 63.55'     |
| 6" PVC I.E.=              | 63.65'     |
| SUMP=                     | 16" MIN.   |
| *WITH CONCRETE AREA DRAIN |            |

|                              |          |
|------------------------------|----------|
| S-13 CB TYPE-III*            |          |
| STA. 'A'+14+20.80 27.50' RT. |          |
| GRATE FL EL=                 | 66.79'   |
| P-12 I.E.=                   | 63.43'   |
| 6" PVC I.E.=                 | 63.53'   |
| SUMP=                        | 16" MIN. |
| *WITH CONCRETE AREA DRAIN    |          |

| STATION    | OFFSET     | PIPE SIZE & TYPE | LENGTH |
|------------|------------|------------------|--------|
| A'13+61.06 | 29.00' LT. | 1" COPPER        | 38'    |
| B'13+74.71 | 29.00' LT. | 1" COPPER        | 38'    |
| B'10+96.25 | 29.00' LT. | 1" COPPER        | 44'    |
| B'11+12.23 | 29.00' LT. | 1" COPPER        | 44'    |
| B'11+17.67 | 29.00' RT. | 1" COPPER        | 18'    |
| B'11+32.73 | 29.00' RT. | 1" COPPER        | 18'    |

STATIONS & OFFSETS ARE MEASURED FROM PROJECT BASELINE TO CENTER OF CURB BOX.

| STATION    | OFFSET     | PIPE SIZE & TYPE | LENGTH |
|------------|------------|------------------|--------|
| A'13+57.88 | 28.00' LT. | 4" PVC           | 26'    |
| A'13+77.54 | 29.00' LT. | 4" PVC           | 26'    |
| B'10+95.35 | 29.00' LT. | 4" PVC           | 32'    |
| B'11+15.01 | 29.00' LT. | 4" PVC           | 32'    |
| B'11+16.56 | 29.00' RT. | 4" PVC           | 31'    |
| B'11+35.63 | 29.00' RT. | 4" PVC           | 31'    |

STATIONS & OFFSETS ARE MEASURED FROM PROJECT BASELINE TO CENTER OF CLEANOUT CAPS.

| STORM DRAIN LATERALS<br>SUMMARY THIS SHEET |         |        |
|--------------------------------------------|---------|--------|
| STATION                                    | OFFSET  | I.E.   |
| 'A'12+97.8                                 | 30' LT. | 63.24' |
| 'A'13+13.8                                 | 30' LT. | 63.13' |
| 'A'14+08.3                                 | 30' RT. | 63.79' |
| 'A'14+20.3                                 | 30' LT. | 63.84' |

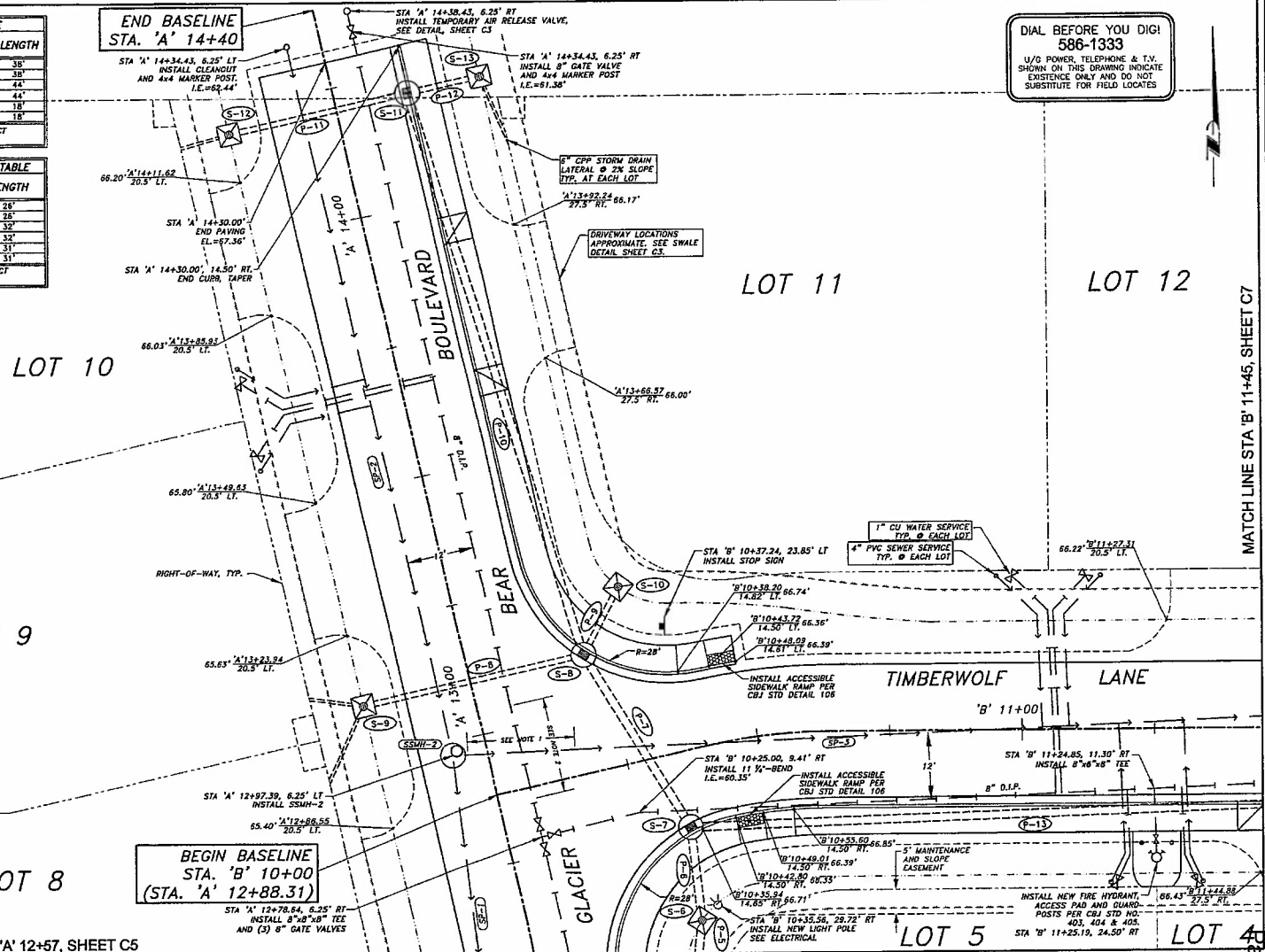
NOTE: STORM DRAIN LATERALS TO BE 6" CPP AND SLOPED AT 2% TO EACH LOT. CONNECTIONS TO STORM DRAIN MAIN LINE PIPE SHALL BE WITH CPP SADDLE TEE OR HANCOR UN-1 TAPPING TEE.

| SSMH-2        | TYPE-1 MH |
|---------------|-----------|
| STA. 12+97.39 | 6.25' LT. |
| LID EL=       | 66.32'    |
| SP-1 I.E.=    | 61.38'    |
| SP-2 I.E.=    | 61.58'    |
| SP-3 I.E.=    | 61.38'    |

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PERMIT CENTER/CDD

**CONSTRUCTION NOTES:**

1. INSTALL 8" C900 PVC SEWER PIPE FOR 10' MINIMUM EACH SIDE OF MAINLINE CROSSING PER CBJ STD. DETAIL NO. 215.
2. WATERLINE JOINTS TO BE 9' MINIMUM FROM EACH SIDE OF MAINLINE CROSSING PER CBJ STD. DETAIL NO. 215.



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SUBSTITUTE FOR FIELD LOCATES

MATCH LINE STA 'B' 11+45, SHEET C7

151.50

DATE: JUNE 28, 2011  
R & W NO. 15150  
C6  
SHEET 6 of 6

**R & M**  
ENGINEERS GEOLOGISTS SURVEYORS  
6205 GLACIER HIGHWAY - JUNEAU, ALASKA 99801  
PH. (907) 780-6060 - FX. (907) 780-4511  
E-MAIL : [rmengineering@rmjuneau.com](mailto:rmengineering@rmjuneau.com)

**MONTANA CREEK WEST  
PHASE 2B**  
CONSTRUCTION IMPROVEMENT PLANS  
JUNEAU, \_\_\_\_\_, ALASKA  
CLIENT: BICKELL INCORPORATED  
P.O. BOX 33517  
JUNEAU, ALASKA 99803

PLAN VIEW

STA 'A' 12+57 to STA 'A' 14+40  
STA 'B' 10+00 to STA 'B' 11+45

GRAPHIC SCALE

0' 10' 20' 30' 40'

DIAL BEFORE YOU DIG!  
586-1333  
U/C POWER, TELEPHONE & T.V.  
SHOWN ON THIS DRAWING INDICATE  
EXISTENCE ONLY AND DO NOT  
SUBSTITUTE FOR FIELD LOCATES

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PERMIT CENTER/C

| STA.        | GRATE FL EL. | P-13 I.E. | P-14 I.E. | P-15 I.E. | P-16 I.E. | SUMP     |
|-------------|--------------|-----------|-----------|-----------|-----------|----------|
| 'B'11+84.20 | 13.25' RT.   | 67.20'    | 63.13'    | 63.25'    | 63.25'    | 16" MIN. |
|             |              |           |           |           |           |          |
|             |              |           |           |           |           |          |
|             |              |           |           |           |           |          |
|             |              |           |           |           |           |          |
|             |              |           |           |           |           |          |

| STA.        | GRATE FL EL. | P-14 I.E. | P-15 I.E. | P-16 I.E. | SUMP     |
|-------------|--------------|-----------|-----------|-----------|----------|
| 'B'11+84.20 | 20.50' LT.   | 66.58'    | 63.53'    | 63.53'    | 16" MIN. |
|             |              |           |           |           |          |
|             |              |           |           |           |          |
|             |              |           |           |           |          |
|             |              |           |           |           |          |
|             |              |           |           |           |          |

| STA.        | GRATE FL EL. | P-15 I.E. | P-16 I.E. | SUMP   |
|-------------|--------------|-----------|-----------|--------|
| 'B'11+84.20 | 27.50' RT.   | 66.60'    | 63.31'    | 63.41' |
|             |              |           |           |        |
|             |              |           |           |        |
|             |              |           |           |        |
|             |              |           |           |        |
|             |              |           |           |        |

| STA.        | GRATE FL EL. | P-16 I.E. | P-17 I.E. | P-18 I.E. | SUMP     |
|-------------|--------------|-----------|-----------|-----------|----------|
| 'B'13+24.20 | 13.25' RT.   | 68.20'    | 64.02'    | 64.17'    | 16" MIN. |
|             |              |           |           |           |          |
|             |              |           |           |           |          |
|             |              |           |           |           |          |
|             |              |           |           |           |          |
|             |              |           |           |           |          |

| STA.        | GRATE FL EL. | P-17 I.E. | P-18 I.E. | SUMP   |
|-------------|--------------|-----------|-----------|--------|
| 'B'13+24.20 | 20.50' LT.   | 67.37'    | 64.37'    | 64.47' |
|             |              |           |           |        |
|             |              |           |           |        |
|             |              |           |           |        |
|             |              |           |           |        |
|             |              |           |           |        |

| STA.        | GRATE FL EL. | P-18 I.E. | P-19 I.E. | SUMP   |
|-------------|--------------|-----------|-----------|--------|
| 'B'13+24.20 | 27.50' RT.   | 67.98'    | 64.25'    | 64.35' |
|             |              |           |           |        |
|             |              |           |           |        |
|             |              |           |           |        |
|             |              |           |           |        |
|             |              |           |           |        |

| PIPE DIA. | LENGTH | TYPE | SLOPE |
|-----------|--------|------|-------|
| P-13 18"  | 147'   | CPP  | 0.60% |
| P-14 12"  | 34'    | CPP  | 0.60% |
| P-15 12"  | 14'    | CPP  | 0.60% |
| P-16 18"  | 140'   | CPP  | 0.60% |
| P-17 12"  | 34'    | CPP  | 0.60% |
| P-18 12"  | 14'    | CPP  | 0.60% |

NOTE: PIPE LENGTHS AND SLOPES ARE MEASURED FROM CENTER TO CENTER OF STRUCTURES.

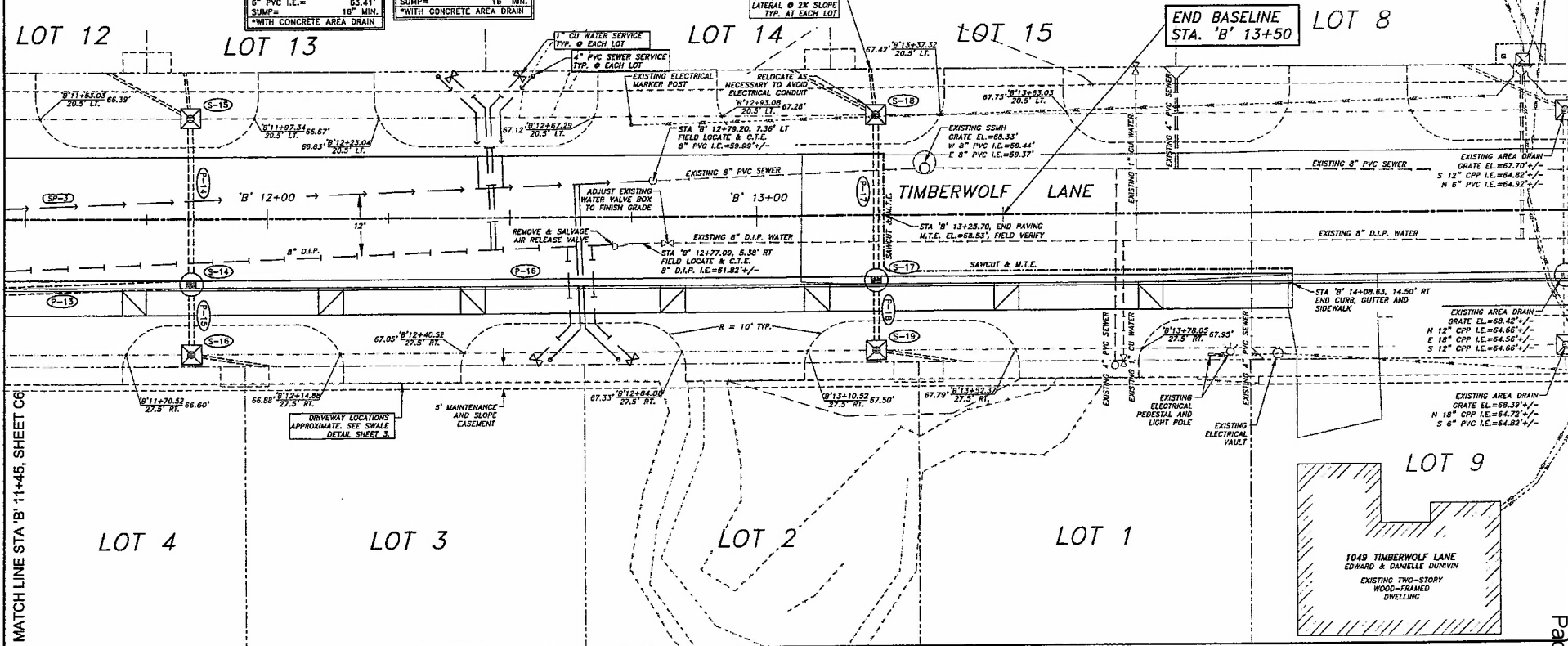
| STATION    | OFFSET  | PIPE SIZE & TYPE | LENGTH |
|------------|---------|------------------|--------|
| 'B'11+67.0 | 30' LT. | 6" COPPER        | 38'    |
| 'B'11+83.2 | 30' LT. | 6" COPPER        | 38'    |
| 'B'11+83.2 | 30' RT. | 6" COPPER        | 38'    |
| 'B'12+00.2 | 30' RT. | 6" COPPER        | 38'    |
| 'B'13+07.2 | 30' LT. | 6" COPPER        | 38'    |
| 'B'13+25.2 | 30' LT. | 6" COPPER        | 38'    |
| 'B'13+25.2 | 30' RT. | 6" COPPER        | 38'    |
| 'B'14+03.2 | 30' RT. | 6" COPPER        | 38'    |

NOTE: STORM DRAIN LATERALS TO BE 6" CPP AND SLOPED AT 2% TO EACH LOT. CONNECTIONS TO STORM DRAIN MAIN LINE PIPE SHALL BE WITH CPP SADDLE TEE OR HANGCO UNI-T TAPPING TEE.

| STATION     | OFFSET     | PIPE SIZE & TYPE | LENGTH |
|-------------|------------|------------------|--------|
| 'B'12+38.22 | 29.00' LT. | 1" COPPER        | 38'    |
| 'B'12+52.23 | 29.00' LT. | 1" COPPER        | 38'    |
| 'B'12+55.25 | 29.00' RT. | 1" COPPER        | 38'    |
| 'B'12+75.03 | 29.00' RT. | 1" COPPER        | 38'    |

| STATION     | OFFSET     | PIPE SIZE & TYPE | LENGTH |
|-------------|------------|------------------|--------|
| 'B'12+35.36 | 29.00' LT. | 4" PVC           | 28'    |
| 'B'12+55.01 | 29.00' LT. | 4" PVC           | 28'    |
| 'B'12+58.16 | 29.00' RT. | 4" PVC           | 39'    |
| 'B'12+72.14 | 29.00' RT. | 4" PVC           | 39'    |

STATIONS & OFFSETS ARE MEASURED FROM PROJECT BASELINE TO CENTER OF CURB BOX.



|          |       |
|----------|-------|
| DESIGN   | JMP   |
| DRAWN    | JAG   |
| CHECK    | JMP   |
| APPROVED |       |
| FILE     | L-KXX |

| PLAN VIEW                      |  |  |  |
|--------------------------------|--|--|--|
| STA 'B' 11+45 to STA 'B' 13+50 |  |  |  |
| GRAPHIC SCALE                  |  |  |  |
| 0' 10' 20' 30' 40'             |  |  |  |



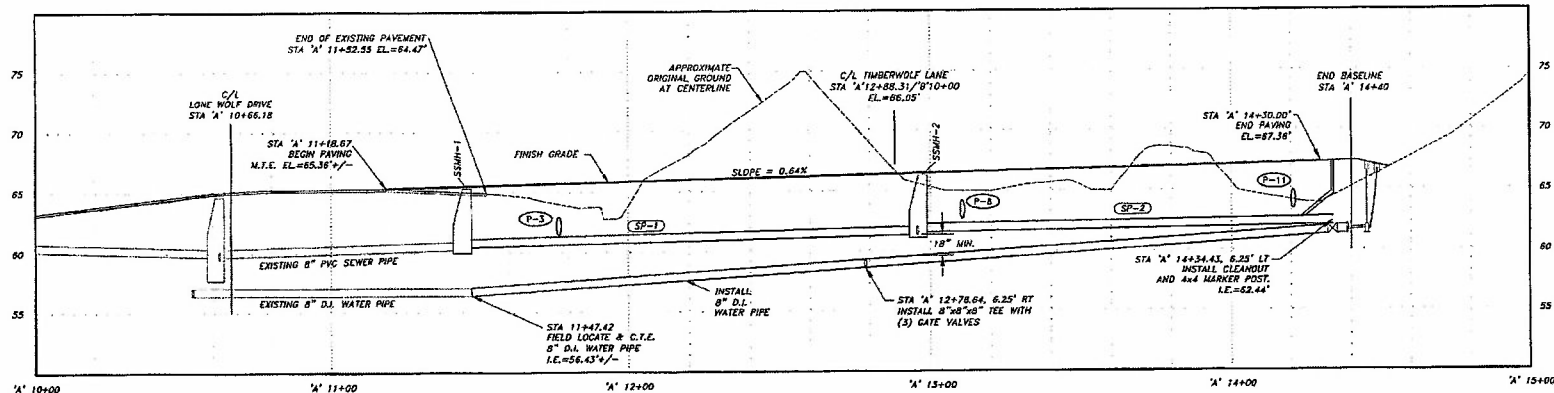
**R & M ENGINEERING, INC.**  
ENGINEERS GEOLOGISTS SURVEYORS  
8205 GLACIER HIGHWAY - JUNEAU, ALASKA 99801  
PH. (907) 780-6060 - FX. (907) 780-4611  
E-MAIL: rmengineering@rmjuneau.com

**MONTANA CREEK WEST PHASE 2B**  
CONSTRUCTION IMPROVEMENT PLANS  
JUNEAU, ALASKA  
CLIENT: BICKNELL INCORPORATED  
P.O. BOX 33517  
JUNEAU, ALASKA 99803

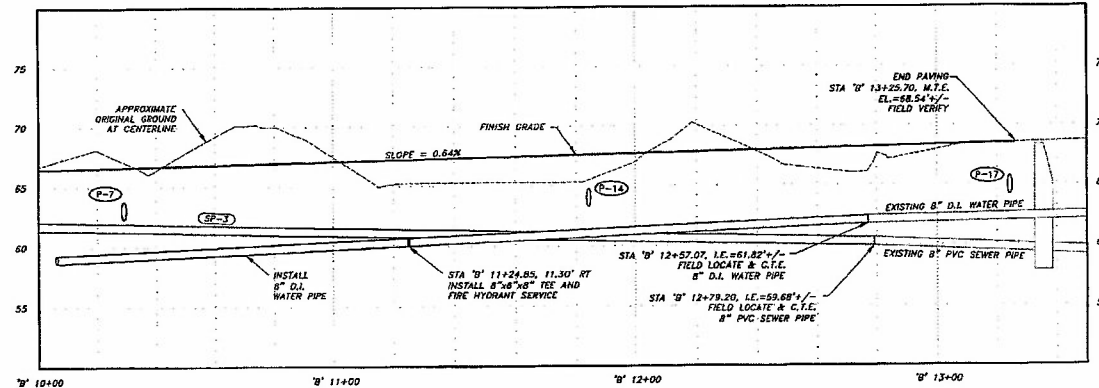
DATE: JUNE 26, 2015  
R & M NO. 18722  
**C7**  
SHEET 7 of 180



**DIAL BEFORE YOU DIG!**  
**586-1333**  
 U/G POWER, TELEPHONE & T.V.  
 SHOWN ON THIS DRAWING INDICATE  
 EXISTENCE ONLY AND DO NOT  
 SUBSTITUTE FOR FIELD LOCATES



**STA 'A' 10+00 to STA 'A' 14+40**  
**GLACIER BEAR BOULEVARD**



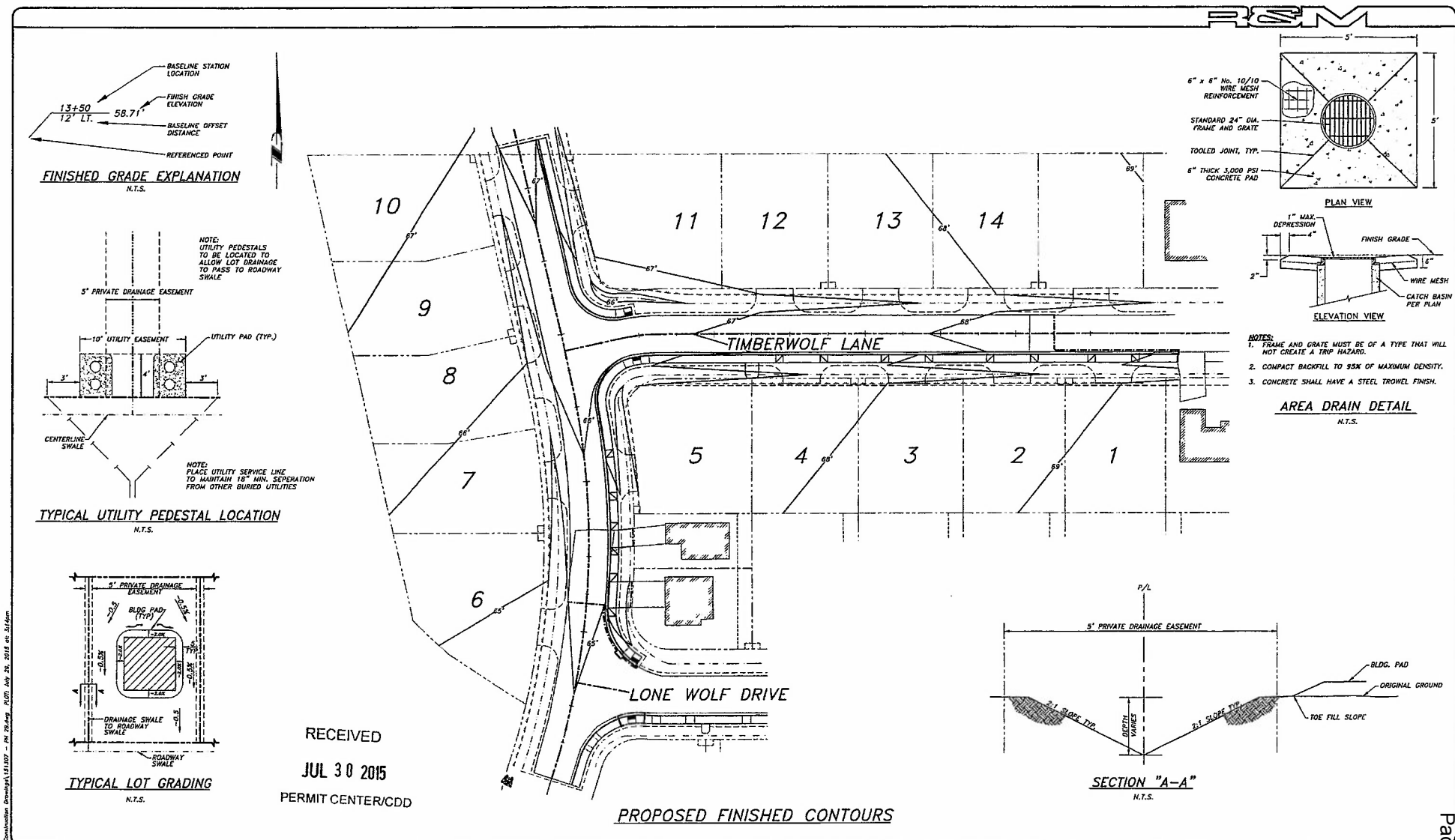
**STA 'B' 10+00 to STA 'B' 13+50**  
**TIMBERWOLF LANE**

RECEIVED  
 JUL 30 2015  
 PERMIT CENTER/ROD

ATTACHMENT C

|                   |     |      |          |    |          |                                                                                                                  |                                                                                                                                                                                                                                                                                               |                                                                                                                                                                             |                                   |
|-------------------|-----|------|----------|----|----------|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| DESIGN: JMP       | NO. | DATE | REVISION | BY | APPROVED | <br>Joseph M. Patch<br>2015 | <br><b>R &amp; M ENGINEERING, INC.</b><br>ENGINEERS GEOLOGISTS SURVEYORS<br>8205 GLACIER HIGHWAY - JUNEAU, ALASKA 99801<br>PH. (907) 780-6060 - FX. (907) 780-4611<br>E-MAIL: rmengineering@rmjuneau.com | <b>MONTANA CREEK WEST</b><br><b>PHASE 2B</b><br>CONSTRUCTION IMPROVEMENT PLANS<br>JUNEAU, ALASKA<br>CLIENT: BICKNELL INCORPORATED<br>P.O. BOX 53517<br>JUNEAU, ALASKA 99803 | DATE: JUNE 28, 2015<br>BY: J.M.P. |
| DRAWN: JAG        |     |      |          |    |          |                                                                                                                  |                                                                                                                                                                                                                                                                                               |                                                                                                                                                                             |                                   |
| CHECK: JMP        |     |      |          |    |          |                                                                                                                  |                                                                                                                                                                                                                                                                                               |                                                                                                                                                                             |                                   |
| APPROVED: J.L.XXX |     |      |          |    |          |                                                                                                                  |                                                                                                                                                                                                                                                                                               |                                                                                                                                                                             |                                   |





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JUL 30 2015  
PERMIT CENTER/CDD

SUBDIVISION GRADING PLAN



**R & M ENGINEERING, INC.**  
ENGINEERS GEOLOGISTS SURVEYORS  
6205 GLACIER HIGHWAY - JUNEAU, ALASKA 99801  
PH. (907) 780-6080 - FX. (907) 780-4611  
E-MAIL : rmengineering@rmjuneau.com

**MONTANA CREEK WEST  
PHASE 2B**  
CONSTRUCTION IMPROVEMENT PLANS  
JUNEAU ALASKA  
CLIENT: BUCKNELL INCORPORATED  
P.O. BOX 33517  
JUNEAU, ALASKA 99803

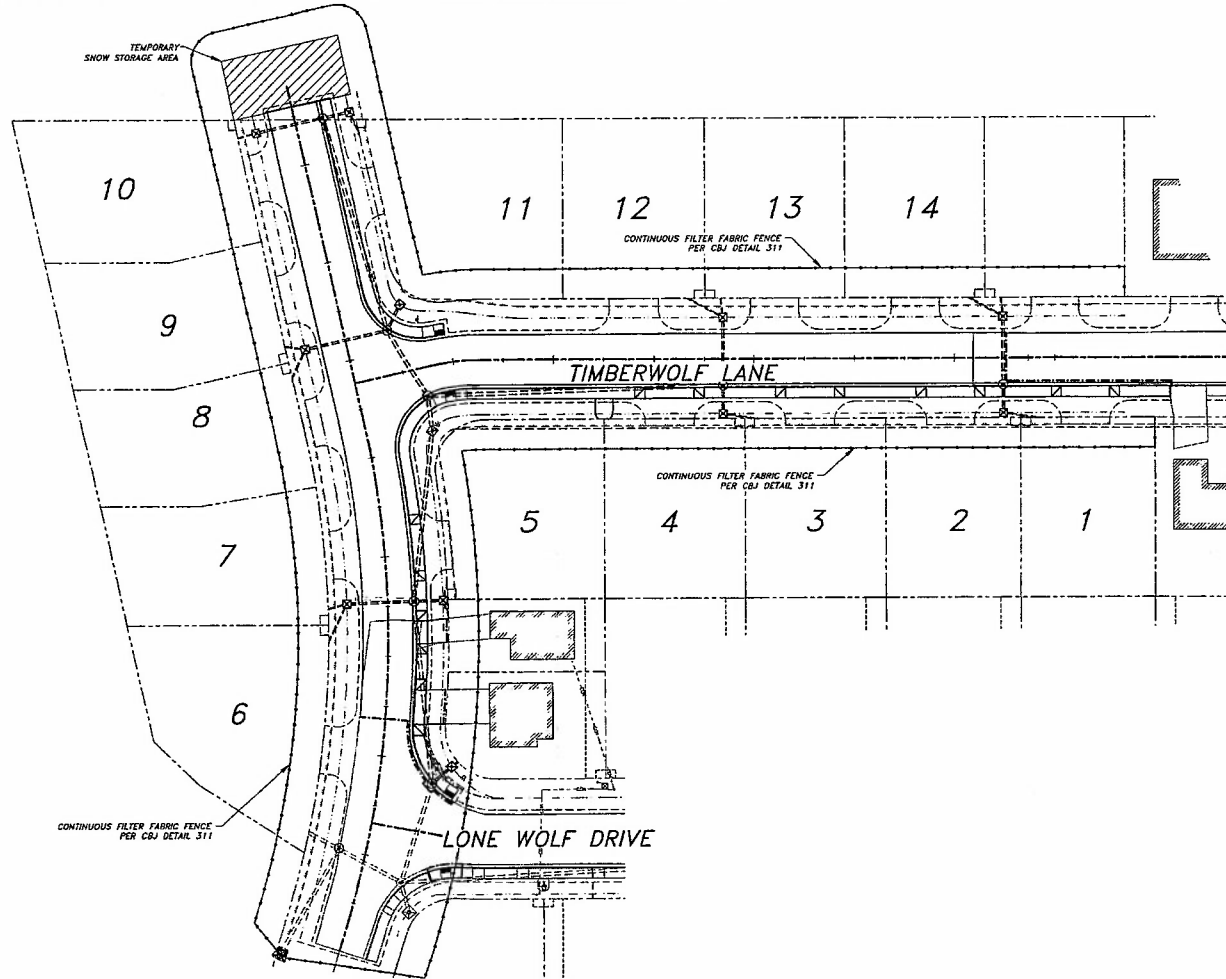
DATE: JUNE 26, 2015  
BY: J.M.P.  
C9  
SHEET 9 OF 180

# **EROSION AND SEDIMENT CONTROL**

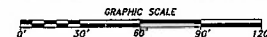
## **NOTES:**

1. EROSION CONTROL BARRIERS SHALL BE PLACED BEFORE ANY CONSTRUCTION ACTIVITIES PER THE MOST CURRENT VERSION OF THE ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES "ALASKA STORM WATER POLLUTION PREVENTION PLAN GUIDE"
2. BARRIERS WILL BE MAINTAINED AND SERVICED THROUGH-OUT CONSTRUCTION.
3. COLLECTED SEDIMENT WILL BE DISPOSED OF OFFSITE AT AN APPROVED DUMP SITE.
4. ALL CONSTRUCTION SHALL ADHERE TO THE ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES "ALASKA STORM WATER POLLUTION PREVENTION PLAN GUIDE."
5. A WEEKLY SUMMARY DETAILING "STORM WATER POLLUTION PREVENTION PLAN" (SWPPP) SHALL BE PROVIDED TO CBJ ENGINEERING.
6. TEMPORARY EROSION & SEDIMENTATION CONTROL BARRIER SHALL BE CONSTRUCTED PER C.B.J. STD. DETAIL 312 OR AS DIRECTED BY THE ENGINEER. ACTUAL LOCATIONS MAY VARY AND MAY BE RELOCATED AS DIRECTED BY THE ENGINEER.
7. EROSION CONTROL AND SNOW STORAGE MEASURES TO COMPLY WITH CBJ GUIDE FOR STORMWATER BEST MANAGEMENT PRACTICES, REVISED AUGUST 2010, OR MOST RECENT VERSION THEREOF.

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**EROSION CONTROL PLAN**



RECEIVED

JUL 30 2015

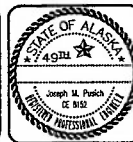
PERMIT CENTER/CDD

ATTACHMENT C

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| DRAWN    | JAG   |
| CHECK    | JMP   |
| APPROVED |       |
| FILE     | L-XXX |

| NO. | DATE | REVISION | BY | APPROVED |
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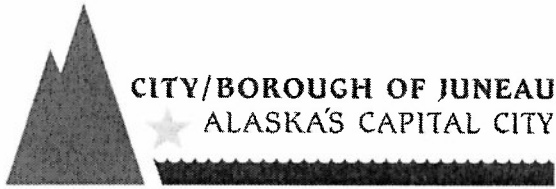
## **EROSION CONTROL PLAN, DETAILS**



**R&M ENGINEERING, INC.**  
ENGINEERS GEOLOGISTS SURVEYORS  
6205 GLACIER HIGHWAY - JUNEAU, ALASKA 99801  
PH. (907) 780-8080 - FX. (907) 780-4611  
E-MAIL: rmengineering@rmjuneau.com

**MONTANA CREEK WEST  
PHASE 2B**  
CONSTRUCTION IMPROVEMENT PLANS  
JUNEAU, ALASKA  
CLIENT: BICKNELL INCORPORATED  
P.O. BOX 33517  
JUNEAU, ALASKA 99803

DATE: 6/26/2015  
R&M NO. 181002  
**C10**  
SHEET 10 of 180



**PLANNING COMMISSION  
NOTICE OF DECISION**

Date: June 11, 2015

File No.: SMP2015 0004

Bicknell, Inc.  
PO Box 33517  
Juneau, AK 99803

Application For: Major subdivision to create Montana Creek West Phase 2B.  
Legal Description: Montana Creek West 2A Lot 30A  
Parcel Code No.: 4-B29-0-116-040-0  
Hearing Date: June 9, 2015

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated June 1, 2015, after amending finding 4 as shown below, and modified the preliminary plat with the street design as approved with the original Planned Unit Development (SUB2005-00048 and SUB2006-00018) shown as "attachment F" and with the modified sidewalk design as shown as "attachment H" in the attached staff report, with the following advisory condition:

Amended Finding

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

2005 PUD Subdivision Design with revised sidewalk design

**No.** The 2005 PUD and revised sidewalk design will not materially endanger the public health or safety because it meets local fire code with future connections to a second access point and does not create danger.

Advisory Condition:

1. The applicant should consider amending the Planned Unit Development in regard to sidewalk design so that future phases would be reviewed for conformance with the potentially revised sidewalk plan.

Attachment: June 1, 2015 memorandum from Eric Feldt, Community Development, to the CBJ Planning Commission regarding SMP2015 0004.

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

Bicknell, Inc.  
 File No.: SMP2015 0004  
 June 11, 2015  
 Page 2 of 2

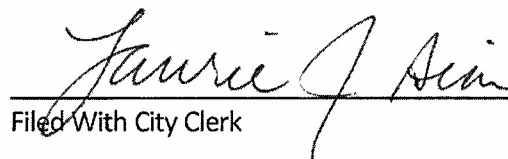
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance to CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (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, June 9, 2015.

Expiration Date: The permit will expire 18 months after the effective date, or December 9, 2016, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the subdivision permit was authorized or no final plat has been approved. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner:   
 Eric Feldt, Planner  
 Community Development Department

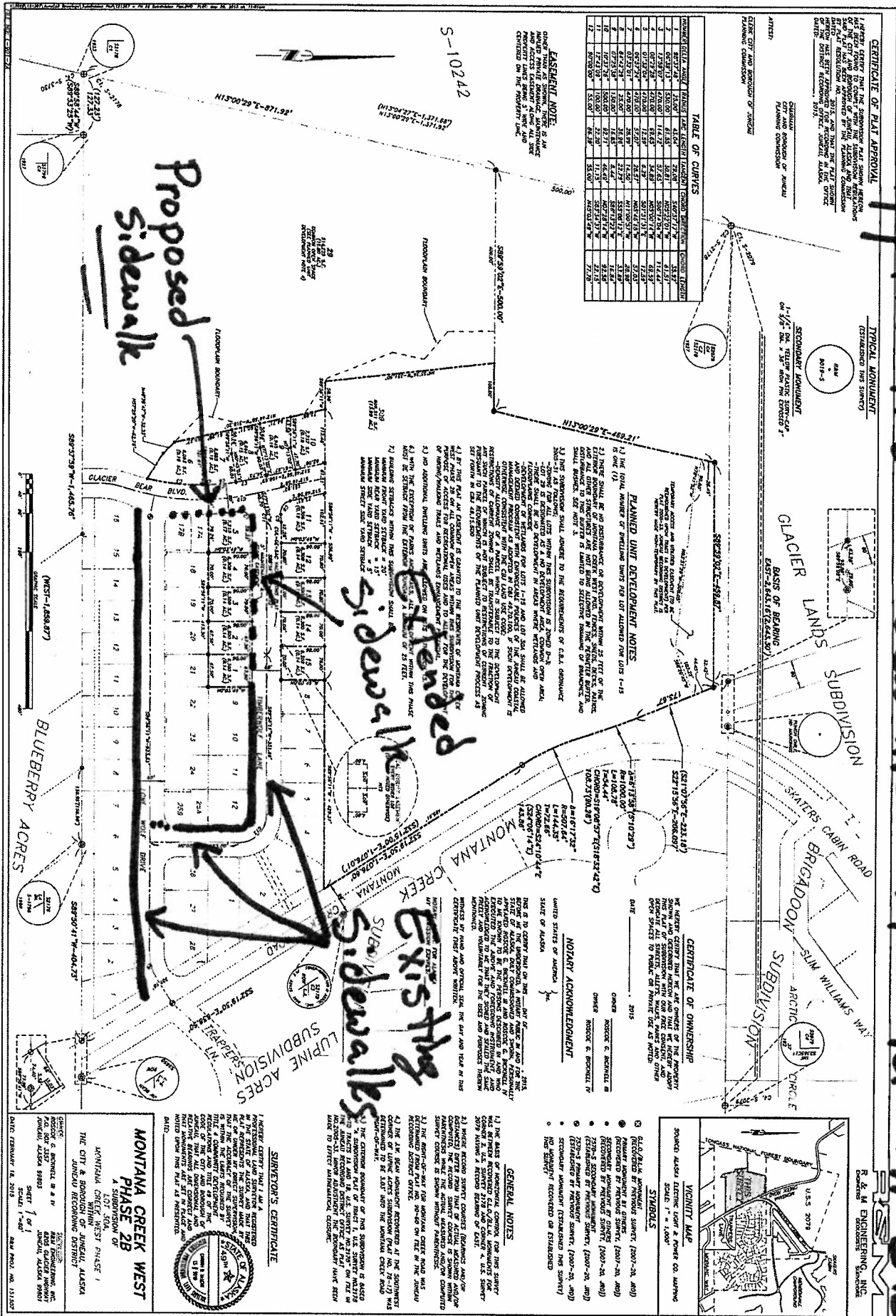
  
 Michael Satre, Chair  
 Planning Commission

 6/12/15  
 Filed With City Clerk Date

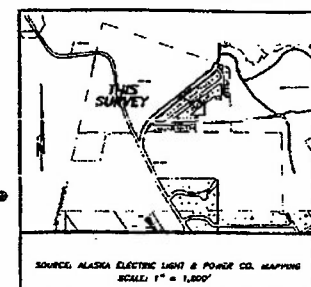
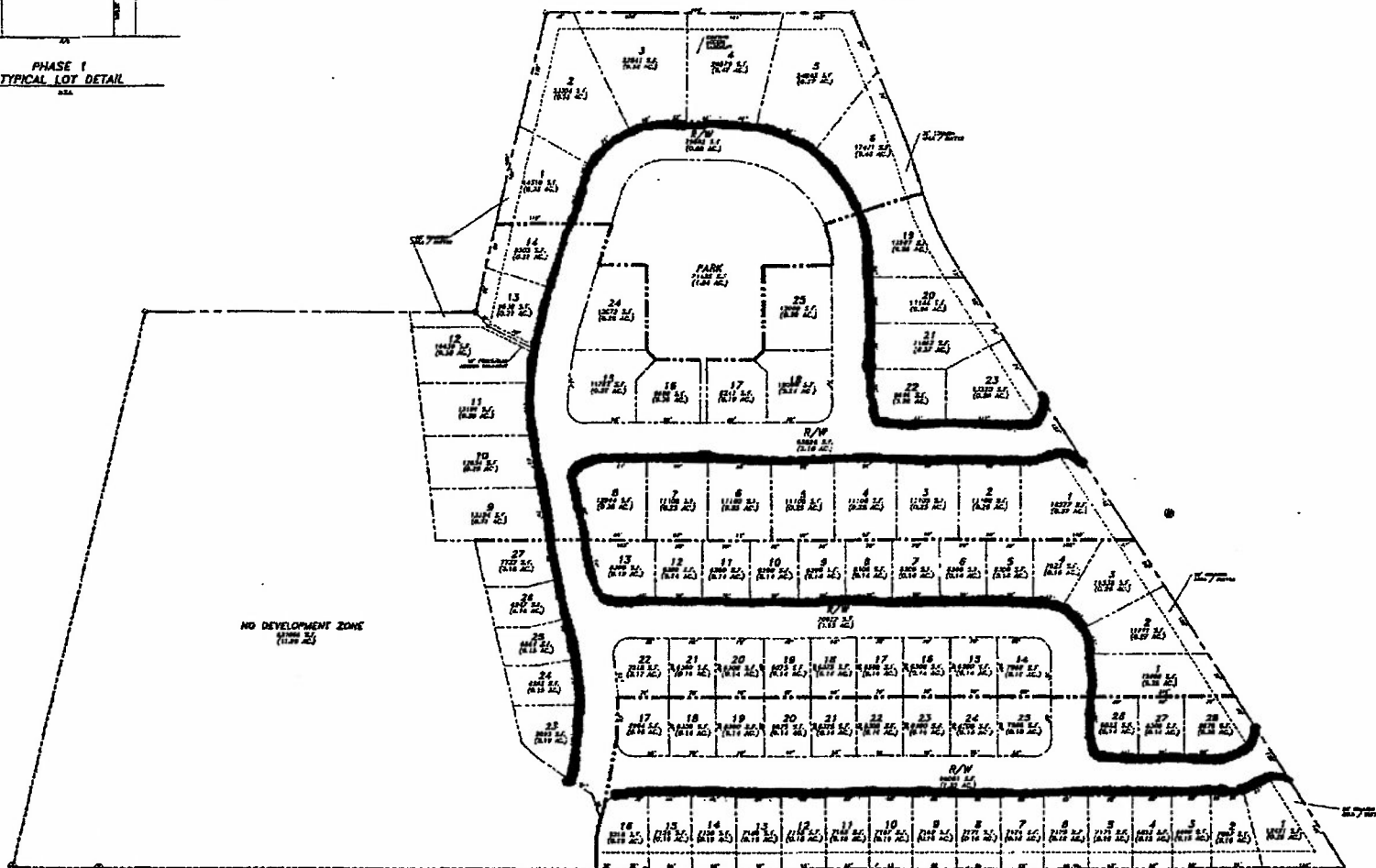
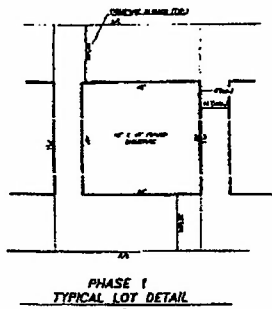
cc: Plan Review

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

# Applicant's Sidewalk Plan for Ph. 2B







**SUBDIVISION SUMMARY**

|                      |          |
|----------------------|----------|
| PHASE 1              | 28 LOTS  |
| PHASE 1              | 28 UNITS |
| PHASE 1 RIGHT-OF-WAY | 1.32AC.  |
| PHASE 1 COMMON SPACE | 0.75AC.  |

|                      |          |
|----------------------|----------|
| PHASE 2              | 27 LOTS  |
| PHASE 2              | 30 UNITS |
| PHASE 2 RIGHT-OF-WAY | 1.63AC.  |
| PHASE 2 COMMON SPACE | 0.16AC.  |

|                      |          |
|----------------------|----------|
| PHASE 3              | 25 LOTS  |
| PHASE 3              | 32 UNITS |
| PHASE 3 RIGHT-OF-WAY | 2.16AC.  |
| PHASE 3 COMMON SPACE | 0.45AC.  |

|                      |          |
|----------------------|----------|
| PHASE 4              | 6 LOTS   |
| PHASE 4              | 24 UNITS |
| PHASE 4 RIGHT-OF-WAY | 0.68AC.  |
| PHASE 3 COMMON SPACE | 0.60AC.  |
| PHASE 4 PARK SPACE   | 1.64AC.  |

|                      |          |
|----------------------|----------|
| TOTAL LOTS           | 86       |
| TOTAL UNITS          | 114      |
| TOTAL AREA           | 38.14AC. |
| TOTAL RIGHT-OF-WAY   | 5.99AC.  |
| TOTAL COMMON SPACE   | 1.96AC.  |
| TOTAL PARK           | 1.64AC.  |
| TOTAL NO DEVELOPMENT | 11.96AC. |

A PRELIMINARY SUBDIVISION PLAT  
OF  
TRACT 1A, U.S. SURVEY NO. 2178  
DENOTING  
**MONTANA CREEK WEST**  
**PHASES 1, 2 AND 3**  
WITHIN  
THE CITY & BOROUGH OF JUNEAU, ALASKA

CLIENT:  
BIOHEALTH INCORPORATED  
P.O. BOX 1317  
JUNEAU, ALASKA 99801

SURVEYOR:  
BAM ENGINEERING, INC.  
1205 BLADEL HIGHWAY  
JUNEAU, ALASKA 99801

DATE: 2004.04.04 SHEET 1 OF 1

ATTACHMENT E







# Community Development

---

City & Borough of Juneau • Community Development  
 155 S. Seward Street • Juneau, AK 99801  
 (907) 586-0715 Phone • (907) 586-4529 Fax

**DATE:** June 1, 2015

**TO:** Planning Commission

**FROM:** Eric Feldt, Planner II, CFM  
 Community Development Department

**FILE NO.:** SMP2015 0004

**PROPOSAL:** Montana Creek West Ph. 2B subdivision creating 16 lots.

## GENERAL INFORMATION

**Applicant:** Bicknell, Inc.

**Property Owner:** Bicknell, Inc.

**Legal Description:** Montana Creek West 2A Lot 30A

**Parcel Code No.:** 4-B29-0-116-040-0

**Site Size:** 16.9 Acres

**Comprehensive Plan Future Land Use Designation:** Urban Low Density Residential

**Zoning:** D-3

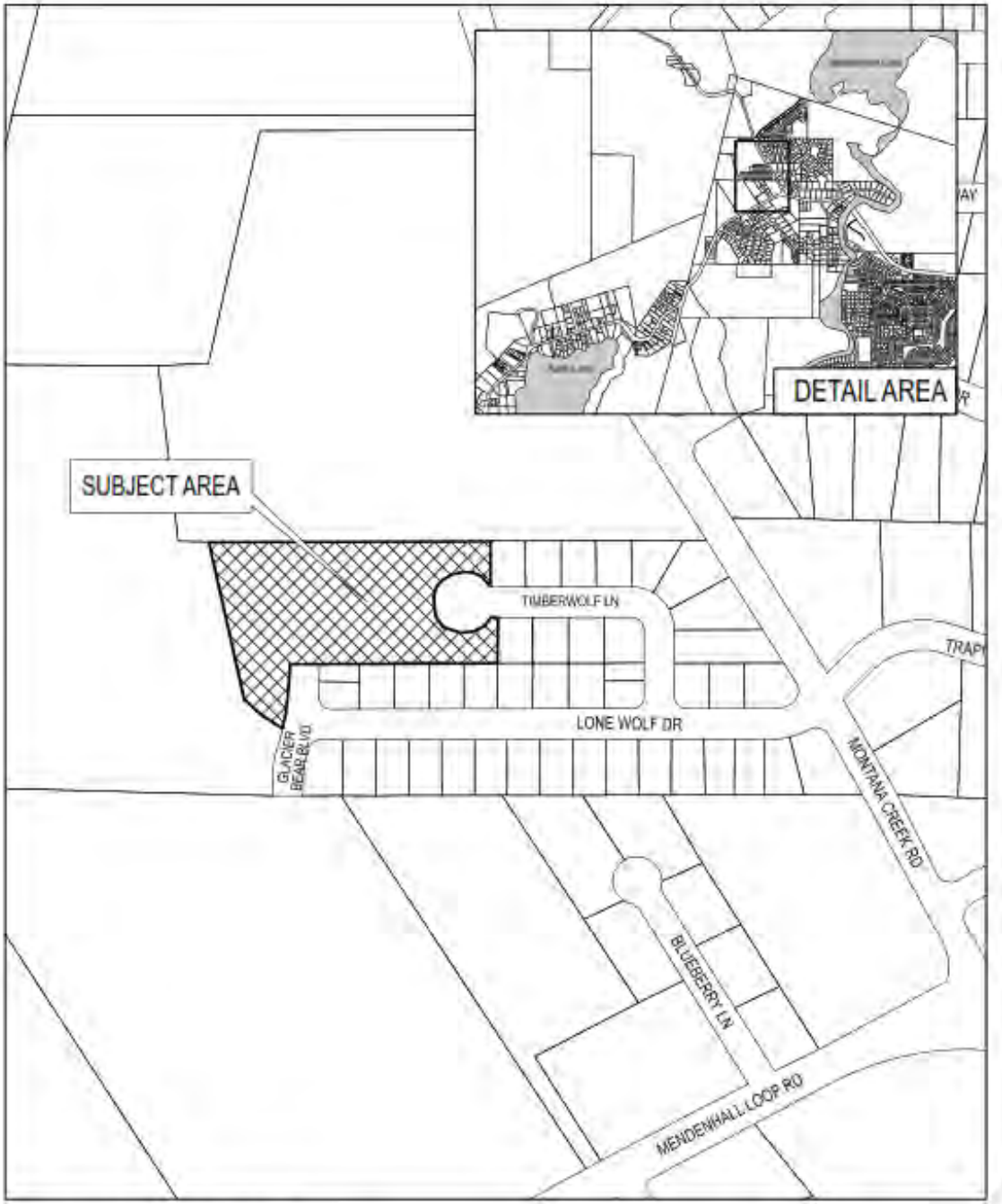
**Utilities:** Public Water and Sewer

**Access:** Montana Creek Road

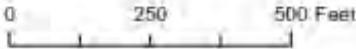
**Existing Land Use:** Single Family Residential

**Surrounding Land Use:**  
 North – D-3; Vacant (Future Subdivision Phases)  
 South – D-3; Single Family Residential; Mendenhall Loop Rd  
 East – D-1; Single Family Residential; Trappers Lane  
 West – RR; Vacant CBJ Land

Vicinity Map



VICINITY MAP  
Montana Creek West  
Phase 2B



**ATTACHMENT**

|            |   |                                                  |
|------------|---|--------------------------------------------------|
| Attachment | A | Proposed Ph. 2B Design and Construction Drawings |
| Attachment | B | Proposed Street Profile Design                   |
| Attachment | C | 2005 PUD Subdivision and Sidewalk Design         |
| Attachment | D | SUB2005-00048 Approval Letter                    |
| Attachment | E | Project Narrative                                |
| Attachment | F | 2005 PUD Street Layout Ph. 1 and 2               |
| Attachment | G | CBJ CCF/R Fire Marshal Email                     |
| Attachment | H | Applicant's Ph. 2B Sidewalk Plan                 |
| Attachment | I | Additional Submittals                            |

**PROPOSAL**

The applicant seeks to build phase 2B of the Montana Creek Planned Unit Development (PUD) subdivision located in the northern section of the Mendenhall Valley. The proposal is shown in Attachments A and B. This is one of many remaining phases of the pre-approved subdivision design. The overall subdivision design is provided in Attachment C, approved under case SUB2005-00048 (see Attachment D).

The applicant's design of phase 2B deviates from the pre-approved subdivision street design due to high costs in street construction, utilities, and topographic challenges. The applicant provided a detailed letter explaining reasons for this change in Attachment E. Deviating from the original street design constitutes a Major Amendment to the approved 2005 Preliminary Plan (Case # SUB2005-00048) under 49.15.660(c). This amendment warranted a Preliminary Plat review. Typically, once a Preliminary Plat is approved for the whole subdivision each subdivision phase requires only a Final Plat review unless amendments are proposed.

After staff informed the applicant that their proposed street design does not comply with local fire codes, the applicant provided a street design consistent with the 2005 PUD subdivision (Attachment F) but has a sidewalk design different than the PUD subdivision sidewalk plan. Throughout the report, the applicant's proposed street design is referred to as the 'preferred' plan (Attachment A).

## **BACKGROUND**

In 2006, the Planning Commission approved a Planned Unit Development (PUD) subdivision called Montana Creek West through a Preliminary Plat review (case SUB2005-00048). This multi-phase subdivision will establish a total of 114 dwelling units and 86 lots. This subdivision was approved through major subdivision permits SUB2005-00048 (Preliminary Plat) and SUB2006-00018 (Final Plat). The street and sidewalk locations were established during the Preliminary Plat review and became 'pre-approved' for each phase of construction. The applicant has completed the first phase and half of the second phase (phase 2A).

PUDs provide flexible subdivision designs by requiring additional open space, vegetative buffers, and pedestrian pathways (49.15.670). The entire Montana Creek West subdivision was afforded this flexibility. Nearly one-third of the overall subdivision must be preserved as wetlands and riparian habitat, and thus, cannot be developed; while the remaining area was allowed to be developed with a mixture of lot sizes and housing types. The overall density of the subdivision complies with the allowable density of the D-3 zoning district (3 units per acre).

Subsequent phases of the Montana Creek West subdivision are required to be consistent with the specific PUD and Major Subdivision standards, as well as any conditions established in the original subdivision permits (SUB2005-00048 and SUB2006-00018). Also, each phase requires additional subdivision review through the subdivision permitting process (49.15.650).

The proposal of Phase 2B is a Major Subdivision and thus must meet the standards of 1) Preliminary Plat Approval (49.15.430) and later 2) Final Plat Approval (49.15.440). Both of these approvals will be reviewed by the Planning Commission through the Conditional Use permitting process. The Preliminary Plat approval (subject of this memorandum) establishes the subdivision layout of parcels, roads, utilities, etc. for construction. Once construction is finished, the second step (Final Plat approval) involves ensuring all improvements have been completed per code and the recording of the subdivision plat.

## **THE PLANNED UNIT DEVELOPMENT PROCESS**

A Planned Unit Development (PUD) is reviewed according to a two-step process: preliminary plan approval and final plan approval. At this stage, the Planning Commission is being asked to approve the preliminary plan for Phase 2B. The Commission shall approve a PUD preliminary plan if it meets the requirements of section 49.15.330 (Conditional Use criteria) and:

- (1) The design effectively provides for clustered buildings, mixed uses, or mixed housing types;
  - **Staff: Through the preservation of nearly 1/3 of the overall subdivision site, development is clustered to the east area. A mixture of single family and multifamily are incorporated into different subdivision phases, as well as a neighborhood park.**

- (2) The development protects natural features and avoids natural hazards by reserving them as undisturbed open space;
  - **Staff: Lot 29 preserves nearly 12 acres of high value wetlands and sensitive Montana Creek habitat.**
- (3) The development is consistent with the land use code;
  - **Staff: The density of the overall subdivision area is consistent with the D-3 allowance of 3 units per acre. The size of the PUD meets the minimum site area per 49.15.670(b). The uses of the Montana Creek West subdivision are allowed in PUDs.**
- (4) The development incorporates boundary buffers sufficient to separate adjacent property from dissimilar uses;
  - **Staff: There is a 25-foot perimeter buffer along the exterior boundary of the PUD.**
- (5) Utilities proposed for connection to the City and Borough system meet City and Borough standards, and all others are consistent with sound engineering practices, as determined by the City and Borough engineering department;
  - **Staff: Street extensions consist of public sewer, water, and storm sewer, as reviewed and inspected by applicable CBJ departments.**
- (6) The configuration of the development provides for economy and efficiency in utilities, housing construction, streets, parking and circulation;
  - **Staff: The subject memorandum discusses the utilities, housing construction, street, and other elements of proposed phase 2B.**
- (7) If the approval is for a phased development, that each phase is consistent with the preliminary development plan and design of the entire planned unit development; and
  - **Staff: The applicant's preferred design of phase 2B is not consistent with the 2005 PUD subdivision design. The applicant's explanation is provided under Attachment E. However, the applicant did submit a design that is consistent with the 2005 PUD subdivision.**
- (8) Adequately addresses the cumulative impacts of the phased development on the neighborhood and the natural environment.
  - **Staff: Proposed phase 2B will not result in any negative cumulative impacts on the neighborhood or natural environment.**

## **ANALYSIS**

### **Zoning**

All proposed lots of phase 2B are similar in size and dimension to those existing in phases 1 and 2A, between 6,000 and 10,000 square feet in size and 90' deep x 70' wide (approximate). The applicant's preferred proposal consists of 16 lots; the 2005 PUD design submittal consists of 15 lots because of the additional Glacier Bear Boulevard right-of-way space to the north. The variation of

the number of lots is acceptable because future phases of the subdivision have not been built. Therefore, the additional lot in phase 2B can be subtracted from future phases. This will allow the subdivision's overall density to be within the D-3 allowance.

#### Drainage

Phase 2B consists of wetlands, ponds, and a variety of vegetation. Future development will drain toward the extended Timberwolf Lane and Glacier Bear Boulevard drainage systems. These streets will continue the existing swales and underground drainage tiles to accommodate the additional site and street drainage.

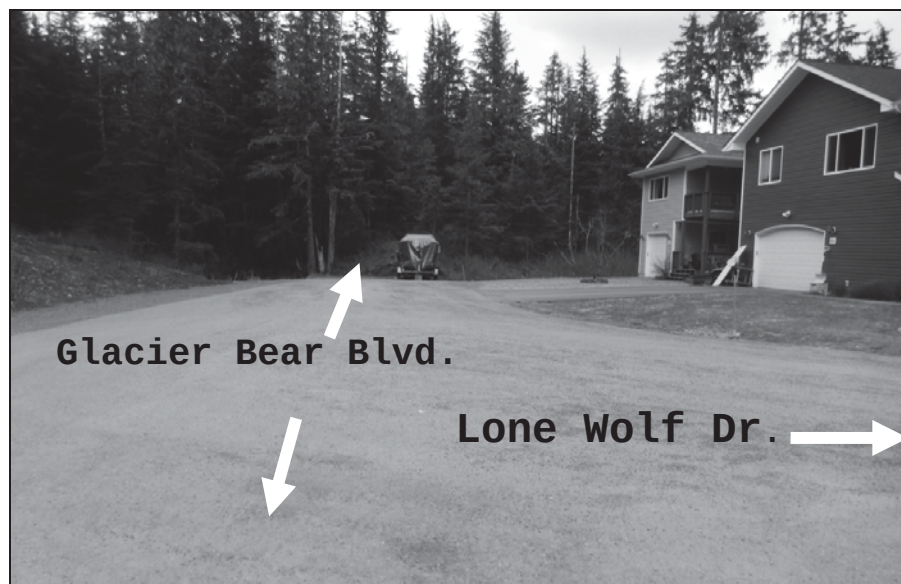


Figure 1: Looking north at the temporary dead-end of Glacier Bear Boulevard. This road will be extended in phase 2B. Lone Wolf Drive is to the immediate right (east). Picture taken by CDD staff on 4/6/15.

#### Wetlands

The preservation of Lot 29 for wetland preservation, open space, and riparian habitat of Montana Creek was required as a condition of the rezoning (Ord. 2005-31: D-1 to D-3 (present zone)). This preservation allows wetlands within phases of the developing part of the overall subdivision to occur, as approved in 2005.

#### Habitat

Besides wetlands, there is no other habitat affected by phase 2B that is regulated by the Land Use Code.



### Access

Under the applicant's preferred design, Timberwolf Lane will be extended to Glacier Bear Boulevard and make a loop. This design is a major amendment to the original 2005 PUD subdivision layout (compare Attachment A to Attachment C) because it cuts off future road access to northern sections of the subdivision. The applicant submitted a narrative explaining this change (Attachment E). The design provided in Attachment F maintains the northward vehicular access per the 2005 PUD subdivision layout.

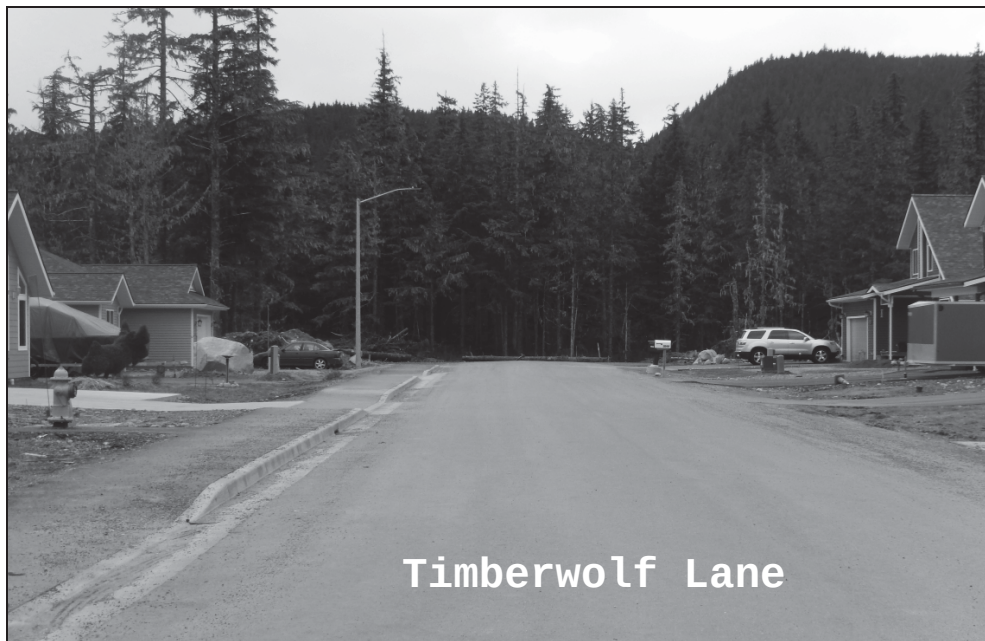


Figure 2: Looking west along Timberwolf Lane towards the future street extension. The sidewalk, street lights, and paved roadbed will continue with the new street section. Picture taken by CDD staff on 4/6/15.

As stated earlier, deviating from the original street design is a major amendment to the 2005 preliminary planned unit development plan. The original street design is provided in Attachment C. Below is an excerpt from SUB2005-48 memorandum explaining the street and pedestrian networks.

#### SUB2005-48 memorandum, Page 7

**Pedestrian Circulation.** The Montana Creek West PUD provides for pedestrian movement, as required in the PUD Code, by providing sidewalks along all of the streets in the development. While the final construction drawings for these improvements are not yet completed Roger Healy, CBJ City Engineer, has reviewed the initial proposal (See Attached Plan Illustrating Pedestrian Routes) and concurs that this alternative configuration will provide an adequate access, and recommends that the Planning Commission waive the requirement for two parallel sidewalks and

adopt this pathway as the preferred alternate. **The ‘Pedestrian Routes’ illustration is Attachment C in the subject memorandum.**

**Vehicular Circulation and Traffic.** Each lot would be accessed via a public street built to current city standards. CBJ Streets Superintendent, Mike Scott; and CBJ Fire Marshal, Rich Etheridge; have both reviewed the proposed configuration and have found no problems with the street layout. The two access points provide an alternative route into the subdivision in the event that access is blocked at either one. While not shown on the current proposal it is the intent of the developer to dedicate a ROW on the Southwest corner of the development, to the adjacent Barrett parcel. As there is no development on this parcel at this time, staff recommends that the street not be built until the adjacent subdivision is constructed. Delaying the construction of the street will provide for greater flexibility in locating the ROW if it needs to be moved.

The applicant’s preferred proposal prompted CDD staff to solicit comments from CBJ Capital City Fire and Rescue (CCF/R) Fire Marshal, Dan Jager, to ensure fire access and safety are met. Mr. Jager stated in an email that a second access point to Montana Creek Road is required per section D107.1 of 2009 International Fire Code. Mr. Jager’s email can be read under Attachment G. In response to Mr. Jager’s comments, the applicant submitted Attachment F which consists of a future access point along Montana Creek Road. This design meets local fire code and matches the 2005 preliminary subdivision design.

#### Traffic Analysis

There are two traffic design proposals: 1) Applicant’s preferred design (Attachment A), and 2) 2005 PUD Subdivision design (Attachment F). Each consists of different pedestrian connections. Staff explains both proposals below.

#### **Applicant’s Preferred Design – Figure 3**

Under the applicant’s preferred design, all traffic in phases 1, 2A, and 2B will be restricted to one access point along Montana Creek Road. A second access point to Montana Creek Road will be made during future phases but will not be internally connected to phases 1, 2A, and 2B. This single access is insufficient for fire code, and therefore, the applicant submitted a design matching the 2005 PUD subdivision. Since the applicant will extend Timberwolf Lane (CBJ-maintained street), the street infrastructure will likely accommodate the residential traffic under the applicant’s preferred design.



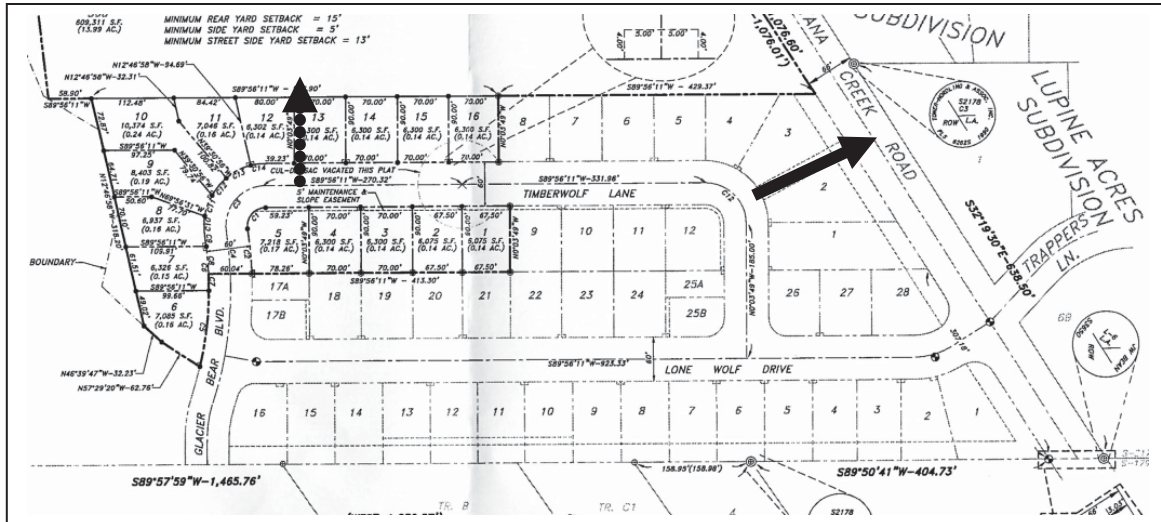


Figure 3: Applicant's preferred plan, showing Timberwolf Ln connecting to Glacier Bear Blvd to create a loop. Staff's recommended pedestrian pathway is shown as a dashed arrow; the applicant's pathway is shown as a solid arrow.

#### 2005 PUD Subdivision Design – Figure 4

This design matches the 2005 PUD Subdivision design and provides vehicular connection throughout the subdivision and access to a second egress/ ingress to Montana Creek Road. An internal pedestrian sidewalk links all subdivision phases and a future park.

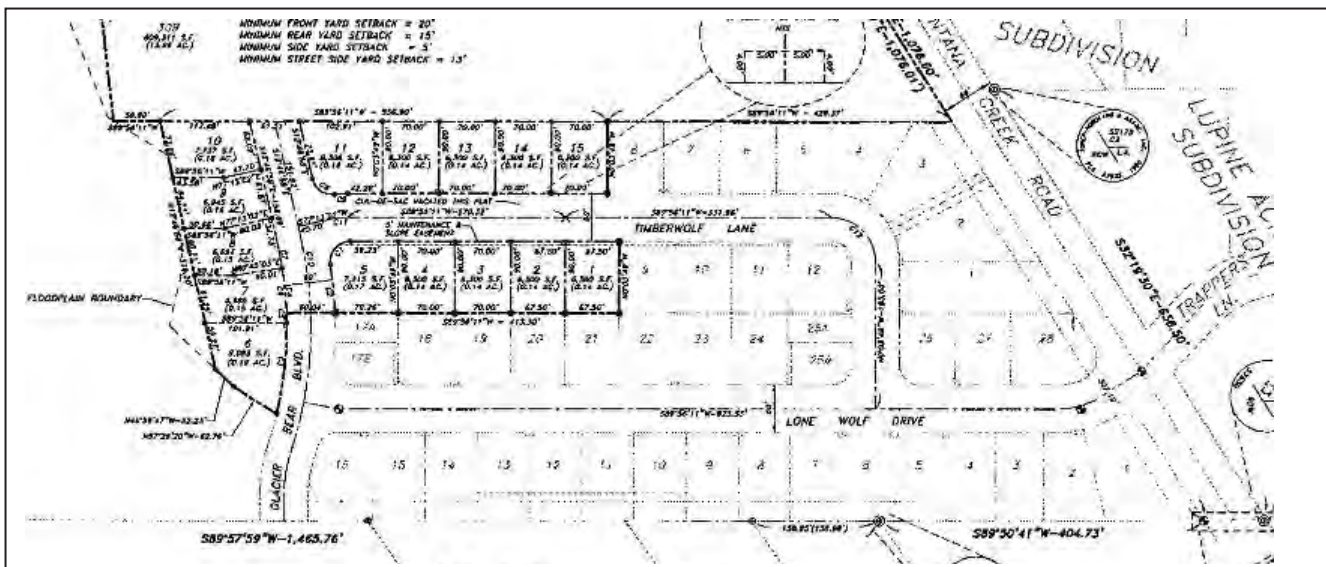


Figure 4: Street design of Phases 1 & 2 matching 2005 PUD subdivision layout.

**Pedestrian Access**

In both the preferred and 2005 PUD subdivision designs, the existing five-foot wide sidewalk along Timberwolf Street will be continued to Glacier Bear Boulevard. From there, each of the designs differ.

**Applicant's Preferred Design – (Attachment A)**

With the looping of Timberwolf Lane into Glacier Bear Boulevard, there will no longer be an internal pedestrian linkage to the rest of the subdivision and future park. The sidewalk will be extended southward along the east side of Glacier Bear Boulevard. To ensure pedestrian connectivity is preserved, staff recommends a 10-foot wide paved pedestrian pathway be established between Lots 12 and 13. This pathway would be designed to be halved along the shared lot line and run the full depth and width of the two adjoining side yard setbacks. This would ensure the buildable areas on the two lots are not reduced. This idea is consistent with 49.35.610 *Walkways*. The applicant disagrees with staff's recommended pathway location and states that a connection would be better served by building a pathway over the existing drainage easement between Lots 2 and 3 near Montana Creek Road. This easement is shown in Attachment A. The applicant's narrative on this issue is provided in Attachment E.

**Applicant's Sidewalk Plan (Attachment H)**

The applicant's sidewalk plan establishes a sidewalk along the east side of Glacier Bear Boulevard. This provides additional pedestrian connections, but it requires multiple crosswalks to other sidewalks.

**2005 PUD Sidewalk Design (Attachment C)**

The 2005 sidewalk plan provides few street crossings throughout the entire subdivision and links to both access points along Montana Creek Road. The applicant's preferred sidewalk plan is shorter and less expensive than the 2005 PUD sidewalk plan. However, it is less safe because it requires pedestrians to cross more streets to reach other parts of the subdivision and future park.

**ADOPTED PLANS****2013 Comprehensive Plan**

The Comprehensive Plan provides a 20-year outlook on how the community should be developed, preserved, or maintained. The Plan designates areas of land for general uses. The Comprehensive Plan designates the subject neighborhood as Urban Low Density Residential (ULDR), which is defined as urban or suburban lands with detached and attached single family residences, bungalow housing, etc. at densities of 1-6 units per acre. Commercial uses are allowed but should be at a residential scale. The project will continue the construction of single family homes at a density up to three units per acre. The project is consistent with the ULDR land designation.

The Comprehensive Plan recommends many policies pertaining to the need for more housing opportunities for the community due to a severe housing shortage. The following policies of the Comprehensive Plan are germane to the proposal:

**POLICY 4.2. TO FACILITATE THE PROVISION OF AN ADEQUATE SUPPLY OF VARIOUS HOUSING TYPES AND SIZES TO ACCOMMODATE PRESENT AND FUTURE HOUSING NEEDS FOR ALL ECONOMIC GROUPS.** Page 37.

**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.** Page 129

**POLICY 10.2. TO ALLOW FLEXIBILITY AND A WIDE RANGE OF CREATIVE SOLUTIONS IN RESIDENTIAL AND MIXED USE LAND DEVELOPMENT WITHIN THE URBAN SERVICE AREA.** Page 130.

The proposal will provide for more residential development in an area with public utilities in a PUD that allows flexible lot configurations. The proposal is consistent with the Comprehensive Plan.

### **2009 Non-Motorized Transportation Plan**

The goal of this Plan is to promote active transportation by guiding development of a community wide bicycle and pedestrian network that can be used by all Juneau residents. The Plan acts as a design guideline that recommends pedestrian amenities for existing and future development.

Though the Plan does not specifically mention Montana Creek West subdivision or Lone Wolf Drive, it does state the following safety measures germane to the proposal:

- Sidewalks to be at least five wide with curb cuts or ramps at intersections w/ tactile warning
- Narrower travel lanes to shorten the pedestrian crossing distance and slow traffic
- Additional street lights to increase visibility of pedestrians and bicyclists
- Tighten corner curb radii to slow traffic, shorten pedestrian crossing distances and provide space for perpendicular curb ramps
- Crosswalks that are easy to see and last a long time. Continental or ladder style crosswalks are marked with thick white lines perpendicular to the direction of travel, are easy to see and long lasting.

### **Applicant's Preferred Street Design (Attachment A)**

As stated earlier, the applicant's preferred design does not provide internal pedestrian access to the north. This decreases pedestrian connectivity within the subdivision and lessens connections to the future park within the subdivision. Therefore, the applicant's preferred design does not meet

the goals of the Non-Motorized Transportation Plan.

Applicant's Sidewalk Plan (Attachment H)

The applicant's sidewalk plan established a sidewalk along the east side of Glacier Bear Boulevard. This provides additional pedestrian connections, but it requires multiple crosswalks to other sidewalks.

2005 PUD Sidewalk Design (Attachment C)

The 2005 PUD sidewalk plan provides the most sidewalk connectivity and fewest street crossings, compared to the applicant's preferred designs. Therefore, the 2005 PUD design meets the goal of the Non-Motorized Transportation Plan.

The applicant's preferred street design and sidewalk design are not consistent with adopted plans. The 2005 PUD subdivision and sidewalk designs are consistent with the adopted plans.

The applicant provided additional documents toward the closing of this memorandum. Staff did not have time to fully address these comments in the subject report. These comments are provided in Attachment I.

**FINDINGS**

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

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

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

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

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area; or,

3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

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

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

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

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

**Yes.** A Planned Unit Development is permitted in the D-3 zoning district, according to 49.15.610(a).

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

**Yes.** The proposed subdivision complies with the other requirements of this chapter. Public notice of this project was provided in the May 29<sup>th</sup> and June 8<sup>th</sup> 2015 issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public right of way.

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

Applicant's Preferred Street and Sidewalk Designs

**Yes.** According to the CCF/R Fire Marshal, Dan Jager, the applicant's preferred design does not meet current fire code because a street connection to an additional access point for this phase is required. The applicant's sidewalk design requires multiple street crossings and can increase pedestrian injury.

2005 PUD Subdivision Design

**No.** The 2005 PUD design will not materially endanger the public health or safety because it meets local fire code with future connections to a second access point.

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

**No.** The proposed lots are similar in size and dimensions of those existing and will not result in substantially decreasing the value of or be out of harmony with property in the neighboring area.

***6. Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?***

Applicant's Preferred Street and Sidewalk Designs

**No.** The applicant's preferred design does not conform to the goals of the Non-Motorized Transportation Plan because pedestrian connectivity is decreased for residents within the subdivision and to the future park.

2005 PUD Subdivision Design

**Yes.** The 2005 PUD street and sidewalk design meet the goal of the Non-Motorized Transportation Plan and Comprehensive Plan.

**Per CBJ §49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:**

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

**Yes.** With the preservation of Lot 29 for wetland habitat, the remaining part of the subdivision is allowed to be developed, according to the original subdivision approval (SUB2005-00048).

**RECOMMENDATION**

Applicant's Preferred Street & Sidewalk Designs

Staff recommends that the Planning Commission adopt the Director's analysis and findings and deny the requested Preliminary Plat permit because it does not meet all findings.

2005 PUD Subdivision Design

Staff recommends approval of the 2005 PUD street and sidewalk design, and the conditions stated in the SUB2005-00048 notice of decision.

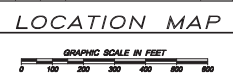
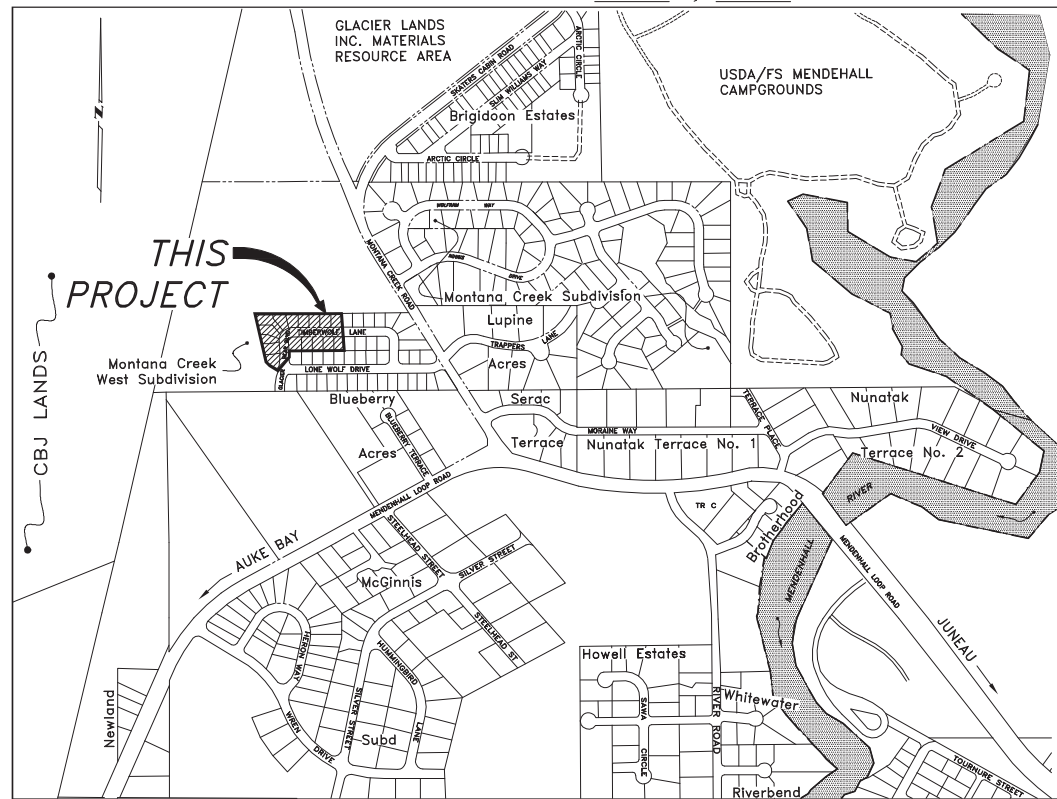


# CONSTRUCTION IMPROVEMENT PLANS FOR MONTANA CREEK WEST PHASE 2B PLANNED UNIT DEVELOPEMENT CITY & BOROUGH OF JUNEAU , ALASKA

| SHEET INDEX |                                                                                                       |
|-------------|-------------------------------------------------------------------------------------------------------|
| SHEET       | DESCRIPTION                                                                                           |
| C1          | COVER SHEET                                                                                           |
| C2          | EXISTING TOPOGRAPHIC MAP                                                                              |
| C3          | CONSTRUCTION DETAILS<br>TYPICAL ROADWAY SECTION, GENERAL CONSTRUCTION<br>NOTES, STANDARD DETAIL TABLE |
| C4          | SURVEY CONTROL DIAGRAM                                                                                |
| C5          | PLAN VIEW<br>STA 'A' 10+00 TO STA 'A' 12+57                                                           |
| C6          | PLAN VIEW<br>STA 'A' 12+57 TO STA 'A' 14+39<br>STA 'B' 10+00 TO STA 'B' 11+45                         |
| C7          | PLAN VIEW<br>STA 'B' 11+45 TO STA 'A' 13+13                                                           |
| C8          | ROADWAY PROFILE                                                                                       |
| C9          | SUBDIVISION GRADING PLAN                                                                              |
| C10         | EROSION CONTROL PLAN, DETAILS                                                                         |

| SYMBOLS  |                                                     |
|----------|-----------------------------------------------------|
| EXISTING | PROPOSED                                            |
|          | PRIMARY MONUMENT BY OTHERS (RECOVERED)              |
|          | SECONDARY MONUMENT BY OTHERS (RECOVERED)            |
|          | C.L. SPIKE MON. TO BE SET AFTER PAVING              |
|          | PROPERTY / BOUNDARY LINE                            |
|          | PROJECT BASELINE                                    |
|          | SANITARY SEWER MANHOLE                              |
|          | SANITARY SEWER LINE                                 |
|          | SANITARY SEWER ENCASEMENT                           |
|          | RIGID INSULATION CBJ STD. DET. NO. 412              |
|          | STORM DRAIN PIPE                                    |
|          | STORM DRAIN MANHOLE                                 |
|          | STORM DRAIN CATCH BASIN                             |
|          | CONCRETE HEADWALL                                   |
|          | CURB AND GUTTER                                     |
|          | DRIVEWAY CURB CUT                                   |
|          | WATER LINE                                          |
|          | WATER VALVE                                         |
|          | FIRE HYDRANT                                        |
|          | STREET LIGHT                                        |
|          | TRAFFIC CONTROL SIGN                                |
|          | TOP OF BANK/SHOULDER<br>(HATCHURES POINT DOWNSLOPE) |
|          | CUT SLOPE LIMITS                                    |
|          | FILL SLOPE LIMITS                                   |
|          | SAW-CUT LINE                                        |
|          | DITCH                                               |
|          | ROCK LINED DRAINAGE WAY                             |
|          | EROSION CONTROL BARRIER                             |
|          | SILTY FENCE                                         |
|          | CONTOUR LINES                                       |
|          | KETTLE PONDS                                        |
|          | EASEMENT LINES                                      |

| ABBREVIATIONS |                              |
|---------------|------------------------------|
| AD            | AREA DRAIN                   |
| A.C.          | ASPHALT CONCRETE             |
| APPROX.       | APPROXIMATE                  |
| BOP           | BEGINNING OF PROJECT         |
| CB            | CATCH BASIN                  |
| CBJ           | CITY & BOROUGH OF JUNEAU     |
| CL            | CENTERLINE                   |
| CMP           | CORRUGATED METAL PIPE        |
| CPP           | CORRUGATED POLYETHYLENE PIPE |
| CTE           | CONNECT TO EXISTING          |
| DI            | DUCTILE IRON                 |
| DIA           | DIAMETER                     |
| EAS'MT.       | EASEMENT                     |
| EL.           | ELEVATION                    |
| EOP           | END OF PROJECT               |
| EXIST.        | EXISTING                     |
| G.V.          | GATE VALVE                   |
| I.E.          | INVERT ELEVATION             |
| INV.          | INVERT                       |
| LF            | LINEAR FEET                  |
| LT.           | LEFT                         |
| MAX           | MAXIMUM                      |
| MIN           | MINIMUM                      |
| MTE           | MATCH TO EXISTING            |
| NFS           | NON-FROST SUSCEPTIBLE        |
| NTS           | NOT TO SCALE                 |
| PC            | POINT OF CURVATURE           |
| PL            | PROPERTY LINE                |
| PT            | POINT OF TANGENT             |
| PVC           | POLYVINYL CHLORIDE PIPE      |
| R             | RADIUS                       |
| RT            | RIGHT                        |
| SDMH          | STORM DRAIN MANHOLE          |
| SSMH          | SANITARY SEWER MANHOLE       |
| STA           | STATION                      |
| STD.          | STANDARD                     |
| TOP           | TOP OF PIPE                  |
| TRANS         | TRANSFORMER                  |
| TYP.          | TYPICAL                      |
| VC            | VERTICAL CURVE               |



ATTACHMENT A

Packet Page 75 of 180

ATTACHMENT F

|          |       |
|----------|-------|
| DESIGN   | JMP   |
| DRAWN    | JAG   |
| CHECK    | JMP   |
| APPROVED |       |
| FILE     | L-XXX |

| COVER SHEET |      |          |    |
|-------------|------|----------|----|
| NO.         | DATE | REVISION | BY |
|             |      |          |    |
|             |      |          |    |



**R & M ENGINEERING, INC.**  
ENGINEERS GEOLOGISTS SURVEYORS  
6205 GLACIER HIGHWAY - JUNEAU, ALASKA 99801  
PH. (907) 780-6060 - FX. (907) 780-4611  
E-MAIL : rmengineering@rmjuneau.com

**MONTANA CREEK WEST  
PHASE 2B  
CONSTRUCTION IMPROVEMENT PLANS  
JUNEAU , ALASKA**  
CLIENT: BICKNELL INCORPORATED  
P.O. BOX 33517  
JUNEAU, ALASKA 99803

DATE: MAY 6, 2015  
R & M NO. 151307  
**C1**  
SHEET  
1 of 1



GRAPHIC SCALE

0' 30' 60' 90' 120'

CONTOUR INTERVAL = 1'

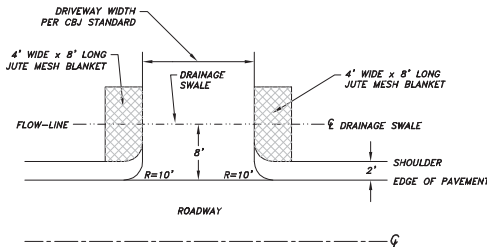


DATE: MAY 6, 2015  
R & M NO. 151307  
C  
SHEET 2 OF 7

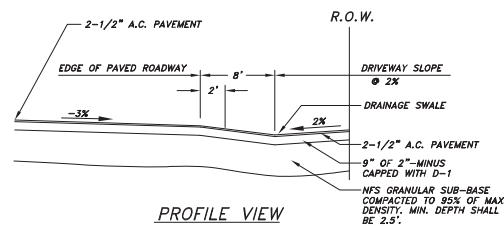


## GENERAL CONSTRUCTION NOTES

1. CBJ ENGINEERING STANDARD DETAIL BOOK FOR CIVIL ENGINEERING PROJECTS AND SUBDIVISIONS IMPROVEMENTS DATED AUGUST, 2011, CBJ ENGINEERING STANDARD SPECIFICATIONS DATED DECEMBER, 2003, AND THE MANUAL OF BEST MANAGEMENT PRACTICE 19.12.120 ARE MADE A PART OF THIS PROJECT, WITH CURRENT REVISIONS AS APPLICABLE.
2. GRADES AND ALIGNMENTS SHOWN ON THESE PLANS ARE SUBJECT TO MINOR REVISIONS AS APPROVED BY THIS ENGINEER.
3. FINISHED PROFILE ELEVATIONS SHOWN ARE TO THE TOP OF ASPHALT PAVEMENT AT THE ROADWAY CENTERLINE. OTHER FINISH GRADE ELEVATIONS SHOWN ARE TO TOP OF ASPHALT PAVEMENT AT EDGE OF PAVEMENT.
4. LOCATION OF STORM DRAIN CATCH BASINS, AREA DRAINS, PIPING AND PIPE LENGTHS ARE SUBJECT TO MINOR FIELD REVISIONS, AS APPROVED BY THE ENGINEER.
5. ALL CUT AND FILL SLOPES SHALL BE SEEDED BY THE HYDROSEEDING METHOD. PLACE 2" MIN. TOPSOIL PRIOR TO SEEDING WHERE INSUFFICIENT ORGANIC MATERIAL EXISTS.
6. LOCATIONS OF EXISTING UNDERGROUND SEWER, WATER, STORM, TELEPHONE, CABLE TELEVISIONS, AND POWER UTILITIES SHOWN IN THESE PLANS WERE DERIVED FROM C.B.J. AS-BUILT &/OR FIELD LOCATES. ACTUAL LOCATIONS MAY VARY FROM THOSE SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING, PROTECTING, AND MAINTAINING THE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. ANY DAMAGE RESULTING TO THESE UNDERGROUND UTILITIES DURING CONSTRUCTION SHALL BE PAID FOR BY THE CONTRACTOR AND SHALL BE PAID FOR BY THE CONTRACTOR AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. CALL "DIAL BEFORE YOU DIG" 586-1333.
7. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF AT A CBJ APPROVED WASTE DISPOSAL SITE.
8. PROVIDE KNOCKOUTS IN CATCH BASINS AND MANHOLES FOR ALL PIPE SHOWN ON THE PLANS
9. ALL ELECTRICAL LIGHT STANDARDS POSITIONS ARE SUBJECT TO APPROVAL/RELOCATION BY CBJ ENGINEER AND/OR AEL&P.
10. AEL&P ELECTRIC, UTILITY AND CABLE SERVICE LOCATIONS SHALL BE COORDINATED WITH THE CONTRACTOR AND CBJ ENGINEERING DEPARTMENT.
11. TELEPHONE AND CABLE UTILITIES SHALL COORDINATE THEIR UTILITIES' LOCATION & INSTALLATION WITH AEL&P AND CBJ'S ENGINEERING DEPARTMENT.
12. ALL WORK FOR THESE PLANS SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND STANDARDS.
13. ALL CONSTRUCTION ACTIVITIES SHALL BE IN CONFORMANCE WITH THE "SWPPP" ACCEPTED BY THE CITY & BOROUGH OF JUNEAU, DATED 3/21/06 AS MODIFIED FOR PHASE 2A AND APPROVED BY DEC.
14. BEGIN SUBCUT AT 24 INCHES FROM PAVEMENT SAWCUT LINE AT STREET CONNECTIONS. REMOVE AND REPLACE BASE COURSE WITH 6-INCHES OF D-1 TO 12-INCHES FROM PAVEMENT SAWCUT LINE.
15. ONLY HORIZONTAL ELBOW FITTINGS (BENDS) ARE SHOWN ON THE PLANS. ADDITIONAL FITTINGS WILL BE REQUIRED FOR VERTICAL DEFLECTIONS NEAR CONNECTION TO EXISTING PIPES, AND AT OTHER LOCATIONS REQUIRING GRADE CHANGES TO AVOID CONFLICTS.
16. THE CONTRACTOR SHALL NOTIFY CBJ WATER UTILITIES AT 780-8808 OF PROPOSED WATER SERVICE INTERRUPTION AND SUBMIT THE "WATER SYSTEM SPECIAL USE PERMIT" (CONSIGNED BY THE ENGINEER) AT LEAST 48 HOURS PRIOR TO SHUT DOWN OR FLUSHING OF MAINLINE WATER PIPE.
17. "JUMPING JACK", OR SIMILAR TYPE COMPACTORS SHALL BE USED FOR COMPACTION WITHIN 18 INCHES OF THE OUTSIDE SURFACE OF ALL WATER VALVE BOXES AND MANHOLES WITHIN THE STREET AND SIDEWALK LIMITS.
18. THE USE OF GROUT AND QUICKSET CEMENT PRODUCTS WITH ADJUSTING RINGS, BRICKS, WOOD, STONES AND OTHER SIMILAR GRADE ADJUSTMENT DEVICES TO SUPPORT CATCH BASIN FRAMES OVER CATCH BASINS AND MANHOLES WILL NOT BE PERMITTED ON THIS PROJECT. SEE PLAN SHEET C301 AND CBJ STANDARD SPECIFICATIONS, SECTION 02502 - STORM SEWER MANHOLES, INLETS AND CATCH BASINS FOR CATCH BASIN FRAME SUPPORT REQUIREMENTS.



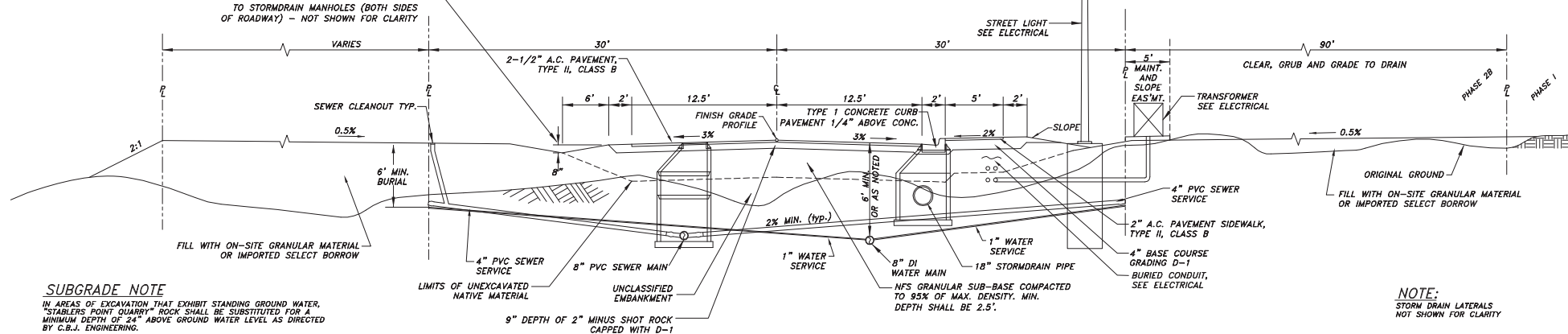
PLAN VIEW



PROFILE VIEW

DRIVEWAY DRAINAGE SWALE  
N.T.S.

AREA DRAINS WITH 12" CPP CROSS PIPES TO BE INSTALLED PER PLAN AND ROUTED TO STORM DRAIN MANHOLES (BOTH SIDES OF ROADWAY) - NOT SHOWN FOR CLARITY



## SUBGRADE NOTE

IN AREAS OF EXCAVATION THAT EXHIBIT STANDING GROUND WATER, "STABLES POINT QUARRY" ROCK SHALL BE SUBSTITUTED FOR A MINIMUM DEPTH OF 24" ABOVE GROUND WATER LEVEL AS DIRECTED BY C.B.J. ENGINEERING.

NOTE:  
STORM DRAIN LATERALS  
NOT SHOWN FOR CLARITY

TYPICAL ROADWAY SECTION  
N.T.S.

CONSTRUCTION DETAILS  
TYPICAL ROADWAY SECTION  
GENERAL CONSTRUCTION NOTES  
STANDARD DETAIL TABLE



R&amp;M

R & M ENGINEERING, INC.  
ENGINEERS GEOLOGISTS SURVEYORS

6205 GLACIER HIGHWAY - JUNEAU, ALASKA 99801  
PH. (907) 780-6060 - FX. (907) 780-4611  
E-MAIL : rmengineering@rmjuneau.com

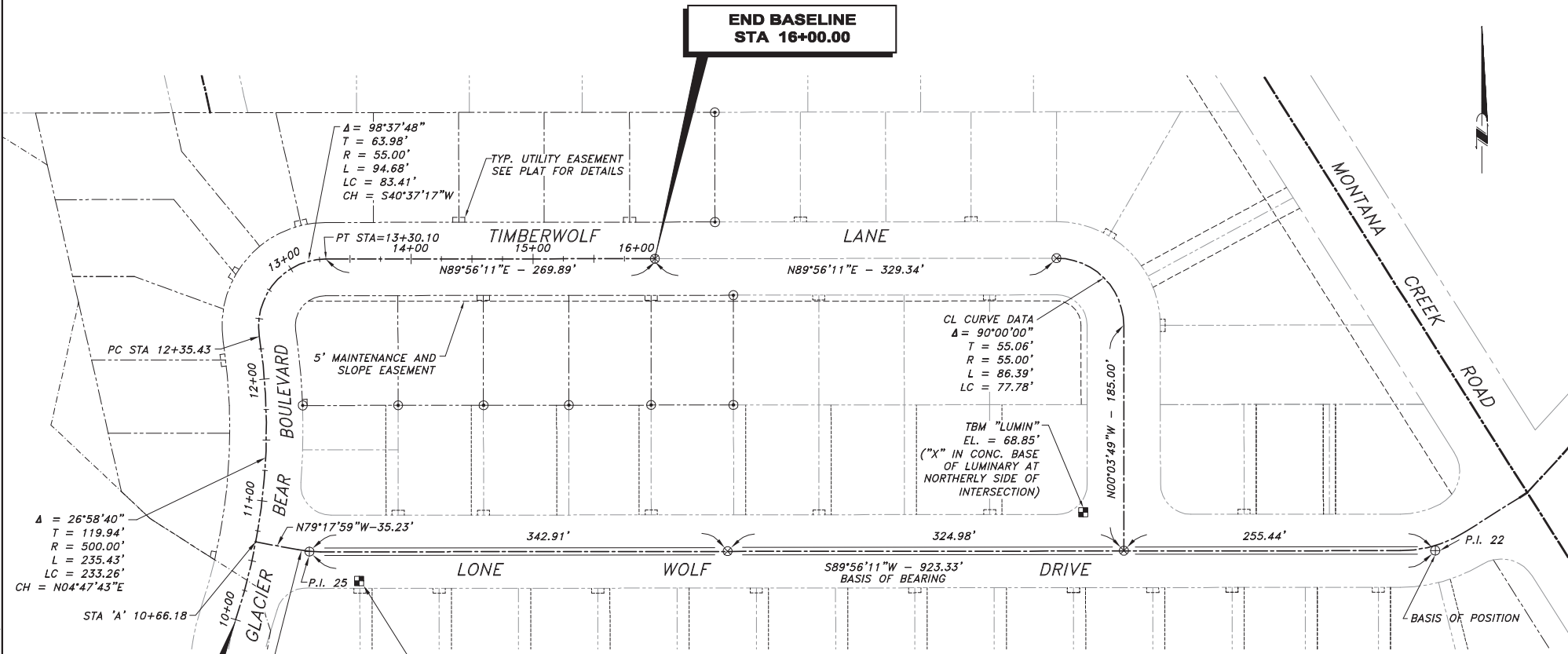
MONTANA CREEK WEST  
PHASE 2B  
CONSTRUCTION IMPROVEMENT PLANS  
JUNEAU, ALASKA

CLIENT: BICKNELL INCORPORATED  
P.O. BOX 33317  
JUNEAU, ALASKA 99803

DATE: MAY 6, 2015  
R & M NO. 151307

C

SHEET  
3 OF 180



**END BASELINE  
STA 16+00.00**

**BEGIN BASELINE  
STA 10+00.00**

| TABLE OF HORIZONTAL CONTROL |          |         |                     |
|-----------------------------|----------|---------|---------------------|
| POINT #                     | NORTHING | EASTING | DESCRIPTION         |
| P.I. - 22                   | 8805.23  | 8086.70 | CENTERLINE MONUMENT |
| P.I. - 25                   | 8804.21  | 7163.37 | CENTERLINE MONUMENT |

| TABLE OF VERTICAL CONTROL |          |         |           |                               |
|---------------------------|----------|---------|-----------|-------------------------------|
| TBM                       | NORTHING | EASTING | ELEVATION | DESCRIPTION                   |
| TBM "LUMIN"               | 8836.47  | 7797.90 | 68.86'    | "X" IN CONC. LUMINARY BASE    |
| TBM "FH-1"                | 8779.25  | 7204.94 | 67.78'    | NORTH BOLT TOP FLANGE HYDRANT |

**SURVEY CONTROL NOTES**

1. THE BASIS OF HORIZONTAL CONTROL FOR THIS PROJECT IS BETWEEN CENTERLINE POINT OF INTERSECTION MONUMENTS FOR LONE WOLF DRIVE HAVING AN ACCEPTED BEARING OF S89°56'11"W.
2. THE BASIS OF VERTICAL CONTROL FOR THIS PROJECT IS TBM "A", A SPIKE ON EASTERLY SIDE OF POWER POLE WITH LIGHT (#13192) LOCATED ON NORTHWESTERLY SIDE OF THE INTERSECTION OF MONTANA CREEK ROAD AND MINNIS DRIVE HAVING AN ACCEPTED ELEVATION OF 66.82'.
3. CONTRACTOR SHALL VERIFY ALL PROJECT CONTROL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.

**SYMBOLS**

- ⊕ EXISTING CENTERLINE MONUMENT
- ⊗ EXISTING 7520-S SECONDARY MONUMENT
- ⊗ EXISTING CENTERLINE P.O.L. - PK NAIL
- ⊕ EXISTING TBM
- PROPERTY / BOUNDARY LINE
- CENTERLINE
- - - EASEMENT LINE

**SURVEY CONTROL DIAGRAM**



**R & M ENGINEERING, INC.**  
 ENGINEERS GEOLOGISTS SURVEYORS  
 6205 GLACIER HIGHWAY - JUNEAU, ALASKA 99801  
 PH. (907) 780-6060 - FX. (907) 780-4611  
 E-MAIL : rmengineering@rmjuneau.com

**MONTANA CREEK WEST  
 PHASE 2B  
 CONSTRUCTION IMPROVEMENT PLANS**  
 JUNEAU, ALASKA  
 CLIENT: BICKNELL INCORPORATED  
 P.O. BOX 33517  
 JUNEAU, ALASKA 99803

DATE: MAY 6, 2015  
 R & M NO. 151307  
**C**  
 SHEET 4 OF 4

ATTACHMENT F

Packet Page 78 of 180

| STORM DRAIN PIPE SUMMARY |      |        |      |       |
|--------------------------|------|--------|------|-------|
| PIPE                     | DIA. | LENGTH | TYPE | SLOPE |
| P-1                      | 12"  | 18'    | CPP  | 1.00% |
| P-2                      | 18"  | 109'   | CPP  | 1.00% |
| P-3                      | 12"  | 47'    | CPP  | 1.00% |
| P-4                      | 18"  | 36'    | CPP  | 1.00% |
| P-5                      | 12"  | 14'    | CPP  | 1.00% |
| P-6                      | 18"  | 97'    | CPP  | 1.00% |
| P-7                      | 12"  | 12'    | CPP  | 1.00% |
| P-8                      | 12"  | 38'    | CPP  | 1.00% |
| P-9                      | 12"  | 47'    | CPP  | 1.00% |
| P-10                     | 18"  | 147'   | CPP  | 1.00% |
| P-11                     | 12"  | 14'    | CPP  | 1.00% |
| P-12                     | 12"  | 34'    | CPP  | 1.00% |
| P-13                     | 18"  | 140'   | CPP  | 1.00% |
| P-14                     | 12"  | 14'    | CPP  | 1.00% |
| P-15                     | 12"  | 34'    | CPP  | 1.00% |

NOTE: PIPE LENGTHS AND SLOPES ARE MEASURED FROM CENTER TO CENTER OF STRUCTURES.

| SANITARY SEWER PIPE SUMMARY |      |        |      |       |
|-----------------------------|------|--------|------|-------|
| PIPE                        | DIA. | LENGTH | TYPE | SLOPE |
| SP-1                        | 8"   | 150'   | PVC  | 1.00% |
| SP-2                        | 8"   | 251'   | PVC  | 1.00% |

NOTE: PIPE LENGTHS AND SLOPES ARE MEASURED FROM CENTER TO CENTER OF STRUCTURES.

|                  |           |
|------------------|-----------|
| SSMH-1           | TYPE-I MH |
| STA.XX+XX.00     | XX' RT.   |
| LID EL=          | XX'       |
| EXIST 8" PVC EL= | XX'       |
| SP-1 I.E.=       | XX'       |

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U/G POWER, TELEPHONE & T.V.  
SHOWN ON THIS DRAWING INDICATE  
EXISTENCE ONLY AND DO NOT  
SUBSTITUTE FOR FIELD LOCATES

**SPECIAL NOTE:**  
RIGHT-OF-WAY LINES MUST BE STAKED  
PRIOR TO INSTALLATION OF WATER VALVE  
BOXES.

**CONSTRUCTION NOTES:**  
WATER SERVICE CURB BOXES AND SANITARY  
SEWER SERVICE CLEANOUTS SHALL BE 3' MIN.  
FROM COMMON LOT LINES AND/OR UTILITY  
EASEMENT BOUNDARIES.

**DRIVEWAY NOTES:**  
1. DRIVEWAYS INDICATED ARE LOCATED  
AT CENTER OF EACH LOT. IF POSITIONED  
DIFFERENTLY, APPROPRIATE MODIFICATIONS  
TO SWALE ELEVATIONS WILL BE REQUIRED.

2. CONSTRUCT CURB CUTS PER C.B.J. STANDARD  
DETAIL 105 FOR LOTS 9,10,11 AND 12.

**CONSTRUCTION NOTES:**  
1. RIGID INSULATION TO BE USED AT WATER MAIN AND STORM  
DRAIN CROSSINGS PER CBJ STANDARD DETAIL 412.

2. STORM DRAIN PIPE BEDDING TO BE TYPE 4 BEDDING MATERIAL.

3. MAINTAIN 9" JOINT SEPERATION AT PIPE CROSSINGS.

4. MARK AND CAP STORM SEWER SERVICES PER CBJ STANDARD  
DETAIL 307.

|                      |            |
|----------------------|------------|
| S-1                  | CB TYPE-IV |
| STA.XX+XX            | XX' RT.    |
| GRATE FL EL=         | XX         |
| P-1 I.E.=            | XX         |
| EXIST. 18" CPP I.E.= | XX         |
| SUMP=                | 16" MIN.   |

|              |             |
|--------------|-------------|
| S-2          | CB TYPE-III |
| STA.XX+XX    | XX' RT.     |
| GRATE FL EL= | XX          |
| P-1 I.E.=    | XX          |
| 6" CPP I.E.= | XX          |
| SUMP=        | 16" MIN.    |

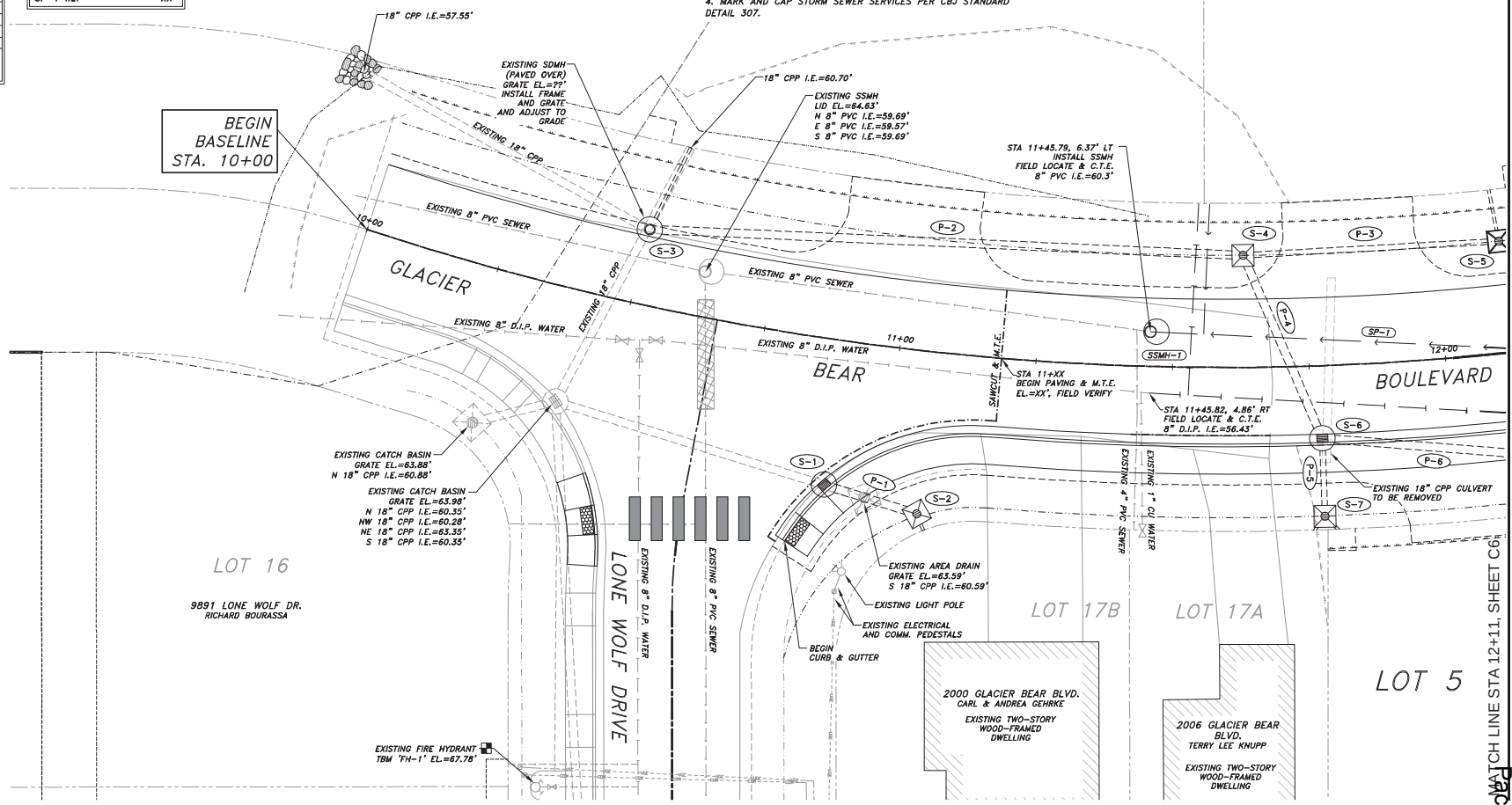
|                      |          |
|----------------------|----------|
| S-3                  | (EXIST.) |
| STA.XX+XX            | XX' RT.  |
| GRATE FL EL=         | XX       |
| P-3 I.E.=            | XX       |
| EXIST. 18" CPP I.E.= | XX       |
| EXIST. 18" CPP I.E.= | XX       |
| SUMP=                | 16" MIN. |

|              |             |
|--------------|-------------|
| S-4          | SDMH TYPE-I |
| STA.XX+XX    | XX' RT.     |
| GRATE FL EL= | XX          |
| P-2 I.E.=    | XX          |
| P-3 I.E.=    | XX          |
| P-4 I.E.=    | XX          |
| SUMP=        | 16" MIN.    |

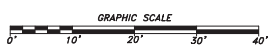
|              |             |
|--------------|-------------|
| S-5          | CB TYPE-III |
| STA.XX+XX    | XX' RT.     |
| GRATE FL EL= | XX          |
| P-3 I.E.=    | XX          |
| 6" CPP I.E.= | XX          |
| 6" CPP I.E.= | XX          |
| SUMP=        | 16" MIN.    |

|              |             |
|--------------|-------------|
| S-6          | SDMH TYPE-I |
| STA.XX+XX    | XX' RT.     |
| GRATE FL EL= | XX          |
| P-4 I.E.=    | XX          |
| P-5 I.E.=    | XX          |
| P-6 I.E.=    | XX          |
| SUMP=        | 16" MIN.    |

|              |             |
|--------------|-------------|
| S-7          | CB TYPE-III |
| STA.XX+XX    | XX' RT.     |
| GRATE FL EL= | XX          |
| P-4 I.E.=    | XX          |
| SUMP=        | 16" MIN.    |



PLAN VIEW  
STA 10+00 to STA 12+11



**R & M ENGINEERING, INC.**  
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E-MAIL : rmengineering@rmjuneau.com

**MONTANA CREEK WEST  
PHASE 2B**  
CONSTRUCTION IMPROVEMENT PLANS  
JUNEAU, ALASKA  
CLIENT: BICKNELL INCORPORATED  
P.O. BOX 33517  
JUNEAU, ALASKA 99803

DATE: MAY 6, 2015  
R & M NO. 151307  
C  
SHEET 5 OF 180

ATTACHMENT F

907 C:\EHS\11+21\151307.DWG

| STORM DRAIN PIPE SUMMARY |      |        |      |       |
|--------------------------|------|--------|------|-------|
| PIPE                     | DIA. | LENGTH | TYPE | SLOPE |
| P-1                      | 12"  | 18'    | CPP  | 1.00% |
| P-2                      | 18"  | 109'   | CPP  | 1.00% |
| P-3                      | 12"  | 47'    | CPP  | 1.00% |
| P-4                      | 18"  | 36'    | CPP  | 1.00% |
| P-5                      | 12"  | 14'    | CPP  | 1.00% |
| P-6                      | 18"  | 97'    | CPP  | 1.00% |
| P-7                      | 12"  | 14'    | CPP  | 1.00% |
| P-8                      | 12"  | 38'    | CPP  | 1.00% |
| P-9                      | 12"  | 47'    | CPP  | 1.00% |
| P-10                     | 18"  | 147'   | CPP  | 1.00% |
| P-11                     | 12"  | 14'    | CPP  | 1.00% |
| P-12                     | 12"  | 34'    | CPP  | 1.00% |
| P-13                     | 18"  | 140'   | CPP  | 1.00% |
| P-14                     | 12"  | 14'    | CPP  | 1.00% |
| P-15                     | 12"  | 34'    | CPP  | 1.00% |

| SANITARY SEWER PIPE SUMMARY |      |        |      |       |
|-----------------------------|------|--------|------|-------|
| PIPE                        | DIA. | LENGTH | TYPE | SLOPE |
| SP-1                        | 8"   | 150'   | PVC  | 1.00% |
| SP-2                        | 8"   | 261'   | PVC  | 1.00% |

| SSMH-2 TYPE-I MH |         |  |
|------------------|---------|--|
| STA.XX+XX.00     | XX' RT. |  |
| LID EL=          | XX'     |  |
| SP-1 EL=         | XX'     |  |
| SP-2 I.E.=       | XX'     |  |

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| S-8 SDMH TYPE-I |          |  |
|-----------------|----------|--|
| STA.XX+XX       | XX' RT.  |  |
| GRATE FL EL=    | XX       |  |
| P-6 I.E.=       | XX       |  |
| P-7 I.E.=       | XX       |  |
| P-8 I.E.=       | XX       |  |
| P-9 I.E.=       | XX       |  |
| P-10 I.E.=      | XX       |  |
| 6" CPP I.E.=    | XX       |  |
| SUMP=           | 16" MIN. |  |

| S-9 CB TYPE-III |          |  |
|-----------------|----------|--|
| STA.XX+XX       | XX' RT.  |  |
| GRATE FL EL=    | XX       |  |
| P-7 I.E.=       | XX       |  |
| SUMP=           | 16" MIN. |  |

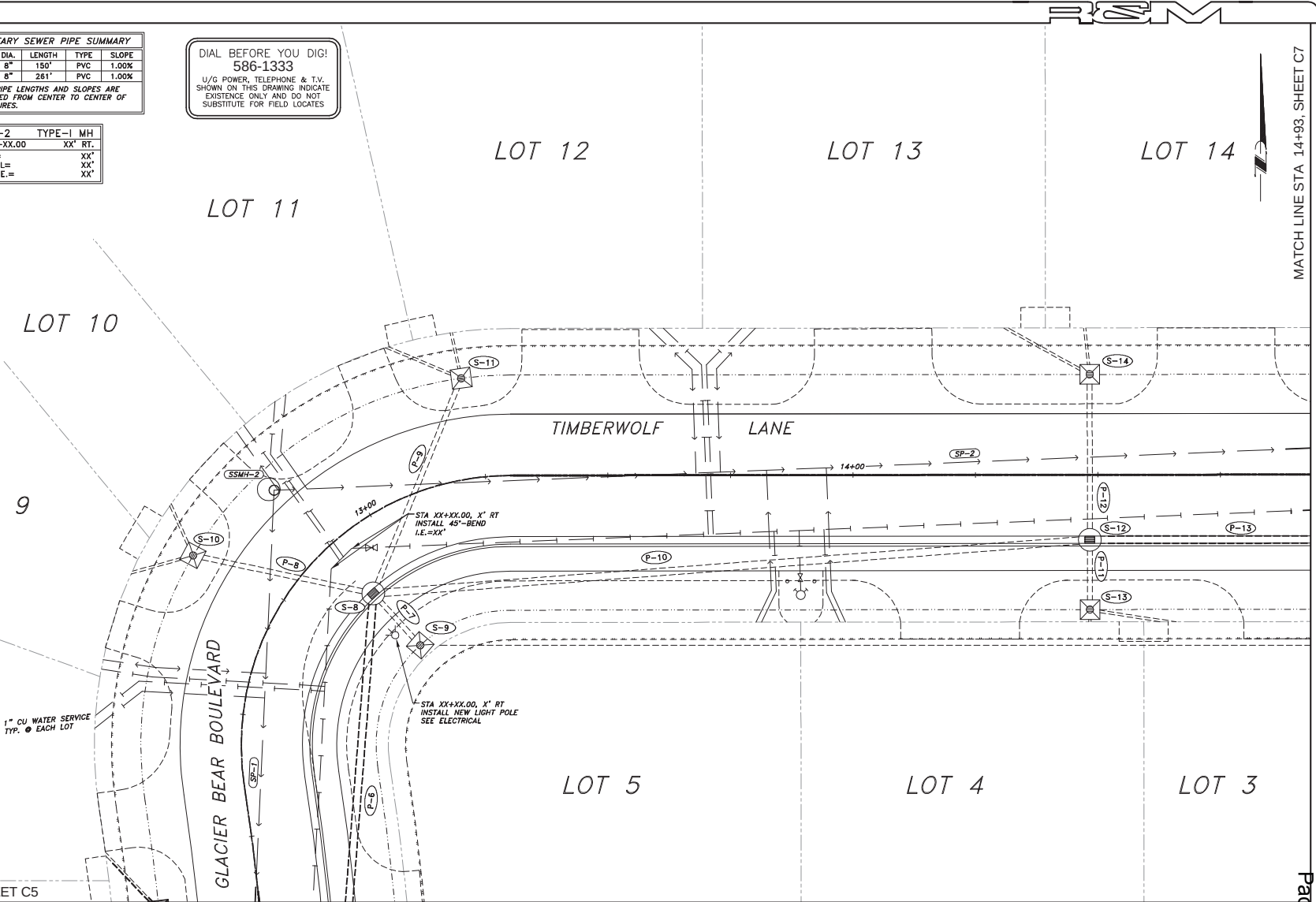
| S-10 CB TYPE-III |          |  |
|------------------|----------|--|
| STA.XX+XX        | XX' RT.  |  |
| GRATE FL EL=     | XX       |  |
| P-8 I.E.=        | XX       |  |
| 6" PVC I.E.=     | XX       |  |
| 6" PVC I.E.=     | XX       |  |
| SUMP=            | 16" MIN. |  |

| S-11 CB TYPE-III |          |  |
|------------------|----------|--|
| STA.XX+XX        | XX' RT.  |  |
| GRATE FL EL=     | XX       |  |
| P-9 I.E.=        | XX       |  |
| 6" PVC I.E.=     | XX       |  |
| 6" PVC I.E.=     | XX       |  |
| SUMP=            | 16" MIN. |  |

| S-12 SDMH TYPE-I |          |  |
|------------------|----------|--|
| STA.XX+XX        | XX' RT.  |  |
| GRATE FL EL=     | XX       |  |
| P-10 I.E.=       | XX       |  |
| P-11 I.E.=       | XX       |  |
| P-12 I.E.=       | XX       |  |
| P-13 I.E.=       | XX       |  |
| SUMP=            | 16" MIN. |  |

| S-13 CB TYPE-III |          |  |
|------------------|----------|--|
| STA.XX+XX        | XX' RT.  |  |
| GRATE FL EL=     | XX       |  |
| P-11 I.E.=       | XX       |  |
| 6" PVC I.E.=     | XX       |  |
| 6" PVC I.E.=     | XX       |  |
| SUMP=            | 16" MIN. |  |

| S-14 CB TYPE-III |          |  |
|------------------|----------|--|
| STA.XX+XX        | XX' RT.  |  |
| GRATE FL EL=     | XX       |  |
| P-12 I.E.=       | XX       |  |
| 6" PVC I.E.=     | XX       |  |
| 6" PVC I.E.=     | XX       |  |
| SUMP=            | 16" MIN. |  |



MATCH LINE STA 12+11, SHEET C5

PLAN VIEW  
STA 12+11 to STA 14+93



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**MONTANA CREEK WEST  
PHASE 2B**  
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JUNEAU, ALASKA  
CLIENT: BICKNELL INCORPORATED  
P.O. BOX 33517  
JUNEAU, ALASKA 99803

DATE: MAY 6, 2015  
R & M NO. 151307  
C  
SHEET 6 OF 180

MATCH LINE STA 14+93, SHEET C7

Packet Page 80 of 180

ATTACHMENT F

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SUBSTITUTE FOR FIELD LOCATES

LOT 14

LOT 15

LOT 16

LOT 8

LOT 7

1050 TIMBERWOLF LANE  
MICHAEL & AMANDA LOVEJOY  
EXISTING TWO-STORY  
WOOD-FRAMED  
DWELLING

| SANITARY SEWER PIPE SUMMARY |      |        |      |       |
|-----------------------------|------|--------|------|-------|
| PIPE                        | DIA. | LENGTH | TYPE | SLOPE |
| SP-1                        | 8"   | 150'   | PVC  | 1.00% |
| SP-2                        | 8"   | 261'   | PVC  | 1.00% |

NOTE: PIPE LENGTHS AND SLOPES ARE  
MEASURED FROM CENTER TO CENTER OF  
STRUCTURES.

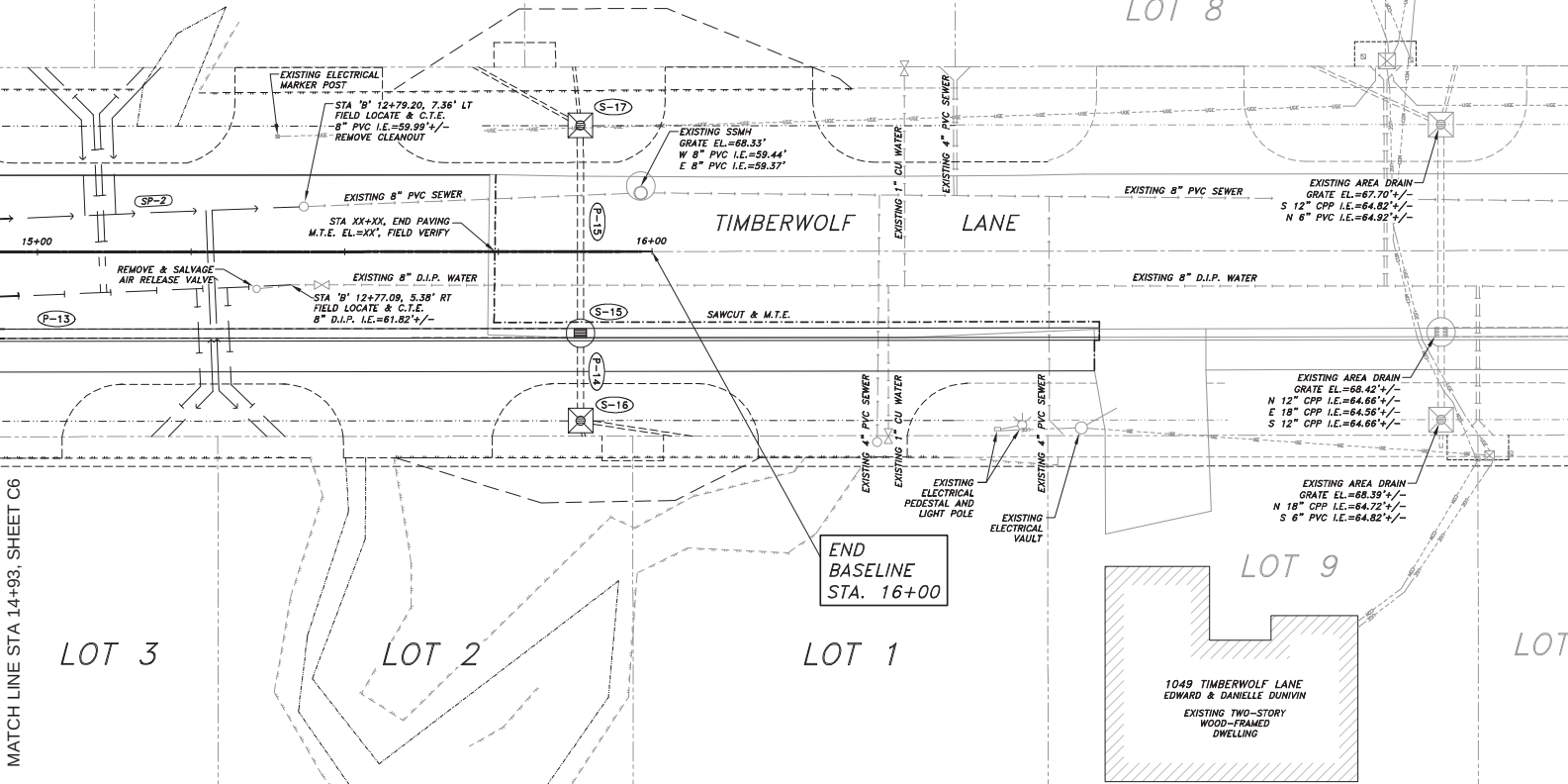
| STORM DRAIN PIPE SUMMARY |      |        |      |       |
|--------------------------|------|--------|------|-------|
| PIPE                     | DIA. | LENGTH | TYPE | SLOPE |
| P-1                      | 12"  | 18'    | CPP  | 1.00% |
| P-2                      | 18"  | 109'   | CPP  | 1.00% |
| P-3                      | 12"  | 47'    | CPP  | 1.00% |
| P-4                      | 18"  | 36'    | CPP  | 1.00% |
| P-5                      | 12"  | 14'    | CPP  | 1.00% |
| P-6                      | 18"  | 97'    | CPP  | 1.00% |
| P-7                      | 12"  | 14'    | CPP  | 1.00% |
| P-8                      | 12"  | 38'    | CPP  | 1.00% |
| P-9                      | 12"  | 47'    | CPP  | 1.00% |
| P-10                     | 18"  | 147'   | CPP  | 1.00% |
| P-11                     | 12"  | 14'    | CPP  | 1.00% |
| P-12                     | 12"  | 34'    | CPP  | 1.00% |
| P-13                     | 18"  | 140'   | CPP  | 1.00% |
| P-14                     | 12"  | 14'    | CPP  | 1.00% |
| P-15                     | 12"  | 34'    | CPP  | 1.00% |

NOTE: PIPE LENGTHS AND SLOPES ARE  
MEASURED FROM CENTER TO CENTER OF  
STRUCTURES.

| S-15         | CB TYPE-I |
|--------------|-----------|
| STA.XX+XX    | XX' RT.   |
| GRATE FL EL= | XX        |
| P-13 I.E.=   | XX        |
| P-14 I.E.=   | XX        |
| P-15 I.E.=   | XX        |
| SUMP=        | 16" MIN.  |

| S-16         | CB TYPE-III |
|--------------|-------------|
| STA.XX+XX    | XX' RT.     |
| GRATE FL EL= | XX          |
| P-14 I.E.=   | XX          |
| 6" PVC I.E.= | XX          |
| SUMP=        | 16" MIN.    |

| S-17         | CB TYPE-III |
|--------------|-------------|
| STA.XX+XX    | XX' RT.     |
| GRATE FL EL= | XX          |
| P-15 I.E.=   | XX          |
| 6" PVC I.E.= | XX          |
| SUMP=        | 16" MIN.    |



MATCH LINE STA 14+93, SHEET C6

LOT 3

LOT 2

LOT 1

LOT 9

LOT 10

1049 TIMBERWOLF LANE  
EDWARD & DANIELLE DUNIVIN  
EXISTING TWO-STORY  
WOOD-FRAMED  
DWELLING

PLAN VIEW  
STA 14+93 to STA 16+00



**R & M ENGINEERING, INC.**  
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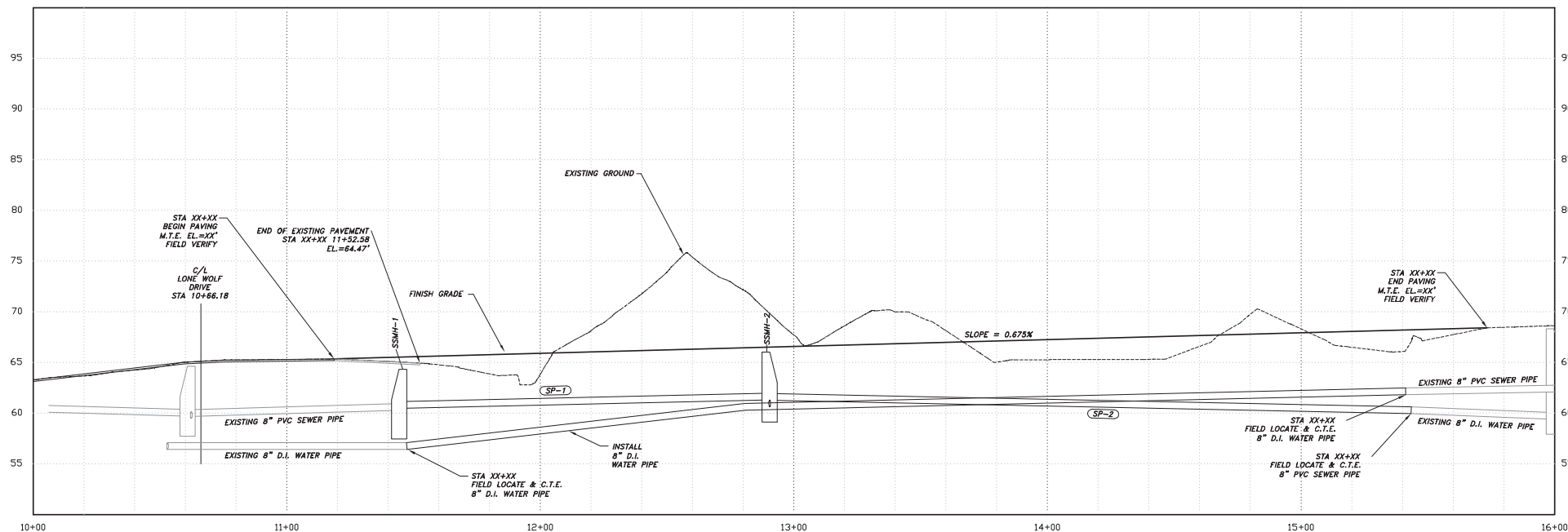
**MONTANA CREEK WEST  
PHASE 2B**  
CONSTRUCTION IMPROVEMENT PLANS  
JUNEAU, ALASKA  
CLIENT: BICKNELL INCORPORATED  
P.O. BOX 33517  
JUNEAU, ALASKA 99803

DATE: MAY 6, 2015  
R & M NO. 151307  
**C**  
SHEET 7 OF 7

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ATTACHMENT F





ROADWAY PROFILE

DESIGN J.M.P.  
DRAIN J.A.G.  
CHECK J.M.P.  
APPROVED \_\_\_\_\_  
FILE: L-J00X

| NO. | DATE | REVISION | BY | APPV. |
|-----|------|----------|----|-------|
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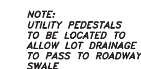
ROADWAY PROFILE



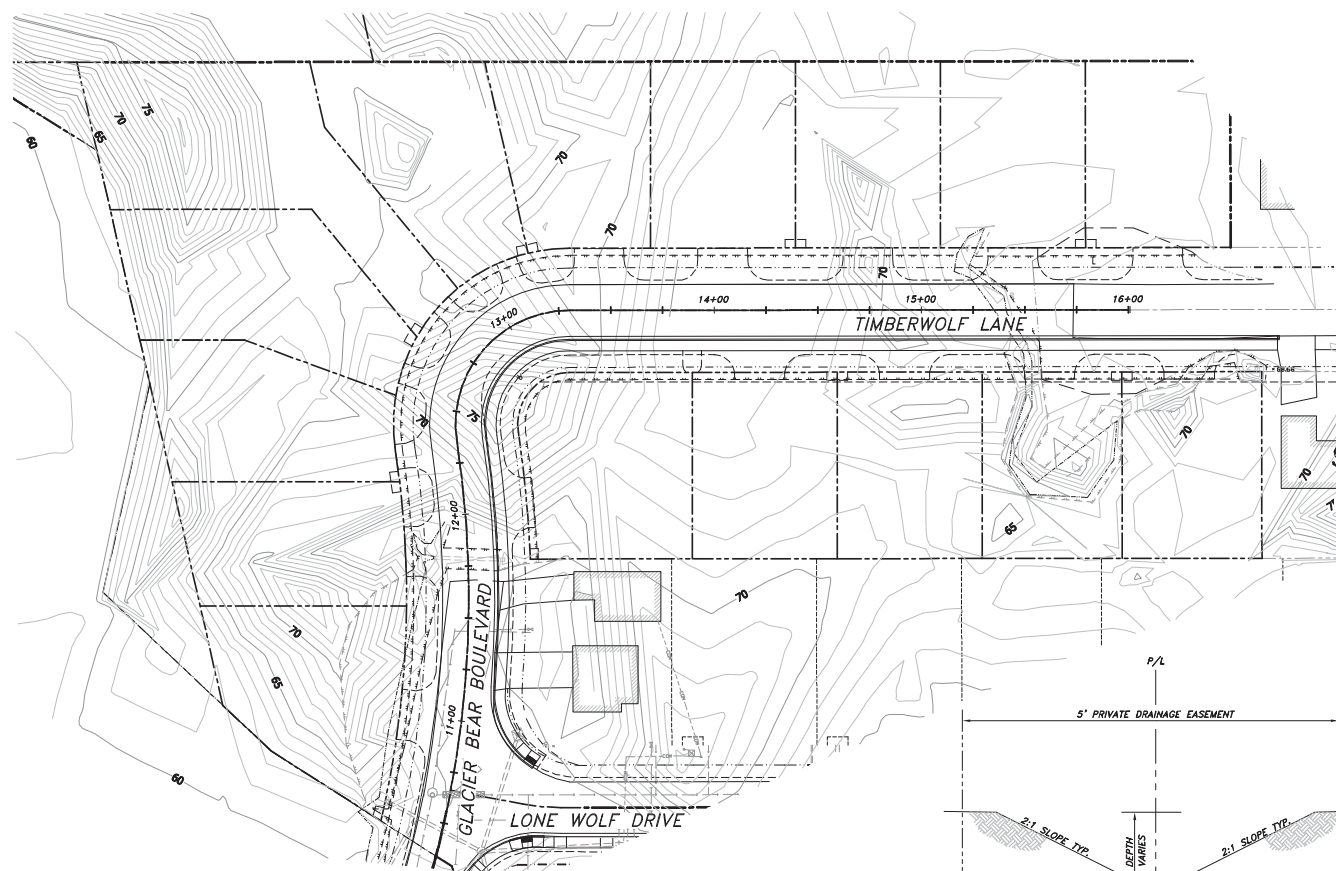
**R & M ENGINEERING, INC.**  
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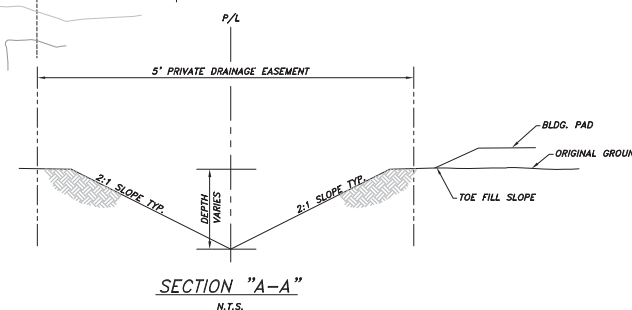
DATE: MAY 6, 2015  
R & M NO. 151307  
SHEET 8 OF 180



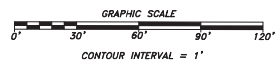
TYPICAL UTILITY PEDESTAL LOCATION  
N.T.S.



PROPOSED FINISHED CONTOURS

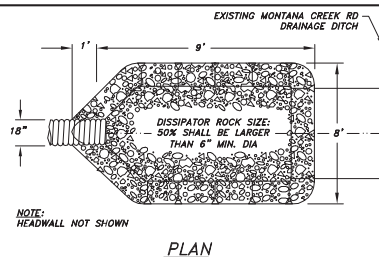


|                   |     |      |          |            |
|-------------------|-----|------|----------|------------|
| DESIGN <i>JMP</i> |     |      |          |            |
| DRAWN <i>JAG</i>  |     |      |          |            |
| CHECK <i>JMP</i>  |     |      |          |            |
| APPROVED _____    |     |      |          |            |
| FILE: L-XXXX      | NO. | DATE | REVISION | BY APPROV. |



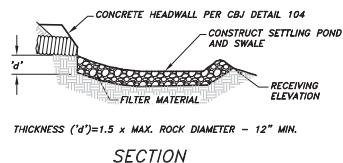
**MONTANA CREEK WEST  
PHASE 2B**  
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JUNEAU \_\_\_\_\_, \_\_\_\_\_ ALASKA  
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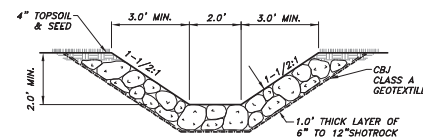
- NOTES:
1. LENGTH OF ROCK APRON SHALL BE OF SUFFICIENT LENGTH TO DISSIPATE ENERGY.
  2. FILTER MATERIAL SHALL BE FILTER FABRIC UNDER 6" THICK MINIMUM GRADED GRAVEL LAYER.

CULVERT DISCHARGE ENERGY DISSIPATOR/  
SETTLING POND  
N.T.S.

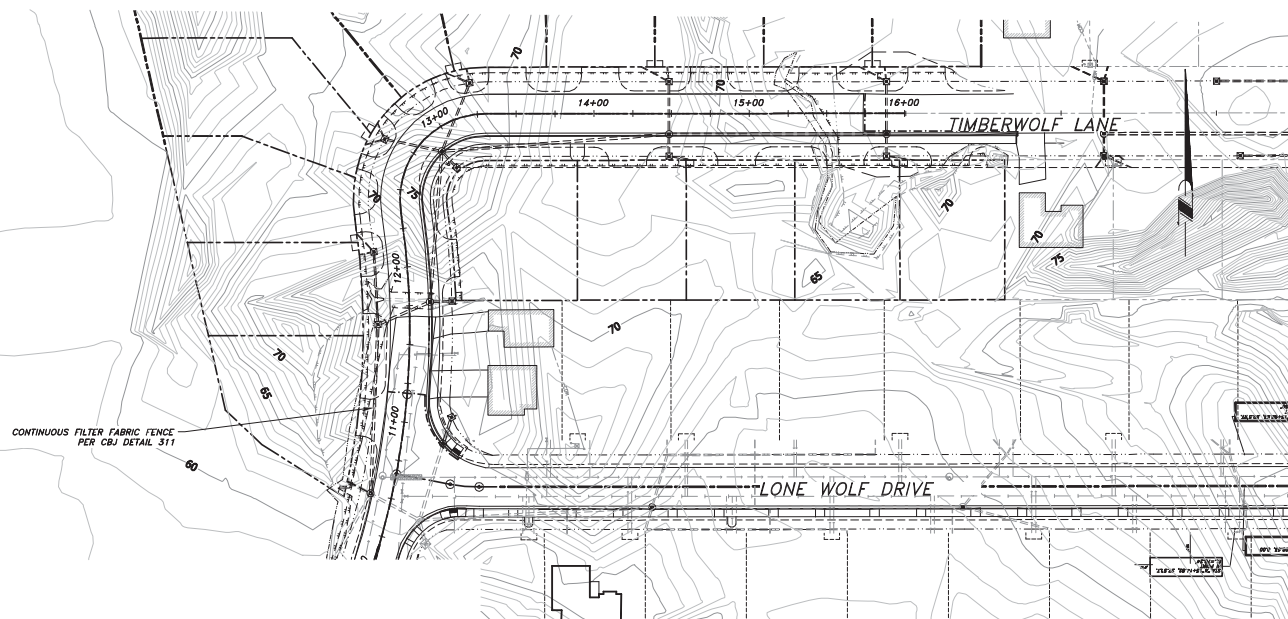


EROSION AND SEDIMENT CONTROL NOTES:

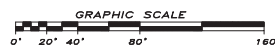
1. EROSION CONTROL BARRIERS SHALL BE PLACED BEFORE ANY CONSTRUCTION ACTIVITIES PER THE MOST CURRENT VERSION OF THE ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES "ALASKA STORM WATER POLLUTION PREVENTION PLAN GUIDE"
2. BARRIERS WILL BE MAINTAINED AND SERVICED THROUGH-OUT CONSTRUCTION.
3. COLLECTED SEDIMENT WILL BE DISPOSED OF OFFSITE AT AN APPROVED DUMP SITE.
4. ALL CONSTRUCTION SHALL ADHERE TO THE ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES "ALASKA STORM WATER POLLUTION PREVENTION PLAN GUIDE."
5. A WEEKLY SUMMARY DETAILING "STORM WATER POLLUTION PREVENTION PLAN" (SWPPP) SHALL BE PROVIDED TO CBJ ENGINEERING.
6. TEMPORARY EROSION & SEDIMENTATION CONTROL BARRIER SHALL BE CONSTRUCTED PER C.B.J. STD. DETAIL 312 OR AS DIRECTED BY THE ENGINEER. ACTUAL LOCATIONS MAY VARY AND MAY BE RELOCATED AS DIRECTED BY THE ENGINEER.
7. EROSION CONTROL AND SNOW STORAGE MEASURES TO COMPLY WITH CBJ GUIDE FOR STORMWATER BEST MANAGEMENT PRACTICES, REVISED AUGUST 2010, OR MOST RECENT VERSION THEREOF.



ARMOR ROCK DITCH  
N.T.S.  
EAST OUTLET OF PIPE D-2



EROSION CONTROL PLAN



|          |       |
|----------|-------|
| DESIGN   | JMP   |
| DRAWN    | JAG   |
| CHECK    | JMP   |
| APPROVED |       |
| FILE     | L-XXX |

| NO. | DATE | REVISION | BY | APPROV. |
|-----|------|----------|----|---------|
|     |      |          |    |         |

EROSION CONTROL PLAN, DETAILS



**R & M ENGINEERING, INC.**  
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JUNEAU , ALASKA  
CLIENT: BICKNELL INCORPORATED  
P.O. BOX 33517  
JUNEAU, ALASKA 99803

DATE: MAY 6, 2015  
R & M NO. 151307  
**C1**  
SHEET 10 of 10

# CERTIFICATE OF 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. 2015, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, JUNEAU, ALASKA, DATED: 2015.

CHAIRMAN  
CITY AND BOROUGH OF JUNEAU  
PLANNING COMMISSION

ATTEST:

CLERK CITY AND BOROUGH OF JUNEAU  
PLANNING COMMISSION

## TYPICAL MONUMENT (ESTABLISHED THIS SURVEY)



SECONDARY MONUMENT  
1-1/4" DIA. YELLOW PLASTIC SURV-CAP  
ON 5/8" DIA. x 36" IRON PIN EXPOSED 2"

## TABLE OF CURVES

| NUMBER | DELTA ANGLE | RADIUS  | ARC LENGTH | TANGENT | CHORD DIRECTION | CHORD LENGTH |
|--------|-------------|---------|------------|---------|-----------------|--------------|
| 1      | 08°37'48"   | 25.00'  | 43.04'     | 29.08'  | S40°37'17"W     | 35.92'       |
| 2      | 08°39'13"   | 350.00' | 61.05'     | 30.81'  | N05°32'01"W     | 81.51'       |
| 3      | 08°37'48"   | 55.00'  | 94.68'     | 63.98'  | S40°37'17"W     | 83.41'       |
| 4      | 06°32'06"   | 500.00' | 57.03'     | 28.54'  | N05°25'34"W     | 57.00'       |
| 5      | 12°47'48"   | 470.00' | 104.72'    | 52.58'  | N06°00'59"E     | 104.51'      |
| 6      | 07°19'49"   | 470.00' | 60.13'     | 30.11'  | N03°12'15"W     | 60.09'       |
| 7      | 02°45'13"   | 470.00' | 22.59'     | 11.30'  | N00°54'57"W     | 22.58'       |
| 8      | 04°54'37"   | 470.00' | 37.54'     | 18.78'  | N04°34'51"W     | 37.53'       |
| 9      | 01°49'27"   | 470.00' | 14.96'     | 7.46'   | N07°46'53"W     | 14.96'       |
| 10     | 18°09'37"   | 85.00'  | 26.84'     | 13.58'  | S00°23'12"W     | 26.83'       |
| 11     | 20°21'01"   | 85.00'  | 30.19'     | 15.26'  | S19°36'30"W     | 30.03'       |
| 12     | 20°40'02"   | 85.00'  | 30.66'     | 15.50'  | S40°09'02"W     | 30.49'       |
| 13     | 25°53'58"   | 85.00'  | 38.42'     | 19.55'  | S83°26'03"W     | 38.10'       |
| 14     | 13°33'09"   | 85.00'  | 20.11'     | 10.10'  | S83°09'36"W     | 20.06'       |

## EASEMENT NOTE:

OTHER THAN AS SHOWN, THERE IS AN IMPLIED PRIVATE DRAINAGE, MAINTENANCE AND ACCESS EASEMENT ACROSS ALL SIDE PROPERTY LINES BEING 5' WIDE AND CENTERED ON THE PROPERTY LINE.

## PLANNED UNIT DEVELOPMENT NOTES

- 1.) THE TOTAL NUMBER OF DWELLING UNITS PER LOT ALLOWED FOR LOTS 1-15 IS ONE (1).
- 2.) THERE SHALL BE NO DISTURBANCE OR DEVELOPMENT WITHIN 25 FEET OF THE EXISTING MONTANA CREEK WEST PHASE 2B SUBDIVISION FOR THE PERIMETER BUFFER. DISTURBANCE TO THIS BUFFER IS LIMITED TO SELECTIVE TRIMMING OF BRANCHES, AND SMALL BUSHES. SEE NOTE 3.
- 3.) THIS SUBDIVISION SHALL ADHERE TO THE REQUIREMENTS OF C.B.J. ORDINANCE 2005-31 AS FOLLOWS:
  - ZONING FOR ALL LOTS WITHIN THIS SUBDIVISION IS ZONED D-S.
  - LOT 29 IS DESIGNATED AS A NO DEVELOPMENT AREA, COMMON OPEN AREA;
  - THERE SHALL BE NO DEVELOPMENT IN AREAS WHERE WETLANDS AND FLOODPLAINS COINCIDE.
  - DEVELOPMENT OF WETLANDS FOR LOTS 1-15 AND LOT 30A SHALL BE ALLOWED AND DEEMED CONSISTENT WITH ENFORCEABLE POLICIES OF THE JUNEAU COASTAL MANAGEMENT PROGRAM AS ADOPTED IN CBJ 49.70.100, IF SUCH DEVELOPMENT IS OTHERWISE CONSISTENT WITH THE CBJ LAND USE CODE.
  - DENSITY ALLOWANCE OF A PARCEL, WHICH IS SUBJECT TO THE DEVELOPMENT RESTRICTIONS OF CURRENT ZONING SHALL BE TRANSFERABLE TO THE FRACTION OF ANY SUCH PARCEL OF WHICH IS NOT SUBJECT TO RESTRICTIONS OF CURRENT ZONING PURSUANT TO THE REQUIREMENTS OF THE PLANNED UNIT DEVELOPMENT PROCESS AS SET FORTH IN CBJ 49.15.600.
- 4.) BY THIS PLAT AN EASEMENT IS GRANTED TO THE RESIDENTS OF MONTANA CREEK WEST PHASE 2B ON ALL COMMON OPEN AREAS WITHIN THIS SUBDIVISION FOR THE PURPOSE OF ACCESS FOR RECREATIONAL USES AND TO ALLOW FOR THE DEVELOPMENT OF HIKING/WALKING TRAILS AND WETLANDS ENHANCEMENT POTENTIAL.
- 5.) NO ADDITIONAL DWELLING UNITS ARE ALLOWED ON LOTS 1 THROUGH 15.
- 6.) WITH THE EXCEPTION OF PARKS AND TRAILS, ALL DEVELOPMENT WITHIN THIS PHASE MUST BE SETBACK FROM THE EXTERIOR BOUNDARY A MINIMUM OF 25 FEET.
- 7.) BUILDING SETBACKS WITHIN THIS SUBDIVISION SHALL BE:
  - MINIMUM FRONT YARD SETBACK = 30'
  - MINIMUM REAR YARD SETBACK = 15'
  - MINIMUM SIDE YARD SETBACK = 5'
  - MINIMUM STREET SIDE YARD SETBACK = 15'

## CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE 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: 2015

OWNER

ROScoe G. BICKNELL III

OWNER

ROScoe G. BICKNELL IV

## NOTARY ACKNOWLEDGMENT

UNITED STATES OF AMERICA } ss.  
STATE OF ALASKA }

THIS IS TO CERTIFY THAT ON THIS DAY OF 2015, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ROSCOE G. BICKNELL III AND ROSCOE G. BICKNELL IV 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 VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES:

## VICINITY MAP

SOURCE: ALASKA ELECTRIC LIGHT & POWER CO. MAPING  
SCALE: 1" = 1,000'

## SYMBOLS

- ① G.L.O./B.L.M. MONUMENT (RECOVERED BY PREVIOUS SURVEY, [2007-20, JRD])
- ② PRIMARY MONUMENT BY OTHERS (RECOVERED BY PREVIOUS SURVEY, [2007-20, JRD])
- ③ SECONDARY MONUMENT BY OTHERS (RECOVERED BY PREVIOUS SURVEY, [2007-20, JRD])
- ④ 7570-S SECONDARY MONUMENT (ESTABLISHED BY PREVIOUS SURVEY, [2007-20, JRD])
- ⑤ 7570-S PRIMARY MONUMENT (ESTABLISHED BY PREVIOUS SURVEY, [2007-20, JRD])
- ⑥ SECONDARY MONUMENT (ESTABLISHED THIS SURVEY)
- ⑦ NO MONUMENT RECOVERED OR ESTABLISHED THIS SURVEY

## GENERAL NOTES

- 1.) THE BASIS OF HORIZONTAL CONTROL FOR THIS SURVEY WAS BETWEEN RECOVERED G.L.O./B.L.M. MONUMENTS FOR CORNER 2, U.S. SURVEY 2178 AND CORNER 4, U.S. SURVEY 2079 HAVING A RECORD BEARING OF EAST.
- 2.) WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM THAT OF ACTUAL MEASURED AND/OR COMPUTED, THE RECORD SURVEY COURSE IS SHOWN WITHIN PARENTHESES WHILE THE ACTUAL MEASURED AND/OR COMPUTED SURVEY COURSE IS SHOWN WITHOUT PARENTHESES.
- 3.) THE RIGHT-OF-WAY FOR MONTANA CREEK ROAD WAS DETERMINED FROM PLAT NO. 80-80 ON FILE IN THE JUNEAU RECORDING DISTRICT OFFICE.
- 4.) THE J.W. BEAN MONUMENT RECOVERED AT THE SOUTHWEST CORNER OF LUPINE ACRES SUBDIVISION (PLAT NO. 78-17) WAS DETERMINED TO BE 3.03' INTO THE MONTANA CREEK ROAD RIGHT-OF-WAY.
- 5.) THE EXTERIOR BOUNDARY OF THIS SUBDIVISION IS BASED ON A SUBDIVISION PLAT OF TRACT 1, U.S. SURVEY NO.2178 INTO TRACTS 14 AND 18, U.S. SURVEY NO.2178" ON FILE IN THE JUNEAU RECORDING DISTRICT OFFICE. AS PLAT NO.2005-33, MINOR ADJUSTMENT THE BOUNDARY HAVE BEEN MADE TO EFFECT MATHEMATICAL CLOSURE.

## 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 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:

## MONTANA CREEK WEST PHASE 2B A SUBDIVISION OF LOT 30A, MONTANA CREEK WEST PHASE I WITHIN THE CITY & BOROUGH OF JUNEAU, ALASKA JUNEAU RECORDING DISTRICT

OWNER:  
ROScoe G. BICKNELL III & IV  
P.O. BOX 3357  
JUNEAU, ALASKA 99803

SURVEYOR:  
R&M ENGINEERING, INC.  
6305 GLACIER HIGHWAY  
JUNEAU, ALASKA 99801

SHEET 1 of 1  
SCALE: 1"=80'

DATE: MARCH 24, 2015 R&M PROJ. NO. 151307

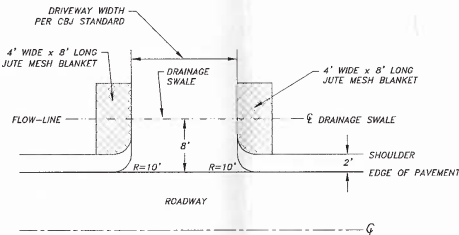
ATTACHMENT A

Packet Page 85 of 180

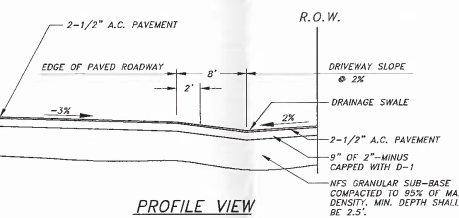
ATTACHMENT F

# GENERAL CONSTRUCTION NOTES

1. CBJ ENGINEERING STANDARD DETAIL BOOK FOR CIVIL ENGINEERING PROJECTS AND SUBDIVISIONS IMPROVEMENTS DATED AUGUST, 2011, CBJ ENGINEERING STANDARD SPECIFICATIONS DATED DECEMBER, 2003, AND THE MANUAL OF BEST MANAGEMENT PRACTICE 19.12.120 ARE MADE A PART OF THIS PROJECT, WITH CURRENT REVISIONS AS APPLICABLE.
2. GRADES AND ALIGNMENTS SHOWN ON THESE PLANS ARE SUBJECT TO MINOR REVISIONS AS APPROVED BY THIS ENGINEER.
3. FINISHED PROFILE ELEVATIONS SHOWN ARE TO THE TOP OF ASPHALT PAVEMENT AT THE ROADWAY CENTERLINE. OTHER FINISH GRADE ELEVATIONS SHOWN ARE TO TOP OF ASPHALT PAVEMENT AT EDGE OF PAVEMENT.
4. LOCATION OF STORM DRAIN CATCH BASINS, AREA DRAINS, PIPING AND PIPE LENGTHS ARE SUBJECT TO MINOR FIELD REVISIONS, AS APPROVED BY THE ENGINEER.
5. ALL CUT AND FILL SLOPES SHALL BE SEEDED BY THE HYDROSEEDING METHOD. PLACE 2" MIN. TOPSOIL PRIOR TO SEEDING WHERE INSUFFICIENT ORGANIC MATERIAL EXISTS.
6. LOCATIONS OF EXISTING UNDERGROUND SEWER, WATER, STORM, TELEPHONE, CABLE TELEVISIONS, AND POWER UTILITIES SHOWN IN THESE PLANS WERE DERIVED FROM C.B.J. AS-BUILTS &/OR FIELD LOCATES. ACTUAL LOCATIONS MAY VARY FROM THOSE SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING, PROTECTING, AND MAINTAINING THE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. ANY DAMAGE RESULTING TO THESE UNDERGROUND UTILITIES DURING CONSTRUCTION SHALL BE PAID FOR BY THE CONTRACTOR AND SHALL BE PAID FOR BY THE CONTRACTOR AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. CALL "DIAL BEFORE YOU DIG" 586-1333.
7. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF AT A CBJ APPROVED WASTE DISPOSAL SITE.
8. PROVIDE KNOCKOUTS IN CATCH BASINS AND MANHOLES FOR ALL PIPE SHOWN ON THE PLANS
9. ALL ELECTRICAL LIGHT STANDARDS POSITIONS ARE SUBJECT TO APPROVAL/ RELOCATION BY CBJ ENGINEER AND /OR AEL&P.
10. AEL&P ELECTRIC, UTILITY AND CABLE SERVICE LOCATIONS SHALL BE COORDINATED WITH THE CONTRACTOR AND CBJ ENGINEERING DEPARTMENT.
11. TELEPHONE AND CABLE UTILITIES SHALL COORDINATE THEIR UTILITIES' LOCATION & INSTALLATION WITH AEL&P AND CBJ'S ENGINEERING DEPARTMENT.
12. ALL WORK FOR THESE PLANS SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND STANDARDS.
13. ALL CONSTRUCTION ACTIVITIES SHALL BE IN CONFORMANCE WITH THE "SWPPP" ACCEPTED BY THE CITY & BOROUGH OF JUNEAU, DATED 3/21/06 AS MODIFIED FOR PHASE 2A AND APPROVED BY DEC.
14. BEGIN SUBCUT AT 24 INCHES FROM PAVEMENT SAWCUT LINE AT STREET CONNECTIONS. REMOVE AND REPLACE BASE COURSE WITH 6-INCHES OF D-1 TO 12-INCHES FROM PAVEMENT SAWCUT LINE.
15. ONLY HORIZONTAL ELBOW FITTINGS (BENDS) ARE SHOWN ON THE PLANS. ADDITIONAL FITTINGS WILL BE REQUIRED FOR VERTICAL DEFLECTIONS NEAR CONNECTION TO EXISTING PIPES, AND AT OTHER LOCATIONS REQUIRING GRADE CHANGES TO AVOID CONFLICTS.
16. THE CONTRACTOR SHALL NOTIFY CBJ WATER UTILITIES AT 780-6808 OF PROPOSED WATER SERVICE INTERRUPTION AND SUBMIT THE "WATER SYSTEM SPECIAL USE PERMIT" (CONSIDERED BY THE ENGINEER) AT LEAST 48 HOURS PRIOR TO SHUT DOWN OR FLUSHING OF MAINLINE WATER PIPE.
17. "JUMPING JACK", OR SIMILAR TYPE COMPACTORS SHALL BE USED FOR COMPACTION WITHIN 18 INCHES OF THE OUTSIDE SURFACE OF ALL WATER VALVE BOXES AND MANHOLES WITHIN THE STREET AND SIDEWALK LIMITS.
18. THE USE OF GROUT AND QUICKSET CEMENT PRODUCTS WITH ADJUSTING RINGS, BRICKS, WOOD, STONES AND OTHER SIMILAR GRADE ADJUSTMENT DEVICES TO SUPPORT CATCH BASIN FRAMES OVER CATCH BASINS AND MANHOLES WILL NOT BE PERMITTED ON THIS PROJECT. SEE PLAN SHEET C301 AND CBJ STANDARD SPECIFICATIONS, SECTION 02502 - STORM SEWER MANHOLES, INLETS AND CATCH BASINS FOR CATCH BASIN FRAME SUPPORT REQUIREMENTS.



PLAN VIEW

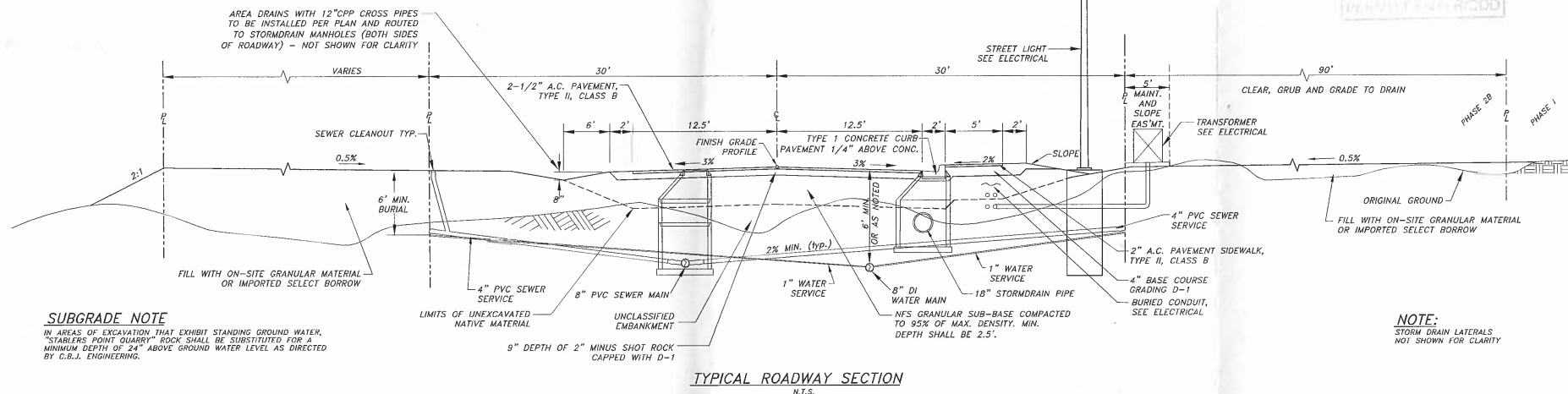


DRIVEWAY DRAINAGE SWALE  
N.T.S.

## CBJ STANDARD DETAILS

C.B.J. ENGINEERING STANDARD DETAILS REVISED, AUGUST 14, 2011  
OR MOST RECENT VERSION THEREOF.

| DETAIL NO. | DETAIL NO. | DETAIL NO. | DETAIL NO. |
|------------|------------|------------|------------|
| 103        | 203        | 305        | 405        |
| 104A       | 205        | 306        | 406        |
| 105        | 206A       | 307        | 407        |
| 106        | 208        | 308        | 408        |
| 111        | 210        | 309        | 412        |
| 118        | 213        | 310        | 414        |
| 125        | 215        | 311        |            |
| 126        | 303        | 403        |            |
| 127A       | 304A       | 404        |            |



NOTE:  
STORM DRAIN LATERALS  
NOT SHOWN FOR CLARITY

TYPICAL ROADWAY SECTION  
N.T.S.

## SUBGRADE NOTE

IN AREAS OF EXCAVATION THAT EXHIBIT STANDING GROUND WATER, STABLES POINT QUARRY ROCK SHALL BE SUBSTITUTED FOR A MINIMUM DEPTH OF 24" ABOVE GROUND WATER LEVEL AS DIRECTED BY C.B.J. ENGINEERING.

|          |       |
|----------|-------|
| DESIGN   | JMP   |
| DRAWN    | JAG   |
| CHECK    | JMP   |
| APPROVED |       |
| FILE     | L-XXX |

## CONSTRUCTION DETAILS TYPICAL ROADWAY SECTION GENERAL CONSTRUCTION NOTES STANDARD DETAIL TABLE



R & M ENGINEERING, INC.  
ENGINEERS GEOLOGISTS SURVEYORS  
6205 GLACIER HIGHWAY - JUNEAU, ALASKA 99801  
PH. (907) 780-6060 - FX. (907) 780-4611  
E-MAIL : rmengineering@rmjuneau.com

## MONTANA CREEK WEST PHASE 2B CONSTRUCTION IMPROVEMENT PLANS JUNEAU ALASKA

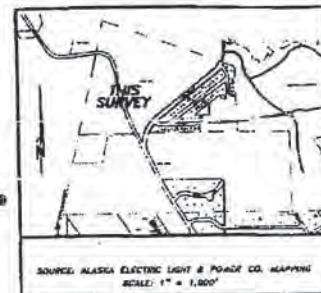
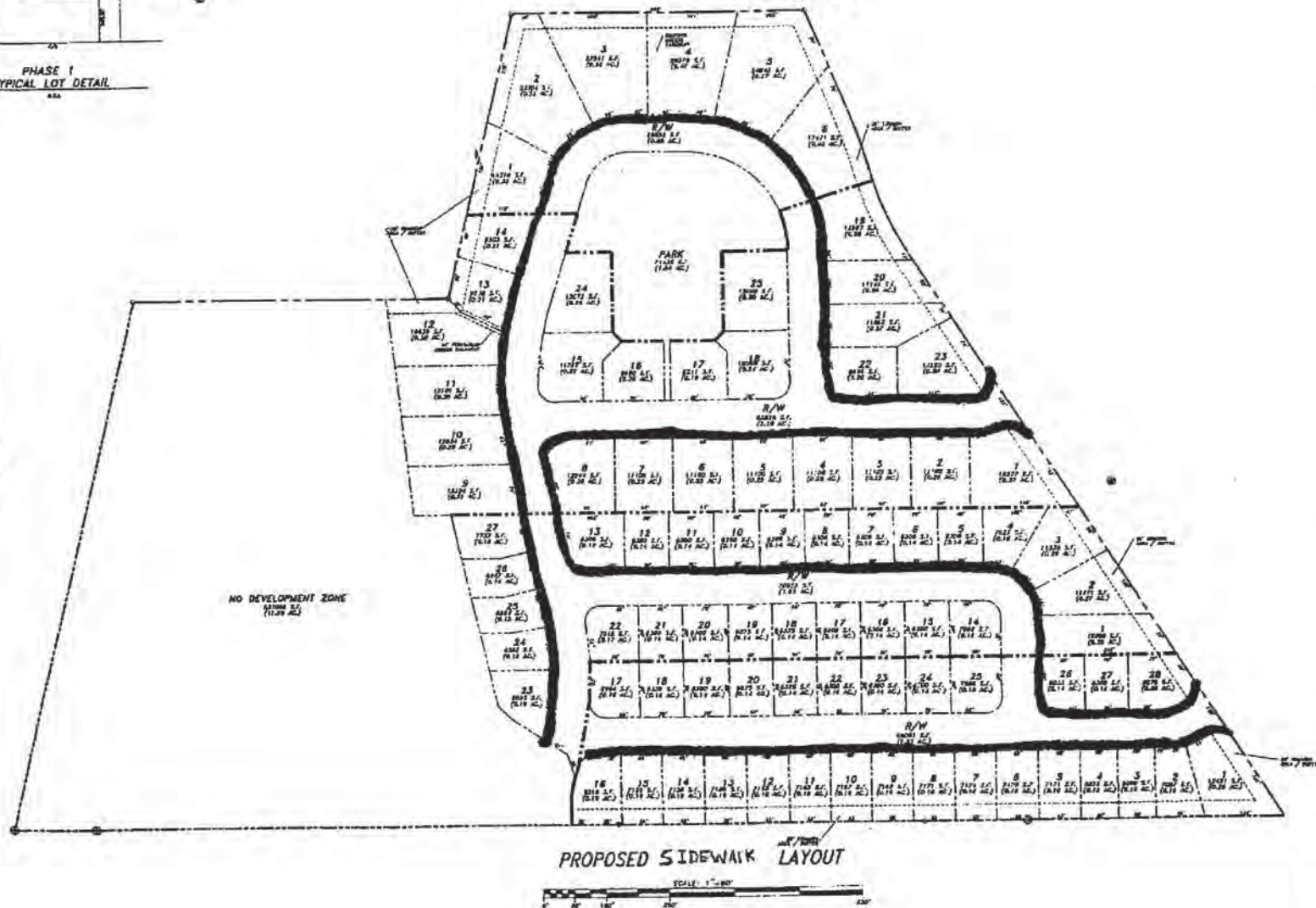
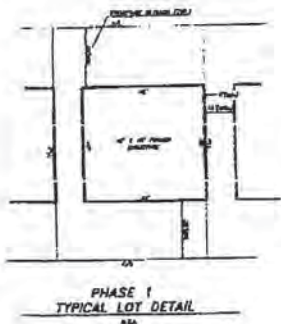
CLIENT: BICKNELL INCORPORATED  
P.O. BOX 33517  
JUNEAU, ALASKA 99803

DATE: MAY 6, 2013  
N & M NO. 151387

C3

SHEET 3 of 10





**SUBDIVISION SUMMARY**

PHASE 1 — 28 LOTS  
PHASE 1 — 28 UNITS  
PHASE 1 RIGHT-OF-WAY — 1.32AC.  
PHASE 1 COMMON SPACE — 0.75AC.

PHASE 2 — 27 LOTS  
PHASE 2 — 30 UNITS  
PHASE 2 RIGHT-OF-WAY — 1.63AC.  
PHASE 2 COMMON SPACE — 0.16AC.

PHASE 3 — 25 LOTS  
PHASE 3 — 32 UNITS  
PHASE 3 RIGHT-OF-WAY — 2.16AC.  
PHASE 3 COMMON SPACE — 0.45AC.

PHASE 4 — 6 LOTS  
PHASE 4 — 24 UNITS  
PHASE 4 RIGHT-OF-WAY — 0.68AC.  
PHASE 4 COMMON SPACE — 0.60AC.  
PHASE 4 PARK SPACE — 1.64AC.

TOTAL LOTS — 86  
TOTAL UNITS — 114  
TOTAL AREA — 36.14AC.  
TOTAL RIGHT-OF-WAY — 5.99AC.  
TOTAL COMMON SPACE — 1.96AC.  
TOTAL PARK — 1.64AC.  
TOTAL NO DEVELOPMENT — 11.95AC.

A PRELIMINARY SUBDIVISION PLAT  
OF  
TRACT 1A, U.S. SURVEY NO. 2178  
DENOTING  
**MONTANA CREEK WEST**  
**PHASES 1, 2 AND 3**  
WITHIN  
THE CITY & BOROUGH OF JUNEAU, ALASKA

CLIENT:  
BICKNELL INCORPORATED  
P.O. BOX 3357  
JUNEAU, ALASKA 99801

SHEET 1 OF 1

ENGINEER:  
B&M ENGINEERING, INC.  
2205 SHADOCKS HWY  
JUNEAU, ALASKA 99801

ATTACHMENT C



Date: February 16, 2006

Roscoe Bicknell  
P.O. Box 33517  
Juneau, AK 99803

Hearing Date: February 14, 2006

1. The total number of dwelling units allowed in the subdivision shall not exceed 114-units, and they shall be distributed as shown on the attached drawing entitled "proposed structure location".
2. Prior to final plat approval the number of dwelling units allowed per a lot must be identified on plat.
3. There shall be no disturbance or development within 25-feet of the exterior boundary of Montana Creek West PUD. Fences, sheds, decks, patios, and all other structures are not being allowed in the perimeter buffer. Disturbance to this buffer is limited to selective trimming of branches, and small bushes.
4. Final plat shall contain a note stipulating the requirements of Condition #3
5. Final Plat shall contain a note stipulating the requirements of Ordinance of 2005-31

155 So. Seward Street, Juneau, Alaska 99801-1397



Roscoe Bicknell  
 File No.: SUB2005-00048  
 February 16, 2006  
 Page 2 of 5

6. An easement in favor of the residents of Montana Creek West PUD shall be dedicated on all common open spaces, and the purpose of such easement shall be to provide access for recreational uses, and allow for the development of hiking/walking trails.
7. Final plat shall contain a note stipulating the requirements of Condition #6
8. Final Plat shall show the floodplain boundary.
9. A 10-foot maintenance easement shall be dedicated on the lot adjacent to the lot whereon structures are situated on the common lot line; such easement shall extend the length of the lot.
10. Final plat shall show and describe maintenance easement required by Condition #9.
11. Final Plat shall not be approved until temporary cul-de-sacs are provided, where necessary (as determined by CBJ Community Development) for each phase of the development.
12. Final Plat shall not be approved until a ROW is dedicated to the adjacent Barrett parcel to the south as shown in Submittal dated January 11, 2006, or until an easement over parcel "A" in favor of CBJ for the construction of Rights of Way is recorded.
13. Prior to issuance of a grading permit or PFT, the developer must submit a drainage plan and construction drawings illustrating all public improvements. Such plans must include provisions for addressing stormwater runoff during construction, and be approved by the CBJ Engineering Department.
14. Proposed building envelope shall be shown on the final plat for each lot within the PUD.
15. Final plat shall contain a note indicating, "No additional dwelling units are allowed on lots beyond what is indicated."
16. With the exception of parks and public trails, all development within this PUD must be setback from the exterior boundary of this development at least 25-feet.
17. Building setbacks for proposed development shall be those recommended by staff in this report.
18. Required building setbacks shall be noted on the final plat.
19. Prior to Final Plat approval the developer must:
  - a. Verify the existing contents and depths of the pond to the satisfaction of the CBJ Engineering Department - prior to any more filling.
  - b. All existing organics must be removed from the ponds prior to the commencement of any filling.

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- c. The developer must submit engineered plans for filling the dredge ponds; such plans must be approved by the Engineering Department and include calculations that address liquefaction in a seismic event, as well as static loading. Recommended methods for achieving consolidation may include surcharging, vibroflotation, and or other methods proposed by the developers Engineer and approved by the CBJ Engineering Department.
  - d. All fill must be placed in accordance with such engineered plan.
  - e. The developers Engineer must verify consolidation at all depths after filling efforts are complete, and identify methods for such.
  - f. An appropriate bond and inspection fee will be required to guarantee for the satisfactory completion of such fill.
- 20. The restoration plan submitted with USE1999-00016 shall remain a permit requirement until such time that the applicant provides the necessary engineered drawings for the filling of the dredge ponds, and provides the necessary bonding to guarantee for such.
  - 21. Advisory: the applicant is required to submit a stormwater and pollution prevention plan with the Alaska Department of Environmental Conservation.
  - 22. Prior to final plat approval for Phase 3, Parcel "A" (no development zone), shall have a conservation easement placed on it and such parcel shall be deeded to a non-profit organization of the developers choice, as approved by the director of CDD.
  - 23. CBJ Parks and Recreation department must approve park design that will be built by developer and dedicated to CBJ.

#### **JCMP Recommended Conditions**

- 1. The applicant shall utilize Best Management Practices listed below for installation of required subdivision improvements:
  - A. Diverted or construction-related water shall not be directed into receiving waters unless sediment retention structures and water quality control devices are used prior to discharge.
  - B. The duration and area of exposed soil shall be minimized to reduce erosion potential. Re-vegetation shall be completed within one growing season.
  - C. Soils or fill shall not be placed near stream banks where it may be transported into the watercourse.



Roscoe Bicknell  
File No.: SUB2005-00048  
February 16, 2006  
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- D. Runoff from the site after project completion shall not contribute to the impairment of water quality.
- E. Erosion and sedimentation control devices shall be installed between construction areas and streams prior to grading and maintained throughout the construction period.
- F. Equipment shall not be serviced or washed within 100 feet from streams.
- G. Spill containment and cleanup supplies shall be stored within a 15-minute transport time to construction sites.
- H. Storage of excavated or fill materials must be placed at least 25 feet from streams.
- I. Sediment traps or stilling basins shall be installed to prevent untreated sediment and runoff from entering streams.
- J. Construction runoff will be filtered through silt fences before reentering streams.

Attachment: February 9<sup>th</sup> & 14<sup>th</sup>, 2006 memorandums from Nathan Bishop Community Development to the CBJ Planning Commission regarding SUB2005-00048.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (c).

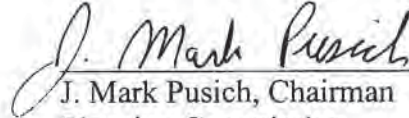
Effective Date: The permit is effective upon approval by the Commission February 14, 2006.

Expiration Date: The permit will expire 18 months after the effective date, or August 14, 2007, 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; or if no plat has been issued 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.

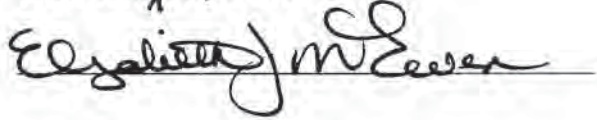
Project Planner:

  
Nathan Bishop, Planner

Roscoe Bicknell  
File No.: SUB2005-00048  
February 16, 2006  
Page 5 of 5

  
J. Mark Pusich, Chairman  
Planning Commission

Filed With <sup>Deputy</sup> City Clerk



Feb. 16, 2006

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.

R&M ENGINEERING, INC.  
ENGINEERS  
GEOLOGISTS  
SURVEYORS

6205 GLACIER HWY. «» JUNEAU, ALASKA 99801  
PHONE: 907-780-6060 «» FAX: 907-780-4611  
EMAIL: rmengineering@rmjuneau.com

April 30, 2015

City and Borough of Juneau  
155 South Seward Street  
Juneau, Alaska 99801

Sent VIA Email

Attn: Mr. Eric Feldt  
CBJ Planner II

Re: Montana Creek West Phase 2B  
Letter of Explanation  
R&M Project No. 151307

Dear Mr. Feldt,

At the request of Bicknell, Inc., R&M Engineering, Inc. (R&M), has prepared a preliminary plat for Montana Creek West Phase 2B which is part of a planned unit development (P.U.D.) started in 2004. As part of this plat submittal we are proposing to terminate Glacier Bear Boulevard at the intersection of Timberwolf Lane. The original road alignment submitted in the concept subdivision phase continued north to connect with future phases of development. This roadway connection is no longer considered necessary or beneficial when considering the following subdivision design elements:

- Access to phases 1, 2A and 2B of Montana Creek West are accomplished by Lone Wolf Drive from Montana Creek Road. This looped roadway configuration allows for efficient travel and emergency access within these subdivision phases. In like manner, the future phases of the Montana Creek West development will be accessed directly from Montana Creek Road and will have a looped configuration. Therefore, the connection of Glacier Bear Boulevard to future roads to the north is not necessary for the purposes of access.
- The water and sanitary sewer systems can be accommodated without a connection along Glacier Bear Boulevard. The flatness of the terrain makes gravity flow difficult in wastewater design and necessitates two tie-ins to the Montana Creek Road sewer main to avoid the need of a sewer lift station which is costly to install and maintain. The water system within the south and north portions of the development are designed to be closed loop system which is considered optimal for providing water pressure and firefighting flows. An additional waterline connection between the two roadway loops would be redundant.
- Omitting the north connection of Glacier Bear Boulevard would eliminate approximately 250-feet of roadway infrastructure which is costly to construct and would require long-term maintenance by the City and Borough of Juneau.
- The amount of useable land that this extra portion of roadway would consume is approximately 17,025 square feet (0.39 acres). With the current zoning, this equals

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**ATTACHMENT E ATTACHMENT F**

Mr. Eric Feldt  
 April 29, 2015  
 Page 2

two lots. Given the need for housing in Juneau, the addition of these two lots is considered significant. Increased privacy is also granted to the lots in the northwest corner of the said development by minimizing the road frontage.

It has been asked by CBJ-CDD that if Glacier Bear Boulevard does not extend north to the future phase, that pedestrian access be maintained to the future phase of development which includes a small public park. To achieve this access it has been suggested that a 10'-wide pedestrian access easement be granted centered on the proposed lot line between lots 11 and 12 of Phase 2B. While we consider access to the park important, we believe that it can be reasonably achieved without the need for this easement. Negative impacts created by this pedestrian easement include:

- Loss of privacy for the lots on either side of the pedestrian easement.
- Loss of value for the lots bordering the easement due to the reduction in buildable space (Approximately 475 square feet per lot, and potentially affecting 4 lots total).
- and, the potential for a dark corridor where light is obstructed by fences and trees, therefore making public safety a concern.

Considering all of the potential impacts and the best interest of the neighborhood community, it is our opinion that the pedestrian sidewalks along Timberwolf Lane, Glacier Bear Boulevard and Lone Wolf Drive allow sufficient access to Montana Creek Road and from there northwards to the future site of the park. Should this pedestrian route not be accepted by CBJ, Bicknell is willing to consider an access easement centered along the existing 20'-wide drainage easement between lots 2 and 3 of the Montana Creek West Phase 2A subdivision and north along the 25'-wide greenbelt common area bordering the Montana Creek Road right-of-way. This easement location has several distinct advantages:

- A drainage easement already exists from the Timberwolf Lane right-of-way to the Montana Creek Road right-of-way. A 10'-wide access passing through this area would only affect two lots which are restricted from building within this area already.
- Pedestrian traffic would be directed to the road corridors where it is best served and closer to public transit locations.
- The existing greenbelt is large enough to accommodate a pedestrian trail without sacrificing privacy and public safety.
- It consolidates public access to existing public easements and common areas.

In summary, the extension of Glacier Bear Boulevard to the north phase of Montana Creek Subdivision does not promote feasible or reasonable development. Reducing CBJ maintenance costs on roadways/utilities and developing a supportable subdivision in conformance with best use of land are accomplished with this proposal. Bicknell requests that the pedestrian access along the existing streets be considered acceptable.

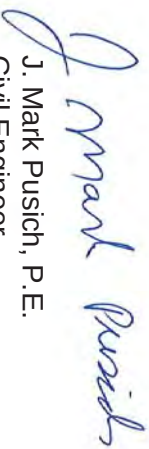




Mr. Eric Feldt  
April 29, 2015  
Page 3

We appreciate your time in reviewing this phase of the Montana Creek West Subdivision. Should you have any questions, please do not hesitate to contact me at your convenience.

Sincerely,  
R&M Engineering, Inc.

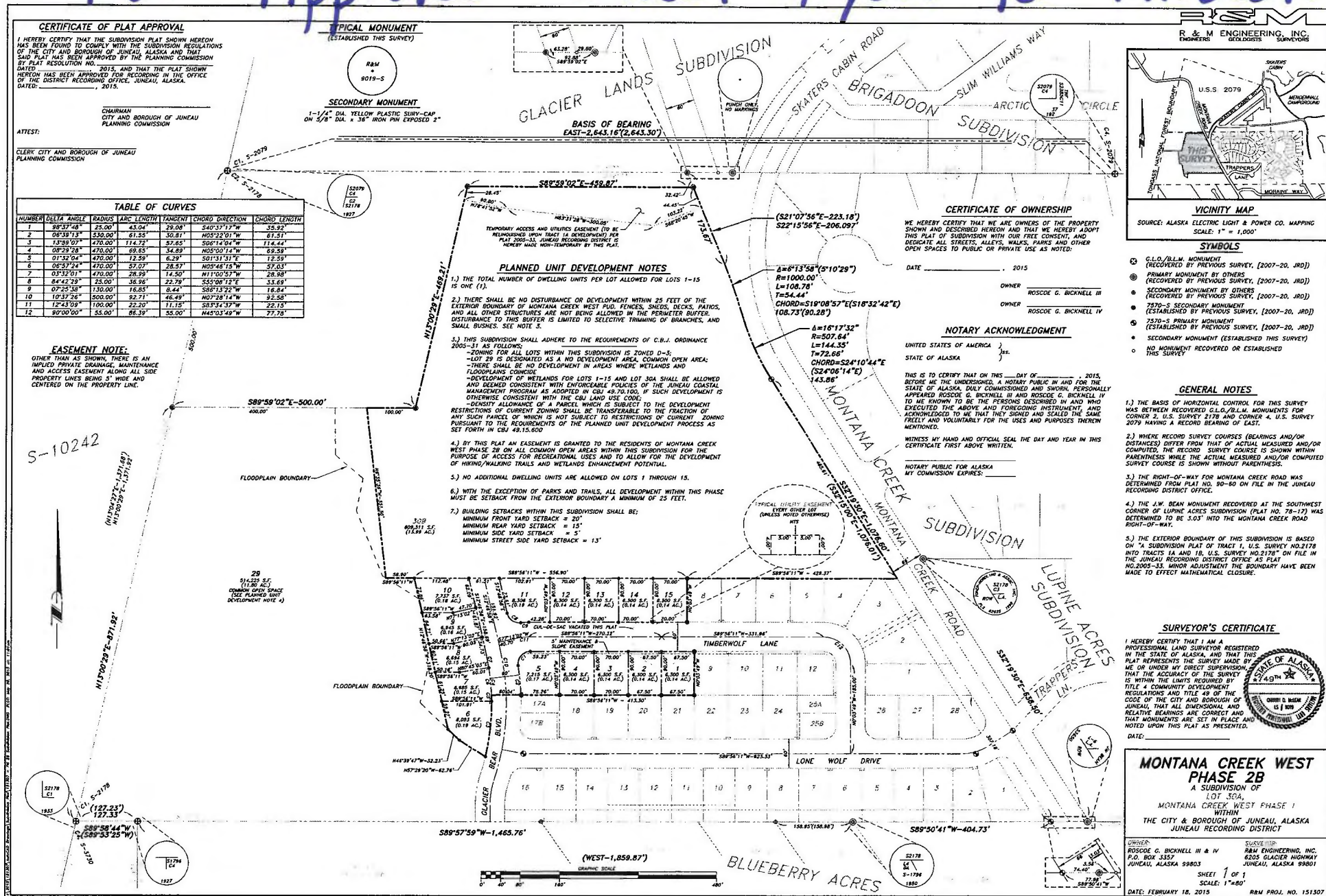


J. Mark Pusich, P.E.  
Civil Engineer

cc: Spike Bicknell, Bicknell, Inc.

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# PUD Approved Street layout for Phases 1+2



ATTACHMENT F



**Eric Feldt**

---

**From:** Dan Jager  
**Sent:** Wednesday, May 20, 2015 10:34 AM  
**To:** Mark Pusich; Eric Feldt  
**Cc:** Jacob Graves; 'David Blommer'; Sven Pearson; Rich Etheridge  
**Subject:** RE: Montana Creek West Phase 2B - Fire Apparatus Access

Mr. Pusich,

Thank you for your response to the IFC requirement for a second apparatus access road. The letter you sent gives a good background on this project. In paragraph two, the first sentence clarifies the requirement, not only for the 2009 IFC, but a second apparatus access road was a requirement in 2006 under the 2003 IFC when the project was started. Any subdivision with 30 or more homes in a one or two family residential development is required to have two apparatus access roads. So, even back then, it was a code requirement. And the paragraph goes on to show how this subdivision has continued to grow and is now going to be 58 homes total. This is almost double the amount where the two apparatus access roads are required.

I can appreciate the roads already constructed exceeding the minimums for apparatus use. However, when we look at accessibility, we have to plan for the largest apparatus that would be using it and worst case scenario. In this case, it would be our ladder truck which is a normal response apparatus for any structure fire in CBJ. When we use this apparatus we use over 22 feet of width for the outriggers for apparatus stability. We will completely shut down any roadway when we use our apparatus, especially the ladder truck. So, even with 36 foot wide roadway, it will be reduced to a size that is not safe for fire personnel or the public and will require it be shut down during any fire operation. Therefore, there will be a potential for blockage with only one road.

As far as examples of other subdivisions go, those subdivisions were created many years ago under different codes and requirements and back when the State Fire Marshal Office had jurisdiction. As you are aware, things are completely different today. This subdivision project is required to meet the current codes of today. Even it were completed back in 2006 when it started, it would still have the same requirements as today.

Finally, the request for me to relax or waive the code requirements cannot occur. Legally I do not have the authority to waive code requirements.

As the fire code section reads, the only exception to this code requirement is that each home that is built has a residential sprinkler system.

Thank you for the opportunity to reiterate the fire code requirements and provide additional details and explanation. Please feel free to contact me if you have any further questions. At this time the requirements will stand as they are and a second apparatus access road shall be installed as written in the IFC.

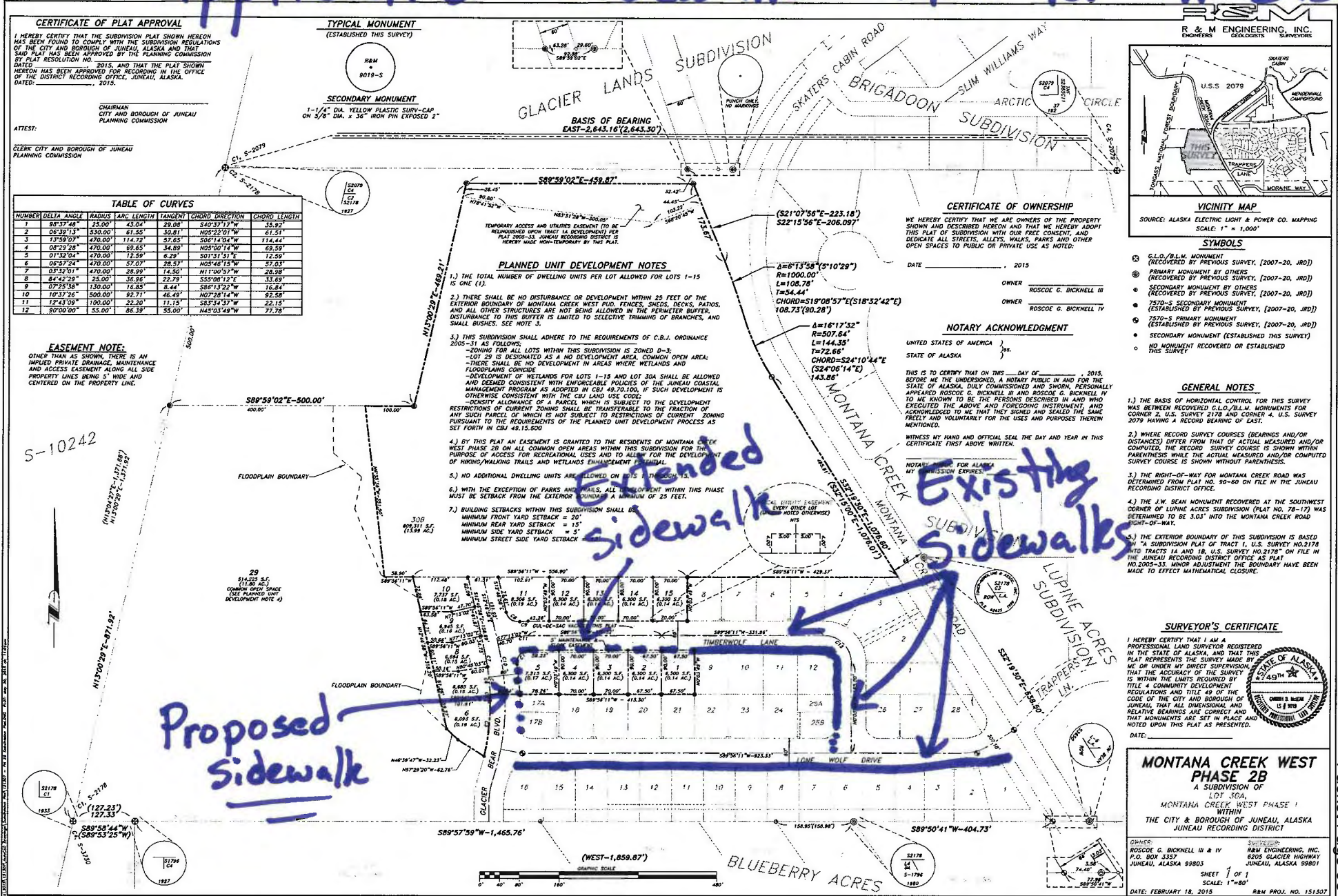
Dan

Daniel M. Jager EFO, IAAI-CFI  
 Fire Marshal



**ATTACHMENT G**

# Applicant's Sidewalk Plan for Ph. 2B



ATTACHMENT H

R&M ENGINEERING, INC.  
ENGINEERS  
GEOLOGISTS  
SURVEYORS

6205 GLACIER HWY. «» JUNEAU, ALASKA 99801  
PHONE: 907-780-6060 «» FAX: 907-780-4611  
EMAIL: rmengineering@rmjuneau.com

May 21, 2015

City and Borough of Juneau  
155 South Seward Street  
Juneau, Alaska 99801

Sent VIA Email

Attn: Mr. Eric Feldt  
CBJ Planner II

Re: Montana Creek West Phase 2B  
Letter of Explanation No.2  
R&M Project No. 151307

Dear Mr. Feldt,

Provided in this letter is further explanation about the street access layout and proposed sidewalks for Montana Creek West Phase 2B Subdivision.

**Street Access Layout:**

The preferred plan is to eliminate the north segment of Glacier Bear Boulevard. The fire code requires two points of access to the subdivision and it is our opinion that this criterion can be met without having the north connection of Glacier Bear Boulevard. The first point of access is the existing intersection of Lone Wolf Drive and Montana Creek Road. The second access is the planned connection to the southern end of Glacier Bear Boulevard. The developer originally dedicated **8,943 square feet** of right-of-way for the south access to Glacier Bear Boulevard to Tract B, Fraction of U.S.S. 1796. The reason for the right-of-way in this area was for future access. Section D106 of the 2009 International Fire Code states that "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.**" Although no development is currently planned for the adjacent lot to the south, it was Bicknell's intent upon the original dedication of this right-of-way that this be considered a future access point. Should the termination of the north end of Glacier Bear Boulevard not be permitted, there will be three access points to this subdivision which is excessive. In this case, the developer would ask to reclaim the right-of-way that was dedicated on the south end of Glacier Bear Boulevard for development of (1) one lot. (See attached sketch)

**Sidewalk Configuration:**

We are requesting that the sidewalk be constructed on the East side of Glacier Bear Boulevard. The pedestrian crossing at Lone Wolf Drive will be re-orientated to the north where it will intersect Timberwolf Lane. Having the sidewalk at this location does not increase the number of pedestrian crossings and has the advantage of being shorter in length, and therefore there is less sidewalk for CBJ Streets Department to maintain. (See attached sketch showing proposed sidewalk configuration)

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ATTACHMENT I

ATTACHMENT F



Mr. Eric Feldt  
May 21, 2015  
Page 2

To summarize, the developer wishes to optimize the number of dwelling units in this development and to reduce the amount of infrastructure costs. Vehicle and pedestrian access to the subdivision is considered to be achieved with the proposed plans.

We appreciate your time in reviewing this phase of the Montana Creek West Subdivision. Should you have any questions, please do not hesitate to contact me at your convenience.

Sincerely,  
R&M Engineering, Inc.

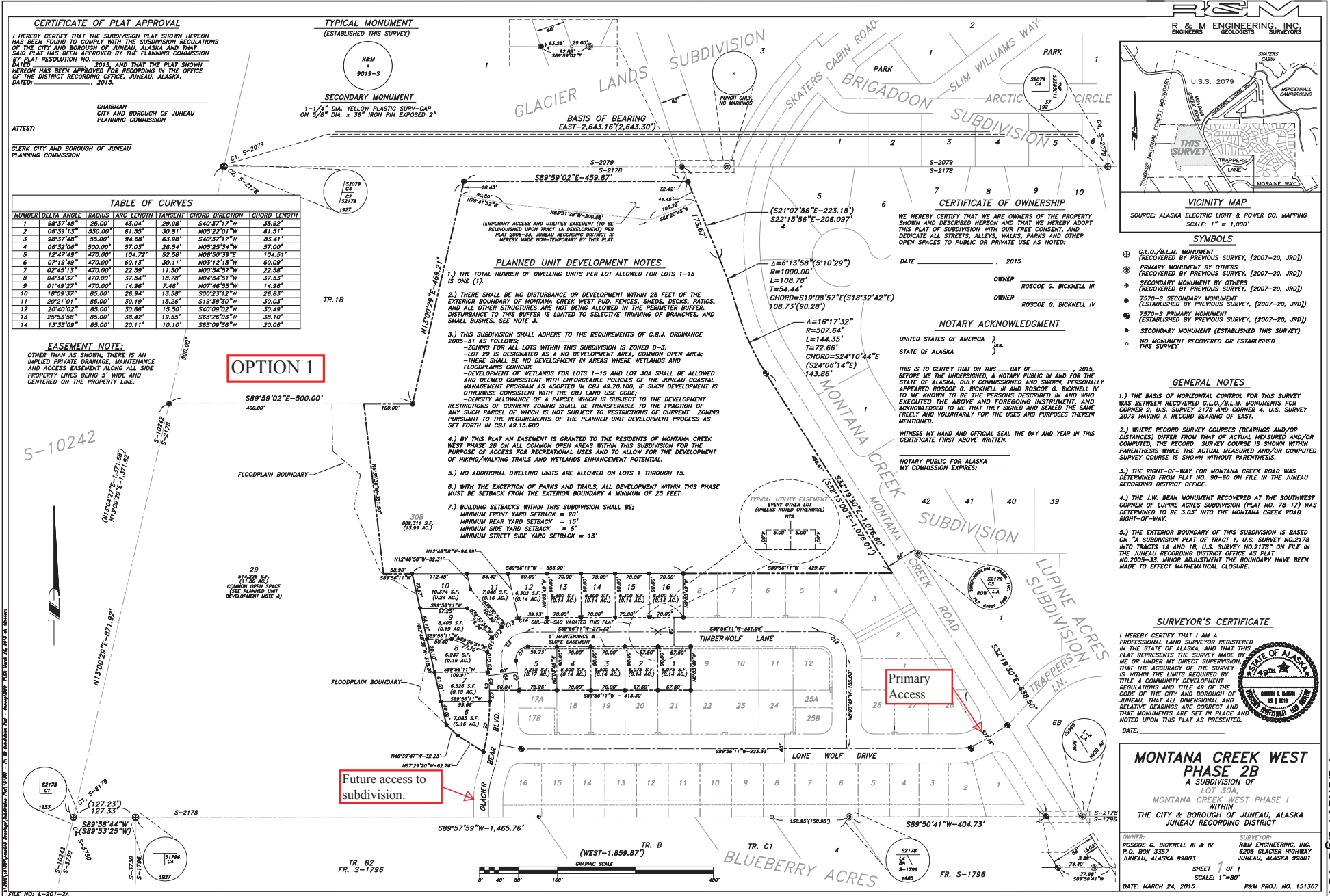


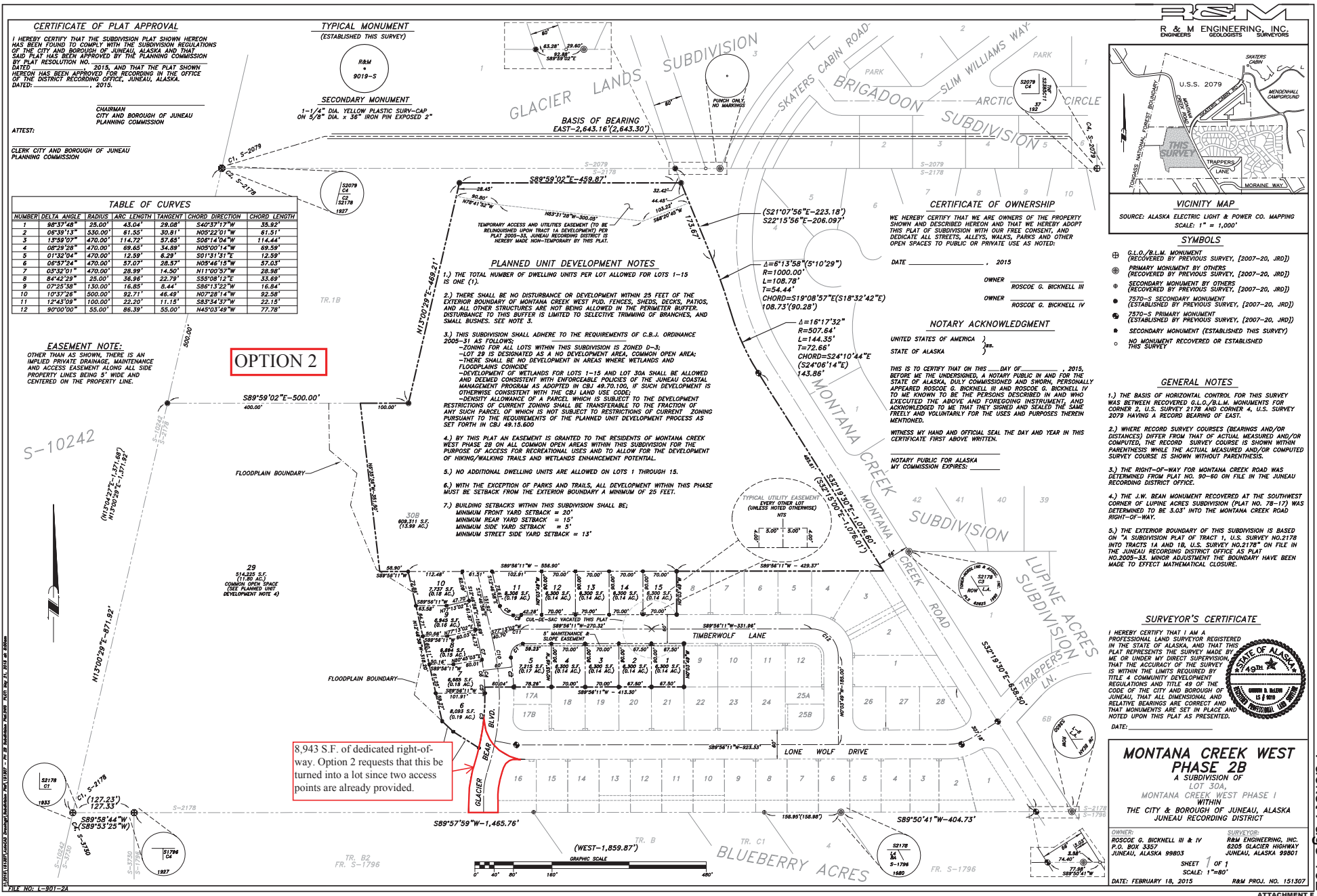
J. Mark Pusich, P.E.  
Civil Engineer

cc: Spike Bicknell, Bicknell, Inc.

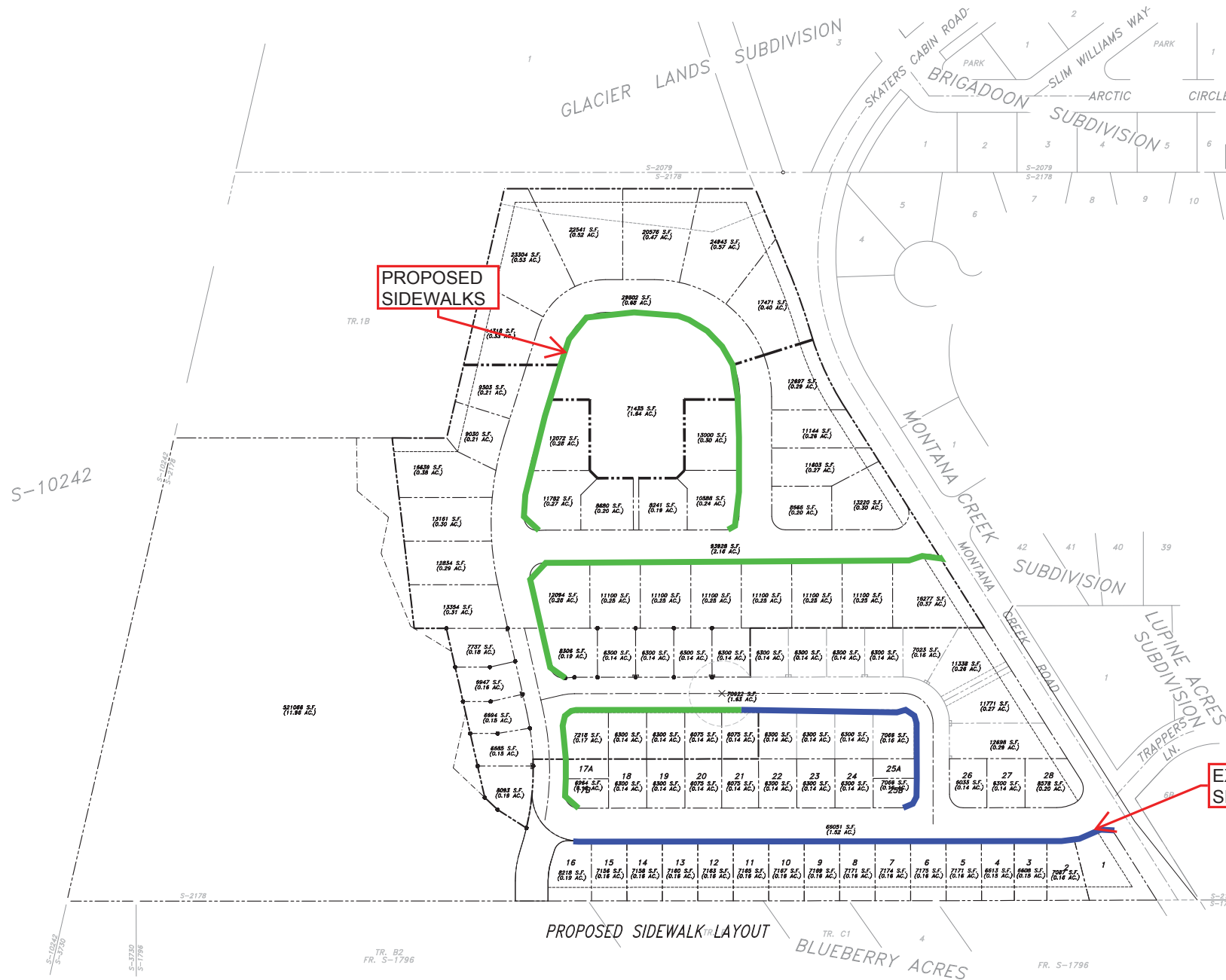
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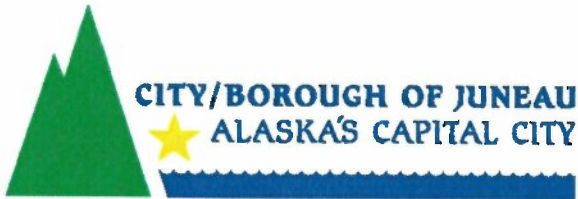












**PLANNING COMMISSION  
NOTICE OF DECISION**

Date: September 9, 2015

File No.: SMF2015 0006

Bicknell, Inc.  
PO Box 33517  
Juneau, AK 99803

Application For: A Final Plat for 15 new lots for Phase 2B of the Montana Creek West PUD subdivision.

Legal Description: Montana Creek West 2A Lot 30A

Parcel Code No.: 4-B29-0-116-040-0

Hearing Date: September 8, 2015

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated August 26, 2015, and approved the final plat to be conducted as described in the project description and project drawings submitted with the application and with the following condition:

Condition

Prior to recording Phase 2B of the Montana Creek West PUD Subdivision, the applicant shall show a temporary 40-foot radius turn-around at the northern end of Glacier Bear Boulevard. The turn-around shall be shown as an easement on the plat and dedicated for CBJ access and maintenance.

Attachment: August 26, 2015 memorandum from Eric Feldt, Community Development, to the CBJ Planning Commission regarding SMF2015 0006.

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

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

Effective Date: The permit is effective upon approval by the Commission, September 8, 2015.

Bicknell, Inc.

File No.: SMF2015 0006

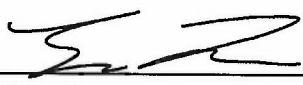
September 9, 2015

Page 2 of 2

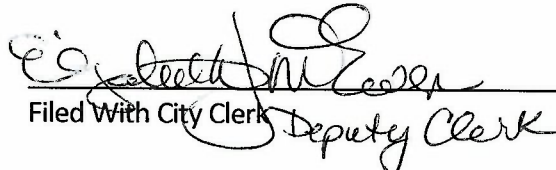
**For Phased Subdivisions Only**

Approval of a final plat consisting of a portion of the preliminary plat will not extend the expiration date of the remaining lots.

Project Planner: \_\_\_\_\_

  
Eric Feldt, Planner  
Community Development Department

  
Michael Satre, Chair  
Planning Commission

  
Filed With City Clerk Deputy Clerk      9/11/2015  
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.



# Community Development

---

City & Borough of Juneau • Community Development  
 155 S. Seward Street • Juneau, AK 99801  
 (907) 586-0715 Phone • (907) 586-4529 Fax

**DATE:** August 28, 2015

**TO:** Planning Commission

**FROM:** Chrissy McNally, Planner II *Chrissy McNally*  
 Community Development Department

**FILE NO.:** AME2015 0009

**PROPOSAL:** Proposed changes to Title 49 Table of Permissible Uses relating to marijuana establishments.

The City and Borough of Juneau Code states in CBJ 49.10.170(d) that the Commission shall make recommendations to the Assembly on all proposed amendments to this title, zonings and re-zonings, indicating compliance with the provisions of this title and the Comprehensive Plan.

## **ATTACHMENTS:**

- Attachment A: AME2015 0009 application
- Attachment B: Memo to PC from CDD staff
- Attachment C: Memo to Title 49 Subcommittee from CDD staff
- Attachment D: Ordinance 2015-39 (Title 49 Subcommittee recommendations)
- Attachment E: August 21, 2015 Title 49 Subcommittee meeting minutes

## **BACKGROUND**

In light of the passage of ballot measure 2 on November 4, 2014 establishing AS 17.38, an act to tax and regulate the production, sale and use of marijuana, a Marijuana Committee was appointed to make recommendations on the local regulation of marijuana. At the June 6, 2015 Marijuana Committee meeting, the committee recommended to the Planning Commission that new sections be added to Title 49 *Table of Permissible Uses* for marijuana establishments. Those recommendations were presented in a staff memo to the Planning Commission dated July 15, 2015 (Attachment A, B).

The draft ordinance relating to marijuana establishments was reviewed at the August 21, 2015 Title 49 Subcommittee meeting. The Title 49 Subcommittee recommends several changes to the Marijuana Committee recommendations, which are now reflected in the proposed ordinance and discussed below (Attachment D).

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August 28, 2015  
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The State Marijuana Control Board is required to adopt regulations for marijuana establishments by November 24, 2015. The CBJ Marijuana Committee recommended extending the moratorium on the acceptance of applications for marijuana establishments until the CBJ Planning Commission and Assembly has adequate time to create and adopt changes to Title 49 the Land Use Code related to marijuana related land uses.

## **DISCUSSION**

The State's Marijuana Control Board has established four types of marijuana establishments; marijuana cultivation facilities, marijuana product manufacturing facilities, marijuana testing facilities and retail marijuana stores. Prior to this report, marijuana product manufacturing was referred to as 'marijuana processing'. However, marijuana product manufacturing is consistent with the state draft regulations. To date, the state draft regulations provide definitions for these establishments as follows;

*Marijuana cultivation facility* means an entity licensed to cultivate, prepare, and package marijuana and sell marijuana to retail marijuana stores, to marijuana product manufacturing facilities, and to other marijuana cultivation facilities, but not to consumers.

*Marijuana product manufacturing facility* means an entity licensed to purchase marijuana; manufacture, prepare, and package any approved marijuana product; and sell marijuana and marijuana products to any other marijuana product manufacturing facility or marijuana retail store, but not to a consumer;

A product manufacturing facility may possess an *extraction only license* which allows the facility to strictly make and sell marijuana concentrate.

*Marijuana testing facility* means an entity registered to analyze and certify the safety and potency of marijuana.

*Retail marijuana store* means an entity licensed to purchase marijuana from a marijuana cultivation facility, to purchase marijuana and any approved marijuana product from a marijuana product manufacturing facility, and to sell marijuana and any approved marijuana product to a consumer.

Community Development Department staff initially identified the existing sections of Title 49 *Table of Permissible Uses* which could potentially include marijuana establishments. These included CBJ 49.25.300 section 14.210 *commercial agriculture excluding farm animals* and section 19.210 *nurseries, commercial greenhouses, retail sales* for marijuana cultivation.

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Marijuana product manufacturing facilities were found to be most consistent with section 4.070 *medium manufacturing*. Medium manufacturing is defined in Title 49 as the following;

*The processing and/or fabrication of materials or products where the process involved will produce noises, vibration, emissions or other impacts that are perceptible to neighboring property owners but are not offensive or obnoxious. These uses do not have a measurable negative effect on other businesses or property values.*

Marijuana testing facilities were found to be most consistent with CBJ 49.25.300 section 3.300 *Research, laboratory uses*. Marijuana retail stores were considered within section 2.120 *Miscellaneous (sales)*.

Staff then interviewed county and municipal planning departments throughout Colorado and Washington to gather information on how other jurisdictions have treated recreational marijuana in their land use codes as well as gather information about the impacts these uses have on adjacent properties and the public. These findings are summarized in Attachment C of this report. This information was used to determine if the existing use categories were adequate or if a new use category for marijuana establishments was necessary. Staff recommended a new use category as the appropriate approach for regulating marijuana establishments in Title 49, the Land Use Code. In general, staff recommended no marijuana establishments be allowed in residential zoning districts or the Waterfront Commercial (WC) and Waterfront Industrial (WI) districts. In addition, all marijuana establishment proposals would require a Conditional Use Permit.

The Marijuana Committee made three changes to staff recommendations for allowed zoning districts. The Committee moved to allow marijuana cultivation in the D-1 zoning district outside the urban service boundary. The Committee further moved to allow marijuana retail in the WC and the WI districts. The Marijuana Committee recommendation can be found in Attachment A.

On August 21, 2015 the Title 49 Subcommittee met to discuss the Marijuana Committee's recommendations for changes to Title 49 for marijuana uses (Attachment E). The committee made several amendments to the proposed zoning regulations for marijuana establishment;

#### **Marijuana Cultivation Facility CBJ 49.25.300 section 14.240 and 19.230**

No changes to the allowed zoning districts were recommended for marijuana cultivation. A motion was made to remove cultivation from the D-1 zoning district based on the intent to treat all residential zoning districts equally. That motion failed.

#### **Marijuana Production Manufacturing Facility CBJ 49.25.300 section 4.220**



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The Title 49 Subcommittee recommends removing marijuana product manufacturing facility from the Light Commercial (LC) zoning district as the Subcommittee deemed the use inconsistent with the definition of Light Commercial;

*The LC, light commercial district, is intended to accommodate commercial development that is less intensive than that permitted in the general commercial district. Light commercial districts are primarily located adjacent to existing residential areas. Although many of the uses allowed in this district are also allowed in the GC, general commercial district, they are listed as conditional uses in this district and therefore require commission review to determine compatibility with surrounding land uses. A lower level of intensity of development is also achieved by stringent height and setback restrictions.*

This recommendation is consistent with the zoning districts which allow for medium manufacturing. Medium manufacturing is not allowed in the LC district.

The Title 49 Subcommittee also recommends marijuana product manufacturing be allowed in the Rural Reserve (RR) district with an approved Conditional Use Permit. This recommendation is consistent with the treatment of medium manufacturing in the TPU.

#### **Marijuana Testing Facility CBJ 49.25.300 section 3.500**

The Title 49 Subcommittee recommends allowing marijuana testing facilities in the RR district with an approved Conditional Use Permit. This recommendation is consistent with the allowed zoning districts for other research and laboratory uses.

#### **Marijuana retail store CBJ 49.25.300 section 2.300**

The Title 49 Subcommittee recommends removal of marijuana retail from the WC and WI districts based on the limited nexus between marijuana establishments and the requirement for uses in these districts to be water-oriented.

Note 'N' in the TPU states that the uses allowed in the WC and WI districts must be water-dependent, water-related, or water-oriented. The waterfront districts are defined and described in CBJ 49.25.250 and under the definitions section, CBJ 49.80.120.

#### **49.25.250 Waterfront districts**

(a) The WC, waterfront commercial district, is intended to provide both land and water space for uses which are directly related to or dependent upon a marine environment.

Such activities include private boating, commercial freight and passenger traffic, commercial fishing, floatplane operations, and retail services directly linked to a maritime clientele. Other uses may be permitted if water-dependent or water-oriented.

(b) The WI, waterfront industrial district, is intended for industrial and port uses which need or substantially benefit from a shoreline location. In addition, many of the uses that are allowed in the WC, waterfront commercial district, are also allowed in the WI, waterfront industrial district.

#### **49.80.120 Definitions**

*Water-dependent* means a use or activity which can be carried out only on, in, or adjacent to water areas because the use requires access to the water body.

*Water-oriented* means uses or mixtures of uses which would benefit from being near the water and are intrinsic to waterfront development and which meet all of the following criteria:

1. Uses must be part of a larger fully planned development which also incorporates water-dependent or water-related uses;
2. Uses which are not directly water-dependent or water-related must be necessary to the overall development of the project;
3. Uses must be integrated functionally by architectural and site designs which are sensitive to the waterfront site;
4. Uses must act as economic stimuli and anchor points to enable other forms of development, particularly public access improvements; and
5. Uses must contribute to a diverse and healthy downtown core.

*Water-related* means a use or activity which is not directly dependent upon access to a water body, but which provides goods or services that are directly associated with water dependence and which, if not located adjacent to water, would result in a public loss of quality in the foods or services offered.

Staff originally recommended to the Marijuana Committee that marijuana establishments not be allowed in the WC and WI districts. The Marijuana Committee noted that there are several retail stores in both the WC and WI districts that do not necessarily meet the criteria for water-oriented.

The Title 49 Subcommittee also recommends that marijuana retail stores be allowed in the RR district with an approved Conditional Use Permit. The Title 49 Subcommittee argued the allowance of all marijuana establishments in the RR district is consistent with the intent to limit the uses in residential zoning districts, but allow one licensee to operate all four businesses on

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August 28, 2015  
Page 6 of 7

one site. However, this recommendation is not consistent with the TPU's treatment of miscellaneous retail. The only retail allowed in the RR district is marine merchandise and equipment. That use must be associated with a unique site specific feature in order to function.

### **COMPLIANCE WITH THE COMPREHENSIVE PLAN**

Designating appropriate zoning districts for marijuana establishments that provide for adequate space for a new industry to develop while recognizing potential conflicts with residentially zoned land is supported by the policies of the Comprehensive Plan. The following policies in the 2013 Comprehensive Plan are furthered by the proposed amendments to the Table of Permissible Uses for marijuana establishments.

#### **CHAPTER 5 – ECONOMIC DEVELOPMENT**

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

POLICY 5.6. TO ENCOURAGE TOURISM, CONVENTION AND OTHER VISITOR-RELATED ACTIVITIES THROUGH THE DEVELOPMENT OF APPROPRIATE FACILITIES AND SERVICES, WHILE PROTECTING JUNEAU'S NATURAL, CULTURAL AND ECONOMIC ATTRACTIONS FOR LOCAL RESIDENTS AND VISITORS ALIKE, AND TO PARTICIPATE IN THE ACCOMMODATION OF THE FUTURE GROWTH OF TOURISM IN A MANNER THAT ADDRESSES BOTH COMMUNITY AND INDUSTRY CONCERNS.

POLICY 5.11. TO ENCOURAGE THE LOCATION AND GROWTH OF LOCALLY-BASED BASIC SECTOR INDUSTRIES THAT PROVIDE YEAR-ROUND, FULL-TIME EMPLOYMENT AND PROVIDE TAX REVENUES THAT SUPPORT PUBLIC SERVICES.

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

#### **CHAPTER 10 – LAND USE**

POLICY 10.4. 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.

### **COMPLIANCE WITH TITLE 49, CBJ LAND USE CODE**

The proposed amendments to Title 49 Table of Permissible Uses for marijuana product manufacturing facilities and marijuana testing facilities will not create any internal

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inconsistencies within the Land Use Code. An inconsistency does exist for marijuana retail stores in that they would be allowed in the RR district where miscellaneous retail is not allowed.

### **FINDINGS**

Based upon the above analysis, staff finds that the proposed amendments to Title 49's Table of Permissible Uses is consistent with the goals and policies in the Comprehensive Plan. Of the recommended changes, staff finds one internal inconsistency with the allowance of retail in the RR district.

### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission forward its recommendation of approval to the Assembly of Ordinance 2015-39 as recommended by the Title 49 Committee, with the exception of the recommended change to allow marijuana retail in the Rural Reserve (RR) zone district.

# DEVELOPMENT PERMIT APPLICATION

|                                             |                            |  |                |          |
|---------------------------------------------|----------------------------|--|----------------|----------|
| Project Number                              | CITY and BOROUGH of JUNEAU |  | Date Received: | 07/14/15 |
| Project Name<br>(City Staff to Assign Name) |                            |  |                |          |

PROJECT / APPLICANT INFORMATION

Project Description  
*Amendment to Title 49 related to marijuana uses*

**PROPERTY LOCATION**

Street Address: *Boroughside* City/Zip: \_\_\_\_\_

Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot)

Assessor's Parcel Number(s)  
*0*

**LANDOWNER/ LESSEE**

|                       |                                |             |
|-----------------------|--------------------------------|-------------|
| Property Owner's Name | Contact Person:                | Work Phone: |
| Mailing Address       | Home Phone:                    | Fax Number: |
| E-mail Address        | Other Contact Phone Number(s): |             |

**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 Date

X \_\_\_\_\_  
Landowner/Lessee Signature Date

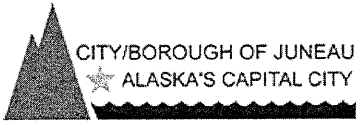
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing 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 |                                                                                                                         |         |               |                       |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------|---------|---------------|-----------------------|
|                                 | Permit Type                                                                                                             | ***SIGN | Date Received | Application Number(s) |
| STAFF APPROVALS                 | <input checked="" type="checkbox"/> Building/Grading Permit                                                             |         |               |                       |
|                                 | <input type="checkbox"/> City/State Project Review and City Land Action                                                 |         |               |                       |
|                                 | <input type="checkbox"/> Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)                                       |         |               |                       |
|                                 | <input type="checkbox"/> Mining Case (Small, Large, Rural, Extraction, Exploration)                                     |         |               |                       |
|                                 | <input type="checkbox"/> Sign Approval (If more than one, fill in all applicable permit #'s)                            |         |               |                       |
|                                 | <input type="checkbox"/> Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)                                 |         |               |                       |
|                                 | <input type="checkbox"/> Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment) |         |               |                       |
|                                 | <input type="checkbox"/> Variance Case (De Minimis and all other Variance case types)                                   |         |               |                       |
|                                 | <input type="checkbox"/> Wetlands Permits                                                                               |         |               |                       |
|                                 | <input type="checkbox"/> Zone Change Application                                                                        |         |               |                       |
|                                 | <input checked="" type="checkbox"/> Other (Describe) <i>AME</i>                                                         |         | 07/14/15      | AME 20150009          |
|                                 | Comments: _____                                                                                                         |         |               |                       |



**Law Department  
City & Borough of Juneau**

**MEMORANDUM**

TO: Beth McKibben, Planning Manager

FROM: Amy Gurton Mead, Municipal Attorney

DATE: July 13, 2015

SUBJECT: Draft language amending TPU to address commercial marijuana establishments

Dear Beth

As directed by the Marijuana Committee, please find below draft language amending the table of permissible uses to address commercial marijuana establishments.

**Section \_\_\_\_.** **Amendment of Table.** Category 2.000 Sales and Rental Goods, Merchandise or Equipment, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

|              | Use Description                                         | RR | D1 | D3 | D5 | D10SF | D10 | D15 | D18 | LC       | GC       | MU       | MU2      | WC                   | WI                   | I        |
|--------------|---------------------------------------------------------|----|----|----|----|-------|-----|-----|-----|----------|----------|----------|----------|----------------------|----------------------|----------|
| ...          |                                                         |    |    |    |    |       |     |     |     |          |          |          |          |                      |                      |          |
| 2.200        | Storage and display of goods with greater or equal .... |    |    |    |    |       |     |     |     | 1,3      | 1,3      | 1,3      | 1,3      | 3 <sup>N</sup>       | 3 <sup>N</sup>       | 3        |
| <u>2.300</u> | <u>Marijuana retail store</u>                           |    |    |    |    |       |     |     |     | <u>3</u> | <u>3</u> | <u>3</u> | <u>3</u> | <u>3<sup>N</sup></u> | <u>3<sup>N</sup></u> | <u>3</u> |

**Section \_\_\_\_.** **Amendment of Table.** Category 3.000 Professional Office, Clerical, Research, Real Estate, Other Office Services, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:



July 13, 2015  
AGM to B McKibben  
Amending TPU re: marijuana establishments

|              | Use Description                        | RR | D1 | D3 | D5 | D10SF | D10 | D15 | D18 | LC       | GC       | MU       | MU2      | WC                             | WI | I              |
|--------------|----------------------------------------|----|----|----|----|-------|-----|-----|-----|----------|----------|----------|----------|--------------------------------|----|----------------|
| ...          |                                        |    |    |    |    |       |     |     |     |          |          |          |          |                                |    |                |
| 3.400        | Offices greater than 2,500 square feet |    |    |    |    |       |     |     |     | 1,3      | 1,3      | 1,3      | 1,3      | 1 <sup>N</sup> ,3 <sup>N</sup> |    | 3 <sup>S</sup> |
| <u>3.500</u> | <u>Marijuana testing facility</u>      |    |    |    |    |       |     |     |     | <u>3</u> | <u>3</u> | <u>3</u> | <u>3</u> |                                |    | <u>3</u>       |

**Section \_\_\_\_.** Amendment of Table. Category 4.000 Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

|              | Use Description             | RR             | D1 | D3 | D5 | D10SF | D10 | D15 | D18 | LC       | GC       | MU | MU2      | WC | WI  | I        |
|--------------|-----------------------------|----------------|----|----|----|-------|-----|-----|-----|----------|----------|----|----------|----|-----|----------|
| ...          |                             |                |    |    |    |       |     |     |     |          |          |    |          |    |     |          |
| 4.210        | Seafood processing          | 3 <sup>T</sup> |    |    |    |       |     |     |     |          |          |    |          | 3, | 1,3 | 1,3      |
| <u>4.220</u> | <u>Marijuana processing</u> |                |    |    |    |       |     |     |     | <u>3</u> | <u>3</u> |    | <u>3</u> |    |     | <u>3</u> |

**Section \_\_\_\_.** Amendment of Table. Category 14.000 Aquaculture, Agriculture, Silviculture, Mining, Quarrying Operations, Spring Water Bottling, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

|               | Use Description                    | RR       | D1       | D3 | D5 | D10SF | D10 | D15 | D18 | LC       | GC       | MU | MU2 | WC | WI | I        |
|---------------|------------------------------------|----------|----------|----|----|-------|-----|-----|-----|----------|----------|----|-----|----|----|----------|
| ...           |                                    |          |          |    |    |       |     |     |     |          |          |    |     |    |    |          |
| 14.00         | Commercial agricultural operations |          |          |    |    |       |     |     |     |          |          |    |     |    |    |          |
| ...           |                                    |          |          |    |    |       |     |     |     |          |          |    |     |    |    |          |
| <u>14.240</u> | <u>Marijuana cultivation</u>       | <u>3</u> | <u>3</u> |    |    |       |     |     |     | <u>3</u> | <u>3</u> |    |     |    |    | <u>3</u> |

*July 13, 2015*  
*AGM to B McKibben*  
*Amending TPU re: marijuana establishments*

**Section \_\_\_\_.** **Amendment of Table.** Category 19.000 Open Air Markets,

Nurseries, Greenhouses, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

|        | Use Description                         | RR                                     | D1       | D3       | D5 | D10SF | D10 | D15 | D18 | LC       | GC       | MU | MU2 | WC | WI | I        |
|--------|-----------------------------------------|----------------------------------------|----------|----------|----|-------|-----|-----|-----|----------|----------|----|-----|----|----|----------|
| ...    |                                         |                                        |          |          |    |       |     |     |     |          |          |    |     |    |    |          |
| 19.200 | Nurseries,<br>commercial<br>greenhouses |                                        |          |          |    |       |     |     |     |          |          |    |     |    |    |          |
|        | ...                                     |                                        |          |          |    |       |     |     |     |          |          |    |     |    |    |          |
|        | <u>19.230</u>                           | <u>Marijuana</u><br><u>cultivation</u> | <u>3</u> | <u>3</u> |    |       |     |     |     | <u>3</u> | <u>3</u> |    |     |    |    | <u>3</u> |



# Community Development

City & Borough of Juneau • Community Development  
155 S. Seward Street • Juneau, AK 99801  
(907) 586-0715 Phone • (907) 586-4529 Fax

**Date:** July 15, 2015

**To:** Planning Commission

**From:** Chrissy McNally, Planner II *Chrissy McNally*  
Community Development Department

**Re:** Title 49 Amendments in regard to Marijuana

## Summary:

Staff will be working with the Title 49 Committee and the Planning Commission to promptly present amendments to Title 49 regarding recreational marijuana cultivation, processing, testing and retail sales. Staff intends to present a comprehensive amendment proposal to the Title 49 Committee on August 14.

## Discussion:

In light of the passage of ballot measure 2 on November 4, 2014 establishing AS 17.38, an act to tax and regulate the production, sale and use of marijuana, a Marijuana Committee was appointed to make recommendations on the local regulation of marijuana. Based on information and recommendations provided by Community Development Department staff and the public, the Marijuana Committee is recommending new use categories be added to the Table of Permissible Uses for marijuana establishments to include cultivation, processing, testing, and retail.

The Table of Permissible Uses Section 2.000 **Sales and Rental Goods, Merchandise, or Equipment** would be amended to include 2.300 "marijuana retail" allowed with a Conditional Use Permit in the following zoning districts;

|              | Use Description               | RR | D1 | D3 | D5 | D10SF | D10 | D15 | D18 | LC       | GC       | MU       | MU2      | WC                   | WI                   | I        |
|--------------|-------------------------------|----|----|----|----|-------|-----|-----|-----|----------|----------|----------|----------|----------------------|----------------------|----------|
| ...          |                               |    |    |    |    |       |     |     |     |          |          |          |          |                      |                      |          |
| <u>2.300</u> | <u>Marijuana retail store</u> |    |    |    |    |       |     |     |     | <u>3</u> | <u>3</u> | <u>3</u> | <u>3</u> | <u>3<sup>N</sup></u> | <u>3<sup>N</sup></u> | <u>3</u> |

Section 3.000 **Professional, Office, Clerical, Research, Real Estate, Other Office Services** would be amended to include 3.500 "marijuana testing facility" allowed with a Conditional Use Permit in the following zoning districts.

|              | Use Description                   | RR | D1 | D3 | D5 | D10SF | D10 | D15 | D18 | LC       | GC       | MU       | MU2      | WC | WI | I        |
|--------------|-----------------------------------|----|----|----|----|-------|-----|-----|-----|----------|----------|----------|----------|----|----|----------|
| ...          |                                   |    |    |    |    |       |     |     |     |          |          |          |          |    |    |          |
| <u>3.500</u> | <u>Marijuana testing facility</u> |    |    |    |    |       |     |     |     | <u>3</u> | <u>3</u> | <u>3</u> | <u>3</u> | -  | -  | <u>3</u> |

Section 4.000 **Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods** would be amended to include 4.220 “marijuana processing” allowed with a Conditional Use Permit in the following zoning districts.

|              | Use Description             | RR | D1 | D3 | D5 | D10SF | D10 | D15 | D18 | LC       | GC       | MU | MU2      | WC | WI | I        |
|--------------|-----------------------------|----|----|----|----|-------|-----|-----|-----|----------|----------|----|----------|----|----|----------|
| ...          |                             |    |    |    |    |       |     |     |     |          |          |    |          |    |    |          |
| <u>4.220</u> | <u>Marijuana processing</u> |    |    |    |    |       |     |     |     | <u>3</u> | <u>3</u> |    | <u>3</u> |    |    | <u>3</u> |

Section 14.000 **Aquaculture, Agriculture, Silviculture, Mining, Quarrying, Operations, Spring Water Bottling** would be amended to include 14.240 “marijuana cultivation” allowed with a Conditional Use Permit in the following zoning districts. The use is recommended in the D-1 zoning district outside of the urban service boundary.

|               | Use Description                            | RR       | D1       | D3 | D5 | D10SSF | D10 | D15 | D18 | LC       | GC       | MU | MU2 | WC | WI | I        |
|---------------|--------------------------------------------|----------|----------|----|----|--------|-----|-----|-----|----------|----------|----|-----|----|----|----------|
| ...           |                                            |          |          |    |    |        |     |     |     |          |          |    |     |    |    |          |
| <u>14.000</u> | Commerical agricultural operations         |          |          |    |    |        |     |     |     |          |          |    |     |    |    |          |
| ...           |                                            |          |          |    |    |        |     |     |     |          |          |    |     |    |    |          |
|               | <u>14.240</u> <u>Marijuana Cultivation</u> | <u>3</u> | <u>3</u> |    |    |        |     |     |     | <u>3</u> | <u>3</u> |    |     |    |    | <u>3</u> |

Cultivation would also be allowed under Section 19.000 **Open Air Market, Nurseries, Greenhouses**

|               | Use Description                            | RR       | D1       | D3 | D5 | D10SSF | D10 | D15 | D18 | LC       | GC       | MU | MU2 | WC | WI | I        |
|---------------|--------------------------------------------|----------|----------|----|----|--------|-----|-----|-----|----------|----------|----|-----|----|----|----------|
| ...           |                                            |          |          |    |    |        |     |     |     |          |          |    |     |    |    |          |
| <u>19.200</u> | Nurseries, commercial greenhouses          |          |          |    |    |        |     |     |     |          |          |    |     |    |    |          |
| ...           |                                            |          |          |    |    |        |     |     |     |          |          |    |     |    |    |          |
|               | <u>19.230</u> <u>Marijuana Cultivation</u> | <u>3</u> | <u>3</u> |    |    |        |     |     |     | <u>3</u> | <u>3</u> |    |     |    |    | <u>3</u> |

The Marijuana committee is further recommending a 200 foot buffer between marijuana establishments and property lines of schools, churches and state licensed child cares in all zoning districts.

The State Marijuana Control Board is currently in the process of drafting marijuana regulations and is scheduled to have final regulations for implementation beginning in November 2015. Definitions and further regulations will be recommended based on the draft regulations developed by the Marijuana Control Board. The amendments to Title 49 recommended thus far by the Marijuana Committee conform to what the State has drafted to date.

**MEMORANDUM****TO:** CBJ Marijuana Committee**FROM:** Chrissy McNally, Planner  
Community Development Department, City and Borough of Juneau**DATE:** May 29, 2015**RE:** Allowable areas for marijuana establishments

The Marijuana Committee has worked with CDD staff to determine which zoning districts would allow marijuana establishments. Marijuana establishments currently include cultivation facilities, processing facilities, testing facilities, and retail stores. The committee determined that the question of marijuana clubs, or places to legally consume purchased marijuana product, required more time and analysis of the CBJ smoking ordinance.

Staff contacted planning departments throughout Colorado and Washington to discuss how their jurisdictions handled legalized recreational marijuana in the land use codes. While the statewide laws regarding marijuana are different in each state, several themes ran through many jurisdictions;

- Marijuana establishments are prohibited in residential zoning districts
- Buffers from residential zones
- Greenhouses have more odor problems than indoor cultivation facilities
- Odor is a manageable problem
- Hours of operation for retail limited beyond state requirements
- Public consumption is a concern that can be addressed with education
- Limited number of establishments
- Buffers between marijuana establishments

Staff initially presented the relevant use categories that the establishments could potentially fit into. Over several meetings the committee determined that a special use category for marijuana establishments was required.

The Table of Permissible Uses Section 2.000 **Sales and Rental Goods, Merchandise, or Equipment** would be amended to include 2.300 "marijuana retail" allowed with a Conditional Use Permit in the following zoning districts.

|              | Use Description               | RR | D1 | D3 | D5 | D10SF | D10 | D15 | D18 | LC       | GC       | MU       | MU2      | WC                   | WI                   | I        |
|--------------|-------------------------------|----|----|----|----|-------|-----|-----|-----|----------|----------|----------|----------|----------------------|----------------------|----------|
| ...          |                               |    |    |    |    |       |     |     |     |          |          |          |          |                      |                      |          |
| <u>2.300</u> | <u>Marijuana retail store</u> |    |    |    |    |       |     |     |     | <u>3</u> | <u>3</u> | <u>3</u> | <u>3</u> | <u>3<sup>N</sup></u> | <u>3<sup>N</sup></u> | <u>3</u> |

Section 3.000 **Professional, Office, Clerical, Research, Real Estate, Other Office Services** would be amended to include 3.500 “marijuana testing facility” allowed with a Conditional Use Permit in the following zoning districts.

|              | Use Description                   | RR | D1 | D3 | D5 | D10SF | D10 | D15 | D18 | LC       | GC       | MU       | MU2      | WC | WI | I        |
|--------------|-----------------------------------|----|----|----|----|-------|-----|-----|-----|----------|----------|----------|----------|----|----|----------|
| ...          |                                   |    |    |    |    |       |     |     |     |          |          |          |          |    |    |          |
| <u>3.500</u> | <u>Marijuana testing facility</u> |    |    |    |    |       |     |     |     | <u>3</u> | <u>3</u> | <u>3</u> | <u>3</u> | -  | -  | <u>3</u> |

Section 4.000 **Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods** would be amended to include 4.220 “marijuana processing” allowed with a Conditional Use Permit in the following zoning districts.

|              | Use Description             | RR | D1 | D3 | D5 | D10SF | D10 | D15 | D18 | LC       | GC       | MU | MU2      | WC | WI | I        |
|--------------|-----------------------------|----|----|----|----|-------|-----|-----|-----|----------|----------|----|----------|----|----|----------|
| ...          |                             |    |    |    |    |       |     |     |     |          |          |    |          |    |    |          |
| <u>4.220</u> | <u>Marijuana processing</u> |    |    |    |    |       |     |     |     | <u>3</u> | <u>3</u> |    | <u>3</u> |    |    | <u>3</u> |

Section 14.000 **Aquaculture, Agriculture, Silviculture, Mining, Quarrying, Operations, Spring Water Bottling** would be amended to include 14.240 “marijuana cultivation” allowed with a Conditional Use Permit in the following zoning districts. The use is recommended in the d-1 zoning district outside of the urban service boundary.

|               | Use Description                            | RR       | D1       | D3 | D5 | D10SF | D10 | D15 | D18 | LC       | GC       | MU | MU2 | WC | WI | I        |
|---------------|--------------------------------------------|----------|----------|----|----|-------|-----|-----|-----|----------|----------|----|-----|----|----|----------|
| ...           |                                            |          |          |    |    |       |     |     |     |          |          |    |     |    |    |          |
| <u>14.000</u> | Commerical agricultural operations         |          |          |    |    |       |     |     |     |          |          |    |     |    |    |          |
| ...           |                                            |          |          |    |    |       |     |     |     |          |          |    |     |    |    |          |
|               | <u>14.240</u> <u>Marijuana Cultivation</u> | <u>3</u> | <u>3</u> |    |    |       |     |     |     | <u>3</u> | <u>3</u> |    |     |    |    | <u>3</u> |



Cultivation would also be allowed under Section 19.000 **Open Air Market, Nurseries, Greenhouses**

|               | Use Description                            | RR       | D1       | D3 | D5 | D10SSF | D10 | D15 | D18 | LC       | GC       | MU | MU2 | WC | WI | I        |
|---------------|--------------------------------------------|----------|----------|----|----|--------|-----|-----|-----|----------|----------|----|-----|----|----|----------|
| ...           |                                            |          |          |    |    |        |     |     |     |          |          |    |     |    |    |          |
| <u>19.200</u> | Nurseries, commercial greenhouses          |          |          |    |    |        |     |     |     |          |          |    |     |    |    |          |
| ...           |                                            |          |          |    |    |        |     |     |     |          |          |    |     |    |    |          |
|               | <u>19.230</u> <u>Marijuana Cultivation</u> | <u>3</u> | <u>3</u> |    |    |        |     |     |     | <u>3</u> | <u>3</u> |    |     |    |    | <u>3</u> |

### Buffers

The Marijuana Committee compared 1,000, 500 and 200 foot buffers from schools, churches and child cares. Both the 1,000 and 500 foot buffers were considered too restrictive on the available land for such uses. The Marijuana Committee is recommending a 200 foot buffer from the property lines of churches, schools and day cares in all zoning districts.

Attached: Proposed buffer maps  
 Zoning maps  
 Draft Ordinance

Presented by: The Manager  
 Introduced:  
 Drafted by: A. G. Mead

# **ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**

**Serial No. 2015-39**

## **An Ordinance Amending the Land Use Code Relating to Marijuana Establishments.**

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

**Section 1. Classification.** This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

**Section 2. Amendment of Table.** Category 2.000 Sales and Rental Goods, Merchandise or Equipment, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

|              | Use Description                                         | RR       | D1 | D3 | D5 | D10SF | D10 | D15 | D18 | LC       | GC       | MU       | MU2      | WC             | WI             | I        |
|--------------|---------------------------------------------------------|----------|----|----|----|-------|-----|-----|-----|----------|----------|----------|----------|----------------|----------------|----------|
| ...          |                                                         |          |    |    |    |       |     |     |     |          |          |          |          |                |                |          |
| 2.200        | Storage and display of goods with greater or equal .... |          |    |    |    |       |     |     |     | 1,3      | 1,3      | 1,3      | 1,3      | 3 <sup>N</sup> | 3 <sup>N</sup> | 3        |
| <u>2.300</u> | <u>Marijuana retail store</u>                           | <u>3</u> |    |    |    |       |     |     |     | <u>3</u> | <u>3</u> | <u>3</u> | <u>3</u> |                |                | <u>3</u> |

**Section 3. Amendment of Table.** Category 3.000 Professional Office, Clerical, Research, Real Estate, Other Office Services, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

|              | Use Description                        | RR       | D1 | D3 | D5 | D10SF | D10 | D15 | D18 | LC       | GC       | MU       | MU2      | WC                             | WI | I              |
|--------------|----------------------------------------|----------|----|----|----|-------|-----|-----|-----|----------|----------|----------|----------|--------------------------------|----|----------------|
| ...          |                                        |          |    |    |    |       |     |     |     |          |          |          |          |                                |    |                |
| 3.400        | Offices greater than 2,500 square feet |          |    |    |    |       |     |     |     | 1,3      | 1,3      | 1,3      | 1,3      | 1 <sup>N</sup> ,3 <sup>N</sup> |    | 3 <sup>S</sup> |
| <u>3.500</u> | <u>Marijuana testing facility</u>      | <u>3</u> |    |    |    |       |     |     |     | <u>3</u> | <u>3</u> | <u>3</u> | <u>3</u> |                                |    | <u>3</u>       |

**Section 4. Amendment of Table.** Category 4.000 Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

|              | Use Description                                 | RR             | D1 | D3 | D5 | D10SF | D10 | D15 | D18 | LC | GC       | MU | MU2      | WC | WI  | I        |
|--------------|-------------------------------------------------|----------------|----|----|----|-------|-----|-----|-----|----|----------|----|----------|----|-----|----------|
| ...          |                                                 |                |    |    |    |       |     |     |     |    |          |    |          |    |     |          |
| 4.210        | Seafood processing                              | 3 <sup>T</sup> |    |    |    |       |     |     |     |    |          |    |          | 3, | 1,3 | 1,3      |
| <u>4.220</u> | <u>Marijuana product manufacturing facility</u> | <u>3</u>       |    |    |    |       |     |     |     |    | <u>3</u> |    | <u>3</u> |    |     | <u>3</u> |

**Section 5. Amendment of Table.** Category 14.000 Aquaculture, Agriculture, Silviculture, Mining, Quarrying Operations, Spring Water Bottling, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

|               | Use Description                    | RR       | D1       | D3 | D5 | D10SF | D10 | D15 | D18 | LC       | GC       | MU | MU2 | WC | WI | I        |
|---------------|------------------------------------|----------|----------|----|----|-------|-----|-----|-----|----------|----------|----|-----|----|----|----------|
| ...           |                                    |          |          |    |    |       |     |     |     |          |          |    |     |    |    |          |
| 14.00         | Commercial agricultural operations |          |          |    |    |       |     |     |     |          |          |    |     |    |    |          |
| ...           |                                    |          |          |    |    |       |     |     |     |          |          |    |     |    |    |          |
| <u>14.240</u> | <u>Marijuana cultivation</u>       | <u>3</u> | <u>3</u> |    |    |       |     |     |     | <u>3</u> | <u>3</u> |    |     |    |    | <u>3</u> |

**Section 6. Amendment of Table.** Category 19.000 Open Air Markets, Nurseries, Greenhouses, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

|               | Use Description                   | RR       | D1       | D3 | D5 | D10SF | D10 | D15 | D18 | LC       | GC       | MU | MU2 | WC | WI | I        |
|---------------|-----------------------------------|----------|----------|----|----|-------|-----|-----|-----|----------|----------|----|-----|----|----|----------|
| ...           |                                   |          |          |    |    |       |     |     |     |          |          |    |     |    |    |          |
| 19.200        | Nurseries, commercial greenhouses |          |          |    |    |       |     |     |     |          |          |    |     |    |    |          |
| ...           |                                   |          |          |    |    |       |     |     |     |          |          |    |     |    |    |          |
| <u>19.230</u> | <u>Marijuana cultivation</u>      | <u>3</u> | <u>3</u> |    |    |       |     |     |     | <u>3</u> | <u>3</u> |    |     |    |    | <u>3</u> |

**Section 7. Effective Date.** This ordinance shall be effective 30 days after its adoption.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Merrill Sanford, Mayor

Attest:

\_\_\_\_\_  
Laurie J. Sica, Municipal Clerk



## TITLE 49 COMMITTEE

PLANNING COMMISSION, CITY AND BOROUGH OF JUNEAU

AUGUST 21, 2015 MEETING, 11:30 AM – 1:00 PM

COMMUNITY DEVELOPMENT DEPARTMENT (CDD) CONFERENCE ROOM

**DRAFT** MEETING MINUTES

---

### Committee Members Present:

Nicole Grewe (Chair), Paul Voelckers, Bill Peters, Mike LeVine

### Committee Members Absent:

None

### Staff Present:

Laura Boyce, Senior Planner, Community Development Department (CDD)

Chrissy McNally, Planner, Community Development Department (CDD)

Rob Palmer, Attorney, Department of Law (DOL)

### Public or Other Present:

Larry Woodall, Citizen

---

### Reading of Agenda

- Motion by Peters: To approve the agenda for the August 21, 2015 meeting.
- Vote: Motion carried.
- Resolved: Agenda for the meeting of August 21, 2015 approved without modification.

### Approval of Minutes

- Motion by Peters: To approve the minutes for June 12, 2015 meeting as developed by CDD staff with any technical corrections presented by planning commissioners or CDD staff.
- Vote: Motion carried.
- Resolved: Minutes for June 12, 2015 meeting approved as developed by CDD staff with any technical corrections presented by planning commissioners or CDD staff.

### Agenda Topic – Marijuana

- McNally provided brief overview of CBJ Marijuana Committee activities and outcomes thus far. Special note was made regarding the relationship between state and local regulations. In particular, the State of Alaska is still working on statewide regulations, which will influence local regulations. While CBJ continues to work on local regulations, attention also needs to be paid to statewide regulations and corresponding local impacts. Notably, the CBJ Marijuana Committee has postponed the issue of marijuana clubs – or, places to legally consume product until a later date. The purpose for today's T49 is to focus attention on marijuana cultivation, processing, testing, and selling.
- McNally also noted that significant research was conducted in municipalities in Colorado and Washington regarding marijuana local land use code. Common themes, noted across municipalities included concern regarding marijuana activities in residential districts, unanticipated fast growth of industry.

- Committee discussion focused on documents submitted by CDD staff prior to meeting including:
  1. August 10, 2015 Memorandum to T49 Committee regarding allowable areas for marijuana establishments. Draft Title 49 amendments to the Table of Permissible Uses including Sections 2.300 (retail), 3.500 (testing), 4.220 (processing), 14.000 (cultivating), and 19.200 (nurseries).
  2. Attachment 1 – Proposed Buffer Maps
  3. Attachment 2 – Zoning Maps
  4. Attachment 3 – Draft Ordinance
  5. Attachment 4 – Current Table of Permissible Uses (distributed at meeting)
- Committee deliberations generally moved in chronological order from cultivating to processing to testing to selling. Committee deliberations briefly considered nurseries and generally treated similarly to cultivating.

#### **Cultivation Discussion [Section 14.240]**

1. McNally reported D1, outside the urban service boundary is the only residential district where cultivation would be allowed. Committee members studied zoning maps noting D1, outside the urban service area, generally included North Douglas beyond Bonnie Brae, Out-the-Road beyond Auke Bay, and Thane.
2. Peters noted that Marijuana Committee Member Satre added D1, in addition to RR, LC, GC, and I, indicating the low-density character of the neighborhoods.
3. Motion by Grewe: Remove D1 from Section 14.240 (marijuana cultivation). Rationale included: 1) unequal treatment of residential districts. While D1 is considered low-density, it is a residential district – not to be treated equally with RR; 2) preference to protect all residential districts while CBJ moves into an unknown activity; 3) ease of adding zones at a later date versus the challenge of dealing with “grandfathering”; and 4) general preference for adopting more restrictive regulations and liberalizing at a later date, after CBJ has ventured into marijuana. LeVine expressed general concern, but favored leaving ordinance as crafted and adding conditions later.
4. Vote: Motion failed. Grewe (Y), Peters (N), LeVine (N), Voelckers (did not vote)
5. Motion by Peters: Approve 14.240 as crafted by CDD.
6. Resolved: Motion passed. Grewe (N), Peters (Y), LeVine (Y), and Voelckers (did not vote)
7. Grewe, LeVine, and Peters concurred 19.200 (nurseries, commercial greenhouses) to be treated equally with 14.240

#### **Processing Discussion [Section 4.220]**

1. Discussion occurred regarding appropriateness of processing in LC and RR.
2. Motion by Voelckers: Add 3s (by CUP) to RR and LC. Rationale included treating similarly to light or medium manufacturing. Grewe supported noting the RR also includes gravel extraction and other heavy uses anyway. Also noted was the preference to consolidate marijuana activities in borough’s rural areas rather than neighborhoods.
3. Resolved: Motion passed by unanimous consent with all committee members voting.

#### **Testing Facility Discussion [Section 3.500]**

1. Discussion occurred regarding adding to RR.
2. Motion by LeVine: Add 3 (by CUP) to RR. Grewe supported regarding supporting the full suite of marijuana activities in rural reserve – growing, processing, testing, and selling.
3. Resolved: Motion passed by unanimous consent with all committee members voting.

#### **Retail Discussion [Section 2.300]**

1. Discussion occurred regarding the appropriateness in WC and WI zone – issues noted cruise visitation, current alcohol package stores downtown, and impacts to other waterfront areas including Auke Bay and Tee Harbor. Commissioner Levine was concerned about the decision to allow retail in WC and WI solely based on cruise ship tourists. He thought this should be revisited if or when clubs are legal.
2. Motion by LeVine: Remove 3s (by CUP) from WC and WI.



3. Motion opposed by Grewe citing impacts for other waterfront areas.
4. Resolved: Motion passed. Levine (Y), Peters (Y), Grewe (N), Voelckers (did not vote).

**Committee Member Comments and Questions**

- None

**CDD Staff Discussion**

- Staff asked if the committee would like to allow marijuana retail in the Convenience Store Overlay. No commissioners supported allowing marijuana retail in the overlay district.

**Meeting adjourned at 1:00 PM**



# NOTICE OF PUBLIC HEARING

Packet Page 128 of 180

## City & Borough of Juneau

Community Development Department  
155 S Seward Street • Juneau, Alaska 99801

For more information, please visit  
[www.juneau.org/assembly/novus.php](http://www.juneau.org/assembly/novus.php)

SHIP TO:



**PROPOSAL:** Planning Commission Review of and Recommendation to the Assembly regarding the 2015 Capital Transit Schedule and Route Revision.

| File No:      | CSP2015 0013                                                                               | Applicant: | City and Borough of Juneau |
|---------------|--------------------------------------------------------------------------------------------|------------|----------------------------|
| To:           | Neighborhood Associations                                                                  |            |                            |
| Hearing Date: | September 8, 2015                                                                          |            |                            |
| Hearing Time: | 7:00 PM                                                                                    |            |                            |
| Place:        | Assembly Chambers<br>Municipal Building<br>155 South Seward Street<br>Juneau, Alaska 99801 |            |                            |

### PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department 14 days prior to the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a week before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

*If you have questions, please contact Jonathan Lange at [jonathan.lange@juneau.org](mailto:jonathan.lange@juneau.org) or at 586-0218.*



Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at <http://www.juneau.org/assembly/novus.php>

Date notice was printed: August 5, 2015



# Community Development

City & Borough of Juneau • Community Development  
155 S. Seward Street • Juneau, AK 99801  
(907) 586-0715 Phone • (907) 586-4529 Fax

**DATE:** August 28, 2015

**TO:** Planning Commission

**FROM:** Jonathan Lange, Planner *Jonathan Lange*  
Community Development Department

**FILE NO.:** CSP2015 0013

**PROPOSAL:** Planning Commission Review of and Recommendation to the Assembly regarding the 2015 Capital Transit Schedule and Route Revision.

## GENERAL INFORMATION

**Applicant:** City and Borough of Juneau

**Property Area:** Boroughwide

## ATTACHMENTS

- Attachment A: Application, Memorandum "Proposed for Implementation", Map and Assembly Minutes
- Attachment B: Media and Public Advertisement
- Attachment C: Public Notice to Neighborhood Associations
- Attachment D: Agency and Public Comments

## PROPOSAL

The Public Works/Engineering Department for the City and Borough of Juneau has submitted the Capital Transit Schedule and Route Revisions. The proposal is to update the current Capital Transit schedules and routes "to provide a higher level of reliability, add service to Riverside Drive/Dimond Park, maintain service in the Downtown Core, and provide adequate rest and recovery time for operators" (see Attachment A, Memo: "Proposed for Implementation").

The proposal recommends the following changes to the existing service:

- No weekday inbound service on Davis Ave at 3:30, 4:00, 4:30 and 5:00
- No service to St. Ann's on Douglas Island
- New service to Treadwell Arena on Douglas Island

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- Adjusted departure times from Douglas to Downtown
- No Express service on the UAS campus at the bottom of the hour, with service remaining at the top of the hour
- New service at Mendenhall Mall, Dimond Park, Riverside Drive and Stephen Richards

The proposal also recommends the following changes to existing infrastructure:

- Create a dedicated transit bus stop at the State Museum in conjunction with the Whittier St. repaving project
- Relocation of the airport stop to Yandukin Dr. just north of airport
- New signs at stops affected by Davis Ave. deviation
- New signs at Douglas stops affected by schedule adjustment
- Create an at-grade passenger waiting area at Cinema Dr.
- Improve the paving, and install accessible curb and platform at Mendenhall Mall

Planning Commission review is required for City and Borough projects according to the Land Use Code, Title 49, CBJ 49.10.170(c):

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

## **BACKGROUND**

The 2014 Capital Transit Development Plan was reviewed by the Planning Commission at its January 7, 2014 meeting and was supported by the Commission with comments addressing operating costs and technology improvements; however, their comments focused on the need for well maintained and snow cleared bus stops. Recommended Capital Transit service changes were developed within the 2014 Plan and were adopted by the Assembly on April 7, 2014. Due to lack of funding for transit, no service changes were implemented at the time of plan adoption.

In December of 2014, seven public meetings were held by Capital Transit for the route and service changes proposed for late spring of 2015. The changes that affected the community the most and received the most comments were the outlined changes to the plan. These changes include:

- The transfer point in the Valley would be moved from Nugget Mall to Pipeline Skate Park;
- Buses would no longer enter the UAS campus;

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- No service would be provided to Mendenhall Loop Road between Stephen Richards and Mendenhall Mall Roads as service was being provided to Riverside Drive;
- Buses would no longer travel the downtown loop of Franklin, Fourth, and Main Streets;
- Service in Douglas beyond the Post Office to St. Ann's Avenue would be eliminated;
- And, Express bus service would only be hourly in the midday.

The public was generally concerned about the changes in service and expressed their concerns to the Assembly. The Assembly Meeting where the Capital Transit route and service changes were discussed was well attended. The public and Capital Transit drivers expressed their concerns to the Assembly. The Assembly then directed Capital Transit to revise the route and scheduling changes.

Capital Transit formed a Drivers Working Group in January 2015. The group first worked with transit consultants and then met each month to devise the scenarios mentioned above and in the attached proposal.

On August 18, 19, 20, and 24, 2015, Capital Transit held public meetings for the proposed changes to schedules and routes. The meetings were held at UAS, Thunder Mountain High School, Dzantik'I Heeni Middle School and at Douglas Public Library.

#### **AGENCY AND PUBLIC COMMENT**

The meeting at UAS was attended by twelve members of the public and Capital Transit employees. The new schedule and route revisions were well received, as they were an improvement from last years proposed route changes. A partnership between UAS and Capital Transit was discussed, so drivers could get access to restrooms at times when the university is closed.

The meetings at Thunder Mountain High School and Dzantik'I Heeni Middle School were not attended by any member of the public. Eight members of the public attended the public meeting at the Douglas Library. The public at that meeting were concerned with service being cut from St. Ann's Avenue and that public sidewalks were not adequately maintained or there were no sidewalks in some parts of the area.

Joseph Buck with the Alaska Department of Transportation (AKDOT) commented on infrastructure plans for Cinema Drive stating that the plan should be consistent with AKDOTs preferred development plans for Mendenhall Loop Road Capacity Improvements project (AKDOT project # 67622 JNU).

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## **ANALYSIS**

Proposals recommended changes to existing service:

- **No weekday inbound service on Davis Ave at 3:30, 4:00, 4:30 and 5:00**

### **Analysis:**



**Figure 1 - Glacier Highway and Davis Avenue Intersection**

The proposal would eliminate weekday inbound service for buses traveling towards downtown on Glacier Highway turning left onto Davis Avenue in the Lemon Creek area (see Figure 1 above), for four scheduled times during the peak traffic hours of the day: 3:30PM, 4:00PM, 4:30PM and 5:00PM. The inbound service requires the buses to make a left-hand turn off of Glacier Highway and a left-hand turn again entering Glacier Highway from Davis Ave. Due to heavy traffic at this time, it is difficult for the bus to make the run, down Davis Avenue to the prison, on time. The passengers to this area will still be able to use the stops on Glacier Highway, which currently act as the “Winter Route” shelter. This is an effort to meet the time schedule and accommodate service to this area, while reducing any potential traffic accidents.



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Glacier Highway in Lemon Creek is an Alaska Department of Transportation (AKDOT) Right-of-Way. In a future project, AKDOT will be addressing road conditions from the Walmart intersection south to the Vanderbilt Hill intersection of Glacier Highway. Public Works has met with DOT to discuss a traffic light/signal and pedestrian improvements, such as a crosswalk, for this area. Currently the only crosswalks in this area are at the Anka Street intersection south of Davis Avenue, or north at the Alaway Avenue and Glacier Highway intersection. Public Works/Engineering should continue to work with DOT to improve pedestrian and traffic safety at the Davis Avenue and Glacier Highway intersection, to possibly include a traffic light at this intersection in the future, to allow for service at all times to Davis Avenue, to control traffic, and to reduce potential collisions.

- **No service to St. Ann's on Douglas Island**
- **New service to Treadwell Arena on Douglas Island**
- **Adjusted departure times from Douglas to Downtown**

**Analysis:**



Figure 2 - Savikko Park and St. Ann's Avenue, Douglas



**Figure 3 - St. Ann's Avenue, Douglas Current Turnaround**

The turnaround at the end of St. Ann's Avenue (see Figure 3 above) has been a problem as it is a tight turn and illegal parking by Treadwell trail users in the small area has been a problem. Due to low ridership, narrow streets, and a troublesome turnaround at the end of St. Ann's Avenue, the end of the service line in south or Downtown Douglas (see Figure 2 above) would be moved from turning around at the end of St. Ann's Avenue, which is at the Treadwell trailhead parking lot, to turning around in Savikko Park in front of the Treadwell Ice Arena. Turnaround could also be considered in front of Mayflower Island Road.

The proposed changes would service the area via Savikko Park and make the bus stop more convenient for users of the Treadwell Ice Arena, Sandy Beach, and the Douglas boat harbor.

The proposed changes would improve the time schedule as it would allow the bus to start its return to downtown Juneau four minutes earlier, allowing for a more efficient transfer to the Valley buses. Savikko Park currently serves as the "Winter Route" turnaround. Special consideration should be made to ensure that the connecting stairways and paths from St. Ann's Avenue to Savikko Park are in good and stable condition for safe pedestrian access. Maintenance of sidewalks and crosswalks along St. Ann's Avenue should be improved to allow pedestrians and people in wheelchairs to access transit services at Savikko Park or at the Douglas Library bus stop.

The Douglas bus would also provide service to the downtown Juneau core, from the Downtown



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Juneau Library, up Franklin Street to the Capital on Fourth Street and back to the Downtown Transportation Center. The previous route and schedule scenarios from December 2014 cut the service to the downtown core altogether. This proposal would allow for service from the Douglas bus, while the Route 3 and Route 4 Valley bus service through the downtown core would be cut. This would help the Valley buses keep on schedule and free up bus traffic that currently moves through the narrow downtown streets.

- **No Express service on the UAS campus on the bottom of the hour, with service remaining at the top of the hour**

**Analysis:**

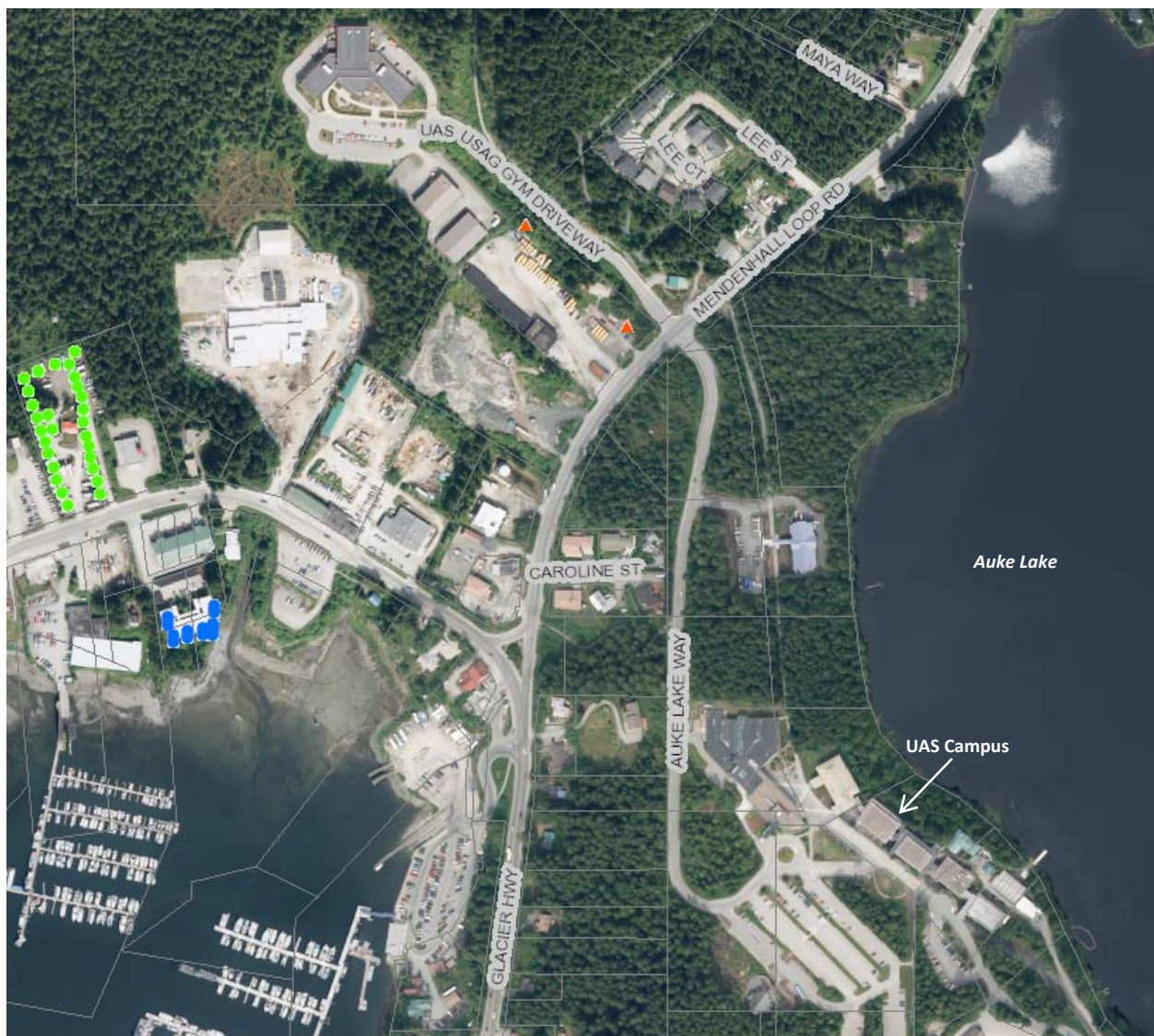


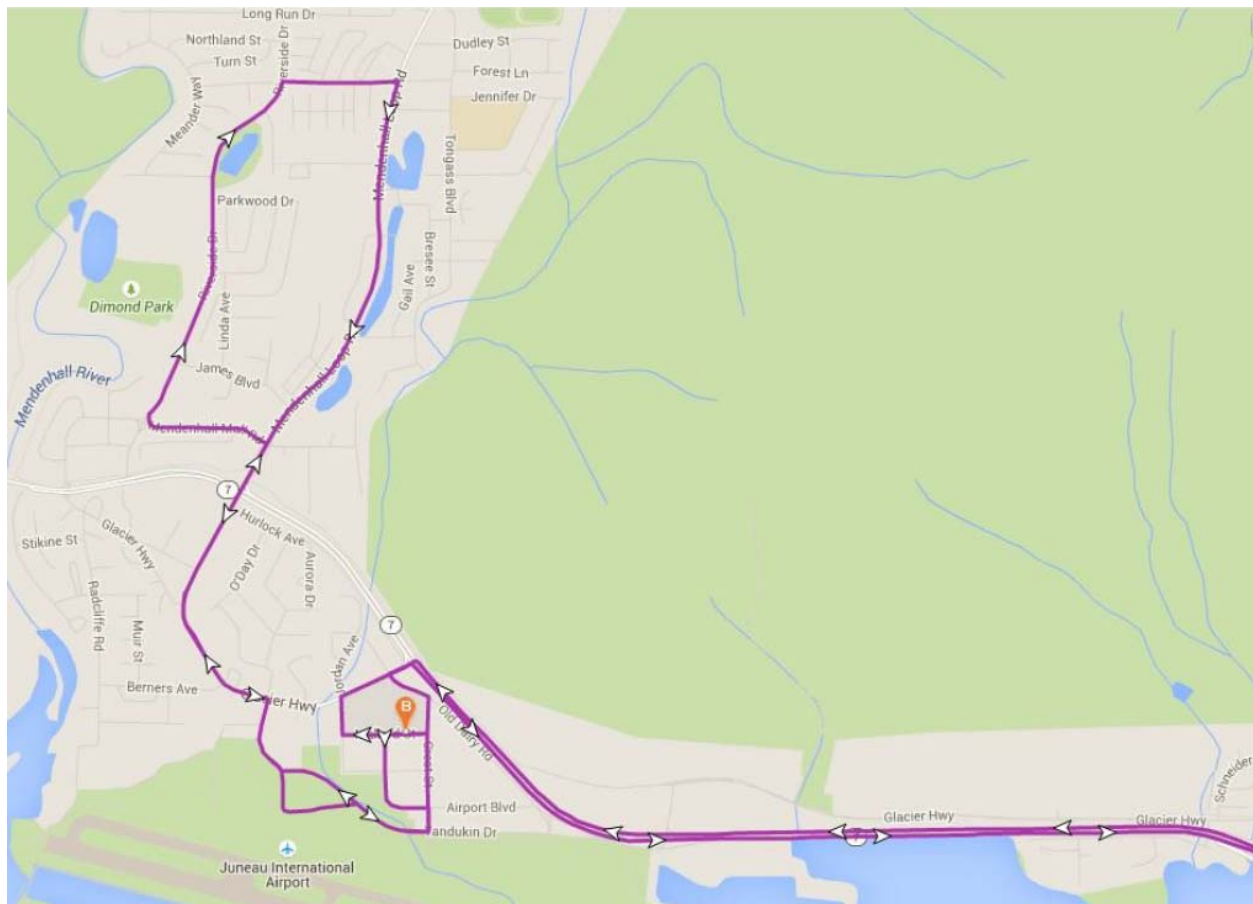
Figure 4 - "Back Loop Road" and UAS Campus Turnaround

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The existing bus, which serves as one of the UAS Express buses and runs tandem with the Route 3 or Route 4, is proposed to change and serve as the “Riverside Express”. The UAS Express that runs tandem with Route 3 will continue to serve the UAS campus hourly. This will cut the current half hour service to UAS to hourly service. Half hour service will still be provided by Route 3 and Route 4 at the Mendenhall Loop Road (Back Loop Road) bus stop near the entrance to UAS Campus (see Figure 4 above). Riders may transfer, on their way from Downtown, from the Route 3 or Route 4, to the UAS Express at the Nugget Mall transfer point.

- **New service at Mendenhall Mall, Dimond Park, Riverside Drive and Stephen Richards**

**Analysis:**



**Figure 5 - Riverside Express Route**

As mentioned above, one of the UAS Express bus routes will change into the new Riverside Express bus service (see Figure 5 above, Riverside Express route). This bus will provide service to Riverside Drive in the Valley, for the Dimond Park facilities, i.e. the new Mendenhall Valley Library, Thunder Mountain High School, Dimond Park Aquatic Center, Dimond Park baseball/softball fields, and the Dimond Park Field House. The Riverside Express will provide hourly service to this area. The implementation of this new route would provide transit to a



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large residential area and accomplish the Comprehensive Plan goal and Capital Transit Development Plan goal for servicing this area.

Recommended changes to existing infrastructure:

- **Relocation of the airport stop to Yandukin Dr. just north of airport**

**Analysis:**



**Figure 6 - Juneau International Airport on Yandukin Drive**

The proposal also addresses the current airport bus stop, at the airport terminal on Shell Simmons Drive (see Figure 6 above). The bus stop would be moved north of the airport onto Yandukin Drive, close to the Extended Stay Hotel parking lot entrance. This would allow for the Valley-bound bus to not have to do a loop around the airport along Shell Simmons Drive, and would drop passengers going to the airport 500 feet or 0.1 miles from the airport front doors.

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This would increase time for the express routes schedules and allow for the UAS Express bus operators to have a longer break time at UAS.

- **Create a dedicated transit bus stop at the State Museum in conjunction with the Whittier St. repaving project**
- **New signs at stops affected by Davis Ave. deviation**
- **New signs at Douglas stops affected by schedule adjustment**
- **Create an at-grade passenger waiting area at Cinema Dr.**
- **Improve the paving, and install accessible curb and platform at Mendenhall Mall**

**Analysis:**

The above mentioned proposed infrastructure changes are supported by the following plans goals and policies.

**CONFORMITY WITH ADOPTED PLANS**

The proposed Capital Transit schedule and route revisions were reviewed for conformance with the following CBJ-adopted plans:

- *Auke Bay Area Plan (2015)*
- *Capital Transit Development Plan (2014)*
- *Comprehensive Plan (2013)*
- *Juneau Non-Motorized Transportation Plan (2009)*
- *Area-Wide Transportation Plan (2001)*

*Auke Bay Area Plan (2015)*

Chapter 5: Transportation

Goal 9 – Encourage public transit connections from Auke Bay to other areas of Juneau.

Policies

- 9.1 Connect public transit with parking areas throughout the Auke Bay area
- 9.2 Developing transit options within Auke Bay
- 9.3 Develop a shuttle service from the Auke Bay core to the ferry terminal

*Capital Transit Development Plan (CTDP):*

As stated in the CTDP (page 1-2):

It is important to reiterate that the context for all recommendations is a goal to minimize the need for increased local financial support for transit.

All of the recommendations are based on the following service goals:

- 1. Ensure that routes have adequate time to operate on-schedule.



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2. Better match service levels with ridership demand to ensure resources are being used in the most efficient way possible.
3. Evaluate requests and demand for service to new areas, including:
  - Riverside Drive
  - Lemon Creek industrial/employment area
  - Ferry Terminal
4. Strive to ensure high-quality and convenient service, so that:
  - When a transfer is required, make it is as convenient and comfortable as possible and wait times as short as possible.
  - Service is provided for commuter needs during peak periods as well as riders using the service during non-peak times and on weekends.
  - Some service continues to operate through the core of downtown (Franklin, Fourth, and Main Streets).
5. Ensure that service design, marketing information, buses, and other elements of the service are as legible and easy-to-understand as possible.

Also outlined in the CTDP are major objectives of the plan:

- **Improve on-time performance**
- **Maintain timed-transfers**
- **Provide service along Riverside Drive**
- **Maintain service to Back Loop**
- **Provide service to Lemon Creek Industrial Area**
- **Provide service to Auke Bay Ferry Terminal**
- **Implement a Downtown Circulator route**
- **Provide earlier service for workers with early work start times**
- **Provide later Express service between UAS and downtown**
- **Implement technology improvements to improve operations and passenger information**
- **Make service simpler and easier to understand**

*Comprehensive Plan:*

**POLICY 8.5. TO PROMOTE A BALANCED, WELL-INTEGRATED LOCAL MULTI-MODAL SURFACE TRANSPORTATION SYSTEM THAT PROVIDES SAFE, CONVENIENT AND ENERGY-EFFICIENT ACCESS AND TRANSPORT FOR PEOPLE AND COMMODITIES.**

#### **Standard Operating Procedures**

- 8.5 - SOP1 Provide a safe, convenient, reliable and low-cost public transit and rapid transit system within the Urban Service Area to ensure that within that area, everyone has the ability to access work, school, services, shopping and leisure activities by

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public transit, with stops located so as to be within ½ mile of each other along routes.

8.5 - SOP2 Maintain area-wide and subarea transportation plans and ensure their consistency with other relevant CBJ-adopted Plans, including the *Comprehensive Plan*, the *Parks and Recreation Comprehensive Plan* and the *Capital Improvement Plan* and Program.

8.5 - SOP3 Provide public transit services to low- and moderate-income neighborhoods and support supplementary transit service for the elderly, handicapped and homeless residents seeking work or medical or social services.

### Implementing Actions

8.5 - IA3 Update, adopt and implement the *Capital Transit Development Plan*...

8.5 - IA8 Construct or complete the improvements and planning documents called for in the Area Wide Transportation Plan as funding becomes available. Where there is a public need for those improvements in the immediate future, actively pursue the funding needed to complete those improvements.

### **POLICY 8.6. TO PROMOTE AND FACILITATE TRANSPORTATION ALTERNATIVES TO PRIVATE VEHICLES AS A MEANS OF REDUCING TRAFFIC CONGESTION, AIR POLLUTION AND THE CONSUMPTION OF FOSSIL FUELS, AND TO PROVIDE SAFE AND HEALTHY MEANS OF TRANSPORTATION TO ALL PEOPLE.**

The proposed Capital Transit Schedule and Route Revisions are consistent and further the goals, policies, and implementing actions of the 2013 Comprehensive Plan.

#### *Area Wide Transportation Plan (AWTP):*

Improvement ID #7: Improved Local Transit Service in the Mendenhall Valley.  
Restructure local service on the existing Mendenhall Valley/Lemon Creek/Downtown route. Provide a circle route using Mendenhall Loop Road and Riverside Drive. This route will continue to Downtown on Egan Drive as Express service. Create a separate route providing service on Glacier Highway to the Lemon Creek area, and another route serving the West Mendenhall Valley. Both new routes would connect to other routes at the Valley transfer center (Nugget Mall).

Improvement ID #11: Transit Support Improvements.  
Provide additional transit support including: bus stop signs/schedules, transit center at Nugget Mall and Downtown, maintenance program for transit facilities, additional vehicle storage and an ongoing marketing program.

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The proposal is consistent with the improvement goals of the Area Wide Transportation Plan in that the plan adds and improves service to the Mendenhall Valley, by adding service to Riverside Drive, and includes improvements to infrastructure, such as transit stops and shelters.

*Juneau Non-Motorized Transportation Plan (2009)*

Recommended Improvements to Non-Motorized Infrastructure

10. Lemon Creek Sidewalks and Bike Lanes – Improve non-motorized facilities on Glacier Highway in Lemon Creek from Sunny Point intersection to Vanderbilt Hill Road – complete sidewalks on south-west side of the street and bring bike lane up to standard. The Lemon Creek area is very dangerous because it has a high number of pedestrians and significant commercial and industrial traffic moving at high speeds. Currently the paved bike lane is variable in width and there is only a sidewalk on one side of the street.

**POLICY 7 – MAINTENANCE. Develop a realistic maintenance program for non-motorized facilities and commit to it.**

Implementing Actions

7B. Snow removal for main pedestrian routes should be a CBJ and state priority. Both the CBJ and the State should invest in sidewalk snow clearing equipment. Areas near schools and transit stops should be a priority. Egan Drive downtown, the Douglas Bridge, Douglas Highway south of the bridge, Mendenhall Loop Road, Glacier Highway between Vanderbilt Hill Road and Fred Meyers, and Egan Drive between McNugget Intersection and the Broutherhood Bridge are all priorities.

Consideration should be given to the Lemon Creek area and available pedestrian crossings at Glacier Highway and Davis Avenue.

**FINDINGS**

The proposed Capital Transit schedule and route revisions are intended to implement the recommendations of the 2014 Capital Transit Development Plan. Staff finds that the proposal is consistent with the 2013 Comprehensive Plan and other associated plans mentioned herein.

**RECOMMENDATION**

Staff recommends that the Planning Commission recommend to the Assembly that CSP2015 0013, 2015 Capital Transit Schedule and Route Revision is consistent with Title 49 and the 2013 Comprehensive Plan. With the following recommendations:

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1. Public Works/Engineering should continue to work with DOT to improve pedestrian and traffic safety at the Davis Avenue and Glacier Highway intersection, to possibly include a traffic light at this intersection in the future, to allow for service at all times to Davis Avenue, to control traffic, and to reduce potential collisions.
2. Special consideration should be made to ensure that the connecting stairways and paths from St. Ann's Avenue to Savikko Park are in good and stable condition for safe pedestrian access.
3. Maintenance of sidewalks and crosswalks along St. Ann's Avenue should be improved to allow pedestrians and people in wheelchairs to access transit services at Savikko Park or at the Douglas Library bus stop.
4. A partnership between UAS and Capital Transit should be made to allow drivers to use UAS facilities, such as restrooms, for breaks.

# DEVELOPMENT PERMIT APPLICATION

|                            |                                   |                |
|----------------------------|-----------------------------------|----------------|
| Project Number             | <b>CITY and BOROUGH of JUNEAU</b> | Date Received: |
| Project Name               |                                   |                |
| City Staff to Assign Name: |                                   |                |

|                                                                                                                                                                                                                                                                                                                          |                                                                                          |                                                                                                                     |                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|--------------------------------|
| <b>INFORMATION</b>                                                                                                                                                                                                                                                                                                       | Project Description<br><u>Capital Transit Route Changes</u>                              |                                                                                                                     |                                |
|                                                                                                                                                                                                                                                                                                                          | <b>PROPERTY LOCATION</b>                                                                 |                                                                                                                     |                                |
|                                                                                                                                                                                                                                                                                                                          | Street Address<br><u>N/A</u>                                                             | City/Zip<br><u>Juneau 99801</u>                                                                                     |                                |
|                                                                                                                                                                                                                                                                                                                          | Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot)<br><u>N/A</u> |                                                                                                                     |                                |
|                                                                                                                                                                                                                                                                                                                          | Assessor's Parcel Number(s)<br><u>N/A</u>                                                |                                                                                                                     |                                |
|                                                                                                                                                                                                                                                                                                                          | <b>LANDOWNER/ LESSEE</b>                                                                 |                                                                                                                     |                                |
|                                                                                                                                                                                                                                                                                                                          | Property Owner's Name<br><u>City &amp; Borough of Juneau</u>                             | Contact Person:<br><u>Paul Beck</u>                                                                                 | Work Phone:<br><u>586 0882</u> |
|                                                                                                                                                                                                                                                                                                                          | Mailing Address<br><u>155 5th Seward St.</u>                                             | Home Phone:<br><u>N/A</u>                                                                                           | Fax Number:<br><u>463 2606</u> |
|                                                                                                                                                                                                                                                                                                                          | E-mail Address<br><u>Paul.Beck@Juneau.org</u>                                            | Other Contact Phone Number(s):<br><u>N/A</u>                                                                        |                                |
|                                                                                                                                                                                                                                                                                                                          | <b>PROJECT / APPLICANT</b>                                                               | <b>LANDOWNER/ LESSEE CONSENT</b> ****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                                                                                          | 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. |                                                                                          |                                                                                                                     |                                |
| <b>APPLICANT</b> If the same as OWNER, write "SAME" and sign and date at X below                                                                                                                                                                                                                                         |                                                                                          |                                                                                                                     |                                |
| Applicant's Name<br><u>City &amp; Borough of Juneau - Engineering</u>                                                                                                                                                                                                                                                    |                                                                                          | Contact Person:<br><u>Paul Beck</u>                                                                                 | Work Phone:<br><u>586 0882</u> |
| Mailing Address<br><u>155 5th Seward Street</u>                                                                                                                                                                                                                                                                          |                                                                                          | Home Phone:<br><u>N/A</u>                                                                                           | Fax Number:<br><u>463 6206</u> |
| E-mail Address<br><u>Paul.Beck@Juneau.org</u>                                                                                                                                                                                                                                                                            | Other Contact Phone Number(s):                                                           |                                                                                                                     |                                |
| X                                                                                                                                                                                                                                                                                                                        | Applicant's Signature                                                                    | Date of Application<br><u>7/22/15</u>                                                                               |                                |

|                        |                                                        |                                                                                                |      |                |                                        |
|------------------------|--------------------------------------------------------|------------------------------------------------------------------------------------------------|------|----------------|----------------------------------------|
| <b>STAFF APPROVALS</b> | <input checked="" type="checkbox"/>                    | Permit type                                                                                    | Sign | Date Received  | Application Number(s)                  |
|                        | <input type="checkbox"/>                               | Building/Grading Permit                                                                        |      |                |                                        |
|                        | <input checked="" type="checkbox"/>                    | City/State Project Review and City Land Action                                                 |      | <u>7/23/15</u> | <u>CP15-013</u>                        |
|                        | <input type="checkbox"/>                               | Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)                                       |      |                |                                        |
|                        | <input type="checkbox"/>                               | Mining Case (Small, Large, Rural, Extraction, Exploration)                                     |      |                |                                        |
|                        | <input type="checkbox"/>                               | Sign Approval (If more than one, fill in all applicable permit #'s)                            |      |                |                                        |
|                        | <input type="checkbox"/>                               | Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)                                 |      |                |                                        |
|                        | <input type="checkbox"/>                               | Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment) |      |                |                                        |
|                        | <input type="checkbox"/>                               | Variance Case (De Minimis and all other Variance case types)                                   |      |                |                                        |
|                        | <input type="checkbox"/>                               | Wetlands Permits                                                                               |      |                |                                        |
|                        | <input type="checkbox"/>                               | Zone Change Application                                                                        |      |                |                                        |
|                        | <input type="checkbox"/>                               | Other (Describe)                                                                               |      |                |                                        |
|                        | ***Public Notice Sign Form filled out and in the file. |                                                                                                |      |                |                                        |
|                        | Comments:                                              |                                                                                                |      |                | Permit Intake Initials:<br><u>POMC</u> |

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

# CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

|                |                              |                           |               |
|----------------|------------------------------|---------------------------|---------------|
| Project Number | Project Name (15 characters) | Case Number<br>CSP 15-013 | Date Received |
|----------------|------------------------------|---------------------------|---------------|

## TYPE OF PROJECT REVIEW:

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

## DESCRIPTION OF PROJECT

See attached Capital Transit Route changes  
Committee of the Whole minutes

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):

Capital Transit Bus Service

## PROPOSED USE OF LAND OR BUILDING(S):

## 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: \$ \_\_\_\_\_

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**



## CITY/STATE PROJECT REVIEW REQUIREMENTS

Packet Page 145 of 180

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

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

**Forms:** A completed City/State Project Review Application form and Development Permit Application form. The "land owner or lessee consent" signature is mandatory for all landowners on the Development Permit Application form.

**Fees:** No fee required for projects that cost less than \$2.5 million. For projects costing more than this amount, the fee is \$1,600.00. All fees are subject to change.

**Project Description:** A detailed letter or narrative describing the project.

**Plans:** All plans are to be drawn to scale and clearly show the items listed below:

- A. Plat, site plan, floor plan and elevation views of existing and proposed structures and land;
- B. Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances;
- C. Proposed traffic circulation within the site including access/egress points and traffic control devices;
- D. Existing and proposed lighting (including cut sheets for each type of lighting);
- E. Existing and proposed vegetation with location, area, height and type of plantings; and,
- F. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)

**Document Format:** All information that is submitted as part of an application shall be submitted in either of the following formats:

- A. Electronic copies may be submitted by CD, DVD or E-mail in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf or other formats pre-approved by the Community Development Department.
- B. Paper copies may not be larger than 11" X 17" (Unless a larger paper size is preapproved by the Community Development Department).

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

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

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

---

## INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

# **PROPOSED FOR IMPLEMENTATION**

**10/1/15**

## **Capital Transit Schedule & Route Revision**

### **Objective:**

Update the current Capital Transit schedules and routes to provide a higher level of reliability, add service to Riverside Drive/ Dimond Park, maintain service in the Downtown Core, and provide adequate rest & recovery time for operators.

### **Existing Conditions:**

Currently Capital Transit provides generally reliable service to most of Juneau. However, there are certain routes that consistently fail to maintain reliable on-time service due to high passenger loads and increasing traffic. Specifically, the afternoon Mendenhall Valley RT 4 buses typically run behind schedule in excess of 5 minutes, and often as much as 15 minutes. This either causes missed transfers with the Express and Douglas buses, or forces them behind schedule as well; which has a cascading effect causing system-wide delays. In addition to inconveniencing the public, this puts added stress on operators. There are times that operators are not able to have proper rest and recovery which has significant health and safety risks.

### **Specific Failure Points:**

RT 4:

- Late departure from Federal Building due to Douglas Transfers
- High outbound afternoon passenger loads not being eased by the redundancy of the UAS Express at low usage stops
- High inbound afternoon passenger loads not being eased because of missed transfers with the UAS Express
- High volume of downtown and Lemon Creek area passengers needing service near Mendenhall Mall
- Inbound left turn at Fred Meyer during afternoon rush
- Inbound left turn from Davis Ave to Glacier Highway during afternoon rush
- Inbound left turn at 2.5 Mile during afternoon rush
- Loading/ unloading delays and safety concerns at Cinema Drive and Mendenhall Mall due to sub-standard stop design

RT 3:

- Late departure from Federal Building due to Douglas Transfers
- Inbound left turn at Fred Meyer during afternoon rush
- Inbound left turn from Davis Ave to Glacier Highway during afternoon rush
- Inbound left turn at 2.5 Mile during afternoon rush

Douglas:

- Late departure from Federal Building due to Valley Transfers
- Inbound left turn at Cordova St during afternoon rush
- Frequent service disruptions and delays due to illegal parking at St Ann's turnaround

UAS Express:

- Extremely limited availability of rest & recovery time
- No rest facilities for drivers when the university is closed
- Delays from late Valley buses
- No provision to make up time when delayed or operating on Winter Routes

### Summary of proposed changes:

Create a "Riverside Express" using the existing UAS Express bus that runs in tandem with the RT 4. The UAS Express that runs in tandem with the RT 3 will continue to give the UAS campus hourly service. The new Riverside Express will maintain its current routing between the Federal Building and the airport. It will then go to Mendenhall Mall, follow Riverside Drive to Stephen Richards, and return to the airport and Nugget Mall via Mendenhall Loop Rd. This will create direct service to Mendenhall Mall and Dimond Park, reduce redundancy on Egan, and lessen passenger loads for the RT 4. It will increase the reliability and on-time performance of the RT 4, and will also give the operator 5-7 minutes of recovery time at the Nugget Mall. Additionally, the current airport stop should be relocated to Yandukin Dr to allow both the Riverside and UAS Express to bypass the airport terminal. This will increase on-time performance of both express buses, and allow the UAS Express operator to have 3-5 minutes of recovery at UAS.

During limited identified peak hours have the inbound RT 3 and RT 4 bypass Davis Avenue. Passengers in the Lemon Creek area can still get inbound bus service by using the "Winter Routes" shelter on Glacier Highway. Eliminating these left turns in and out of Davis will prevent delays due to excessive traffic volume, add a few minutes from the scheduled time to make up for other delays along the route, and greatly reduce the potential for collisions. Coupled with the benefits of the Riverside Express, this will greatly increase on-time performance, and allow passengers to make Douglas transfers without delaying the Douglas bus.

Adjust the route and timing of the Douglas bus by re-routing to Treadwell Arena instead of St Ann's. This will give more convenience to passengers at Savikko Park and Douglas Boat Harbor, remove the bus from a narrow residential street, and avoid getting stuck in the turnaround when cars are illegally parked. It will also allow the Douglas bus to start its return to Downtown 4 minutes earlier, which will greatly increase its ability to make transfers with the outbound Valley bus without delay.

Maintain service to the Downtown Core while eliminating redundancy by having inbound passengers from the Valley Bus transfer to the inbound Douglas Bus at the State Museum (SLAM). The adjustments to the Douglas schedule will ensure that the Douglas bus arrives at the SLAM before, or in conjunction with, the inbound Valley bus. All inbound passengers will have the ability to receive service to the Downtown Core, but delays and liability will be limited by having only one bus negotiate this tight and dense area. During times of hourly service when there is no inbound Douglas bus, the Valley bus will make the loop through downtown.

### Implementation:

These revisions will cause no changes to current Capital Transit operational requirements. Operator shifts, supervisor shifts, and man-hours will remain the same. There is no need for additional buses or maintenance costs. The proposed stop on Riverside Dr at Dimond Park already has a suitable bus pullout, and all other stops would use existing Capital Transit stops. The basic structure and timing of the current schedule will remain the same, allowing for an easy transition to the new system for both operators and passengers alike.

There will be an immediate positive impact on reliability of weekday service. The addition of the new Riverside Express will also provide good ridership data for future planning and expansion. Due to the lack of weekend Riverside Express service and Davis Ave deviations, delays can still be anticipated during times of high ridership. If warranted by demand, adding a weekend Riverside Express could be added without disturbing the system, but would require additional funding.

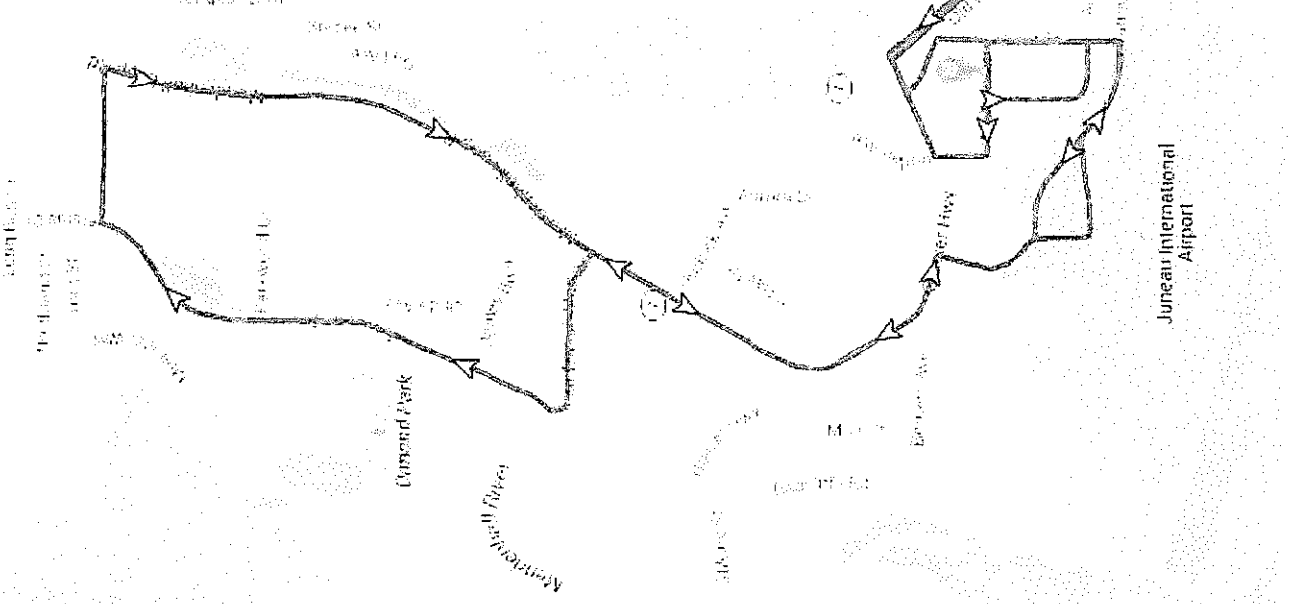
### Recommended changes to existing service:

- No weekday inbound service on Davis Ave at 3:30, 4:00, 4:30, and 5:00
- No service to St Ann's
- New service to Treadwell Arena
- Adjusted departure times from Douglas to Downtown
- No service on the UAS campus on the bottom of the hour
- New service at Mendenhall Mall, Dimond Park, Riverside Drive and Stephen Richards

### Recommended changes to existing infrastructure:

- Create a dedicated transit bus stop at the State Museum in conjunction with the Whittier St repaving project
- Relocation of the airport stop to Yandukin
- New signs at stops affected by Davis Ave deviation
- New signs at Douglas stops affected by schedule adjustment
- Create an at-grade passenger waiting area at Cinema Drive
- Improve the paving, and install accessible curb and platform at Mendenhall Mall

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 2. *Chlorophyll b* (Chl *b*)  
 3. *Carotenoids* (Car)  
 4. *Phaeophytin a* (Phe *a*)  
 5. *Phaeophytin b* (Phe *b*)  
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**Table A-6**



Hearing no objection, Ms. Becker said the Assembly would discuss the matter with Mr. Bartholomew at the upcoming Finance Committee meeting.

#### D. Capital Transit Update

Mr. Watt said he knew that last year was a frustrating year regarding transit issues and he had spent significant time on this issue since moving into his new position. He was hoping for a good interactive process with the Assembly. He outlined his report, provided statistics on bus use, and said they had made significant progress with DOT and were building bus shelters. The facility renovation project was in preliminary design and was estimated at \$6.3 million, which included electronic fare boxes. They would have a project soon and it would need to be phased. CBJ has an award winning transit system but has not been able to adapt because it had gone too long without making any changes, so it has been an inflexible system. The changes desired add to the stress on the system. The 2014 plan was adopted, had some good information, but was not able to be implemented. We tried to move too fast on relocating the hub to the skate park and that was a false start. We decided to be driver centric in our approach. He said the Assembly wants to be able to incrementally adjust the system, and the drivers see what they called an "empty refrigerator," with no resources to make that happen. Mr. Watt said there was a comprehensive system analysis and there were many good things noted. There was an idea that the transit operators didn't want to change the system, and that was not true, they just didn't want to change it to make it worse. The system was so tight that when one route got messed up it rippled in to the entire system. The drivers had kept the existing route structure by working at shaving time when they could. They were doing this in loyalty to the other drivers and customers. If more minutes were added to the system this left the drivers without a break. Some of the early efforts tried to reroute back loop service. We met with the driver work group, the consultant, Mr. Goldrich, and it was a good process, and there were several options that they couldn't make work. We have tonight an option derived from the driver's experience, which he outlined. We can get the goal of Riverside service, serving Dimond Park, without upsetting the apple cart.

Ms. Crane asked about reduced service to Davis Avenue and the effect. Mr. Watt said traffic was the problem at the hours that service was reduced and riders there would not be happy. A person would be able to get to the bus but just not make the trip in and out. Introduction of more pedestrian movement was a cause for concern.

Mr. Jones discussed pedestrian behavior. Mr. Watt said the entire Old Glacier Highway corridor through Lemon Creek was a real problem and CBJ needed to push DOT to do the proposed improvement project, and if they didn't, he said the CBJ should consider putting a light at Davis.

Mr. Watt said the best part about the proposed changes was that they came at no cost and worked within the existing budget. He said it was a good plan, it needed to be rolled out to the public for input.

Discussion continued with questions and answers from Assemblymembers.

Ms. Crane said this was the best plan so far and was thankful for the work that went into it. Mr. Watt said that it was thanks to the drivers as they wrote the plan.

Mr. Watt spoke about proposed changes in technology and transit would implement automated passenger counting to get real time data to measure ridership and route timing. He pushed the consultant for an answer about electronic fare boxes and was told they generate only 10% more revenue. The fee structure and the policy on free rides was a big topic and needed to be reviewed. If we give people a ride on caravan for free and we charge for the bus, this sets up a problem.

Mr. Watt spoke about Park and Ride and the potential of looking at church parking lots during the week, also the new parking area at Statter Harbor. Nugget Mall was difficult with timing in the system as a hub, and we talked to the Mendenhall Mall about increasing the presence with the

mall - they don't want us on the mall road, but they have property for sale - if we move there as an anchor, we have all new opportunities. He showed a diagram of a lot next to Tesoro and said this would be a good valley hub in the long run. The lot was assessed at \$550,000 and he asked for permission to obtain an appraisal to determine the possibility of a potential purchase.

Mr. Kiehl said he did not object but would like to see how the proposed changes work before we start investing in a new transit point. Mr. Watt said he understood and the new changes would be implemented October 1. If you do a transit center at this location you would need a whole new transit plan and it would give you maximum flexibility. It would be a long process but there would be so many more options. Ms. White agreed with Mr. Kiehl.

Ms. Gladyszewski asked about park and ride and how many spots are they looking at. Mr. Watt said he was not sure but could gauge it by setting up a pilot project.

Ms. Crane spoke in favor of obtaining an appraisal. Ms. White estimated a commercial appraisal to range in cost from \$5,000 - \$60,000.

Hearing no objection, the Assembly agreed to an appraisal of the property at a cap of a \$6,000 investment.

Mr. Watt said that many people were encouraging the system to invest in electric buses. There was a plan to purchase four new buses and he strongly discouraged the purchase of electric buses, saying it was not the right time.

Mr. Watt said the Human Services Transportation Plan would come before the Assembly in August.



Engineering and Public Works Department  
155 South Seward Street  
Juneau, Alaska 99801  
Telephone: 586-0800 Facsimile: 463-2606

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DATE: August 11, 2015  
TO: Media and Public  
FROM: Paul Beck, CBJ Project Manager  
SUB: Proposed Changes to Capital Transit Schedule and Route Revisions

The objective of the proposed changes to the Capital Transit schedule and routes is to provide a higher level of schedule reliability, add service to the Riverside Drive / Dimond Park and provide adequate rest and recovery time for operators.

Four public meetings will be held to give the public the opportunity to review and comment on the proposed changes to the Capital Transit System.

The meeting locations and times are:

1. August 18, 2015 from 5:00 pm to 7:00 pm at University of Alaska Southeast, Room EG 224, 11120 Glacier Highway, Juneau Alaska 99801
2. August 19, 2015 from 7:00 pm to 9:00 pm TMHS Library, 3101 Riverside Drive, Juneau Alaska 99801
3. August 20, 2015 from 7:00pm to 9:00 pm Dzantik'i Heeni Middle School Library, 1600 Renninger Street, Juneau Alaska 99801
4. August 24, 2015 from 7:00 pm to 8:00 pm Douglas Library, 1313 3<sup>rd</sup> Street, Douglas Alaska 99824

After the public meetings, the proposal will go to the Planning Commission for consideration at its regular meeting on Tuesday, (date to be determined later) at 7:00pm in the CBJ Assembly Chambers. The public will again be able to comment at that time.

After the Planning Commission has completed its review it will forward any comments to the CBJ Assembly for final decision.

If you have any questions, I can be reached at 586-0882 or by email: [Paul.Beck@juneau.org](mailto:Paul.Beck@juneau.org)

[Regulations](#)  
[Fares and Passes](#)  
[Observed Holidays](#)  
[General Information](#)  
[Bike and Ride Information](#)  
[QuickFacts](#)  
[Contact Us](#)  
[Public Works Homepage](#)

# Capital Transit



## Proposed Route and Service Changes for Fall, 2015

[Memo from Paul Beck, Project Manager](#)

[Proposed Changes](#)

[Public Comment Form](#)

There will be several public meetings available if you wish to ask questions or comment.

**Public Meetings**

### Local Schedule

### Express Schedule

### Interactive Route Maps



ATTACHMENT B



# NOTICE OF PUBLIC HEARING

Packet Page 155 of 180

**City & Borough of Juneau**  
Community Development Department  
155 S Seward Street • Juneau, Alaska 99801

For more information, please visit  
[www.juneau.org/assembly/novus.php](http://www.juneau.org/assembly/novus.php)

**SHIP TO:**



**PROPOSAL:** Planning Commission Review of and Recommendation to the Assembly regarding the 2015 Capital Transit Schedule and Route Revision.

| File No:      | CSP2015 0013                                                                               | Applicant: | City and Borough of Juneau |
|---------------|--------------------------------------------------------------------------------------------|------------|----------------------------|
| To:           | Neighborhood Associations                                                                  |            |                            |
| Hearing Date: | September 8, 2015                                                                          |            |                            |
| Hearing Time: | 7:00 PM                                                                                    |            |                            |
| Place:        | Assembly Chambers<br>Municipal Building<br>155 South Seward Street<br>Juneau, Alaska 99801 |            |                            |

**PROPERTY OWNERS PLEASE NOTE:**

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department 14 days prior to the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a week before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

*If you have questions, please contact Jonathan Lange at [jonathan.lange@juneau.org](mailto:jonathan.lange@juneau.org) or at 586-0218.*



Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at <http://www.juneau.org/assembly/novus.php>

**ATTACHMENT C**

*Date notice was printed: August 5, 2015*

## Jonathan Lange

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**From:** Heidemann, Marie E (DOT) <marie.heidemann@alaska.gov>  
**Sent:** Friday, August 21, 2015 11:45 AM  
**To:** Jonathan Lange  
**Cc:** Buck, Joseph T (DOT)  
**Subject:** FW: Request for Review Comments CSP2015 0013 - Capital Transit Schedule and Route Revision

Jonathan,

If not too late, please consider Joe's comment below.

Many thanks,  
 Marie

---

**From:** Buck, Joseph T (DOT)  
**Sent:** Friday, August 21, 2015 11:43 AM  
**To:** Heidemann, Marie E (DOT); Haynes, Emily R (DOT); Trousil, Robert E (DOT); Carroll, Lawrence P (DOT); Epstein, David B (DOT); Schmidt, Joanne M (DOT); Hughes, Andrew N (DOT); Gray, Scott J (DOT)  
**Cc:** Brown, James L (DOT)  
**Subject:** RE: Request for Review Comments CSP2015 0013 - Capital Transit Schedule and Route Revision

Develop at grade passenger waiting area at Cinema Drive consistent with preferred development plans for 67622 JNU Mendenhall Loop Rd Capacity Improvements project.

---

**From:** Heidemann, Marie E (DOT)  
**Sent:** Thursday, August 06, 2015 8:00 AM  
**To:** Haynes, Emily R (DOT); Trousil, Robert E (DOT); Carroll, Lawrence P (DOT); Epstein, David B (DOT); Schmidt, Joanne M (DOT); Buck, Joseph T (DOT); Hughes, Andrew N (DOT); Gray, Scott J (DOT)  
**Subject:** FW: Request for Review Comments CSP2015 0013 - Capital Transit Schedule and Route Revision

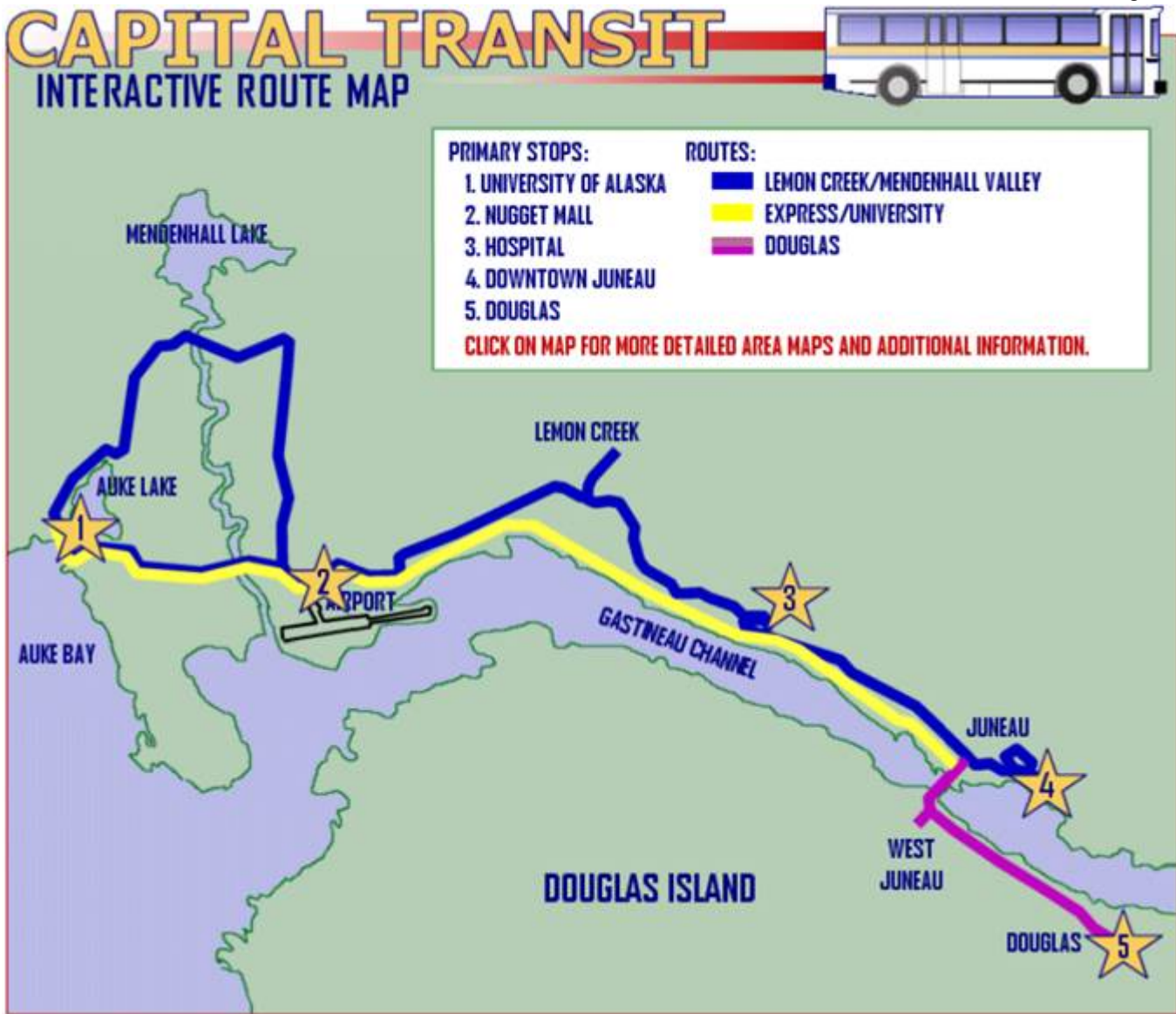
Comments to me by August 13<sup>th</sup> please.

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**From:** Jonathan Lange [<mailto:Jonathan.Lange@juneau.org>]  
**Sent:** Wednesday, August 05, 2015 10:23 AM  
**To:** Ed Mercer; Ed Foster; Dan Jager; Sven Pearson; Kirk Duncan; Patricia deLaBruere; Carl Uchtyl; Heidemann, Marie E (DOT); Charlie Ford; Greg Chaney; Ron King  
**Subject:** Request for Review Comments CSP2015 0013 - Capital Transit Schedule and Route Revision

**Subject:** Please review attached documents related to a City project review application for Capital Transit Schedule and Route Revisions.  
**File:** CSP2015 0013  
**Location:** Borough Wide – See Proposed Changes Attached and Summary Below





The proposal is to update the current Capital Transit schedules and routes “to provide a higher level of reliability, add service to Riverside Drive/Dimond Park, maintain service in the Downtown Core, and provide adequate rest and recovery time for operators.”

Proposals recommended changes to existing service:

- No weekday inbound service on Davis Ave at 3:30, 4:00, 4:30, and 5:00
- No service to St. Ann’s on Douglas Island
- New service to Treadwell Arena on Douglas Island
- Adjusted departure times from Douglas to Downtown
- No service on the UAS campus on the bottom of the hour, with service remaining at the top of the hour
- New service at Mendenhall Mall, Dimond Park, Riverside Drive and Stephen Richards

Recommended changes to existing infrastructure:

- Create a dedicated transit bus stop at the State Museum in conjunction with the Whittier St. repaving project
- Relocation of the airport stop to Yandukin Dr. just north of airport
- New signs at stops affected by Davis Ave. deviation
- New signs at Douglas stops affected by schedule adjustment
- Create an at-grade passenger waiting area at Cinema Dr.

- Improve the paving, and install accessible curb and platform at Mendenhall Mall

Please see the attached application and proposed plan narrative.

I look forward to receiving your comments. Please comment by August 17th, 2015 or as soon as possible.

Let me know if you require any additional information for this project or have any questions.

Thank you and have a great day.

Jonathan Lange, CFM  
Planner II, Community Development Dept.  
City & Borough of Juneau, Alaska  
155 S. Seward St. Juneau, AK 99801  
Ph (907)586-0218  
[Jonathan.Lange@juneau.org](mailto:Jonathan.Lange@juneau.org)





Engineering & Public Works Department  
155 South Seward Street  
Juneau, Alaska 99801  
Telephone: 586-0800 FAX: 463-2606

## Proposed Changes to the Capital Transit Schedule & Route Revisions

Comments, Concerns, Questions:

NAME: Glenn Wright  
Please Print

DATE: 8/18/2015

EMAIL ADDRESS: glenn.wright@uas.alaska.edu

MAILING ADDRESS: 718 5th St, Juneau

COMMENTS: Much improved over  
last year's proposal. I  
support it and the  
UAS community supports it.

We also support the  
expansion of Capital Transit  
services.

Please submit all comments by Noon, August 31, 2015. Emails can be sent to [Paul.Beck@juneau.org](mailto:Paul.Beck@juneau.org)



Engineering & Public Works Department  
155 South Seward Street  
Juneau, Alaska 99801  
Telephone: 586-0800 FAX: 463-2606

## Proposed Changes to the Capital Transit Schedule & Route Revisions

Comments, Concerns, Questions:

NAME: Lona Vess

Please Print

DATE: 8/18/15

EMAIL ADDRESS: levess@uas.alaska.edu

MAILING ADDRESS: 350 Irwin St. #103, JNU

COMMENTS: As a UAS faculty member and resident of downtown I am concerned with the proposed reduction of Express service to campus. I understand the economic concerns, but 1) students are not on campus yet to provide feedback to the proposed changes, 2) we do not have up-to-date user data, especially w/ our new first year resident hall. How do we increase ridership rather than decrease it? - I am pleased the new model at least includes a busstop directly on campus. (I would like to see the Assembly show more support for Transit).

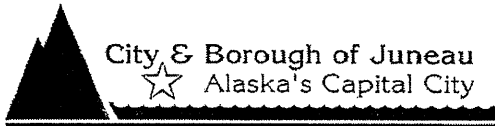
Is there a circulator in UAS's future?

\*Contact Michael Ciri @ restroom Access on campus! michael.ciri@uas.alaska.edu and working w/

Please submit all comments by Noon, August 31, 2015. Emails can be sent to Paul.Beck@juneau.org

the university.

ATTACHMENT D



Engineering & Public Works Department  
155 South Seward Street  
Juneau, Alaska 99801  
Telephone: 586-0800 FAX: 463-2606

## Proposed Changes to the Capital Transit Schedule & Route Revisions

Comments, Concerns, Questions:

NAME: Steve Handy  
Please Print

DATE: 8/18/2015

EMAIL ADDRESS: SDHandy@aol.com

MAILING ADDRESS: P.O. Box 35001, Juneau, AK 99803

COMMENTS: <sup>Strongly</sup> encourage the CBJ Assembly  
to consider the construction of a Valley  
Transportation hub. Such a facility  
would allow for more options & growth  
of Juneau's public transportation  
system.

Please submit all comments by **Noon, August 31, 2015.** Emails can be sent to [Paul.Beck@juneau.org](mailto:Paul.Beck@juneau.org)

## Proposed Changes to the Capital Transit Schedule & Route Revisions

NAME: Michael Cir. DATE: 8/18/15  
Please Print

COMMENTS: work w/ UAS to explore partnerships.

ATTACHMENT D



## Jonathan Lange

---

**From:** Rorie Watt  
**Sent:** Wednesday, August 26, 2015 4:38 PM  
**To:** Paul Beck; Jonathan Lange; Tim Felstead  
**Subject:** FW: Tell it to City Hall Form:Suggestion

FYI – Public comment below.

**From:** [akyogini108@gmail.com](mailto:akyogini108@gmail.com) [<mailto:akyogini108@gmail.com>]  
**Sent:** Wednesday, August 26, 2015 4:36 PM  
**To:** Rorie Watt  
**Subject:** Tell it to City Hall Form:Suggestion

### Suggestion

**Date:** 2015

**Time:** 9:00

**Location:** Lemon Creek Bus Stop

### Contact Information

**Name:** Christin Khalsa

**Telephone:** 9079887474

**Email:** [akyogini108@gmail.com](mailto:akyogini108@gmail.com)

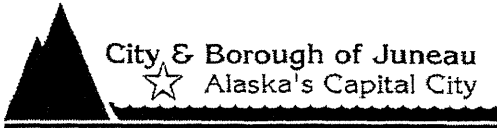
**Address:** 1710 DAVIS AVE

**City:** Juneau

**Zip Code:** 99801

**Department Involved:** Engineering **Person Notified:** [Rorie.Watt@juneau.org](mailto:Rorie.Watt@juneau.org)

It was brought to my attention that there is a problem for the bus system turning left to go downtown From Davis street. A reasonable solution would be to have the bus coming from the valley, on its way to down town turn in on central av, then turn on Lund then onto Davis. Eliminate the turnaround at the jail. The bus traveling from downtown to the valley would turn onto Davis, then Lund then Davis. I imagine a bus stop being moved to the side of the road that the bus stops pull into. I believe this alteration to the bus route would increase bus time.



Engineering & Public Works Department  
155 South Seward Street  
Juneau, Alaska 99801  
Telephone: 586-0800 FAX: 463-2606

## Proposed Changes to the Capital Transit Schedule & Route Revisions

RECEIVED  
AUG 27 2015

Comments, Concerns, Questions:

NAME: Barb Dagata  
Please Print

DATE: 8/25/15 CBI ENGINEERING

EMAIL ADDRESS: bedagata@uas.alaska.edu

MAILING ADDRESS: 10500 N Douglas Hwy. Juneau, AK 99801

COMMENTS: I am a UAS student and employee. I live on North Douglas and I have only one car to share with my significant other. Because of my irregular (early-late) work hours, I am unable to utilize the North Douglas bus to get to and from work on time. I feel many others on<sup>N</sup> Douglas face similar issues with the limited service which may account for the low utilization of that route. Additionally, reducing the UAS run to only the top of the hour makes it completely unusable for me as a student and would make driving more convenient. I feel many students would be negatively effected by this change in the UAS route. I am writing to express my concerns with the UAS bus change and to advocate for better service on North Douglas. Please consider my comments as a student, community member and long time bus rider.

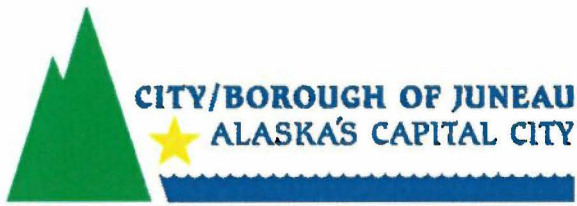
Thank you,

Barbara Dagata

Admin. Assistant / Marine Biology Student

UAS

Please submit all comments by **Noon, August 31, 2015.** Emails can be sent to [Paul.Beck@juneau.org](mailto:Paul.Beck@juneau.org)



**PLANNING COMMISSION  
NOTICE OF RECOMMENDATION**

Date: September 9, 2015

File No.: CSP2015 0013

City and Borough of Juneau  
CBJ Assembly Members  
155 S Seward Street  
Juneau, AK 99801

Application For: Planning Commission Review of and Recommendation to the Assembly regarding the 2015 Capital Transit Schedule and Route Revision.

Property Area: Boroughwide

Hearing Date: September 8, 2015

The Planning Commission, at a regular public meeting, adopted the analysis and findings listed in the attached memorandum dated August 28, 2015, and recommended to the City Manager that the project is consistent with Title 49 and the 2013 Comprehensive Plan, with the following recommendations:

1. Public Works/Engineering should continue to work with DOT to improve pedestrian and traffic safety at the Davis Avenue and Glacier Highway intersection, to possibly include a traffic light at this intersection in the future, to allow for service at all times to Davis Avenue, to control traffic, and to reduce potential collisions.
2. Special consideration should be made to ensure that the connecting stairways and paths from St. Ann's Avenue to Savikko Park are in good and stable condition for safe pedestrian access.
3. Maintenance of sidewalks and crosswalks along St. Ann's Avenue should be improved to allow pedestrians and people in wheelchairs to access transit services at Savikko Park or at the Douglas Library bus stop.
4. A partnership between UAS and Capital Transit should be made to allow drivers to use UAS facilities, such as restrooms, for breaks.

Attachments: August 28, 2015 memorandum from Jonathan Lange, Community Development, to the CBJ Planning Commission regarding CSP2015 0013.

This Notice of Recommendation constitutes a recommendation of the CBJ Planning Commission to the City and Borough Assembly. Decisions to recommend an action are not appealable, even if the recommendation is procedurally required as a prerequisite to some other decision, according to the provisions of CBJ §01.50.020(b).

City and Borough of Juneau  
CBJ Assembly  
File No.: CSP2015 0013  
September 9, 2015  
Page 2 of 2

Project Planner: Jonathan Lange Demetrius Watson for Michael Satre  
Jonathan Lange, Planner Michael Satre, Chair  
Community Development Department Planning Commission

E. J. O'Leary 9/11/2015  
Filed With City Clerk Deputy Clerk Date

cc: Plan Review

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

**MINUTES - DRAFT  
CITY AND BOROUGH OF JUNEAU  
MARIJUANA COMMITTEE  
WORK SESSION**

**Thursday, July 23, 2015, 6:00 p.m.  
City Hall Assembly Chambers**

**I. ROLL CALL**

The meeting was called to order at 6:05p.m.

**Committee members present:** Jesse Kiehl, Mary Becker, Debbie White, Maria Gladziszewski, Dennis Watson.

**Committee members absent:** Bill Peters and Mike Satre

**Staff present:** Kim Kiefer, Manager; Rob Steedle, Deputy Manager; Amy Mead, Municipal Attorney; Deb Senn, Clerk/Law Office Manager; Bryce Johnson, Chief of Police; Hal Hart, Director, Community Development Department; Charlie Ford, Building Code Official; Sven Pearson, Deputy Fire Marshal, CCFR

**II. APPROVAL OF AGENDA**

The agenda was approved as presented.

**III. APPROVAL OF MINUTES**

Hearing no objection, the July 2, 2015 Draft Minutes were approved as presented.

**IV. PUBLIC PARTICIPATION - None**

**V. AGENDA TOPICS**

- A. Marijuana Facilities and the Building Codes, presented by Charlie Ford, Building Codes Official, Community Development Department

Materials available at: <http://www.juneau.org/clerk/ASC/MARIJUANA/20150723MC.php>

Mr. Ford discussed Occupancy Classifications in detail, which included:

- Grow Operations and Processing Operations and associated risk factors from lights, heaters, and extraction processes.
- Retail Operations which involve risk factors such as egress, security, and ventilation.

- Smoking Parlors will require strict ventilation requirements. If the occupancy load is greater than 100 persons, or the floor area exceeds 5,000 square feet, then sprinklers are required. If the occupancy is smaller than 50 occupants it is a B Occupancy, which is business occupancy similar to a post office or a barber shop, with very low risk factors, no sprinklers, just ventilation and egress would be the only two issues involved.
- Home Occupation and Title 19

Mr. Kiehl asked if the International Codes covered the scenarios for marijuana smoking parlors.

Mr. Ford stated that the International Codes cover an A-2 Occupancy, but they do not mention smoking parlors because they are new to the International Codes. They do have ventilation requirements for A Occupancies, which are also bars and restaurants.

Ms. Gladziszewski inquired if the A-2 Occupancy would cover where smoking occurs with more than 100 occupants, and under what authority would ventilation be required.

Mr. Ford stated that the A-2 Occupancy is required to have 60 CFM (cubic feet per minute) per occupant, and is already built into the Code.

Mr. Kiehl asked if the current Code would allow for a covered smoking deck.

Mr. Ford stated yes, a covered smoking deck would be allowed under current code with two open sides to meet the ventilation requirements. If the floor area was within Code required limits, sprinklers would not be necessary.

Mr. Ford discussed Home Occupations. Currently CBJ Title 19 allows only a grow facility in a home occupation. Processing would not be allowed as Title 19 is currently written.

Mr. Ford stated that a Home Occupation means within the four walls of the home, not outside the home.

Ms. Becker asked about ventilation and how it protects the smoker and other occupants.

Mr. Ford stated that some bars nation-wide still allow smoking in bars and restaurants. The International Code requires a minimum of 60 CFM per person ventilation to protect occupants.

Ms. Becker referred to a memo from the American Society of Heating, Refrigerating and Air Conditioning Engineers, which states that particulates cannot be prevented except by not allowing smoking. The memo states that to achieve the minimum risk an excess of 100,000 CFM per occupant in order to not have any health risks.

Mr. Ford stated that 60 CFM per person is similar to a small bath fan.

Mr. Kiehl inquired further about Home Occupation, and if there is any level of Extraction that would be allowed for a Home Occupation under the current Code.

Mr. Ford stated that fumes and odors would be involved, and Title 19 would be questioned highly for those conducting extraction in the home.



Mr. Kiehl stated that the Committee is working with CDD and the Planning Commission on the definitions, including Manufacturing, which would include trimming and drying plant matter. He asked how Light Manufacturing or Marijuana Processing would impact Home Occupations.

Mr. Ford stated that it would depend on the written plan submitted to CDD with permit application.

Mr. Ford stated that the major concerns of the building officials include: Occupancy classification, egress, security, separation from other structures and property lines, electrical loads, plumbing issues/backflow protection, ventilation, waste disposal, and political pressure.

Mr. Ford stated that the biggest fear is the non-permitted facilities as with any other business. He stated that CDD wants to make the permit application process comfortable for citizens.

#### B. Engineering and Public Works Department Memo re: Fertilizer / Runoff Potential Impacts on Wastewater System

Materials available at: <http://www.juneau.org/clerk/ASC/MARIJUANA/20150723MC.php>

Mr. Watson addressed the indoor growing facility issue at paragraph 3 of Mr. Watt's memo. Currently CBJ has commercial greenhouses, and large private greenhouses. It appears from the memo that commercial greenhouses are exempt. It's a natural practice for commercial greenhouses to use fertilizers. Mr. Watt addressed fertilizer / run off issue from a marijuana grow operation perspective, but CBJ has other growing activities currently such as commercial greenhouse operations with drainage and fertilizer use.

Ms. White inquired how someone would prove that the run off would not be a problem at the Wastewater Treatment Plant – does CBJ have regulations in place to cover other greenhouse operations, and if so, what are those regulations.

Mr. Steedle stated that staff would get back to the Committee with current regulations for utilities and fertilizer / run off for existing greenhouse operations.

#### C. Municipal Attorney Memo re Update on Proposed State Regulations / KGB Comments

Materials available at: <http://www.juneau.org/clerk/ASC/MARIJUANA/20150723MC.php>

Ms. Mead stated there are a few specific issues that impact CBJ as a municipality – there are many very specific regulations that impact industry which are outside the city attorney's scope of review. Issues that impact CBJ are:

1. If CBJ decides to limit the number of establishments by type, currently there is no mechanism in the regulations for dealing with competing applications.
2. Notice to the municipality when a new application is being submitted is the only notice provided for in proposed regulations. There is no provision for public notice for renewals, transfers, etc. Notice to the municipality is needed for protests as well.
3. A 200 foot buffer from all types of child facilities (playgrounds, child care, schools, etc.) is required.

4. There is a prohibition against a marijuana establishment being located next to an alcohol licensed establishment.

5. Retail stores cannot post an advertisement sign within a 1,000 foot buffer from any childcare facility or any other identified protected place. In CBJ, this very much limits where an establishment can be, especially within the Downtown area.

6. There is no consumption on licensed premises. The proposed regulations currently seem to prohibit clubs entirely.

7. Restricted area access and signage conflict – retail operations and other establishments.

Ms. Becker asked if the conflicting information would be addressed in CBJ's comments to the Marijuana Control Board (MCB), or if other municipalities had addressed the conflicts.

Ms. Mead stated that current public comments from municipalities are all for Set 1 of the proposed regulations. No public comments from other municipalities have been posted for Set 2 of the proposed regulations.

Ms. Mead stated that there is a regulation that dictates the hours of operation, which is left to the municipality under the alcohol regulations, but is being proposed as a MCB regulation currently.

Mr. Watson asked about the size of signage in proposed regulations, and if sign size conflicts with CBJ's current Code.

Ms. Mead stated that proposed regulations allow for a larger sign than CBJ would allow under current Code. She stated that the regulations in some places go too far to regulate time, place, and manner, which by statute were specifically left to the municipalities to regulate. Ms. Mead stated that if a regulation is not a health and safety issue then it should be left to CBJ to regulate.

Ms. Becker stated that Mr. Kiehl mentioned smoking outside in an open two-sided area, and she inquired how that applies to the prohibition on smoking in public.

Ms. Mead stated that CBJ's Second-hand Smoking ordinance would prohibit smoking in that type of area if viewable by the public. Smoking is only allowed in a private place with fewer than four employees, and where no food, alcohol, or marijuana is sold.

Mr. Kiehl stated that the proposed regulations state that anyone with a financial interest must be an Alaskan resident. He inquired if this is because of Federal law - can the State limit to Alaska residents only.

Ms. Mead stated that this is a conflict and she did not know the justification for a "compelling State interest". She stated that this is troubling and that there were comments provided by the public to the MCB on this subject.

Mr. Kiehl stated that the State tried to limit hunting guides to Alaska residents in the past, and that failed.

Ms. Mead stated the only reason she could think of for limiting to Alaska residents only is that the recreational marijuana business is illegal under Federal law.

Ms. Mead stated if a municipality has a protest with rational basis the license is denied; which is unlike liquor protests by a municipality, where the State will consider the protest, but does not need to act on it. Presumption is in favor of municipalities, if the municipality puts up a valid protest it will be upheld by the MCB. The CBJ can protest any action (renewals, transfers, new applications, etc.), but will only receive notice on new applications.

Mr. Kiehl inquired about marijuana handlers and other individuals employed in the marijuana trade – can the MCB revoke those cards before a three-year license is up. He noted the MCB would not have a way to revoke a “bad handler’s” card.

Mr. Kiehl stated that the transportation section stated marijuana retailers could not transport old materials off-site, and materials could not be sent to processor for extraction.

Ms. Mead stated that the retailer has no mechanism to transport product to a testing facility, or for testing facility to transport to a retail store. Transportation is allowed only from retail to retail facilities.

Mr. Kiehl stated that some of the issues discussed here will be CBJ comments to the MCB. The structure for this is for the Committee to make a recommendation to the Assembly, and the Assembly will decide what comments to make.

Mr. Kiehl stated CBJ comments should include speaking in favor of the municipal protest language that is proposed, and to ask that the MCB leave regulation of hours, sign size, sign location, and the question of consumption on licensed premises to municipalities to decide. Those are local control issues, first and foremost; and secondarily because the initiative left regulation of time, place, and manner to the municipalities. He stated that transportation from retail facilities will most likely be covered by the industry on their own.

Ms. Becker stated that notice regarding and license action notifications (renewals, transferring, competing licenses) should be included in the comment letter.

Ms. Kiefer inquired if the COW on August 3<sup>rd</sup> could review the draft recommendation letter, discuss any changes, and direct staff to send letter.

Mr. Kiehl confirmed that the draft recommendation letter will go before the COW on August 3<sup>rd</sup>. The letter will be sent to the CBJ attorney and to Ms. Senn for posting for the public.

## **VI. COMMITTEE MEMBER COMMENTS AND QUESTIONS**

Ms. Mead asked Mr. Kiehl if the Committee wanted information about private clubs for the next meeting.

Mr. Kiehl stated that he heard from one member of the public asking who they should discuss the issue of licensed premises for clubs. This may be set for August 13<sup>th</sup> or the meeting on August 27<sup>th</sup>.

Ms. Gladziszewski inquired about the local licensing issue, and if a recommendation had been made.

Mr. Kiehl stated that at the last meeting the City Attorney provided a memo. There was no objection from the Committee on proceeding with a local license. We did not take a formal action to recommend that yet however, but that is the summary of where the Committee left off.

Ms. Mead inquired if the Committee's intent was for a marijuana specific license or general business license.

Mr. Kiehl stated his thought was for a marijuana specific license.

Ms. White inquired if CBJ can limit to one specific license only. I would lean toward a specific business license.

Ms. Mead stated that a specific business license for wireless facilities sets out separate and different types of regulations, or CBJ can tweak existing Code language. A license specific to this industry must be unique and regulate differently than other businesses, similar to the Commercial Passenger Vehicle (CPV) license.

Ms. Mead inquired if the Committee's intention is to develop a specified use chapter within the Code. If so, the business license would be tied to this specified use chapter.

Mr. Kiehl stated he prefers to discuss the policy questions in terms of restrictions needed. The CBJ departments have spoken on issues, and Finance Department will be talking about taxes at the next meeting. Mr. Kiehl requested the attorney's recommendations on specific business license versus general business license for the next meeting packet.

## **VII. ADJOURNMENT**

The meeting adjourned at 7:05pm.

**DRAFT Minutes  
CITY AND BOROUGH OF JUNEAU  
MARIJUANA COMMITTEE  
WORK SESSION**

**Thursday, August 13, 2015, 6:00 p.m.  
City Hall Assembly Chambers**

**I. ROLL CALL**

The meeting was called to order by Chair Jesse Kiehl at 6:06 p.m.

**Committee members present:** Mary Becker, Maria Gladziszewski, Jesse Kiehl, Bill Peters, Mike Satre, Dennis Watson, Debbie White.

**Committee members absent:** None.

**Staff present:** Chris Orman, Assistant Attorney; Laurie Sica, Municipal Clerk; Rob Steedle, Deputy Manager; Hal Hart, Community Development Director; Samantha Stoughtenger, Wastewater Superintendent, Chrissy McNally, Planner.

**II. APPROVAL OF AGENDA**

Mr. Kiehl asked that the agenda be amended to allow the questions on wastewater to be first on the agenda. Hearing no objection, the agenda was approved as amended.

**III. APPROVAL OF MINUTES**

A. Minutes – July 23, 2015

Hearing no objection, the minutes of the July 23, 2015 meeting were approved.

**IV. PUBLIC PARTICIPATION**

Adam Burke said he thought it was important to allow consumption in the community. It compared it to people visiting the community and not being able to eat crab or drink beer. He spoke about the medical benefits of marijuana to his family. He spoke in favor of "vape lounges."

Ben Wilcox said he attended a recent DIG meeting at which there were several Assemblymembers in attendance and there was a good discussion on the topic of marijuana. He provided some statistics from a Colorado website about public opinion on marijuana use and visitor statistics, and said he believed there would be a positive effect on tourism based businesses from the legalization of marijuana.

James Markus said the discussion on a limit to retail establishments was an important topic. This committee is enacting the will of the people. Limiting licenses would push people into the black market. He sold tours on the dock and people consistently ask him about the legal marijuana market. This is a potential revenue source for many people. It is a difficult industry to

finance for young entrepreneurs, and he asked the Assembly to not make it more difficult. A safe, regulated and tested market place should be limited only by what the market would bear.

## **V. AGENDA TOPICS**

### **A. Follow-up Questions regarding Water/Wastewater Issues**

Mr. Watson asked if there was a requirement for a marijuana growing facility to connect directly to the wastewater system. Ms. Stoughtenger said if the facility was an outdoor farm, the storm water regulations were in place and those were monitored by CBJ and the Alaska Department of Environmental Conservation. If the facility was indoors, then it would be regulated by the CBJ sewer code. In either case, it would be regulated the same as any other business.

Mr. Watson asked if commercial greenhouses operating now were required to be compliant. Ms. Stoughtenger said they would have been reviewed for compliance when they were originally permitted.

Ms. White asked how someone would prove that the water would not be a problem at the WWTP and how she could find the regulations. Ms. Stoughtenger said CBJ 75.02.080 and 090 provided the limits for discharge into the sewer system for an indoor operation. During the design permit process, that was when staff would review how the facility would meet the regulations. This was typical for any business, such as a car wash, staff would do the same review, just for a different type of use.

### **B. Carole Triem Report – Estimating the Marijuana Market in Juneau**

Mr. Kiehl said Carole Triem had a background in public policy and volunteered to do research for the committee for no compensation. Ms. Triem said she worked for the state during the day and this was a volunteer project. She graduated from Georgetown with a Master's degree in public policy last year. She explained how she arrived at the number of six retail establishments as a minimum number to be allowed in Juneau. She analyzed population ratios in Washington and Colorado and applied them to Juneau.

Ms. White said that Juneau was a regional hub for shopping and she thought the population of northern southeast was 40,000 and that did not account for visitors. Ms. Triem said that there was no legal way for people to take the product with them on the ferry or plane. She said she thought it would be better to err on the side of too many retailers allowed than too few. She explained the equilibrium of the market would be reached naturally based on supply/price and demand. Demand for marijuana was very inelastic. Mr. Watson said she had described a typical business profile. She said the only difference for this industry was that the city might limit the number of retail establishments.

Ms. Gladziszewski asked if there was information that proved that price was not a factor for the issue of supply and demand regarding marijuana. Ms. Triem said she would provide that.

Mr. Kiehl said price was a factor regarding alcohol with young people. Ms. Triem said that the study she looked at was involving teenagers, but the research is very new on this.



She said that if the retail establishments were limited, more consumers would purchase on the black market and there would be less tax revenue. She spoke about factors in the demand for product. She said she only looked at retail businesses and no other aspect of the industry.

Mr. Kiehl compared limiting the number of retail marijuana establishments to the regulation of the halibut fishery through IFQ's in order to reduce risks.

Mr. Watson asked if there were other businesses that were limited in Juneau other than alcohol, and if a marijuana license would be able to be sold by the licensee. Mr. Kiehl said he did not know of other businesses that were limited, and that his of the proposed regulation was that the marijuana licenses would not be able to be sold.

#### C. CDD Report - Regulating Marijuana Retail Businesses

Ms. McNally explained how Washington arrived at the numbers of licenses they would issue based on consumption and population data. If a similar approach was taken in Alaska, her rough estimate was that Juneau would be allowed one license. Colorado has no statewide limit on marijuana retail licenses. Local jurisdictions have set limits through regulations on zoning. She spoke to the limitations in the proposed regulations and the current marijuana committees recommendations. Alaska draft regulations include a 200 foot buffer from "child-centered facility, churches, and correctional facilities." Mr. Orman said that the MCB did vote to increase the buffer to 500 feet.

CDD did not recommend any limit on conditional use permits for marijuana retail stores as the state would provide its own limits and CBJ would provide limits in zoning and buffering and there was no history of limiting conditional use permits. She approached the topic through the CUP perspective because that was the current process and she was not sure if there would be a local licensing option and if that would be issued through CDD. Mr. Kiehl said the initiative gave municipalities the authority to limit the number of marijuana businesses and the committee had decided two meetings ago that it was interested in pursuing a local license. Mr. Orman said that if the Assembly chose to limit the number pursuant to AS 17.38.110, the "Local Option," the next question would be what would be the mechanism, whether it was a conditional use permit, a business license, or other way, a limit would be justified.

### VI. COMMITTEE MEMBER COMMENTS AND QUESTIONS

Mr. Kiehl asked if the committee wished to express any opinion on limiting the number of marijuana businesses of any type, or if there was a need for further information.

Mr. Satre said in Colorado the limit came through zoning regulations. Looking at Juneau's population and location, we will be fairly self-limiting. A 500 foot buffer within the restricted zoning zones the committee recommended may kill this all together, so he said there were enough restrictions and a cap may not be needed. The city could always revisit establishing local licenses.

Mr. Watson supported Mr. Satre's opinion and did not support a limit. If we establish six licenses and they are doing a terrible job, those business opportunities were tied up. If there was a cap

someone could sit on a license and it could create an inadvertent monopoly. If people got tired of a business they stopped shopping there. The market would free flow and he was not comfortable capping private business.

In response to Ms. Becker's question, Ms. Gladziszewski explained her comment that Telluride, CO had four stores because they began as medical dispensaries and then was allowed to sell recreationally. They were discreet stores, in a tourism community that had significant overnight guests.

Ms. White said she did not favor establishing a limit. If Juneau could support 15 package liquor stores, then a limit on marijuana establishments should be at least 15, but she did not favor limiting private businesses any further.

The committee discussed the population requirements for the various types of liquor establishments.

Ms. Becker said she did not have enough information and was not ready to state an opinion.

Mr. Kiehl said it was reasonable to limit the marijuana industry as there were limits on the alcohol industry. Mr. Kiehl said there were significant concerns about this industry in the community. He thought it would be easier to increase the number of licenses rather than reduce the number in the future after a business owner made an investment. He was reluctant to take an unlimited approach. It was entirely reasonable to cap the number of businesses, which did give those people in business an advantage. He thought that it would be a significant expense to go into business and people would not sit on licenses. Six is probably too few, and he could support going to a per capita number higher than that of Washington State. He would be comfortable with one for 4000, and could be one for 3000 if the number was adhered too. He argued for some limitation on retail stores, but did not support a limitation on the other related industries.

Mr. Satre said that this ad hoc committee was for initial policy discussions and he still supported that a cap was not needed. It might be fair to report back to the Assembly that there was a split in the point of view.

Ms. Becker said she did not believe there was enough information to support one, three or six licenses. She thought it would be easier to add licenses than take them away, but she did not believe that there would be significant regulations limiting the locations for the establishments or that it would be difficult to find a place to run a business.

Ms. Gladziszewski asked about the MCB regulations regarding "adjacent to liquor license establishments" if that meant package stores, or other types of alcohol businesses. Mr. Orman said that was not clear and it would be discussed further at the MCB meetings.

Mr. Peters agreed that without knowing the final buffer distance in the MCB regulations or the locations of the businesses in the regulations, there was not enough information to set a number.

Mr. Satre asked if the state was going to limit the number of state licenses based on population. Mr. Orman said that had not been discussed by the state. The regulations were up in the air and the MCB was addressing a number of issues that were yet to be resolved. The local option allows a community to limit the number of establishments. The word "establishments" was broad

and included cultivation. The local authority can limit retail stores of retail sales and only pass an ordinance regarding that limitation and leave the other establishments unlimited.

Ms. Gladziszewski said that there would need to be clear definition of a retail store or a vape club or other types of businesses that arise when setting a limit. She was inclined to not limit the number of establishments, but acknowledged that it was marijuana, so wanted to think about the issue more.

Mr. Kiehl said he heard that the committee should continue the discussion and asked the committee to direct any questions to him for direction and answers for future meetings. The MCB is not likely to finish before Mid-November and there were five sets of regulations at this point. It will put those local people who want to start businesses in a rough spot if we don't give any indication where we are going, but it doesn't make sense to make regulations that are taken away by the state.

Mr. Watson made a plea to make any regulations clear, easy to follow and defensible. Otherwise regulations could be subject to many interpretations.

Ms. Becker said she did not want to give businesses false hope and invest money before regulations were finished. At the DIG meeting, there was a lot of interest in asking the Assembly to extend the moratorium on allowing businesses to apply for permits before the state regulations and any local codes are established.

Mr. Kiehl said that October 19 was the moratorium on accepting land use applications, not for the end of this committee.

Mr. Satre said that the Planning Commission would start to review Title 49 changes based on this committee's discussions next week and there would be significant discussions. He recommended the moratorium be extended because there was a good process in place but it would be a while before zoning recommendations could move through the planning commission.

Hearing no objection, the committee forwarded a recommendation to the Assembly to extend the moratorium on taking land use applications be extended. No date was recommended for the extension.

## **VII. ADJOURNMENT**

There being no further business to come before the committee, the meeting adjourned at 7:30 p.m.

Submitted by Laurie Sica, Municipal Clerk

## TITLE 49 COMMITTEE

PLANNING COMMISSION, CITY AND BOROUGH OF JUNEAU

AUGUST 21, 2015 MEETING, 11:30 AM – 1:00 PM

COMMUNITY DEVELOPMENT DEPARTMENT (CDD) CONFERENCE ROOM

**DRAFT** MEETING MINUTES



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### Committee Members Present:

Nicole Grewe (Chair), Paul Voelckers, Bill Peters, Mike LeVine

### Committee Members Absent:

None

### Staff Present:

Laura Boyce, Senior Planner, Community Development Department (CDD)

Chrissy McNally, Planner, Community Development Department (CDD)

Rob Palmer, Attorney, Department of Law (DOL)

### Public or Other Present:

Larry Woodall, Citizen

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### Reading of Agenda

- Motion by Peters: To approve the agenda for the August 21, 2015 meeting.
- Vote: Motion carried.
- Resolved: Agenda for the meeting of August 21, 2015 approved without modification.

### Approval of Minutes

- Motion by Peters: To approve the minutes for June 12, 2015 meeting as developed by CDD staff with any technical corrections presented by planning commissioners or CDD staff.
- Vote: Motion carried.
- Resolved: Minutes for June 12, 2015 meeting approved as developed by CDD staff with any technical corrections presented by planning commissioners or CDD staff.

### Agenda Topic – Marijuana

- McNally provided brief overview of CBJ Marijuana Committee activities and outcomes thus far. Special note was made regarding the relationship between state and local regulations. In particular, the State of Alaska is still working on statewide regulations, which will influence local regulations. While CBJ continues to work on local regulations, attention also needs to be paid to statewide regulations and corresponding local impacts. Notably, the CBJ Marijuana Committee has postponed the issue of marijuana clubs – or, places to legally consume product until a later date. The purpose for today's T49 is to focus attention on marijuana cultivation, processing, testing, and selling.
- McNally also noted that significant research was conducted in municipalities in Colorado and Washington regarding marijuana local land use code. Common themes, noted across municipalities included concern regarding marijuana activities in residential districts, unanticipated fast growth of industry.

- Committee discussion focused on documents submitted by CDD staff prior to meeting including:
  1. August 10, 2015 Memorandum to T49 Committee regarding allowable areas for marijuana establishments. Draft Title 49 amendments to the Table of Permissible Uses including Sections 2.300 (retail), 3.500 (testing), 4.220 (processing), 14.000 (cultivating), and 19.200 (nurseries).
  2. Attachment 1 – Proposed Buffer Maps
  3. Attachment 2 – Zoning Maps
  4. Attachment 3 – Draft Ordinance
  5. Attachment 4 – Current Table of Permissible Uses (distributed at meeting)
- Committee deliberations generally moved in chronological order from cultivating to processing to testing to selling. Committee deliberations briefly considered nurseries and generally treated similarly to cultivating.

#### **Cultivation Discussion [Section 14.240]**

1. McNally reported D1, outside the urban service boundary is the only residential district where cultivation would be allowed . Committee members studied zoning maps noting D1, outside the urban service area, generally included North Douglas beyond Bonnie Brae, Out-the-Road beyond Auke Bay, and Thane.
2. Peters noted that Marijuana Committee Member Satre added D1 , in addition to RR, LC, GC, and I, indicating the low-density character of the neighborhoods.
3. Motion by Grewe: Remove D1 from Section 14.240 (marijuana cultivation). Rationale included: 1) unequal treatment of residential districts. While D1 is considered low-density, it is a residential district – not to be treated equally with RR; 2) preference to protect all residential districts while CBJ moves into an unknown activity; 3) ease of adding zones at a later date versus the challenge of dealing with “grandfathering”; and 4) general preference for adopting more restrictive regulations and liberalizing at a later date, after CBJ has ventured into marijuana. LeVine expressed general concern, but favored leaving ordinance as crafted and adding conditions later.
4. Vote: Motion failed. Grewe (Y), Peters (N), LeVine (N), Voelckers (did not vote)
5. Motion by Peters: Approve 14.240 as crafted by CDD.
6. Resolved: Motion passed. Grewe (N), Peters (Y), LeVine (Y), and Voelckers (did not vote)
7. Grewe, LeVine, and Peters concurred 19.200 (nurseries, commercial greenhouses) to be treated equally with 14.240

#### **Processing Discussion [Section 4.220]**

1. Discussion occurred regarding appropriateness of processing in LC and RR.
2. Motion by Voelckers: Add 3s (by CUP) to RR and LC. Rationale included treating similarly to light or medium manufacturing. Grewe supported noting the RR also includes gravel extraction and other heavy uses anyway. Also noted was the preference to consolidate marijuana activities in borough’s rural areas rather than neighborhoods.
3. Resolved: Motion passed by unanimous consent with all committee members voting.

#### **Testing Facility Discussion [Section 3.500]**

1. Discussion occurred regarding adding to RR.
2. Motion by LeVine: Add 3 (by CUP) to RR. Grewe supported regarding supporting the full suite of marijuana activities in rural reserve – growing, processing, testing, and selling.
3. Resolved: Motion passed by unanimous consent with all committee members voting.

#### **Retail Discussion [Section 2.300]**

1. Discussion occurred regarding the appropriateness in WC and WI zone – issues noted cruise visitation, current alcohol package stores downtown, and impacts to other waterfront areas including Auke Bay and Tee Harbor. Commissioner Levine was concerned about the decision to allow retail in WC and WI solely based on cruise ship tourists. He thought this should be revisited if or when clubs are legal.
2. Motion by LeVine: Remove 3s (by CUP) from WC and WI.

3. Motion opposed by Grewe citing impacts for other waterfront areas.
4. Resolved: Motion passed. Levine (Y), Peters (Y), Grewe (N), Voelckers (did not vote).

**Committee Member Comments and Questions**

- None

**CDD Staff Discussion**

- Staff asked if the committee would like to allow marijuana retail in the Convenience Store Overlay. No commissioners supported allowing marijuana retail in the overlay district.

**Meeting adjourned at 1:00 PM**