

Agenda

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

March 24, 2015
Assembly Chambers
7:00 PM

I. ROLL CALL

II. APPROVAL OF MINUTES

A. February 24, 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. USE2015 0002, Conditional Use to allow existing childcare for 8 children to expand to 12 children

B. VAR2015 0005, Extension of VAR2013 0018 - for AKDOT to conduct road rehabilitation along Egan Dr. within the 330 foot required setback of an eagle nest.

VII. CONSIDERATION OF ORDINANCES AND RESOLUTIONS

VIII. UNFINISHED BUSINESS

IX. REGULAR AGENDA

A. CSP2015 0003, Reconstruction of Jackson Road including replacing of waterline, sub-base and pavement plus removal of trees.

X. BOARD OF ADJUSTMENT

XI. OTHER BUSINESS

XII. DIRECTOR'S REPORT

XIII. REPORT OF REGULAR AND SPECIAL COMMITTEES

XIV. PLANNING COMMISSION COMMENTS AND QUESTIONS

XV. ADJOURNMENT

MINUTES

PLANNING COMMISSION
Regular Meeting
City and Borough of Juneau
Mike Satre, Chairman

February 24, 2015

I. ROLL CALL

Dennis Watson, Vice Chairman, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in the Assembly Chambers of the Municipal Building, to order at 7:01 pm.

Commissioners present: Dennis Watson, Vice Chairman; Bill Peters, Michael LeVine (telephonically), Ben Haight, Nicole Grewe (telephonically), Gordon Jackson, Dan Miller

Commissioners absent: Mike Satre, Chairman; Paul Voelckers

Staff present: Hal Hart, Planning Director; Beth McKibben, Senior Planner; Jonathan Lange, Planner I

II. APPROVAL OF MINUTES

- January 27, 2015 – Regular Planning Commission Meeting
- January 27, 2015 – Planning Commission Committee of the Whole Meeting

MOTION: *by Mr. Miller, to approve the January 27, 2015, Regular Planning Commission meeting minutes and the January 27, 2015, Planning Commission Committee of the Whole meeting minutes with any minor modifications by any Commission members or by staff.*

The motion was approved with no objection.

III. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

IV. PLANNING COMMISSION LIAISON REPORT

Assembly Liaison Loren Jones reported that at last night's Assembly meeting the Juneau Economic Development Plan was adopted as part of the Comprehensive Plan. There will be subsequent meetings with various groups on how to actually implement the Plan, said Mr. Jones.

The ordinance has been introduced to approve the Auke Bay Plan which will be on the agenda for the March 16, (2015) Assembly meeting, as well as the cell phone ordinance which was introduced, said Mr. Jones.

The Assembly also approved the ordinance for accessory apartments, said Mr. Jones, with one amendment reducing parking requirements for accessory apartments to only one required parking space regardless of the number of bedrooms.

The Assembly passed an amendment last night on the North Douglas rezone, reinstating D5 zoning in the area. That amendment will be up for a public hearing on March 16, (2015), with a hearing on the final ordinance slated for the meeting after that, said Mr. Jones.

The Assembly was informed by the City Attorney last night said Mr. Jones, that the City could restore Gastineau Apartments through the imminent domain process in conjunction with the Alaska Housing Finance Corporation. However, said Mr. Jones, engineer reports indicate that the building is not salvageable. Therefore, said Mr. Jones, it is not financially feasible to find an investor for the project. Estimates indicate \$900,000 to over one million dollars just to get the building down to its foundation, said Mr. Jones. The property is only assessed at \$800,000, he added.

The Assembly will conduct a joint meeting with the Planning Commission on March 10, (2015), said Mr. Jones.

V. RECONSIDERATION OF THE FOLLOWING ITEMS - None

VI. CONSENT AGENDA

SMF2015 0001: A Plat Amendment review for ANDSOH Subdivision, a Major Subdivision with 9 lots.
 Applicant: John Armstrong
 Location: 2767 Sherwood Lane

Due to a conflict Mr. Miller stepped down from participation in the above agenda item.

Staff recommends that the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested Plat Amendment. Staff further recommends that the approval be subject to the following conditions:

1. Prior to recording of the proposed Plat Amendment, the Access and Utility Easement for

- Lots 5, 7, 8, and 9 must be moved south to 50 feet from the anadromous stream.
2. Prior to grading or paving of access easements the applicant will contact Community Development Staff to flag the required habitat setback.

MOTION: *by Mr. Peters, to approve Consent Agenda Item SMF2015 0001 with staff's findings, analysis and recommendations.*

The motion was approved by unanimous consent.

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

Implementation of the Auke Bay Plan

Mr. Hart said he and staff members met with City budget staff today and part of the discussion centered on implementation of the Auke Bay Plan. They discussed ongoing projects in Auke Bay such as the 13 unit condominium project, and the seven unit residential post office project, said Mr. Hart.

Under discussion were regulatory changes in store for the area once the plan is adopted, said Mr. Hart. They want to simplify the regulations and reduce the total number of zones for the area, said Mr. Hart. One of the big tenants of development for the core area is to make it walkable, said Mr. Hart.

They would like to begin these changes as soon as the Plan is approved by the Assembly, said Mr. Hart. They would like to complete this work by June, he said.

Builders Forum

The permit numbers for the year are down, said Mr. Hart. He attributed this in part to the uncertainty created by the dramatic decreases in the state budget.

Subdivision Process Update

It is key on the current draft to stipulate they are clear on the policy choices, said Mr. Hart. They want a builder to be able to look at the code and have the expectations made very clear, said Mr. Hart. It is not currently as clear as they would like it to be, said Mr. Hart. They will

continue to work with the legal department to clarify that, he said, looking at both policy and housekeeping changes.

Downtown Revitalization

Mr. Hart pointed out that the owner of the Gastineau Apartments still has the option to talk to developers about the property.

On September 26, (2015) a flotilla will be arriving, said Mr. Hart. There is also an art process going on for the harbor improvement, said Mr. Hart, and the ongoing whale art project for downtown. SeaAlaska is applying for a \$3 million arts grant for Juneau in conjunction with other agencies, said Mr. Hart. This ties in with one of the economic goals, which is to improve the arts community for the downtown area, said Mr. Hart.

The Willoughby parking area is continuing to proceed, said Mr. Hart. The Downtown Improvement Group (DIG) continues to meet every Friday morning, said Mr. Hart.

The Downtown Business Association (DBA) meets regularly in its effort to continue to improve the downtown area, said Mr. Hart.

There is also a project involved with the walkability of the downtown area, said Mr. Hart.

Mr. Hart said he feels the missing element is a central means of communication among these groups and projects. If this information was centralized it would be extremely helpful, he noted.

Commission Comments and Questions

Mr. Haight added there was a continuation of the sea walk, that there was an RFP out for the Willoughby Performing Arts Center, the new library is under construction in the Valley, and the renovation of the Fish and Game building continues in Douglas. Mr. Haight said the Department of Transportation (DOT) maintains a list of its ongoing projects on its website and that perhaps something of that nature may be helpful for the City. He said the question is where to put such a list which would involve integration of City departments.

Ms. McKibben said there is a Title 49 Committee meeting scheduled for March 17, (2015), and that a Subdivision Review Committee lunch meeting is scheduled for March 19, (2015), and that the consultants for the Housing Action Plan will be in town March 9, (2015), to meet with the Affordable Housing Commission.

XIII. REPORT OF REGULAR AND SPECIAL COMMITTEES - None

XIV. PLANNING COMMISSION COMMENTS AND QUESTIONS - None

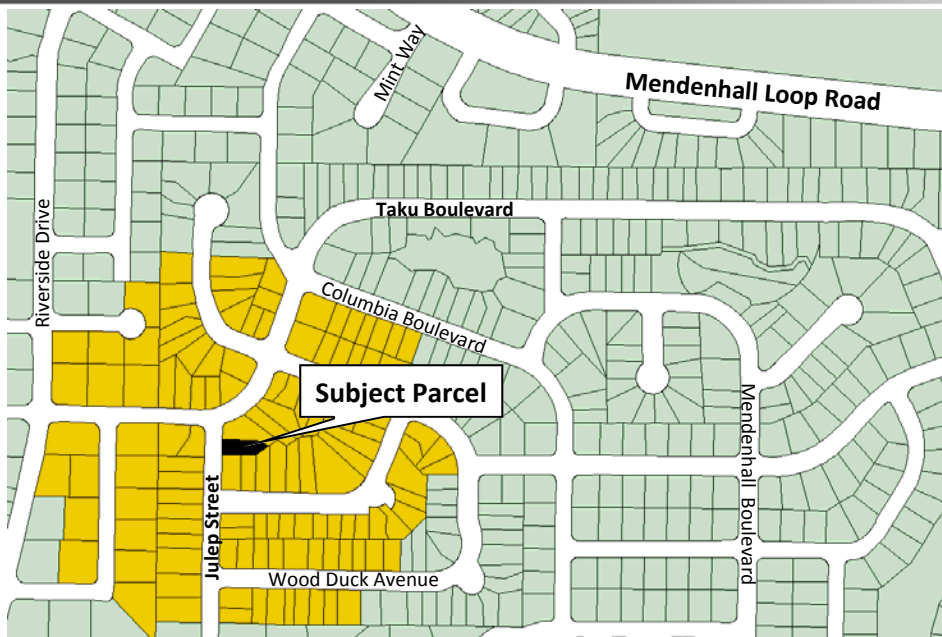
XV. ADJOURNMENT

The meeting was adjourned at 7:39 p.m.

DRAFT



NOTICE OF PUBLIC HEARING



City & Borough of Juneau
Community Development Department
155 S Seward Street • Juneau, Alaska 99801

SHIP TO:



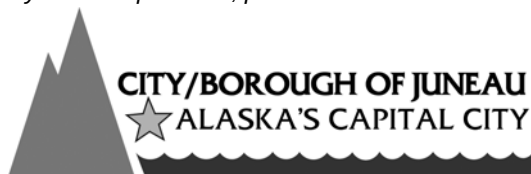
PROPOSAL: Conditional use to allow existing childcare for 8 children to expand to 12 children.

File No:	USE2015 0002	Applicant:	Stephanie Jimenez
To:	Adjacent Property Owners	Property PCN:	5-B25-0-170-015-1
Hearing Date:	March 24th, 2015	Owner:	Shayla Thompson and Jorge Olave
Hearing Time:	7:00 PM	Size:	5575 Square feet
Place:	Assembly Chambers	Zoned:	D-5
	Municipal Building	Site Address:	4472 Julep Street
	155 South Seward Street	Accessed Via:	Taku Boulevard
	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 Allison Eddins at Allison.Eddins@juneau.org or 586-0758.



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Community Development

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

DATE: March 10, 2015

TO: Planning Commission

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

FILE NO.: USE2015 0002

PROPOSAL: Conditional Use to allow an existing childcare for 8 children to expand to 12 children.

GENERAL INFORMATION

Applicant: Stephanie Jimenez

Property Owner: Shayla Thompson and Jorge Olave

Property Address: 4472 Julep Street

Legal Description: Hidden Lakes IV Block F Lot 10A

Parcel Code Number: 5-B25-0-170-0-015-1

Site Size: 5,575 Square Feet

Comprehensive Plan Future Land Use Designation: Urban Low Density Residential (Map G)

Zoning: D5

Utilities: City Water & Sewer

Access: Taku Boulevard

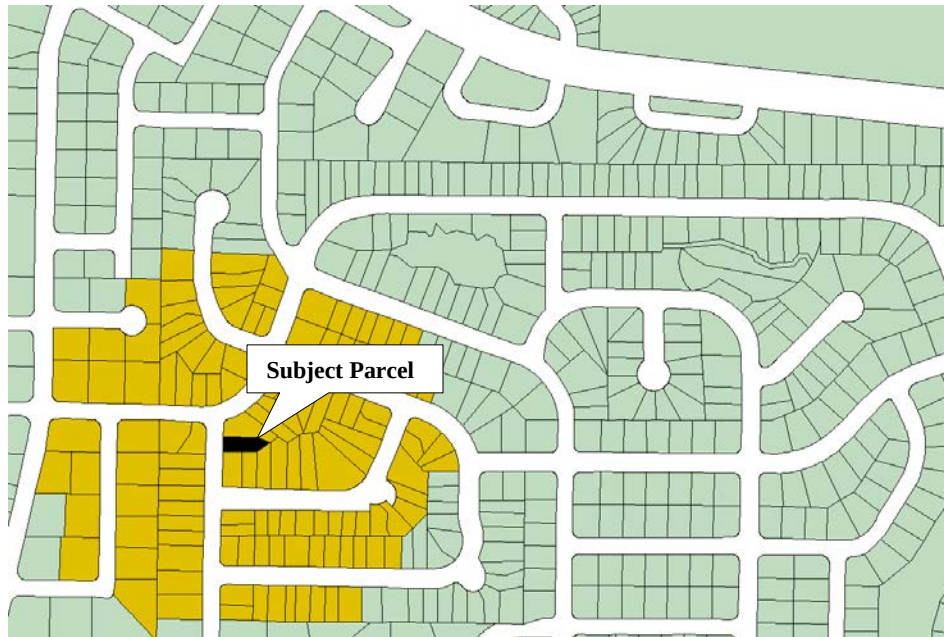
Existing Land Use: Single Family Residential

Surrounding Land Use:

North	-	D5; Single Family Residential
South	-	D5; Single Family Residential
East	-	D5; Single Family Residential
West	-	D5; Single Family Residential

Planning Commission
File No.: USE2015 0002
March 10, 2015
Page 2 of 7

VICINITY MAP



ATTACHMENTS

Attachment A: Conditional Use permit Application
Attachment B: Applicant Narrative
Attachment C: Floor Plan
Attachment D: Plat
Attachment E: Public Notice

PROJECT DESCRIPTION

The applicant requests a Conditional Use permit for the expansion of an existing in-home daycare. The applicant wants to increase the maximum allowed number of children from eight to twelve, all under the age of 12. According to CBJ 49.15.300 *Table of Permissible Uses*, an in-home day care for nine to twelve children under the age of twelve is allowed in the D5 zoning district with an approved Conditional Use permit.

Planning Commission
File No.: USE2015 0002
March 10, 2015
Page 3 of 7

BACKGROUND

The applicant is a licensed daycare provider who operates “My 2nd Home Childcare” inside her residence. The applicant currently has a permit that allows her to care for a maximum of eight children, all under the age of 12. The applicant is in good standing with the Alaska Department of Health and Social Services and has her license reviewed every two years. My 2nd Home Childcare is run by Stephanie Jimenez, the applicant, and Shayla Thompson, who also lives at the residence.

Although a daycare with eight or fewer children does not require a Conditional Use permit, it does require a building permit in order for a fire inspection to be conducted in accordance with state law. A similar building permit and fire inspection will be required upon approval of this Conditional Use permit.

When the parent lot was originally platted in 1983 it was zoned R7 and was 12,554 square feet, exceeding the minimum lot size at the time of 12,000 square feet. The following year the land owner applied and received a waiver of the platting requirements under CBJ 49.35.068. This waiver allowed the owner to do a common wall lot split which resulted in two under-sized lots (See Attachment D). Staff does not think this will be an issue with the requested Conditional Use permit.

ANALYSIS

Project Site – The single family two story residence at 4472 Julep Street was built in 1984. This residence is located on Lot 10A and shares a common wall with the single family residence on Lot 10B. The property is zoned D5. The minimum lot size in the D5 zoning district is 7,000 square feet. The subject lot is 5,575 square feet. As stated above, this is a legal non-conforming lot size because of the waiver granted in 1984.

The D5 zoning district extends in all directions surrounding the subject property.

Project Design – The 2,320 square foot, two story residence at 4472 Julep Street (Lot 10A) is a common wall dwelling that shares a wall with 4474 Julep Street (Lot 10B). The home has four bedrooms and one bathroom on the upper floor. The applicant has converted the half bath, kitchen, dining room and family room on the first floor into a child care area. This provides approximately 700 square feet of child care space (see Attachment C). The stair case leading upstairs is always blocked off with a child proof gate to prevent accidents. The applicant’s backyard is entirely fenced in and has a large play set for the children.

Planning Commission
File No.: USE2015 0002
March 10, 2015
Page 4 of 7

Traffic – The hours of operation for the daycare are Monday through Friday 6:00 am to 6:00 pm. According to the applicant, parents arrive to drop-off and pick-up children at different times throughout the day. Also, according to the applicant, she cares for a set of siblings so two children are dropped off and picked up in the same vehicle (see Attachment B).

However, assuming each child is dropped-off and picked-up independently, and there is one drop-off and one pick-up per child per day, 24 vehicle trips are expected in a day. Taking into account the set of siblings that the applicant currently cares for, the average daily trips would be 22. Since the two caretakers live at the residence they will not usually add to the average daily traffic. According to the applicant, one of the caretakers may occasionally run an errand during the day resulting in two additional trips.

Parking and Circulation – Title 49 does not provide a parking requirement for in-home day care facilities. The parking requirement for a single family residence is two parking spaces. The two caregivers live at the residence. The subject site has a two car garage where the caregivers/residents park. The site has four parking spaces in the driveway that are provided for parents to pick-up and drop-off their children (see Attachment C).

The varying times of pick-up and drop-off will mitigate the chances of congestion around the applicant's driveway.

To provide ample lighting in the winter months the applicant has installed a floodlight over the garage that illuminates the driveway. There are also lights on the side of the house and the front door that illuminate the walkway and entrance areas.

The applicant has stated that they currently clear the driveway of snow and pay for a snow plow when necessary.

CBJ Streets Division has no objections to the proposed Conditional Use permit.

Noise - Potential noise from the increase in the day care capacity may result from additional vehicle traffic during pick-up and drop-off as well as the children playing outside. Outdoor play occurs up to twice daily for approximately 45 minutes each time. The addition of four children, to the eight that currently attend the daycare, is unlikely to create significant additional noise over that currently produced.

Public Health or Safety – There is no evidence to suggest that an increase in the capacity of a day care from 8 children to 12 children will affect public health or safety. Capital City Fire and Rescue and the CBJ Building Official were solicited for comments on the proposed use and did not have any concerns. Further, the state licensing agency will require a fire inspection upon approval of the Conditional Use permit.

Planning Commission
File No.: USE2015 0002
March 10, 2015
Page 5 of 7

Habitat - No habitat regulated by the Land Use Code will be affected by the applicant's proposal.

Property Value or Neighborhood Harmony – There is no evidence to suggest that an increase in the capacity of a day care from 8 children to 12 children will have a negative impact on property values or neighborhood harmony. There is currently one other day care facility within a half mile from the applicant's location.

Conformity with Adopted Plans – The proposed development is located in Subarea 4 of the 2013 Comprehensive Plan maps and has a land use designation of Urban Low Density Residential (ULDR). The Comprehensive Plan describes ULDR as;

“These lands are characterized by urban or suburban residential lands with detached single-family units, duplex, cottage or bungalow housing, zero-lot-line dwelling units and manufactured homes on permanent foundations at densities of one to six units per acre. Any commercial development should be of a scale consistent with a single-family residential neighborhood, as regulated in the Table of Permissible Uses (CBJ 49.25.300).”

Families with children are likely to live within this style of neighborhood. Therefore, the use proposed is consistent with the needs of such a neighborhood.

The 2013 Comprehensive Plan specifically addresses the need for quality child care. Chapter 14 of the plan states;

“There is a critical child care shortage in Juneau, and that lack of quality child care makes Juneau a less than attractive place – and even an untenable home – for young families.”

Chapter 14 goes on to state policies and procedures to encourage an adequate supply of child care in the City and Borough of Juneau;

POLICY 14.3 - TO SUPPORT THE PROVISION OF QUALITY CHILD CARE IN A SAFE LEARNING ENVIRONMENT BY WELL-TRAINED EDUCATORS AND CHILD CARE PROVIDERS

14.3 – SOP1 Work with child care providers, advocates, and other stakeholders to ensure that regulatory or permitting requirements do not unduly restrict the availability of affordable, quality child care in Juneau.

14.4 – SOP2 Provide support of child care providers as needed to ensure an adequate supply of available affordable, quality child care opportunities.

There are 23 child care facilities in the Mendenhall Valley with a total capacity of 232 children. According to 2010 US Census data, there were 1,024 children under the age of 5 living in the

Planning Commission
 File No.: USE2015 0002
 March 10, 2015
 Page 6 of 7

Mendenhall Valley. An increased capacity of four children at this in-home day care will assist to alleviate a current child care shortage in Juneau and support the goals of the 2013 Comprehensive Plan.

FINDINGS

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

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

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

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

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

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

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

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

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

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300, Section 1.520 for the D5 zoning district.

Planning Commission
File No.: USE2015 0002
March 10, 2015
Page 7 of 7

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

Yes. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the March 13, 2015 and March 23, 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?*

No. Based on the above analysis the proposed development will not endanger the public health or safety.

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

No. Based on the above analysis the proposed development will not substantially decrease the value of or be out of harmony with property in the neighboring area.

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

Yes. As discussed above, the proposed development is in general conformity with the land use plan and the 2013 Comprehensive Plan.

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

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

N/A. This proposal will not impact habitat regulated by the Alaska Coastal Management Program.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. The permit would allow the development of a State of Alaska licensed daycare to care for up to 12 children in the D5 zoning district.

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION Packet Page 1 of 198

Project Number	Project Name (15 characters)	Case Number 15015-002	Date Received 11/27/15
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TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

- ☐ Accessory Apartment*** (AAP) ☐ Driveway in Right-of-Way (ADW)
☒ Use Listed in §49.25.300 (USE)
 (Table of Permissible Uses)

Please list the Table of Permissible Uses Category: _____

***An Accessory Apartment Application will also be required.

DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED.

IS THIS A MODIFICATION OF AN EXISTING APPROVAL?

☐ NO ☐ YES – Case # _____

CURRENT USE OF LAND OR BUILDING(S): _____

PROPOSED USE OF LAND OR BUILDING(S): _____

UTILITIES PROPOSED:

WATER: ☐ Public ☐ On Site

SEWER: ☐ Public ☐ On Site

SITE AND BUILDING SPECIFICS:

Total Area of Lot _____ square feet

Total Area of Existing Structure(s) _____ square feet

Total Area of Proposed Structure(s) _____ square feet

EXTERNAL LIGHTING:

- Existing to remain ☐ No ☐ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures
- Proposed ☐ No ☐ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

PROJECT NARRATIVE AND SUBMITTAL CHECKLIST:

- | | |
|---|---|
| ☐ Site Plan
☐ Floor Plan of proposed buildings
☐ Elevation view of existing and proposed buildings
☐ Proposed Vegetative Cover | ☐ Existing and proposed parking areas (including dimensions) and proposed traffic circulation
☐ Existing Physical Features of the site (drainage, habitat, hazard areas, etc.) |
|---|---|

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

ALLOWABLE/CONDITIONAL USE FEES

	Fees	Check No.	Receipt	Date
Application Fees	\$ 350	_____	_____	_____
Admin. of Guarantee	\$ _____	_____	_____	_____
Adjustment	\$ _____	_____	_____	_____
Pub. Not. Sign Fee	\$ 50	_____	_____	_____
Pub. Not. Sign Deposit	\$ 100	_____	_____	_____
Total Fee	\$ 500	205942	cd10133	2/3/15

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

To Whom It May Concern:

Below is the conference summary of any issues, questions, and agreements that were discussed at the pre-application conference.

Zoning, height, lot coverage, engineering, drainage, utilities, wetlands, habitat, hazard/mass wasting/avalanche/hillside endorsement, and flood are not applicable as well as other agency reviews.

For landscaping we have a fenced backyard for the kids to play in outside. There is a large play set for the kids as well as various outside items for them to play with also.

For parking, currently two of our caregivers live in the house. We have space in front of the garage for four cars. One car can be parked parallel to the street on the grass part of our yard. Snow removal is done before the daycare is open and done throughout the day if necessary. We also have a person to that comes and plows for us. Over the garage is a floodlight that lights the driveway as well as a light on the side of the house. We also have a light that is on at the front door.

For traffic, we don't anticipate have many additional vehicles compared to the current situation. Our current hours of operation are 0600 to 1800. Parents tend to show up at all different times throughout the day and a set of the children are brother and sister and will take more in the future lowering our vehicle count and minimize traffic.

For noise, we currently have eight children attending our daycare. They do go outside during the day and it is usually around the same time of day, twice a day that they go outside.

For the building, the daycare is separate for the rest of the house. The living space is upstairs and the stairs are blocked off by a child proof gate so no child crawls up the stairs. Room 1 is the baby area and Room 2 is for our crafts, meal, nap time and miscellaneous. Room 3 is for reading books, puzzles, painting and trains.

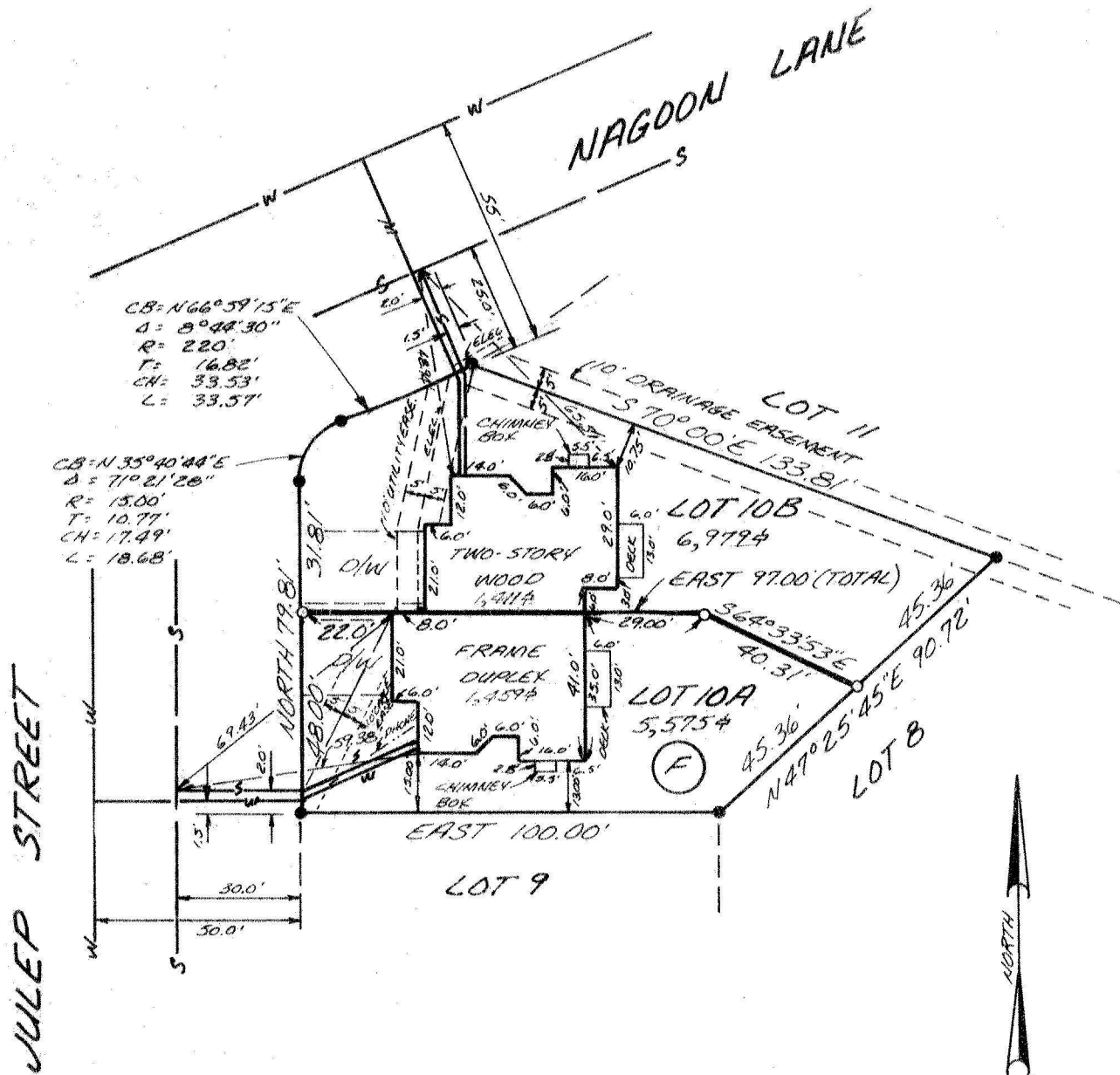
Back yard

RECEIVED

JAN 27 2015

PERMIT CENTER/CDD





JULEP STREET

LEGEND

- CORNERS SET BY 3088-S
- CORNERS SET BY 1410-S

Approved 9-20-84
peboyle

R.W. Browne
R.W. Browne

Roger W. Browne
Roger W. Browne

8/29/84

ATTACHMENT D

I hereby certify that this is a true and correct plat and that all roads, easements and encroachments are shown to the best of my knowledge.

ROGER W. BROWNE - REGISTERED
CIVIL ENGINEER & LAND SURVEYOR
PLAT SHOWING AS-BUILT
SURVEY & LOT DIVISION OF
LOT 10, BLK. F, INTO LOTS
10A & 10B, BLK. F, HIDDEN
LAKES SUBDIVISION

REQUESTED BY: RAO GULUR

SCALE: 1" = 40'

DRAWN BY: G.M.

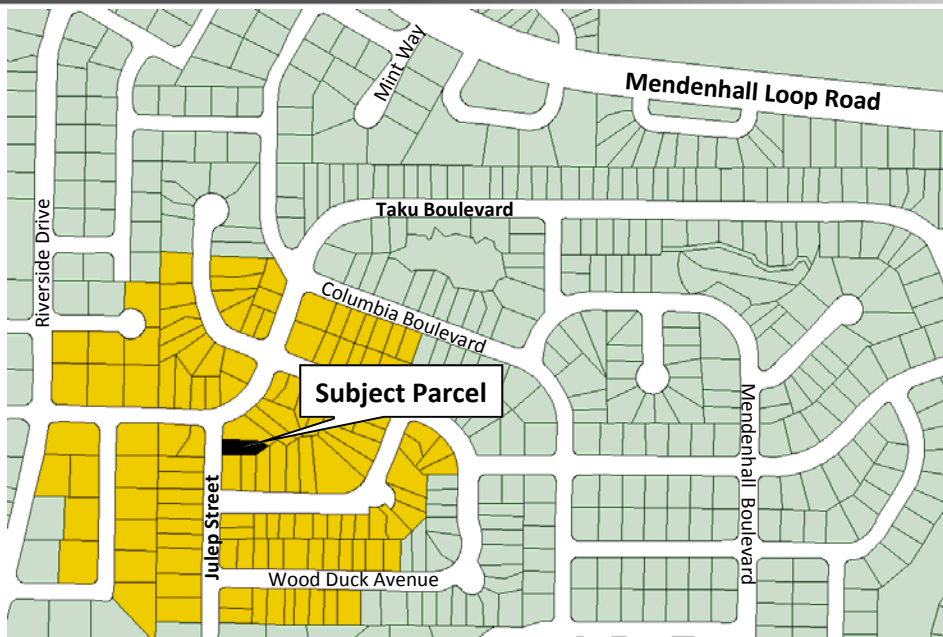
CHECKED BY: T.M.

DATE: 7-30-84

DATE:



NOTICE OF PUBLIC HEARING



City & Borough of Juneau
Community Development Department
155 S Seward Street • Juneau, Alaska 99801

SHIP TO:



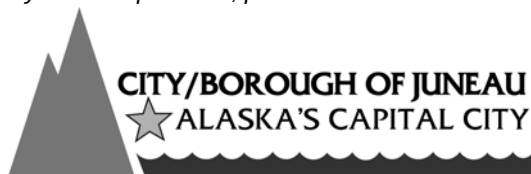
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Hearing Time:	7:00 PM	Size:	5575 Square feet
Place:	Assembly Chambers	Zoned:	D-5
	Municipal Building	Site Address:	4472 Julep Street
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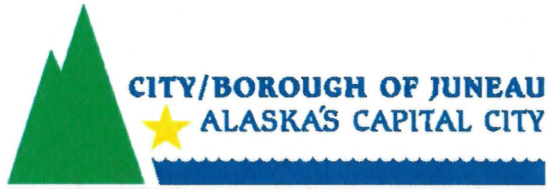
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Attachment E

Date notice was printed: February 18, 2015



**PLANNING COMMISSION
NOTICE OF DECISION**

Date: March 24, 2015
File No.: USE2015 0002

Stephanie Jimenez
4472 Julep Street
Juneau, AK 99801

Application For: Conditional use to allow an existing childcare for 8 children to expand to 12 children.
Legal Description: Hidden Lakes IV Block F Lot 10A
Property Address: 4472 Julep Street
Parcel Code No.: 5-B25-0-170-015-1
Hearing Date: March 24, 2015

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated March 10, 2015, and approved the conditional use to allow an existing childcare for 8 children to expand to 12 children to be conducted as described in the project description and project drawings submitted with the application.

Attachments: March 10, 2015 memorandum from Allison Eddins, Community Development, to the CBJ Planning Commission regarding USE2015 0002.

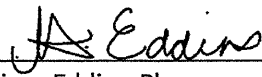
This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

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

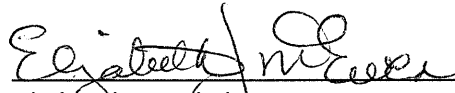
Effective Date: The permit is effective upon approval by the Commission, March 24, 2015.
Expiration Date: The permit will expire 18 months after the effective date, or September 24, 2016, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

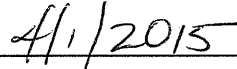
Applicant
File No.: USE2015 0002
March 24, 2015
Page 2 of 2

Project Planner:


Allison Eddins, Planner
Community Development Department


Michael Satre, Chair
Planning Commission


Elizabeth M. Evers
Filed With City Clerk

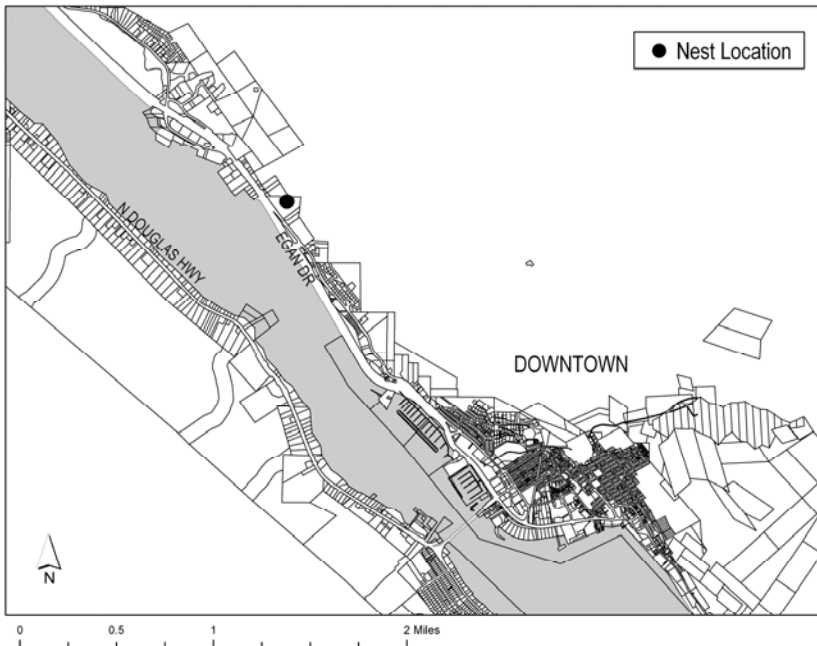

Date

cc: Plan Review

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



NOTICE OF PUBLIC HEARING



City & Borough of Juneau
Community Development Department
155 S Seward Street • Juneau, Alaska 99801

SHIP TO:



PROPOSAL: Extension of VAR2013 0018 - request for AKDOT to conduct road rehabilitation along Egan Drive within the 330 foot setback of an eagle nest.

File No:	VAR2015 0005	Applicant:	State of Alaska DOT & PF
To:	Adjacent Property Owners	Property PCN:	Egan Drive
Hearing Date:	March 24, 2015	Owner:	State of Alaska DOT & PF
Hearing Time:	7:00 PM	Size:	Approximately 8 Miles
Place:	Assembly Chambers	Zoned:	N/A
	Municipal Building	Project Area:	Egan Drive between 10th St and Mendenhall Loop Road
	155 South Seward Street	Accessed Via:	Egan Drive
	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 Chrissy McNally at Christine.McNally@juneau.org or 586-0761.



Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm.

Community Development



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

DATE: March 9, 2015

TO: Board of Adjustment

FROM: Chrissy A. McNally, Planner *Chrissy McNally*
Community Development Department

FILE NO.: VAR2015 0005

PROPOSAL: Extension of VAR2013 0018 – a Variance for AKDOT to conduct road rehabilitation along Egan Drive within the 330 foot required setback of an eagle nest.

GENERAL INFORMATION

Applicant: State of Alaska Department of Transportation & Public Facilities

Property Owner: State of Alaska Department of Transportation & Public Facilities

Property Address: 10th Street to Mendenhall Loop Road on Egan

Parcel Code Number: Right-of-way

Site Size: 8.1 miles in length

Zoning: Arterial Road

Utilities: Public

Existing Land Use: Limited-Access Arterial Highway

Board of Adjustment
File No.: VAR2015 0005
March 9, 2015
Page 2 of 5

VICINITY MAP



ATTACHMENTS

Attachment A	Variance extension application
Attachment B	Notice of Decision VAR2013 0018
Attachment C	USFWS Eagle Take Permit

PROJECT DESCRIPTION

The applicant requests an extension of Variance VAR2013 0018. The Variance permitted AKDOT to conduct road rehabilitation along Egan Drive within the 330 foot required setback of an eagle nest.

Board of Adjustment
File No.: VAR2015 0005
March 9, 2015
Page 3 of 5

BACKGROUND

On November 12, 2013 the Board of Adjustment approved a Variance to allow development within 330 feet of an eagle nest on private land between March 1st and August 31st. Construction was expected to begin in spring 2014 and continue through the end of 2014; however, the project was delayed until spring of 2015. The Variance expires May 12, 2015 for lack of substantial progress. The applicant's letter dated February 3, 2015 explains that statewide funding priorities had caused the delay. AKDOT is taking the precaution of getting an approved extension should the project not commence by May 12, 2015. No requests to modify the project have been made.

CBJ 49.15.250 allows the Planning Commission to grant an extension to the previously approved permit; however, the Commission may not amend, add or delete conditions of the permit.

ANALYSIS

CBJ 49.15.250 establishes the requirements for Development Permit Extensions, and is discussed below:

- An application to extend a development permit must be submitted as least 30-days before the initial permit's expiration date.

The application for this permit for the extension of VAR2013 0018 was received February 3, 2015, just over three months prior to the initial permit's expiration date.

- The burden of proof for justification of a development permit extension rests with the applicant.

The applicant submitted a letter (attachment A) explaining that state funding priorities has delayed the resurfacing project on Egan Drive, which is why no work has been started.

- A maximum of two 18 month extensions are allowed.

This is the first extension requested for this permit. If this extension is granted, the applicant will be eligible for one more 18 month extension.

- At least ten days prior to the hearing, notice of the extension request must be mailed to adjacent property owners. At least two days prior to the hearing, a general notice shall be printed in the newspaper of general circulation in the municipality.

Board of Adjustment
File No.: VAR2015 0005
March 9, 2015
Page 4 of 5

Public notice of this project was provided in the March 13, 2015 and March 23, 2015 issue of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed on February 27, 2015 to all property owners adjacent to the subject parcel.

- Conditions contained in the permit cannot be changed.

No requests to modify the project have been made.

FINDINGS

Per CBJ 49.15.250, Development Permit Extension, the director makes the following findings on the criteria for granting the requested conditional use permit extension:

1. Was the application for the requested Variance permit extension complete and received on time?

Yes. The application contains the information necessary to complete a full review of the proposed permit extension. Further, the appropriate fees were submitted with the application. The requested variance permit extension was received three months prior to the initial permit's expiration date.

2. Has the applicant submitted justification for the permit extension?

Yes. The applicant has submitted a letter stating the justification for the extension which is based on state funding priorities.

3. Is the extension within the allowable number of permit extensions?

Yes. CBJ §49.15.250 allows no more than two 18 month extensions. This is the first permit extension application for VAR2013 0018.

4. Have notices of the extension request been mailed to adjacent property owners at least ten days prior to the hearing and has a general notice been printed in a newspaper of general circulation at least two days prior to the hearing?

Yes. Notices were mailed to adjacent property owners of the nest location on February 27, 2015, 25 days prior to the hearing. Public notice of this project was provided in the March 13, 2015 and March 23, 2015 issue of the Juneau Empire's "Your Municipality" section.

Board of Adjustment
File No.: VAR2015 0005
March 9, 2015
Page 5 of 5

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

N/A. The JCMP does not apply to the development.

6. Have conditions on the permit been changed?

No. The applicant has not requested any amendments.

RECOMMENDATION

Staff recommends that the Board of Adjustment adopt the Director's analysis and findings and approve the requested Variance extension. The permit would allow an 18-month extension of Variance 2013 0018, a Variance to allow road rehabilitation within 330 feet of an eagle nest along Egan Drive.

DEVELOPMENT PERMIT APPLICATION

Packet Page 28 of 98

Project Number	CITY and BOROUGH of JUNEAU	Date Received: <u>2/3/15</u>
Project Name (City Staff to Assign Name)		

INFORMATION PROJECT / APPLICANT	Project Description <u>Egan Drive Pavement Rehabilitation 10th St. to Mendenhall Loop Rd.</u>		
	PROPERTY LOCATION		
	Street Address <u>Egan Drive, 10th St. to Mendenhall Loop Rd.</u>	City/Zip <u>99801</u>	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot)		
	Assessor's Parcel Number(s)		
	LANDOWNER/LESSEE		
	Property Owner's Name <u>State of Alaska, DOT&PF</u>	Contact Person: <u>Jane Gendron</u>	Work Phone: <u>465-4499</u>
	Mailing Address <u>PO Box 112506, Juneau, AK 99811-2506</u>	Home Phone:	Fax Number:
	E-mail Address <u>jane.gendron@alaska.gov</u>	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 <u>Same.</u> Contact Person: _____ Work Phone: _____ Mailing Address _____ Home Phone: _____ Fax Number: _____ E-mail Address _____ Other Contact Phone Number(s): _____			
X <u>[Signature]</u> <u>for Jane Gendron</u> <u>2/3/15</u> Applicant's Signature Date of Application			

STAFF APPROVALS	OFFICE USE ONLY BELOW THIS LINE				
	☒	Permit Type	* SIGN	Date Received	Application Number(s)
		Building/Grading Permit			
		City/State Project Review and City Land Action			
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
		Mining Case (Small, Large, Rural, Extraction, Exploration)			
		Sign Approval (If more than one, fill in all applicable permit #'s)			
		Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
		Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
	X	Variance Case (De Minimis and all other Variance case types)		<u>2/3/15</u>	<u>var 15-005</u>
		Wetlands Permits			
		Zone Change Application			
		Other (Describe)			
	***Public Notice Sign Form filled out and in the file.				
	Comments:				Permit Intake Initials

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS
 I:\FORMS\2010 Applications Revised November 2009

ATTACHMENT A



THE STATE
of ALASKA
GOVERNOR BILL WALKER

Department of Transportation and Public Facilities

SOUTHCOST REGION
DESIGN & ENGINEERING SERVICES
Preconstruction

6860 Glacier Highway
PO Box 112506
Juneau, Alaska 99811-2506
Main: 907.465.4444
Toll free: 800.575-4540
Fax: 907.465.4414

February 3, 2015

Borough Assembly
City and Borough of Juneau
155 Seward St.
Juneau, AK 99801

RE: Juneau Egan Drive Pavement Rehabilitation 10th St. to Mendenhall Loop Rd.
Federal/ State Project Number: NH-0932(049)/68129
Subject: Extension of Variance VAR2013 0018

To the Borough Assembly:

The Alaska Department of Transportation and Public Facilities (DOT&PF) requests an extension to its variance (VAR2013 0018) for development activities within 330 feet of an active bald eagle nest associated with the proposed project to resurface Egan Drive between 10th Street and Mendenhall Loop Road. The project was initially anticipated to be constructed in 2014, but due to changes in statewide funding priorities, was postponed to the 2016 construction season. The current variance expires in May 2015; therefore, a variance extension is needed to construct the project in the 2015 and possibly 2016 construction seasons. The City and Borough of Juneau (CBJ) Notice of Decision for the original variance request, a development permit application form, and copy of the U.S. Fish & Wildlife Service (USFWS) eagle permit for the project (already extended through 2016) are attached.

Should you have any questions or need additional information, please contact Hilary Lindh at (907) 465-4645 or by e-mail at hilary.lindh@alaska.gov.

Sincerely,

Jane Gendron
Regional Environmental Manager
DOT&PF Southcoast Region

Enclosures:

CBJ Notice of Decision dated November 14, 2013
Development Permit Application
USFWS Bald Eagle Take Permit

"Keep Alaska Moving through service and infrastructure."

ATTACHMENT A

Cc without enclosures:

Chuck Tripp, P.E., DOT&PF Project Manager
Amy Sumner, DOT&PF Statewide NEPA Manager
Hilary Lindh, DOT&PF Environmental Analyst

CITY/BOROUGH OF JUNEAU
★ ALASKA'S CAPITAL CITY

BOARD OF ADJUSTMENT
NOTICE OF DECISION

Date: November 14, 2013

File No.: VAR2013 0018

State of Alaska
 PO Box 112506
 Juneau, Alaska 99801

Application For: Variance request for AKDOT to conduct road rehabilitation along Egan Drive within the 330 foot required setback of an eagle nest.

Legal Description: N/A

Property Address: 10th Street to Mendenhall Loop Road along Egan Drive

Parcel Code No.: Right-of-way

Hearing Date: November 12, 2013

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated November 4, 2103, and approved the Variance to be conducted as described in the project description and project drawings submitted with the application.

Attachment: November 4, 2013, memorandum from Chrissy McNally, Community Development, to the CBJ Board of Adjustment regarding VAR2013 0018.

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

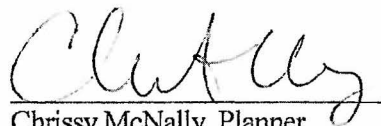
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Effective Date: The permit is effective upon approval by the Board, November 12, 2013.

Expiration Date: The permit will expire 18 months after the effective date, or May 12, 2015, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

State of Alaska
File No: VAR2013 0018
November 14, 2013
Page 2 of 2

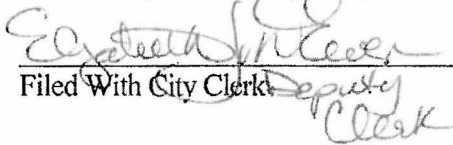
Project Planner:



Chrissy McNally, Planner
Community Development Department



Michael Satre, Chair
Planning Commission



Filed With City Clerk

Date

11/18/13

cc: Plan Review

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



DEPARTMENT OF THE INTERIOR
U.S. FISH AND WILDLIFE SERVICE

FEDERAL FISH AND WILDLIFE PERMIT

I. PERMITTEE

ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES
dba THE STATE OF ALASKA
PO BOX 112506
ATTN: JANE GENDRON
JUNEAU, AK 99811-2506
U.S.A.

2. AUTHORITY-STATUTES
16 USC 668a

REGULATIONS
50 CFR 13
50 CFR 22.26

3. NUMBER
MB21615B-1 AMENDMENT

4. RENEWABLE
☒ YES
☐ NO

5. MAY COPY
☒ YES
☐ NO

6. EFFECTIVE
02/06/2014

7. EXPIRES
12/25/2016

8. NAME AND TITLE OF PRINCIPAL OFFICER (If #1 is a business)

AL H CLOUGH
REGIONAL DIRECTOR

9. TYPE OF PERMIT

EAGLE TAKE ASSOCIATED WITH BUT NOT THE PURPOSE OF AN
ACTIVITY

10. LOCATION WHERE AUTHORIZED ACTIVITY MAY BE CONDUCTED

Egan Drive, Juneau, AK

11. CONDITIONS AND AUTHORIZATIONS

A. GENERAL CONDITIONS SET OUT IN SUBPART D OF 50 CFR 13, AND SPECIFIC CONDITIONS CONTAINED IN FEDERAL REGULATIONS CITED IN BLOCK #2 ABOVE, ARE HEREBY MADE A PART OF THIS PERMIT. ALL ACTIVITIES AUTHORIZED HEREIN MUST BE CARRIED OUT IN ACCORD WITH AND FOR THE PURPOSES DESCRIBED IN THE APPLICATION SUBMITTED. CONTINUED VALIDITY, OR RENEWAL, OF THIS PERMIT IS SUBJECT TO COMPLETE AND TIMELY COMPLIANCE WITH ALL APPLICABLE CONDITIONS, INCLUDING THE FILING OF ALL REQUIRED INFORMATION AND REPORTS

B. THE VALIDITY OF THIS PERMIT IS ALSO CONDITIONED UPON STRICT OBSERVANCE OF ALL APPLICABLE FOREIGN, STATE, LOCAL, TRIBAL, OR OTHER FEDERAL LAW.

C. VALID FOR USE BY PERMITTEE NAMED ABOVE.

D. This permit is only valid with authorization from Alaska Department of Fish and Game. Contact:

Alaska Department of Fish and Game
Division of Wildlife Conservation
PO Box 115526
Juneau, AK 99811-5526
(907) 465-4148
Dfg.dwc.permits@alaska.gov

E. You are authorized to disturb bald eagles nesting among 26 nests (see coordinates below) adjacent to Egan Drive, Juneau, Alaska. Authorized disturbance is limited to work associated with rehabilitation of Egan Drive as described in ADOT's Eagle Take Permit Application submitted to U.S. Fish and Wildlife Service on July 9, 2013. Predicted impacts to bald eagles include loss of one year's productivity for up to eight breeding pairs.

F. You must comply with the following avoidance, minimization, or other mitigation measures prescribed by the permit issuing office, including:

☒ ADDITIONAL CONDITIONS AND AUTHORIZATIONS ALSO APPLY

12. REPORTING REQUIREMENTS

See Conditions G, H, L and M

ISSUED BY

TITLE

CHIEF, DIVISION OF MIGRATORY BIRD MANAGEMENT - REGION 7

DATE

01/07/2015

- i) The project shall be completed with the smallest footprint practicable while still meeting the purpose and need of the project;
- ii) Existing vegetation that visibly screens project activities from nests shall be maintained;
- iii) Standard mufflers shall be installed, and used, on all construction vehicles; and
- iv) Contractors shall work with Project Engineers to limit time necessary within the 330' primary zone of nests only to that required for completion of the work.

G. You are required to monitor eagle use of the area, including:

i. OCCUPANCY SURVEY

(To be conducted each breeding season in which project activities occur)

April 15 - May 25, conduct ground or aerial-based nest surveys from a clear vantage point to determine both the status (active vs. inactive) and occupancy (number of eggs and/or chicks) of each nest identified in Condition E. Status may be determined by adult behavior (incubating posture, food delivery, etc.) rather than direct observations of eggs or chicks.

ii. PRODUCTIVITY SURVEY

(To be conducted each breeding season in which project activities occur.)

July 15 - July 31, conduct ground or aerial-based nest surveys, from a clear vantage point, to determine both the status (active vs. inactive) and occupancy (number of eggs and/or chicks) of nests identified as active during the previous occupancy survey.

iii. NEST FIDELITY SURVEY

(To be conducted during the breeding season following completion of the project.)

April 15 - June 1, conduct ground or aerial-based nest surveys, from a clear vantage point, to determine both the status (active vs. inactive) and occupancy (number of eggs and/or chicks) of each nest identified in Condition E.

For purposes of this permit "breeding season" is defined at March 1 - October 1.

You must submit an annual report summarizing the information you obtained through monitoring to the Migratory Bird Permit Office by December 31 of the year in which the survey was conducted. Submit reports to:

**U.S. Fish and Wildlife Service
Migratory Bird Management
ATTN: Jordan Muir
1011 E Tudor Road MS-201
Anchorage, AK 99503
907-786-3503**

H. Any previously unidentified eagle nest located within a half mile radius of the project area discovered prior to June 1, 2015 must be reported to the migratory bird permit issuing office (907-786-3503) within 10 days of discovery.

I. You remain responsible for all outstanding monitoring requirements and mitigation measures required under the terms of the permit for take that occurs prior to cancellation, expiration, suspension, or revocation of the permit.

J. This permit does not authorize intentional take of live eagles, eggs or young.

K. The authorizations granted by permits issued under this section apply only to take that results from activities conducted in accordance with the description contained in the permit application and the terms of the permit. If the permitted activity changes, you must immediately contact the Service to determine whether a permit amendment is required in order to retain take authorization.

L. You must immediately notify the migratory bird permit issuing office (907-786-3503 or 907-786-3693) regarding any apparent injury or death occurring to any eagle, including viable eggs, during project activities. You must immediately transport any injured eagle to the Juneau Raptor Center (907-790-5424 or 907-586-8393 or by emergency pager at 907-790-5424).

M. You must contact the migratory bird issuing office (907-786-3503) immediately upon discovery of any unanticipated take.

N. While the permit is valid and for up to 3 years after it expires, you must allow Service personnel, or other qualified persons designated by the Service, access to the areas where eagles are likely to be affected, at any reasonable hour, and with

reasonable notice from the Service, for purposes of monitoring eagles at the site(s).

O. You may delegate the authority granted in this permit to the following subpermittee(s): any other person/business who is (1) employed by or under contract to you for the activities specified in this permit, or (2) otherwise designated a subpermittee by you in writing. Any subpermittee who has been delegated this authority may not re-delegate to another individual/business.

P. Subpermittees must be at least 18 years of age. You are responsible for ensuring that your subpermittees are qualified to perform the work and adhere to the terms of your permit. You are also responsible for maintaining current records of designated subpermittees. As the permittee, you are ultimately legally responsible for compliance with the terms and conditions of this permit and that responsibility may not be delegated.

Q. You and any subpermittees must carry a legible copy of this permit and display it upon request whenever exercising its authority.

R. All of the provisions and conditions of the governing regulations at 50 CFR 13 and 50 CFR 22.26 are conditions of your permit. Failure to comply with the conditions of your permit could be cause for suspension of the permit and/or citation. For copies of the regulations, visit: www.fws.gov/permits/mbpermits/birdbasics.html.

S. This permit does not authorize you to conduct activities on Federal, State, Tribal, or other public or private property other than your own without additional prior written permits or permission from the agency/landowner.

T. You must maintain records as required in 50 CFR 13.46. All records relating to the permitted activities must be kept at the location indicated in writing by you to the migratory bird permit issuing office.

U. Acceptance of this permit authorizes the U.S. Fish and Wildlife Service to inspect and audit or copy any permits, books or records required to be kept by the permit and governing regulations (50 CFR 13.46).

V. Permittees and subpermittees operating under this permit may not take or disturb eagles contrary to the laws or regulations of any State, Tribal, or Municipal government, and none of the privileges of this authorization are valid unless the permittee possesses the appropriate State permits, or other authorizations, if required.

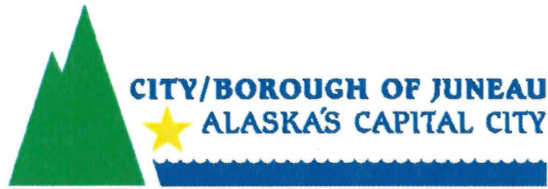
W. The U.S. Fish and Wildlife Service is not liable for any damage or injury to person, wildlife, or property that occurs as the result of carrying out the activities associated with this permit.

X. The terms and conditions of this permit that are not specifically prescribed by regulations at 50 CFR parts 10, 13, and 22, should not be construed as precedent and are subject to revision for purposes of any future permit issued under this section.

Nest Site Coordinates:

Nest ID	Coordinates (NAD83)	
144	58.314N	134.441W
141	58.317N	134.444W
142	58.330N	134.462W
81	58.334N	134.468W
4	58.339N	134.482W
38	58.341N	134.482W
29	58.346N	134.491W
85	58.347N	134.490W
3	58.348N	134.491W
133	58.347N	134.492W
60	58.362N	134.525W
82	58.361N	134.526W
100	58.362N	134.530W
56	58.368N	134.571W
115	58.365N	134.590W
40	58.323N	134.455W
39	58.327N	134.460W
99	58.361N	134.528W
127	58.361N	134.552W
2	58.361N	134.567W
104	58.364N	134.571W
98	58.366N	134.575W

126	58.369N	134.591W
11	58.311N	134.432W
41	58.310N	134.429W
68	58.309N	134.426W



**BOARD OF ADJUSTMENT
NOTICE OF DECISION**

Date: March 24, 2015
File No.: VAR2015 0005

State of Alaska
Attn.: Jane Gendron
PO Box 112506
Juneau, Alaska 99811

Application For: Extension of VAR2013 0018 – a Variance for AKDOT to conduct road rehabilitation along Egan Drive within the 330 foot required setback of an eagle nest.

Property Address: 10th Street to Mendenhall Loop Road on Egan

Parcel Code No.: Right-of-Way

Hearing Date: March 24, 2015

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated March 9, 2015 and approved the Variance to be conducted as described in the project description and project drawings submitted with the application.

Attachment: March 9, 2015 memorandum from Chrissy McNally, Community Development, to the CBJ Board of Adjustment regarding VAR2015 0005.

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

This Notice of Decision constitutes a final decision of the CBJ Board of Adjustment. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (c). Any action by the applicant in reliance on the decision of the Board of Adjustment 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 Board, March 24, 2015

Expiration Date: The permit will expire 18 months after the effective date, or September 24, 2016 if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

State of Alaska
File No: VAR2015 0005
March 24, 2015
Page 2 of 2

Project Planner: Chris McNally
Chris McNally, Planner
Community Development Department

Michael Satre
Michael Satre, Chair
Planning Commission

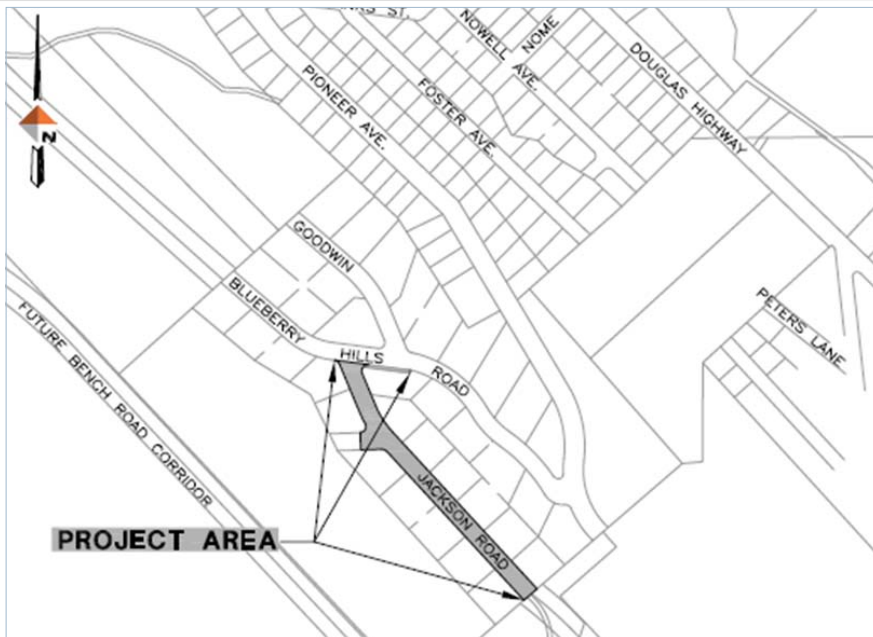
Reginald M. Green 4/1/2015
Filed With City Clerk Date

cc: Plan Review

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



NOTICE OF PUBLIC HEARING



City & Borough of Juneau
Community Development Department
155 S Seward Street • Juneau, Alaska 99801

SHIP TO:



PROPOSAL: Reconstruction of Jackson Road including replacement of waterline, sub-base and pavement plus removal of trees.

File No:	CSP2015 0003	Applicant:	CBJ Engineering Department
To:	Adjacent Property Owners	Owner:	City and Borough of Juneau
Hearing Date:	March 24, 2015	Project Location:	Jackson Road
Hearing Time:	7:00 PM		Blueberry Hills Subdivision
Place:	Assembly Chambers	Zoned:	D-5
	Municipal Building	Site Address:	Jackson Road, Merrit Street and part
	155 South Seward Street		of Blueberry Hills Road—appr. 1000 ft
	Juneau, Alaska 99801	Accessed Via:	Pioneer Avenue

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 Tim Felstead at Tim.Felstead@juneau.org or at 586-0466.



Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm.

Date notice was printed: February 18, 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: March 10, 2015

TO: Planning Commission

FROM: Tim Felstead, Planner 
Community Development Department

FILE NO.: CSP2015 0003

PROPOSAL: Reconstruction of Jackson Road including replacement of waterline, sub-base, and pavement plus removal of trees.

GENERAL INFORMATION

Applicant: City and Borough of Juneau Engineering Department

Property Owner: City and Borough of Juneau

Property Address: Jackson Road in the Blueberry Hills Subdivision

Site Size: Approximately 1000ft

Comprehensive Plan Future Land Use Designation: Urban Low Density Residential (ULDR)

Zoning: Street other than Arterial or Collector; D-5

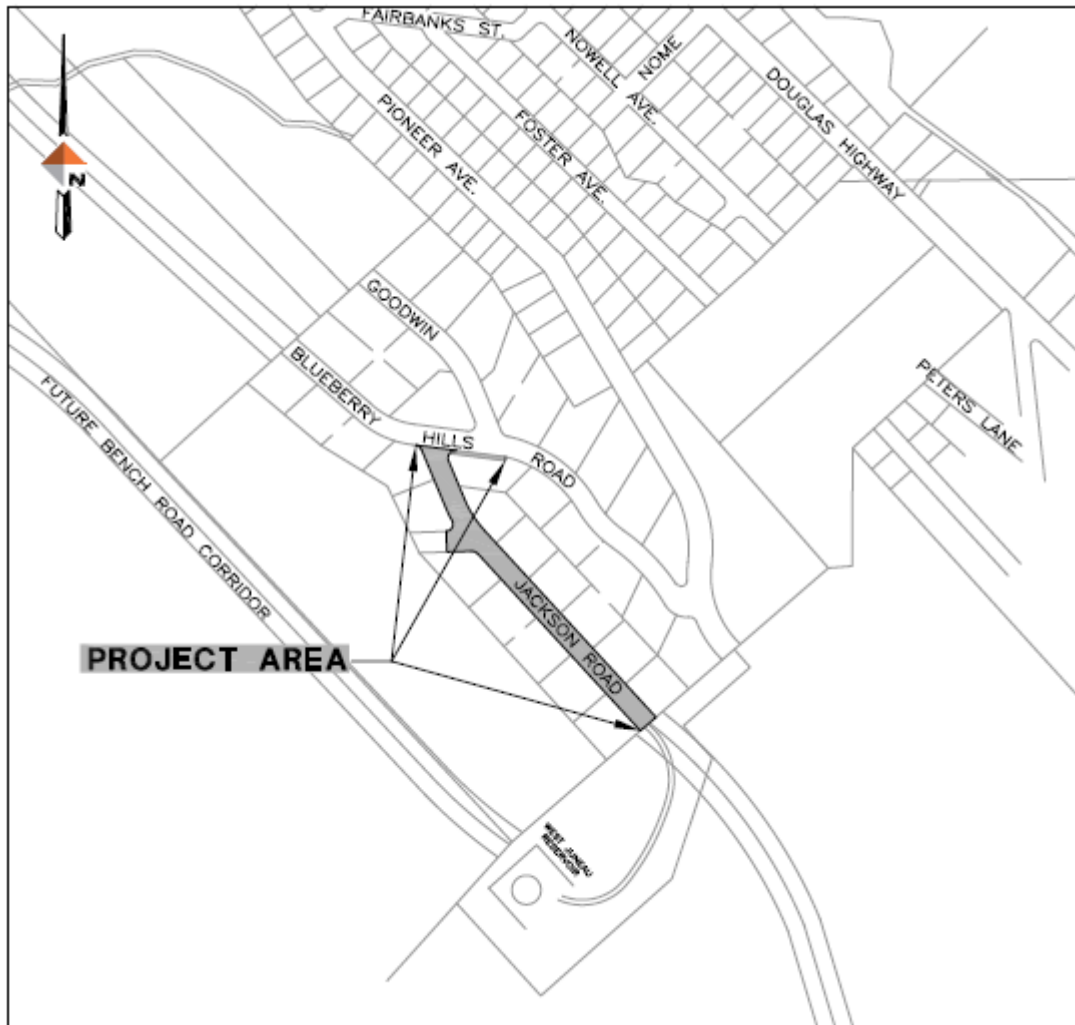
Utilities: Public Sewer and Water

Access: Blueberry Hills Road

Existing Land Use: Single Family Residential

Surrounding Land Use: North East - Single Family Residential
South West - Single Family Residential
South East - CBJ land including Treadwell Ditch Trail Parking Lot
North West - Single Family Residential

Vicinity Map



ATTACHMENTS

Attachment A	CSP15-03 Application including engineering drawings
Attachment B	Extracts of Planning Commission Minutes, April 1985 regarding planting strip in Blueberry Hills subdivision
Attachment C	Photo of snow accumulation on Jackson Road, March 2007 (provided by CBJ Streets Division)
Attachment D1-5	Photos of Jackson Road area
Attachment E1	Aerial photo with locations of non-tree street fixtures on Jackson Road

Planning Commission
 File No.: CSP2015 0003
 March 10, 2015
 Page 3 of 13

Attachment E2	Aerial photo with locations of all planting strip trees in Blueberry Hills subdivision
Attachment F	Petition from local residents requesting existing Mountain Ash trees remain
Attachment G	Letter submitted by Mr. Thomas Hanley, resident on Jackson Road
Attachment H	Snow removal cost estimates provided by CBJ Streets division
Attachment I	Submission by CBJ Streets Division regarding current condition of trees on Jackson Road

BACKGROUND

As part of a phased renewal of City storm water, sanitary sewer and water infrastructure in the Pioneer Avenue/Blueberry Hills area of West Juneau. The Blueberry Hills Road section was to be addressed with funding from the 2015 CBJ Capital Improvements Program (CIP). However, upon further investigation it was determined that the water infrastructure under Jackson Road was in poorest condition. There was concern it would fail if left for future CIP funding and so its replacement was prioritized over Blueberry Hills Road. It is anticipated that the lower portion of Blueberry Hills Road will be addressed in 2016. Replacement of the current water utility infrastructure and installation of replacement storm water drainage requires excavation of the street, which necessitates a general reconstruction of the road surface. The proposed plans for this work are the subject of this review (see Attachment A). The project is anticipated to begin in May 2015 and last for 3 months.

CBJ Engineering held a neighborhood meeting on January 21st, 2015 to discuss the proposal, at which time 3 members of the public attended.

Some of the key features of the reconstruction are as follows:

- i) Swapping of 2 fire hydrants during reconstruction. There will be no periods where hydrants will not be available for use. The old and new hydrants will be in place concurrently during change over.
- ii) Periods of no water supply on some sections of the street during change over of new for old pipes.
- iii) Existing street lights will remain during reconstruction. Mailboxes will be temporarily relocated if necessary and returned following the end of the work. Utility boxes and street signs will remain in current locations including within a planting strip.

Planning Commission
File No.: CSP2015 0003
March 10, 2015
Page 4 of 13

- iv) Removal of road surface for significant periods of the project. The quality of the temporary road surface may be poor during these times. Contractors will grade the temporary surface periodically to minimize pot holes.
- v) Sanitary sewer will be left in place with some maintenance performed before being covered again.
- vi) Improved storm water drainage installed. This will deal with some drainage issues experienced on the downhill side of Jackson Road.
- vii) Short periods of restricted access (5-10 minutes on occasion and 1 full day for resurfacing towards the end project). The road would be reopened in event of an emergency. This may affect access to the water reservoir area and the Treadwell Ditch Trail parking lot.
- viii) Removal of trees along grass verge separating road from sidewalk. CBJ Streets Division has requested this to aid snow ploughing. Many neighbors are opposed to their removal.
- ix) Planting strip separating the roadway from the path would remain throughout reconstruction. Damaged areas of grass on both sides of the street will be reseeded once construction is finished.
- x) Contractors may request to store equipment in the trailhead parking lot, in the turnaround at the end of Jackson Road or at the top of Pioneer Avenue. This may reduce capacity of the Treadwell Ditch Trail parking lot. This is a popular parking lot for access to the both the Ditch trail and the Dan Moller Cabin.

CBJ Engineering Division has indicated that the contractor will ensure minimum disturbance to residents during the construction. This includes but is not limited to the following:

- The contractor shall restrict all vibration inducing operations as necessary to ensure no damage occurs to adjacent buildings or structures.
- The contractor shall notify the residents the day preceding their driveway reconstruction. The contractor cannot proceed with a driveway reconstruction until this requirement has been met.
- The contractor will not be permitted to obstruct vehicular traffic between the hours of 4:30 pm and 8:00 am seven days a week.
- A minimum of one lane of traffic (10 ft.) shall be kept open to vehicular traffic at all times.
- The contractor will provide access for emergency vehicles at all times.
- Mail delivery services shall not be interrupted and access to each mailbox receptacle shall be available to the USPS and the residents at all times.

Planning Commission
 File No.: CSP2015 0003
 March 10, 2015
 Page 5 of 13

ANALYSIS

CBJ Land Use Code basis for a City State Project review by the Planning Commission is as follows:

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

Some key features and impacts of the proposed reconstruction design that are listed above merit more in depth discussion.

Design of reconstruction – The Engineering Department of CBJ uses engineering judgment, knowledge of best practices and local site features when designing streets for reconstruction. In this case, the project design includes narrowing the existing lanes based on research and best practices demonstrating that narrower lane widths slow traffic.

The current site layout has two traffic lanes within a roadway width of 28ft and one 8ft sidewalk on the uphill, south west side of the Jackson Road right-of-way. The reconstruction will recreate the current layout with some minor alterations to curb alignments. Based on the zoning in which this project is sited, the current layout is below the standard required by the CBJ Land Use code. The roadway width is being reduced by 2ft to 26ft (see ATTACHMENT A) and the required roadway width in the D5 zoning district is 28ft (CBJ 49.35.240(a)(3)(A)). Both the current street design and the proposed street design are also deficient in provision of sidewalks (see CBJ 49.35.240(a)(3)(A) and more specifically CBJ 49.35.620(a)) in that it only provides one “sidewalk” instead of the required two.

However, during the original subdivision platting process (Subdivision case# FP02-85) an allowance was given by the Planning Commission (meetings dated April 23rd and 30th, 1985) for a single, 8ft wide separated “recreational path” instead of two, 4ft wide pedestrian paths on both sides of the street. Relevant extracts of these meetings are included as ATTACHMENT B. The recreational path was to be separated from the road way by a “planting strip”. The justifications for the single, recreational path instead of two single sidewalks were as follows:

- **More effective snow ploughing of the street** – it was recognized that the elevation of the subdivision meant it received more snow than most residential areas in Juneau. The single, separated path design would allow ploughing of snow towards the downhill side

Planning Commission
File No.: CSP2015 0003
March 10, 2015
Page 6 of 13

of the right-of-way without covering a sidewalk whilst leaving the separated path easier to keep open during periods of persistent snowfall.

- **Relief required for steep topography** – it was uncertain as to whether the slope would have benefited from a pending steep slope ordinance that reduced pedestrian sidewalk requirements.
- **Aesthetically more pleasing** – the wider single sidewalk with planting strip was considered a more aesthetically pleasing approach.
- **Increased pedestrian safety** – A planting strip separating the recreational path from the roadway enhanced pedestrian safety.

The content of the planting strip is not specified in the Planning Commission meeting minutes. The planting date of trees currently in the planting strip is unknown. The relevant land use file that contains the details of the subdivision was unable to be located.

The reasoning followed in the 1985 minutes is currently formalized as a waiver process is in CBJ 49.35.620(b)(2)(A) &(B)

Accessibility to trailhead parking lot – There will be times where access to the CBJ maintained trailhead parking will be restricted and contractors may seek to store equipment in a portion of the parking lot. The Treadwell Ditch trail and Dan Moller Cabin trail can be accessed via an alternative trailhead parking lot located on Pioneer Avenue.

When contacted regarding the proposal, Ed Grossman, Juneau Ranger District, Recreation Manager replied:

“Usually patrons of our Dan Moller cabin park in the Blueberry Hills Lot, which is managed by the City. Dan Moller cabin is often the highest use cabin on the Tongass, renting up to 280 nights annually.

So we would really appreciate knowing of any access closures as your schedule gels, so we can post this on the Recreation.gov reservation site, and/or call patrons.”

Email to Tim Felstead 2/13/15

Brent Fischer, CBJ Parks and Recreation, Superintendent of Facilities, Parks, and Landscape replied:

Planning Commission
File No.: CSP2015 0003
March 10, 2015
Page 7 of 13

"If the use of trailhead parking is considered, we need to discuss how much area and for how long. This is a heavily used trail. This should only be looked at for last resort."

Email to Tim Felstead 2/19/15

Staff recommends a condition that prolonged closure of the trail head parking lot during construction be noticed at the entrance of Jackson Road and information passed to CBJ Department of Parks and Recreation and USFS Juneau Ranger District.

Removal of trees – The removal of trees currently in the planting strip separating the roadway from the sidewalk has been requested by the CBJ Engineering and Public Works, Streets Division. The request was made in order to aid better storage and removal of snow during periods of persistent snowfall – it is not necessary for the reconstruction of the street. The Streets Division have communicated that frequently the snow accumulation on Jackson Road has been significant to the extent that there were no additional storage areas at the sides of the roadway (see ATTACHMENT C). The Treadwell Ditch parking lot is popular with snowmobile users and cross-country skiers as well as winter users of the Dan Moller Cabin so maintaining access to the parking lot is important.

There has been concern from the neighbors in the Blueberry Hills subdivision regarding the tree removal. In particular, the neighbors consider the current trees to provide an aesthetic value to the neighborhood. The use of Mountain Ash trees at regular spacing in the planting strip separating the roadway from the path is a street theme throughout the Blueberry Hills Subdivision (See ATTACHMENT D1-5 and E2). As mentioned above, it is unknown if planting trees in the planting strip was included in the designs of the original proposal taken to the Planning Commission in April 1985. Twenty-eight signatories representing twenty nine of the subdivision's thirty occupied lots have signed a petition requesting the Mountain Ash trees to remain throughout the Blueberry Hills subdivision (see ATTACHMENT F). One resident, Mr. Thomas Hanley, has formally written to the Planning Commission requesting the Mountain Ash trees to remain (see ATTACHMENT G). Google Streetview photos from the summer 2011 show all the current trees growing and appearing to be healthy, however, the Streets Division have noted some trees have damaged bark and a growing at angles not completely vertical (See ATTACHMENT I).

In addition to streetscape aesthetics, separated walkways and planting strips with trees have been shown to improve road safety due to lower speeds and providing a safety buffer between vehicles and pedestrians. The influence of the trees on Jackson Road in this regard is anticipated to be of limited significance due to the relatively low passenger and vehicle numbers and residential setting of the neighborhood. However, removal of the trees would likely result in a perception of a wider road and may increase traffic speeds and noise.

Planning Commission
File No.: CSP2015 0003
March 10, 2015
Page 8 of 13

Following the reconstruction and proposed removal of trees, there will be three streetlights, five signs and three groups of utility boxes remaining in the planting strip (See ATTACHMENT E1). CBJ Streets Division would like to combine all individual mailboxes to one single location to further clear the planting strip. At the time of writing this report, it was not clear if residents would accept this.

Staff had discussions with CBJ Streets Division regarding the issue of snow removal along the streets in Blueberry Hills subdivision. It was estimated that snow clearance requires 2-3 times the amount of time clearing an equivalent street closer to sea level. This in part is due to the extra snow that falls at the higher elevation of Jackson Road but is primarily due to the snow having to be plowed towards the uphill side of the street to leave storm water drains open on the downhill side of the roadway. Also, care must be taken to avoid the trees and mailboxes that have encroached on the downhill side of the street. It was further stated that because of the drainage needs, the additional 2ft of grass on the downhill side of the street will provide no useful, additional snow storage area.

The current approach uses a grader to the curb edge and with only additional snow storage capacity made using a heavy duty snow blower to shoot snow further back onto the pathway and against the bank on the uphill side of the street. The snow blower is more expensive to operate and transport to Jackson Road than a grader.

The Street Division's preferred approach would be to clear the snow using a grader to push snow further back towards the separated path. If the trees were removed, the intention would be for the grader to use the blade above the planting strip to push snow further to the bank on the uphill side of Jackson Road. Following the winter, damage to the planting strip from instances where grading blade is dropped too low and catches grass in the planting strip, is not normally repaired. The Streets Division has suggested lowering the grade of the grass planting strip would prevent damage from the grading blade. It is thought this preferred approach would also require less use of the snow blower and so reduce expense to CBJ.

Cost estimates for the two scenarios have been provided by the Streets division (see ATTACHMENT H). It is estimated that the current approach (with trees) requires \$2,401 per snow event whilst if trees were removed the cost would be reduced to \$251 per snow event.

It was also reported that the trees have also been causing some damage to the street sweeper in the spring/summer, with branches striking the side mirrors of the vehicle.

The long term intention would be for all trees in the Blueberry Hills subdivision to be removed in the future as other streets in the subdivision are reconstructed.

Planning Commission
 File No.: CSP2015 0003
 March 10, 2015
 Page 9 of 13

Under either approach, during periods of high snowfall the path would be used as a snow storage area though this may occur more often if the grader had easier access to plough along the planting strip.

Other comments provided by relevant CBJ and external agencies -

Engineering and Public Works, Wastewater Division were happy with the proposed plans.

Engineering and Public Works, Water Division wished to consider replacing connections to the CBJ reservoir behind the Blueberry Hills Subdivision as part of this project. CBJ divisions of Water and Engineering will work together to include this additional work in the current proposal; however, this will not result in significant changes to implementation of the proposed project.

Lands Department had no concerns, but supported the retention of the trees.

Fire Department requested they be informed 24hrs before any periods of water shut off.

CONFORMITY WITH ADOPTED PLANS

In addition to CBJ Land Use Code (Title 49) other adopted plans that were checked for consistency were Comprehensive Plan 2013, Area-wide Transportation Plan 2001 and Juneau Non-motorized Transportation Plan 2009.

Comprehensive Plan

The following relevant guidelines and implementing actions are included in the CBJ Comprehensive Plan 2013:

“Maintenance and snow removal of transportation infrastructure is of critical importance, as roadways, sidewalks, separated paths, and bus stops must all be kept in good repair and be cleared of snow and ice to function. Snow removal and storage must be considered and accommodated in the design of roadway sections and other transportation infrastructure, and adequate resources must be made available to ensure that infrastructure can be used safely.”

Page 102

The above extract from the Transportation chapter of the Comprehensive Plan highlights the importance placed on snow removal. Whilst removal of the planting strip trees is not critical in

clearing snow on Jackson Road, CBJ Streets have argued it would lead to a more cost-effective snow plowing and storage operation.

“Development Guideline

12.9 - DG1 Landscaping in Rights-of-Way should be hardy enough to withstand snow storage, or located so as to not interfere with snow storage and removal; this does not preclude the installation of street trees or planted medians, but ensures that their location and the species selected for planting can withstand critical snow storage and removal activities.”

Page 207

The current trees have survived a number of winters (possibly since the street was constructed in 1985). It appears as if some trees (up to six) are missing although reason is not known. Mountain Ash trees are not on the recommended list of trees suggested by the CBJ Parks and Recreation Department but seem to have been growing with no maintenance from CBJ. The location of the trees does not prevent the use of snow plows along Jackson Road, but it has been argued by CBJ Streets Division that their removal would allow greater storage of snow on the path on the uphill side of Jackson Road and more efficient plowing (both time and money).

“8.6 – IA7 Allocate the resources necessary to adequately maintain and remove snow from sidewalks and separated paths.”

Page 115

What falls as rain at the lower elevations falls as snow at the higher elevations. This results in snow storage issues in Blueberry Hills subdivision as it receives a relatively high level of snow compared to streets at a lower elevations. Periods of persistent snowfall can result in the footpath being covered with plowed snow. The subjective language of this Implementing Action does not make it clear if deliberately ploughing snow onto the path is acceptable and how long it can remain covered. It should be recognized that were snow not moved onto the path, it would limit safe use of vehicles on Jackson Road.

“8.6 – IA8 Prioritize snow removal from sidewalks and separated paths so as to provide safe walking routes for school children, where high numbers of pedestrians are present, or where no alternative routes are available.”

Page 115

Removal of snow from the Jackson Road path is a low priority in the context of Juneau. Pedestrian numbers are likely very low during the winter, but the number of vehicles using the road to access the trailhead carpark, including those towing trailers with snowmobiles, increases. It is probable that the level of pedestrian/vehicle conflict is low relative to the rest of Juneau and periods where this path is unusable due to snow, cause few problems for

pedestrians in the area.

“Development Guideline

12.10 - DG1 Design roadway sections to use elements such as on-street parking, landscaping buffers, and other space outside the travelled way to protect pedestrians from the travelled way and to provide snow storage capacity.”

Page 208

Compared to a standard street design with two sidewalks immediately adjacent to the roadway, the street design on Jackson Road was intended to provide increased snow storage capacity and give a period of time before snow accumulates on the roadway to such an extent that the pedestrian path has to have snow plowed on to it. However, CBJ Streets Division states that the trees and mailboxes currently limit the planting strip’s usefulness as snow storage. With fewer obstacles in the planting strip, there may be a temptation for the grader to plow on the planting strip and move snow onto the footpath sooner than currently occurs. Removal of the trees would remove some of the landscaping along the planting strip and may expose the remaining grass in the strip to damage from snow plow operations though re-grading of the strip may prevent this damage.

Area Wide Transportation Plan (AWTP) 2001

There are no specific requirements in the AWTP for this street, but an area wide priority was for reconstruction of streets to take into account pedestrian and cyclist needs. The proposed plans achieve this.

6 Pedestrian and Bicycle Facilities on Local and Collector Streets - *With new construction and reconstruction, evaluate pedestrian and bicycle needs and recommend sidewalks on one or both sides of a street, as appropriate, in all commercial or residential subdivisions. Near-term (p.11)*

The proposed designs for the reconstruction are consistent with this requirement.

Juneau Non-Motorized Transportation Plan (JNMTP, 2009)

The JNMTP states that separated paths, such as the path alongside Jackson Road should be 10ft wide. However, since the current 8ft wide separated path is not being altered as part of the street reconstruction and is a lightly used path, altering this path as part of the proposed project is considered to be unnecessary.

Planning Commission
 File No.: CSP2015 0003
 March 10, 2015
 Page 12 of 13

More specifically regarding sidewalks and planting strips, the JNMTP also states:

“On streets with higher traffic volumes and speeds, a vegetated buffer 4 to 6 feet wide will make the sidewalk safer and more pleasant for walkers. Snow that is cleared from the street and sidewalk can be stored in this buffer area. Other streetscape improvements such as adding pedestrian scale lighting, landscaping and furniture will make walking more enjoyable and may encourage people to take more trips on foot.”

(Page 41)

Jackson Road is not currently a high traffic or speed street, so having a separated path, whilst aesthetically attractive, offers little extra incentive towards encouraging pedestrian trips.

HABITAT

The proposed project will replace an existing roadway that is in a state of poor repair with a new roadway and associated utility infrastructure within the same right-of-way. No cataloged anadromous streams or mapped wetlands will be affected by the proposed project. Based on the best data available to Community Development Department staff, there are no bald eagle nests within 330 feet of the project area.

FINDINGS

Staff finds that the proposed project is, on the whole, consistent with the provisions of Title 49, the Comprehensive Plan including other relevant adopted plans, and the Capital Improvements Program as described above. Areas of inconsistency, specifically relate to roadway width.

RECOMMENDATION

Staff recommends that the Planning Commission recommend that the Assembly approve the proposed project, as prescribed at CBJ 49.10.170(c).

Staff suggests the following recommendations for CBJ Department of Engineering and Public Works and/or the contractors undertaking the work:

- Include CBJ Department of Parks and Recreation in any discussions with contractors on the siting of equipment in the Treadwell Ditch Trail head parking lot.

- CBJ Fire department is informed of water shut offs 24hrs in advance.
- Provide start and end construction dates to CBJ Department of Parks and Recreation and the USFS Juneau Ranger District Recreational Manager. This will allow these agencies to provide the public and users of the Dan Moller Cabin information on restricted access to the Treadwell Ditch trail parking lot.
- Public notice signs should be posted at the entry of Jackson Road informing the public of dates and times of day that the Treadwell Ditch Trail parking lot will be closed.
- If trees remain, they should be physically protected throughout the reconstruction project.
- If the trees are removed, the remaining grass planting strip should be graded to curb level with topsoil added and reseeded within one growing season of the street reconstruction. In addition, CBJ Streets or Parks and Recreation should commit to repairing damage to the planting strip to maintain its appearance throughout the year.
- If the trees are removed, CBJ Streets should maximize any snow plowing and storage benefits by agreeing with all residents for co-location of all Jackson Road mailboxes to one location.
- To minimize disruption to residents of Jackson Road, and parking lot users, CBJ Engineering Division should incorporate CBJ Water Division's plan for connection of Jackson Road water lines to the water reservoir above Treadwell Ditch Trail parking lot. This will remove the need to undertake this work at a later date.

Packet Page 53 of 98

Project Description			
RECONSTRUCTION OF JACKSON ROAD IN THE BLUEBERRY HILLS SUBDIVISION, INCLUDING REPLACEMENT OF WATERLINE, SUBBASE AND PAVEMENT.			
PROPERTY LOCATION			
Street Address: JACKSON ROAD		City/Zip:	
Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot): BLUEBERRY HILLS SUB			
Assessor's Parcel Number(s):			
LANDOWNER/ LESSEE			
Property Owner's Name: CBJ		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: JOHN NELSON		Contact Person: SAME	Work Phone: 586-0994
Mailing Address: CBJ PUBLIC WORK DEPT ENGINEERING DIV.		Home Phone: 957-2187	Fax Number: 463-2606
E-mail Address: JOHN.NELSON@JUNEAU.CRE		Other Contact Phone Number(s):	
X _____ Applicant's Signature		_____ Date of Application: 11/22/15	

OFFICE USE ONLY BELOW THIS LINE

Permit Type	***SIGN	Date Received	Application Number(s)
Building/Grading Permit			
City/State Project Review and City Land Action			
Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
Mining Case (Small, Large, Rural, Extraction, Exploration)			
Sign Approval (If more than one, fill in all applicable permit #'s)			
Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
Variance Case (De Minimis and all other Variance case types)			
Wetlands Permits			
Zone Change Application			
Other (Describe)			

***Public Notice Sign Form filled out and in the file.

Comments:	Permit Intake Initials

CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION Page 1 of 2

Project Number	Project Name (15 characters)	Case Number CSP	Date Received
----------------	------------------------------	--------------------	---------------

TYPE OF PROJECT REVIEW:

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

DESCRIPTION OF PROJECT RECONSTRUCTION OF JACKSON ROAD IN THE BLUEBERRY HILLS SUBDIVISION, WORK INCLUDES REPLACEMENT OF WATERLINE, SUBBASE AND PAVEMENT

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):

CURRENT CRJ R.O.W.

PROPOSED USE OF LAND OR BUILDING(S):

SAME

PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:

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

Capital Improvement Program # (CIP) R72114

Local Improvement District # (LID) _____

State Project # _____

ESTIMATED PROJECT COST: \$ 885,000

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

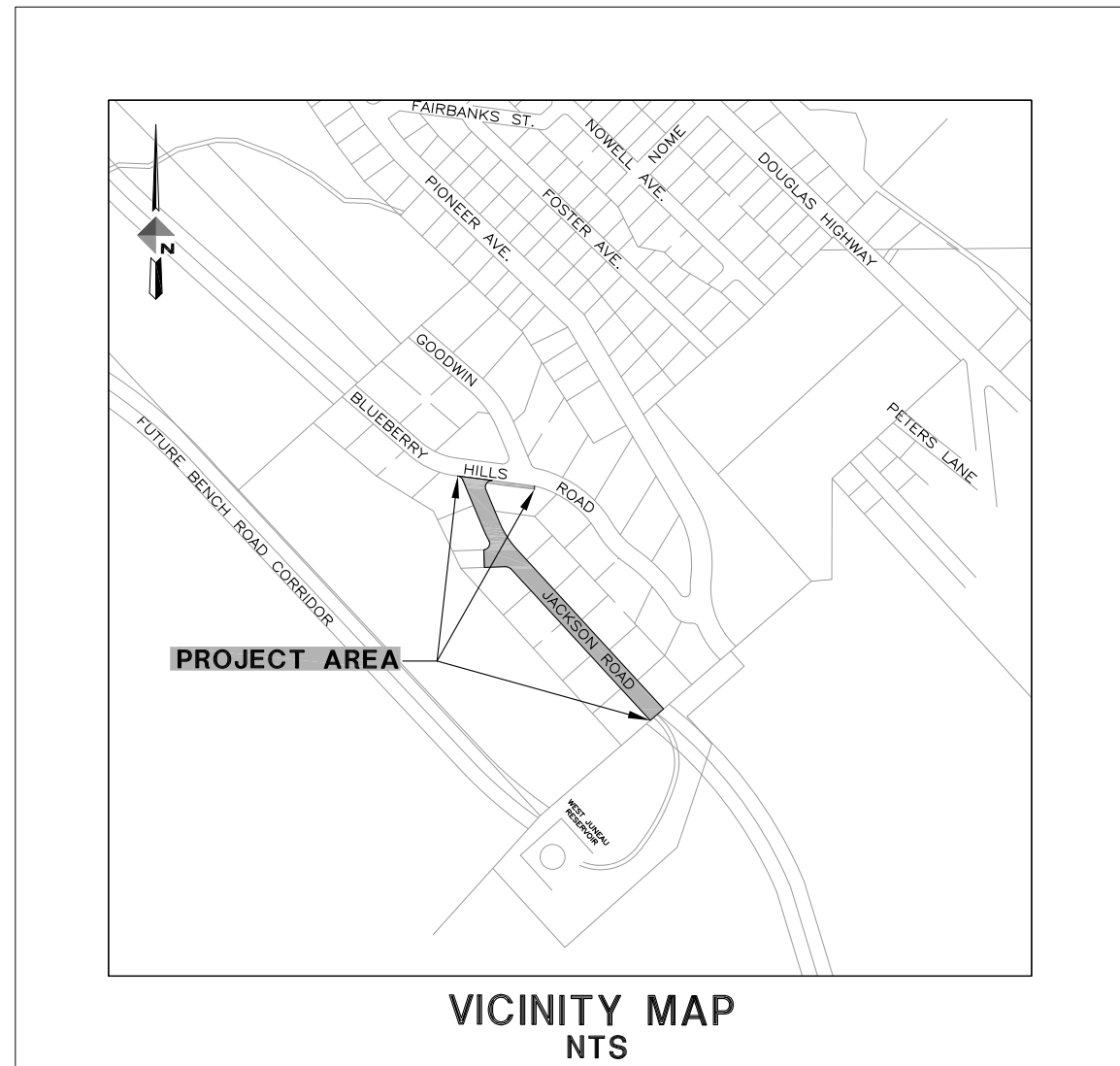
	Fees	Check No.	Receipt	Date
Application Fees	\$ _____	_____	_____	_____
Total Fee	\$ _____	_____	_____	_____

**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**

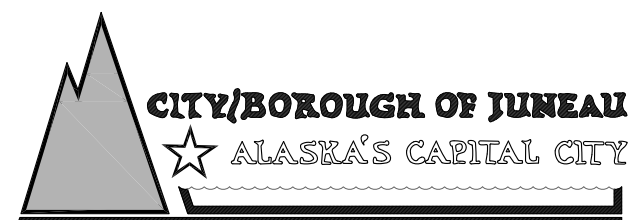
INDEX

JACKSON ROAD
RECONSTRUCTION
CONTRACT NO. E15-191

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 16
LEGEND, ABBREVIATIONS, AND GENERAL NOTES	2 OF 16
TYPICAL SECTION	3 OF 16
DETAILS	4 OF 16
TRAFFIC CONTROL NOTES, TABLES, AND PAVING SEQUENCE REQUIREMENTS	5 OF 16
JACKSON ROAD HORIZONTAL AND VERTICAL CONTROL CURB AND GUTTER LAYOUT AND GRADES BLUEBERRY HILLS RD TO STA "J" 12+50	6 OF 16
JACKSON ROAD HORIZONTAL AND VERTICAL CONTROL CURB AND GUTTER LAYOUT AND GRADES STA "J" 12+50 TO STA "J" 15+40	7 OF 16
JACKSON ROAD HORIZONTAL AND VERTICAL CONTROL CURB AND GUTTER LAYOUT AND GRADES STA "J" 15+40 TO STA "J" 18+30	8 OF 16
JACKSON ROAD HORIZONTAL AND VERTICAL CONTROL CURB AND GUTTER LAYOUT AND GRADES STA "J" 18+30 TO EOP	9 OF 16
PLAN - JACKSON ROAD BLUEBERRY HILLS RD TO STA "J" 12+50	10 OF 16
PLAN - JACKSON ROAD STA "J" 12+50 TO STA "J" 15+40	11 OF 16
PLAN - JACKSON ROAD STA "J" 15+40 TO STA "J" 18+30	12 OF 16
PLAN - JACKSON ROAD STA "J" 18+30 TO EOP	13 OF 16
PLAN - BLUEBERRY HILLS ROAD STORM DRAIN INSTALLATION	14 OF 16
PROFILE - JACKSON ROAD BLUEBERRY HILLS ROAD TO STA "J" 15+90	15 OF 16
PROFILE - JACKSON ROAD STA "J" 15+90 TO EOP	16 OF 16



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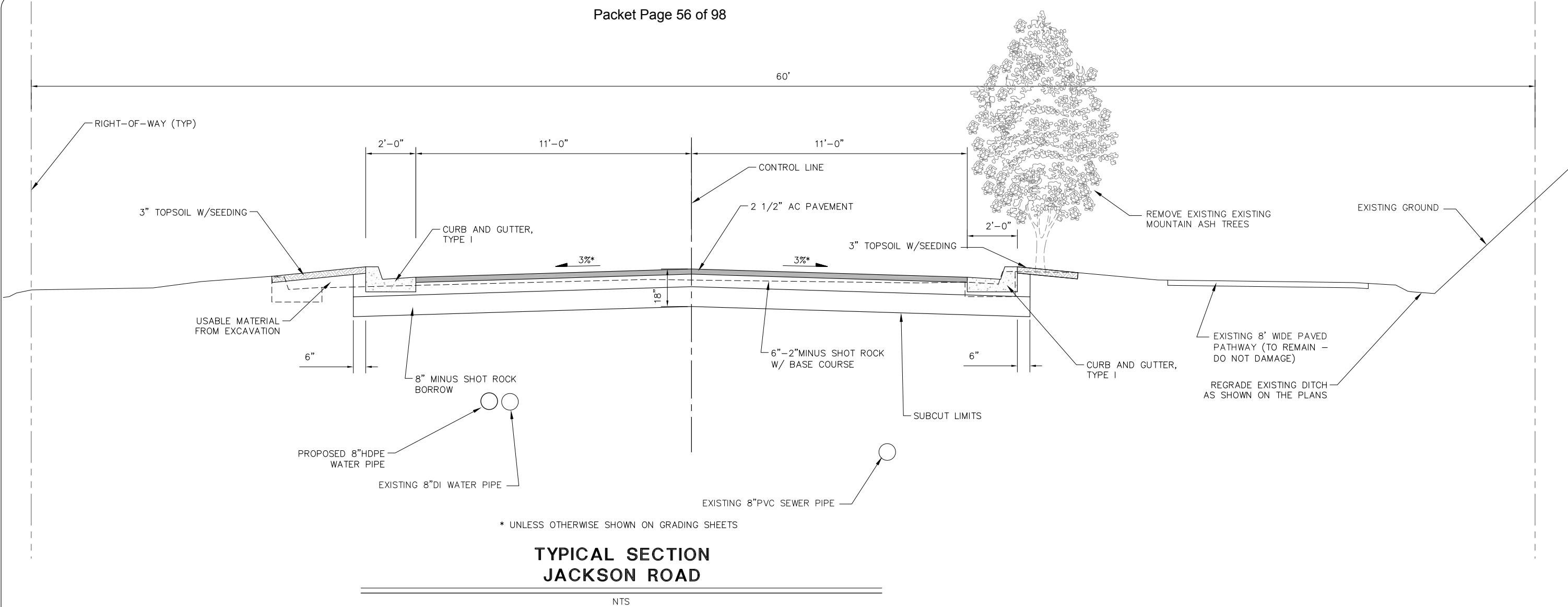


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SHEET NO.

1
of
16



NOTES FOR TYPICAL SECTIONS THIS SHEET

1. ADDITIONAL EXCAVATION BELOW THE NEATLINE SUBCUT LEVEL MAY BE REQUIRED, IF ORGANIC OR OTHER UNSUITABLE MATERIALS ARE FOUND AT OR NEAR THE PLANNED SUBCUT LEVEL, AS DIRECTED BY THE ENGINEER. USABLE MATERIAL FROM EXCAVATION SHALL BE USED TO BACKFILL THE ADDITIONAL AREAS OF EXCAVATION, WHICH MAY VARY FROM 6" IN DEPTH TO A DEPTH OF UP TO 5'-0" BELOW FINISH GRADE. THE BACKFILLING WITH USABLE MATERIAL FROM EXCAVATION WILL BE CONSIDERED INCIDENTAL TO OTHER WORK.

2. IF EXISTING SOILS WITHIN THE PLANNED SUBCUT LAYER ARE FOUND TO BE USABLE, AS DETERMINED BY THE ENGINEER, THE DEPTH OF EXCAVATION AND BACKFILL MAY BE DECREASED.

3. SEE HORIZONTAL AND VERTICAL CONTROL, CURB AND GUTTER LAYOUT AND GRADE DRAWINGS FOR GRADING DETAILS.

4. UNDERGROUND ELECTRICAL, SANITARY SEWER, STORM DRAIN, AND WATER AND SERVICES NOT SHOWN IN THE TYPICAL SECTION. SEE PLAN SHEETS FOR APPROXIMATE LOCATIONS.

5. ALL FILL AREAS BEYOND SUBCUT LIMITS SHALL BE BACKFILLED WITH USABLE MATERIAL FROM EXCAVATION AND GRADED TO DRAIN AS SHOWN ON THE PLAN VIEW DRAWINGS.

6. DRIVEWAYS DISTURBED DURING CONSTRUCTION SHALL BE RECONSTRUCTED TO EQUAL, OR BETTER CONDITION WITH SUBGRADE REPLACED IN LAYERS TO MATCH THOSE REMOVED EXCEPT:

A) PAVED DRIVEWAYS SHALL BE SUBCUT TO 18 INCHES BELOW FINISH GRADE AND REPLACED WITH 11-1/2 INCHES OF SHOT ROCK BORROW, 4 INCHES OF 2"- MINUS SHOT ROCK WITH BASE COURSE, AND 2-1/2 INCHES OF A.C. PAVEMENT FOR DRIVEWAYS.

B) ALL WORK REQUIRED TO RECONSTRUCT GRAVEL DRIVEWAYS BEYOND THE BACK OF EXISTING CURB WILL BE CONSIDERED INCIDENTAL TO OTHER WORK AND NO ADDITIONAL PAYMENT WILL BE MADE.
- C) ORGANICS, ROOTS, WOOD OR OTHER DELETERIOUS MATERIALS ENCOUNTERED IN THE DRIVEWAYS DURING EXCAVATION OPERATIONS SHALL NOT BE REPLACED, BUT SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL SITE. BACKFILL VOIDS BELOW THE REQUIRED SUBBASE LAYER WITH USABLE MATERIAL FROM EXCAVATION.

7. TOP OF A.C PAVEMENT SHALL BE 1/4 INCH TO 1/2 ABOVE THE TOP EDGE OF CONCRETE GUTTER OR TOP OF CURB. TOP OF PAVEMENT GRADES GIVEN ON THE PLANS ARE 1/4 BELOW ACTUAL FINISH PAVEMENT SURFACE.

8. SANITARY SEWER, WATER AND STORM DRAIN SERVICES ARE NOT SHOWN ON THE TYPICAL SECTION. SEE PLAN VIEW DRAWINGS FOR LOCATIONS.

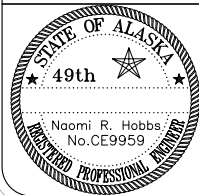
9. GRADE TOP OF CURB AT 2%.

10. THE BASE COURSE LAYER SHALL BE 4" TO 5" OF 2-INCH MINUS SHOT ROCK WITH 1" TO 2" TOP LAYER OF BASE COURSE, GRADING D-1 FOR A TOTAL THICKNESS OF 6". THE 2" MINUS SHOT ROCK SHALL BE WELL COMPACTED PRIOR TO PLACING THE BASE COURSE GRADING D-1.

11. BASE COURSE, GRADING D-1, MAY BE USED FOR THE FULL DEPTH OF THE BASE COURSE UNDER THE PAVED DRIVEWAYS AS A NO COST SUBSTITUTION.

12. CATCH LINE FOR USABLE MATERIAL AND TOPSOIL WILL VARY IN DISTANCE FROM RIGHT-OF-WAY LINES. PLACE AND GRADE THESE MATERIALS TO PROVIDE A SMOOTH, WELL DRAINED TRANSITION TO EXISTING GRADES, AS DIRECTED BY THE ENGINEER.

13. ASPHALT THICKNESS FOR DRIVEWAY APPROACHES AND DRIVEWAYS SHALL BE 2 1/2".



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JACKSON ROAD
RECONSTRUCTION
CONTRACT NO. E15-191

TYPICAL SECTION

ATTACHMENT A

SHEET NO.

3
of
16

CB-1 TYPE IV	
STA "J" 10+45.1, MATCH CURB	
FG	EL=422.68
INV S-2	EL=418.60
SUMP 16" MIN	

MH-1 EXISTING TYPE I	
STA "J" 10+02.5, 22.2 LT	
EXISTING COVER	EL=427.44
TOP OF EXISTING CONE	EL=426.77
INV 8"PVC (OUT)	EL=422.76
INV 8"PVC (IN-WEST)	EL=423.00
INV 8"PVC (IN-SOUTH)	EL=422.94
* TO REMAIN-NO WORK REQUIRED	

PIPE SUMMARY - STORM DRAINAGE				
PIPE	SIZE	LENGTH	TYPE	SLOPE
S-2	12"	19.0	CPP	.0057
S-3	18"	80.6	CPP	.0448
S-4	18"	205.3	CPP	.0931
S-5	12"	23.6	CPP	.0905
S-6	18"	70.8	CPP	.1261
SEE NOTE 4				

CB-3 TYPE III	
STA "J" 12+37.8, MATCH CURB	
FG	EL=447.25
INV S-5	EL=443.50
SUMP 16" MIN	

BLUEBERRY HILLS ROAD

CONTROL POINT "J-6"
N: 2358623.64
E: 2538873.34

BP STA "J" 9+90.00
N: 2358614.30 E: 2538869.91

2921
CARL J & MARIA UCHYIL
LOT 1
523-5091

2920
ROBERT E &
NATALIA V RIDLEY
LOT 12
NOT LISTED

JACKSON ROAD

PC STA "J" 12+09.32
N: 2358412.84 E: 2538956.61

CONTROL POINT "J-5"
N: 2358477.34
E: 2538906.36

2925
THOMAS ANDREW HANLEY
LOT 5
364-3142

3001
RONALD COREY & CHRISTA
BAXTER
LOT 4
364-3502

CB-2 TYPE I*	
STA "J" 10+34.3, MATCH CURB	
FG	EL=428.35
INV S-3	EL=422.30
INV S-4	EL=423.00
*W/ OFFSET OPENING	
SUMP 16" MIN	

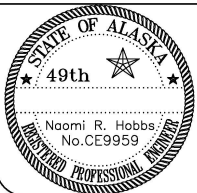
MH-2 EXISTING TYPE I*	
STA "J" 10+64.8, 10.1 RT	
FG	EL=429.49**
EXISTING COVER	EL=429.24
TOP OF EXISTING FLAT TOP	EL=427.77
INV 8"PVC (OUT)	EL=423.55
INV 8"PVC (IN)	EL=423.67
*RECONSTRUCT MANHOLE AND REPLACE FLATTOP AND RISERS WITH CONE. ADJUST MH TO GRADE.	
** ELEVATION GIVEN AT LOWEST POINT ON LID	

CB-4 TYPE I*	
STA "J" 12+37.5, MATCH CURB	
FG	EL=447.22
INV S-4	EL=441.60
INV S-5	EL=441.70
INV S-6	EL=441.70
*W/ CENTERED OPENING	
SUMP 16" MIN	

NOTES

1. PROVIDE ALL ADAPTERS, ELBOWS AND OTHER FITTINGS NECESSARY TO CONNECT TO DISSIMILAR PIPE SIZES, MATERIALS AND DEPTHS. CONNECT TO EXISTING.
2. INSTALL AND CAP WYES FOR FUTURE USE.
3. WATER PIPE INSTALLATION DEPTH MAY NEED TO BE ADJUSTED TO ACCOMMODATE STORM PIPE SYSTEM. INSULATE THE 8" HDPE AS DIRECTED BY THE ENGINEER.
4. PIPE LENGTHS ARE TO CENTER OF STRUCTURES, PIPE SLOPES ARE TO ENDS OF PIPES.
5. CONSTRUCT COMBINED HEADWALL (TO BE MEASURED AS TWO EACH).
6. EXISTING ELECTRICAL CONDUITS AND SEWER UTILITIES MAY BE IN CONFLICT WITH PROPOSED STORM DRAINAGE SYSTEM. CONTRACTOR SHALL EXCAVATE TO EACH UTILITIES CROSSING WITH STORM DRAINAGE TO DETERMINE ELEVATIONS PRIOR TO INSTALLING ANY STORM DRAIN PIPING OR STRUCTURES WITHIN 200'. IF CONFLICTS OCCUR, PROVIDE EXISTING UTILITY ELEVATIONS TO ENGINEER SO THAT STORM SYSTEM GRADING MAY BE ADJUSTED TO AVOID CONFLICTS.
7. CONSTRUCT ROCK ENERGY DISSIPATOR BY EXCAVATING 1.5' BELOW THE PLANNED DITCH GRADES FOR 10' ALONG THE PLANNED CENTER OF THE DITCH, MATCHING THE WIDTH OF THE EXISTING DITCH AND INSTALLING GEOTEXTILE FABRIC AND 12" MINUS SHOT ROCK AS DIRECTED BY THE ENGINEER. VERTICAL LIMITS OF 12" SHALL BE A MINIMUM OF 12" UP THE SIDESLOPES FROM THE PLANNED BOTTOM

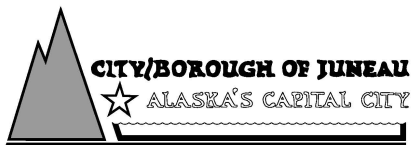
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JACKSON ROAD
RECONSTRUCTION
CONTRACT NO. E15-191

PLAN - JACKSON ROAD
BLUEBERRY HILLS ROAD TO
STA "J" 12+50

ATTACHMENT A

SHEET NO.

10
of
16

PIPE SUMMARY - STORM DRAINAGE				
PIPE	SIZE	LENGTH	TYPE	SLOPE
S-6			SEE SHEET 10	
S-7	12"	58.4	CPP	.0240
S-8	18"	69.9	CPP	.0914
S-9	12"	18.73	CPP	.0557
S-10	12"	15.8	CPP	.0417
S-11	18"	115.9	CPP	.0698
S-12	18"	74.2	CPP	.0072
S-13	18"	19.7	CPP	.0632
S-14	18"	81.7	CPP	.0052
SEE NOTE 3				

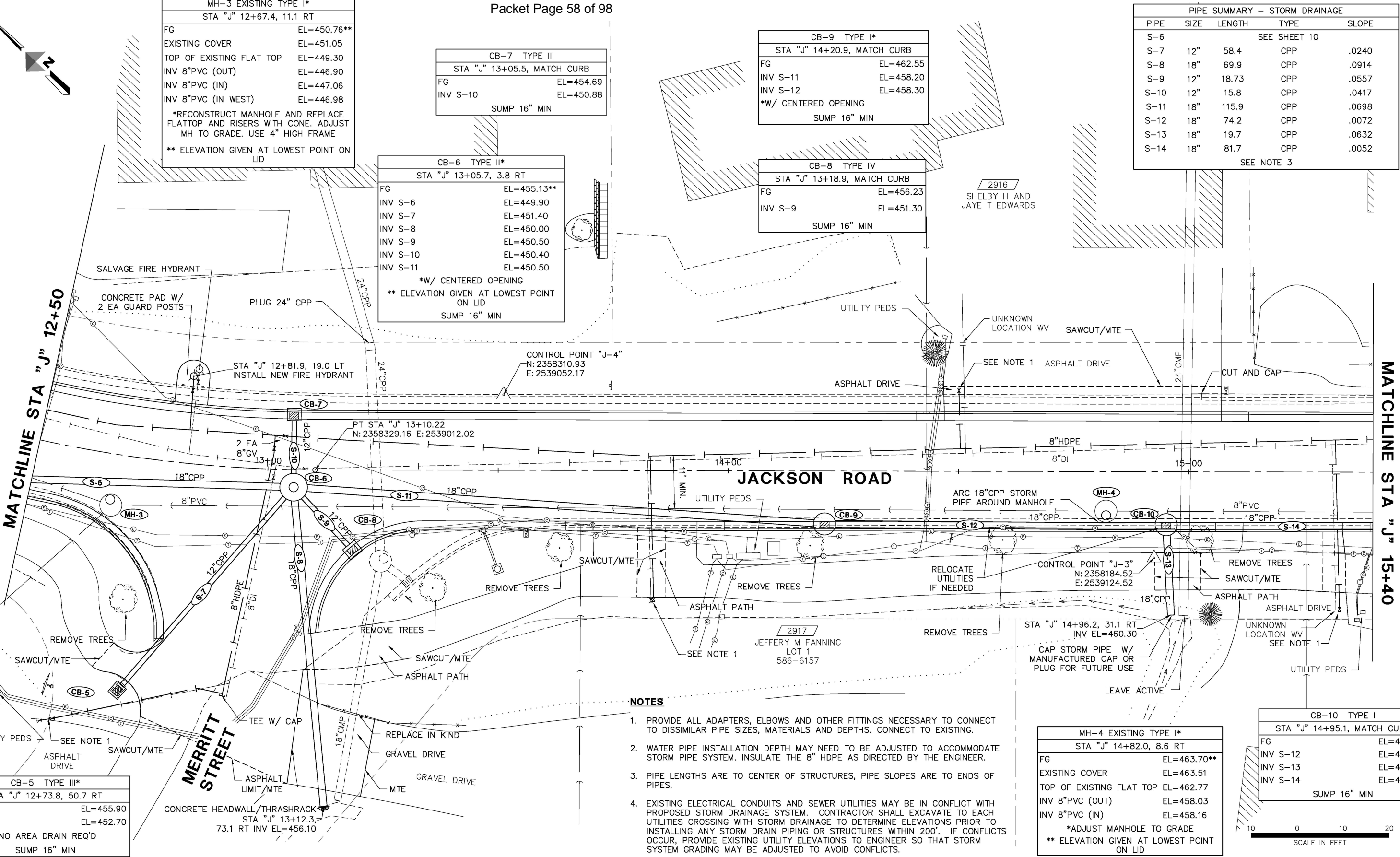
MH-3 EXISTING TYPE I*	
STA "J" 12+67.4, 11.1 RT	
FG	EL=450.76**
EXISTING COVER	EL=451.05
TOP OF EXISTING FLAT TOP	EL=449.30
INV 8"PVC (OUT)	EL=446.90
INV 8"PVC (IN)	EL=447.06
INV 8"PVC (IN WEST)	EL=446.98
*RECONSTRUCT MANHOLE AND REPLACE FLATTOP AND RISERS WITH CONE. ADJUST MH TO GRADE. USE 4" HIGH FRAME	
** ELEVATION GIVEN AT LOWEST POINT ON LID	

CB-7 TYPE III	
STA "J" 13+05.5, MATCH CURB	
FG	EL=454.69
INV S-10	EL=450.88
SUMP 16" MIN	

CB-9 TYPE I*	
STA "J" 14+20.9, MATCH CURB	
FG	EL=462.55
INV S-11	EL=458.20
INV S-12	EL=458.30
*W/ CENTERED OPENING	
SUMP 16" MIN	

CB-6 TYPE II*	
STA "J" 13+05.7, 3.8 RT	
FG	EL=455.13**
INV S-6	EL=449.90
INV S-7	EL=451.40
INV S-8	EL=450.00
INV S-9	EL=450.50
INV S-10	EL=450.40
INV S-11	EL=450.50
*W/ CENTERED OPENING	
** ELEVATION GIVEN AT LOWEST POINT ON LID	
SUMP 16" MIN	

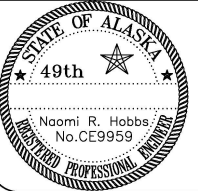
CB-8 TYPE IV	
STA "J" 13+18.9, MATCH CURB	
FG	EL=456.23
INV S-9	EL=451.30
SUMP 16" MIN	



- NOTES**
1. PROVIDE ALL ADAPTERS, ELBOWS AND OTHER FITTINGS NECESSARY TO CONNECT TO DISSIMILAR PIPE SIZES, MATERIALS AND DEPTHS. CONNECT TO EXISTING.
 2. WATER PIPE INSTALLATION DEPTH MAY NEED TO BE ADJUSTED TO ACCOMMODATE STORM PIPE SYSTEM. INSULATE THE 8" HDPE AS DIRECTED BY THE ENGINEER.
 3. PIPE LENGTHS ARE TO CENTER OF STRUCTURES, PIPE SLOPES ARE TO ENDS OF PIPES.
 4. EXISTING ELECTRICAL CONDUITS AND SEWER UTILITIES MAY BE IN CONFLICT WITH PROPOSED STORM DRAINAGE SYSTEM. CONTRACTOR SHALL EXCAVATE TO EACH UTILITIES CROSSING WITH STORM DRAINAGE TO DETERMINE ELEVATIONS PRIOR TO INSTALLING ANY STORM DRAIN PIPING OR STRUCTURES WITHIN 200'. IF CONFLICTS OCCUR, PROVIDE EXISTING UTILITY ELEVATIONS TO ENGINEER SO THAT STORM SYSTEM GRADING MAY BE ADJUSTED TO AVOID CONFLICTS.

MH-4 EXISTING TYPE I*	
STA "J" 14+82.0, 8.6 RT	
FG	EL=463.70**
EXISTING COVER	EL=463.51
TOP OF EXISTING FLAT TOP	EL=462.77
INV 8"PVC (OUT)	EL=458.03
INV 8"PVC (IN)	EL=458.16
*ADJUST MANHOLE TO GRADE	
** ELEVATION GIVEN AT LOWEST POINT ON LID	

CB-10 TYPE I	
STA "J" 14+95.1, MATCH CURB	
FG	EL=463.75
INV S-12	EL=458.80
INV S-13	EL=459.20
INV S-14	EL=460.50
SUMP 16" MIN	



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CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

DEPARTMENT OF ENGINEERING

95% REVIEW
JACKSON ROAD
RECONSTRUCTION
CONTRACT NO. E15-191

PLAN - JACKSON ROAD
STA "J" 12+50 TO STA "J" 15+40

ATTACHMENT A

SHEET NO.
11
of
16

PIPE SUMMARY - STORM DRAINAGE				
PIPE	SIZE	LENGTH	TYPE	SLOPE
S-14			SEE SHEET 11	
S-15	12"	19.4	CPP	.0588
S-16	12"	23.5	CPP	.0101
S-17	18"	20.4	CPP	.0392
S-18	18"	34.5	CPP	.0290
SEE NOTE 3				

MH-5 EXISTING TYPE I*	
STA "J" 17+82.8, 9.0 RT	
FG	EL=474.57**
EXISTING COVER	EL=474.74
TOP OF EXISTING CONE	EL=473.91
INV 8"PVC (OUT)	EL=467.34
INV 8"PVC (IN)	EL=467.49
*ADJUST MANHOLE TO GRADE	
** ELEVATION GIVEN AT LOWEST POINT ON LID	

CB-12 TYPE III	
STA "J" 15+76.9, 11.50 RT	
FG	EL=465.66
INV S-16	EL=462.50
SUMP 16" MIN	

2912
REUBEN VAN &
ERIN C WILLIS
LOT 9
586-8996

2908
REUBEN VAN &
ERIN C WILLIS
LOT 9
586-8996

MATCHLINE STA "J" 15+40

MATCHLINE STA "J" 18+30

NOTES

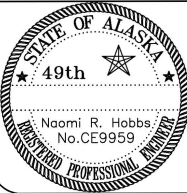
1. PROVIDE ALL ADAPTERS, ELBOWS AND OTHER FITTINGS NECESSARY TO CONNECT TO DISSIMILAR PIPE SIZES, MATERIALS AND DEPTHS. CONNECT TO EXISTING.
2. WATER PIPE INSTALLATION DEPTH MAY NEED TO BE ADJUSTED TO ACCOMMODATE STORM PIPE SYSTEM. INSULATE THE 8" HDPE AS DIRECTED BY THE ENGINEER.
3. PIPE LENGTHS ARE TO CENTER OF STRUCTURES, PIPE SLOPES ARE TO ENDS OF PIPES.
4. EXISTING ELECTRICAL CONDUITS AND SEWER UTILITIES MAY BE IN CONFLICT WITH PROPOSED STORM DRAINAGE SYSTEM. CONTRACTOR SHALL EXCAVATE TO EACH UTILITIES CROSSING WITH STORM DRAINAGE TO DETERMINE ELEVATIONS PRIOR TO INSTALLING ANY STORM DRAIN PIPING OR STRUCTURES WITHIN 200'. IF CONFLICTS OCCUR, PROVIDE EXISTING UTILITY ELEVATIONS TO ENGINEER SO THAT STORM SYSTEM GRADING MAY BE ADJUSTED TO AVOID CONFLICTS.

CB-11 TYPE I*	
STA "J" 15+76.8, 11.50 RT	
FG	EL=465.66
INV S-14	EL=460.90
INV S-15	EL=461.00
INV S-16	EL=462.30
*W/ CENTERED OPENING	
SUMP 16" MIN	

2913
KYLE MANGER
LOT 2
NL

2909
FRANK &
SHARYN A ANDEL
LOT 3
523-0683

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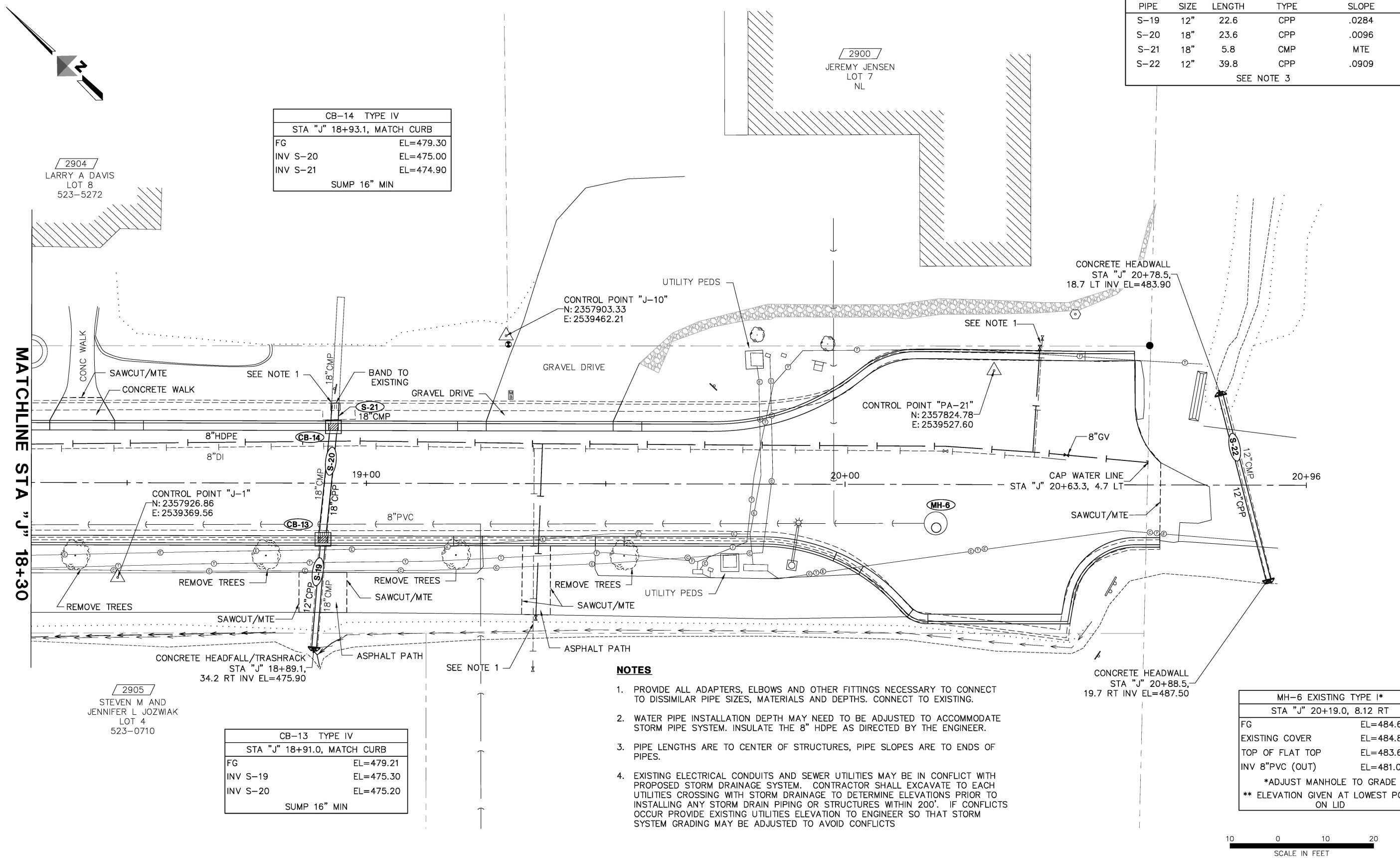
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RECONSTRUCTION
CONTRACT NO. E15-191

PLAN - JACKSON ROAD
STA "J" 15+40 TO STA "J" 18+30

ATTACHMENT A

SHEET NO.

12
of
16



PIPE SUMMARY - STORM DRAINAGE				
PIPE	SIZE	LENGTH	TYPE	SLOPE
S-19	12"	22.6	CPP	.0284
S-20	18"	23.6	CPP	.0096
S-21	18"	5.8	CMP	MTE
S-22	12"	39.8	CPP	.0909
SEE NOTE 3				

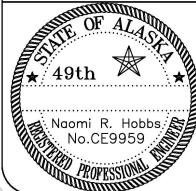
CB-14 TYPE IV	
STA "J" 18+93.1, MATCH CURB	
FG	EL=479.30
INV S-20	EL=475.00
INV S-21	EL=474.90
SUMP 16" MIN	

CB-13 TYPE IV	
STA "J" 18+91.0, MATCH CURB	
FG	EL=479.21
INV S-19	EL=475.30
INV S-20	EL=475.20
SUMP 16" MIN	

NOTES

1. PROVIDE ALL ADAPTERS, ELBOWS AND OTHER FITTINGS NECESSARY TO CONNECT TO DISSIMILAR PIPE SIZES, MATERIALS AND DEPTHS. CONNECT TO EXISTING.
2. WATER PIPE INSTALLATION DEPTH MAY NEED TO BE ADJUSTED TO ACCOMMODATE STORM PIPE SYSTEM. INSULATE THE 8" HDPE AS DIRECTED BY THE ENGINEER.
3. PIPE LENGTHS ARE TO CENTER OF STRUCTURES, PIPE SLOPES ARE TO ENDS OF PIPES.
4. EXISTING ELECTRICAL CONDUITS AND SEWER UTILITIES MAY BE IN CONFLICT WITH PROPOSED STORM DRAINAGE SYSTEM. CONTRACTOR SHALL EXCAVATE TO EACH UTILITIES CROSSING WITH STORM DRAINAGE TO DETERMINE ELEVATIONS PRIOR TO INSTALLING ANY STORM DRAIN PIPING OR STRUCTURES WITHIN 200'. IF CONFLICTS OCCUR PROVIDE EXISTING UTILITIES ELEVATION TO ENGINEER SO THAT STORM SYSTEM GRADING MAY BE ADJUSTED TO AVOID CONFLICTS

MH-6 EXISTING TYPE I*	
STA "J" 20+19.0, 8.12 RT	
FG	EL=484.66**
EXISTING COVER	EL=484.80
TOP OF FLAT TOP	EL=483.63
INV 8"PVC (OUT)	EL=481.08
*ADJUST MANHOLE TO GRADE	
** ELEVATION GIVEN AT LOWEST POINT ON LID	





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ALASKA'S CAPITAL CITY

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RECONSTRUCTION
CONTRACT NO. E15-191

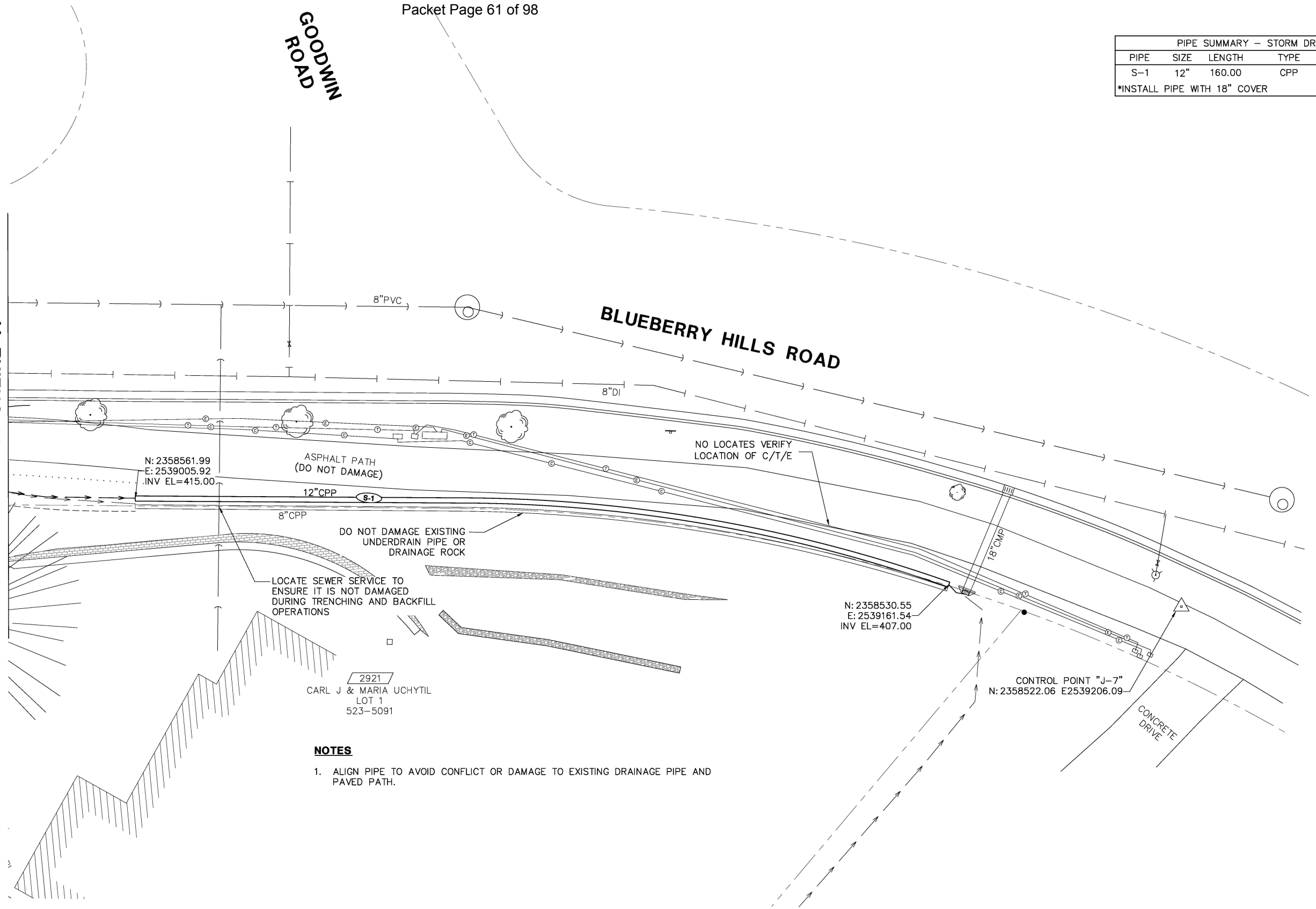
PLAN - JACKSON ROAD
STA "J" 18+30 TO EOP

ATTACHMENT A

SHEET NO.
13
of
16

PIPE SUMMARY – STORM DRAINAGE				
PIPE	SIZE	LENGTH	TYPE	SLOPE
S-1	12"	160.00	CPP	VARIES*
*INSTALL PIPE WITH 18" COVER				

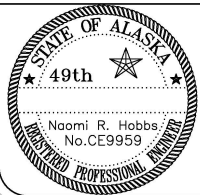
MATCHLINE A



NOTES

1. ALIGN PIPE TO AVOID CONFLICT OR DAMAGE TO EXISTING DRAINAGE PIPE AND PAVED PATH.

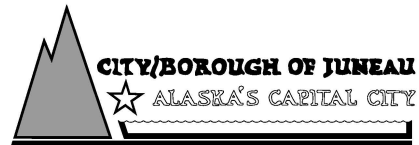
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**95% REVIEW
JACKSON ROAD
RECONSTRUCTION
CONTRACT NO. E15-191**

**PLAN - BLUEBERRY HILLS ROAD
STORM DRAIN INSTALLATION**

ATTACHMENT A

SHEET NO.

**14
of
16**

number of driveways to a specified number. Mr. Williamson suggested that the lots with frontage on the other streets could be restricted from having access on Industrial Boulevard.

Ms. Clark suggested amending condition (6) to read: "That adjoining parcels utilize common access onto Industrial Boulevard. A parcel is any lot or group of lots used under common ownership." The intent would be that if a two-lot parcel was purchased for development, that two-lot parcel would have common access with the adjacent parcel.

Mr. Williamson commented that that language would require that if one person purchased 5 lots and the another person bought 3 adjacent lots, the 8 lots would be limited to one common access point.

AMENDMENT - by Clark to amend the wording of condition (6) to read: "That adjoining lots utilize common access onto Industrial Boulevard."

AMENDMENT - by Bottge to add a condition: "That Lot 7 access off Crazy Horse Drive and not be allowed access off Industrial Boulevard." There being no objection, it was so ordered.

AMENDMENT - by Bottge to amend condition (6): "That all lots utilize common access, with the exception of Lots 18 & 19, Lots 1 & 29, and Lots 7 & 8." There being no objection, it was so ordered.

There being no objection to the motion as amended, it passed by unanimous consent.

FP-01-85

3. Application for a waiver to reduce the requirement of two sidewalks within new subdivisions to one sidewalk within the Blueberry Acres Subdivision, West Juneau.

Applicant: Lance Youngquist

STAFF REPORT

Mr. Maguire reviewed the staff report included in the packet. The specific criteria in the improvement ordinance doesn't allow the Commission to waive the sidewalk in this case. The specific wording that would allow the waiver is "That lots or property on one side of the street will not use the street for primary street access." The lots within the Blueberry Hills Subdivision would all use the street for primary access.

Ms. Bottge asked why this is before the Commission if the Commission cannot grant a waiver. Mr. Maguire stated that it was discussed with the applicant and he requested that it be brought to the Commission to be discussed.

PUBLIC PARTICIPATION

Lance Youngquist, the applicant, stated that they had a meeting with the Engineering Department regarding some of the other problems on the road system. He said that he felt this proposal was a good one. It would be aesthetically pleasing and would allow a lot more flexible usage of the road system as far as people movement is concerned. He stated that in the West Juneau Traffic Study meeting there were a number of comments about sidewalks. He said the impression he got was that sidewalks are not really usable in that particular area. He also commented that it was his understanding that the steep slope ordinance which is being proposed is recommending bike paths rather than sidewalks. He noted that there is a much larger snow cover at that elevation at this time of year and the snow removal is much more difficult. The idea was that sidewalks are going to be unusable 6 months of the year because they will be covered with snow and will be very difficult to plow. In the proposed layout, it would make it much easier to remove the snow and there wouldn't be a sidewalk on the lower side of the street that would be covered by snow. He stated that Mr. Brenner's recommendation would be to widen the bike path to 8 feet, which they would not object to. He stated that there is a time problem because they are presently laying the water lines.

Mr. Campbell asked about the steep slope ordinance. Mr. Maguire stated that the ordinance has certain circumstances under which only one sidewalk would be allowed. Mr. Campbell asked if this subdivision would meet those circumstances. Mr. Maguire said he didn't think that it would.

Ms. Clark asked the time frame. Mr. Youngquist responded that they are presently laying water line and are holding off deciding where to place the hydrants because they would prefer to have them in the planting strip than on the outside edge of sidewalks. He stated that they plan to be paving from May 15 to June 1.

There was no further public testimony and public participation was closed.

COMMISSION ACTION

MOTION - by Campbell to grant a variance from the requirement for two sidewalks with a condition requiring a single, paved sidewalk/bikepath a minimum of 8 feet in width along one side of the road.

Mr. Minch noted that the proposed variance supports the public purpose by reducing the amount of on-going street maintenance and will probably increase the pedestrian and vehicular traffic safety by allowing more efficient snow removal and cleared spaces for pedestrian traffic during the extended snow periods at the higher elevations.

Ms. Clark said she thought the proposal was an excellent idea and probably the preferred way of providing for pedestrian circulation, but she did not believe the Commission has the authority to grant the variance. She suggested that the Assembly could consider an emergency order or some vehicle to allow the variance.

Mr. Campbell said he felt the proposal would serve the public purpose and benefit the neighborhood. He said it appears that portions of the street may meet prospective regulations of the steep slope ordinance which is being drafted. He noted that the Commission has prospectively applied various ordinances (i.e., the panhandle ordinance) by comparing situations with the probable ordinance.

Mr. Minch asked if the developed right-of-way under the proposal would be approximately the same width as if there were two sidewalks. Mr. Brenner responded that sidewalks are required to be 4.5 feet wide and immediately adjacent to the curb. Mr. Minch asked the possibility of adding a second sidewalk at a later time. Mr. Brenner stated that it would be extremely difficult to extend the fill to build the sidewalk once the road has been moved over.

Mr. Williamson stated that he was supportive of the proposal but felt that the Assembly has specifically removed the Commission's right to even consider the question.

Mr. Minch asked if the Engineering Department is generally satisfied with the proposed right-of-way configuration. Mr. Brenner stated that they have discussed the proposed configuration at two meetings and have determined the advantages for maintenance. It would also allow separation between the walkway and the roadway. Mr. Minch asked if the Engineering

Department would be supportive of an ordinance change to allow this sort of flexibility. Mr. Brenner said that they would be supportive under certain conditions.

Mr. Minch suggested that the ordinance does not speak to when the sidewalks have to be constructed. He suggested that the development be allowed with only one sidewalk at this time. Mr. Williamson pointed out that the final plat would not be able to be recorded unless the improvements were completed or bonded for. Mr. Youngquist responded that it would be possible for them to do that. He pointed out that the proposed right-of-way, with the bike path and planting strip, is five feet wider than the required right-of-way width.

Mr. Campbell asked if Ms. Diebels had a suggestion. Ms. Diebels said that the Commission is not allowed to waive the improvement requirements, but the ordinance does not prohibit the Commission from granting a variance. She said she thought that a variance could be granted to any regulation.

MOTION - by Campbell to continue this matter until a special meeting on April 30.

The meeting recessed briefly from 8:45 until 8:52 p.m.

There being no objection, the motion to continue passed by unanimous consent.

VIII. BOARD OF ADJUSTMENT

TP-03-85

1. An application for a temporary use permit to operate a seasonal fishing tackle and bait stand on Tract 1, U.S.S. 2179, Amalga Harbor.

Applicant: Al and Pam Kegler and Cynthia Allende

STAFF REPORT

Mr. Goade reviewed the staff report included in the packet. Staff recommends that the Temporary Use Permit to allow the operation of a fishing tackle and bait stand on Tract 1, U.S.S. 2179, Amalga Harbor be granted subject to the following conditions:

- (1) That the Temporary Use Permit be valid for a period beginning May 1, 1985, and ending September 30, 1985.

*Approved
5-14-85*

MINUTES

PLANNING AND ZONING COMMISSION CITY AND BOROUGH OF JUNEAU, ALASKA Special Meeting April 30, 1985

The special meeting of the Planning and Zoning Commission of the City and Borough of Juneau was called to order by Chairman Ventura Samaniego at 7:05 p.m. in the Assembly Chambers of the Municipal Building.

I. ROLL CALL

Commission Present: Kenneth Williamson, Errol Champion, Robert Minch, Veronica Clark, Konrad Reinke, Merle Bottge, McKie Campbell, Ventura Samaniego

Commissioners Absent: Reed Stoops

Staff Present: Ira Winograd, Assistant Planning Director; Tim Maguire, Planner; Karen Boorman, Planner; Terry Brenner, Engineer

A quorum was present.

II. CONSENT AGENDA

SP-03-85

1. State Project, Road Improvements for Glacier Highway from Tee Harbor to the Shrine of St. Teresa.

Applicant: State of Alaska - DOT/PF

STAFF RECOMMENDATION

Staff recommends that the Department of Transportation continue to include a bike lane as a requirement for future road widening. Staff recommends approval of the project.

COMMISSION ACTION

MOTION - by Champion to approve the consent agenda. There being no objection, it was so ordered.

III. PLATTING BOARD

FP-01-85

1. Application for a waiver to reduce the requirement of two sidewalks within new subdivisions to one sidewalk within the Blueberry Acres Subdivision, West Juneau.

Applicant: Lance Youngquist

STAFF REPORT

Mr. Maguire stated that at the last meeting the Commission requested an attorney's opinion on whether the Commission could grant a variance to the improvement standard in the ordinance. The attorneys reported back to staff that the variance section can apply to any section of the platting ordinance. The Commission would have to present findings to the effect that the criteria listed in the variance section are met by the applicant and the application.

PUBLIC PARTICIPATION

Lance Youngquist, the applicant, came forward to answer any questions.

Ms. Bottge asked if the requested waiver is for all of the streets in the subdivision. Mr. Youngquist responded that it would apply only to the upper three streets in the subdivision. The proposal is for the sidewalks to continue along both sides of Pioneer Avenue and along the upper side of the other streets. He stated that one of the reasons for the bike paths being along the upper side of the street is that Bob Johnson indicated that they try to plow the snow to the downhill side of the street.

Mr. Champion asked how the bike paths would be handled at the intersections of streets. Mr. Youngquist stated that the details have not been worked out.

Mr. Samaniego asked the specific hardship with compliance with the ordinance. Mr. Youngquist stated that he really didn't have any hardship, but that they felt the proposal would result in a place that is more usable, safer and more aesthetically pleasing. He stated that the proposal would result in easier snow removal. It would provide a path that would be separated from the roadway by a planting strip. Mr. Samaniego asked if the proposal is really in lieu of two sidewalks. Mr. Youngquist replied affirmatively. He said they are required to put in 4' sidewalks which is 8' of pedestrian traffic. He said that sidewalks would not be usable 6 months of the year because it wouldn't be possible to plow.

Mr. Champion asked the location of the hydrants. Mr. Youngquist said they would like to have them located in the planting strips.

There was no further public testimony and public participation was closed.

COMMISSION ACTION

MOTION - by Campbell to grant a variance to allow the substitution of one 8' recreational path along the roads in Blueberry Acres Subdivision instead of the two 4' sidewalks required by the ordinance.

Mr. Campbell stated that the ordinance allows for variances to alleviate "substantial undue hardship." He noted that installing a sidewalk on each side of the street would not cause the applicant any undue hardship but it may cause undue hardship for maintenance because the sidewalks may be under snow a substantial part of the year. The 8' recreational path would seem to provide an alternative which upholds the spirit of the ordinance (it is as wide and is paved) and would be safer for pedestrians. It would allow for much better handling of snow disposal. He also noted that the proposed steep slope development ordinance is proposing sidewalks on one side of the street.

Mr. Champion commented that this may be a standard that should be adopted for higher elevations.

Mr. Campbell commented that he felt that altitude could justifiably fall under the category of topography.

Ms. Clark spoke in support of the motion. She said she felt that there would be substantial hardship in the maintenance of two sidewalks. She noted that the variance provisions do not specify who bears the hardship.

Ms. Bottge encouraged that the Engineering Department make sure that there is reasonable crosswalk provisions for the bike paths. Mr. Champion also asked that the crossings be properly lighted.

There being no objection to the motion, it passed by unanimous consent.

IV. ADJOURNMENT

MOTION - by Bottge to adjourn. There being no further business and no objection, the meeting adjourned at 7:23 p.m.



Attachment C – Example of snow accumulation 03/29/07



**ATTACHMENT D1 View from end of Jackson Road towards
Blueberry Hills Road**



ATTACHMENT D2

**View from end of Merritt Road towards end of
Jackson Road**



ATTACHMENT D3

**View from Blueberry Hills Road along
Jackson Road**

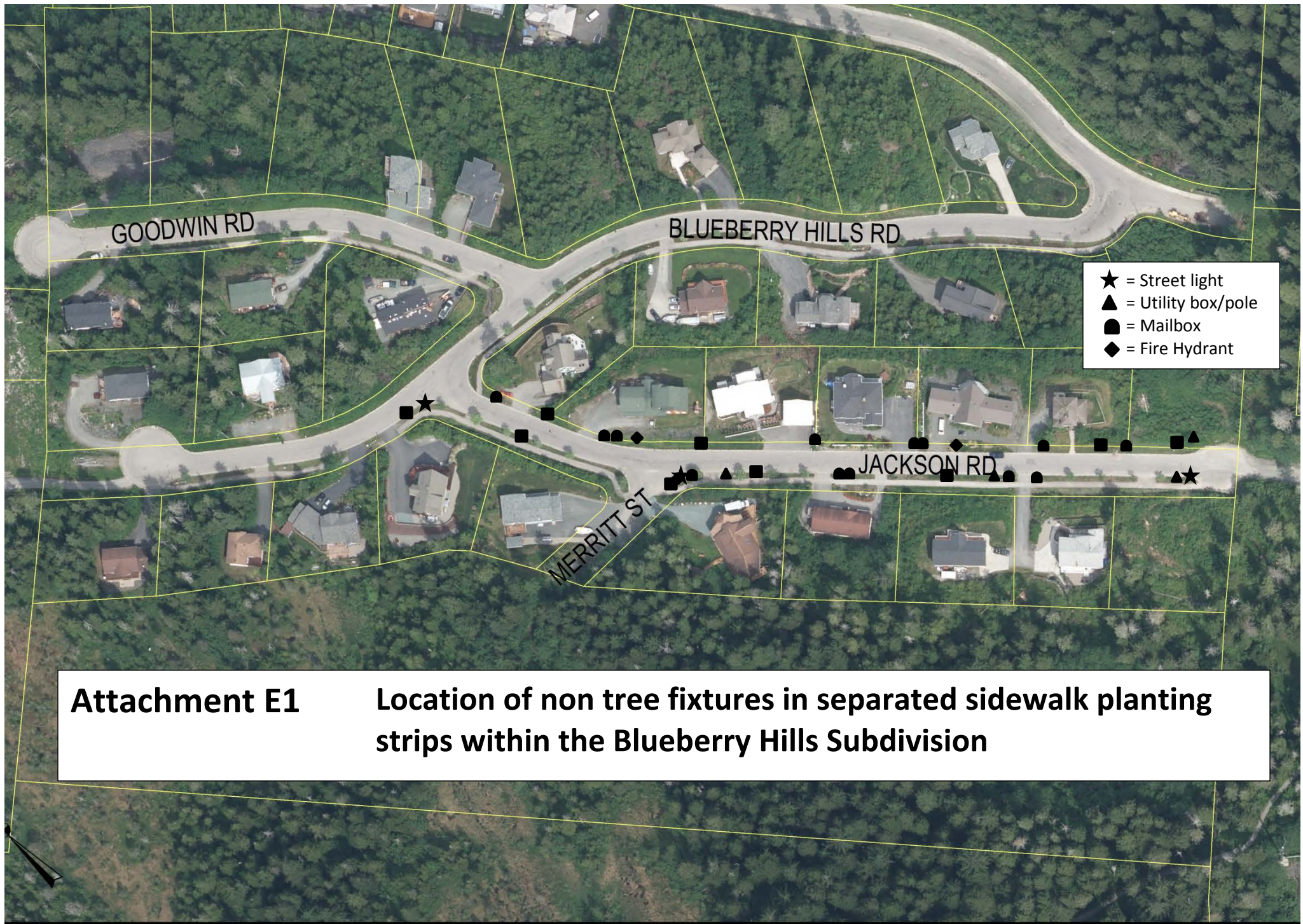


ATTACHMENT D4 View up street from lower end of Blueberry Hills Road



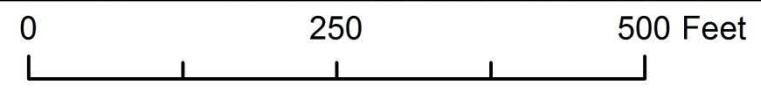
ATTACHMENT D5

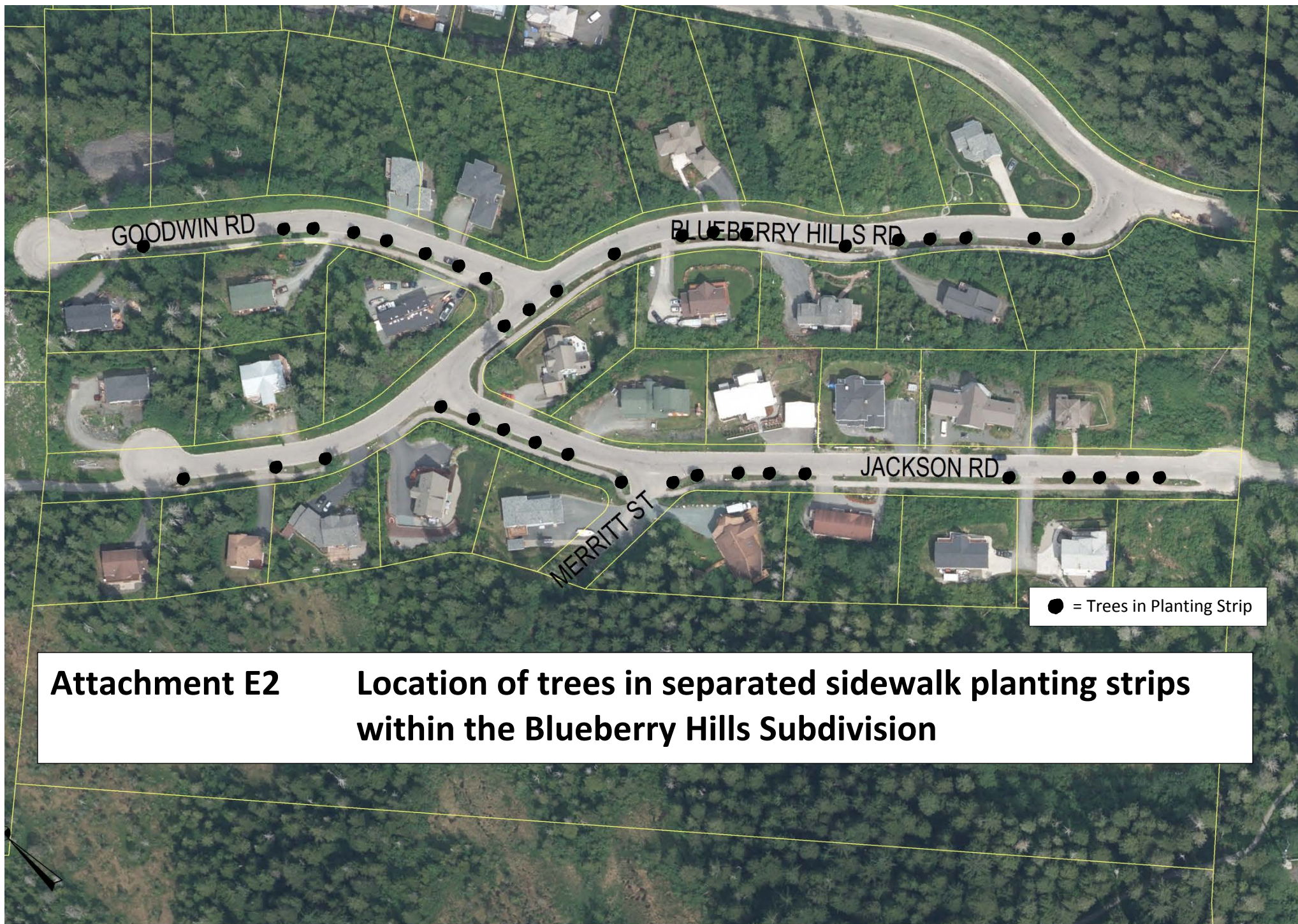
**View of separated path from top of Jackson
Road towards Blueberry Hills Road**



- ★ = Street light
- ▲ = Utility box/pole
- = Mailbox
- ◆ = Fire Hydrant

Attachment E1 Location of non tree fixtures in separated sidewalk planting strips within the Blueberry Hills Subdivision





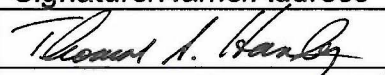
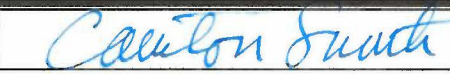
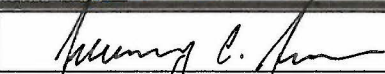
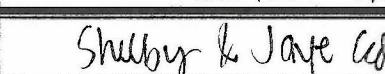
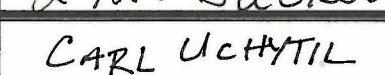
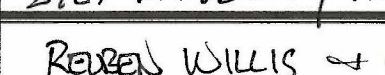
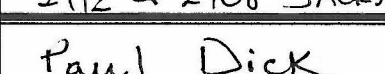
Attachment E2

**Location of trees in separated sidewalk planting strips
within the Blueberry Hills Subdivision**

0 250 500 Feet

Petition to Retain the Mountain Ash Trees within the Parkways of the Blueberry Hills Subdivision

We the undersigned residents and real property owners of the Blueberry Hills Subdivision of Juneau hereby petition the CBJ Planning Commission and Assembly to require the Engineering Department to retain the existing mountain ash trees within the parkways of the Blueberry Hills Subdivision as they conduct their reconstruction of the streets, water and sewer mains, and utilities. We consider the mountain ash trees an integral and very important part of the landscape architecture of the public space of the subdivision, and their loss would degrade its quality and our property values significantly.

Signature/Name/Address	Contact Info.
 Thomas A. Hanley 2925 Jackson Rd.	thomashanley@live.com 364-3142
 CARLTON SMITH 3000 GOODWIN RD.	463, 4800 carltonsmith@gci.net
 JEREMY C. JENSEN 2900 JACKSON RD.	360 739 0028 jcjensen03@yahoo
 Steven Jozwiak 2905 Jackson Rd.	907-523-0710 jozwiak@gci.net
 Paul Burrows 2915 Jackson Rd.	907-723-1178 paulburrows@hotmail
 Shubby & Jaye Edwards 2916 Jackson Road Juneau, AK 99801	907-586-1964 shubbyedwards shubbyedwards@gci.net
 Natalia & Robert Ridley 2920 Jackson Rd, Juneau AK 99801	907-780-6923 ridleyr@hotmail.com
 CARL UCHYTEL 2921 Blueberry Hills Rd JNU 99801	957-5526 uchytel@gci.net
 REUBEN WILLIS & ERIN WILLIS 2912 & 2908 JACKSON RD Juneau 99801	willis@gci.net
 Paul Dick 2906 Blueberry Hills Jnu 99801	957-6796

Petition to Retain the Mountain Ash Trees within the Parkways of the Blueberry Hills Subdivision

We the undersigned residents and real property owners of the Blueberry Hills Subdivision of Juneau hereby petition the CBJ Planning Commission and Assembly to require the Engineering Department to retain the existing mountain ash trees within the parkways of the Blueberry Hills Subdivision as they conduct their reconstruction of the streets, water and sewer mains, and utilities. We consider the mountain ash trees an integral and very important part of the landscape architecture of the public space of the subdivision, and their loss would degrade its quality and our property values significantly.

Signature/Name/Address	Contact Info.
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3004 Goodwin Road	321.3012
Mike Starnack	321-2528
3000 Blueberry Hills Rd.	
Goffey J. Kirsch Goff Kirsch	573-5935
3009 GOODWIN RD JUNEAU AK 99801	
Tamara Dledsic Tamara Dledsic	tamaraabledsic@gmail.com
2917 Blueberry Hills Rd 99801	
Daren Borton	723-9268
2909 Blueberry Hills Rd.	daren@chirco.com

Petition to Retain the Mountain Ash Trees within the Parkways of the Blueberry Hills Subdivision

We the undersigned residents and real property owners of the Blueberry Hills Subdivision of Juneau hereby petition the CBJ Planning Commission and Assembly to require the Engineering Department to retain the existing mountain ash trees within the parkways of the Blueberry Hills Subdivision as they conduct their reconstruction of the streets, water and sewer mains, and utilities. We consider the mountain ash trees an integral and very important part of the landscape architecture of the public space of the subdivision, and their loss would degrade its quality and our property values significantly.

Signature/Name/Address	Contact Info.
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[Signature] (R.J. Knapp) 2918 BLUEBERRY Hills Rd JUNEAU	knapp@pci.net
April Hoy 3005 Goodwin Rd Juneau	dominic89@juno.com domsudee@juno.com
Paul Hennon (Paul Hennon) 3005 Blueberry Hills	hennon@pci.net
[Signature] Annabelle Lee 3075 Pioneer Ave	abellelee@gmail.com
[Signature] (LARRY DAVIS) 2904 JACKSON ROAD	LARRY.DAVIS@ALASKA.GOV
Beverly Anderson Beverly Anderson 3031 Blueberry hills Rd	doctonnice@hotmail.com

Petition to Retain the Mountain Ash Trees within the Parkways of the Blueberry Hills Subdivision

We the undersigned residents and real property owners of the Blueberry Hills Subdivision of Juneau hereby petition the CBJ Planning Commission and Assembly to require the Engineering Department to retain the existing mountain ash trees within the parkways of the Blueberry Hills Subdivision as they conduct their reconstruction of the streets, water and sewer mains, and utilities. We consider the mountain ash trees an integral and very important part of the landscape architecture of the public space of the subdivision, and their loss would degrade its quality and our property values significantly.

[illegible]

*Thomas A. Hanley
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Juneau, Alaska 99802-0994
home 907-364-3142
email thomashanley@live.com*

RECEIVED
FEB 27 2015
PERMIT CENTER/CDD

February 28, 2015

To: CBJ Planning Commission

Re: Opposition to removal of mountain ash trees from the public parkway as part of the proposed Jackson Road Reconstruction project

I am a homeowner within the Blueberry Hills Subdivision, residing at 2925 Jackson Road, and I will be directly affected by the CBJ Engineering Department's proposed Jackson Road Reconstruction project. Although I am in favor of the proposal to reconstruct Jackson Road, I am very much opposed to the part of the proposal that requires the removal of all the mountain ash trees from the parkway. Furthermore, because the purpose of removing the ash trees is related to reducing snow management costs in the Blueberry Hills Subdivision, their removal along Jackson Road is just the first step of the necessary removal of all mountain ash trees from all the parkways of the subdivision. Therefore, this issue is much greater than Jackson Road only – it is an issue that directly affects the entire Blueberry Hills Subdivision.

I am opposed to the removal of the trees for principally two reasons: (1) the trees are an integral and very important part of the landscape architecture of the public space within the subdivision and their removal would be a significant degradation of the quality of that space and our property values; and (2) the idea of running a road grader blade across the grass lawns of the parkways to push snow further off the streets (and onto the sidewalks) poses a high risk of damaging the grass lawns of the parkways, leaving the homeowners with the task of trying to reseed and restore the public parkways virtually every summer, or the alternative of many large spaces of missing sod, filled by weeds in areas not voluntarily maintained by homeowners. The combined result will be a huge change in the appearance of the Blueberry Hills Subdivision.

While the idea of trying to reduce the Street Department's snow management costs is laudable, this particular idea of removing important trees from the parkways and running a road grader blade over the snow-covered lawns is the opposite of a solution that takes a holistic view of utilitarian efficiencies within a community context that includes effects on aesthetics and property values.

I submit the following 4 points for your consideration:

1. I am not alone in thinking that the mountain ash trees are a very important part of the landscape architecture of the public space here and that their loss would be a significant degradation of that space and our property values. I have personally discussed this issue with every resident property owner within the Blueberry Hills Subdivision, except

for two who spend the winters away from Juneau. Without a single exception, every homeowner was surprised to hear of the idea of removing the mountain ash trees, they shared my opposition to the idea, and they readily signed the petition that I was circulating, thanking me for doing so. The petition is attached as **Exhibit 1**.

2. Trees are an important architectural and definitional component of any parkway, which is a treed strip of land between a street and its sidewalk. Although the CBJ Municipal Code does not require them in single-family residential subdivisions, they are valued by the City enough to be required in all other zones and are treated explicitly in the Code in "Chapter 60 – Landscaping" and in "Section 01530 – Protection and Restoration of Existing Facilities 1.6 TREES WITHIN STREET RIGHTS OF WAY AND PROJECT LIMITS," both of which are very easy to find with a simple search for "street tree requirements" on the CBJ website (see **Exhibit 2** with highlights for emphasis).

Street trees are given high priority and strong protection in the Municipal Code in both the design and reconstruction phases of projects. But of course, if the Engineering Department authorizes a contractor to remove the street trees, that will be acceptable under the letter of the Code; but in the Jackson Road Reconstruction case where street trees were already planted as a designed feature of the Blueberry Hills Subdivision's parkways, their removal certainly would be against the spirit of the Code.

3. Running a road grader's blade over the snow-covered lawn of the parkway is inviting widespread accidental destruction of the underlying sod. The City's road grader operators do not drive their machines with the precision of a surgeon. Every spring, even without intentional plowing over the parkway, I must search the melting snow to find chunks of sod accidentally cut out of the parkway and stamp them back into place soon enough for them to reestablish. Some areas are so deeply and extensively gouged that the top soil is completely gone (see **Exhibit 3**). If these damages occur when the grader is not intending to depart from the street, what will they be like if the grader is intentionally running the blade over all parkways throughout the whole subdivision?
4. If the City disregards the Blueberry Hills residents' concerns about maintaining the trees and insists that the trees must be removed, then I insist that the City do the job completely and correctly rather than just taking the proposed action of cheap way out. The street rights-of-way in the Blueberry Hills Subdivision were architecturally designed as parkways with the sidewalk separated from the street by a grass- and tree-vegetated median. The sidewalk itself was constructed of asphalt and is of the design of a bike path rather than a concrete sidewalk like occurs on every other street in "West Juneau" and downtown areas. Nobody in Blueberry Hills has objected to the asphalt sidewalk because that's what was there when they moved there, and with the treed parkway, it is an acceptable, even preferred, alternative to the conventional concrete sidewalk at curbside. However, if the mountain ash trees are removed, then the aesthetics of the "parkway" will be completely changed, and the Blueberry Hills Subdivision will be left with the cheapest, poorest quality sidewalks and rights-of-way of anywhere within the surrounding vicinity. In that case, then the correct action for the City to take is to replace the asphalt bike path and tree-less "parkway" with a standard concrete sidewalk at curbside, just like that of every other street in the vicinity (see **Exhibit 4**).

If the grader is to extend its blade over the right-of-way to push snow further off the street, then that is all the more reason why a concrete sidewalk should be at

curbside – where the grader clears the sidewalk (rather than buries it with additional hard-packed snow), and the concrete sidewalk, rather than grass lawn, takes the brunt of the blade.

Furthermore, if graders are to work rights-of-way on both sides of the streets, then concrete sidewalks should also be on both sides of the streets.

I hope you will agree that the removal of the mountain ash trees from the parkways of the Blueberry Hills Subdivision would be a great disservice to the community of people who live there and is not consistent with the broader policies and goals of the CBJ government and its spirit of community.

Sincerely,



Thomas A. Hanley

Exhibits:

1. Petition of homeowners (Attachment)
2. "Street tree requirements" in the CBJ Municipal Code
3. Example photo of grader blade damage
4. Photo of standard concrete sidewalk at curbside

Exhibit 1. Petition signed by every resident homeowner in the Blueberry Hills Subdivision except 2 who spend winters elsewhere. Only property owners who reside there were contacted; absentee landowners were not sought. The petition is a separate attachment.

Exhibit 2. "Street tree requirements" in the CBJ Municipal Code

Chapter 60 LANDSCAPING

04 CBJAC 060.010 Procedures. □ 04 CBJAC 060.020 Landscaping standards. □ 04 CBJAC 060.030 Required landscape materials and specifications.

04 CBJAC 060.010 Procedures.

(a) *Purpose.* The intent of this section is to provide minimum landscaping and natural screening requirements in order to maintain and protect property values, enhance the community's appearance, visually unify the locale and its neighborhoods, reduce erosion and storm runoff, and maintain or replace vegetation.

(b) *Compliance with requirements.* All land uses, except residential uses under five units within the superimposed design review district, shall comply with the minimum requirements of this section.

04 CBJAC 060.030 Required landscape materials and specifications.

(d) *Street trees.* Street trees shall be deciduous or evergreen and shall be planted a maximum of 30 feet apart along the street right-of-way. Evergreen trees shall be a minimum of six feet in height and deciduous trees shall have a minimum caliper of two inches (See 04 CBJAC 010.020(c)).

SECTION 01530 - PROTECTION AND RESTORATION OF EXISTING FACILITIES

PART 1 - GENERAL

1.6 TREES WITHIN STREET RIGHTS-OF-WAY AND PROJECT LIMITS

Exhibit 2. (continued)

A. General. The CONTRACTOR shall exercise all necessary precautions so as not to damage or destroy any trees or shrubs, including those lying within street rights-of-way and Project limits, and shall not trim or remove any trees unless such trees have been approved for trimming or removal by the jurisdictional agency or OWNER. All existing trees and shrubs which are damaged during construction shall be trimmed or replaced by the CONTRACTOR or a licensed landscaping company under permit from the jurisdictional agency and/or the OWNER. Tree trimming and replacement shall be accomplished in accordance with the following paragraphs:

1. Trimming. Symmetry of the tree shall be preserved; no stubs or splits or torn branches left; clean cuts shall be made close to the trunk or large branch. Spikes shall not be used for climbing live trees. All cuts over 1-1/2 inches in diameter shall be coated with an asphaltic emulsion material.
2. Replacement. The CONTRACTOR shall immediately notify the jurisdictional agency and/or the OWNER if any tree is damaged by the CONTRACTOR's operations. If, in the opinion of said agency or the OWNER, the damage is such that replacement is necessary, the CONTRACTOR shall replace the tree at its own expense. The tree shall be of a like size and variety at the tree damaged, or, the CONTRACTOR shall pay to the owner of said tree a compensatory payment acceptable to the tree owner, subject to the approval of the jurisdictional agency or OWNER.



Exhibit 3. An example of the result of running a grader blade across the parkway. This particular incident is at the intersection of Jackson Road and Merrit Street. The grader removed about 4 inches of topsoil to the right of the tape in the photograph (6.5" at the spot where the level is), requiring the homeowner to reseed and try to restore the parkway. After one full growing season and several reseedings, the grass has not fully reestablished in the poorer remaining subsoil. The damage is much more evident during the growing season and when seen 3-dimensionally. (photo taken 24 February 2015)

Also note that "sidewalks" in the Blueberry Hills Subdivision are asphalt bike paths rather than standard concrete sidewalks.



Exhibit 4. Standard concrete sidewalk typical of those on every street in “West Juneau” (other than Blueberry Hills Subdivision) and downtown areas, this one where no houses even exist. This sidewalk was built as part of the Pioneer Ave. Reconstruction last summer. (photo taken 25 February 2015)

BLUEBERRY HILLS SUBDIVISION Snow Removal Costs

Plowing Snow during a Snow Event (With or Without Trees)

Without Trees this is all we would have to do, short of an extremely heavy snow year.

<u>Equipment</u>	<u>Cost Per Hour</u>	<u>Avg Time</u>	<u>Cost Per Incident</u>
Grader	\$135	1hr	\$135
Operator	\$45	1hr	\$45
Operator	\$45	.5hr	\$23
Sander Truck	\$95	.5hr	<u>\$48</u>
Total			\$251

With the trees and mailboxes in the way the snow has to be frequently blown off the street. As the trees grow this is getting more difficult to do without damaging them. The street has to first be plowed in response to a snow event, sometimes more than once, then come back later to blow the snow.

Without Hauling (Blowing Snow to side)

<u>Equipment</u>	<u>Cost Per Hour</u>	<u>Avg Time</u>	<u>Costs Per Incident</u>
Snow Blower	\$145	4hr	\$580
Grader	\$135	4hr	\$540
Sander Truck	\$95	2hr	\$190
Operator	\$45	2hr	\$90
Operator	\$45	5hr	\$225
Operator	\$45	5hr	\$225
Plowing Total			<u>\$251</u> (May be more than once)
			\$2,101

When Accumulation Requires Hauling Snow to Thane Snow Dump

<u>Equipment</u>	<u>Cost Per Hour</u>	<u>Avg Time</u>	<u>Costs Per Incident</u>
Snow Blower	\$145	8hr	\$1,160
Grader	\$135	8hr	\$1,080
Sander Truck	\$95	2hr	\$190
Operator	\$45	2hr	\$90
Operator	\$45	8hr	\$360
Operator	\$45	8hr	\$360
Dump Truck	\$130	8hr	\$1,040
Dump Truck	\$130	8hr	\$1,040
Dump Truck	\$130	8hr	\$1,040
Dump Truck	\$130	8hr	\$1,040
Dump Truck	\$130	8hr	\$1,040
Dump Truck	\$130	8hr	\$1,040
Plowing Total			<u>\$251</u> (May be more than once)
			\$9,731

Attachment H



ATTACHMENT I – CBJ Streets Division submission on condition of trees on Jackson Road



ATTACHMENT I









**PLANNING COMMISSION
NOTICE OF RECOMMENDATION**

Date: March 27, 2015
File No.: CSP2015 0003

City and Borough of Juneau
CBJ Assembly Members
155 S Seward Street
Juneau, AK 99801

Application For: Planning Commission Recommendation to the City and Borough Assembly regarding CSP review for reconstruction of Jackson Road including replacement of waterline, sub-base and pavement plus removal of trees.

ROW name: Jackson Road and Merritt Street

Parcel Code No.: 0

Hearing Date: March 24th 2015

The Planning Commission, at a regular public meeting, adopted the analysis and findings listed in the attached memorandum dated March 10th 2015, and recommended that the City Manager direct CBJ staff to design and build the project as shown in the project drawings and application but in accordance with the following recommendations:

1. Include CBJ Department of Parks and Recreation in any discussions with contractors on the siting of equipment in the Treadwell Ditch Trail head parking lot.
2. CBJ Fire department is informed of water shut offs 24hrs in advance.
3. Provide start and end construction dates to CBJ Department of Parks and Recreation and the USFS Juneau Ranger District Recreational Manager. This will allow these agencies to provide the public and users of the Dan Moller Cabin information on restricted access to the Treadwell Ditch Trail parking lot.
4. Public notice signs should be posted at the entry of Jackson Road informing the public of dates and times of day that the Treadwell Ditch Trail parking lot will be closed.
5. Trees should remain and they should be physically protected throughout the reconstruction project.
6. Road width following reconstruction should be a minimum of 28 feet.
7. To minimize disruption to residents of Jackson Road, and parking lot users, CBJ Engineering Division should incorporate CBJ Water Division's plan for connection of Jackson Road water lines to the water reservoir above Treadwell Ditch Trail parking lot. This will remove the need to undertake this work at a later date.

City and Borough of Juneau
CBJ Assembly
File No.: CSP2015 0003
March 27, 2015
Page 2 of 2

Attachments:

1. March 10th 2015 memorandum from Tim Felstead, Community Development, to the CBJ Planning Commission regarding CSP2015 0003.
2. March 24th 2015 additional materials from Tim Felstead, Community Development, to CBJ Planning Commission regarding CSP2015 0003.

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).

Project Planner: <u>Tim Felstead</u>	<u>Michael Satre</u>
Tim Felstead, Planner	Michael Satre, Chair
Community Development Department	Planning Commission
<u>E. J. M. Even</u>	<u>4/1/2015</u>
Filed With City Clerk	Date

cc: Plan Review

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



**PLANNING COMMISSION
NOTICE OF RECOMMENDATION**

****Revised****

Date: April 9, 2015

File No.: CSP2015 0003

City and Borough of Juneau
CBJ Assembly Members
155 S Seward Street
Juneau, AK 99801

Application For: Planning Commission Recommendation to the City and Borough Assembly regarding CSP review for reconstruction of Jackson Road including replacement of waterline, sub-base and pavement plus removal of trees.

ROW name: Jackson Road and Merritt Street

Parcel Code No.: 0

Hearing Date: March 24th 2015

The Planning Commission, at a regular public meeting, adopted the analysis and findings listed in the attached memorandum dated March 10th 2015, and recommended that the City Manager direct CBJ staff to design and build the project as shown in the project drawings and application but in accordance with the following recommendations:

1. Include CBJ Department of Parks and Recreation in any discussions with contractors on the siting of equipment in the Treadwell Ditch Trail head parking lot.
2. CBJ Fire department is informed of water shut offs 24 hours in advance.
3. Provide start and end construction dates to CBJ Department of Parks and Recreation and the USFS Juneau Ranger District Recreational Manager. This will allow these agencies to provide the public and users of the Dan Moller Cabin information on restricted access to the Treadwell Ditch Trail parking lot.
4. Public notice signs should be posted at the entry of Jackson Road informing the public of dates and times of day that the Treadwell Ditch Trail parking lot will be closed.
5. Trees should remain and they should be physically protected throughout the reconstruction project.
6. Current road width should be retained as part of reconstruction.
7. To minimize disruption to residents of Jackson Road and parking lot users, CBJ Engineering Division should incorporate CBJ Water Division's plan for connection of Jackson Road water lines to the water reservoir above Treadwell Ditch Trail head parking lot. This will remove the need to undertake this work at a later date.

City and Borough of Juneau
 CBJ Assembly
 File No.: CSP2015 0003
 April 9, 2015
 Page 2 of 2

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Project Planner: <u>Tim Felstead</u> Tim Felstead, Planner Community Development Department	<u>Michael Satre</u> Michael Satre, Chair Planning Commission
<u>Juanita J. Arini</u> Filed With City Clerk	<u>4/9/15</u> Date

cc: Plan Review

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