Agenda

Planning Commission - Special Meeting
City and Borough of Juneau

October 29, 2019
Assembly Chambers
7:00 PM

I. **ROLL CALL**

II. **APPROVAL OF MINUTES**

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

IV. **PLANNING COMMISSION LIAISON REPORT**

V. **RECONSIDERATION OF THE FOLLOWING ITEMS**

VI. **CONSENT AGENDA**

VII. **CONSIDERATION OF ORDINANCES AND RESOLUTIONS**

VIII. **UNFINISHED BUSINESS**

IX. **REGULAR AGENDA**

- **A.** STV2019 0001: A Street Vacation Permit for a Right-of-Way vacation
- **B.** Introduction of the Juneau Historic & Cultural Preservation Plan

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**

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

DATE: October 22, 2019

TO: Planning Commission

FROM: Amy Liu, Planner
Community Development Department

FILE NO.: STV2019 0001

PROPOSAL: Street Vacation Permit for a Right-of-Way vacation

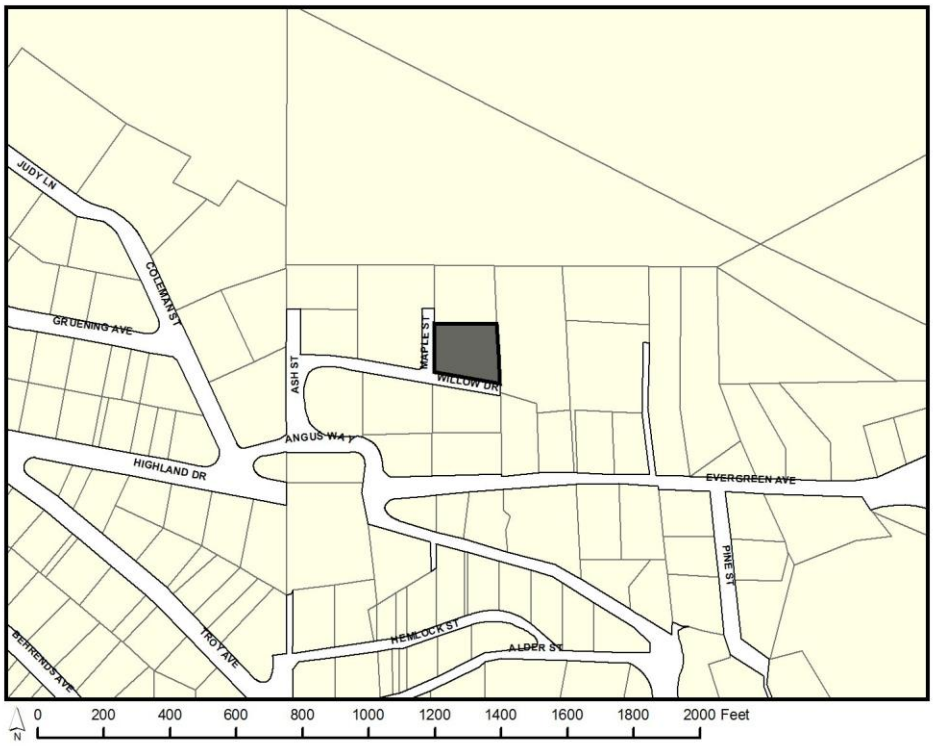
GENERAL INFORMATION

Applicant:	Thomas LeBlanc, Project Manager at Carver Construction
Property Owner:	Elaine and Robert Schroeder
Legal Description:	Lot 10 Evergreen Heights Subdivision
Parcel Code No.:	1C030DEV0090
Site Size:	8,967 square feet
Comprehensive Plan Future Land Use Designation:	Urban Low Density Residential
Zoning:	D5
Utilities:	Public water and sewer
Access:	Willow Drive
Existing Land Use:	Single-family residential

Surrounding Land Use:

North - Single-family residential
South - Single-family residential
East - Single-family residential
West - Single-family residential

Vicinity Map



ATTACHMENTS

Attachment A – Application
Attachment B – Deed
Attachment C – 1953 Plat
Attachment D – 1958 Plat
Attachment E – Agency Comments
Attachment F – Engineering & Public Works Director Comment

BACKGROUND

The applicant requests vacation of 444 square feet of right-of-way (ROW) per CBJ 49.15.404. This segment of unconstructed ROW adjoins Willow Drive. The existing garage and addition encroach into the unconstructed ROW.

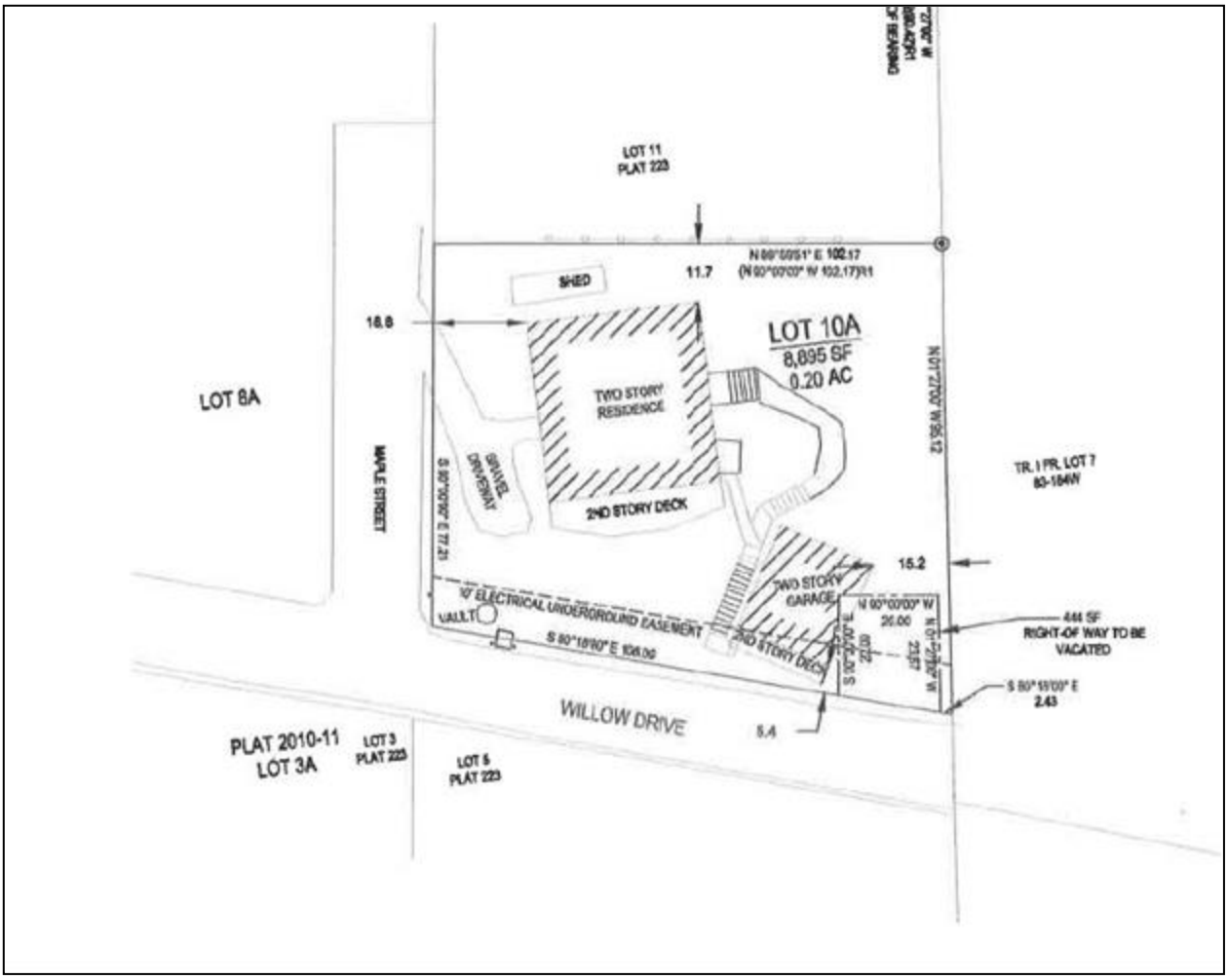
The lot was platted in 1953, Evergreen Heights, Block 3 Lots 8, 9, 10, 10A, 11, and 12. This plat does

not show the subject ROW. The plat was amended in 1958. This version is the most recent record of plat, and shows the ROW, but does not provide explanation of the ROW's purpose. Staff was not able to find additional information providing context or explanation for the ROW dedication, but presumes that this unconstructed portion of the Willow Drive ROW was intended to be a vehicle turnaround.

According to the CBJ Assessor's Office, the single-family dwelling and detached garage were constructed in 1962. There are no building permits on file for either structure. In 1962, the site was zoned R1 and the required yard setbacks were 20 feet from a front, 10 feet from a street side, and 20 feet from the rear. The current street side yard setback requirement is 13 feet, and the rear yard setback requirement is 20 feet. There are no variances or any other documents showing CBJ approval of the existing setbacks.

The ROW encroachment was mistakenly omitted from the staff report for the Alternative Development Permit (ADP), which recommended approval of the project. The Planning Commission at a regular public meeting approved the ADP, (ADP2018 0001) for a reduced street side yard setback and rear yard setback to accommodate workshop space over the existing garage.

Subsequent to the approved ADP, the applicant applied for a building permit, BLD2018 0507, to construct the approved second story (including a balcony) to the existing garage. A temporary certificate of occupancy was issued for this addition. The ROW encroachment was then confirmed by the surveyor hired to produce the as-built, which was required prior to issuance of the final certificate of occupancy. The garage encroaches onto the ROW by approximately 22 square feet. The subject unconstructed ROW is 444 square feet. The unconstructed ROW is completely surrounded by the applicant's property, as shown in the map below.



Staff recommends as a condition of approval that prior to the issuance of the certificate of occupancy for the structure, the applicant submit a stamped as-built survey to the Community Development Department.

PUBLIC COMMENT

Staff received no public comment.

AGENCY REVIEW

Per 49.15.404(d)(3), *the director of Engineering & Public Works shall review the application and present written comments, including any recommended conditions of approval.*

- **Engineering & Public Works** has no issue with vacating the subject ROW. The Director of Engineering & Public Works concurs with the Business Manager in Engineering & Public

Works (Attachments E and F), who stated:

"Engineering & Public Works has determined that there will not be a detrimental effect on the adjacent property or neighborhood. Additionally, there is not a current or anticipated purpose to retain the right-of-way in question. That being said, it is recommended that CCFR does have an opportunity to review this proposed street vacation. CCFR should consider if the right-of-way should be retained for a future fire access turnaround. The current IFC requires a turnaround when dead end roads are in excess of 150 ft. Willow Drive is 100 ft from Maple Street to the dead end. As a result I would not expect CCFR to have an issue with the vacation."

Staff also requested review from the Capital City Fire and Rescue (CCFR), CBJ Streets Division, Lands & Resources Division, and the Assessor's Office (Attachment E).

- **CCFR** has no issue with vacating the subject ROW. CCFR concurred that the ROW vacation will not cause fire code issues, and that CCFR is not aware of any need to retain the subject ROW for the future.
- **Streets Division** has no issue with vacating the subject ROW. Streets assessed that the steep grade of the subject ROW prohibits vehicle turn around. There is no current or anticipated use of the ROW.
- **Alaska Electric, Light, and Power (AEL&P)** does not anticipate detrimental effects to vacating the ROW**.** AEL&P owns a 10-foot wide easement for a high voltage single-phase cable. This easement is measured from the front lot line of the subject lot, and spans the length of this lot line. Approximately 55 square feet of the garage encroaches into this easement. The least distance between the garage and the front lot line is five feet. Despite this encroachment into the easement, AEL&P stated that retaining the ROW is unnecessary, because the easement already grants access. AEL&P did not recommend action to address the encroachment.
- **Lands & Resources** did not express concerns related to its own department.
- **Assessor's Office** has no issue with vacating the subject ROW, and stated that denial of the vacation and removal of the garage would reduce the market value of the subject property. Staff notes that diminished market value is associated with reduced property tax.
- **Human Resources and Risk Management** does not find evidence for adverse effects resulting from ROW vacation. Without a formal lease agreement in which the owner indemnifies CBJ, someone could attempt to hold CBJ at least partially responsible for an adverse event that happened on the property. Staff, with guidance from the Law Department, determined that a lease agreement, or an encroachment permit, is less appropriate and ideal than a ROW vacation.

ANALYSIS

Land Use Code

Vacating the subject ROW will not cause conflicts with Title 49. This vacation increases

conformance with Title 49 by eliminating encroachment onto the ROW that has existed since the garage was originally constructed.

Drainage-
The ROW vacation does not affect drainage on the subject lot or neighboring lots. Engineering and Public Works has not expressed any issues with drainage.

Access-
The ROW vacation does not affect access. The subject lot has frontage on a different segment of Willow Drive. All adjacent properties have compliant access to Willow Drive or Maple Street, which are both CBJ adopted ROWs.

Public Health and Safety-
The ROW vacation does not affect public health and safety. BLD2018 0507 has a temporary certificate of occupancy, which indicates that construction is compliant with the International Building Code.

Compliance with Adopted Plans-
The full use of the garage is consistent with neighborhood character. The 2013 Comprehensive Plan speaks to the need to:

> "*Preserve the scale and densities of the older single family neighborhoods in the downtown area, including the Casey-Shattuck "flats" and Star Hill historic districts, Chicken Ridge, Basin Road, Mt. Maria, the Highlands, and the higher density apartments and homes in the vicinity of the Federal Building*."

FINDINGS

CBJ 49.15.404 (d)(5). The Director shall submit a recommendation to the Commission addressing the following:

1. Whether the area proposed to be vacated is a right-of-way acquired under the former 43 U.S.C. 932 (RS 2477 right-of-way);
2. Whether there is any current or anticipated future public purpose to retain the area proposed to be vacated;
3. Whether the proposed vacation will have a detrimental effect on the adjacent property or on the neighborhood; and
4. Whether the proposed vacation is in the best interest of the public.

CBJ 49.15.404(d)(7). After a public hearing, the Commission shall make a recommendation to the Assembly to approve, approve with modifications, or deny the proposed vacation request. The Commission shall prepare written findings in support of its recommendation, which shall be forwarded to the assembly for its consideration. If the Commission recommends approval of the

request or approval with modifications, the Commission must also make the necessary findings to determine how title to the vacated area should be ordered as detailed below.

(A) The title to the public area vacated on a plat attaches to the lot or land bordering the area in equal proportions. If the public area was originally dedicated by different persons, original boundary lines shall be adhered to so that the portion of the public area that lies on each side of the boundary line shall attach to the abutting property on each respective side. The portion of a vacated public area that lies inside the limits of a platted addition attaches to the lots of the platted addition bordering on the area. If a public square is vacated, the title to it vests in the City and Borough. If the property vacated is a lot, title vests in the rightful owner.

(B) If the City and Borough acquired the vacated area for legal consideration, or by express dedication to and acceptance by the City and Borough other than as a subdivision platting requirement, then before final vacation the fair market value of the vacated area shall be deposited with the platting authority to be transferred to the City and Borough upon final vacation as required by CBJ 53.09.600.

The Director makes the following findings on the proposed development:

1. ***Is the area proposed to be vacated a right-of-way acquired under the former 43 U.S.C. 932 (RS 2477 right-of-way)?***
   No. The area is not a right-of-way acquired under the former 43 U.S.C. 932.

2. ***Is there any current or anticipated future public purpose to retain the area proposed to be vacated?***
   No. There are no adopted plans that indicate future public purpose to retain the ROW proposed for vacation.

3. ***Will the proposed vacation have a detrimental effect on the adjacent property or on the neighborhood?***
   No. There is no evidence showing that the proposed vacation will have a detrimental effect on the adjacent property or neighborhood presently or in the future. All adjacent properties have conforming access to Willow Drive or Maple Street, which are CBJ adopted ROWs. As previously discussed in the Agency Review section of this report, CBJ Engineering & Public Works, Streets Division, AEL&P, CCFR, Lands & Resources, and the Assessor's Office do not find reasons for retaining the ROW, nor detrimental effects as a result of vacating the ROW.

4. ***Will the proposed vacation be in the best interest of the public?***
   Yes. The proposed vacation is in the best interest of the public. Vacating the ROW increases privately owned land, which provides a stronger basis for continuing to collect property tax for an area that has historically been used for private, and not

public, purposes. Transferring the subject area to completely private ownership may prevent a situation in which CBJ could be held liable for damages and other activity at the site. Full use of the existing garage and addition is consistent with neighborhood character, as supported by the 2013 Comprehensive Plan.

5. ***Does the title to the public area vacated on a plat attach to the lot or land bordering the area in equal proportions?***
   Yes. The title to the public area is attached only to the subject lot, Lot 10 Evergreen Heights Subdivision.

6. ***Is the public area originally dedicated by different persons?***
   Yes. The current owners did not dedicate the ROW. The original boundary lines shall be adhered to so that the portion of the public area that lies on each side of the boundary line shall attach to the abutting property on each respective side.

7. ***Did the City and Borough acquire the vacated area for legal consideration, or by express dedication to and acceptance by the City and Borough other than as a subdivision platting requirement?***

   Yes. The 1958 Plat of Evergreen Heights express dedicated the ROW for public use. There is no record showing that the ROW dedication was a subdivision requirement. Before final vacation, the fair market value of the vacated area shall be deposited with the platting authority to be transferred to the City and Borough upon final vacation as required by CBJ 53.09.600.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the Director's analysis and findings, and recommend approval to the Assembly for the requested Street Vacation Permit. The permit would allow the vacation of a portion of the unconstructed ROW located at 1706 Willow Drive, with the following condition:

The approval is subject to the following condition:

1. Prior to the issuance of the certificate of occupancy for the structure, the applicant submit a stamped as-built survey to the Community Development Department.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DEVELOPMENT PERMIT APPLICATION

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

To be completed by Applicant

PROPERTY LOCATION

Physical Address
1706 Willow Drive Juneau, AK. 99801

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot)
Lot 10A Evergreen Heights Block 3 Seater Addition

Parcel Number(s)
1C030DEV0090

☐ This property located in the downtown historic district
☐ This property located in a mapped hazard area, if so, which _____

LANDOWNER/ LESSEE

Property Owner
Robert & Elaine Schroeder

Contact Person
Robert Schroeder

Mailing Address
1706 Willow Drive, AK. 99824

Phone Number(s)
907-209-5049

E-mail Address
garuda1706@gmail.com

LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits

I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:
A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X Robert Schroeder — Landowner/Lessee Signature — Date 8-1-19

X Elaine Schroeder — Landowner/Lessee Signature — Date 8/1/19

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.

APPLICANT If the same as OWNER, write "SAME"

Applicant
Thomas LeBlanc; Project Manager Carver Construction

Contact Person
Thomas LeBlanc

Mailing Address
P.O.Box 240475 Douglas AK. 99824

Phone Number(s)
907-500-8727

E-mail Address
thomas.l@carverllc.com

X Thomas LeBlanc — Applicant's Signature — Date of Application 8/1/19

DEPARTMENT USE ONLY BELOW THIS LINE

- deed showing current ownership
- how title to vacated land will be allocated

49.15.404(C)
(2)
(4)

OK to process per Jill -

with it are public record once submitted.

BE ACCEPTED

ne Permit Center at 586-0770.

Intake Initials	
Case Number	Date Received
STV 19-001	8/1/19

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

STREET VACATION APPLICATION

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

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

To be completed by Applicant

PROJECT SUMMARY

Request that the CBJ surrender the right of way located at 1706 Willow St. Juneau Alaska.

NAME OF RIGHT-OF-WAY TO BE VACATED: _____

Dimensions of right-of-way to be vacated

Width 20 feet Length 23.67 feet

Total Area 444 square feet Total length of parcel lot lines fronting the right-of-way 63.67 feet

ALL REQUIRED MATERIALS ATTACHED

- [x] **Complete application per CBJ 49.15.404**
- [ ] **Pre-Application Conference notes** (if applicable)
  - [ ] Other submittals determined during the pre-application meeting
- [x] **Narrative including:**
  - [x] Reasons for the street vacation
  - [x] Existing use of the subject right-of-way
  - [x] Proposed use of the subject right-of-way
  - [x] How the proposed vacation is an the best interest of the public
  - [x] How the proposed vacation will not negatively affect adjacent property or the neighborhood
- [x] **Signed petition**
- [x] **Sketch plat** (see CBJ 49.15.410)

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

SUBDIVISION/PLATTING FEES

	Fees	Check No.	Receipt	Date
Application Fees	$500.00			
Pub. Not. Sign Fee	$50.00			
Pub. Not. Sign Deposit	$100.00			
Total Fee	$650.00			

Fees made as per old directory

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number	Date Received
STV 19-001	6/1/19

Carver Construction LLC

P.O.Box 240475 Douglas, AK. 99824
Ph: (907)364-3215 Fax: (907)364-3216
Mobile: (907)723-3215

Eric Carver AK Lic#27525

August 1st 2019

Lot 10A Evergreen Heights
Block 3 Seater Addition
1706 Willow St.
CBJ Right of Way Vacation
Application Narrative

To Whom it may concern:

Carver Construction & Robert & Elaine Schroeder are requesting that the CBJ right of way that exists on Lot 10A Evergreen Heights with the physical address of 1706 Willow St. be vacated.

On August 14th 2018 the CBJ planning department permitted the addition of a 2nd story work shop addition to an existing garage after an extensive ADP review. Upon completion of the project Carver requested that the building department issue a Certificate of Occupancy. At this point it was discovered that there was an existing right of way located on the property. The existing garage encroached into this right of way (see accompanying drawings).

Carver Construction & the owners Elaine & Robert Schroeder request that the CBJ vacate this right of way so the Schroeders can utilize the existing garage & work shop by obtaining a certificate of occupancy. There are no current plans for the surrounding landscape.

There will be no impact to the public or the surrounding neighborhood. The right of way was for a future cul-de-sac. Currently the neighborhood uses a turn around located at the end of the street.

Thomas LeBlanc 8/1/19
Thomas LeBlanc; Project Manager Carver Construction LLC

8-1-19
Robert Schroeder; Owner Date

Elaine Schroeder 8/1/19
Elaine Schroeder; Owner Date

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Edward Quinto

From: Jill Maclean
Sent: Monday, August 5, 2019 2:10 PM
To: Edward Quinto
Subject: RE: 1706 Willow Drive Right of Way Vacation

Yes, thanks

From: Edward Quinto <Edward.Quinto@juneau.org>
Sent: Monday, August 5, 2019 1:07 PM
To: Jill Maclean <Jill.Maclean@juneau.org>
Subject: FW: 1706 Willow Drive Right of Way Vacation

It's possible I forgot, just to verify – are we waiving the fees for this ROW vacation application for Carver Const?

Eddie Quinto | Permit Specialist
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
General questions/payments: 907.586.0770
Office: 907.586.0928

From: Thomas LeBlanc <thomas.l@carverllc.com>
Sent: Monday, August 5, 2019 10:57 AM
To: Edward Quinto <Edward.Quinto@juneau.org>; Jill Maclean <Jill.Maclean@juneau.org>
Subject: Re: 1706 Willow Drive Right of Way Vacation

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Ed,
Jill told me that the CBJ would be willing to waive the fee's for this project. Please advise if this is not the case.

Thomas

From: Edward Quinto <Edward.Quinto@juneau.org>
Date: Tuesday, July 23, 2019 at 3:53 PM
To: Thomas LeBlanc <thomas.l@carverllc.com>, Jill Maclean <Jill.Maclean@juneau.org>
Subject: RE: 1706 Willow Drive Right of Way Vacation

Thomas, Thanks for submitting the drawings. It looks like I still need a Street Vacation Application and Development Permit Application submitted along with the items in the checklist listed on the Street Vacation Application. You can download the applications from our website below:
http://www.juneau.org/cddftp/landpermit.php

Eddie Quinto | Permit Specialist
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
General questions/payments: 907.586.0770

Office: 907.586.0928

From: Thomas LeBlanc <thomas.l@carverllc.com>
Sent: Friday, July 19, 2019 9:10 AM
To: Edward Quinto <Edward.Quinto@juneau.org>; Jill Maclean <Jill.Maclean@juneau.org>
Subject: 1706 Willow Drive Right of Way Vacation

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Ed,
Please see the attached forms from my surveyor detailing out the existing CBJ right of way. Per my conversation with you and Jill, I would like to request a review to approve the CBJ vacating this right of way & turning it over to the owners. Please let me know if you need anything from me and I will be happy to get right on it.

Thank You,
Thomas LeBlanc
Project Manager; Carver Construction, LLC

Carver Construction, LLC
P.O.Box 240475 Douglas, AK. 99824
O: 907-364-3215
F: 907-364-3216
C: 907-500-8727
E: thomas.l@carverllc.com
Website: www.carverllc.com
Powered by ***RED TEAM!***

Advancement of Construction Technology

SUBMITTAL TRANSMITTAL

Project: Schroder Garage
1706 Willow Dr. Juneau, AK. 99801

Date: 11/10/18
A/E Project Number: 1830

TRANSMITTAL A

To (Contractor): Carver Construction
From (Subcontractor): _____

Date: 11/10/18
By: Thomas LeBlanc

Submittal No. 9
☐ Resubmission

Qty.	Reference / Number	Title / Description / Manufacturer	Spec. Section Title and Paragraph / Drawing Detail Reference
4		RAB 6 Watt Canopy Light DECK LIGHTING	See Attached

☒ Submitted for review and approval
☐ Resubmitted for review and approval
☐ Complies with contract requirements
☐ Will be available to meet construction schedule
☐ A/E review time included in construction schedule

☐ Substitution involved - Substitution request attached
☐ If substitution involved, submission includes point-by-point comparative data or preliminary details
☐ Items included in submission will be ordered immediately upon receipt of approval

Other remarks on above submission:

☐ One copy retained by sender

TRANSMITTAL B

To (Owner): Bob Schroder
From (Contractor): Carver Construction

Attn: Bob Schroder
By: Thomas LeBlanc

Date Rec'd by Contractor: 11/10/18
Date Trnsmt'd by Contractor: 11/10/18

☐ Approved
☐ Approved as noted

☐ Revise / Resubmit
☐ Rejected / Resubmit

Other remarks on above submission:

☐ One copy retained by sender

TRANSMITTAL C

To (Contractor): _____
From (A/E): _____ ☐ Other

Attn: _____
By: _____

Date Rec'd by A/E: _____
Date Trnsmt'd by A/E: _____

☐ Approved
☐ Approved as noted
☐ Not subject to review
☐ No action required
☐ Revise / Resubmit
☐ Rejected / Resubmit
☐ Approved as noted / Resubmit

☐ Provide file copy with corrections identified
☐ Sepia copies only returned
☐ Point-by-point comparative data required to complete approval process
☐ Submission Incomplete / Resubmit

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AUG 0 1 2019
PERMIT CENTER/CDD

Other remarks on above submission:

☐ One copy retained by sender

TRANSMITTAL D

To (Subcontractor): _____
From (Contractor): _____

Attn: _____
By: _____

Date Rec'd by Contractor: _____
Date Trnsmt'd by Contractor: _____

Copies: ☐ Owner ☐ Consultants ☐ _____ ☐ _____ ☐ _____ ☐ One copy retained by sender

©Copyright 1996, Construction Specifications Institute,
99 Canal Center Plaza, Suite 300 Alexandria, VA 22314

September 1996
CSI Form 12.1A

VAN1LED6W

RAB | Outdoor

Project: **Type:**

Prepared By: **Date:**

Driver Info		LED Info	
Type:	Constant Current	Watts:	6W
120V:	0.055A	Color Temp:	5000K (Cool)
208V:	N/A	Color Accuracy:	85 CRI
240V:	N/A	L70 Lifespan:	50,000
277V:	N/A	Lumens:	872
Input Watts:	7W	Efficacy:	125 LPW
Efficiency:	86%		

Low-profile vandalproof fixture replaces traditional incandescent luminaires delivering impressive energy savings.

Color: White Weight: 1.2 lbs

Technical Specifications

Listings

UL Listing:

Suitable for Wet Locations. Covered Ceiling Mount Only.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P3V7SCVH

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Electrical

THD:

11.4% at 120V

Power Factor:

99.4% at 120V

Driver:

AC board, 50/60 Hz., 120V: 55mA

Dimmer Compatibility:

TRIAC/ELV dimming capable.

Surge Protection:

2.5KV

Construction

Cold Weather Starting:

The minimum starting temperature is -30°C (-22°F)

Ambient Temperature:

Suitable for use in 45°C (113°F)

Housing:

Precision steel housing

Mounting:

Ceiling mount to recessed junction with knockout template. Tamperproof screws.

Lens:

Vandalproof, frosted polycarbonate drop lens

Gaskets:

High-temperature silicone gaskets

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color

Green Technology:

Mercury and UV-free. RoHS compliant components.

LED Characteristics

Lifespan:

50,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

120V long-life LEDs

Color Stability:

RAB LEDs exceed industry standards for chromatic stability

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Other

Optional Sensor:

VAN1LED is compatible with occupancy sensors.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at

Equivalency :

Equivalent to 60W Incandescent

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Copyright © 2018 RAB Lighting Inc. All Rights Reserved. Note: Specifications are subject to change at any time without notice

Advancement of Construction Technology

SUBMITTAL TRANSMITTAL

Project: Schroder Garage
1706 Willow Dr. Juneau, AK. 99801

Date: 12/10/18
A/E Project Number: 1830

TRANSMITTAL A

To (Contractor): Carver Construction
From (Subcontractor): _____
Date: 12/10/18
By: Thomas LeBlanc
Submittal No. 6.1
☒ Resubmission

Qty.	Reference / Number	Title / Description / Manufacturer	Spec. Section Title and Paragraph / Drawing Detail Reference
2ea		LEPOWER Outdoor Motion Sensor Light	See Attached

☐ Submitted for review and approval
☒ Resubmitted for review and approval
☐ Complies with contract requirements
☐ Will be available to meet construction schedule
☐ A/E review time included in construction schedule
☐ Substitution involved - Substitution request attached
☐ If substitution involved, submission includes point-by-point comparative data or preliminary details
☐ Items included in submission will be ordered immediately upon receipt of approval

Other remarks on above submission:

☐ One copy retained by sender

TRANSMITTAL B

To (Owner): Bob Schroder
Attn: Bob Schroder
Date Rec'd by Contractor: 12/10/18
From (Contractor): Carver Construction
By: Thomas LeBlanc
Date Trnsmt'd by Contractor: 12/10/18

☐ Approved
☐ Approved as noted
☐ Revise / Resubmit
☐ Rejected / Resubmit

Other remarks on above submission:

☐ One copy retained by sender

TRANSMITTAL C

To (Contractor): _____
Attn: _____
Date Rec'd by A/E: _____
From (A/E): _____ ☐ Other
By: _____
Date Trnsmt'd by A/E: _____

☐ Approved
☐ Approved as noted
☐ Not subject to review
☐ No action required
☐ Revise / Resubmit
☐ Rejected / Resubmit
☐ Approved as noted / Resubmit
☐ Provide file copy with corrections identified
☐ Sepia copies only returned
☐ Point-by-point comparative data required to complete approval process
☐ Submission Incomplete / Resubmit

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Other remarks on above submission:

☐ One copy retained by sender

TRANSMITTAL D

To (Subcontractor): _____
Attn: _____
Date Rec'd by Contractor: _____
From (Contractor): _____
By: _____
Date Trnsmt'd by Contractor: _____

Copies: ☐ Owner ☐ Consultants ☐ _____ ☐ _____ ☐ _____ ☐ One copy retained by sender

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September 1996
CSI Form 12.1A

Tools & Home Improvement

Shop 12 Days of Deals

Deliver to Julia
Douglas 99824

Buy Again Browsing History Julia's Amazon.com EN Hello, Julia Account & Lists Orders Prime Cart

Tools & Home Improvement Best Sellers Deals & Savings Gift Ideas Power & Hand Tools Lighting & Ceiling Fans Kitchen & Bath Fixtures Smart Home

Home Gift Guide Tools, DIY & Backyard Shop now ›

Tools & Home Improvement › Lighting & Ceiling Fans › Outdoor Lighting › Flood & Security Lights

Share

Roll over image to zoom in

drips, rain, snowflake and work greatly for patio, porch, garden, landscape and backyard.(Please note our light: NO "permanent on/always stay on" mode & NO "dusk to dawn" mode.)

- SUPER BRIGHT& LONG LIFESPAN: Comes up to 2500LM, the lamp beads bring high brightness& high illumination, light up your backyard and garage. Featured with die-cast aluminum construction and energy-saving led lamp bead, this motion security light performs better heat dissipation & ensures solid, durable and long-lasting use. (For better water resistant, you can seal the edges of the two lens covers with a clear rubber cement.)
- CHOOSE YOUR OWN MODE: Auto Mode: the outdoor security light will auto-on when motion is detected and

Get it as soon as Monday, Dec. 17 - Friday, Dec. 21 if you choose **Standard Shipping** at checkout.
Details

In Stock.
Sold by LePower and Fulfilled by Amazon. **Gift-wrap available.**

Qty: 1

Add a Protection Plan:
SquareTrade 3-Year Home Improvement Extended Protection Plan ($0-49.99) for $1.94

Add to Cart

Buy Now

Turn on 1-Click ordering for this browser

Deliver to Julia - Douglas 99824

Add to List

Add to your Dash Buttons

Have one to sell? Sell on Amazon

LED Par 20 7 Watt Dimmable 50 Watt Equivalent

LIFE SPAN 15,000 hours LED is the smart way to go

25

$19.99 prime

Ad feedback

auto-off after 30s-2min of preset time when no further motion has been detected. Test Mode: For Testing ONLY. Help to quick adjust and test the light before installation or after maintenance. Under testing mode, when sensor detects people or animal, it will turn on for 6s in day or at night. (Note: Make sure there is no infrared item around/under the sensor light.)

- ADJUSTABLE DESIGN& ENERGY-SAVING: Lamp head and sensor head flexible &movable so that the light direction can be adjusted and focus on the area you want. LED Energy saving lights are equivalent to 140W bulb, much more lighter even save up to 80% electricity.(Note: Suggest installing it in vertical surface.)
- ETL CERTIFIED& WORRY-FREE WARRANTY: ETL-Certification guarantees secure operation and quality lighting performance. For every LePower motion sensor light, we provide 12-month no hassle warranty and 60-day money back guarantee for each customer. Feel free to buy!

› See more product details

HYPERIKON

Bright LED security floo light - motion detection

› Shop now

Ad feedback

Frequently bought together

Total price: $118.41

Add all three to Cart

Add all three to List

These items are shipped from and sold by different sellers. Show details

- This Item: LEPOWER 2500LM Outdoor Motion Sensor Lights, 28W LED Security Lights, IP65 Waterproof, 5500K...
- LEPOWER 3000LM LED Security Light, 28W Outdoor Motion Sensor Light, 5500K, IP65 Waterproof & ETL...
- Globe Electric 44165 Sebastien Outdoor Wall Sconce, Black Finish, 2-Pack

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Sponsored products related to this item (What's this?)

Sengled LED Flood Light PAR38 with Motion Sensor & Dusk to Dawn Daylight, Smart LED...
115
$46.99

4 Pack Amico 30W LED Security Light Motion Outdoor, Motion Sensor Light Outdoor, Du...
86
$119.99

Hyperikon LED Outdoor Security Flood Light with Motion Sensor, Black, 20W (100W Equ...
1668
$38.95

BBOUNDER LED Security Flood Light Outdoor with Motion Sensor, 2 Adjustable Heads, 2...
17
$29.99

20W LED Security Motion Sensor Outdoor,LEDMEI 5000K Daylight 2
40
$31.99

Ad feedback

What other items do customers buy after viewing this item?

Hyperikon LED Outdoor Security Flood Light with Motion Sensor, Black, 20W (100W Equivalent) LED Motion Light, 1800lm, Waterproof IP65 & UL, Adjustable Head, 5000K
1,668
$38.95

20W Dual-Head Motion-Activated LED Outdoor Security Light, Photocell Included, Newly Designed 3 Lighting Modes, 5000K Daylight, Waterproof, 120W Halogen Equiv. Illumination for Yard, Garage, Porch
1,349

LEPOWER 3000LM LED Security Light, 28W Outdoor Motion Sensor Light, 5500K, IP65 Waterproof & ETL Certification, 2 Adjustable Head Motion Activated Flood Light for Entryways, Stairs, Yard and Garage
485
$34.99

Special offers and product promotions

Color Name: **Electric Powered Security Light(black)**

- **Your cost could be $0.00 instead of $29.99**! Get a $70 Amazon.com Gift Card instantly upon approval for the **Amazon Prime Rewards Visa Card** Apply now

Have a question?

Find answers in product info, Q&As, reviews

Product Description

LEPOWER super brightness LED motion sensor security light is a part of LEPOWER's continuing pursuit for creating efficient and convenient products for our customers. 2 super bright LED light heads with die-casting aluminum material(other parts are plastic), produce up to 2500lm high brightness output and good heat dissipation. Saving over 80% on your electricity bill. (NOTE: THERE IS NO "PERMANENT ON " OR "STAY ON" MODE FOR THIS LED SECURITY LIGHT.)

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Sensor Angle: 180

Choose your own modes

Test Mode for quick testing the sensing distance you need(L 13ft-20ft M:20ft-33ft H:33ft-49Ft). Once the outdoor light fixture has been tested for proper operation, move the switch to 30S 60S or 120S position

- Sensor Mode(night)

Will not be triggered by :
- Wind
- Rainwater
- Illumination

- Sensor Mode(night)

Will be triggered by :
- Human
- Animal
- Moving Car

Easy & Simple Installation

The led security light is only with direct wire. Please make sure the three colors of wires are connected to Live Wire/ Neutral Wire/ Earth Wire accordingly. Correct wiring ensures your light work normally. Kindly note that there is no plug-in and no switch at the end of the cable.

Smart PIR Sensor

Lepwoer LED lights will turn on automatically dusk to dawn, when the motion is detected with a range of 180 degrees and max 49 feet.

Waterproof IP65

It can work normally outdoor withstanding heavy rain attack, perfectly as a outdoor lighting for the safety of your family.

Multi-Purpose

As a security lights, garage light, sensor flood light, or aisle Lamp, lighting up home, garden, garage, lawn, landscape, deck, shed, front or back yard etc.

2 Switches Under the Motion Sensor

Two push button switch under the motion sensor head to adjust the time interval and sensitivity range to customize your need.

I. Time Interval: 30S, 60S, 120S and Test (only 5-6 seconds for test only).

II. Sensitivity / Sensing Range: L: 13ft-20ft ; M: 20ft-33ft ; H: 33ft-49ft .

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Multi-Purpose

As a security lights, garage light, sensor flood light, or lighting up gate, garden, garage, lawn, landscape, deck, shed, front or back yard etc.

- **Special made heat sink fins**
  Help extract more heat away

- **IP65 Waterproof**
  Do not submerge it into the water

- **Adjustable Design**
  Can be adjusted to any angle

Specifications

- **Wattage: 28W**
- **Voltage: AC 120V (100V - 130V)**
- **Lumens: Up to 2500LM**
- **Color Temperature: 5500K-6500K**
- **Material: PC, Die-cast Aluminum, Acrylic**
- **Length of Cable: 30 Centimeters**
- **Wire Color: Black-Hot Wire, White-Neutral Wire, Yellow&Green-Ground Wire.**

Package Included

- **1 x LEPOWER security light with some accessories**
- **1 x User manual**

Warm Tip

1. **This motion light is designed to be wall mount. Do not mount the light under the eve/soffit/horizontal surface.**
2. **Make sure the motion sensor is below the lamp head.**
3. **Make sure there is no other infrared or ambient light around, under or point to the motion sensor light.**

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Compare with similar items

This item LEPOWER 2500LM Outdoor Motion Sensor Lights, 28W LED Security Lights, IP65 Waterproof, 5500K Daylight, Adjustable Dual-Head Flood Lights for Entryways, Front

Hyperikon LED Outdoor Security Flood Light with Motion Sensor, Black, 20W (100W Equivalent) LED Motion Light, 1800lm, Waterproof IP65 & UL, Adjustable Head,

Hykolity 20W Dusk to Dawn LED Security Light, Outdoor Wall Mount Floodlight (150W Equivalent) 2200lm 5000K IP65 Waterproof, Adjustable Dual Head, ETL Listed & DLC

Dusk to Dawn LED Security Lights : LED Flood Light Outdoor 20W 2000lm 5000K IP65 Waterproof, 2 Adjustable Dual Head, ETL Listed for Garage LED Flood Light

	Door, Yard and Garage	5000K	Qualified	Outdoor Lighting
	Add to Cart	Add to Cart	Add to Cart	Add to Cart
Customer Rating	(110)	(1668)	(133)	(25)
Shipping				
Sold By	LePower	Hyperikon	Hykolity	Addlon Lighting
Color	Electric Powered Security Light(black)	Black, Black	5000k Daylight	1-pack-security Lights
Finish Types	Aluminum	Waterproof	—	—
Light Source Type	LED	LED	LED	LED
Material Type	PC + Aluminum	Plastic	Aluminum	aluminum
Voltage	120 volts	120 volts	100,277 volts	110,277 volts

Product information

Color Name:Electric Powered Security Light(black)

Technical Details

Part Number	LP Security light 02
Item Weight	2.14 pounds
Package Dimensions	8.9 x 7.1 x 7 inches
Color	Electric Powered Security Light(black)
Style	Modern
Finish	Aluminum
Material	PC + Aluminum
Shape	Rectangle
Power Source	corded-electric
Voltage	120 volts
[redacted]	[redacted]
Item Package Quantity	1
Type of Bulb	[redacted]
Luminous Flux	2500 lm
Certification	ETL Listed
Special Features	Super Bright, Motion Sensor, Adjustable Head, IP65 Waterproof, Not Dimmable, Direct Wire, No Plug
Usage	Indoor and Outdoor Use
Batteries Included?	No
Batteries Required?	No

Additional Information

ASIN	B075DDBWNR
Customer Reviews	110 customer reviews 3.9 out of 5 stars
Best Sellers Rank	#11,141 in Tools & Home Improvement (See top 100) #74 in Tools & Home Improvement > Lighting & Ceiling Fans > Outdoor Lighting > Flood & Security Lights
Shipping Weight	2.35 pounds (View shipping rates and policies)
Date First Available	September 5, 2017

Warranty & Support

Product Warranty: For warranty information about this product, please click here

Feedback

If you are a seller for this product, would you like to suggest updates through seller support?
Would you like to tell us about a lower price?

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

Date: 24 June 2019

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

Subject: Lot closure report

Remarks: The lot closure reflects the proposed consolidation of lot 10 and a proportion of the Willow drive right-of-way.

Northing	Easting	Bearing	Distance
11903.527	12808.942		
		N 80°18'00" W	106.090
11921.402	12704.369		
		N 00°00'00" W	77.210
11998.612	12704.369		
		N 89°59'51" E	102.166
11998.617	12806.535		
		S 01°27'00" E	95.120
11903.527	12808.942		

Closure Error Distance> 0.00000
Total Distance> 380.586
Polyline Area: 8895 sq ft, 0 acres

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OWNERSHIP CERTIFICATE:

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

DATE: _____,2019

_____ ELAINE D. SCHROEDER

_____ ROBERT F. SCHROEDER

NOTARY ACKNOWLEDGEMENT:

UNITED STATES OF AMERICA)
)SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS____ DAY OF _____, 2019, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED; ELAINE D SCHROEDER AND ROBERT F. SCHROEDER TO ME KNOWN AND KNOWN TO ME TO BE THE PERSONS THEY REPRESENTS THEMSELVES TO BE WHO ACKNOWLEDGED TO ME THAT EXECUTED THE FOREGOING INSTRUMENT AS THE FREE ACT AND DEED OF THE SAID CORPORATION FOR THE PURPOSE THEREIN MENTIONED.

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

_____ NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

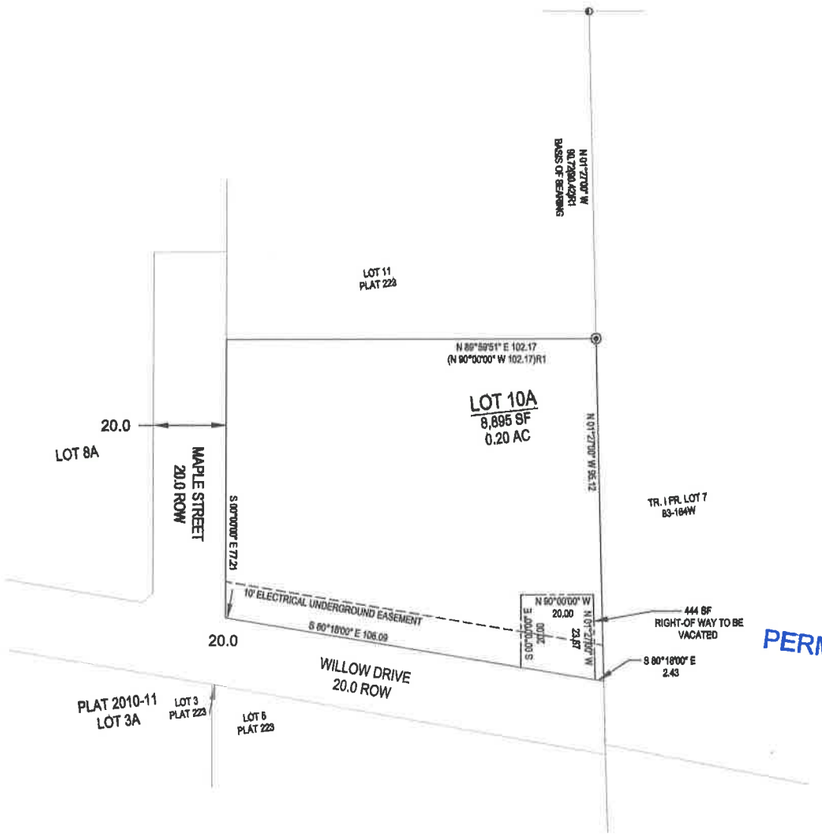
I HEREBY CERTIFY THAT THE PLAT HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU, DEPARTMENT OF COMMUNITY DEVELOPMENT, FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA.

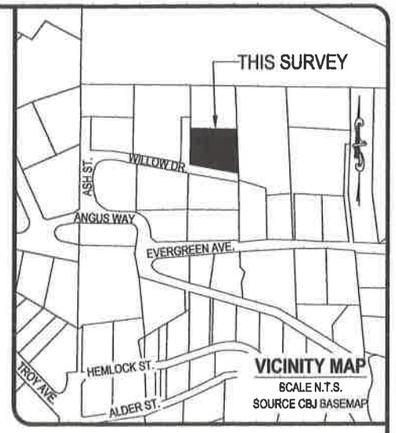
DATED _____,2019

_____ JILL MACLEAN, DIRECTOR, CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT

ATTEST:

_____ MUNICIPAL CLERK CITY AND BOROUGH OF JUNEAU





TYPICAL SET MONUMENT DETAIL

N.T.S.

IVANISZEK
PLS 12314

SECONDARY MONUMENT
5/8" x 36" REBAR WITH
1 3/8" RED PLASTIC CAP

LEGEND:

- FOUND 1" DRILL STEEL MONUMENT
- FOUND 2" IRON ROD MONUMENT
- SECONDARY SET MONUMENT
- PROPERTY LINES MEASURED THIS SURVEY
- PROPERTY LINES
- PROPERTY LINE VACATED THIS SURVEY
- ELECTRICAL EASEMENT
- (N 75°06'28"W)R1 RECORDED INFO FROM PLAT No. 223 JRD
- (75°08'28"W)R2 RECORDED INFO FROM DEED BOOK 310 PAGE 327 JRD

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S 01°27'00" E AS DELINEATED ON THE PLAT OF EVERGREEN HEIGHTS, RECORDED 12 FEBRUARY 1953, BETWEEN FOUND MONUMENTS WHICH MARK THE NE CORNER OF LOT 11 AND THE SE CORNER OF LOT 11, EVERGREEN HEIGHTS SUBDIVISION.

1"=20'

0 20 40 60 80

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NOTES:

1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10000.

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

3) RECORD INFORMATION DERIVED FROM US SURVEY NO. 1193; PLAT OF EVERGREEN HEIGHTS RECORDED IN DEED BOOK 45 PAGE 3788379; PLAT NO. 1295 RECORDED 16 OCTOBER 1967;PLAT No. 223 RECORDED 15 APRIL 1958; JUNEAU RECORDING DISTRICT.

4) WHERE DIFFERENT FROM MEASURED OR CALCULATED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESES.

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

6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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

SURVEYOR'S CERTIFICATE

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

DATED: _____,2019

STATE OF ALASKA
49 TH.
Joshua Franz Ivaniszek
No. 12314
REGISTERED PROFESSIONAL LAND SURVEYOR
DRAFT VIEW

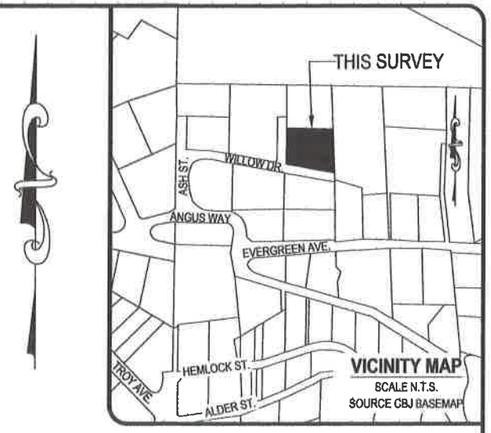
PLAT OF
LOT 10A
A PARTIAL VACATION WILLOW DRIVE RIGHT-OF-WAY OF
EVERGREEN HEIGHTS, BLOCK 3 SEATER ADDITION
WITHIN US SURVEY 1295
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

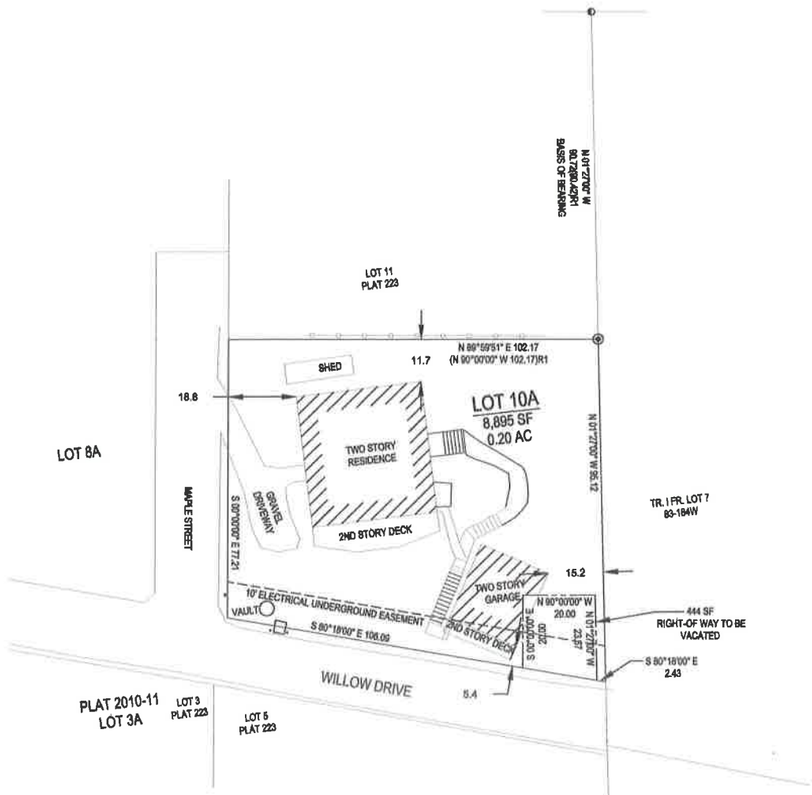
STATE RECORDERS OFFICE AT JUNEAU

CHILKAT SURVEYING & MAPPING, LLC
10664 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNER
ELAINE & ROBERT SCHROEDER
1706 WILLOW DRIVE
JUNEAU, AK 99801

SCALE:	DATE:	SHEET NO.
1" = 20'	12 JUNE 2019	1 OF 1





LEGEND:

- FOUND 1" DRILL STEEL MONUMENT
- FOUND 2" IRON ROD MONUMENT
- PROPERTY LINES MEASURED THIS SURVEY
- PROPERTY LINES
- PROPERTY LINE VACATED THIS SURVEY
- ELECTRICAL EASEMENT
- (N 75°06'28"W)R1 RECORDED INFO FROM PLAT No. 223 JRD
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1"=20'

0 20 40 60 80

NOTES:

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4) WHERE DIFFERENT FROM MEASURED OR CALCULATED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESES.

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

6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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

SURVEYOR'S CERTIFICATE

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DATED: _____ 2019

STATE OF ALASKA
49 PLS
Joshua Franz Ivaniszek
DRAFT FOR REVIEW
REVIEW PROFESSIONAL LAND SURVEYOR

SITE PLAN OF PROPOSED

LOT 10A

A PARTIAL VACATION WILLOW DRIVE RIGHT-OF-WAY OF

EVERGREEN HEIGHTS, BLOCK 3 SEATER ADDITION WITHIN US SURVEY 1295

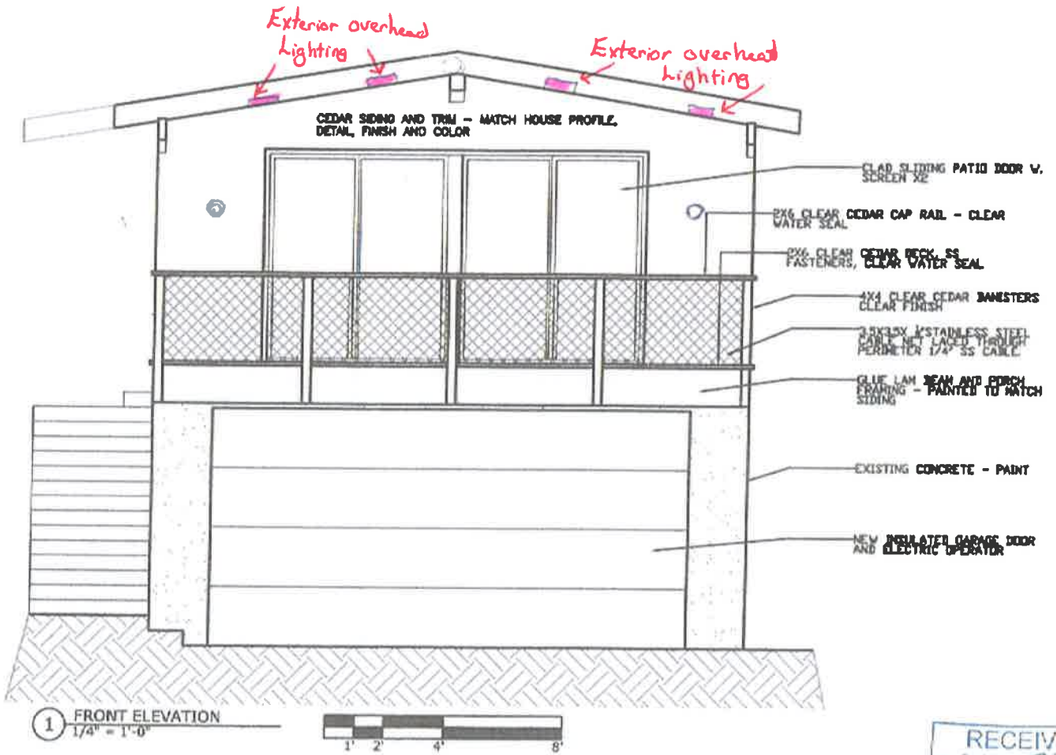
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDERS OFFICE AT JUNEAU

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

OWNER
ELAINE & ROBERT SCHROEDER
1706 WILLOW DRIVE
JUNEAU, AK 99801

SCALE:	DATE:	SHEET NO.
1" = 20'	12 JUNE 2019	1 OF 1



NorthWind Architects LLC
126 SEWARD ST.
JUNEAU, AK 99801
PH #907.586.6150
FX #907.586.6181
WWW.NORTHWINDARCH.COM

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY THE DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABELED DIMS.

SCHOEDER WORKSHOP ADDITION

1706 WILLOW DRIVE
JUNEAU, ALASKA

STREET ELEVATION

DATE JUNE 15, 2018

REVISION

DRAWN SB

CHECKED SB

A3.0

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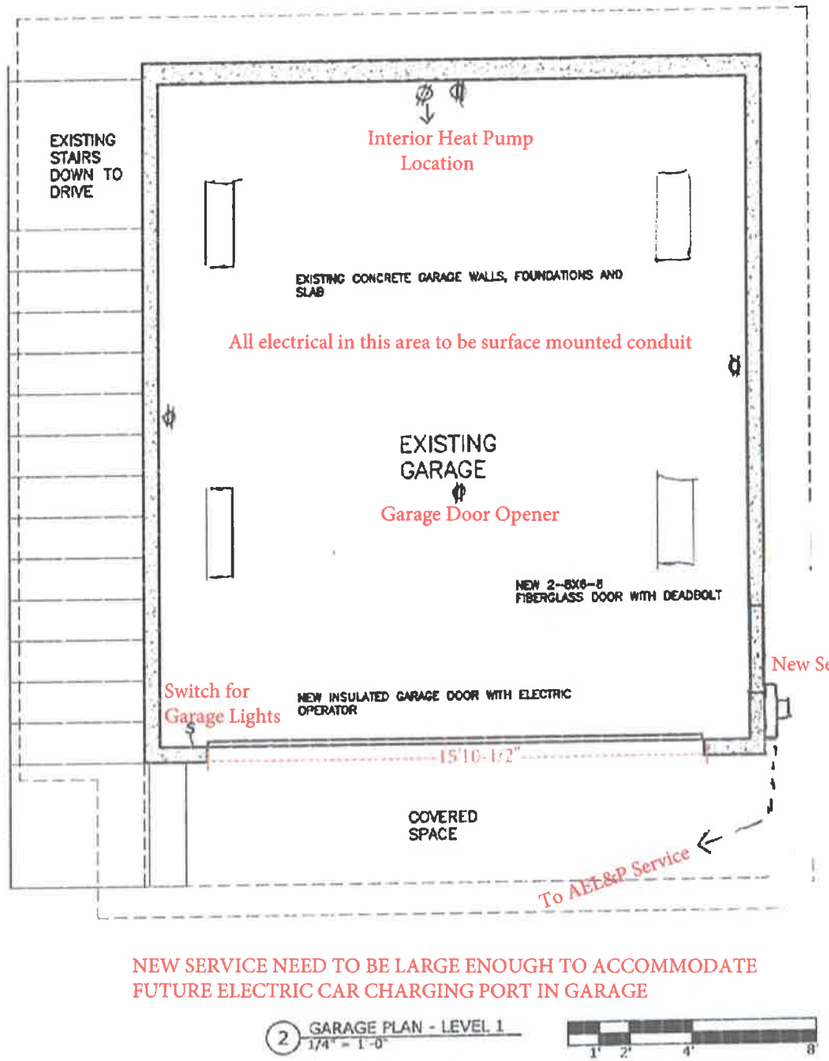
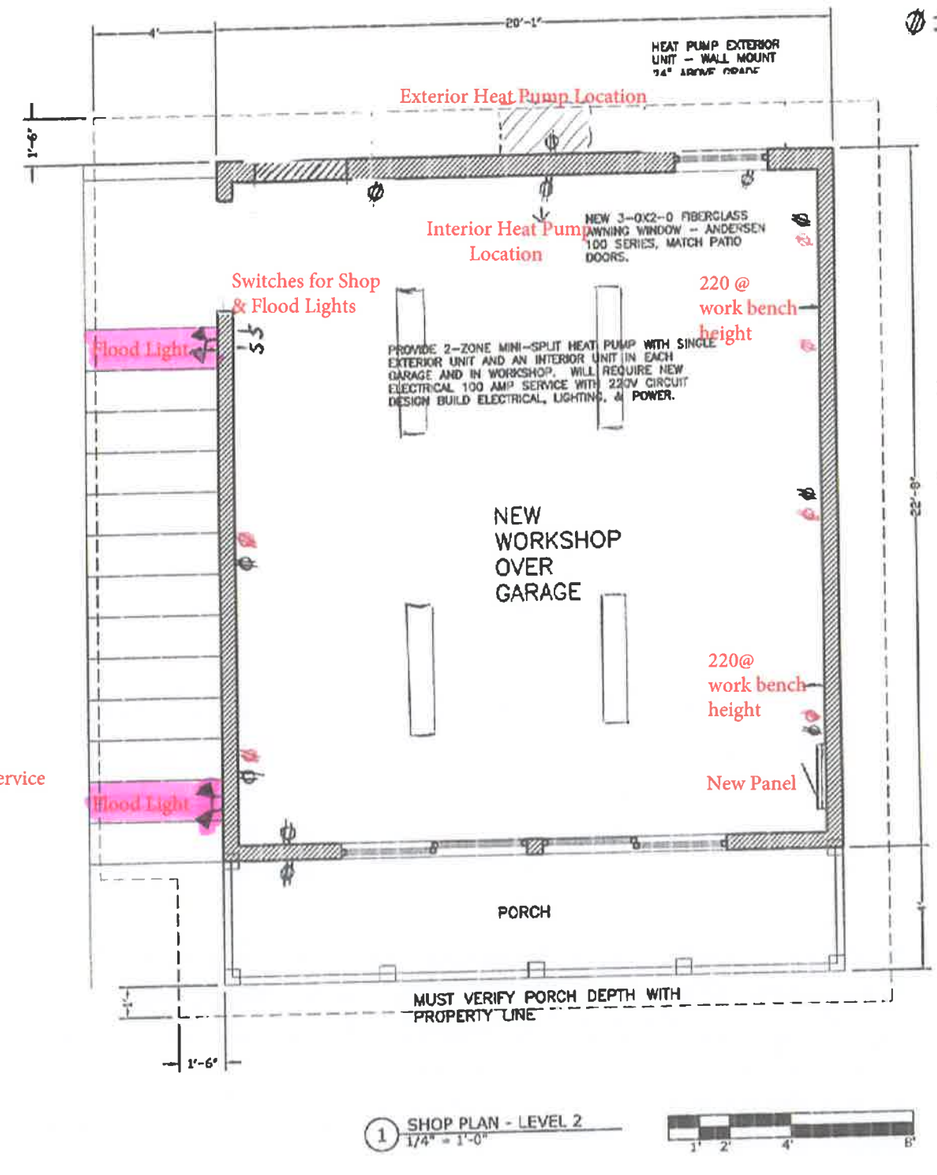
© NorthWind Architects, LLC
WA-1801 SCHOEDER GARAGE





Ø = 110 @ work bench height

Ø = 110 @ typical 16"

NorthWind Architects LLC
126 Seward St.
Juneau, AK 99801
PH #907 586.6150
FX #907 586.6181
WWW.NORTHWINDARCH.COM

1" ACTUAL

SCHOEDER WORKSHOP ADDITION
1706 WILLOW DRIVE
JUNEAU, ALASKA

FLOOR PLANS

DATE: JUNE 15, 2018
DRAWN: SB
CHECKED: SB

A2.0

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NWA-1801 SCHOEDER GARAGE

THIS SPACE RESERVED FOR RECORDER'S USE

TIA TITLE INSURANCE AGENCY

201 N. Franklin St.
Juneau, Alaska 99801
(907) 586-6445 or 586-1730

86-007889
10.00
RECORDED-FILED
JUNEAU REC.
DISTRICT
Nov 13 8 30 AM '86
REQUESTED BY TIA
ADDRESS

Packet Page 29 of 53

Filed for Record at Request of and return to:

Name Robert and Elaine Schroeder

Address 1706 Willow Street

City and State Juneau, Alaska 99801

Quit Claim Deed

THE GRANTOR PENELOPE HOLDEN, a single woman,

for and in consideration of One Dollar and other considerations,

conveys and quit claims to ROBERT SCHROEDER and ELAINE SCHROEDER, husband and wife as tenants by the entirety,

the following described real estate situated in the Juneau Recording District, First Judicial District, State of Alaska, together with all after acquired title of the grantor(s) therein:

Lot 10, Amended Plat of Evergreen Heights according to Plat 223, Juneau Recording District, First Judicial District, State of Alaska.

Dated this 9th day of October, 19 86

Penelope Holden (SEAL)
Penelope Holden

.....(SEAL)

STATE OF ALASKA
FIRST JUDICIAL DISTRICT } ss.

On this day personally appeared before me Penelope Holden

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 9th day of October, 1986

Jeanette M. Fokel
Notary Public in and for the State of Alaska
My commission expires 1/14/90

RESUBDIVISION AND DEDICATION OF STREETS

The undersigned Curtis G. Shattuck and Louise Shattuck, husband and wife of Juneau, Alaska, hereby subdivide the land embraced within the boundaries shown on the plat on which this instrument is written, by subdividing the same into 11 Lots, the street areas shown in red and the area between said lots and Evergreen Avenue, all as shown on said plat. Said subdivision shall be known as EVERGREEN HEIGHTS and is a resubdivision of all of Lots 8, 9, 10, 10A, 11 and 12, Blo[ck 3] of U. S. Survey 1295. (Said plat was filed for record on Feb. 12, 1953 in front pock[et] of Book 46 of Deeds).

We do also dedicate, grant and convey all of the lands shown in red coloring on said plat to the City of Juneau, Alaska for the use and benefit of the public for use as streets and for street purposes including the construction and maintenance of communication, water, sewer, electr[ic], sidewalk and other facilities commonly kept in or on streets in the City of Juneau, Alaska.

The areas designated as Maple Street, Willow Drive, Ash Street and Angus Way are each respectively named accordingly.

TO HAVE AND TO HOLD said lands unto the said City of Juneau, Alaska, and its successors and assigns for the uses and purposes herein stated.

Witness our hands at Juneau, Alaska, December 30, 1952.

Witnesses:

Norma Jean Binmann — Louise Shattuck

Jennie A. Hartman — Curtis G. Shattuck

UNITED STATES OF AMERICA)
: ss.
TERRITORY OF ALASKA)

THIS CERTIFIES that on this 30th day of December, 1952, before me, the undersigned a Notary Public in and for the Territory of Alaska, duly commissioned and sworn, personally appeared CURTIS G. SHATTUCK and LOUISE SHATTUCK to me known and known to me to be the persons described in and who executed the above and foregoing instrument and individually acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

Keith G. Nilsson
Notary Public for Alaska
Residing at Juneau, Alaska.
My Commission expires June 13, 1954

TERRITORY OF ALASKA, } ss.
JUNEAU, ALASKA
... was filed for record
2:00 P.M., February 12, 1953
... 45 of Deeds
page 378-379 ... said District
Gordon Gray (la)
District Recorder.
Filing fee $3.50
Paid 3.50 Collect
Recorded by la
4-4

TERRITORY OF ALASKA, } ss.
JUNEAU, ALASKA
10:45 ... was filed for record
a.m., February 12, 1953
Front Pocket ... 46 of Deeds
... said District
Gordon Gray (la)
District Recorder.
... 2.50
2.50 Collect
... la

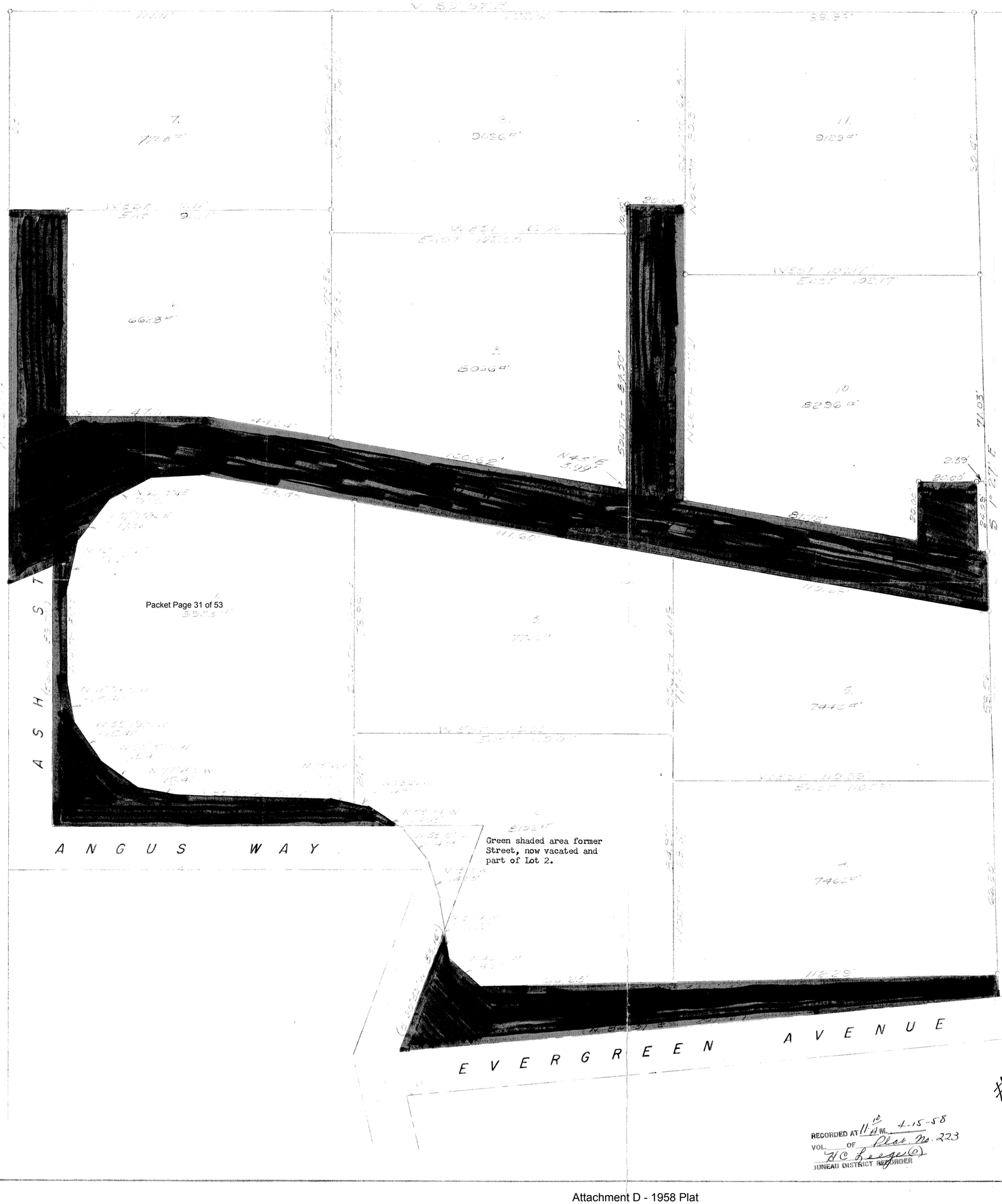
PLAT of EVERGREEN HEIGHTS

A RESUBDIVISION of LOTS 8, 9, 10, 10A, 11, & 12, BLOCK 3 of U.S.S. NO. 1295, the SEATER ADDITION to the TOWNSITE of JUNEAU

SCALE: 1" = 20' — DECEMBER 4, 1952

FELIX J. TONER —— REGISTERED ENGINEER

Attachment C - 1953 Plat



AMENDED RESUBDIVISION AND DEDICATION OF STREETS

The undersigned, of Juneau, Alaska, do hereby certify that we are the owners of the land within the boundaries shown and described hereon, and we do hereby freely and voluntarily amend the original plat of resubdivision of said land entitled "Plat of Evergreen Heights, a resubdivision of Lots 8, 9, 10, 10A, 11 and 12, Block 3 of U. S. S. No. 1295, Seatter Addition to the Townsite of Juneau", filed for record respectively in Vol. 45 of Deeds, pp. 378-379 and Front Pocket Vol. 46 of Deeds, in the office of the U. S. Recorder at Juneau, Alaska, by adopting this amended plan of resubdivision, and do hereby dedicate all streets, alleys, walks and other open spaces to public use as noted in red hereon.

Dated at Juneau, Alaska, this 3rd day of March, 1958.

Don B. Abel

Curtis G. Shattuck

Josephine D. Abel

Louise Shattuck

Franz D. Nagel

Lauris S. Parker

Rosemary A. Nagel

Katherine Parker

Gustav A. Peterson

Evelyn V. Peterson

UNITED STATES OF AMERICA)
) ss.
TERRITORY OF ALASKA)

This certifies that on this 3rd day of March, 1958, before me, the undersigned, a Notary Public in and for the Territory of Alaska, duly commissioned and sworn, personally appeared CURTIS G. SHATTUCK, LOUISE SHATTUCK, LAURIS S. PARKER, KATHERINE PARKER, DON B. ABEL, JOSEPHINE D. ABEL, FRANZ D. NAGEL and ROSEMARY A. NAGEL, to me known and known to me to be the persons described in and who executed the above and foregoing Amended Resubdivision and Dedication of Streets and individually acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

F. M. Coogan
Notary Public for Alaska. My Commission expires: Jan 17, 1960

CERTIFICATE OF REGISTERED ENGINEER

I hereby certify that I am a registered professional civil engineer and that this Plat represents the survey made by me or under my direct supervision, and that all dimensional and other details are correct.

March 3, 1958

Felix J. Toner
Registered Engineer

CERTIFICATION OF APPROVAL BY THE COMMISSION

I hereby certify that the Resubdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Juneau Planning Commission, and that said Plat has been approved by the Commission by Plat Resolution No. 1, dated April 14, 1958, and that the Plat shown hereon has been approved for recording in the office of the United States Commissioner and Ex-Officio Recorder, Juneau.

April 14, 1958.

Chairman
Juneau Planning Commission

(SEAL)

Attest:
Clerk

UNITED STATES OF AMERICA)
TERRITORY OF ALASKA) ss.

This certifies that on this 3rd day of March, 1958, before me, the undersigned, a Notary Public in and for the Territory of Alaska, duly commissioned and sworn, personally appeared GUSTAV A. PETERSON and EVELYN V. PETERSON, to me known and known to me to be the persons described in and who executed the above and foregoing amended resubdivision and dedication of streets and individually acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

Witness my hand and official seal the day and year in this certificate first above written.

F. M. Coogan
Notary Public for Alaska. My commission expires: Jan 17, 1960

REVISED 2-19-58 FJT
REVISED 3-19-58 FJT

AMENDED
PLAT of
EVERGREEN HEIGHTS
A RESUBDIVISION of LOTS 8, 9, 10, 10A, 11, & 12 of U.S.S. NO. 1295, BLOCK 3 — SEATER ADDITION TOWNSITE of JUNEAU
SCALE: 1" = 20' DECEMBER 4, 1952
FELIX J. TONER ——— REGISTERED ENGINEER

#223

RECORDED AT 11th A.M. 4-15-58
VOL. OF Plat No. 223
H C Reeger (?)
JUNEAU DISTRICT RECORDER

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: AEL&P

STAFF PERSON/TITLE: Darrell Wetherall

DATE: 9/11

APPLICANT: Thomas LeBlanc

TYPE OF APPLICATION: ROW Vacation

PROJECT DESCRIPTION:

Vacate ROW at 1706 Willow Drive

LEGAL DESCRIPTION: Lot 10, Evergreen Heights

PARCEL NUMBER(S): 1C030DEV0090

PHYSICAL ADDRESS: 1706 Willow Drive

SPECIFIC QUESTIONS FROM PLANNER:

In relation to property assessment, 1) Will the proposed vacation have a detrimental effect on the adjacent property or on the neighborhood? e.g. whether there are utilities existing or planned in this location 2) Is the proposed vacation is in the best interest of the public?

AGENCY COMMENTS:

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Assessor's Office

STAFF PERSON/TITLE: Mary Grant, Assessor

DATE: 8/26

APPLICANT: Thomas LeBlanc

TYPE OF APPLICATION: ROW Vacation

PROJECT DESCRIPTION:

Vacate ROW at 1706 Willow Drive

LEGAL DESCRIPTION: Lot 10, Evergreen Heights

PARCEL NUMBER(S): 1C030DEV0090

PHYSICAL ADDRESS: 1706 Willow Drive

SPECIFIC QUESTIONS FROM PLANNER:

In relation to property assessment, 1) Will the proposed vacation have a detrimental effect on the adjacent property or on the neighborhood? 2) Is the proposed vacation is in the best interest of the public? e.g. will ROW vacation result in more taxable property?

AGENCY COMMENTS:

CITY AND BOROUGH OF JUNEAU
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155 S. Seward Street • Juneau, AK 99801

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Engineering and Public Works

STAFF PERSON/TITLE: Autumn Sapp, Business Manager

DATE: 8/12/19

APPLICANT: Thomas LeBlanc

TYPE OF APPLICATION: ROW Vacation

PROJECT DESCRIPTION:

Vacate ROW at 1706 Willow

LEGAL DESCRIPTION: Lot 10, Evergreen Heights

PARCEL NUMBER(S): 1C030DEV0090

PHYSICAL ADDRESS: 1706 Willow Drive

SPECIFIC QUESTIONS FROM PLANNER:

In relation to Engineering and Public Works, 1) Will the proposed vacation have a detrimental effect on the adjacent property or on the neighborhood? 2) Is there any current or anticipated future public purpose to retain the area proposed to be vacated?

AGENCY COMMENTS:

Engineering & Public Works has determined that there will not be a detrimental effect on the adjacent property or neighborhood. Additionally, there is not a current or anticipated purpose to retain the right-of-way in question.

That being said, it is recommended that CCFR does have an opportunity to review this proposed street vacation. CCFR should consider if the right-of-way should be retained for a future fire access turnaround. The current IFC requires a turnaround when dead end roads are in excess of 150 ft. Willow Drive is 100 ft from Maple Street to the dead end. As a result I would not expect CCFR to have an issue with the vacation.

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155 S. Seward Street • Juneau, AK 99801

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: CCFR

STAFF PERSON/TITLE: Dan Jager, Sven Pearson

DATE: 8/12/19

APPLICANT: Thomas LeBlanc

TYPE OF APPLICATION: ROW Vacation

PROJECT DESCRIPTION:

Vacate ROW at 1706 Willow

LEGAL DESCRIPTION: Lot 10, Evergreen Heights

PARCEL NUMBER(S): 1C030DEV0090

PHYSICAL ADDRESS: 1706 Willow Drive

SPECIFIC QUESTIONS FROM PLANNER:

1) Will the proposed vacation have a detrimental effect on the adjacent property or on the neighborhood, such as emergency response vehicle turnaround, or any other CCFR issues? 2) Is there any current or anticipated future public purpose to retain the area proposed to be vacated?

AGENCY COMMENTS:

There are no fire code issues or fire department concerns with this request. There is also no known need to retain this for anything in the future.

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155 S. Seward Street • Juneau, AK 99801

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Lands and Resources

STAFF PERSON/TITLE: Dan Bleidorn, Deputy Land Manager

DATE: 8/13/19

APPLICANT: Thomas LeBlanc

TYPE OF APPLICATION: ROW Vacation

PROJECT DESCRIPTION:

Vacate ROW at 1706 Willow Drive

LEGAL DESCRIPTION: Lot 10, Evergreen Heights

PARCEL NUMBER(S): 1C030DEV0090

PHYSICAL ADDRESS: 1706 Willow Drive

SPECIFIC QUESTIONS FROM PLANNER:

In relation to Lands and Resources, 1) Will the proposed vacation have a detrimental effect on the adjacent property or on the neighborhood? 2) Is there any current or anticipated future public purpose to retain the area proposed to be vacated, such as providing access to CBJ land?

AGENCY COMMENTS:

I am not sure if parcel viewer shows this section of ROW that is being vacated.

Is there any current or anticipated future public purpose to retain the area proposed to be vacated, such as providing access to CBJ land? This ROW is not adjacent to CBJ property. Lands does not manage ROW, has streets/utilities/public works commented at all? I wonder if this was intended to use as a turnaround point as it is at the end of the street.

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155 S. Seward Street • Juneau, AK 99801

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Human Resources / Risk Management

STAFF PERSON/TITLE: Jennifer Mannix, Risk Management Officer

DATE: 9/11

APPLICANT: Thomas LeBlanc

TYPE OF APPLICATION: ROW Vacation

PROJECT DESCRIPTION:

Vacate ROW at 1706 Willow Drive

LEGAL DESCRIPTION: Lot 10, Evergreen Heights

PARCEL NUMBER(S): 1C030DEV0090

PHYSICAL ADDRESS: 1706 Willow Drive

SPECIFIC QUESTIONS FROM PLANNER:

In relation to property assessment, 1) Will the proposed vacation have a detrimental effect on the adjacent property or on the neighborhood? 2) Is the proposed vacation is in the best interest of the public? e.g. will ROW vacation relieve the city of unnecessary liability?

AGENCY COMMENTS:

If the vacation of this right of way is approved, it will not have a negative impact on the assessment of the subject property or those in the surrounding area, Denial of the vacation would reduce the market value of the subject property if the garage is removed as a result.

AGENCY COMMENTS (CONTINUED):

I don't see any reason it would affect the neighborhood in an adverse way.

Having a privately owned building sitting on CBJ land, without a formal lease agreement could create a challenging situation if something bad happened on that portion that is CBJ property. Ideally we should only allow this type situation with a formal lease agreement in place that requires the building owner to indemnify CBJ. Without that, someone could attempt to hold CBJ at least partiallly responsible for an adverse event that happened on the property (e.g. someone slips and falls and is injured - and wants to claim that CBJ should have maintained the area.) Cleaning this situation up through the ROW vacation process would be a good thing, from this perspective.

It will be important to get input from Streets and CCFR also. If they are opposed to this vacation, I think we should look at another way to mitigate CBJ's risk, like maybe a long term lease.

CITY AND BOROUGH OF JUNEAU
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www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Streets & Fleet Maintenance Division

STAFF PERSON/TITLE: Ed Foster, Operations Superintendent II

DATE: 8/26

APPLICANT: Thomas LeBlanc

TYPE OF APPLICATION: ROW Vacation

PROJECT DESCRIPTION:

Vacate ROW at 1706 Willow Drive

LEGAL DESCRIPTION: Lot 10, Evergreen Heights

PARCEL NUMBER(S): 1C030DEV0090

PHYSICAL ADDRESS: 1706 Willow Drive

SPECIFIC QUESTIONS FROM PLANNER:

In relation to Streets, 1) Will the proposed vacation have a detrimental effect on the adjacent property or on the neighborhood? 2) Is there any current or anticipated future public purpose to retain the area proposed to be vacated, such as providing access to CBJ land?

AGENCY COMMENTS:

The subject ROW at the end of Willow Dr., adjacent to 1706 Willow Dr., is at such a steep grade it isn't feasible to use for a turn around and doesn't provide possible access to any CBJ property. There is no current or anticipated future purpose for this area, therefore CBJ Street Maintenance does not have any issues with vacating this piece of ROW.
However, it appears the garage at 1706 Willow Dr. is also setting in the "Underground Electrical Easement" along Willow Dr., of which should not be vacated.

Amy Liu

From: Mike Vigue
Sent: Friday, September 20, 2019 1:54 PM
To: Amy Liu
Cc: Alexandra Pierce; Jill Maclean
Subject: RE: Review STV20190001, ROW Vacation Off Willow

Amy-

I agree with the comments provided by Autumn and have no additional comments. I agree with the vacation of this piece of ROW.

mike

Michael A Vigue
Director, Engineering & Public Works
City & Borough of Juneau
155 S. Seward St
Juneau, AK 99801
(907) 586-0877

"If you don't know where you are going, you might end up someplace else" Yogi Berra

---

From: Amy Liu
Sent: Tuesday, September 17, 2019 3:04 PM
To: Mike Vigue
Cc: Alexandra Pierce ; Jill Maclean
Subject: Review STV20190001, ROW Vacation Off Willow

Mike,

The application for STV19-01 is attached for your review. CBJ 49.15.404(d)(3) states, *the director of Engineering & Public Works shall review the application and present written comments, including any recommended conditions of approval.* Autumn provided comments, also attached. Per my chat with you last week, if you concur with Autumn, replying to this email in that vein would suffice. Please also feel free to share questions and other comments.

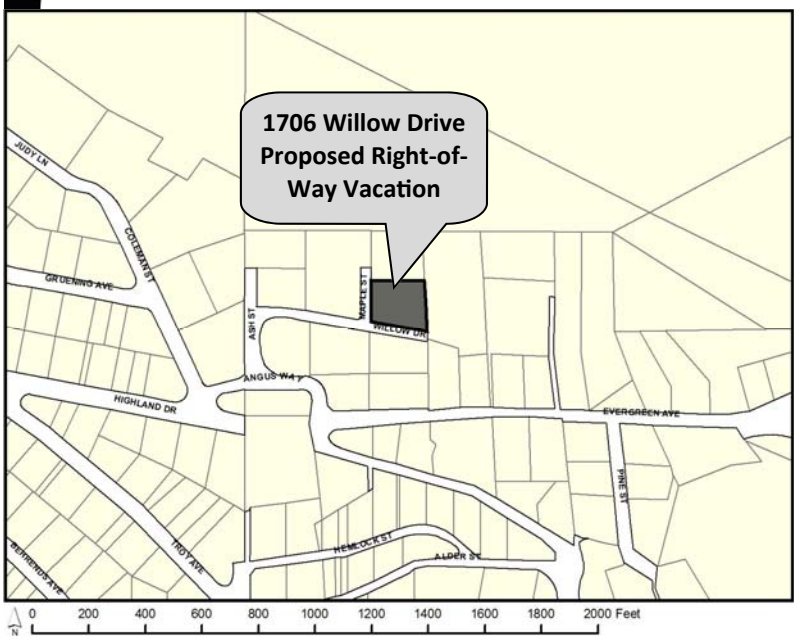
I'd like to have your feedback by 10/1 if possible. Thanks!

Amy Liu | Planner
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0764

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for a **Street Vacation Permit** for a **Right-of-Way vacation** located at **1706 Willow Drive** in a **D5 Zone**.

TIMELINE

Staff Report expected to be posted **Monday, October 21, 2019** at **https://beta.juneau.org/assembly/assembly-minutes-and-agendas** Find hearing results, meeting minutes and more here as well.

Now through October 7, 2019	October 8 through 12 noon, October 25	HEARING DATE & TIME 7:00 pm, October 29, 2019	October 30
Comments received during this period will be sent to the Planner, **Amy Liu**, to be included in the staff report.	Comments received during this period will be sent directly to Commissioners to read over the weekend in preparation for the hearing.	You may testify and bring up to 2 pages of written material (15 copies) in City Hall's Assembly Chambers, 155 S. Seward St., Juneau.	The results of the hearing will be posted online.

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

Case No.: STV2019 0001
Parcel No.: 1C030DEV0090
CBJ Parcel Viewer: http://epv.juneau.org

Printed September 25, 2019

STV2019 0001

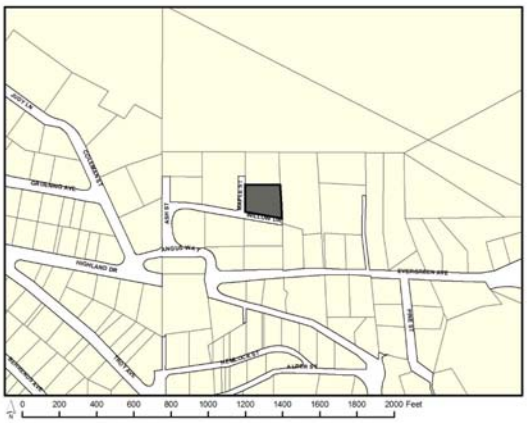
Street Vacation Permit for a Right-of-Way vacation off Willow Dr.

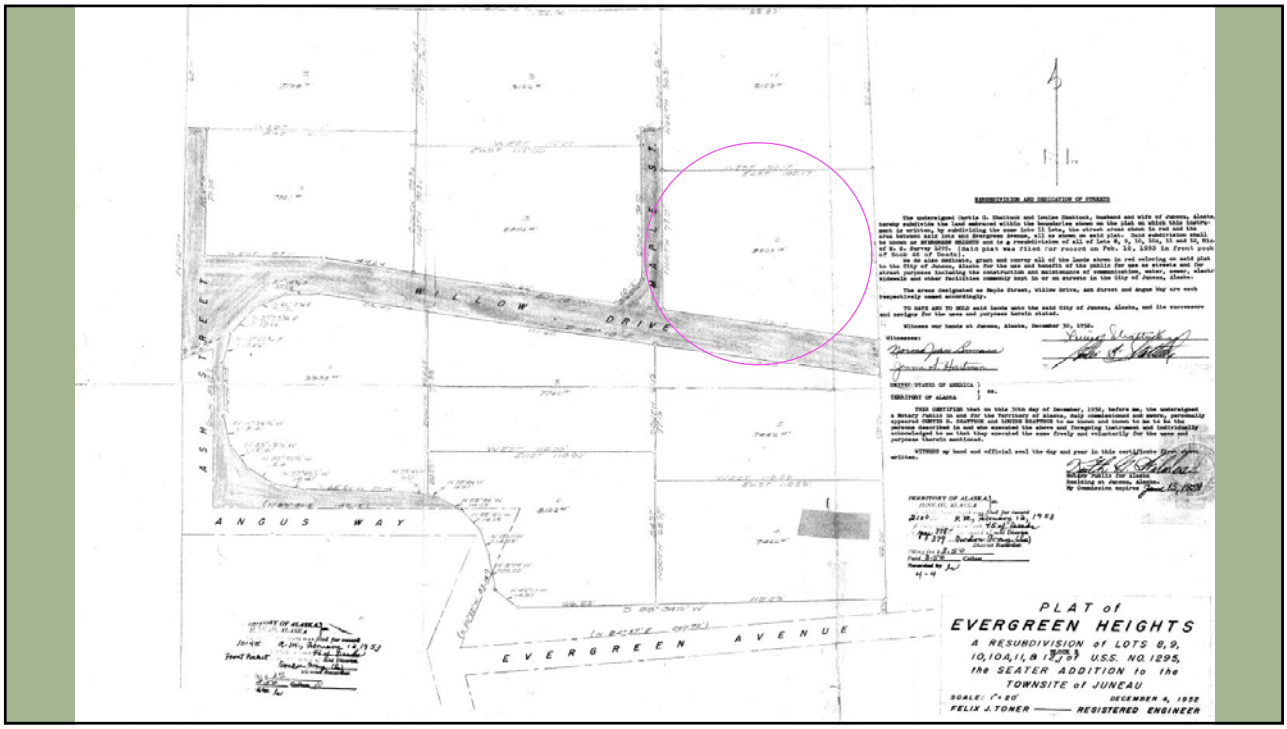
October 29, 2019

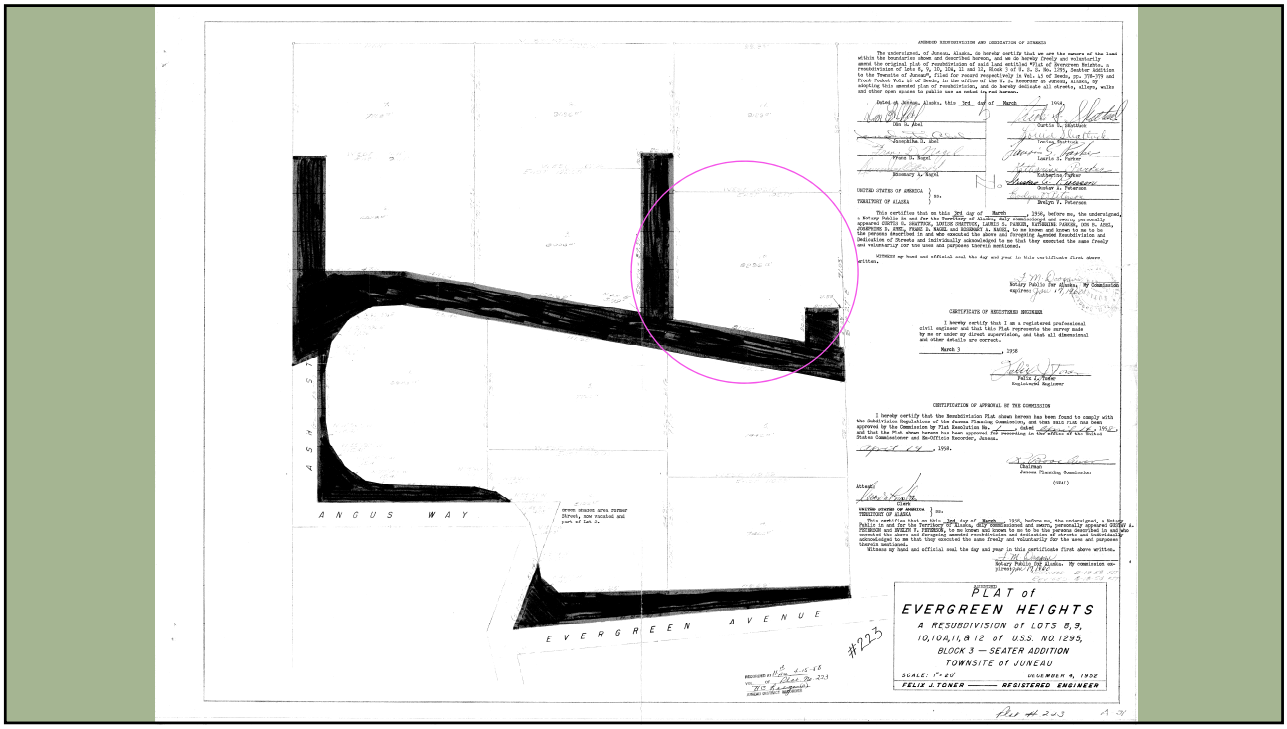
Project Description

The applicant requests vacation of 444 square feet of right-of-way (ROW) per CBJ 49.15.404.

This segment of unconstructed ROW adjoins Willow Drive. The existing garage and addition encroach into the unconstructed ROW.




WILLOW DRIVE
ASH STREET
ANGUS WAY
EVERGREEN AVENUE
PLAT of
EVERGREEN HEIGHTS
A RESUBDIVISION of LOTS 8,9,
10,10A,11,& 12 of U.S.S. NO 1295,
the SEATER ADDITION to the
TOWNSITE of JUNEAU
SCALE: 1"=20'
DECEMBER 4, 1958
FELIX J. TONER —— REGISTERED ENGINEER


ASH STREET
ANGUS WAY
EVERGREEN AVENUE
#223
PLAT of
EVERGREEN HEIGHTS
A RESUBDIVISION of LOTS 8,9,
10,10A,11,& 12 of U.S.S. NO 1295,
BLOCK 3 — SEATER ADDITION
TOWNSITE of JUNEAU
SCALE: 1"=2'
DECEMBER 4, 1958
FELIX J. TONER —— REGISTERED ENGINEER

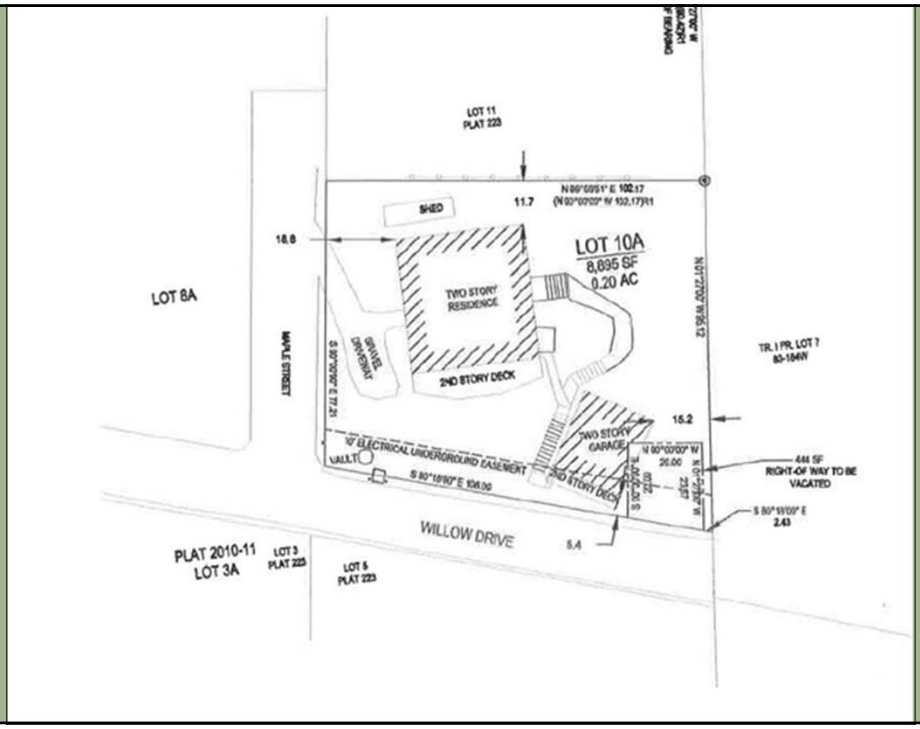
Background

The ROW encroachment was mistakenly omitted from the staff report for the Alternative Development Permit (ADP), which recommended approval of the project.

- The Planning Commission at a regular public meeting approved the ADP for a reduced street side yard setback and rear yard setback to accommodate workshop space over the existing garage.

The applicant applied for a building permit to construct the approved second story with a balcony to the existing garage.

- A temporary certificate of occupancy was issued for this addition. The ROW encroachment was confirmed by the surveyor.
- The garage encroaches onto the ROW by approximately 22 square feet. The unconstructed ROW is 444 square feet. The unconstructed ROW is completely surrounded by the applicant's property.



Agency Review

The following agencies expressed that ROW vacation would not cause detrimental effects to the neighborhood, and would not conflict with anticipated future uses.

- Engineering and Public Works
- Capital City Fire and Rescue
- Streets Division
- Alaska Electric, Light, and Power
- Lands and Resources
- Assessor's Office
- Human Resource and Risk Management

Compliance With Adopted Plans

The full use of the garage is consistent with neighborhood character. The 2013 Comprehensive Plan speaks to the need to:

"Preserve the scale and densities of the older single family neighborhoods in the downtown area, including the Casey-Shattuck "flats" and Star Hill historic districts, Chicken Ridge, Basin Road, Mt. Maria, the Highlands, and the higher density apartments and homes in the vicinity of the Federal Building."

Recommendation

Staff recommends that the Planning Commission adopt the Director's analysis and findings, and recommend approval to the Assembly for the requested Street Vacation Permit.

The approval is subject to the following condition:

Prior to the issuance of the certificate of occupancy for the structure, the applicant submit a stamped as-built survey to the Community Development Department.

Community Development

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

PLANNING COMMISSION
NOTICE OF RECOMMENDATION: STREET VACATION

Date: November 8, 2019
File No.: STV2019 0001

Carver Construction
Attn: Thomas LeBlanc
P.O. Box 240475
Douglas, AK 99824

Proposal:	Street Vacation Permit for a Right-of-Way vacation
Property Address:	1706 Willow Drive
Legal Description:	Lot 10 Evergreen Heights Subdivision
Parcel Code No.:	1C030DEV0090
Hearing Date:	October 29, 2019

The Planning Commission, at a special public meeting, adopted the analysis and findings listed in the attached memorandum dated October 22, 2019, and recommended that the City and Borough Assembly adopt staff's recommendation for the requested Right-of-Way (ROW) vacation. This ROW vacation is to be conducted as described in the project description and project drawings submitted with the application and with the following condition:

1. Prior to the issuance of the certificate of occupancy for the structure, the applicant submit a stamped as-built survey to the Community Development Department.

Attachments: October 22, 2019 memorandum from Amy Liu, Community Development, to the CBJ Planning Commission regarding STV2019 0001.

This Notice of Recommendation: Street Vacation 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: _____ _____

Amy Liu, Planner
Community Development Department

Ben Haight, Chair
Planning Commission

_____ 11/12/2019

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.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0757
Jill.Maclean@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

DATE: October 22, 2019

TO: Planning Commission

FROM: Allison Eddins, Planner
Community Development Department

SUBJECT: **Introduction of the Juneau Historic and Cultural Preservation Plan**

The City and Borough of Juneau Code states in CBJ 49.10.170(d) that the Commission shall make recommendations to the Assembly on all proposed amendments to this title, zoning, and re-zonings, indicating compliance with the provisions of this title and the Comprehensive Plan.

ATTACHMENTS

Attachment A – September 24, 2018 Memo to the CBJ Assembly
Attachment B – September 25, 2018 Memo to the Planning Commission Committee of the Whole

BACKGROUND

This planning process has been facilitated with two rounds of grant funding from the State Historic Preservation Office Certified Local Government (CLG) program. The first round of funding was received in 2016, and facilitated the public outreach portion of the planning process. The second round of funding was received in 2018, and facilitated the drafting of the plan and additional public outreach. On September 24, 2018, the CBJ Assembly received an update on the public outreach efforts for this planning process, (see Attachment A). On September 25, 2018, the Planning Commission Committee of the Whole received an update on this planning process (see Attachment B).

On October 29, 2019, the Planning Commission will be given copies of the draft plan and CDD staff will discuss how the plan is organized, a few of the preservation challenges that the public identified that the plan addresses, and the plan's compliance with the Comprehensive Plan. A detailed presentation will be given to the Planning Commission on November 12, 2019.

ORGANIZATION OF THE PRESERVATION PROGRAM

Borrowing from a successful preservation program in Tacoma, WA, this plan proposes to organize Juneau's preservation program into five main categories: Program Administration and

Management Tools; Resources Inventory and Identification; Incentives and Benefits; Education and Interpretation; and Advocacy and Partnerships.

1. Program Administration and Management Tools – the framework for operating the preservation program and the mechanisms for protecting historic and cultural resources
2. Resource Inventory and Identification – the surveying and documenting of properties and places with cultural or historical significance
3. Incentives and Benefits – programs that assist property owners and support preservation
4. Education and Interpretation – the tools to build awareness and strengthen skills to support preservation
5. Advocacy and Partnerships – the promotion of policies and strategic partnerships that support preservation efforts

PRESERVATION CHALLENGES THAT THE PLAN ADDRESSES

At various meetings, the public was asked to identify challenges that CBJ's preservation program faces. The challenges were then assigned to one of the five preservation program categories.

- Administration and Management Tools:
    - Additional funding and time will be needed for a more robust preservation program that includes community engagement, National Register nominations and historic building and site documentation
    - HRAC members, and new members in particular, need training and orientation for what their roles and responsibilities include
    - HRAC members should reflect the diverse demographics of Juneau
    - The CBJ historic and cultural preservation program should be working in closer cooperation with other CBJ departments and local organizations to achieve complimentary goals
    - Downtown Historic District Design Standards and Guidelines can be vague and it is not always easy to distinguish a standard from a guideline
    - Downtown Historic District Design Standards and Guidelines do not reflect Native building practices and styles that were prominent during the period of significance
    - Contractors and downtown historic property owners are not always aware of the design standards for the Downtown Historic District

- Resource Inventory and Identification
    - Juneau's historic context documents are not reflective of the depth and breadth of Juneau's history and communities, in particular the history of Tlingit and Haida people
    - Existing survey information is out of date
    - There is inadequate funding and/or CBJ staff time to identify and document historic and cultural resources
    - How do we document (and preserve) sacred places, the locations of which must remain confidential?
    - Many potential historic and cultural resources have not been documented due to access barriers such as rough terrain, erosion and overgrown vegetation

- Incentives and Benefits
    - Federal tax credits do not assist residential home owners
    - Perception that renovating historic buildings is too costly to do appropriately without financial assistance
    - Perception that preservation efforts are too focused on regulation rather than benefits and incentives
    - There are very few incentives at the local level for preserving historic and cultural resources
    - Without any incentives, property owners may be unwilling or unable to appropriately maintain, rehabilitate, and restore their historic structures
    - Information about incentives is not easily obtained; technical direction on what is available and how to find it is needed

- Education and Interpretation
    - Existing education and interpretation materials are not perceived to be inclusive and do not represent a wide enough diversity of voices, perspectives
    - Lack of public interest in historic preservation
    - Lack of funding for preservation education and resource interpretation
    - Existing education and interpretation opportunities do not engage younger generations
    - Existing interpretive materials provided to visitors do not accurately interpret Juneau's history
    - Challenges in getting visitors, such as cruise ship tourists, to historic and cultural resources located outside of downtown

- Advocacy and Partnerships
    - Historic preservation lacks public and legislative support
    - There is a lack of coordination between the CBJ, Native and non-profit preservation groups, the arts community, and the tourism community

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan (Chapter 16) identifies the need to protect Juneau's historic resources and one of the best ways to do that is by adopting and implementing a preservation plan. The Comprehensive Plan states (page 221): *The existing policy regarding historic preservation, although a basic good start toward recognizing and protecting valuable historic resources, no longer provides the complete protections necessary given the dramatic rise of cruise ship tourism and the resulting pressure on historic resources from the heritage tourism trades. The CBJ government should update and adopt its draft version of the Historic and Cultural Preservation Plan, as well as continually evaluate its existing historic design standards and update its design review process, in order to better integrate preservation activities into broader community and land use planning efforts.*

- Policy 16.1. - To identify, preserve and protect Juneau's diverse historic and cultural resources, and to promote historic preservation and accurately represent Juneau's unique heritage through publications, outreach and heritage tourism

- Policy 16.2. - To identify historic resources within the CBJ and to take appropriate measures to document and preserve these resources
- Policy 16.3. - To increase public awareness of the value and importance of Juneau's archaeological and historic resources, and to educate, encourage, and assist the general public in preserving heritage and recognizing the value of historic preservation
- Policy 16.4. - To preserve and protect the unique culture of Juneau's native peoples including buildings, sites, artifacts, totems, traditions, lifestyles, languages and histories
- Policy 16.5. - To promote responsible heritage tourism that accurately represents Juneau's unique history while protecting the resources from overuse or harm