



REGULAR PLANNING COMMISSION AGENDA

February 14, 2023 at 7:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/82195817761> or 1-669-444-9171 Webinar ID: 821 9581 7761

A. LAND ACKNOWLEDGEMENT

B. ROLL CALL

C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. January 24, 2023 Draft Minutes, Regular Planning Commission - APPROVED

E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. ITEMS FOR CONSIDERATION

H. CONSENT AGENDA

2. **SMF2022 0003:** Major Subdivision Final Plat on Chilkat Vistas Phase II creating 13 lots and 3 tracts in a D15 zone. - APPROVED AS RECOMMENDED

Applicant: Michael Heumann

Location: Hillcrest Ave

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE WITH CONDITIONS the requested final plat. The permit would allow the final plat approval for the final plat review for Chilkat Vistas Phase II creating 13 lots and 3 tracts in a D15 zone.

The approval is subject to the following conditions:

- Bonding will be fully executed before the Chair of the Planning Commission signs the final plat.
- CBJ General Engineering comments on the Applicant's draft plat dated January 24, 2023 must meet GE's requirements before the Chair of the Planning Commission signs the final plat.

DIRECTOR'S REPORT

The preliminary plat was approved with conditions on February 1, 2022. Construction and drainage plans have been approved by CBJ's General Engineering Division. Wetland fills have been permitted by the United States Army Corps of Engineers. Bonding is a multi-departmental endeavor, and has been initiated. The outstanding plat modifications are for legibility and do not impact Title 49 standards. At the time of the staff report, there were no public comments on the final plat, though one call for clarification may result in a comment to the Commission before or during the hearing.

I. UNFINISHED BUSINESS

- 3. **AME2022 0006:** Rezone approximately 3.7 acres in the Aak'w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions. - Continued from the January 24, 2023 Regular Planning Commission Meeting - RECOMMENDED FOR APPROVAL TO THE ASSEMBLY

Applicant: CCHITA

Location: 250 Village Street

RECOMMENDATION

Staff recommends the Planning Commission extend the rezone west to Capital Avenue, then forward a recommendation of APPROVAL to the Assembly.

DIRECTOR'S REPORT

The applicant requests a rezone from MU2 to MU in the Aak'w Kwaan District. This project proposes a westward extension of less-restrictive MU zoning to 4.2 acres that encompass the Indian Village, the Andrew Hope Building, and current offices of the Alaska Department of Environmental Conservation. This area includes the 3.7 acres in the applicant's application, and a staff-proposed expansion of half an acre. This rezone would reduce zoning setbacks and facilitate canopies over sidewalks, improving conformity with the Willoughby District Land Use Plan, elements of which are incorporated by reference into the Comprehensive Plan. While MU has no height restrictions, future CDD and Commission decisions would be moderated through the Willoughby District Land Use Plan. CDD held a public meeting on December 6, 2022, and one member of the public attended.

- 4. **AME2022 0008:** Rezone approximately 5.1 acres in the Aak'w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions. - Continued from the January 24, 2023 Regular Planning Commission Meeting - RECOMMENDED FOR APPROVAL TO THE ASSEMBLY

Applicant: City & Borough of Juneau

Location: Willoughby Ave

RECOMMENDATION

Staff recommends the Planning Commission extend the rezone east to encompass the Four Points Sheraton (0.9 acres), then forward a recommendation of APPROVAL to the Assembly.

DIRECTOR'S REPORT

The applicant requests a rezone from MU2 to MU in the Aak'w Kwaan District. This project proposes a westward extension of less-restrictive MU zoning to 6.6 acres that encompass Centennial Hall, the Juneau Arts and Culture Center, Zach Gordon Youth Center, the proposed location of a new City Hall, and the Four Points Sheraton. If AME22-06 is approved, this would be a southward extension that creates clean boundaries along streets. This area includes the 5.7 acres in the applicant's application, and a staff-proposed expansion of 0.9 acres. This rezone would reduce setbacks and facilitate canopies over sidewalks, improving conformity with the Willoughby District Land Use Plan, elements of which are incorporated by reference into the Comprehensive Plan. While MU has no height restrictions, future

CDD and Commission decisions would be moderated through the Willoughby Plan. CDD held a public meeting on December 6, 2022, and one member of the public attended.

J. REGULAR AGENDA

K. OTHER BUSINESS

L. STAFF REPORTS

M. COMMITTEE REPORTS

N. LIAISON REPORT

O. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

P. PLANNING COMMISSION COMMENTS AND QUESTIONS

Q. EXECUTIVE SESSION

R. SUPPLEMENTAL MATERIALS

5. Additional Materials Packet

AME2022 0006 & AME2022 0008 Presentation - <http://www.youtube.com/watch?v=oEAFc3IKX8Y>

S. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org.

DRAFT MINUTES

Agenda

Planning Commission

Regular Meeting

CITY AND BOROUGH OF JUNEAU

Paul Voelckers, Vice Chair

January 24, 2023

I. LAND ACKNOWLEDGEMENT – Read by Commissioner Bell.

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

II. ROLL CALL

Michael LeVine, Chairman, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in Assembly Chambers of the Municipal Building, virtually via Zoom Webinar, and telephonically, to order at 7:06 p.m.

Commissioners present: Commissioners present in Chambers – Paul Voelckers, Vice Chair; Dan Hickok, Deputy Clerk; Matthew Bell; Erik Pedersen; Mandy Cole

Commissioners present via video conferencing –

Commissioners absent: Michael LeVine, Vice Chair; Travis Arndt, Clerk; Joshua Winchell

Staff present: Jill Maclean, CDD Director; Irene Gallion, Senior Planner; Jennifer Shields, Planner II; Ilsa Lund, CDD Administrative Assistant; Sherri Layne, Law Assistant Municipal Attorney

Staff present via video conferencing – Adrienne Scott, Planner I

Assembly members: Waahlaal Giidaak/Barbara Blake

**III. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA - Acting Chair
Voelckers reordered the order of the agenda to hear the ORV riding park case (USE22-15) first.**

IV. APPROVAL OF MINUTES

- A. December 13, 2022 Draft Minutes, Regular Planning Commission
- B. January 10, 2023 Draft Minutes, Regular Planning Commission

MOTION: *by Mr. Pedersen to approve the December 13, 2022, and January 10, 2023 Planning Commission Regular Meeting minutes.*

V. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION – Acting Chairman Voelckers briefly explained the rules and procedures for participating via in-person or zoom formats.

VI. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS – Mr. Murray Walsh addressed the commission on behalf of James Parise regarding a past application. Attorney Layne explained there is currently no application pending. The original application has gone through the process and this matter is closed unless or until a new application is submitted.

VII. ITEMS FOR RECONSIDERATION - None

VIII. CONSENT AGENDA

Case Number: PAD2022 0004
Applicant: 1000 Harbor Way LLC
Location: 1000 Harbor Way

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the CBJ Assembly for the disposal of approximately 4,812 square feet of CBJ land at 1000 Harbor Way.

MOTION: *by Mr. Pedersen to accept staff's findings, analysis, and recommendations, and approve PAD2022 0004.*

The motion passed with no objection.

IX. UNFINISHED BUSINESS - None

X. REGULAR AGENDA

Case Number: USE2022 0015
Applicant: CBJ Parks & Recreation, Juneau Off-Road Association
Location: N/A

PUBLIC COMMENT

Stephen Mattson – Thanked the applicants for their work and spoke in support of approval.

Huck Daugherty – Spoke in support of the project saying Juneau needs safe and legal areas for ORV riding.

Noah Lager – Noah is a member of Southeast Jeep Club and supports the park.

Nolan Ramseth – Spoke in support of a maintained ORV riding park.

Calvin Boddy – Spoke in support saying this is needed in Juneau.

Dwight Nicholson – Spoke in support saying he has seen this issue come up before and would like to see it happen.

Jonah Brown – Spoke in support saying this is a good opportunity to promote safe riding.

Ms. Cole asked if riders will still have fun if it is controlled. Mr. Brown said it would be fun and safe.

Linda Mattson – Thanked the PC and CBJ P&R for bringing this forward.

ADDITIONAL APPLICANT COMMENTS – Ms. Elfers said from Parks and Rec perspective, there is a struggle with illegal ORV riding activity on public lands. Providing a legal alternative would mitigate that.

COMMISSIONER DISCUSSION

Ms. Maclean addressed Ms. Elfers’ question regarding noise level at the park entrance saying it would be reasonable to not have volume checks at the entrance to the parking lot.

Mr. Hickok asked who would collect the fees (CBJ or Juneau Off Road Association). Ms. Elfers said that has not yet been decided but it is still in discussion.

Mr. Pedersen asked about the condition regarding site perimeter controls. Ms. Elfers said they will use signage, downed trees, natural topography and maybe some fencing to mark perimeters.

Ms. Cole asked if they had heard any reasonable objections to the project. Ms. Elfers said they have not.

MOTION: *by Ms. Cole to accept staff’s findings, analysis, and recommendations, and approve USE2022 0015 with the following modifications*

- *Modify condition # 12 to read “The sound volume measured inside the riding park at the trail entrance of the parking lot shall not exceed 65 dba during the day or 55 dba at night.”.*
- *Strike condition # 19*
- *Amend Condition # 1 to read: “A finalized management plan issued by Parks and Rec” and remove the JORA portion.*

MOTION: *by Mr. Pedersen to remove Condition #12*

Mr. Pedersen spoke to his motion saying noise levels are limited to 96 dba in the following condition.

Ms. Maclean said Condition #12 applies to the total noise level from the park and other conditions apply to individual vehicles.

ROLL CALL Vote on Motion to Amend

Yea: *Pedersen, Hickok, Bell*

No: *Cole, Voelckers*

Motion to amend fails with less than 4 Yeas

The original motion passed with no objection.

****AT EASE 8:25-8:30 p.m.****

Prior to hearing AME2022 0006 and 2022 0008, Mr. Voelckers declared a conflict and recused himself from the hearing and appointed Ms. Cole acting Chairman.

Case Number: AME2022 0006
Applicant: Central Council Tlingit & Haida
Location: Aak'w Kwaan District

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the Assembly for the requested rezone of approximately 4.2 acres in the Aak'w Kwaan District from MU2 to MU, eliminating zoning setback requirements, lot coverage restrictions and height restrictions. This area includes 3.7 acres in the application, and a half-acre extension of the west boundary of the rezone to Capital Avenue.

MOTION: *by Mr. Hickok to continue AME2022 0006 to the February 14 meeting due to lack of quorum.*

The motion to continue passed with no objection

Case Number: AME2022 0008
Applicant: City & Borough of Juneau
Location: Aak'w Kwaan District

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the Assembly for the requested rezone application of approximately 6.6 acres in the Aak'w Kwaan District from MU2 to MU, eliminating zoning setback requirements, lot coverage restrictions and height restrictions. The area includes 5.7 acres originally proposed for rezone

by the CBJ, and staff’s proposed extension of the east boundary of the rezone to include the Four Points Sheraton (Parcel # 1-C07-0-K75-002-0, TIDELANDS ADDITION BL 75 LT 8 – 16), adding 0.9 acre.

MOTION: *by Mr. Hickok to continue AME2022 0008 to the February 14 meeting due to lack of quorum.*

The motion to continue passed with no objection

Mr. Voelckers rejoined as Chairman.

XI. OTHER BUSINESS - None

XII. STAFF REPORTS

Director Maclean reported:

- The February Title 49 Meeting will occur at Noon February 23
- The Assembly Human Resources Committee will hold PC interviews on January 31 at 5:30 p.m.
- The Lands, Housing and Community Development Committee met and topics covered included tourism, expansion of the food bank, and revising the draft accessory apartment ordinance
- Mr. Mitch Faulk has appealed. Commissioners may not discuss the case as it may come back before the PC
- Thank you to the staff for pitching in and helping with tonight’s meeting
- Thank you, Mr. Hickok, for service to the commission

XIII. COMMITTEE REPORTS - None

XIV. LIAISON REPORTS – Waahlaal Giidaak reported the City Manager presented the Cruise Ship visitation trends report

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

XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS

Mr. Pedersen and Mr. Hickok asked for information regarding Mr. Walsh’s comments
Ms. Maclean and Ms. Layne explained the PAD case and the process it has been through.

XVII. EXECUTIVE SESSION - None

XVIII. ADJOURNMENT – 8:50 p.m.



Planning Commission

(907) 586-0715

PC_Comments@juneau.org

www.juneau.org/community-development/planning-commission

155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION

NOTICE OF DECISION

Date: February 15, 2023

File No.: SMF2022 0003

Michael Heumann
6000 Thane Rd.
Juneau, AK 99801

Proposal: Final plat review for Chilkat Vistas Phase II creating 13 lots and 3 tracts in a D15 zone.

Property Address: Hillcrest Ave.

Legal Description: Chilkat Vistas Tract A

Parcel Code No.: 7B1001160011

Hearing Date: February 14, 2023

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated February 3, 2023, and APPROVED WITH CONDITIONS the final plat to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. Bonding will be fully executed before the Chair of the Planning Commission signs the final plat.
2. CBJ General Engineering comments on the Applicant’s draft plat dated January 24, 2023 must meet GE’s requirements before the Chair of the Planning Commission signs the final plat.

Attachment: February 3, 2023 memorandum from Irene Gallion, Community Development, to the CBJ Planning Commission regarding SMF2022 0003.

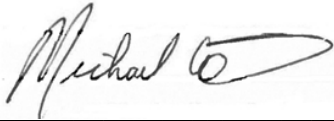
This Notice of Decision does not authorize any construction. Prior to starting any project, it is the applicant’s responsibility to obtain the required building permits.

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

Michael Heumann
File No.: SMF2022 0003
February 15, 2023
Page 2 of 2

Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ 49.20.120).

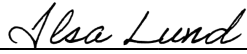
Effective Date: The permit is effective upon approval by the Commission, February 14, 2023.



Michael LeVine, Chair
Planning Commission

February 19, 2023

Date



Filed With City Clerk

February 21, 2023

Date

cc: Plan Review

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



**PLANNING COMMISSION STAFF REPORT
MAJOR SUBDIVISION SMF2022 0003
HEARING DATE: FEBRUARY 14, 2023**

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

DATE: February 3, 2023
TO: Michael LeVine, Chair, Planning Commission
BY: Irene Gallion, Senior Planner
THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Applicant requests a final plat review for Chilkat Vistas Phase II creating 13 lots and 3 tracts in a D15 zone.

STAFF RECOMMENDATION: Approval with Conditions

KEY CONSIDERATIONS FOR REVIEW:

- Preliminary plat approved (SMP2021 0004)
- Bonding is in progress.
- Comments from CBJ's General Engineering (GE) will be addressed before plat finalization.

ALTERNATIVE ACTIONS:

1. **Amend:** amend the approval to require conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-3 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

STANDARD OF REVIEW:

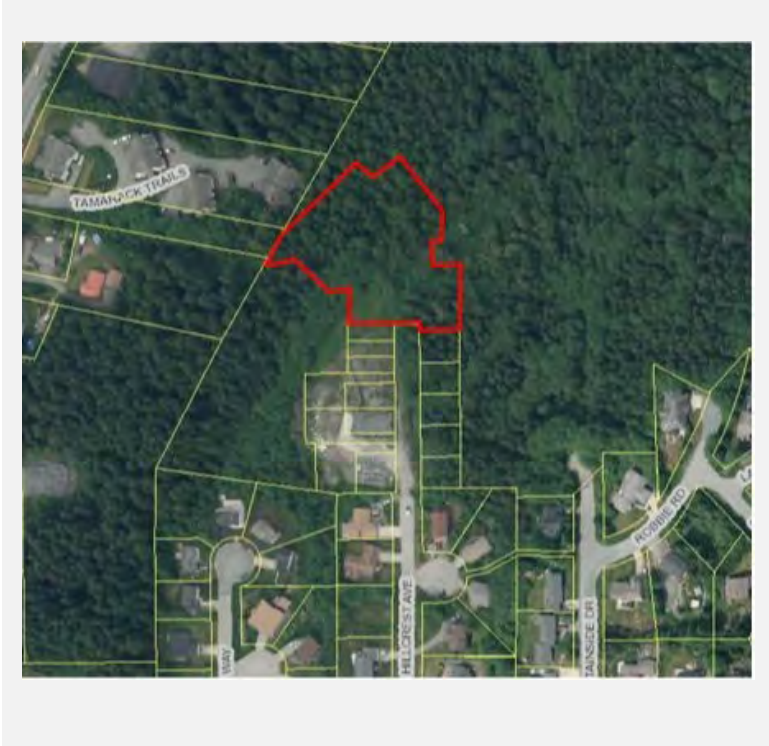
- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - CBJ 49.15
 - CBJ 49.55
 - CBJ 49.80

GENERAL INFORMATION	
Property Owner	Michael and William Heumann
Applicant	Michael and William Heumann
Property Address	Hillcrest Ave.
Legal Description	Chilkat Vistas Tract A
Parcel Number	7B1001160011
Zoning	D15- Multi-Family (MF)
Lot Size	1,242,513 square feet, 28.5242 acres
Water/Sewer	CBJ
Access	Hillcrest Ave
Existing Land Use	Vacant
Associated Applications	BLD2022 0665 (Grading)

The Commission shall hear and decide the case per CBJ 49.15.400(a) - Purpose and applicability. The purpose of this article is to facilitate the subdivision of land to promote the public health, safety, and general welfare of the citizens of the CBJ in accordance with the Comprehensive Plan of the City and Borough of Juneau, Alaska.

And per CBJ49.15.402(a) - A major subdivision permit is required for subdivisions resulting in 14 or more lots.

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (D18)	Vacant
South (D15)	Residential
East (RR)	Vacant
West (D15)	Residential

SITE FEATURES	
Anadromous	No
Flood Zone	No
Hazard	None mapped
Hillside	Yes
Wetlands	Yes (fill is permitted)
Parking District	No
Historic District	No
Overlay Districts	No

BACKGROUND INFORMATION

Project Description – The Applicant proposes a final plat creating 13 lots and 3 tracts (**Attachment A**). Subdivision had preliminary approval under SMP2022 0004 (**Attachment B**).

Conditions are proposed for two outstanding items:

- Bonding is in process. The final plat (Mylar) cannot be signed by the Chair of the Planning Commission until the bonding is completed [CBJ 49.15.402(g)(1)].
- Comments from GE need to be addressed, and do not impact Title 49 decisions.

Background -

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

Item	Summary
PAC2020 0064	Pre-application conference for Phase II
SMP2019 0004/SMF2020 0001	Phase I of Chilkat Vistas subdivision
SMP2021 0004	Preliminary Plat Approval for Phase II
BLD2022 0665	Grading permit for initial Phase II work: remainder will be covered under bonding.

ANALYSIS

Compliance with Title 49 - No substantive changes were made to the plat since approval of SMP2021 0004. The plat complies with Title 49.

Preliminary Plat Conditions of Approval -

Condition	Status	Summary
1. Provide a wetlands fill permit from the United States Army Corps of Engineers.	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Unmet <input type="checkbox"/> On-going	Attachment A, Page 5
2. Prior to approval of the final plat, Certification from the CBJ Treasurer is required showing that all real property taxes and special assessments levied against the property for the year of recording have been paid.	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Unmet <input type="checkbox"/> On-going	Attachment C
3. Prior to approval of a final plat, the applicant shall submit a complete set of construction plans for all required improvements to the Community Development Department for review by the Director of Engineering & Public Works for compliance with CBJ 49.35.140.	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Unmet <input type="checkbox"/> On-going	Attachment D
4. Prior to approval of the final plat, the applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010.	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Unmet <input type="checkbox"/> On-going	Attachment E, in process.
5. Prior to approval of the final plat, the developer shall submit a final drainage plan to be approved by CBJ Engineering & Public Works. This drainage plan must be prepared by an Alaskan licensed engineer in accordance with CBJ 49.35.510.	<input checked="" type="checkbox"/> Met <input type="checkbox"/> Unmet <input type="checkbox"/> On-going	Attachment F

GE proposed plat edits during review of the draft dated January 24, 202 . **(Attachment G)**. Proposed edits regard plat legibility.

By January 30, 2023 the Applicant anticipates rough excavation and placement of base rock. Utilities to lots 15-19 were installed prior to required Phase 1 paving. Bonding will be required for the remainder of the improvements. A flow chart for required bonding is presented in **Attachment H**.

The Applicant has expressed interest in using lots created under this subdivision for bond surety. CBJ cannot yet accept the lots created from this subdivision for surety because the lots do not legally exist until a final plat has

been recorded. The Department of Law has reviewed and approved documents for cash surety under a performance bond or deposit in escrow [CBJ 49.55.010(3),(4)], (Attachment E). A reconveyance agreement [CBJ 49.55.010(5)] can be entered into after the subdivision is recorded and a CBJ parcel number assigned.

The Commission Chair will sign the final plat after the requirements of Title 49 have been met, including edits required by GE and bonding documentation [CBJ 49.15.402(g)(1)].

Conditions:

Condition 1: Bonding will be fully executed before the Chair of the Planning Commission signs the final plat.

Condition 2: CBJ General Engineering comments on the Applicant’s draft plat dated January 24, 2023 must meet GE’s requirements before the Chair of the Planning Commission signs the final plat.

AGENCY REVIEW

CDD conducted an agency review comment period between December 21, 2022 and January 23, 2023. Proposed final plat edits are included in **Attachment G**. Fire Marshall comments are in **Attachment I**.

Agency	Summary
CBJ GE	Edits to the final plat submitted.
CBJ CCFR	Nothing to add at this time

PUBLIC COMMENTS

CDD conducted a public comment period between January 4, 2023 and January 30, 2023. Public notice was mailed to property owners within 500 feet of the proposed subdivision (**Attachment J**). A web site was created to share basic information with the public (<https://juneau.org/community-development/short-term-projects>). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment K**). There were no public comments submitted at time of writing this staff report.

FINDINGS

Final plat approval criteria - Per CBJ 49.15.402(f)(3) the Director makes the following findings:

1. *Has the applicant complied with any conditions or plat notes as required in the notice of decision approving the preliminary plat?*

Analysis: GE proposed revisions to the final plat are not substantive to Title 49 decisions. The inter-departmental bonding process is under way.

Finding: **Yes.** All conditions of preliminary plat approval can be met.

2. *Has the applicant constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010?*

Analysis: Rough excavation and placement of base is completed. Utilities to lots 15-19 were constructed under Phase 1. The inter-departmental bonding process is under way.

Finding: **Yes.** The applicant is in the process of providing a financial guarantee for construction of required improvements.

3. *Does the final plat meet the standards set forth in CBJ 49.15.412 for final plats?*

Analysis: No additional analysis needed.

Finding: **Yes.** The final plat complies with CBJ 49.15.415 Final Plat Standards.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE WITH CONDITIONS** the requested final plat. The permit would allow the final plat approval for the final plat review for Chilkat Vistas Phase II creating 13 lots and 3 tracts in a D15 zone.

The approval is subject to the following conditions:

1. Bonding will be fully executed before the Chair of the Planning Commission signs the final plat.
2. CBJ General Engineering comments on the Applicant's draft plat dated January 24, 2023 must meet GE's requirements before the Chair of the Planning Commission signs the final plat.

Proposed Motions:

If the Commissioner would like to discuss conditions or findings differing from those staff has proposed:

I move SMF2022 0003 for discussion.

If the Commissioner would like to accept staff's analysis and findings:

I move the Commission accept staff findings and analysis, and approve SMF2022 0003, final plat review for Chilkat Vistas Phase II creating 13 lots and 3 tracts in a D15 zone. I ask unanimous consent.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Notice of Decision SMP2021 0004
Attachment C	Certificate of Taxes Paid, Copy
Attachment D	Approved Construction Plan
Attachment E	Bonding paperwork
Attachment F	Approved Drainage Plan
Attachment G	Revised final plat, and comments from GE
Attachment H	Bonding flow chart
Attachment I	Abutters Notice
Attachment J	Public Notice Sign

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		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <i>Chilkat Vistas Tract A</i>		
	Parcel Number(s) <i>7B1001160011</i>		
	<input type="checkbox"/> This property located in the downtown historic district <input type="checkbox"/> This property located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner <i>Michael Heumann w/ Heumann</i>	Contact Person <i>Michael Heumann</i>	
	Mailing Address <i>6000 THANE RD. JUNEAU, AK. 99801</i>	Phone Number(s) <i>971-261-8014</i>	
	E-mail Address <i>chilkatvistas@gmail.com</i>		
	LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits		
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:			
A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.			
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X	<i>[Signature]</i> Landowner/Lessee Signature	<i>12-23-22</i> Date	
X	<i>[Signature]</i> Landowner/Lessee Signature	<i>12/23/22</i> Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT If the same as OWNER, write "SAME"			
Applicant <i>SAME</i>	Contact Person		
Mailing Address	Phone Number(s)		
E-mail Address			
X	<i>[Signature]</i> Applicant's Signature	<i>12-23-22</i> Date of Application	

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Intake Initials	
Case Number	Date Received



SUBDIVISION AND DEVELOPMENT PLAN APPLICATION

Section H, Item 2.

See subdivision hand-outs for more information regarding the permitting process and the materials required for a complete application.

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

PROJECT SUMMARY

Number of Existing Parcels 1 Total Land Area 28.52 acres Number of Resulting Parcels 13 lots 3 tracts

HAS THE PARCEL BEEN CREATED BY A MINOR SUBDIVISION IN THE PRECEDING 24 MONTHS

NO YES Case Number _____

TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED

MINOR DEVELOPMENT

(changing or creating 13 or fewer lots)

- Preliminary Plat (MIP)
- Final Plat (MIF)
- Panhandle Subdivision
- Accretion Survey
- Boundary Adjustment
- Lot Consolidation (SLC)
- Bungalow Lot Subdivision
- Common Wall/Zero Lot Subdivision
- Other _____

MAJOR DEVELOPMENT

(changing or creating 14 or more lots)

- Preliminary Plat (SMP)
- Final Plat (SMF)
- Preliminary Development Plan – PUD (PDP)
- Final Development Plan – PUD (PDF) Preliminary
- Development Plan – ARS (ARP) Final
- Development Plan – ARS (ARF)
- Bungalow Lot Subdivision
- Common Wall/Zero Lot Subdivision
- Other _____

To be completed by Applicant

ALL REQUIRED DOCUMENTS ATTACHED

- Pre-application conference notes
- Narrative including:
 - Legal description(s) of property to be subdivided
 - Existing structures on the land
 - Zoning district
 - Density
 - Access
 - Current and proposed use of any structures
 - Utilities available
 - Unique characteristics of the land or structure(s)

Preliminary Plat checklist

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

SUBDIVISION/PLATTING FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ _____			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Total Fee	\$ _____			

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number	Date Received
-------------	---------------

Chilkat Vistas LLC
6000 Thane Rd
Juneau, AK 99801

Chilkat Vistas Subdivision Phase Two



Final Plat Narrative:

Chilkat Vistas Subdivision Phase Two is a major subdivision of a 28 acre tract, Chilkat Vistas Tract A, into 13 single family lots and 3 large tracts. Of the 13 lots, 4 are standard lots and 9 are bungalow lots. There are no existing structures one the land. Chilkat Vistas Tract A is located in a D-15 Zoning District which allows up to 15 units per acre. Existing access to the tract is available from Glacier Highway via the presently undeveloped Hooter Lane ROW, Hillcrest Avenue, Mountainside Drive, and Robbie Road. Utilities, including water, sewer, power and telecom are available from all access points. There are no unique characteristics of the land. Chilkat Vistas Tract A is a on a gentle hillside of varying slopes covered by 2nd/3rd growth forest.

As required by the preliminary plat SMP 2021 0001 Notice of Decision, we have substantially completed the following conditions:

1. Provide a wetlands fill permit from the United States Army Corps of Engineers.
Please see that attached permit, POA-2019-00066-M1.
2. Prior to approval of the final plat, Certification from the CBJ Treasurer is required showing that all real property taxes and special assessments levied against the property for the year of recording have been paid.
2022 taxes have been paid, a check for the estimated 2023 taxes has been sent out.

3. Prior to approval of a final plat, the applicant shall submit a complete set of construction plans for all required improvements to the Community Development Department for review by the Director of Engineering & Public Works for compliance with CBJ 49.35.140.
Completed construction plans have been approved by EPW, construction of the improvement have begun.
4. Prior to approval of the final plat, the applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010.
Improvements are partially constructed and we will be bonding for the rest. We have obtained an appraisal for the Chilkat Vistas Tract A2, resulting from this final plat, that we are working towards using for bonding as part of a conveyance agreement. We also have sufficient cash reserves to bond for the remaining subdivision improvements should the need arise. At present time we understand that CBJ is working through finalizing these agreements.
5. Prior to approval of the final plat, the developer shall submit a final drainage plan to be approved by CBJ Engineering & Public Works. This drainage plan must be prepared by an Alaskan licensed engineer in accordance with CBJ 49.35.510.
An engineered drainage plan was created by ProHNS as part of our design work for subdivision improvements. It has been approved by EPW.



DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
44669 STERLING HIGHWAY, SUITE B
SOLDOTNA, AK 99669-7915

July 18, 2022

Regulatory Division
POA-2019-00066-M1

Mr. William Heumann
6000 Thane Road
Juneau, Alaska 99801

Dear Mr. Heumann:

Enclosed is the signed Department of the Army (DA) permit modification, file number POA-2019-00066-M1, Gastineau Channel. This is the 1st permit modification of the original permit. Also enclosed is a Notice of Authorization that should be posted in a prominent location near the authorized work.

If changes to the plans or location of the work are necessary for any reason, plans must be submitted to us immediately. Federal law requires approval of any changes before construction begins.

Nothing in this letter excuses you from compliance with other Federal, State, or local statutes, ordinances, or regulations.

Please contact Matthew Brody via email at Matthew.T.Brody@usace.army.mil, by mail at the address above, or by phone at (907) 201-5023, if you have questions. For more information about the Regulatory program, please visit our website at www.poa.usace.army.mil/Missions/Regulatory.

Sincerely,

Michael R. Salyer
Michael Salyer
Chief, Southeast Section

Enclosures



DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
44669 STERLING HIGHWAY, SUITE B
SOLDOTNA, AK 99669-7915

July 18, 2022

Regulatory Division
POA-2019-00066-M1

DEPARTMENT OF THE ARMY
PERMIT MODIFICATION

Department of the Army permit number POA-2019-00066, Gastineau Channel, was issued to Mr. William Heumann on December 10, 2019, authorizing the placement of fill material into 2.21 acres of forested wetlands to facilitate the construction of a residential subdivision.

This is the 1st modification of the original permit. The permit is hereby modified as follows: The development of 13 additional single-family lots and one larger multi-family lot resulting in the placement of fill material into 0.31-acres of wetlands.

The work will be performed in accordance with the enclosed plans, sheets 1-7, dated November, 2021, which are incorporated in and made a part of this Permit Modification.

The project site is located within Section 5, T. 41 S., R. 67 E., Copper River Meridian; USGS Quad Map Juneau B-2; Latitude 58.345352° N., Longitude -134.490486° W.; located at the end of Hillcrest Avenue, in Juneau, Alaska.

The time limit for completing the work authorized ends on **July 18, 2027**. If you find that you need more time to complete the authorized activity, please submit your request for a time extension to the U.S. Army Corps of Engineers for consideration at least one month before permit expiration.

The following conditions apply to this permit modification:

1. Natural drainage patterns shall be maintained using appropriate ditching, culverts, storm drain systems, and other measures to ensure hydrology is not altered.
2. The Permittee shall use only clean fill material for this project. The fill material shall be free from items such as trash, debris, automotive parts, asphalt, construction materials, concrete blocks with exposed reinforcement bars, and soils contaminated with any toxic substance, in toxic amounts in accordance with Section 307 of the Clean Water Act.


3. The Permittee shall install erosion control measures along the perimeter of all work areas to prevent the displacement of fill material outside the authorized work area. The erosion control measures shall remain in place and be maintained until all authorized work is completed and the work areas are stabilized. Immediately after completion of the final grading of the land surface, all slopes, land surfaces, and filled areas shall be stabilized using sod, degradable mats, barriers, or a combination of similar stabilizing materials to prevent erosion.

4. Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the attached "Self-Certification Statement of Compliance" form (Attachment 3) and submit it to the Corps (U.S. Army Corps of Engineers, Regulatory Division, CEPOA-RD, Kenai Field Office, 44669 Sterling Highway, Suite B, Soldotna, AK 99669-7915). In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.

All other conditions under which the subject authorization was made remain in full force and effect.

This authorization and the enclosed modified plans should be attached to the original permit. Also enclosed is a Notice of Authorization that should be posted in a prominent location near the authorized work.

BY AUTHORITY OF THE SECRETARY OF THE ARMY:



Michael Salyer
Chief, Southeast Section



United States Army Corps of Engineers
Gastineau Channel

A permit to: The development of 13 additional single-family lots and one larger multi-family lot resulting in the placement of fill material into 0.31-acres of wetlands.

at: The project site is located within Section 5, T. 41 S., R. 67 E., Copper River Meridian; USGS Quad Map Juneau B-2; Latitude 58.345352° N., Longitude -134.490486° W.; located at the end of Hillcrest Avenue, in Juneau, Alaska.

has been issued to: Mr. William Heumann

on: July 18, 2022 **and expires on:** July 18, 2027

Address of Permittee: Mr. William Heumann, 6000 Thane Road, Juneau, Alaska 99801

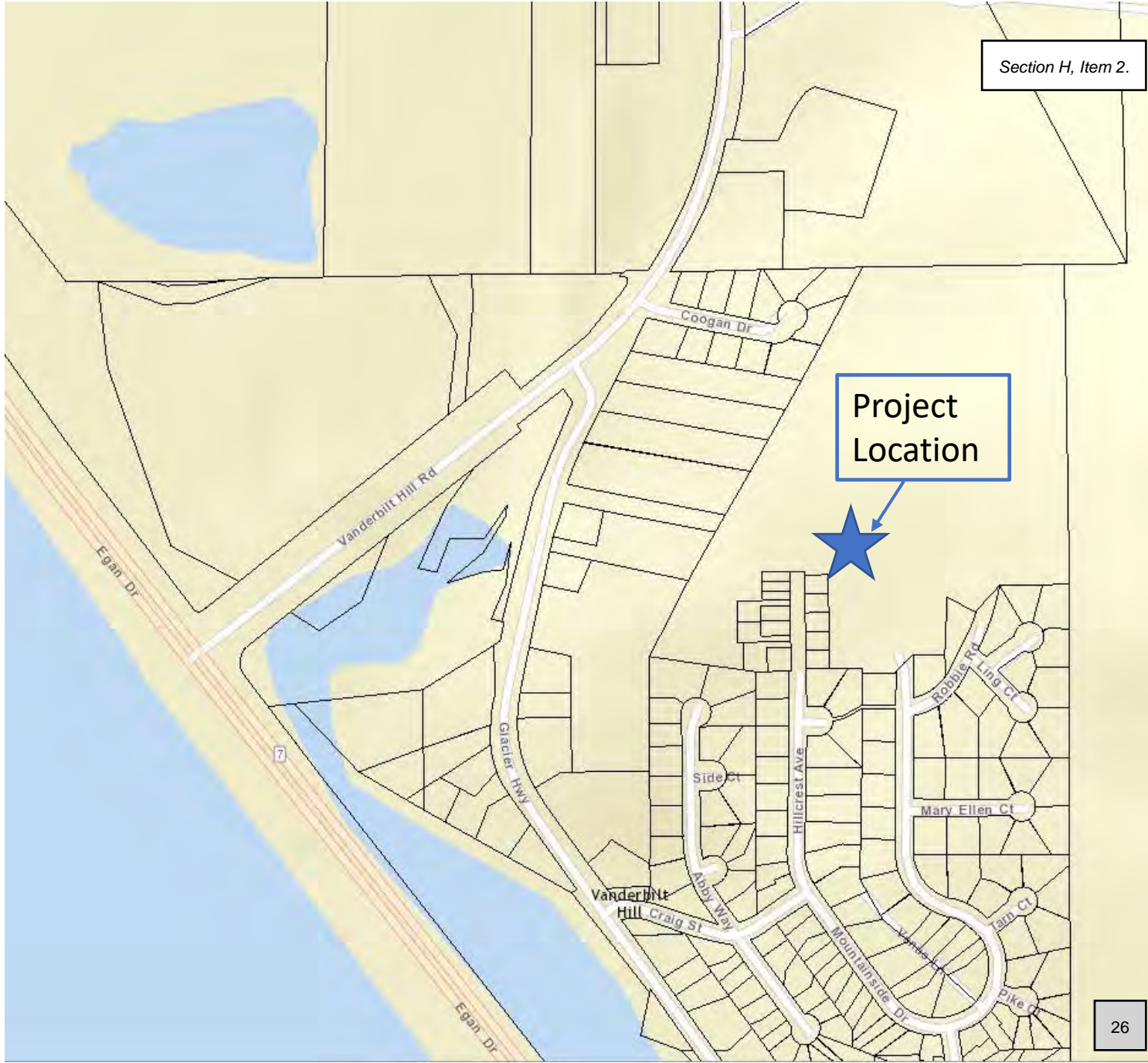
Permit Number:

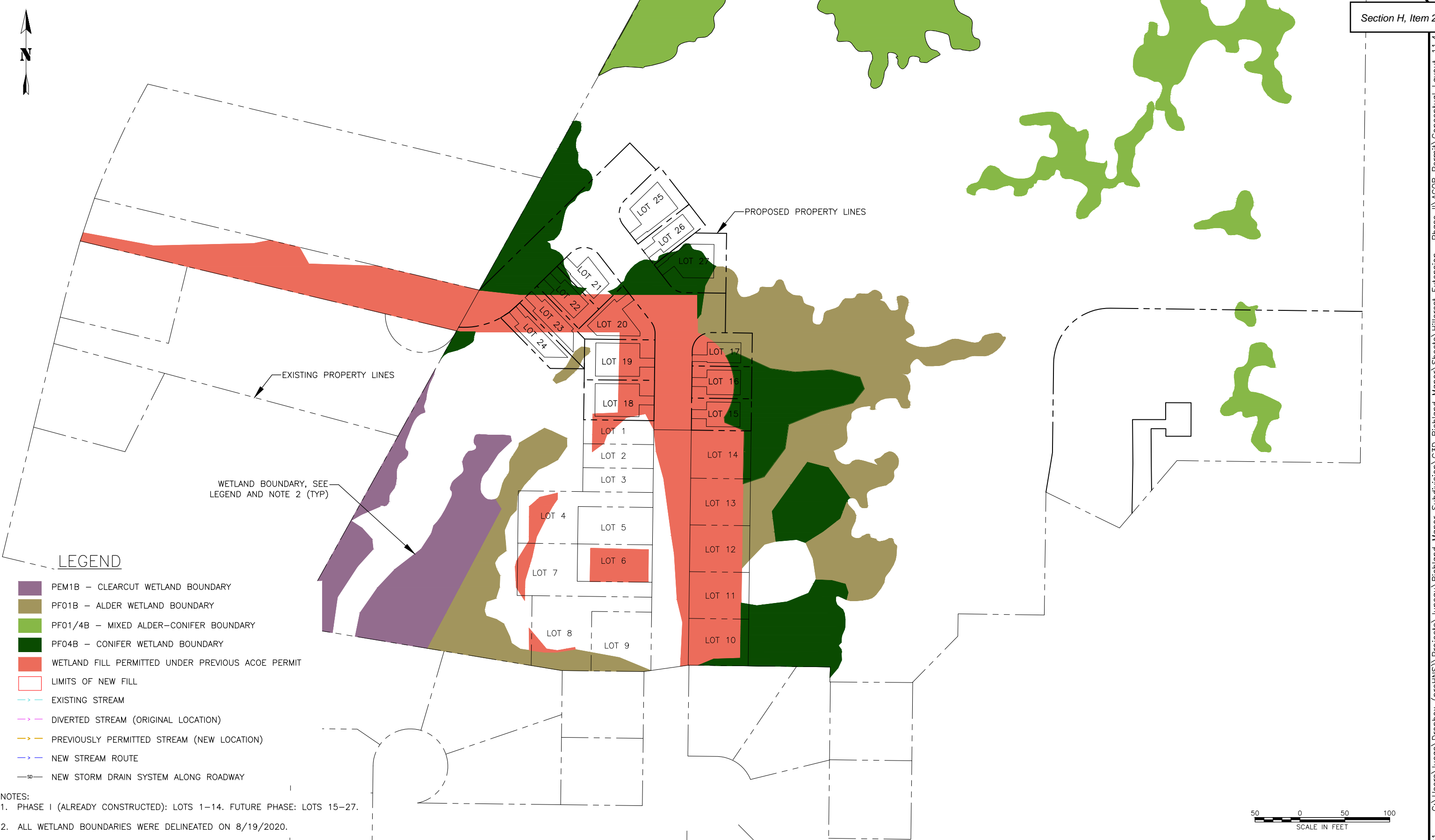
POA-2019-00066-M1

Michael R. Salyer

**FOR: District Commander
Michael Salyer
Chief, Southeast Section
REGULATORY DIVISION**

Vicinity Map:
Chilkat Vistas South





LEGEND

- PEM1B - CLEARCUT WETLAND BOUNDARY
- PF01B - ALDER WETLAND BOUNDARY
- PF01/4B - MIXED ALDER-CONIFER BOUNDARY
- PF04B - CONIFER WETLAND BOUNDARY
- WETLAND FILL PERMITTED UNDER PREVIOUS ACOE PERMIT
- LIMITS OF NEW FILL
- EXISTING STREAM
- DIVERTED STREAM (ORIGINAL LOCATION)
- PREVIOUSLY PERMITTED STREAM (NEW LOCATION)
- NEW STREAM ROUTE
- NEW STORM DRAIN SYSTEM ALONG ROADWAY

NOTES:
 1. PHASE I (ALREADY CONSTRUCTED): LOTS 1-14. FUTURE PHASE: LOTS 15-27.
 2. ALL WETLAND BOUNDARIES WERE DELINEATED ON 8/19/2020.



RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY

proHNS LLC

CERTIFICATE OF AUTHORIZATION #100662

1945 ALEX HOLDEN WAY #101
 JUNEAU, AK 99801
 (907) 780-4004

solutions@proHNS.com
 www.proHNS.com

CITY AND BOROUGH OF JUNEAU

ALASKA'S CAPITAL CITY

ENGINEERING & PUBLIC WORKS

JUNEAU, AK

CHILKAT VISTAS WETLAND IMPACTS

SHEET NUMBER
1
OF
6

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LEGEND

- PEM1B - CLEARCUT WETLAND BOUNDARY
- PF01B - ALDER WETLAND BOUNDARY
- PF01/4B - MIXED ALDER-CONIFER BOUNDARY
- PF04B - CONIFER WETLAND BOUNDARY
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- PREVIOUSLY PERMITTED STREAM (NEW LOCATION)
- NEW STREAM ROUTE
- NEW STORM DRAIN SYSTEM ALONG ROADWAY

NOTES:
 1. PHASE I (ALREADY CONSTRUCTED): LOTS 1-14. FUTURE PHASE: LOTS 15-27
 2. ALL WETLAND BOUNDARIES WERE DELINEATED ON 8/19/2020.



RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY

proHNS LLC
 CERTIFICATE OF AUTHORIZATION #100662

DRAWN BY: C. BYDLON
 DESIGNED BY: C. BYDLON
 CHECKED BY: L. CHMABERS
 1945 ALEX HOLDEN WAY #101
 JUNEAU, AK 99801
 (907) 780-4004
 solutions@proHNS.com
 www.proHNS.com

CITY AND BOROUGH OF JUNEAU
 ALASKA'S CAPITAL CITY
ENGINEERING & PUBLIC WORKS

JUNEAU, AK

**CHILKAT VISTAS
 EXISTING STREAMS**

SHEET NUMBER
2
OF
6

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LEGEND

- PEM1B - CLEARCUT WETLAND BOUNDARY
- PF01B - ALDER WETLAND BOUNDARY
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- NEW STORM DRAIN SYSTEM ALONG ROADWAY

NOTES:
 1. PHASE I (ALREADY CONSTRUCTED): LOTS 1-14. FUTURE PHASE: LOTS 15-27.
 2. ALL WETLAND BOUNDARIES WERE DELINEATED ON 8/19/2020.



RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY

proHNS LLC

CERTIFICATE OF AUTHORIZATION #100662

1945 ALEX HOLDEN WAY #101
 JUNEAU, AK 99801
 (907) 780-4004

solutions@proHNS.com
 www.proHNS.com

CITY AND BOROUGH OF JUNEAU

ALASKA'S CAPITAL CITY

ENGINEERING & PUBLIC WORKS

JUNEAU, AK

**CHILKAT VISTAS
 EXISTING STREAMS
 TO BE DIVERTED**

SHEET NUMBER	3
OF	6

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LEGEND

- PEM1B - CLEARCUT WETLAND BOUNDARY
- PF01B - ALDER WETLAND BOUNDARY
- PF01/4B - MIXED ALDER-CONIFER BOUNDARY
- PF04B - CONIFER WETLAND BOUNDARY
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- NEW STREAM ROUTE
- NEW STORM DRAIN SYSTEM ALONG ROADWAY

NOTES:
 1. PHASE I (ALREADY CONSTRUCTED): LOTS 1-14. FUTURE PHASE: LOTS 15-27.
 2. ALL WETLAND BOUNDARIES WERE DELINEATED ON 8/19/2020.



RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY

5 of 8
November, 2021

POA-2019-00066-M1
Residential Development

proHNS LLC
 CERTIFICATE OF AUTHORIZATION #100662

1945 ALEX HOLDEN WAY #101
 JUNEAU, AK 99801
 (907) 780-4004

solutions@proHNS.com
 www.proHNS.com

CITY AND BOROUGH OF JUNEAU
 ALASKA'S CAPITAL CITY

ENGINEERING & PUBLIC WORKS

JUNEAU, AK

CHILKAT VISTAS NEW STREAM ROUTES

SHEET NUMBER	
4	OF 30
6	



PHASE I (ALREADY CONSTRUCTED): LOTS 1-14
 FUTURE PHASE: LOTS 15-27



RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY

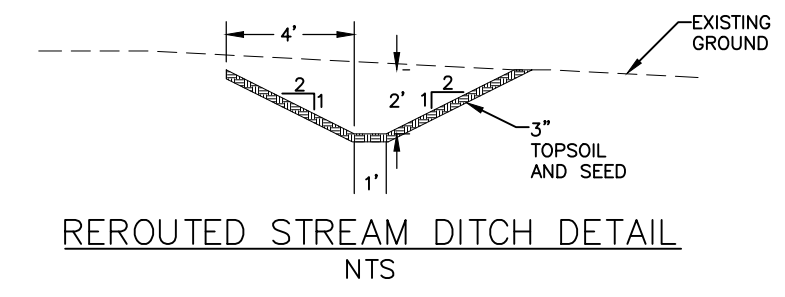
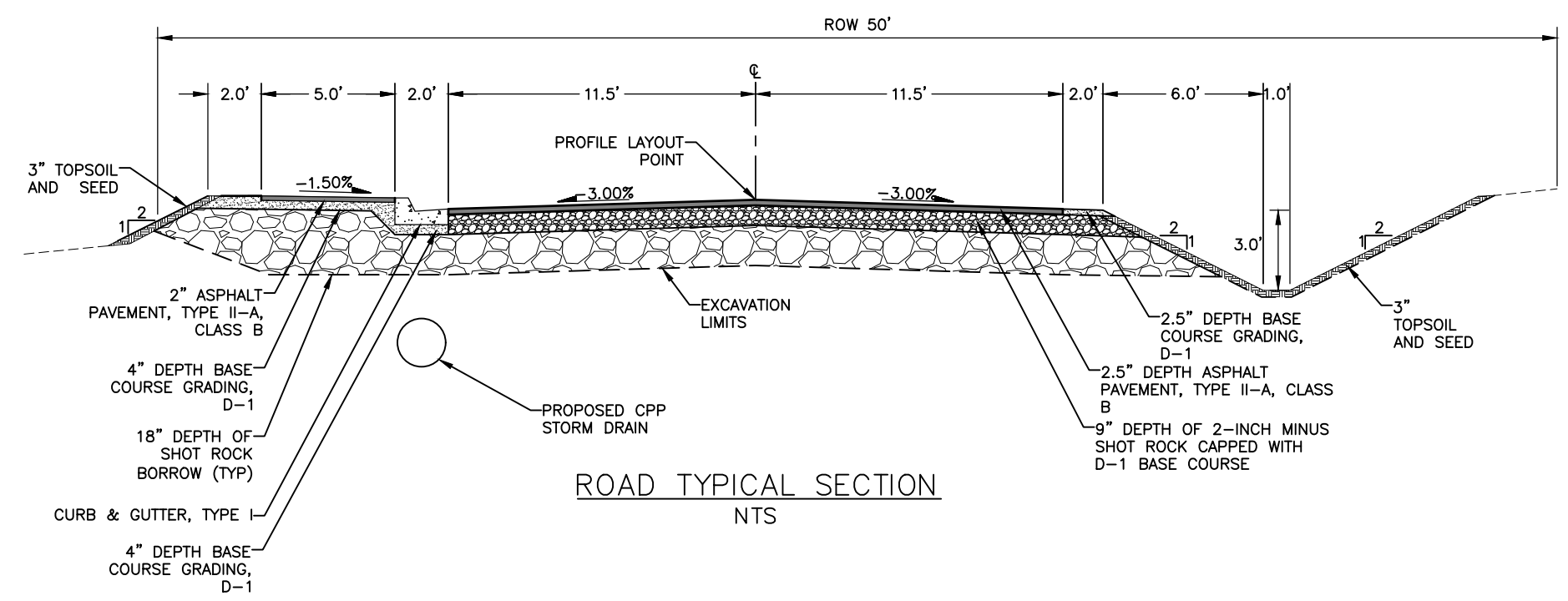
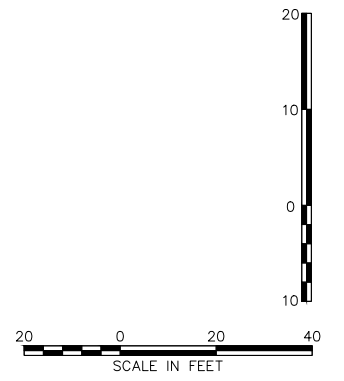
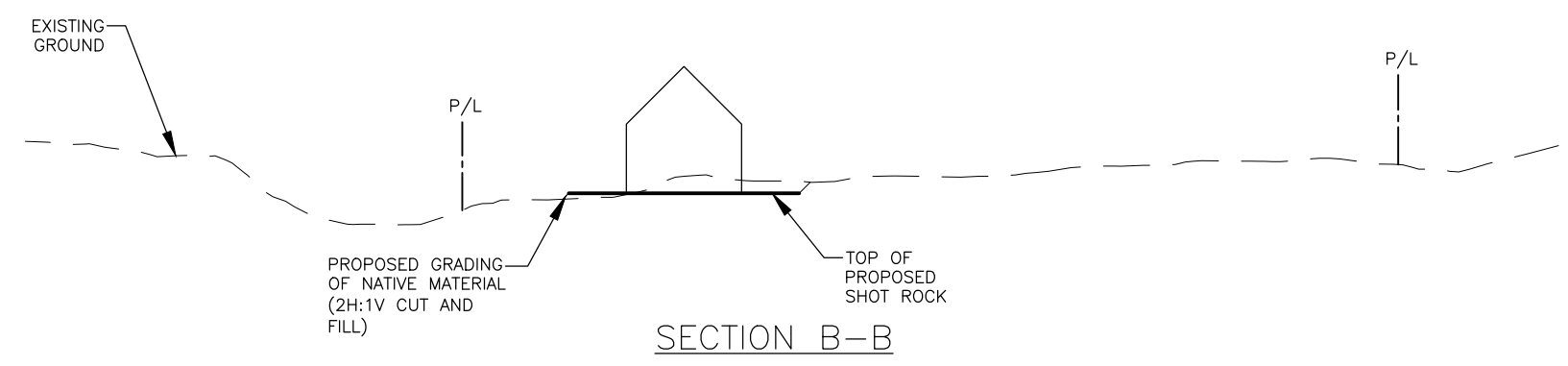
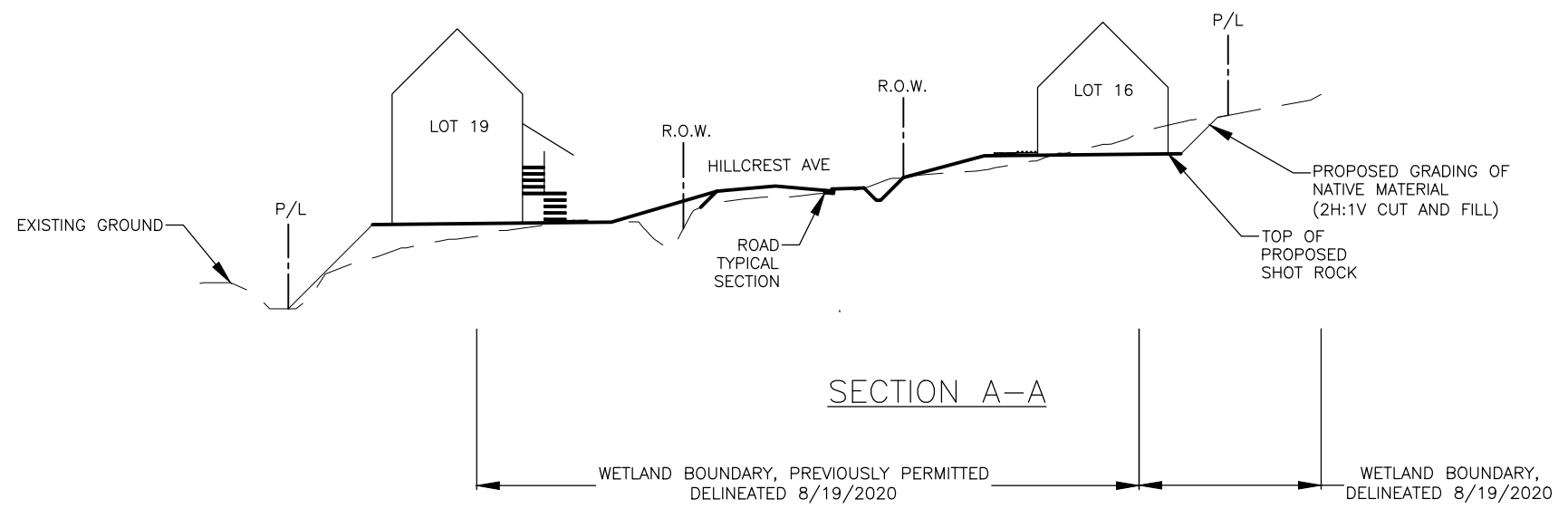
proHNS LLC
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CITY AND BOROUGH OF JUNEAU
 ALASKA'S CAPITAL CITY
 ENGINEERING & PUBLIC WORKS

JUNEAU, AK

**CHILKAT VISTAS
 CONCEPTUAL LOT
 LAYOUT**

SHEET NUMBER	5
OF	6



RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY

1945 ALEX HOLDEN WAY #101
JUNEAU, AK 99801
(907) 780-4004

CERTIFICATE OF AUTHORIZATION #100662

DRAWN BY: C. BYDLON
DESIGNED BY: C. BYDLON
CHECKED BY: L. CHMABERS

solutions@proHNS.com
www.proHNS.com

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
ENGINEERING & PUBLIC WORKS

JUNEAU, AK

CHILKAT VISTAS SECTIONS

SHEET NUMBER	6
OF	6

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Lot #	Total Lot Area (sf)	Building Pad (sf)	Excavation Depth (ft)	Excavation Volume (cy)	Shot Rock Depth (ft)	Shot Rock Volume (cy)	2-Inch Depth (ft)	2-Inch Volume (cy)	Concrete/Asphalt Depth (ft)	Concrete/Asphalt Volume (cy)
15	3429	1719	1	63.67	2	127.33				
16	3435	1717	1	63.59	2	127.19				
17	3465	1454	1	53.85	2	107.70				
18	5046	2826	1	104.67	2	209.33				
19	5091	2847	1	105.44	2	210.89				
20	4408	2201	1	81.52	2	163.04				
21	3795	1646	1	60.96	2	121.93				
22	3004	1480	1	54.81	2	109.63				
23	3416	1702	1	63.04	2	126.07				
24	3492	1722	1	63.78	2	127.56				
25	5035	2391	1	88.56	2	177.11				
26	3027	1527	1	56.56	2	113.11				
27	5177	2493	1	92.33	2	184.67				
Driveway and Building Pad	5490	5490	1	203.33	2	406.67				
Combined Lots				1156.11		2312.22				
Roads (hooter/mountainside)	64,722	21600	1	800.00	1.5	1200.00	0.75	600.00	0.21	168.00
Totals:										
Excavation (cy)				1,956						
Shot Rock (cy)				3,512						
2-Inch Rock (cy)				600						
Asphalt/ Concrete (cy)				168						

SELF-CERTIFICATION STATEMENT OF COMPLIANCE

Permit Number: POA-2019-00066

Permittee's Name & Address (please print or type): _____

Telephone Number: _____

Location of the Work: _____

Date Work Started: _____ Date Work Completed: _____

**PROPERTY IS INACCESSIBLE WITHOUT PRIOR NOTIFICATION: YES _____ NO _____
TO SCHEDULE AN INSPECTION PLEASE CONTACT _____
AT _____**

Description of the Work (e.g. bank stabilization, residential or commercial filling, docks, dredging, etc.): _____

Acreage or Square Feet of Impacts to Waters of the United States: _____

Describe Mitigation completed (if applicable): _____

Describe any Deviations from Permit (attach drawing(s) depicting the deviations):

I certify that all work and mitigation (if applicable) was done in accordance with the limitations and conditions as described in the permit. Any deviations as described above are depicted on the attached drawing(s).

Signature of Permittee

Full Name of Permittee (printed or typed)

Date

**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND
REQUEST FOR APPEAL**

Applicant: Mr. William Heumann		File Number: POA-2019-00066	Date: July 18, 2022
Attached is:		See Section below	
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A	
X	PROFFERED PERMIT (Standard Permit or Letter of permission)	B	
	PERMIT DENIAL	C	
	APPROVED JURISDICTIONAL DETERMINATION	D	
	PRELIMINARY JURISDICTIONAL DETERMINATION	E	

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PE

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:

Matthew Brody, RS
Alaska District Corps of Engineers
Juneau Regulatory Field Office (CEPOA-RD-SE)
Post Office Box 22270
Juneau, Alaska 99802-2270
(907) 790-4493

If you only have questions regarding the appeal process you may also contact:

Regulatory Program Manager
U.S. Army Corps of Engineers, Pacific Ocean Division
CEPOD-PDC, Bldg 525
Fort Shafter, HI 96858-5440

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.

Date:

Telephone number:



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Environmental Conservation
DIVISION OF WATER
Wastewater Discharge Authorization Program

555 Cordova Street
Anchorage, Alaska 99501-2617
Main: 907.269.6285
Fax: 907.334.2415
www.dec.alaska.gov/water/wwdp

February 15, 2022

Michael Heumann
6000 Thane Rd.
Juneau, AK, 99801

Re: Chilkat Vistas Residential Subdivision
POA-2019-00066 Gastineau Channel

Mr. Heumann:

In accordance with Section 401 of the Federal Clean Water Act of 1977 and provisions of the Alaska Water Quality Standards, the Department of Environmental Conservation (DEC) is issuing the enclosed water quality certification that the discharge from the proposed project will comply with water quality requirements for the placement of dredged and/or fill material in waters of the U.S., including wetlands and streams, associated with the development of property for residential lots.

DEC regulations provide that any person who disagrees with this decision may request an informal review by the Division Director in accordance with 18 AAC 15.185 or an adjudicatory hearing in accordance with 18 AAC 15.195 – 18 AAC 15.340. An informal review request must be delivered to the Director, Division of Water, 555 Cordova Street, Anchorage, AK 99501, within 20 days of the permit decision. Visit <http://dec.alaska.gov/commish/review-guidance/> for information on Administrative Appeals of Department decisions.

An adjudicatory hearing request must be delivered to the Commissioner of the Department of Environmental Conservation, PO Box 111800, Juneau, AK 99811-1800; Location: 410 Willoughby Avenue, Suite 303, Juneau within 30 days of the permit decision. If a hearing is not requested within 30 days, the right to appeal is waived.

By copy of this letter, we are advising the U.S. Army Corps of Engineers of our actions and enclosing a copy of the certification for their use.

Sincerely,

James Rypkema
Program Manager, Storm Water and Wetlands

Enclosure: 401 Water Quality Certificate

cc: (with encl.)
Mathew Brody, USACE, Anchorage

Kate Kanouse, ADF&G/Habitat, Anchorage
Juneau USFWS Field Office
Matthew LaCroix, EPA, AK Operations

STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Water Quality Certification

In accordance with Section 401 of the Federal Clean Water Act (CWA) and the Alaska Water Quality Standards (18 AAC 70), a water quality certification is issued to Michael Heumann, 6000 Thane Rd. Juneau, AK, 99801 that the discharge from the proposed project will comply with water quality requirements for the placement of dredged and/or fill material in waters of the U.S. including wetlands and streams. The project proponent is proposing to develop portions of their property consisting of the connection of Hooter Lane and Hillcrest Avenue, the development of 13 single family lots, and one larger multi-family lot. The proposed development would result in the placement of approximately 1,378 cubic yards (CY) of material into 0.39-acres of wetlands. All work would be performed in accordance with the enclosed plan (sheets 1-7), dated November 2021.

A state issued water quality certification is required under Section 401 because the proposed activity will be authorized by a U.S. Army Corps of Engineers permit (POA-2019-00066-M1) and a discharge of pollutants to waters of the U.S. located in the State of Alaska may result from the proposed activity. Public notice of the application for this certification was given as required by 18 AAC 15.180 in the DEC Public Notice from October 13, 2021 to October 29, 2021 and a joint USACE & DEC Public Notice POA-2019-00066 posted from December 23, 2021, to January 21, 2022.

Project Description and Location

The applicant's stated purpose is to subdivide a large tract to provide small single family residential lots and multi-family lots to help meet the current need for housing.

The proposed activity is located within Section 5, T. 41 S., R. 67 E., Copper River Meridian; USGS Quad Map Juneau B-2; Latitude 58.345352° N., Longitude -134.490486° W.; located at the end of Hillcrest Avenue, in Juneau, Alaska.

Antidegradation Analysis Finding

Pursuant to the Department's Antidegradation Policy and Implementation Methods at 18 AAC 70.015 and 18 AAC 70.016, DEC finds that the project would comply with the requirements for Tiers 1 and 2 regarding water quality impacts to receiving water immediately surrounding the dredge or fill material pursuant to the Corps evaluation and findings of no significant degradation under 33 U.S.C. 1344 and under 40 CFR 230. The use of appropriate best management practices and erosion and sediment control measures would adequately protect the existing water uses and the level of water quality necessary to protect existing uses. Any potential water quality degradation is expected to be temporary and limited and necessary to accommodate important social and/or economic development in the area.

Conditions Necessary to Ensure Compliance with Water Quality Standards or Other Appropriate Water Quality Requirements of State Law

The Department of Environmental Conservation (DEC) reviewed the application and certifies that there is reasonable assurance that the proposed activity, as well as any discharge which may result, will comply with applicable provisions of Section 401 of the CWA and the Alaska Water Quality Standards, 18 AAC 70, provided that the following additional measures are adhered to.

Pursuant to 18 AAC 70.020(a) and the Toxics and Other Deleterious Organic and Inorganic Substances in 18 AAC 70.020(b), the following conditions are designed to reduce pollutants from construction activity to ensure compliance with the applicable water quality standards.

Pollutants/Toxics

1. Fuel storage and handling activities for equipment must be sited and conducted so there is no petroleum contamination of the ground, subsurface, or surface waterbodies.
2. During construction, spill response equipment and supplies such as sorbent pads shall be available and used immediately to contain and cleanup oil, fuel, hydraulic fluid, antifreeze, or other pollutant spills. Any spill amount must be reported in accordance with Discharge Notification and Reporting Requirements (AS 46.03.755 and 18 AAC 75 Article 3). The applicant must contact by telephone the DEC Area Response Team for Southeast Alaska 907-465-5340 during work hours or 1-800-478-9300 after hours. Also, the applicant must contact by telephone the National Response Center at 1-800-424-8802.
3. Construction equipment shall not be operated below the ordinary high-water mark if equipment is leaking fuel, oil, hydraulic fluid, or any other hazardous material. Equipment shall be inspected and recorded in a log daily for leaks. If leaks are found, the equipment shall not be used and pulled from service until the leak is repaired.

Turbidity, Erosion and Sediment Control

4. Runoff discharged to surface water (including wetlands) from a construction site disturbing one or more acres must be covered under Alaska's General Permit for Storm Water Discharges from Large and Small Construction Activities in Alaska (CGP, AKR100000, 18 AAC 83). The CGP requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For projects that disturb more than five acres, this SWPPP must also be submitted to DEC prior to construction along with the Notice of Intent (NOI). For more information see DEC's website for the CGP at <http://dec.alaska.gov/water/wastewater/stormwater/construction>, or call 907-269-6285.
5. Excavated or fill material, including overburden, shall be placed so that it is stable, meaning after placement the material does not show signs of excessive erosion. Indicators of excess erosion include gullyng, head cutting, caving, block slippage, material sloughing, etc. The material must be contained with siltation best management practices (BMPs) to preclude reentry into any waters of the U.S., which includes wetlands.
6. Include the following BMPs to handle storm water and total storm water volume discharges as they apply to the site:
 - a. Divert storm water from off-site around the site so that it does not flow onto the project site and cause erosion of exposed soils;
 - b. Slow down or contain storm water that may collect and concentrate within a site and cause erosion of exposed soils;
 - c. Place velocity dissipation devices (e.g., check dams, sediment traps, or riprap) along the length of any conveyance channel to provide a non-erosive flow velocity. Also place velocity dissipation devices where discharges from the conveyance channel or structure join a water course to prevent erosion and to protect the channel embankment, outlet, adjacent stream bank slopes, and downstream waters.
7. Fill placed during winter construction within wetlands that during the summer contain surface water that is connected to natural bodies of water, must be stabilized, or contained in the spring prior to breakup. This action is to ensure that silts are not carried from the fill to the natural bodies of water in the spring and summer.

- 8. Prior to fill placement in the spring or summer, a silt fence or similar structure shall be installed on a line parallel to and within five feet of the proposed fill toe of slope within all wetland areas that contain standing water that is connected to any natural body of water or where the fill toe is within 25 feet of such a water body. This structure shall remain in place until the fill has been stabilized or contained in another manner.

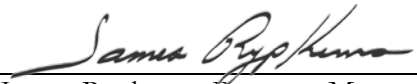
Vegetation Protection and Restoration

- 9. Any disturbed ground and exposed soil not covered with fill must be stabilized and re-vegetated with endemic species, grasses, or other suitable vegetation in an appropriate manner to minimize erosion and sedimentation, so that a durable vegetative cover is established in a timely manner.

General

- 10. DEC coordinates with several regulatory programs to review the impacts of construction operations. A Section 401 Certification does not release the applicant from obtaining all necessary federal, state, and local permits, nor does it limit more restrictive requirements set through any such program. It does not eliminate, waive, or vary the applicant’s obligation to comply with all state water statutes and rules through construction, installation, and operation of the project or mitigation, including, but not limited to the APDES permitting program 18 AAC 83 and 18 AAC 72.
- 11. USACE has stated that projects shall be reviewed under the federal rules in place at the time the application is received. This project and its mitigation were reviewed under the federal and state statutes and laws in place at the time the application was received. If the USACE determines any part or condition of this Certification is not lawful or is waived and unenforceable, the determination shall apply only to the part or condition so determined. The determination shall not apply to nor invalidate any remaining parts or conditions of this Certification. If the USACE makes such a determination, the applicant remains responsible for meeting state water quality statutes and rules, and if a violation occurs, may be subject to state enforcement (18 AAC 70.010).
- 12. This Certification does not release the applicant from any liability, penalty, or duty imposed by Alaska or federal statutes, regulations, rules, or local ordinances, and it does not convey a property right or an exclusive privilege.
- 13. If your project is not completed by the time limit specified under USACE Permit and will continue, or for a modification of the USACE permit, you must apply for renewal of this certification at least 60 days before the expiration date or any deadline established by USACE for certification action on the modification, or 60 days before the proposed effective date of the modification, whichever is sooner. (18 AAC 15.120(b), 18 AAC 15.130, 18 AAC 15.180).

Date: 2/15/2022



 James Rypkema, Program Manager
 Storm Water and Wetlands



PUBLIC NOTICE

Alaska Department of Environmental Conservation (DEC)
 Wastewater Discharge Authorization Program/401 Certification
 555 Cordova Street, Anchorage AK 99501-2617
 Phone: 907-269-6285 | Email: DEC-401Cert@alaska.gov

Notice of Application for State Water Quality Certification

Public Notice (PN) Date: 10/13/2021

PN Reference Number: POA-2019-00066

PN Expiration Date: 10/29/2021

Waterway: Gastineau Channel

Any applicant for a federal license or permit to conduct an activity that might result in a discharge into navigable waters, in accordance with Section 401 of the Clean Water Act (CWA) of 1977 (PL95-217), also must apply for and obtain certification from the Alaska Department of Environmental Conservation that the discharge will comply with the CWA, the Alaska Water Quality Standards, and other applicable State laws.

Notice is hereby given that a request for a CWA §401 Water Quality Certification of a Department of the Army Permit application, Corps of Engineers' Reference Number POA-2019-00066, Gastineau Channel, has been received for the discharge of dredged and/or fill materials into waters of the United States (WOUS), including wetlands, as described below, and shown on the enclosed project figures/drawings. The public notice and related project figures/drawings are also accessible from the DEC website at <http://dec.alaska.gov/water/wastewater/>.

Any person desiring to comment on the project with respect to water quality, may submit comments electronically via the DEC public notice site (preferred method) at <https://water.alaskadec.commentinput.com/?id=5Fc3s>

Alternatively, you may direct written comments or requests for public hearing via email or mail to the address listed above by the Public Notice (PN) expiration date. All comments submitted via mail or email should include the PN reference number listed above in the subject heading. Mailed comments must be postmarked on or before the expiration date of the public notice.

Applicant: Chilkat Vistas LLC, 6000 Thane Road Juneau Alaska 99801, Michael Heumann, Owner, (971) 261-8014, chilkatvistas@gmail.com

Project Name: ChilKat Vistas Phase 2

Location: The proposed activity is located within Section 34, T. 40 S., R. 66 E.; Latitude 58.356566° N., Longitude -134.488419° W.; in Juneau, Alaska.

Purpose: The applicant's stated purpose is to subdivide a large tract to provide small single family residential lots and multi-family lots to help meet the current need for housing.

Project Description: The Corps of Engineers approved the discharge of fill material into 2.21 acres of forested wetlands and the re-routing of 837-linear feet of stream to facilitate the construction of the Chilkat Vistas Phase 1 residential subdivision in 2019. This is the first modification to the original permit.

This project will complete construction of the Hillcrest Avenue extension and Hooter lane, as well as provide a roadway connection point to the uplands found in the Northern portion of the tract. This phase of the project includes 15 single family lots and a large multi-family lot which could contain up to 35 units or up to 70 efficiency units. The applicant proposes placement of approximately 1,378 cubic yards (CY) of material into 0.39 acres of WOUS, including wetlands, to construct residential lots to include access roads, utilities, and access to future development.

After reviewing the application, the Department may certify there is reasonable assurance the activity, and any discharge that might result, will comply with the CWA, the Alaska Water Quality Standards, and other applicable State laws. The Department also may deny or waive certification.

The permit application and associated documents are available for review. For inquires or to request copies of the documents, contact dec-401cert@alaska.gov, or call 907-269-6285.

Disability Reasonable Accommodation Notice

The State of Alaska, Department of Environmental Conservation complies with Title II of the Americans with Disabilities Act (ADA) of 1990. If you are a person with a disability who may need special accommodation in order to participate in this public process, please contact ADA Coordinator Brian Blessington at 907-269-6272 or TDD Relay Service 1-800-770-8973/TTY or dial 711 within 5 days of the expiration date of this public notice to ensure that any necessary accommodations can be provided.





Request for CWA §401 Water Quality Certification

Alaska Department of Environmental Conservation
Division of Water – Wastewater Discharge Authorization Program
555 Cordova Street, Anchorage AK 99501
email: dec-401Cert@alaska.gov Phone: 907-269-6285

I. Identify the applicable federal license or permit*

Permit License Number: _____ Federal Agency: USACE, FERC, or Other: _____
*A copy of the federal permit or license application is required to be submitted with the request for the water quality certification. (18 AAC 15.130, 18 AAC 15.180)

II. Project Proponent and Point of Contact

Applicant Information

Michael _____ Heumann _____
First Middle Last
Chilkat Vistas LLC _____
Company Owner
6000 Thane Rd _____ Juneau _____ AK _____ 99801
Mailing Address Street or PO Box City State Zip
chilkatvistas@gmail.com _____ 9712618014 _____
Email Phone Fax (optional)

Point of Contact or Agent Information

First Middle Last

Company Title

Mailing Address or PO Box City State Zip

Email Phone Fax (optional)

Statement of Authorization

I hereby authorize _____ to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit/certification application.

SIGNATURE OF APPLICANT

DATE

III. Name, Location, and Description of Project or Activity

Chilkat Vistas Phase 2

Project Name or Title
Hillcrest Avenue _____ Juneau _____ AK _____ 99801 _____ 58.356566 _____ -134.488419
Project Street Address (if applicable) City State Zip Latitude Longitude
(Decimal Degrees, 6 places) (Decimal Degrees, 6 places)
Other Location Descriptions if known:
State Tax Parcel ID _____ Municipality _____ Section _____ Township _____ Range _____
Primary Industrial Activity (if applicable): 237210 _____
NAICS Code

1/1/21 _____ 10/31/22 _____
Estimated Start Date Estimated End Date

Directions to the site:

Heading North on Egan HWY, Vanderbilt Hill exit, turn right on Old Glacier HWY, Turn Left on Craig Street, Turn Left on Hillcrest Avenue, site at end of street

Nature of Activity (Description of project, include all features)

See attachment (block 18)

Project Purpose (Describe the reason(s) for discharge)

See Attachment (block 19)

For fill material, identify the material source: Hidden Valley

Types of material being discharged and the amount of each type in cubic yards: Shot Rock _____ 1026 _____ 2" Rock _____ 352 _____
Type yd³ Type yd³

Surface area in acres of wetlands or other waters filled: Acres: 0.39

Or, linear feet: _____

Is dredging involved? Yes, No; If yes, how much? _____ acres and volume _____ yd³.

a. Is the dredging considered a new project, or is it maintenance? If maintenance, how frequent? _____

b. Proposed Placement of dredged material: (provide center coordinates of placement area)

Upland, In water, Other: _____

Latitude		Longitude	Latitude		Longitude	Latitude		Longitude
----------	--	-----------	----------	--	-----------	----------	--	-----------

c. Has a Tier analysis been conducted of the dredged prism? Yes, No; If yes, attach tier analysis and sample results.
 Note, if marked no, this may later be required upon review of request.

(for example of Tier analysis, see EPA Inland Testing Manual or USACE Seattle District Civil Works DMMP User Manual)

Is any portion of the work already complete? Yes, No If yes, describe the completed work:

IV. Identify the location and nature of any potential discharge that may result from the proposed project and the location of receiving waters;

Name and location of receiving waters, and geographical extent potentially affected by the proposed discharge:
 Mendenhall Wetlands

Location of potential discharge (Decimal Degrees, 6 places), describe if necessary:

	Activity		Description	Receiving Waterbody Name	Latitude	Longitude
	Dredge	Fill				
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	forested wetlands	unnamed forested wetland	58.356566	-134.488419
b.	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____	_____
c.	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____	_____
d.	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____	_____
e.	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____	_____

Is the project within 1,500 feet of a known contaminated site: Yes, No (see DEC Contaminated Sites Program website).
 If yes, describe the identified contaminated site(s) or groundwater plume within 1,500 feet.

Parameter(s) of Concern: (check all that apply): Turbidity, Sediment, Petroleum Hydrocarbons, Metals, Other,
 Identify the parameters of concern that may be present in your discharge. Consider if other parameters may be present from past activities in the area. Describe if known respective concentrations, persistence, and potential impacts to the receiving water and data on parameters that may alter the effects of the discharge to the receiving water.:

Impaired Waters: Does a discharge of any parameter identified above occur to an impaired waterbody listed as a Category 4 [304(b)] or Category 5 [303(d)] in the current EPA approved Alaska's Integrated Water Quality Monitoring and Assessment Report? (See <http://dec.alaska.gov/water/water-quality/impaired-waters.aspx> for the most recently approved report and category listings.) Yes, No

If determined necessary and requested by the Department, submit sufficient and credible baseline water quality information for the receiving water which meets the requirements of 18 AAC 70.016(a)(6)(A-C).

Social or Economic Importance (18 AAC 70.016(c)(5): Provide information that demonstrates the accommodation of important social or economic development. The applicant shall complete either a social OR economic importance analysis (or both) for each affected community in the area where the receiving water for the proposed discharge is located. (if additional space is needed, attach separate sheet)

(A) Social Importance Analysis:

(select one or more areas, and describe below)

- community services provided;
- public health or safety improvements;
- infrastructure improvements;
- education and training;
- cultural amenities;
- recreational opportunities

(B) Economic Importance Analysis:

(select one or more areas, and describe below)

- employment, job availability, and salary impacts;
- tax base impacts;
- expanded leases and royalties;
- commercial activities;
- access to resources;
- access to a transportation network

Describe (checked items above or attach as separate document)

This project involves the extension roadways and public utilities to new lots. The construction of the infrastructure as well as the construction of houses will provide jobs for local employees and the houses will add to the tax base of Juneau.

V. Include a description of any methods and means proposed to monitor the discharge and the equipment or measures planned to treat, control, or manage the discharge

(Example: Provide a brief explanation describing how impacts to waters of the United States are being avoided and minimized on the project site. Include best management practices (BMPs) for sediment and erosion controls that will be implemented to minimize the environmental impacts.)

Our work will be conducted using a Storm Water Pollution Prevention Plan, put together by our civil engineers. Best Management practices will be put in place to limit the sediment leaving the site and turbidity of our storm water runoff. These BMPs include check damns, vegetative buffers, swales, and others where deemed necessary.

VI. Include a list of all other federal, interstate, tribal, state, territorial, or local agency authorizations required for the proposed project, including all approvals or denials already received.

List of Other Certificates or Approvals/Denials received from other Federal, State, or Local Agencies for Work Described in this Application.

Agency	Type of Approval*	Identification Number	Date Applied	Date Approved	Date Denied
USACE					

* Would include but is not restricted to zoning, building, and flood plain permits.

Addresses of Adjoining Property Owners, Lessees, Etc. Whose Property Adjoins the Waterbody (if more than can be entered here, please attach a supplemental list)

Name	Address	City	State	Zip
a. See attached				
b.				
c.				
d.				
e.				

VII. Attachments: Include documentation that a prefilling meeting request was submitted to the certifying authority at least 30 days prior to submitting the certification request; and include a copy of the federal license or permit application.

- Required:** Prefiling meeting request documentation. (40 CFR 121.4)
- Required:** Copy of the federal license or permit requiring certification under 33 U.S.C. 1341 (Clean Water Act, Section 401) to include all accompanying information, contemporaneous with the submission of the application to the federal licensing or permitting agency. (18 AAC 15.130, 18 AAC 15.180)
- Required:** Figures and/or Drawings/Plan Sets
- Tier Analysis of dredged material
- Sampling Results
- Baseline Water Quality Information
- Other

VIII. Certification Statement:

As per 18 AAC 15.030 signing of applications, all permit or approval applications must be signed as follows:

- 1) in the case of corporations, by a principal executive officer of at least the level of vice president or his duly authorized representative, if the representative is responsible for the overall management of the project or operation;
- 2) in the case of a partnership, by a general partner;
- 3) in the case of a sole proprietorship, by the proprietor; and
- 4) in the case of a municipal, state, federal or other public facility, by either a principal executive officer, ranking elected official, or other duly authorized employee.

The project proponent hereby certifies that all information contained herein is true, accurate, and complete to the best of my knowledge and belief. The project proponent hereby requests that the certifying authority review and take action on this CWA 401 certification request within the applicable reasonable period of time.

Company or Organization: Chilkat Vistas LLC		Name: Michael Heumann	Title: Owner
Phone: 971-261-8014	Fax (optional):	Email: chilkatvistas@gmail.com	
Mailing Address:	Street (PO Box):		
<input checked="" type="checkbox"/> Check if same as Applicants Info	City:	State:	Zip:



Signature

9-16-21

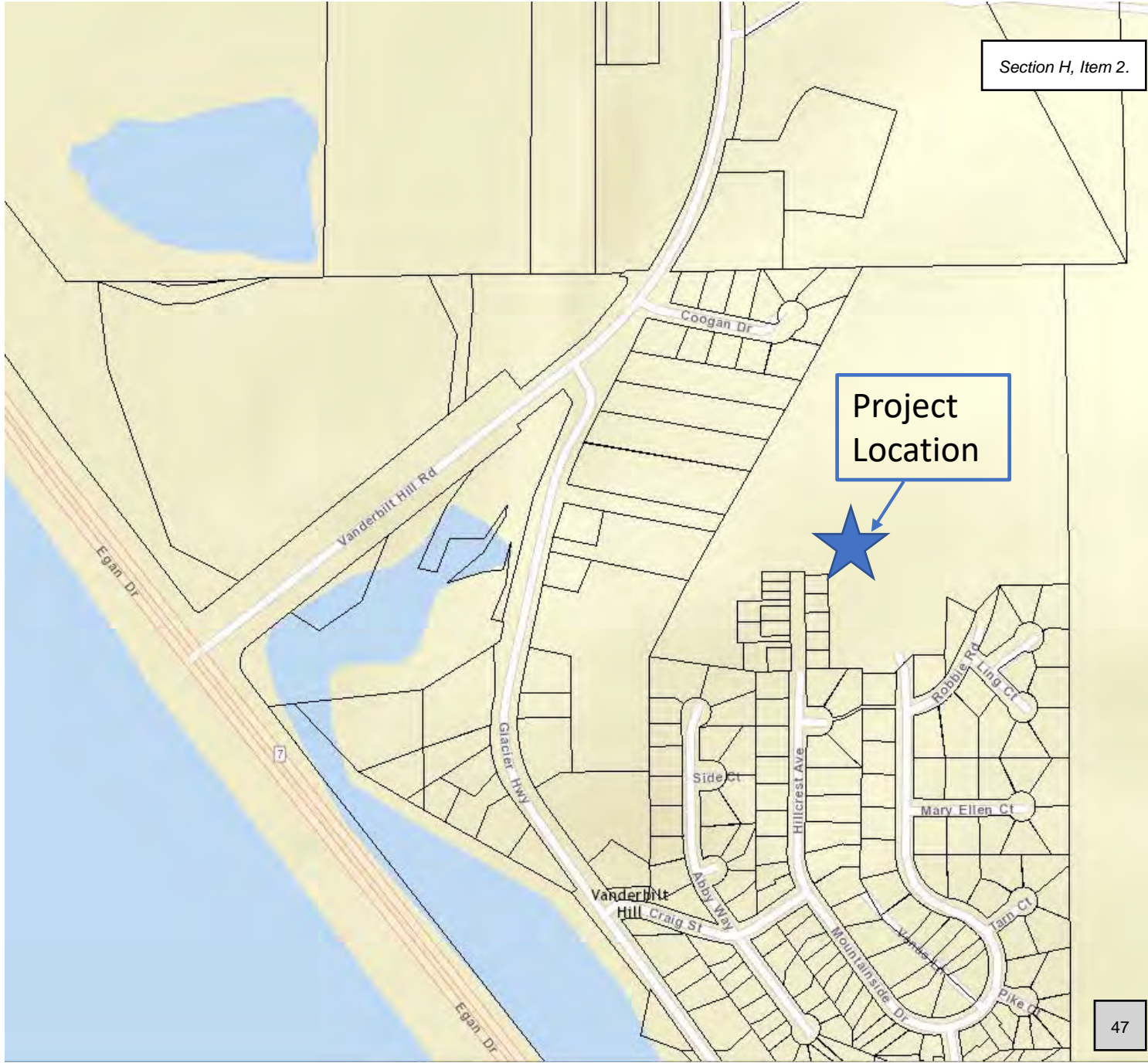
Date

Submit the CWA §401 Certification Request to DEC-401Cert@alaska.gov.

Include in the subject line the following:

"CWA §401 Certification Request - <Insert Federal Agency and permit number or license number> - <insert project title>".

Vicinity Map:
Chilkat Vistas South



17. DIRECTIONS TO THE SITE

Heading north on Egan from downtown Juneau, take the Vanderbilt Hill exit, turn left to head South on Glacier Highway, turn Left on Craig Street, turn Left on Hillcrest Avenue. Site is at end of Hillcrest.

18. Nature of Activity (Description of project, include all features)

See attachment

19. Project Purpose (Describe the reason or purpose of the project, see instructions)

See attachment

USE BLOCKS 20-23 IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED

20. Reason(s) for Discharge

Fill will be discharged for the construction of roadways, associated utilities and building pads. Shot rock or sandy gravel will be the primary fill placed directly in wetlands.

21. Type(s) of Material Being Discharged and the Amount of Each Type in Cubic Yards:

Type Amount in Cubic Yards	Type Amount in Cubic Yards	Type Amount in Cubic Yards
Shot Rock/ Gravel : 1026	2-Inch Rock : 352	Asphalt/ Concrete: 98

22. Surface Area in Acres of Wetlands or Other Waters Filled (see instructions)

Acres 0.39 (see disturbance table)

or

Linear Feet Net Reduction of 1192' of streams/ditches

23. Description of Avoidance, Minimization, and Compensation (see instructions)

See attachment

24. Is Any Portion of the Work Already Complete? Yes No IF YES, DESCRIBE THE COMPLETED WORK

25. Addresses of Adjoining Property Owners, Lessees, Etc., Whose Property Adjoins the Waterbody (if more than can be entered here, please attach a supplemental list).

a. Address- SEE ATTACHED

City - State - Zip -

b. Address-

City - State - Zip -

c. Address-

City - State - Zip -

d. Address-

City - State - Zip -

e. Address-


City - State - Zip -

26. List of Other Certificates or Approvals/Denials received from other Federal, State, or Local Agencies for Work Described in This Application.

AGENCY	TYPE APPROVAL*	IDENTIFICATION NUMBER	DATE APPLIED	DATE APPROVED	DATE DENIED

* Would include but is not restricted to zoning, building, and flood plain permits

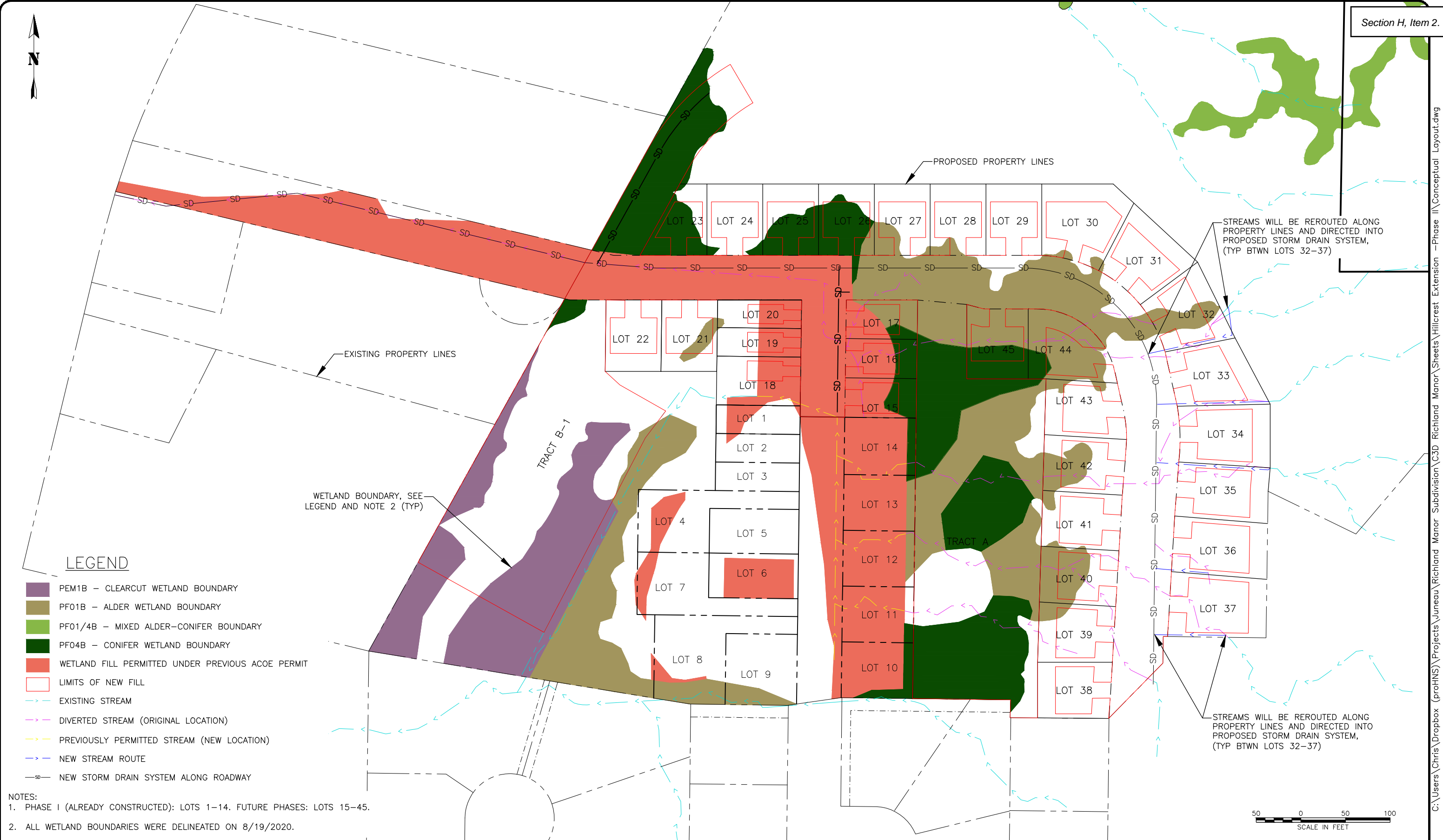
27. Application is hereby made for permit or permits to authorize the work described in this application. I certify that this information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.


7-26-21

SIGNATURE OF APPLICANT DATE SIGNATURE OF AGENT DATE

The Application must be signed by the person who desires to undertake the proposed activity (applicant) or it may be signed by a duly authorized agent if the statement in block 11 has been filled out and signed.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.



LEGEND

- PEM1B - CLEARCUT WETLAND BOUNDARY
- PF01B - ALDER WETLAND BOUNDARY
- PF01/4B - MIXED ALDER-CONIFER BOUNDARY
- PF04B - CONIFER WETLAND BOUNDARY
- WETLAND FILL PERMITTED UNDER PREVIOUS ACOE PERMIT
- LIMITS OF NEW FILL
- EXISTING STREAM
- DIVERTED STREAM (ORIGINAL LOCATION)
- PREVIOUSLY PERMITTED STREAM (NEW LOCATION)
- NEW STREAM ROUTE
- NEW STORM DRAIN SYSTEM ALONG ROADWAY

NOTES:
 1. PHASE I (ALREADY CONSTRUCTED): LOTS 1-14. FUTURE PHASES: LOTS 15-45.
 2. ALL WETLAND BOUNDARIES WERE DELINEATED ON 8/19/2020.



RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY

proHNS LLC

CERTIFICATE OF AUTHORIZATION #100662

DRAWN BY: C. BYDLON
 DESIGNED BY: C. BYDLON
 CHECKED BY: L. CHMABERS

1945 ALEX HOLDEN WAY #101
 JUNEAU, AK 99801
 (907) 780-4004

solutions@proHNS.com
 www.proHNS.com

CITY AND BOROUGH OF JUNEAU
 ALASKA'S CAPITAL CITY

ENGINEERING & PUBLIC WORKS

JUNEAU, AK

CHILKAT VISTAS
 CONCEPTUAL
 GRAPHIC

SHEET NUMBER
1
OF
3

C:\Users\Chris\Dropbox (proHNS)\Projects\Juneau\Richland Manor Subdivision\Sheets\Hillcrest Extension -Phase II\Conceptual Layout.dwg



PHASE I (ALREADY CONSTRUCTED): LOTS 1-14
 FUTURE PHASES: LOTS 15-45



RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY

proHNS LLC
 CERTIFICATE OF AUTHORIZATION
 #100662

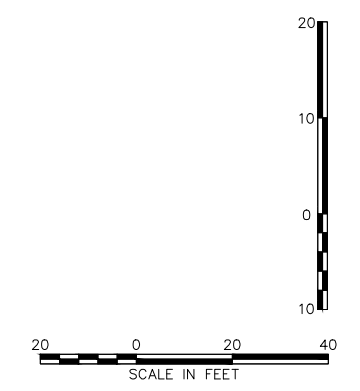
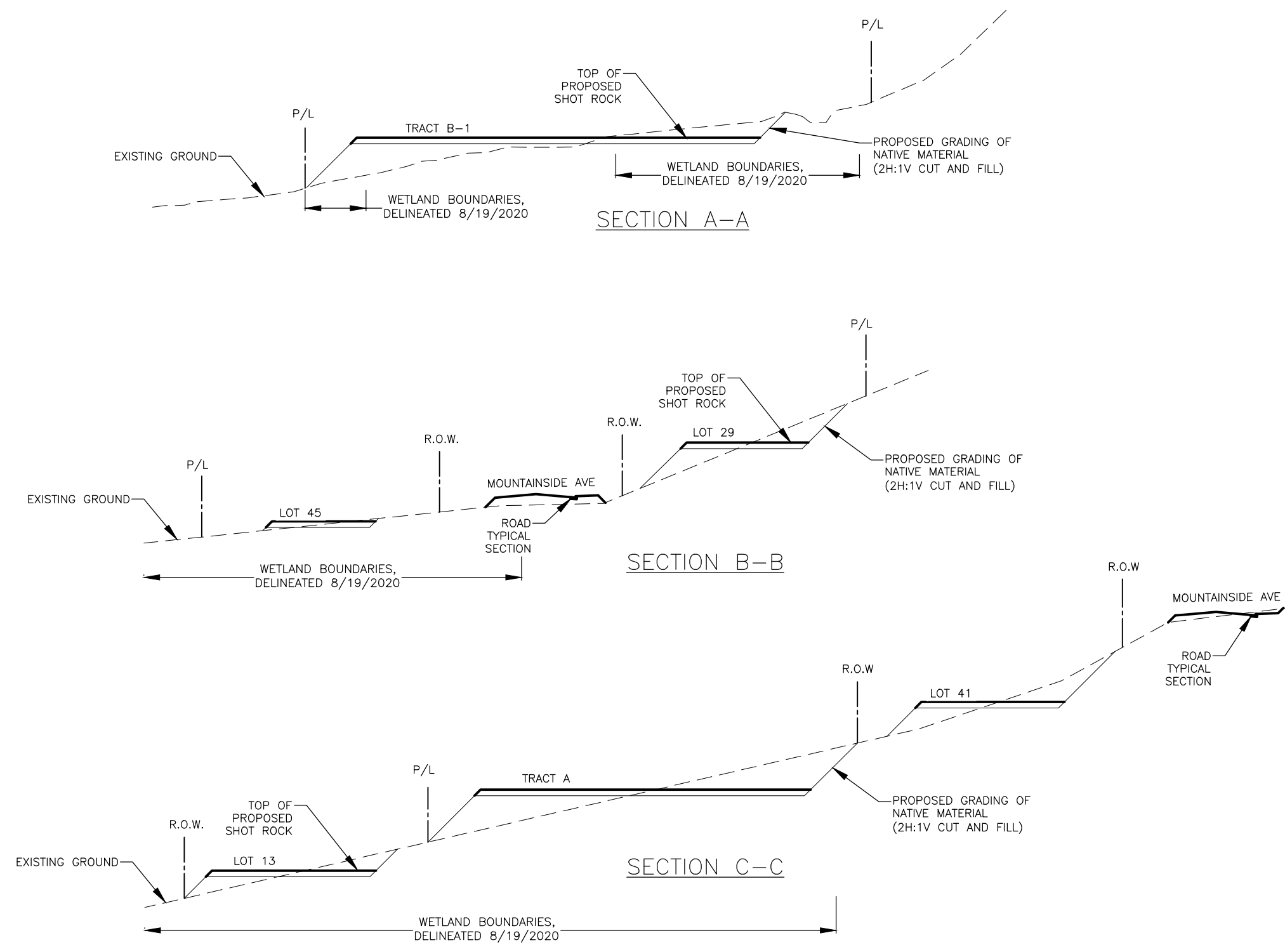
DRAWN BY: C. BYDLON
 DESIGNED BY: C. BYDLON
 CHECKED BY: L. CHMABERS
 1945 ALEX HOLDEN WAY #101
 JUNEAU, AK 99801
 (907) 780-4004
 solutions@proHNS.com
 www.proHNS.com

CITY AND BOROUGH OF JUNEAU
 ALASKA'S CAPITAL CITY
ENGINEERING & PUBLIC WORKS

JUNEAU, AK

**CHILKAT VISTAS
 CONCEPTUAL LOT
 LAYOUT**

SHEET NUMBER	
2	OF
3	



RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY

proHNS LLC
 CERTIFICATE OF AUTHORIZATION #100662
 solutions@proHNS.com
 www.proHNS.com

CITY AND BOROUGH OF JUNEAU
 ALASKA'S CAPITAL CITY
ENGINEERING & PUBLIC WORKS

JUNEAU, AK

CHILKAT VISTAS SECTIONS

SHEET NUMBER	
3	OF
3	53

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US Army Corps
of Engineers
Alaska District

Public Notice of Application for Permit

JUNEAU FIELD OFFICE
Regulatory Division (1145)
CEPOA-RD
Post Office Box 22270
Juneau, Alaska 99802-2270

PUBLIC NOTICE DATE: December 23, 2021
EXPIRATION DATE: January 21, 2022
REFERENCE NUMBER: POA-2019-00066-M1
WATERWAY: Gastineau Channel

Interested parties are hereby notified that a Department of the Army permit application has been received for work in waters of the United States as described below and shown on the enclosed project drawings.

All comments regarding this Public Notice should be sent to the address noted above. If you desire to submit your comments by email, you should send it to the Project Manager's email as listed below or to regpagemaster@usace.army.mil. All comments should include the Public Notice reference number listed above.

All comments should reach this office no later than the expiration date of this Public Notice to become part of the record and be considered in the decision. Please contact Matthew Brody at (907) 201-5023, or by email at Matthew.T.Brody@usace.army.mil if further information is desired concerning this notice.

APPLICANT: Michael Heumann – Chilkat Vistas LLC

LOCATION: The project site is located within Section 5, T. 41 S., R. 67 E., Copper River Meridian; USGS Quad Map Juneau B-2; Latitude 58.345352° N., Longitude -134.490486° W.; located at the end of Hillcrest Avenue, in Juneau, Alaska.

PURPOSE: The applicant's stated purpose is to subdivide a large tract of property in order to provide small residential lots to help meet the current demand for affordable housing in Juneau, Alaska.

Section H, Item 2.

PROPOSED WORK: The applicant is proposing to develop portions of their property consisting of the connection of Hooter Lane and Hillcrest Avenue, the development of 13 single family lots, and one larger multi-family lot. The proposed development would result in the placement of fill into 0.31-acres of wetlands. All work would be performed in accordance with the enclosed plan (sheets 1-7), dated November 2021.

APPLICANT PROPOSED MITIGATION: The applicant proposes the following mitigation measures to avoid, minimize, and compensate for impacts to waters of the United States from activities involving discharges of dredged or fill material.

a. Avoidance: The applicant has avoided impacts to waters of the U.S. by situating their proposed project to have the minimum footprint in waters of the U.S. to meet their purpose and need. The proposed layout would impact wetlands to provide access to uplands on site for further development. Developing uplands on site without impacting waters was not possible.

b. Minimization: The applicant has minimized impacts to waters of the U.S. by redesigning their original proposal to fill the minimum area necessary to meet their purpose and need. Additionally, the proposed design would provide utilities and access to upland portions of the parcel that would be developed in the future.

c. Compensatory Mitigation: The applicant has proposed no compensatory mitigation.

WATER QUALITY CERTIFICATION: A permit for the described work will not be issued until a certification or waiver of certification, as required under Section 401 of the Clean Water Act (Public Law 95-217), has been received from the Alaska Department of Environmental Conservation.

CULTURAL RESOURCES: The latest published version of the Alaska Heritage Resources Survey (AHRS) has been consulted for the presence or absence of historic properties, including those listed in or eligible for inclusion in the National Register of Historic Places. There are no cultural resources in the permit area or within the vicinity of the permit area. The permit area has been determined to be the footprint of the proposed work consisting of 0.31 acres. Consultation of the AHRS constitutes the extent of cultural resource investigations by the U.S. Army Corps of Engineers (Corps) at this time, and we are otherwise unaware of the presence of such resources. The Corps has made a No Historic Properties Affected (No Effect) determination for the proposed project. This application is being coordinated with the State Historic Preservation Office (SHPO). Any comments SHPO may have concerning presently unknown archeological or historic data that may be lost or destroyed by work under the requested permit will be considered in our final assessment of the described work. The Corps is requesting the SHPO's concurrence with this determination.

ENDANGERED SPECIES: No threatened or endangered species are known to use the project area. We have determined the described activity would have no effect on any listed or proposed threatened or endangered species, and would have no effect on any designated or proposed critical habitat, under the Endangered Species Act of 1973 (87 Stat. 844). Therefore, no consultation with the U.S. Fish and Wildlife Service or the National Marine Fisheries Service (NMFS) is required. However, any comments they may have concerning endangered or threatened wildlife or plants or their critical habitat will be considered in our final

assessment of the described work.

ESSENTIAL FISH HABITAT: The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH). There is no EFH located within or near the project area, therefore, we have determined the described activity would not adversely affect EFH.

TRIBAL CONSULTATION: The Alaska District fully supports tribal self-governance and government-to-government relations between Federally recognized Tribes and the Federal government. Tribes with protected rights or resources that could be significantly affected by a proposed Federal action (e.g., a permit decision) have the right to consult with the Alaska District on a government-to-government basis. Views of each Tribe regarding protected rights and resources will be accorded due consideration in this process. This Public Notice serves as notification to the Tribes within the area potentially affected by the proposed work and invites their participation in the Federal decision-making process regarding the protected Tribal right or resource. Consultation may be initiated by the affected Tribe upon written request to the District Commander during the public comment period.

PUBLIC HEARING: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, reasons for holding a public hearing.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity and its intended use on the public interest. Evaluation of the probable impacts, which the proposed activity may have on the public interest, requires a careful weighing of all the factors that become relevant in each particular case. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. The outcome of the general balancing process would determine whether to authorize a proposal, and if so, the conditions under which it will be allowed to occur. The decision should reflect the national concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, must be considered including the cumulative effects thereof. Among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. For activities involving 404 discharges, a permit will be denied if the discharge that would be authorized by such permit would not comply with the Environmental Protection Agency's 404(b)(1) guidelines. Subject to the preceding sentence and any other applicable guidelines or criteria (see Sections 320.2 and 320.3), a permit will be granted unless the District Commander determines that it would be contrary to the public interest.

The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

AUTHORITY: This permit will be issued or denied under the following authority:

(X) Discharge dredged or fill material into waters of the United States – Section 404 Clean Water Act (33 U.S.C. 1344). Therefore, our public interest review will consider the guidelines set forth under Section 404(b) of the Clean Water Act (40 CFR 230).

Project drawings a Notice of Application for State Water Quality Certification are enclosed with this Public Notice.

District Commander
U.S. Army, Corps of Engineers

Enclosures



PUBLIC NOTICE

Alaska Department of Environmental Conservation (DEC)
 Wastewater Discharge Authorization Program/401 Certification
 555 Cordova Street, Anchorage AK 99501-2617
 Phone: 907-269-6285 | Email: DEC-401Cert@alaska.gov

Notice of Application for State Water Quality Certification

Any applicant for a federal license or permit to conduct an activity that might result in a discharge into navigable waters, in accordance with Section 401 of the Clean Water Act (CWA) of 1977 (PL95-217), also must apply for and obtain certification from the Alaska Department of Environmental Conservation that the discharge will comply with the CWA, the Alaska Water Quality Standards, and other applicable State laws.

Notice is hereby given that a request for a CWA §401 Water Quality Certification of a Department of the Army Permit application, Corps of Engineers' Reference Number POA-2019-00066-M1, Gastineau Channel, has been received for the discharge of dredged and/or fill materials into waters of the United States (WOUS), including wetlands, as described in the Corps public notice and project figures/drawings (18 AAC 15.180).

Any person desiring to comment on the project with respect to water quality, may submit comments electronically via email to DEC-401cert@alaska.gov by the expiration date of the Corps of Engineer's public notice. All comments need to include the Corps public notice reference number in the subject heading. Physically mailed comments must be postmarked on or before the expiration date of the public notice.

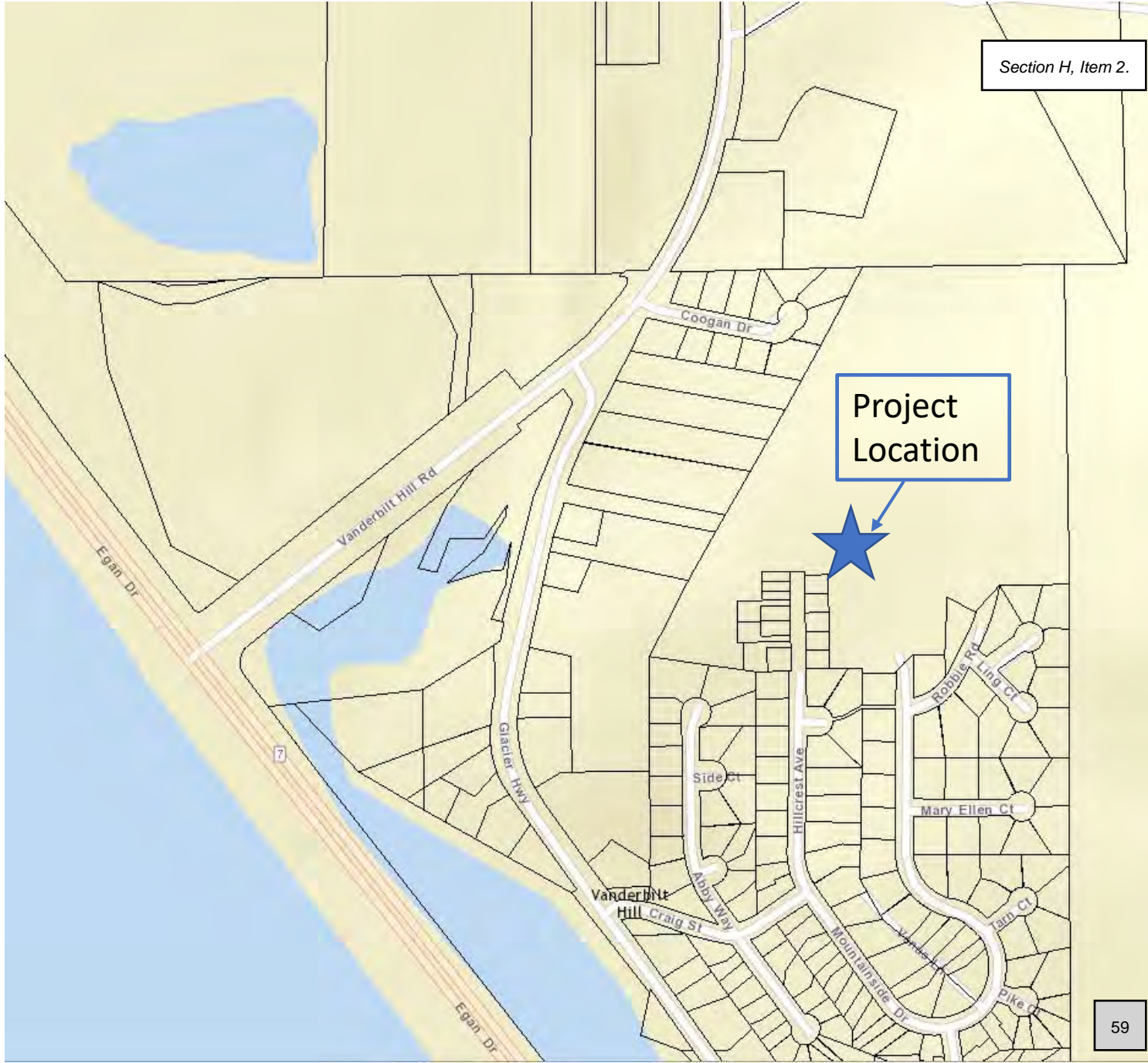
After reviewing the application, the Department may certify there is reasonable assurance the activity, and any discharge that might result, will comply with the CWA, the Alaska Water Quality Standards, and other applicable State laws. The Department also may deny or waive certification.

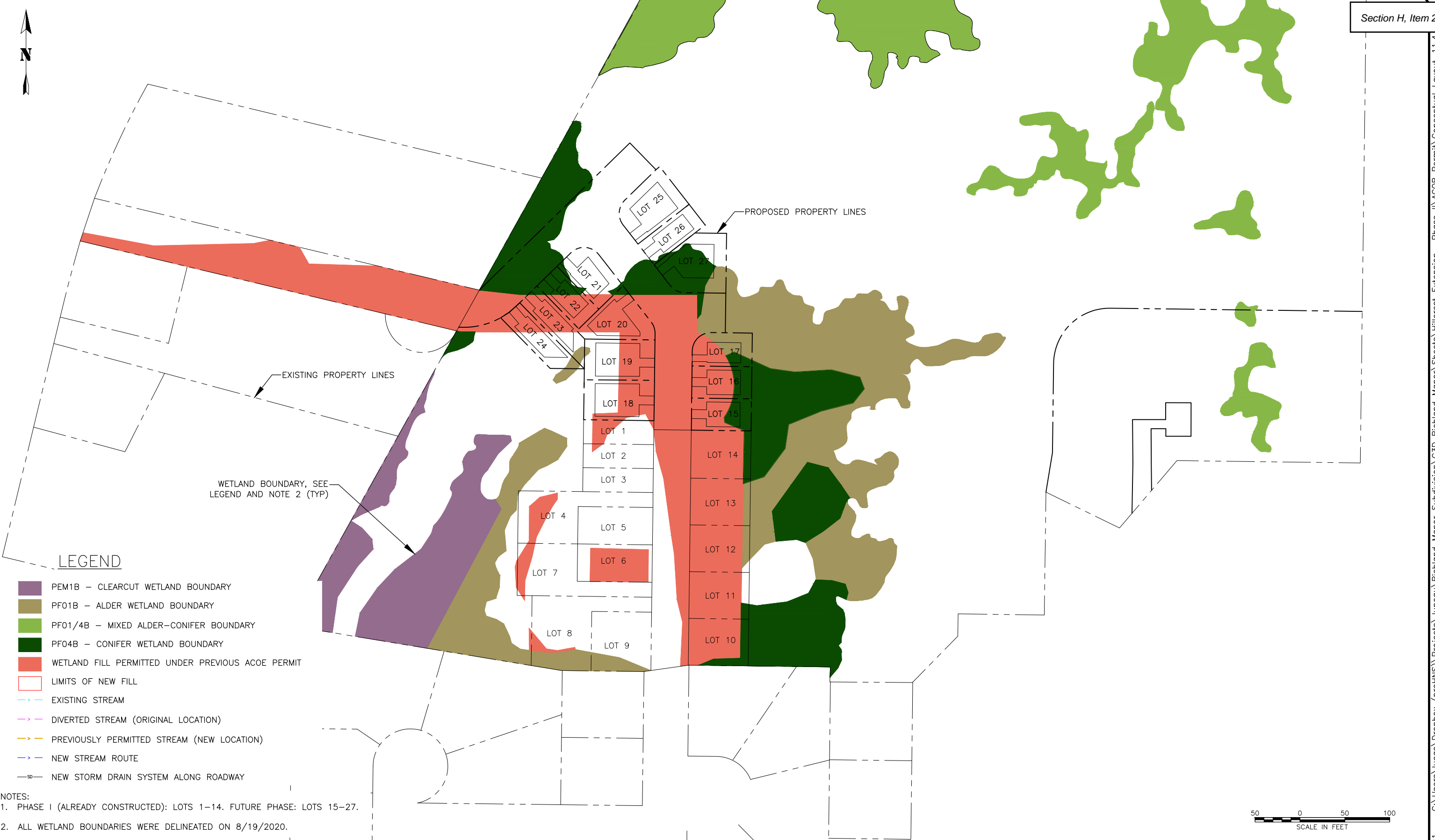
The permit application and associated documents are available for review. For inquires or to request copies of the documents, contact dec-401cert@alaska.gov, or call 907-269-6285.

Disability Reasonable Accommodation Notice

The State of Alaska, Department of Environmental Conservation complies with Title II of the Americans with Disabilities Act (ADA) of 1990. If you are a person with a disability who may need special accommodation in order to participate in this public process, please contact ADA Coordinator Brian Blessington at 907-269-6272 or TDD Relay Service 1-800-770-8973/TTY or dial 711 within 5 days of the expiration date of this public notice to ensure that any necessary accommodations can be provided.

Vicinity Map:
Chilkat Vistas South





LEGEND

- PEM1B - CLEARCUT WETLAND BOUNDARY
- PF01B - ALDER WETLAND BOUNDARY
- PF01/4B - MIXED ALDER-CONIFER BOUNDARY
- PF04B - CONIFER WETLAND BOUNDARY
- WETLAND FILL PERMITTED UNDER PREVIOUS ACOE PERMIT
- LIMITS OF NEW FILL
- EXISTING STREAM
- DIVERTED STREAM (ORIGINAL LOCATION)
- PREVIOUSLY PERMITTED STREAM (NEW LOCATION)
- NEW STREAM ROUTE
- NEW STORM DRAIN SYSTEM ALONG ROADWAY

NOTES:
 1. PHASE I (ALREADY CONSTRUCTED): LOTS 1-14. FUTURE PHASE: LOTS 15-27.
 2. ALL WETLAND BOUNDARIES WERE DELINEATED ON 8/19/2020.



RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY

proHNS LLC

CERTIFICATE OF AUTHORIZATION #100662

1945 ALEX HOLDEN WAY #101
 JUNEAU, AK 99801
 (907) 780-4004

solutions@proHNS.com
 www.proHNS.com

CITY AND BOROUGH OF JUNEAU

ALASKA'S CAPITAL CITY

ENGINEERING & PUBLIC WORKS

JUNEAU, AK

CHILKAT VISTAS WETLAND IMPACTS

SHEET NUMBER
1
OF
6

C:\Users\lucas\Dropbox (proHNS)\Projects\Juneau\Richland Manor Subdivision\C3D Richland Manor\Sheets\Hillcrest Extension -Phase II\ACOR Permit\Conceptual Layout_11.4.2021



LEGEND

- PEM1B - CLEARCUT WETLAND BOUNDARY
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CITY AND BOROUGH OF JUNEAU
 ALASKA'S CAPITAL CITY

ENGINEERING & PUBLIC WORKS

JUNEAU, AK

CHILKAT VISTAS EXISTING STREAMS

SHEET NUMBER
2
OF
6

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LEGEND

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 2. ALL WETLAND BOUNDARIES WERE DELINEATED ON 8/19/2020.



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proHNS LLC
 CERTIFICATE OF AUTHORIZATION #100662
 1945 ALEX HOLDEN WAY #101
 JUNEAU, AK 99801
 (907) 780-4004
 solutions@proHNS.com
 www.proHNS.com

CITY AND BOROUGH OF JUNEAU
 ALASKA'S CAPITAL CITY
ENGINEERING & PUBLIC WORKS

JUNEAU, AK

**CHILKAT VISTAS
 EXISTING STREAMS
 TO BE DIVERTED**

SHEET NUMBER	3
OF	6

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STREAMS WILL BE REROUTED ALONG PROPERTY LINES AND DIRECTED INTO PROPOSED STORM DRAIN SYSTEM, (TYP BTWN LOTS 16-17). SEE REROUTED STREAM DITCH DETAIL SHEET 7

STREAM WILL BE ROUTED INTO STORM DRAIN UNDER DRIVEWAY BACK INTO EXISTING STREAM BED

LEGEND

- PEM1B - CLEARCUT WETLAND BOUNDARY
- PF01B - ALDER WETLAND BOUNDARY
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- SD NEW STORM DRAIN SYSTEM ALONG ROADWAY

NOTES:
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RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY

5 of 8
November, 2021

POA-2019-00066-M1
Residential Development

proHNS LLC
 CERTIFICATE OF AUTHORIZATION #100662
 solutions@proHNS.com
 www.proHNS.com

DRAWN BY: C. BYDLON
 DESIGNED BY: C. BYDLON
 CHECKED BY: L. CHMABERS

1945 ALEX HOLDEN WAY #101
 JUNEAU, AK 99801
 (907) 780-4004

CITY AND BOROUGH OF JUNEAU
 ALASKA'S CAPITAL CITY
ENGINEERING & PUBLIC WORKS

JUNEAU, AK

CHILKAT VISTAS NEW STREAM ROUTES

SHEET NUMBER	
4	OF
6	63



PHASE I (ALREADY CONSTRUCTED): LOTS 1-14
 FUTURE PHASE: LOTS 15-27



RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY

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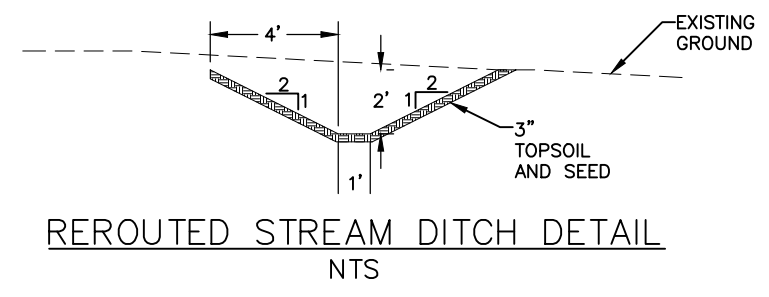
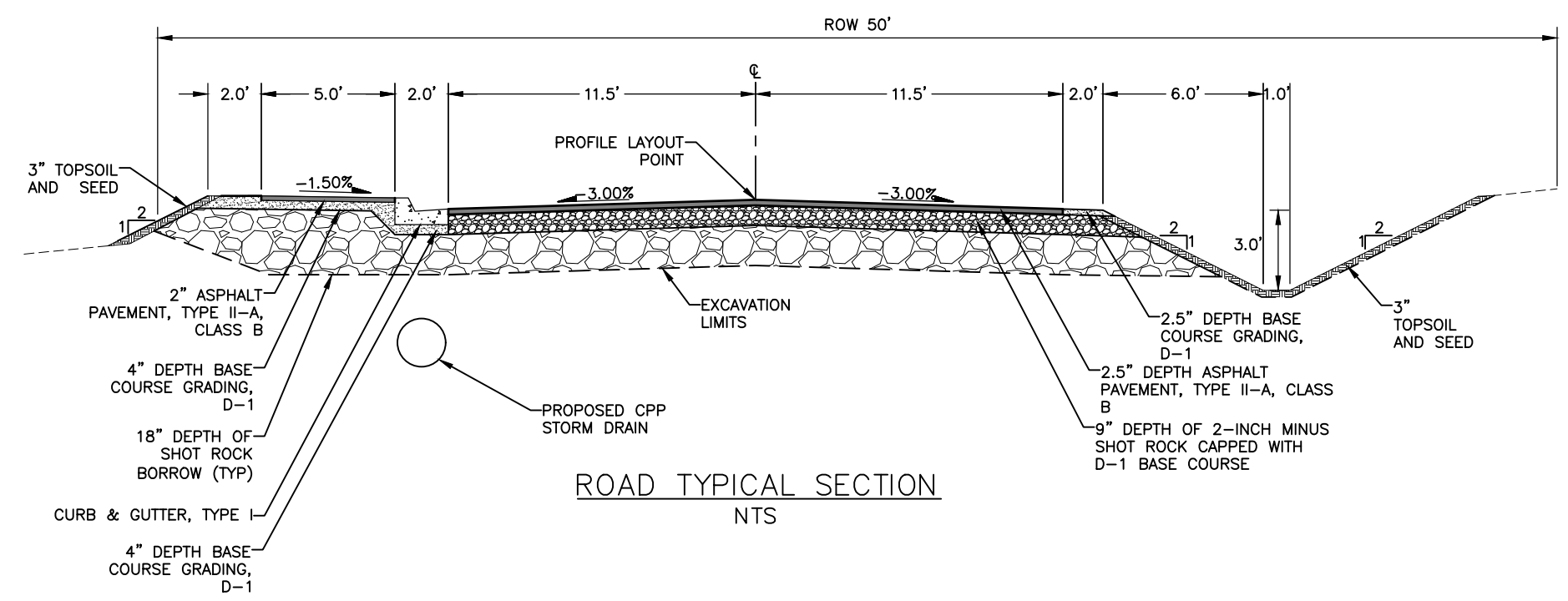
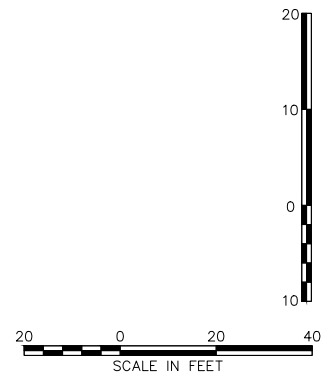
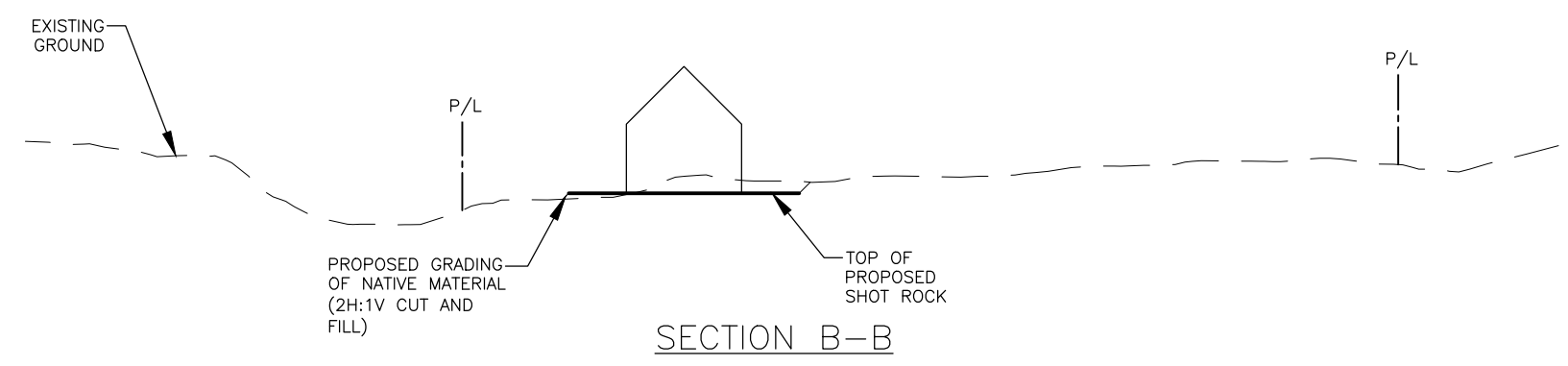
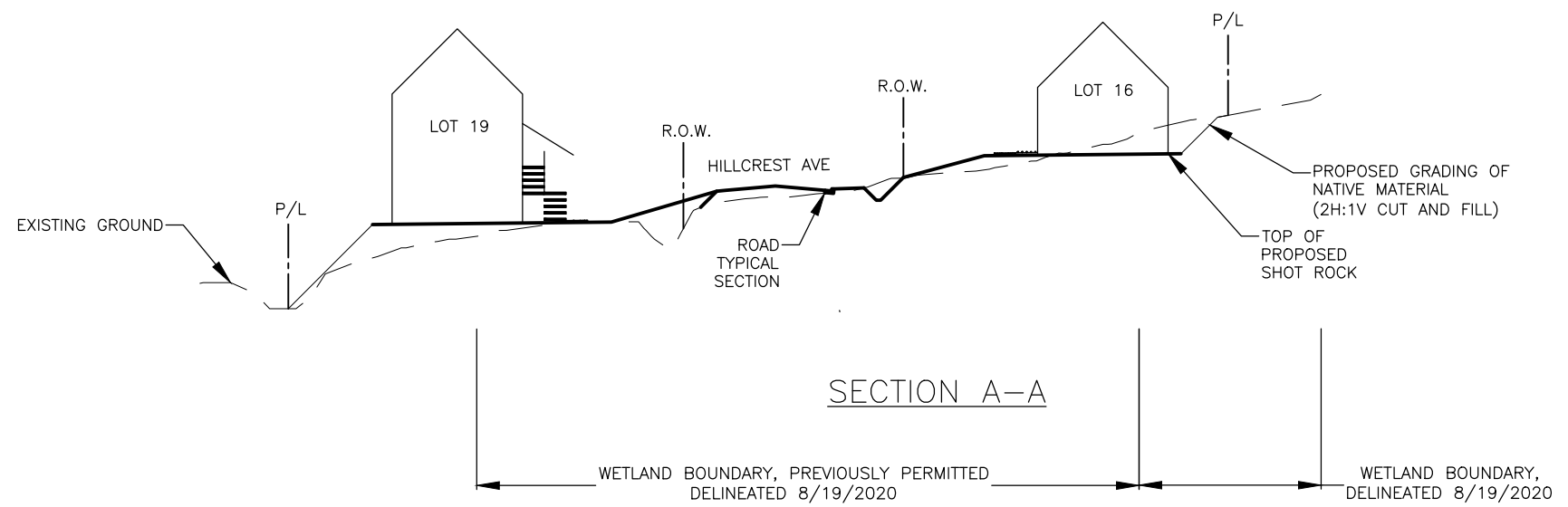
DRAWN BY: C. BYDLON
 DESIGNED BY: C. BYDLON
 CHECKED BY: L. CHMABERS
 1945 ALEX HOLDEN WAY #101
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CITY AND BOROUGH OF JUNEAU
 ALASKA'S CAPITAL CITY
 ENGINEERING & PUBLIC WORKS

JUNEAU, AK

**CHILKAT VISTAS
 CONCEPTUAL LOT
 LAYOUT**

SHEET NUMBER	5
OF	6



RECORD OF REVISIONS			
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CITY AND BOROUGH OF JUNEAU
 ALASKA'S CAPITAL CITY
ENGINEERING & PUBLIC WORKS

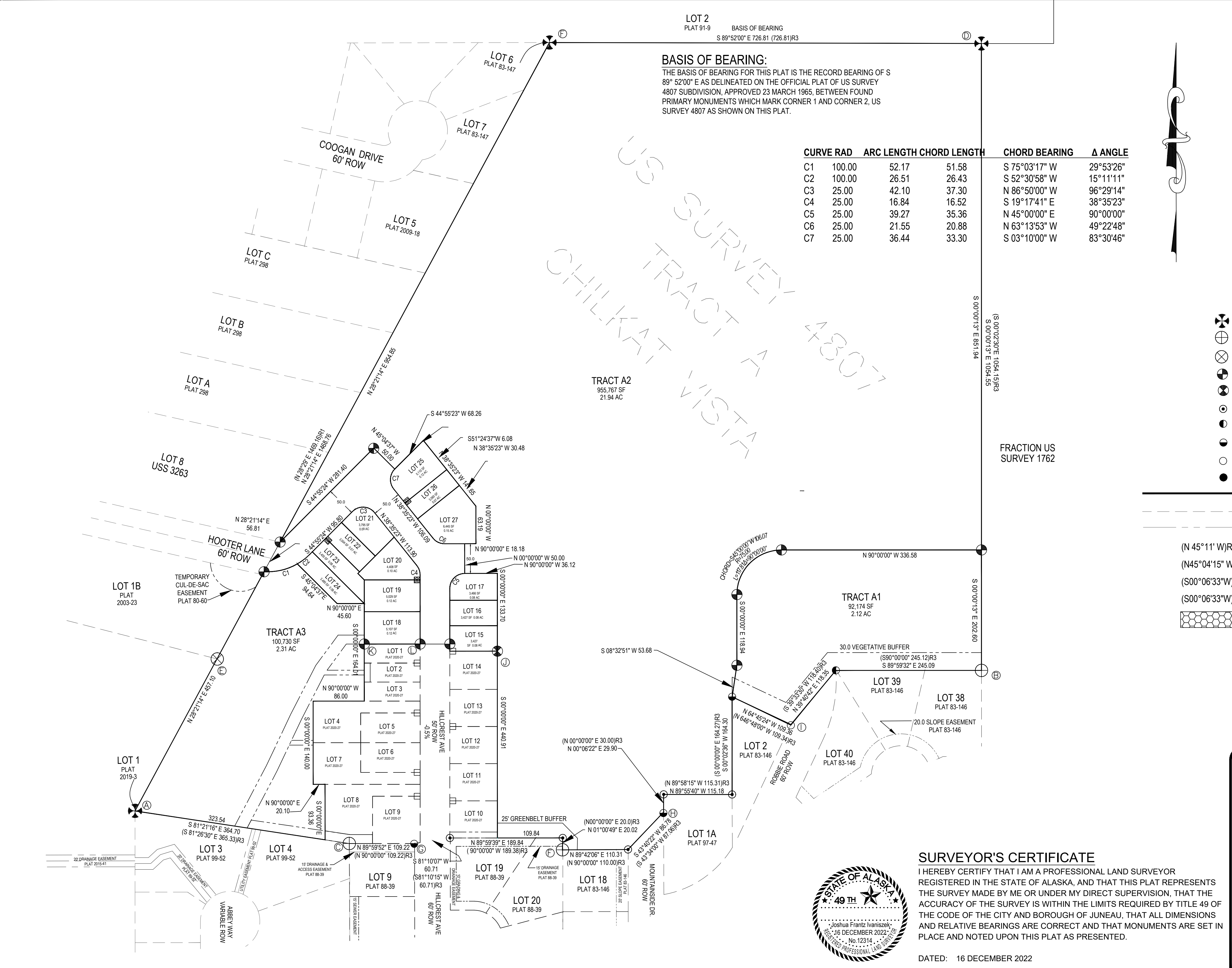
JUNEAU, AK

CHILKAT VISTAS SECTIONS

SHEET NUMBER	6
OF	6

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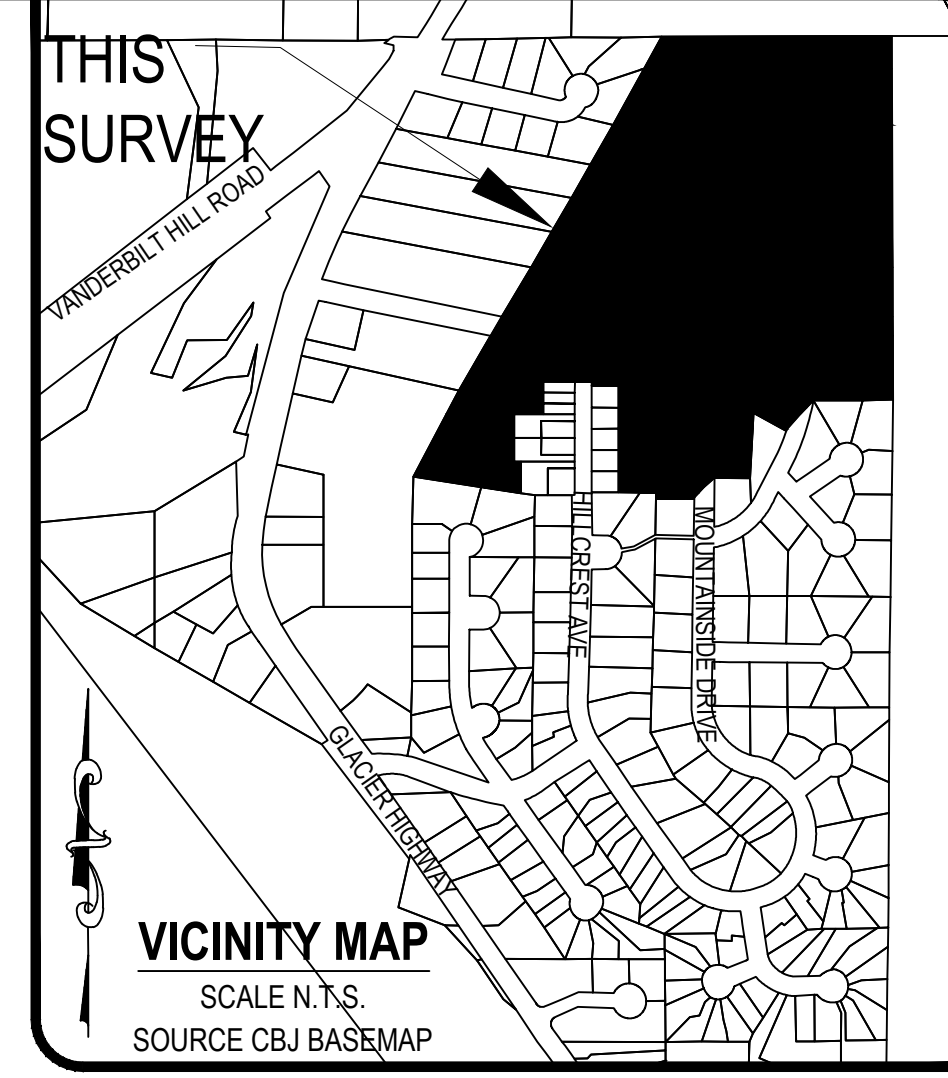
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15	3429	1719	1	63.67	2	127.33				
16	3435	1717	1	63.59	2	127.19				
17	3465	1454	1	53.85	2	107.70				
18	5046	2826	1	104.67	2	209.33				
19	5091	2847	1	105.44	2	210.89				
20	4408	2201	1	81.52	2	163.04				
21	3795	1646	1	60.96	2	121.93				
22	3004	1480	1	54.81	2	109.63				
23	3416	1702	1	63.04	2	126.07				
24	3492	1722	1	63.78	2	127.56				
25	5035	2391	1	88.56	2	177.11				
26	3027	1527	1	56.56	2	113.11				
27	5177	2493	1	92.33	2	184.67				
Driveway and Building Pad	5490	5490	1	203.33	2	406.67				
Combined Lots				1156.11		2312.22				
Roads (hooter/mountainside)	64,722	21600	1	800.00	1.5	1200.00	0.75	600.00	0.21	168.00
Totals:										
Excavation (cy)				1,956						
Shot Rock (cy)				3,512						
2-Inch Rock (cy)				600						
Asphalt/ Concrete (cy)				168						



LOT 2
PLAT 91-9 BASIS OF BEARING
S 89°52'00" E 726.81 (726.81)R3

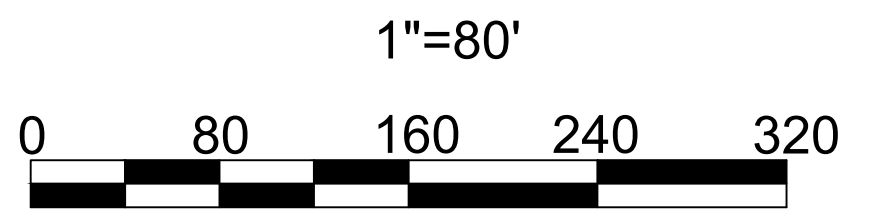
BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S 89° 52'00" E AS DELINEATED ON THE OFFICIAL PLAT OF US SURVEY 4807 SUBDIVISION, APPROVED 23 MARCH 1965, BETWEEN FOUND PRIMARY MONUMENTS WHICH MARK CORNER 1 AND CORNER 2, US SURVEY 4807 AS SHOWN ON THIS PLAT.

CURVE RAD	ARC LENGTH	CHORD LENGTH	CHORD BEARING	Δ ANGLE
C1	100.00	52.17	51.58	S 75°03'17" W 29°53'26"
C2	100.00	26.51	26.43	S 52°30'58" W 15°11'11"
C3	25.00	42.10	37.30	N 86°50'00" W 96°29'14"
C4	25.00	16.84	16.52	S 19°17'41" E 38°35'23"
C5	25.00	39.27	35.36	N 45°00'00" E 90°00'00"
C6	25.00	21.55	20.88	N 63°13'53" W 49°22'48"
C7	25.00	36.44	33.30	S 03°10'00" W 83°30'46"



LEGEND:

- BLM PRIMARY MONUMENT RECOVERED
- R&M PRIMARY MONUMENT RECOVERED
- JW BEAN 3650-S PRIMARY MONUMENT RECOVERED
- CHILKAT SURVEYING PRIMARY MONUMENT ESTABLISHED
- CHILKAT SURVEYING PRIMARY MONUMENT RECOVERED
- 1410-S SECONDARY MONUMENT RECOVERED
- 6277-S SECONDARY MONUMENT RECOVERED
- 3650-S MONUMENT RECOVERED
- #5 REBAR RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- PROPERTY LINES
- UNSURVEYED LINES
- EASEMENT BOUNDARY
- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 4807
- (N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 83-146
- (S00°06'33"W)R3 RECORD INFORMATION FROM PLAT No. 97-47
- (S00°06'33"W)R4 RECORD INFORMATION FROM PLAT No. 2020-27
- ELECTRICAL EASEMENT ESTABLISHED THIS SURVEY



PLAT OF
CHILKAT VISTAS SUBDIVISION PHASE 2
SUBDIVISION OF
TRACT A CHILKAT VISTA SUBDIVISION
A FRACTION OF US SURVEY 4807
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDERS OFFICE AT ANCHORAGE

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

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

SMP: 20210004 SCALE: 1" = 80' DATE: 16 DECEMBER 2022 SHEET NO. 1 OF 3

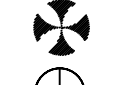
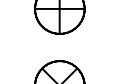
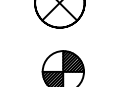
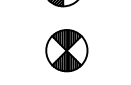

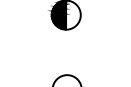
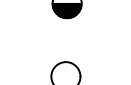
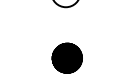


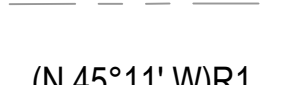
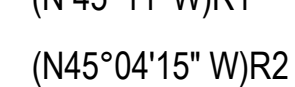
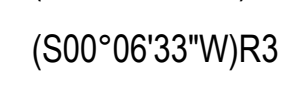
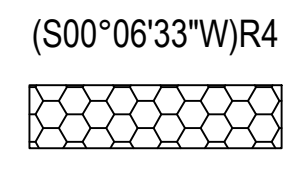
SURVEYOR'S CERTIFICATE

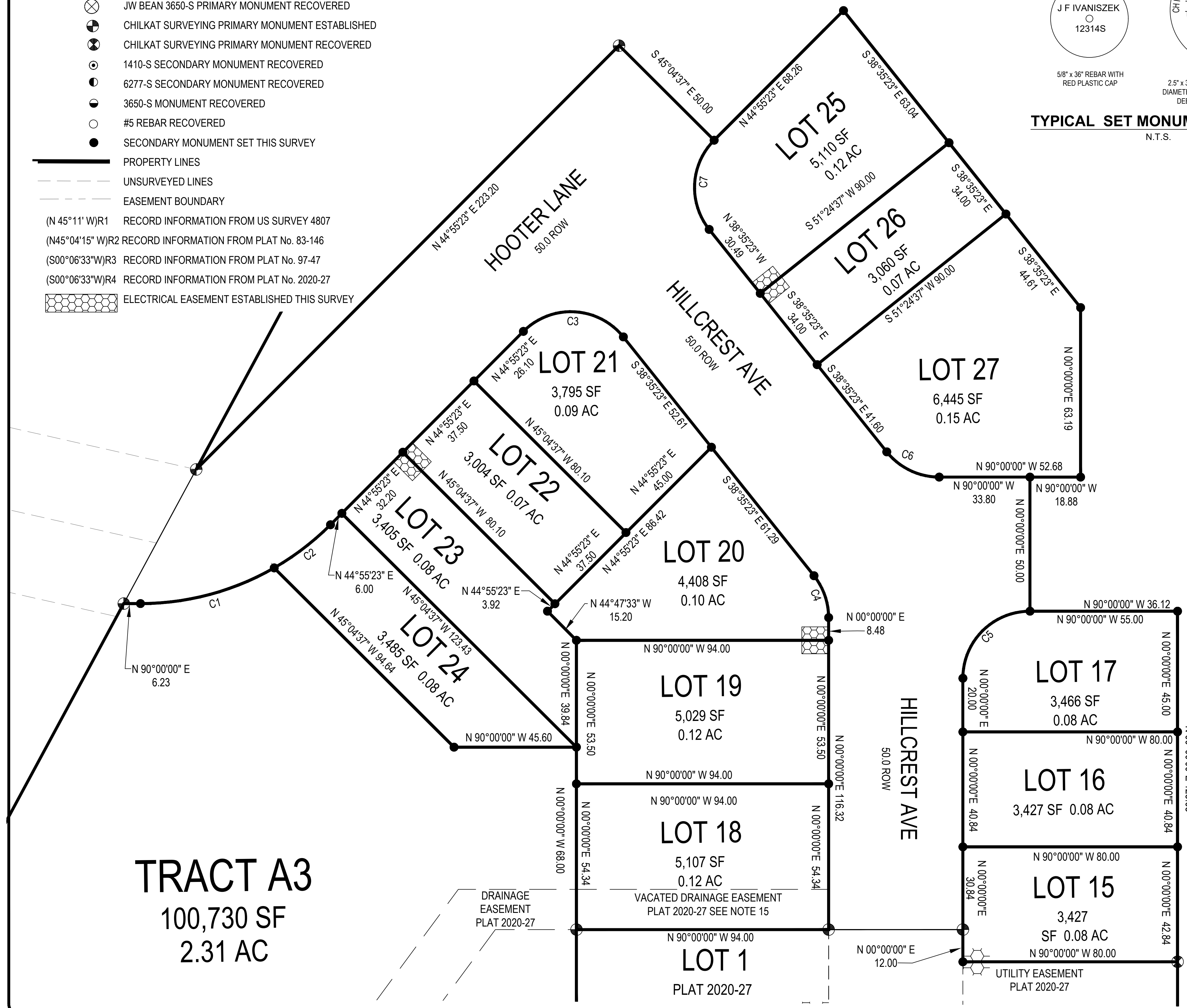
I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT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



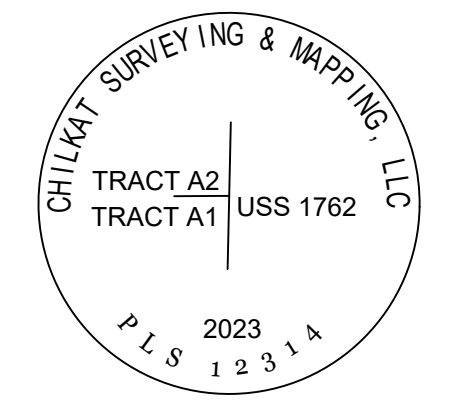
DATED: 16 DECEMBER 2022

LEGEND:

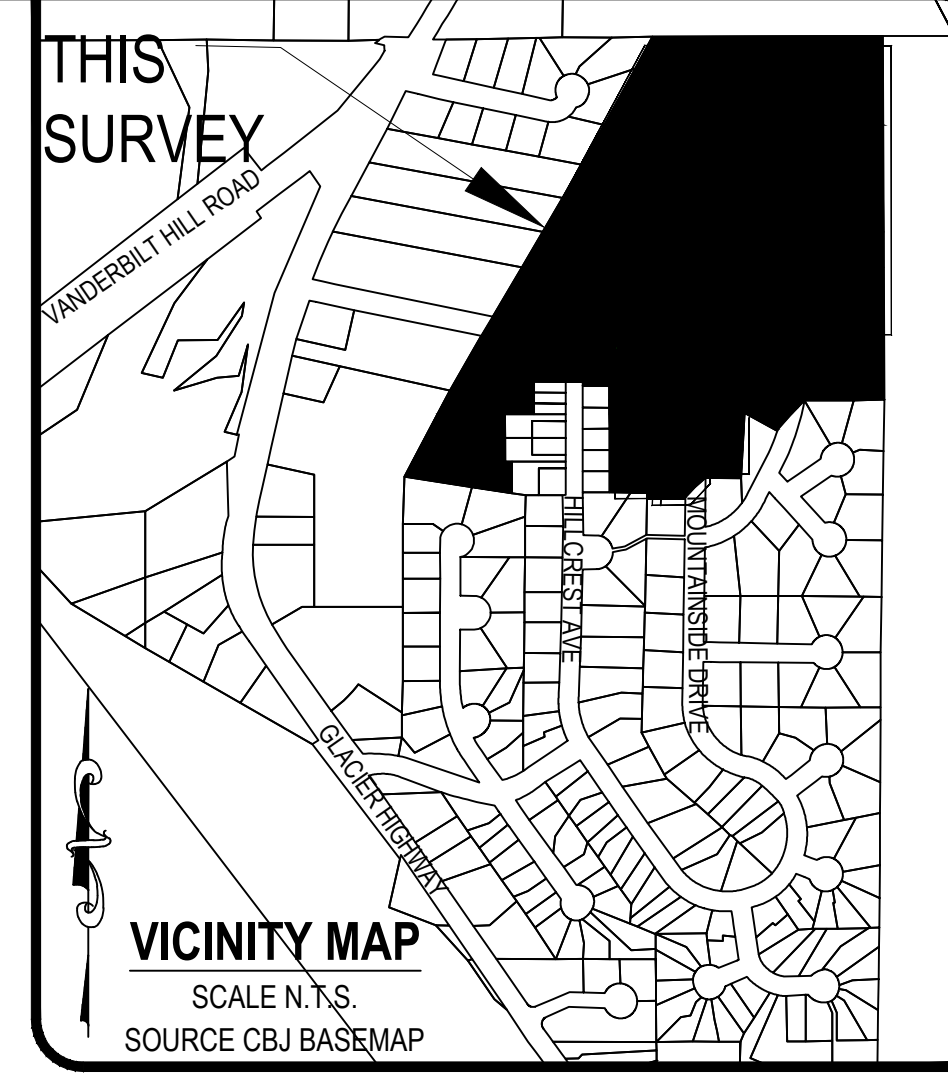
-  BLM PRIMARY MONUMENT RECOVERED
-  R&M PRIMARY MONUMENT RECOVERED
-  JW BEAN 3650-S PRIMARY MONUMENT RECOVERED
-  CHILKAT SURVEYING PRIMARY MONUMENT ESTABLISHED
-  CHILKAT SURVEYING PRIMARY MONUMENT RECOVERED
-  1410-S SECONDARY MONUMENT RECOVERED
-  6277-S SECONDARY MONUMENT RECOVERED
-  3650-S MONUMENT RECOVERED
-  #5 REBAR RECOVERED
-  SECONDARY MONUMENT SET THIS SURVEY
-  PROPERTY LINES
-  UNSURVEYED LINES
-  EASEMENT BOUNDARY
- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 4807
- (N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 83-146
- (S00°06'33"W)R3 RECORD INFORMATION FROM PLAT No. 97-47
- (S00°06'33"W)R4 RECORD INFORMATION FROM PLAT No. 2020-27
-  ELECTRICAL EASEMENT ESTABLISHED THIS SURVEY



TYPICAL SET MONUMENT DETAIL
N.T.S.



PRIMARY MONUMENT
2.5\"/>



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

CURVE RAD	ARC LENGTH	CHORD LENGTH	CHORD BEARING	Δ ANGLE
C1	100.00	52.17	51.58	S 75°03'17\"/>
C2	100.00	26.51	26.43	S 52°30'58\"/>
C3	25.00	42.10	37.30	N 86°50'00\"/>
C4	25.00	16.84	16.52	S 19°17'41\"/>
C5	25.00	39.27	35.36	N 45°00'00\"/>
C6	25.00	21.55	20.88	N 63°13'53\"/>
C7	25.00	36.44	33.30	S 03°10'00\"/>

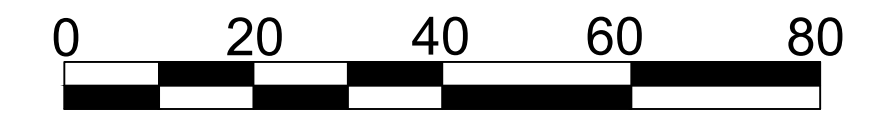
SURVEYOR'S CERTIFICATE

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

DATED: 16 DECEMBER 2022



1"=20'



PLAT OF
CHILKAT VISTAS SUBDIVISION PHASE 2
SUBDIVISION OF
TRACT A CHILKAT VISTA SUBDIVISION
A FRACTION OF US SURVEY 4807
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDERS OFFICE AT ANCHORAGE

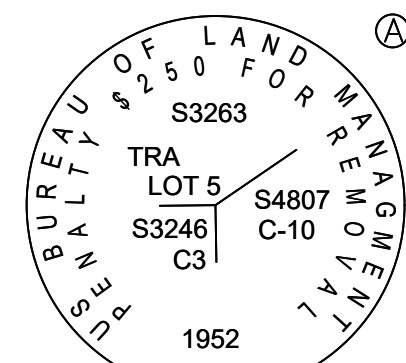
CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

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

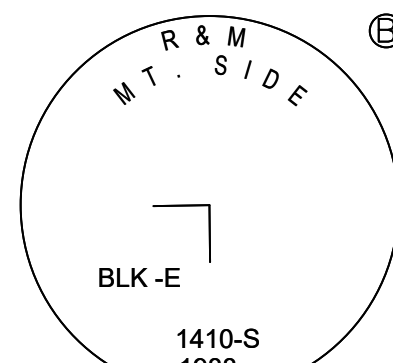
SMP: 20210004 SCALE: 1" = 20' DATE: 16 DECEMBER 2022 SHEET NO. 2 OF 3

TRACT A3
100,730 SF
2.31 AC

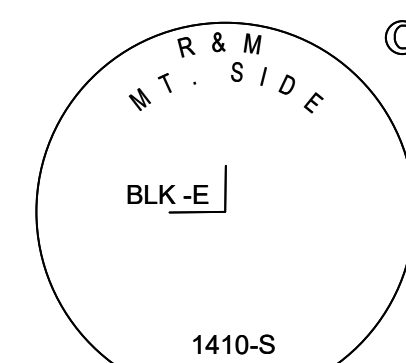
FOUND MONUMENT DESCRIPTIONS:
N.T.S.



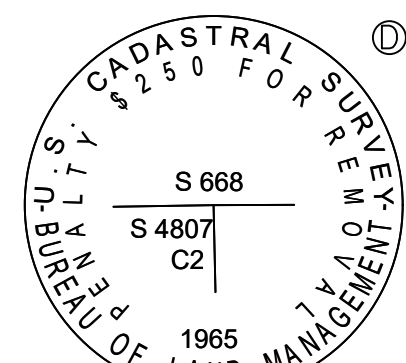
2.5" BRASS CAP MONUMENT



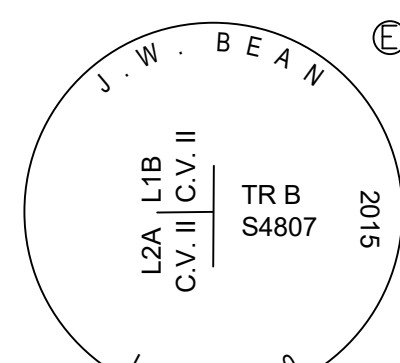
3.25" ALUMINUM CAP MONUMENT



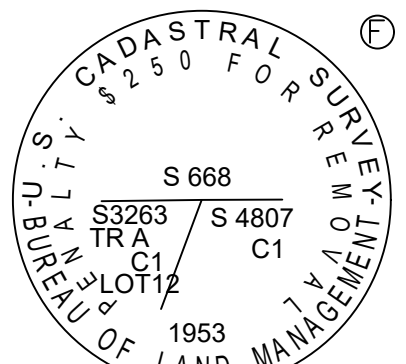
3.25" ALUMINUM CAP MONUMENT



2.5" BRASS CAP MONUMENT



3.25" ALUMINUM CAP MONUMENT
FOUND J.W. BEAN MONUMENT
S 61°38'46" E 0.37 FROM
US SURVEY 4807 BOUNDARY
MONUMENT NOT ACCEPTED

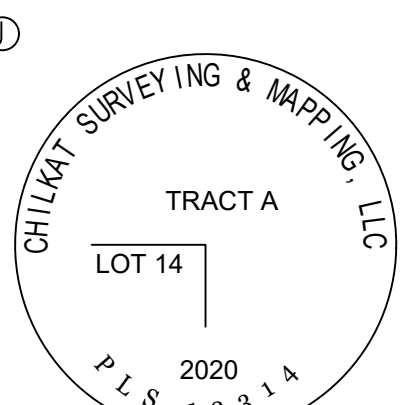


2.5" BRASS CAP MONUMENT

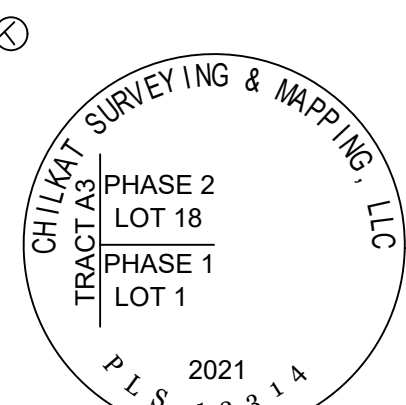
FOUND J.W. BEAN REBAR MONUMENT
S 01°34'23" W 0.62 FROM
CORNER LOCATION
MONUMENT NOT ACCEPTED
NO RECORD FOUND ON FILE WITH
ALASKA DNR

FOUND JW BEAN REBAR
S 11°57'46" W 1.60 FROM
CORNER LOCATION
MONUMENT NOT ACCEPTED
NO RECORD FOUND ON FILE
WITH ALASKA DNR

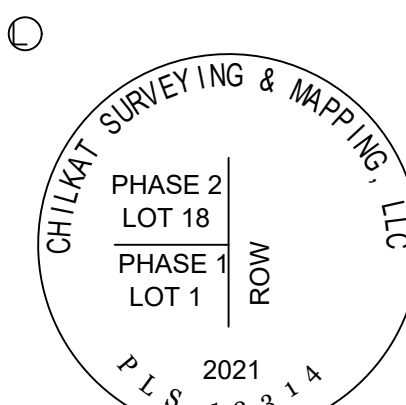
FOUND #5 REBAR
S 04°55'56" W 1.29 FROM
CORNER LOCATION
MONUMENT NOT ACCEPTED
NO RECORD FOUND ON FILE
WITH ALASKA DNR



PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP



PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP



PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP

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: _____, 2023

DATE: _____, 2023

WILLIAM C. HEUMANN

MICHAEL P. HEUMANN

NOTARY ACKNOWLEDGEMENT:

UNITED STATES OF AMERICA)
)
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2023, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED WILLIAM C. HEUMANN AND MICHAEL P. HEUMANN TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED AUTHORIZED TO DO SO.

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

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION PLAT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NO. _____, DATED _____, 2023, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, ANCHORAGE, ALASKA.

DATED _____, 2023

CHAIRMAN OF THE PLANNING COMMISSION
CITY AND BOROUGH OF JUNEAU

ATTEST:

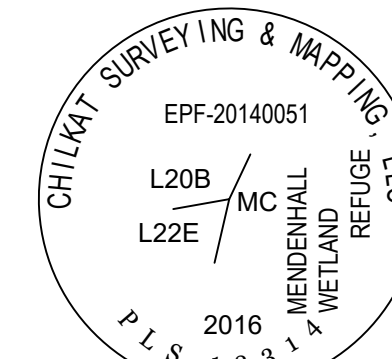
MUNICIPAL CLERK
CITY AND BOROUGH OF JUNEAU

NOTES:

- 1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10,000.
- 2) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
- 3) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF US SURVEY 3263; US SURVEY 4807, PLAT OF SUBDIVISION OF LOTS 9 AND 10 US SURVEY 3263 TRACT A PLAT NO. 298 RECORDED 9 AUGUST 1961; MOUNTAINSIDE SUBDIVISION PLAT NO. 83-146 RECORDED 23 SEPTEMBER 1983; FAIRWEATHER SUBDIVISION PLAT NO. 83-147 RECORDED 23 SEPTEMBER 1983; DESERET SUBDIVISION PLAT NO. 91-9 RECORDED 28 FEBRUARY 1991; MOUNTAINSIDE SUBDIVISION II PLAT NO. 88-39 RECORDED 28 DECEMBER 1988; RICHLAND MANOR SUBDIVISION PLAT NO. 97-47 RECORDED 24 JULY 1997; VANDERBILT HILL SUBDIVISION PLAT NO. 99-52 RECORDED 29 OCTOBER 1999; A PLAT OF RESUBDIVISION OF LOT 1 CHILKAT VIEW SUBDIVISION PLAT NO. 2003-23; RECORDED 9 SEPTEMBER 2003; CHILKAT VIEW SUBDIVISION II PLAT NO. 2005-20 RECORDED 20 APRIL 2005; A PLAT OF FALLING TREE SUBDIVISION PLAT NO. 2009-18 RECORDED 7 JULY 2009; PLAT OF LOT 2A, CHILKAT VIEW SUBDIVISION II AND TRACT 1A1, US SURVEY 3246 PLAT NO. 2015-41 RECORDED 6 OCTOBER 2015; RAVENWOOD SUBDIVISION PLAT NO. 2019-3 RECORDED 28 JANUARY 2019; CHILKAT VISTAS SUBDIVISION PHASE 1 PLAT NO. 2020-27 RECORDED 11 AUGUST 2020 ON FILE WITH THE ALASKA DEPARTMENT OF NATURAL RESOURCES RECORDERS OFFICE IN THE JUNEAU RECORDING DISTRICT.
- 4) WHERE DIFFERENT FROM RECORD OR CALCULATED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORDED PLAT (R#).
- 5) DOMESTIC WATER & SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
- 6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 7) THE STORMWATER RUNOFF IS ACCEPTABLE PER CHILKAT VISTAS SUBDIVISION DRAINAGE PLAN IN APPROVED CONSTRUCTION PLAN SET. ALL REQUIRED CHILKAT VISTAS SUBDIVISION PUBLIC IMPROVEMENTS INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120 BEST MANAGEMENT PRACTICES.
- 8) WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY. WETLANDS DELINEATED BY KOREN BOSWORTH NOVEMBER 2018
- 9) HOOTER LANE WILL BE DEVELOPED AS A PUBLIC TWO-WAY STREET, AS SET OUT IN THE SKETCH PLAT SUBMITTED WITH SMP20190004, SUBJECT TO CBJ PUBLIC IMPROVEMENT STANDARDS IN CBJ 49.35.
- 10) HOOTER LANE FROM GLACIER HIGHWAY TO HILLCREST AVENUE, AND HILLCREST AVENUE AND MOUNTAINSIDE DRIVE SHALL BE DEVELOPED WITH A SIDEWALK ON ONE SIDE. THE NUMBER OF SIDEWALKS IN THE REMAINDER OF CHILKAT VISTAS WILL BE DETERMINED AT THE TIME OF FUTURE DEVELOPMENT APPLICATIONS.
- 11) ROBBIE ROAD SHALL TERMINATE AND SHALL NOT BE A POINT OF ACCESS TO CHILKAT VISTAS, UNLESS REQUIRED, AND GATED, FOR FIRE/EMERGENCY SERVICE ACCESS ONLY.
- 12) HILLCREST AVENUE SHALL TERMINATE AT HOOTER LANE. HILLCREST AVENUE MAY CONNECT TO HOOTER LANE WEST OF THE EXISTING HILLCREST ALIGNMENT AS SHOWN IN THE SKETCH PLAT SUBMITTED WITH SMP20190004. ALTERNATIVELY ROAD ACCESS TO THE NORTHEAST PORTION OF "TRACT A2" MAY CONNECT TO THE EAST/WEST PORTION OF MOUNTAINSIDE DRIVE ACROSS FROM THE ENTRANCE TO THE "POCKET" BETWEEN HILLCREST AND MOUNTAINSIDE.
- 13) OTHER THAN SHOWN, THERE IS AN IMPLIED PRIVATE DRAINAGE EASEMENT ALONG ALL SIDE PROPERTY LINES WITHIN THE SUBDIVISION BEING 10 FEET IN WIDTH CENTERED ON EACH ADJOINING PROPERTY LINE.
- 14) TEMPORARY CUL-DE-SAC EASEMENT SHALL BE VACATED UPON EXTENSION OF HILLCREST AVENUE UNLESS THE DIRECTOR DETERMINES ALL OR A PORTION OF THE CUL-DE-SAC MAY REMAIN.
- 15) PORTION OF 15' DRAINAGE EASEMENT FROM PLAT 2020-27 WITHIN THE BOUNDARY OF LOT 18 VACATED THIS PLAT.
- 16) LOTS 15, 16, 17, 20, 21, 22, 23, 24, AND 26 ARE BUNGALOW LOTS. AT THE TIME OF PLAT RECORDING, STRUCTURES ON LOTS 15, 16, 17, 20, 21, 22, 23, 24, AND 26 RE LIMITED TO ONE 1,000 SQUARE FOOT DETACHED SINGLE FAMILY RESIDENCE PER LOT. OTHER DEVELOPMENT RESTRICTIONS APPLY. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.



5/8" x 3/6" REBAR WITH
RED PLASTIC CAP



PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP WITH CLEAR
DEEP 1" MAGNET AT THE BASE

TYPICAL SET MONUMENT DETAIL

N.T.S.

SURVEYOR'S CERTIFICATE

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

DATED: 16 DECEMBER 2022



PLAT OF
CHILKAT VISTAS SUBDIVISION PHASE 2
SUBDIVISION OF
TRACT A CHILKAT VISTA SUBDIVISION
A FRACTION OF US SURVEY 4807
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDERS OFFICE AT ANCHORAGE

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

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

SMP: 20210004 SCALE: NTS DATE: 16 DECEMBER 2022 SHEET NO. 3 OF 3



Planning Commission

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

PLANNING COMMISSION NOTICE OF DECISION

Date: February 22, 2022
File No.: SMP2021 0004

William & Michael Heumann
6000 Thane Road
Juneau, AK 99801

Proposal: Preliminary plat review for Chilkat Subdivision Phase II: Proposing subdivision of one tract into 13 lots and three tracts of land at Hillcrest Avenue in a D15 zone.

Property Address: Hillcrest Avenue

Legal Description: Chilkat Vistas Tract A

Parcel Code No.: 7B1001160011

Hearing Date: February 8, 2022

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated February 1, 2022, and APPROVED the preliminary plat to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. Provide a wetlands fill permit from the United States Army Corps of Engineers.
2. Prior to approval of the final plat, Certification from the CBJ Treasurer is required showing that all real property taxes and special assessments levied against the property for the year of recording have been paid.
3. Prior to approval of a final plat, the applicant shall submit a complete set of construction plans for all required improvements to the Community Development Department for review by the Director of Engineering & Public Works for compliance with CBJ 49.35.140.
4. Prior to approval of the final plat, the applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010.
5. Prior to approval of the final plat, the developer shall submit a final drainage plan to be approved by CBJ Engineering & Public Works. This drainage plan must be prepared by an Alaskan licensed engineer in accordance with CBJ 49.35.510.

William & Michael Heumann
File No.: SMP2021 0004
February 22, 2022
Page 2 of 2

Attachment: February 1, 2022 memorandum from Irene Gallion, Community Development, to the CBJ Planning Commission regarding SMP2021 0004.

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

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

Effective Date: The permit is effective upon approval by the Commission, February 8, 2022.

Expiration Date: The permit will expire five (5) years after the effective date, or February 8, 2027, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the subdivision permit was authorized or no final plat has been approved. Application for permit extension must be submitted thirty days prior to the expiration date.

Michael LeVine, Chair
Planning Commission

Date

Filed With City Clerk

Date

cc: Plan Review

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



COPY

Treasury Division
155 S Seward St
Juneau AK 99801
907.586.5215 x4907 Phone
907.586.5367 Fax

CERTIFICATION OF TAXES AND ASSESSMENTS PAID

I, the undersigned, being duly appointed, qualified Treasurer for the City and Borough of Juneau, First Judicial District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described real property is carried on the tax records in the name of:

William Heumann and Michael Heumann

Current Owner

CHILKAT VISTAS TR A

Legal Description

7B1001160011

Parcel Code Number

and that, all Real Property taxes and assessments levied by the City and Borough of Juneau against said Real Property have been paid in full. If approval is sought between January 1 and the date of levy, there is on deposit with the Treasury Department an amount sufficient to pay Real Property tax for the current year based on current available information; however, owner remains responsible for the balance of any taxes owed when billing occurs on July 1, 2023.


Angie Flick

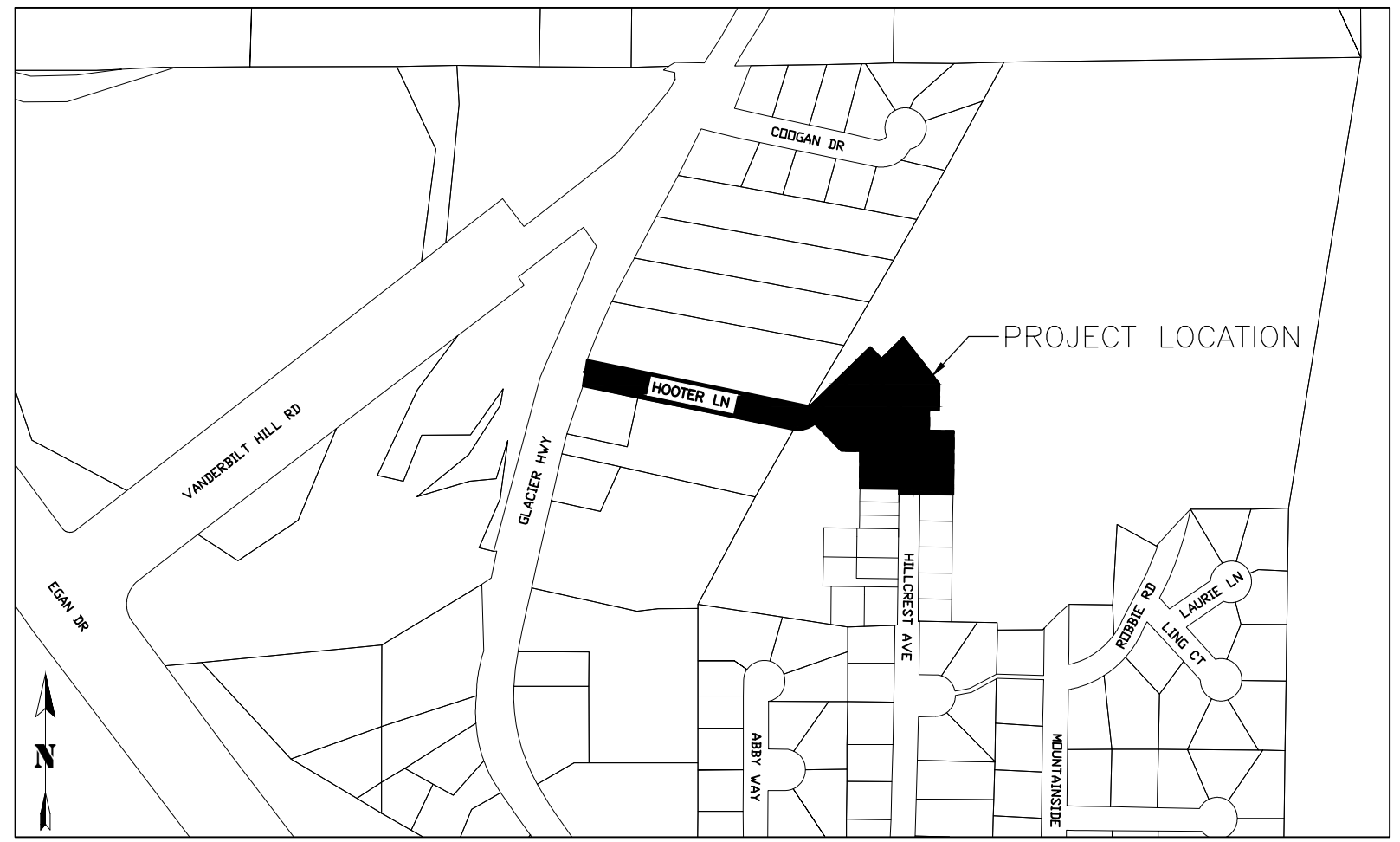
December 28, 2022

Date

This Certification of Payment of Taxes is valid through December 31, 2023

CHILKAT VISTAS SUBDIVISION, PHASE II JUNEAU, AK

PREPARED FOR:
MICHAEL & WILLIAM HEUMANN



PROJECT LOCATION MAP
NTS

SHEET INDEX	
SHEET NO.	DESCRIPTION
C-1	COVER SHEET
C-2	LEGEND, ABBREVIATIONS & GENERAL NOTES
C-3	TYPICAL SECTIONS – HOOTER LANE
C-4	TYPICAL SECTIONS – HILLCREST AVE
C-5	TYPICAL SECTIONS – GLACIER HWY
C6-C8	DETAIL SHEETS
C-9	SUMMARY TABLES
C-10	PLAN OVERVIEW
C11-C14	R.O.W. GRADING PLAN
C15	PRIVATE LOT GRADING PLAN
C16-C19	ROW PLAN & PROFILE
C-20	EROSION SEDIMENT CONTROL PLAN
C-21	SURVEY CONTROL
E-1	STREET LIGHTING & ELECTRICAL PLAN

CBJ STANDARD DRAWINGS	
CBJ STD NO.	CBJ STD NAME
103A	DRIVEWAY FOR STREETS WITHOUT CURB AND GUTTER
104A	CULVERT HEADWALL WITH HINGED TRASH RACK
104B	CULVERT HEADWALL WITHOUT HINGED TRASH RACK
105	DRIVEWAY CURB CUT
106	ACCESSIBLE SIDEWALK RAMP
111A	CONCRETE SIDEWALK, TYPE I CURB & GUTTER
111B	CURB & GUTTER TYPES II & III
113	UNDERDRAIN
118	STREET LIGHTING
125	PAVEMENT RESURFACING AND TRENCH DETAIL
127A	SIGN ASSEMBLY SINGLE-POST
203	SANITARY SEWER MANHOLE TYPES I&II
205	MANHOLE HEIGHTS
206A	STANDARD MANHOLE COVER AND FRAME
209	MANHOLE CONNECTION DETAILS
213	SANITARY SEWER SERVICE LATERAL
215	SANITARY SEWER CROSSING
303	STORM DRAIN MANHOLE TYPES I & II
304B	TYPE IV CATCH BASIN
307	STORM DRAIN SERVICE LATERAL
308	CURB INLET FRAME, GRATE & HOOD
309	LOCAL DEPRESSION AT CATCH BASIN
310	AREA DRAIN DETAIL
403	FIRE HYDRANT
404	HYDRANT GUARD POSTS
405	HYDRANT PAD
406A	WATER SERVICE
407	MAINLINE VALVE
412	RIGID INSULATION

AKDOT&PF STANDARD PLANS	
DOT STD NO.	AKDOT&PF STD NAME
D-06.10	CULVERT END SECTIONS
D-22.01	STORMDRAIN MANHOLE FRAME & GRATE DETAILS
D-31.01	HEADWALLS, CAST-IN-PLACE, TYPE II
T-20.04	PAVEMENT MARKING APPLICATIONS
T-21.04	PAVEMENT MARKING APPLICATIONS



RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY



DRAWN BY: C. BYDLON
 DESIGNED BY: C. BYDLON
 CHECKED BY: L. CHAMBERS
 1945 ALEX HOLDEN WAY #101
 JUNEAU, AK 99801
 (907) 780-4004

CBJ REVIEW
 APPROVED: _____
 DATE: _____

**CHILKAT VISTAS
SUBDIVISION, PHASE II**
 MICHAEL & WILLIAM HEUMANN

COVER SHEET

SHEET NUMBER
C-1
 OF
22

C:\Users\lucas\proHNS Dropbox\Projects\Juneau\Richland Manor Subdivision\CSD Richland Manor\Sheets\Hillcrest Extension -Phase II - Cover.d

LEGEND

ABBREVIATIONS

GENERAL NOTES

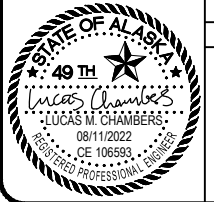
DESCRIPTION	EXISTING	REMOVE	PROPOSED
ASPHALT	EDGE OF ASPHALT		HATCHED AREA
BOLLARDS	• •		• •
CONCRETE			[Hatched Box]
CURB & GUTTER	=====		=====
CUT (TOP)	-----		-----
DITCH/DRAINAGE CHANNEL CENTERLINE	----->----->-----	----->----->-----	----->----->-----
EDGE GRAVEL			-----
FENCE	* * * * *		
FILL (TOE)		
FIRE HYDRANT	[Hydrant Symbol]		[Hydrant Symbol]
PROPERTY EASEMENT LINE	-----		-----
PROPERTY LINE	-----		-----
SANITARY SEWER CLEANOUT	○		○
SANITARY SEWER PIPE	PIPE SIZE & TYPE	PIPE SIZE & TYPE	PIPE SIZE & TYPE
SANITARY SEWER MANHOLE	[Manhole Symbol]		[Manhole Symbol] (SS-1)
SIDEWALK RAMP			[Ramp Symbol]
SAWCUT & MTE LIMITS			-----
SIGN	[Sign Symbol]		[Sign Symbol]
STORM DRAIN CATCH BASIN	[Catch Basin Symbol]		[Catch Basin Symbol] (S-1)
STORM DRAIN PIPE	PIPE SIZE & TYPE SD	PIPE SIZE & TYPE SD	PIPE SIZE & TYPE SD (P-1)
STORM DRAIN MANHOLE, GRATE	[Manhole Symbol]		[Manhole Symbol] (S-1)
STORM DRAIN UNDERDRAIN	UD UD UD		UD UD UD
TREES	[Tree Symbols]		
UNDERGROUND PIPE CAP	[]	[]	[]
UTILITY POLE	○		
UTILITY POLE WITH LUMINAIRE	○*		
WATER LINE PIPE	PIPE SIZE & TYPE		PIPE SIZE & TYPE
HIGH PRESSURE WATERLINE PIPE	PIPE SIZE & TYPE HP		PIPE SIZE & TYPE HP
WATER VALVE BOX	[Valve Box Symbol]		[Valve Box Symbol]

AC	ASPHALT CONCRETE
ACP	ASBESTOS CEMENT PIPE
BOP	BEGINNING OF PROJECT
BTM	BOTTOM
BVC	BEGIN VERTICAL CURVE
CB	CATCH BASIN
CBJ	CITY & BOROUGH OF JUNEAU
C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED POLYETHYLENE PIPE
CONC	CONCRETE
CTE	CONNECT TO EXISTING
DI	DUCTILE IRON
DIA	DIAMETER
EL	ELEVATION
EOP	END OF PROJECT
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
FG	FINISHED GRADE
GP	GRADE POINT
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
LG	LIP OF GUTTER
LP	LOW POINT
LT	LEFT
MH	MANHOLE
MIN	MINIMUM
MTE	MATCH TO EXISTING
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENT
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
RP	RADIUS POINT
RT	RIGHT
ROW	RIGHT-OF-WAY
STA	STATION
STD	STANDARD
TBC	TOP BACK OF CURB
TBG	TOP BACK OF GUTTER
TP	TOP OF PAVEMENT
TYP	TYPICAL
VPC	VERTICAL POINT OF CURVATURE
VPT	VERTICAL POINT OF TANGENCY

1. CBJ ENGINEERING STANDARD DETAILS BOOK FOR CIVIL ENGINEERING PROJECTS AND SUBDIVISION IMPROVEMENTS FOR ADDITION DATED AUGUST, 2011 AND CBJ ENGINEERING STANDARD SPECIFICATIONS DATED DECEMBER, 2003 ARE MADE A PART OF THIS CONTRACT, INCLUDING ALL ERRATA (NOS. 1-16) AND CURRENT REVISIONS AS APPLICABLE.
2. CALL 586-1333 BEFORE YOU DIG FOR UNDERGROUND POWER, TELEPHONE AND CABLE. CALL 811 ALASKA DIGLINE BEFORE YOU DIG FOR UNDERGROUND ACS & GCI. LOCATIONS AND ELEVATION OF EXISTING UNDERGROUND WATER, SEWER, POWER, TELEPHONE AND CABLE TELEVISION SHOWN ON THE PLANS WERE DERIVED FROM CBJ AS-BUILTS AND FIELD LOCATES. THE ACTUAL LOCATION OF UTILITIES MAY VARY FROM THOSE SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING, PROTECTING AND MAINTAINING THE UTILITIES THROUGHOUT THE CONSTRUCTION OF THE PROJECT. ANY DAMAGE TO THE UNDERGROUND UTILITIES DURING CONSTRUCTION SHALL BE PAID FOR BY THE CONTRACTOR AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
3. THE ESTIMATED TOTAL AREA OF DISTURBANCE RESULTING FROM THESE IMPROVEMENTS WILL BE OVER 1.00 ACRE. THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL DEVICES AS SPECIFIED IN THE PROJECT SPECIFIC SWPPP.
4. THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) HAS IDENTIFIED ONE "ACTIVE" CONTAMINATED SITE WITHIN 1,500 FEET OF THE PROJECT LIMITS. THE ACTIVE CONTAMINATED SITE IS AT 5165 GLACIER HWY (GAS N GO), SEE DEC.ALASKA.GOV FOR MORE INFO. THERE ARE NO SITES LISTED AS "INSTITUTIONAL CONTROL" WITHIN 1,500 OF THE PROJECT LIMITS. THERE ARE SEVERAL SITES LISTED AS "CLEANUP COMPLETE" WITHIN 1,500 FEET OF THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSULT DEC AND OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK.
5. FINISHED GRADE AND ALIGNMENT ARE SUBJECT TO MINOR REVISIONS BY THE ENGINEER. LOCATION OF PROPOSED WATER, SEWER AND STORM DRAINAGE FACILITIES ARE SUBJECT TO MINOR REVISIONS BY THE ENGINEER.
6. AEL&P, ACS AND GCI MAY CONDUCT WORK WITHIN THE PROJECT LIMITS TO RELOCATE UTILITIES AND TO UPGRADE THEIR RESPECTIVE SYSTEMS, THE CONTRACTOR SHALL COORDINATE ITS ACTIVITIES WITH EACH UTILITY COMPANY AND PROVIDE ACCESS AS NECESSARY FOR UTILITY COMPANIES TO COMPLETE THERE WORK.
7. THE CONTRACTOR SHALL PERFORM A CLOSED LEVEL LOOP THROUGH ALL TBM'S AS LISTED HEREON TO VERIFY ELEVATIONS PRIOR TO BEGINNING ANY WORK.
8. CONTRACTOR SHALL REFERENCE ALL EXISTING PROPERTY CORNER MONUMENTS (I.E. BRASS CAP MONUMENTS, REBARS, CONCRETE NAILS, CHISELED X'S) PRIOR TO CONSTRUCTION AND REMONUMENT AFTER SURFACING IS REPLACED. EXISTING SURVEY MONUMENTS MAY NOT BE SHOWN ON THE DRAWINGS. ALL WORK SHALL BE DONE BY, OR UNDER THE DIRECTION OF, AN ALASKA REGISTERED LAND SURVEYOR.
9. THE CONTRACTOR SHALL NOTIFY CBJ WATER UTILITIES (LONI VANKIRK AT 723-4975) OF PROPOSED WATER SERVICE INTERRUPTION AND SUBMIT THE "WATER SYSTEM SPECIAL USE PERMIT" TO CBJ WATER UTILITIES SUPERINTENDENT FOR APPROVAL AT LEAST 48 HOURS PRIOR TO SHUTDOWN OR FLUSHING OF MAINLINE WATER PIPE. NO WATER SERVICE INTERRUPTION MAY PROCEED UNTIL THIS APPROVAL IS OBTAINED. THE CONTRACTOR CANNOT SHUT OFF WATER SUPPLY TO SERVICES FOR MORE THAN 4 HOURS AT ONE TIME.
10. ALL MATERIALS PROPOSED FOR THE WATER SYSTEM THAT COME IN DIRECT CONTACT WITH THE WATER SHALL BE CERTIFIED BY AN ANSI ACCREDITED ORGANIZATION TO CONFORM WITH ANSI/NSF STANDARD 61 OR AN ANSI/NSF STANDARD WITH EQUIVALENT HEALTH REQUIREMENTS.
11. THE MATERIALS USED FOR THIS PROJECT SHALL COMPLY WITH THE NEW LEAD FREE REQUIREMENTS INCLUDING NOT MORE THAN 0.2% WHEN USED WITH RESPECT TO SOLDER AND FLUX AND NOT MORE THAN A WEIGHTED AVERAGE OF 0.25% LEAD WHEN USED WITH RESPECT TO THE WETTED SURFACES OF PIPES, PIPE FITTINGS, PLUMBING FITTINGS AND FIXTURES.
12. ONLY HORIZONTAL ELBOW FITTINGS (BENDS) ARE SHOWN (NOT ALL ARE LABELED) ON DRAWINGS. ADDITIONAL FITTINGS WILL BE REQUIRED FOR VERTICAL DEFLECTIONS NEAR CONNECTIONS TO EXISTING PIPES, AND AT OTHER LOCATIONS REQUIRING GRADE CHANGES TO AVOID CONFLICTS.
13. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE, EXCEPT AS NOTED IN THE CONTRACT DOCUMENTS.
14. PROVIDE KNOCKOUTS IN PRECAST STORM DRAIN STRUCTURES FOR ALL PIPES SHOWN ON THE PLANS.
15. "JUMPING JACK", OR SIMILAR TYPE COMPACTORS SHALL BE USED FOR COMPACTION WITHIN 18-INCHES OF THE OUTSIDE SURFACE OF ALL WATER VALVE BOXES, CATCH BASINS AND MANHOLES.
16. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING WATER AND SEWER PIPES, INCLUDING ALL SERVICES ALONG THE STORM DRAIN AND WATER PIPE ALIGNMENTS TO DETERMINE PIPE INSULATION LOCATIONS AND TO ENSURE DAMAGE DOES NOT OCCUR TO THE PIPES.
17. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF BURIED ELECTRICAL AND COMMUNICATION CONDUITS & CABLES PRIOR TO INSTALLATION OF NEW STORM DRAIN AND SANITARY SEWER PIPES.

PERMITS

1. ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES DRIVEWAY AND APPROACH ROAD PERMIT NO. 30955 DATED 2-24-22.
2. ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES SPECIAL USE PERMIT NO. JNU SUP 21-007.
3. UNITED STATES ARMY CORPS OF ENGINEERS PERMIT NO. POA-2019-00066-M1.
4. ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION DRINKING WATER PERMIT NO. TBD.
5. ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION WASTEWATER PERMIT NO. TBD.
6. ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION STORM WATER POLLUTION PREVENTION PERMIT NO. AK10GE14.



RECORD OF REVISIONS			
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CBJ REVIEW

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 CHECKED BY: L. CHAMBERS

APPROVED: _____
 DATE: _____

**CHILKAT VISTAS
 SUBDIVISION, PHASE II**

MICHAEL & WILLIAM HEUMANN

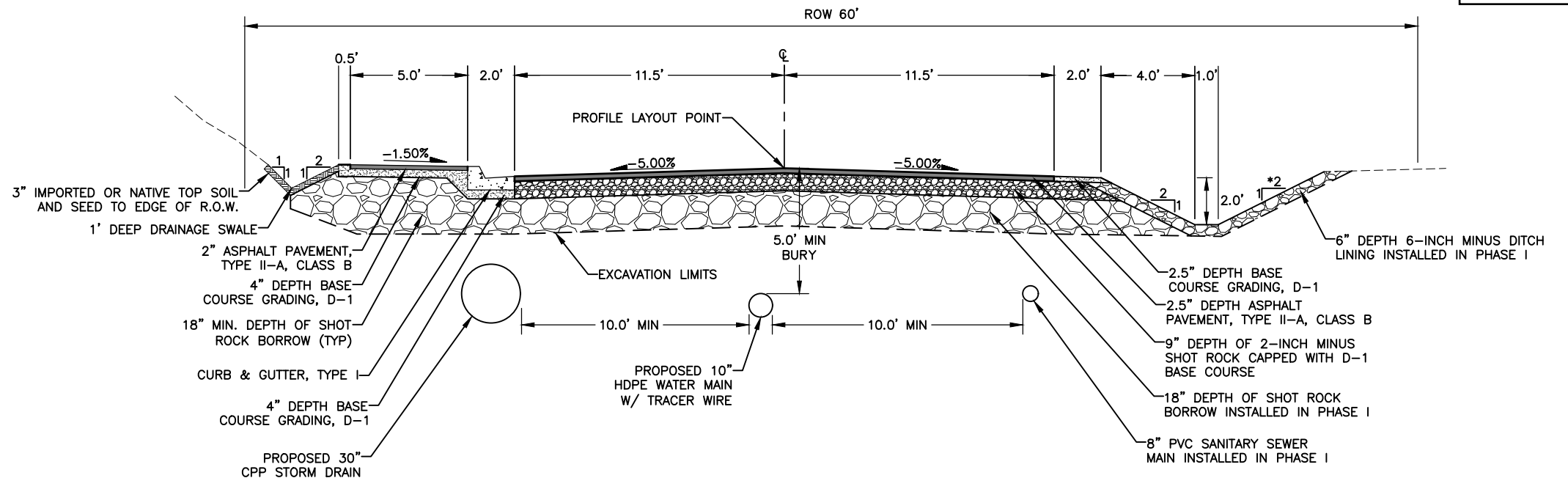
LEGEND, ABBREVIATIONS AND GENERAL NOTES

SHEET NUMBER	
C-2	OF
22	74

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TYPICAL SECTION NOTES

- BETWEEN ~STA: 13+00 TO STA 16+75 18" SHOTROCK BORROW, 8" PVC SANITARY SEWER MAIN, DITCH, BACKSLOPE CUT AND DITCH LINING ALREADY INSTALLED AS PART OF HOOTER LANE PHASE I ROW IMPROVEMENTS PROJECT.
- NOT ALL UNDERGROUND UTILITIES SHOWN IN TYPICAL SECTIONS FOR CLARITY. SEE PLAN SHEETS FOR ADDITIONAL UTILITY LOCATION INFORMATION.
- ENTIRE RIGHT-OF-WAY AND ROAD PRISM SHALL BE CLEARED AND GRUBBED. HOOTER LANE STA: 11+65 TO 16+75 HAS ALREADY BEEN CLEARED AND GRUBBED AS PART OF THE HOOTER LANE PHASE I ROW IMPROVEMENTS PROJECT.
- CLEAR, GRUB AND INSTALL SHOT ROCK BORROW OR USABLE EXCAVATION, AS NECESSARY, WHERE EXISTING GROUND IS BELOW EXCAVATION LIMITS.
- ADDITIONAL EXCAVATION BELOW THE NEATLINE SUBCUT LEVEL MAY BE REQUIRED IF ORGANIC OR OTHER UNSUITABLE MATERIALS ARE ENCOUNTERED. EXCAVATION AND REPLACEMENT OF UNSUITABLE MATERIALS SHALL BE APPROVED BY THE ENGINEER.
- IF SUBGRADE BELOW EXCAVATION LIMITS IS CLAY INSTALL FILTER FABRIC, TYPE C PER CBJ STANDARD SPECIFICATION SECTION 02714 - FILTER CLOTH AT LOCATIONS AS DIRECTED BY THE ENGINEER.
- LARGE BOULDERS, HARDPAN, STUMPS, LOGS, ORGANICS AND GROUND WATER MAY BE ENCOUNTERED AT VARIOUS DEPTHS DURING TRENCHING, DITCHING AND ROADWAY EXCAVATION OPERATIONS. THESE MATERIALS SHALL BE DISPOSED OF AS REQUIRED BY THE ENGINEER.
- ALL CUT AND FILL SLOPES NOT STABILIZED WITH SHOT ROCK SHALL BE TOP/NATIVE SOILED AND SEEDED.
- SEE R.O.W. PLAN SHEETS FOR DRIVEWAY CUT AND DEPRESSED CURB LOCATIONS.

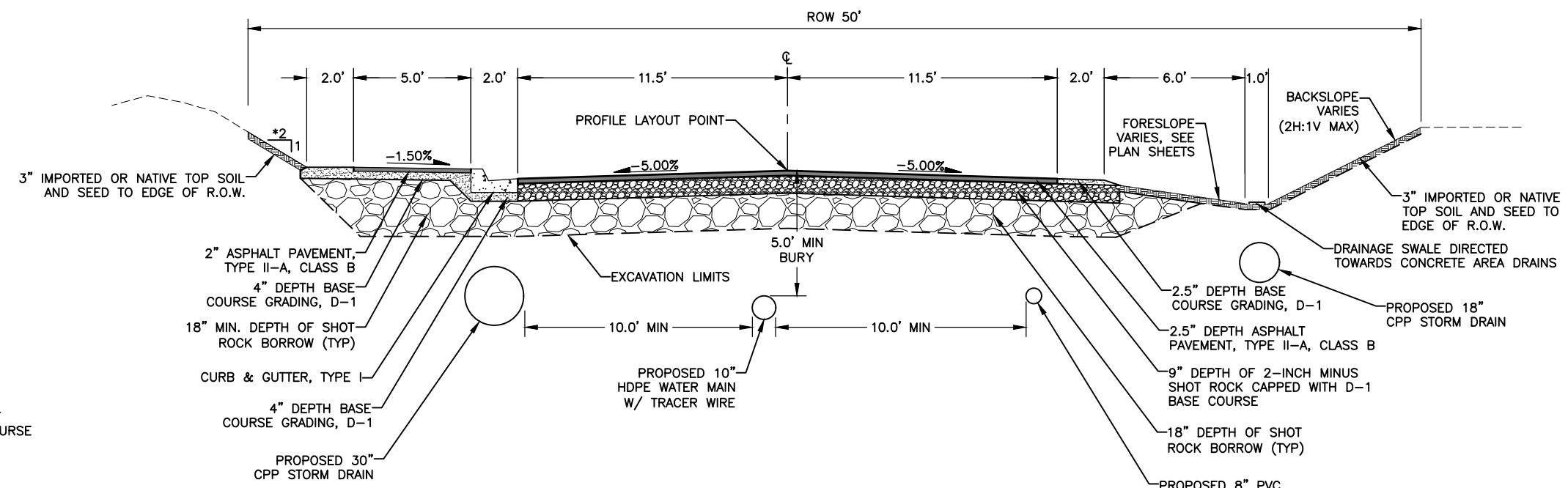


HOOTER LN STA 11+63 TO 16+75 TYPICAL SECTION
NTS

*BACKSLOPE VARIES, SEE NOTE 1
1:1 STA: 11+75 TO 13+00
1.5:1 STA: 13+00 TO 13+95
2:1 STA: 13+95 TO 16+75

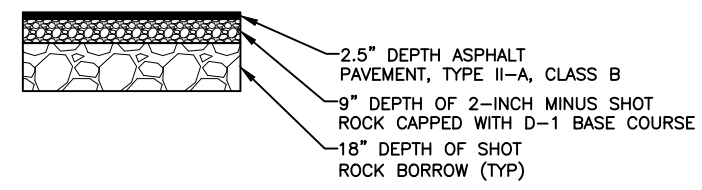
PAVING NOTES

- LAYDOWN OPERATIONS SHALL BE CONDUCTED IN A MANNER WHICH ENSURES THAT THE MINIMUM TEMPERATURE ALONG THE CENTERLINE EDGE OF THE FIRST PAVED LANE DOES NOT FALL BELOW 200°F BEFORE THE SECOND LANE IS PAVED.



HOOTER LN STA 17+42 TO 18+42 TYPICAL SECTION
NTS

*INSTALL 1' DEEP DRAINAGE SWALE OFF BACK OF SIDEWALK STA: 18+42 TO 19+41



TAMARACK TRAIL DRIVEWAYS
STRUCTURAL SECTION
NTS



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DATE: _____

**CHILKAT VISTAS
SUBDIVISION, PHASE II**
MICHAEL & WILLIAM HEUMANN

**TYPICAL SECTIONS -
HOOTER LANE**

SHEET NUMBER	C-3
OF	75
	22

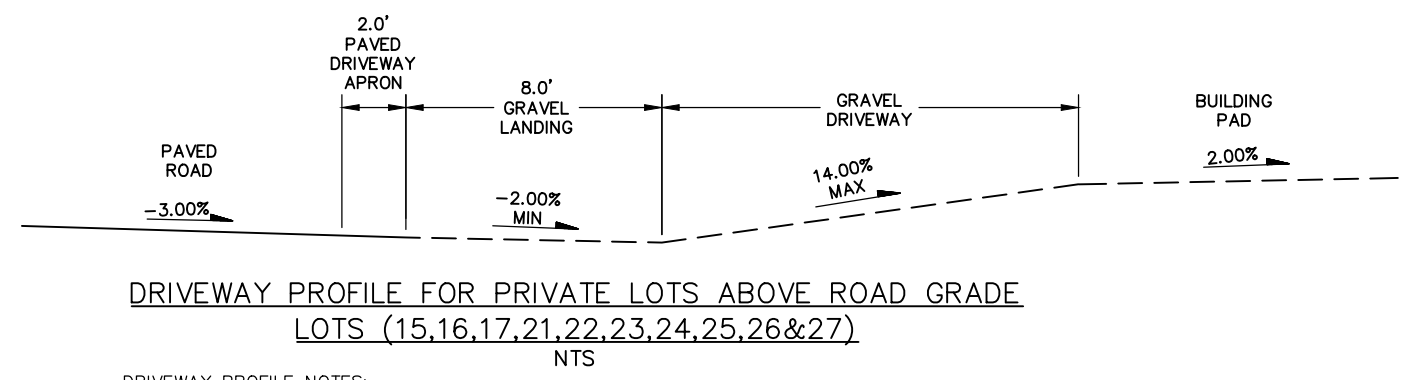
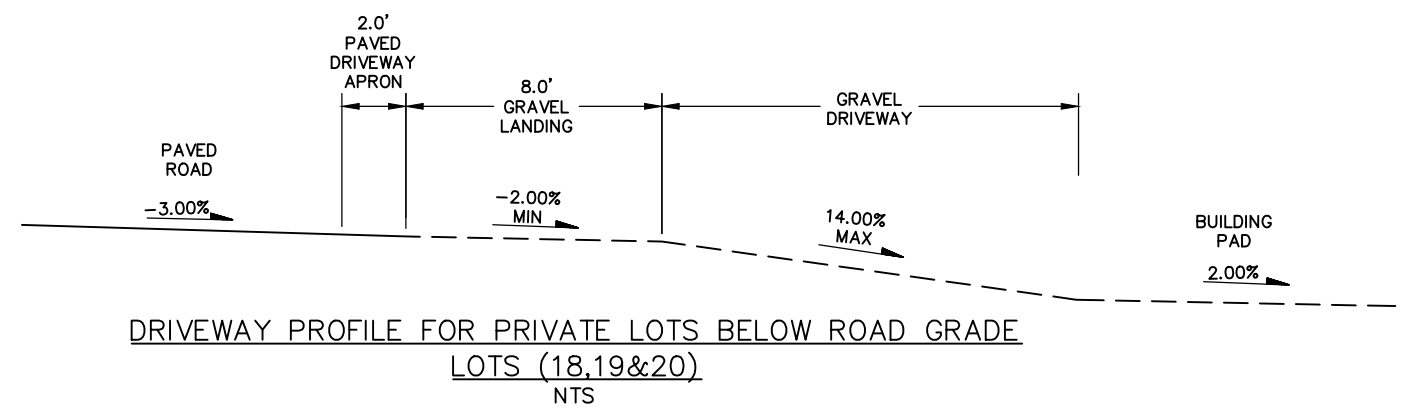
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TYPICAL SECTION NOTES

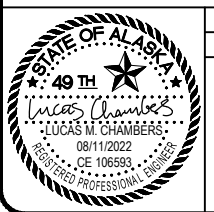
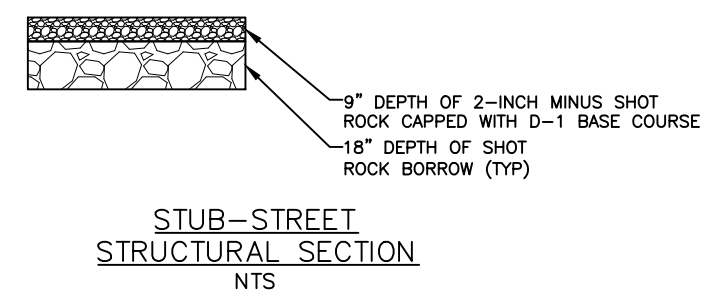
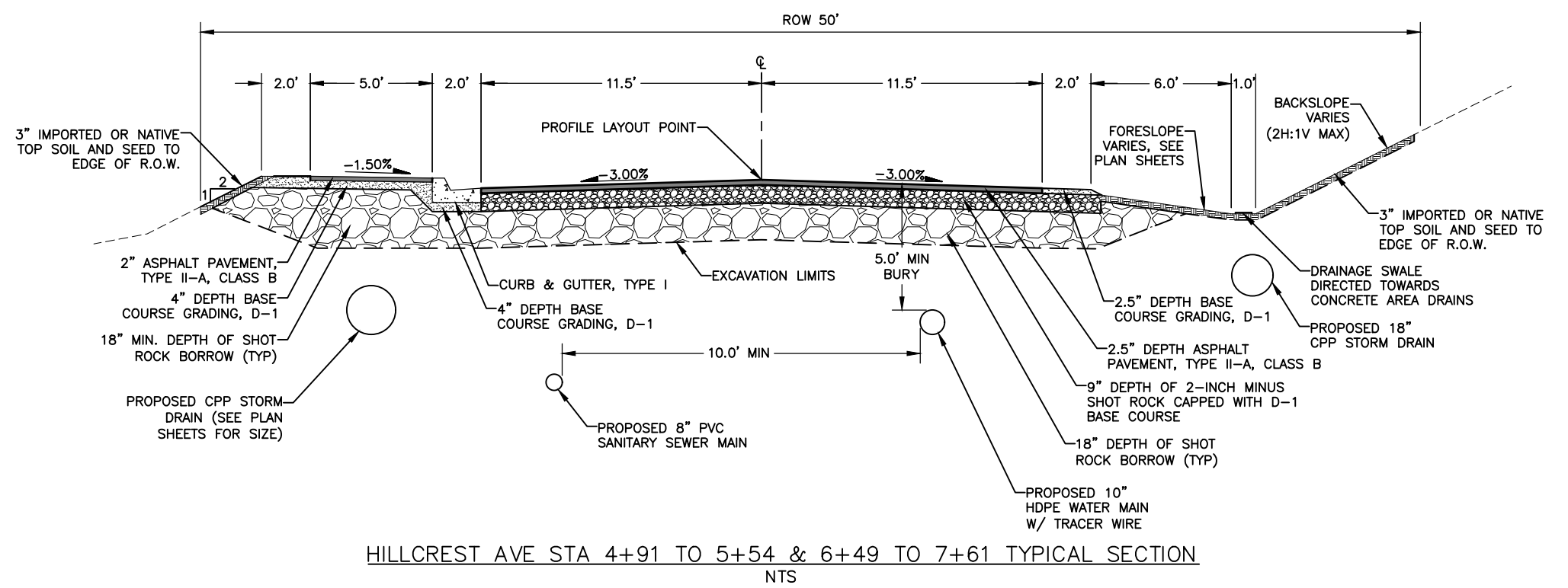
1. NOT ALL UNDERGROUND UTILITIES SHOWN IN TYPICAL SECTIONS FOR CLARITY. SEE PLAN SHEETS FOR ADDITIONAL UTILITY LOCATION INFORMATION.
2. ENTIRE RIGHT-OF-WAY AND ROAD PRISM SHALL BE CLEARED AND GRUBBED.
3. CLEAR, GRUB AND INSTALL SHOT ROCK BORROW OR USABLE EXCAVATION, AS NECESSARY, WHERE EXISTING GROUND IS BELOW EXCAVATION LIMITS.
4. ADDITIONAL EXCAVATION BELOW THE NEATLINE SUBCUT LEVEL MAY BE REQUIRED IF ORGANIC OR OTHER UNSUITABLE MATERIALS ARE ENCOUNTERED. EXCAVATION AND REPLACEMENT OF UNSUITABLE MATERIALS SHALL BE APPROVED BY THE ENGINEER.
5. IF SUBGRADE BELOW EXCAVATION LIMITS IS CLAY INSTALL FILTER FABRIC, TYPE C PER CBJ STANDARD SPECIFICATION SECTION 02714 - FILTER CLOTH AT LOCATIONS AS DIRECTED BY THE ENGINEER.
6. LARGE BOULDERS, HARDPAN, STUMPS, LOGS, ORGANICS AND GROUND WATER MAY BE ENCOUNTERED AT VARIOUS DEPTHS DURING TRENCHING, DITCHING AND ROADWAY EXCAVATION OPERATIONS. THESE MATERIALS SHALL BE DISPOSED OF AS REQUIRED BY THE ENGINEER.
7. ALL CUT AND FILL SLOPES NOT STABILIZED WITH SHOT ROCK SHALL BE TOP/NATIVE SOILED AND SEEDED.
8. SEE R.O.W. PLAN SHEETS FOR DRIVEWAY CUT AND DEPRESSED CURB LOCATIONS.
9. SEE GRADING SHEET FOR GRADING INFORMATION FROM HILLCREST STATION 5+91 TO 6+67.

PAVING NOTES

1. LAYDOWN OPERATIONS SHALL BE CONDUCTED IN A MANNER WHICH ENSURES THAT THE MINIMUM TEMPERATURE ALONG THE CENTERLINE EDGE OF THE FIRST PAVED LANE DOES NOT FALL BELOW 200°F BEFORE THE SECOND LANE IS PAVED.



- DRIVEWAY PROFILE NOTES:
1. SEE STD 103A FOR ADDITIONAL DETAILS.
 2. PROVIDE A SMOOTH TRANSITION BETWEEN GRADE BREAKS.
 3. THE DRIVEWAY SHALL NOT EXCEED A 14% SLOPE.



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CHILKAT VISTAS SUBDIVISION, PHASE II
 MICHAEL & WILLIAM HEUMANN

TYPICAL SECTIONS - HILLCREST AVE

SHEET NUMBER	C-4
OF	76
	22

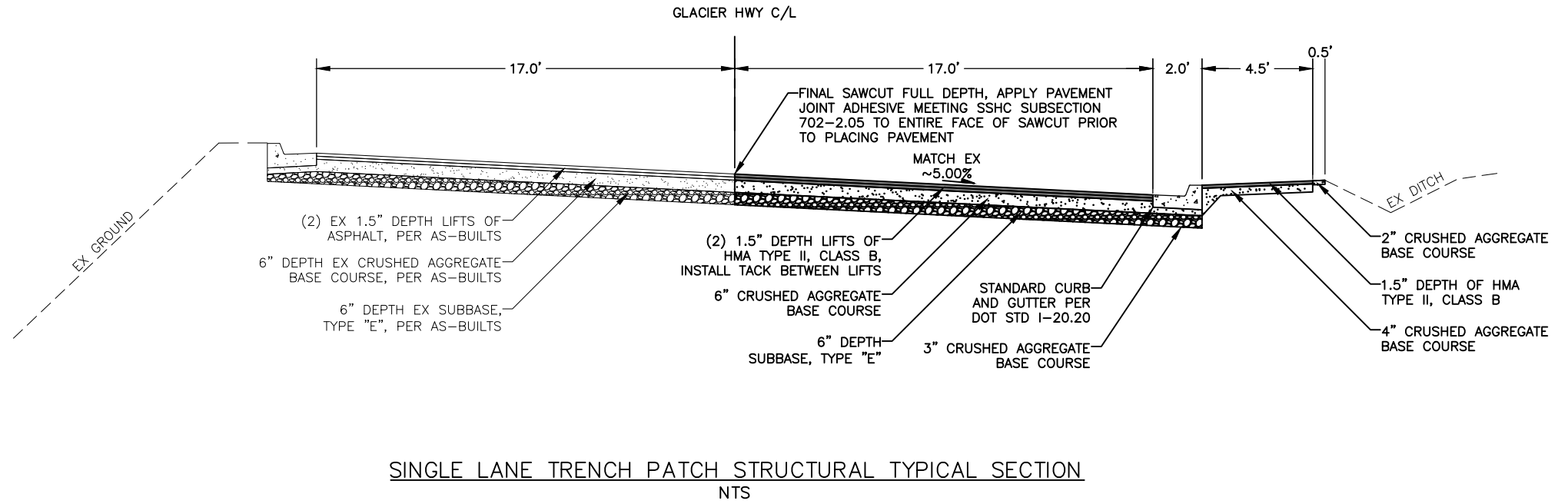
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TYPICAL SECTION NOTES

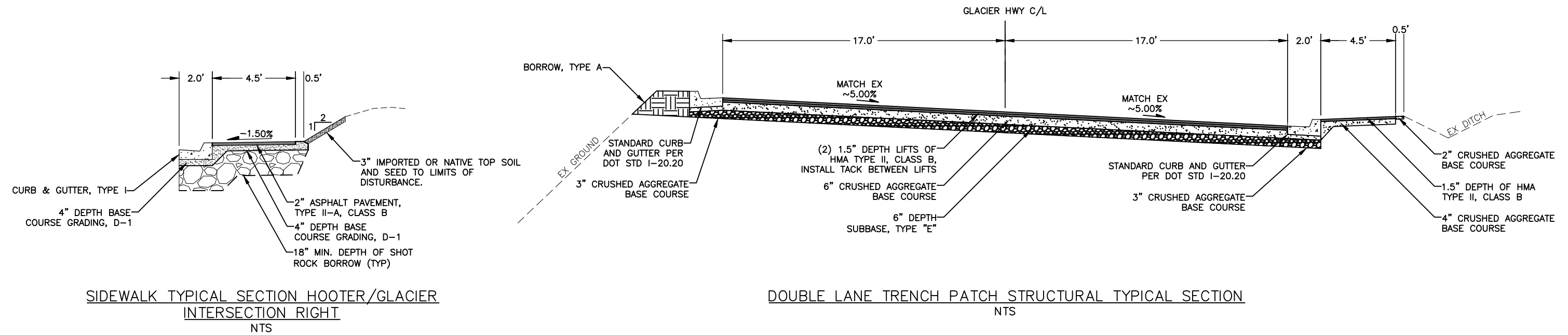
- AKDOT&PF PERMIT JNU SUP 21-007 AND dw30955 IS MADE PART OF THIS PLAN SET. CONTRACTOR IS RESPONSIBLE FOR REVIEWING PERMIT AND ENSURING COMPLIANCE WITH ALL REQUIREMENTS INCLUDING APPROVED TRAFFIC CONTROL PLAN.
- ALL MATERIALS AND CONSTRUCTION IN THE GLACIER HWY R.O.W. SHALL CONFORM TO AKDOT&PF "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2020 EDITION". PIPE BEDDING, BACKFILL AND ROADWAY STRUCTURAL SECTION COMPACTION RESULTS SHALL BE PROVIDED TO AKDOT&PF PRIOR TO PAVING ON GLACIER HWY.
- PROPOSED STRUCTURAL SECTION DESIGNED TO MATCH EXISTING AS SHOWN ON THE "SALMON CREEK TO VANDERBILT HILL GRADING, PAVING & DRAINAGE - PROJECT NO. 70469" AS-BUILTS.
- CONTRACTOR TO VERIFY A MINIMUM 0.5% SLOPE ALONG GUTTER FLOW LINE TOWARDS EX CATCH BASIN OR SPILLWAY BEFORE POURING CURB.
- EXISTING GUARDRAIL, MAILBOXES, SIGNS, UTILITY POLES AND OTHER SITE FEATURES NOT SHOWN.
- FINAL SAWCUT SHOWN IN PLANS. CONTRACTOR SHALL MAKE INITIAL SAWCUT LINE 6-12" FROM SAWCUT LINE. FINAL SAWCUT SHALL BE PERFORMED WITHIN 24 HOURS OF PAVING OPERATIONS.

PAVING NOTES

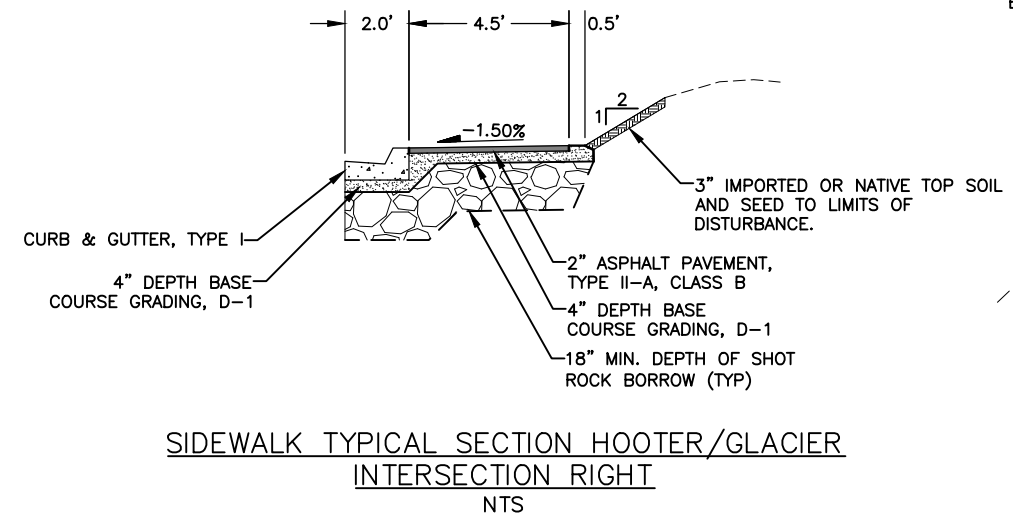
- LAYDOWN OPERATIONS SHALL BE CONDUCTED IN A MANNER WHICH ENSURES THAT THE MINIMUM TEMPERATURE ALONG THE CENTERLINE EDGE OF THE FIRST PAVED LANE DOES NOT FALL BELOW 200°F BEFORE THE SECOND LANE IS PAVED.



SINGLE LANE TRENCH PATCH STRUCTURAL TYPICAL SECTION
NTS



DOUBLE LANE TRENCH PATCH STRUCTURAL TYPICAL SECTION
NTS



SIDEWALK TYPICAL SECTION HOOTER/GLACIER
INTERSECTION RIGHT
NTS



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No.	DATE	DESCRIPTION	BY



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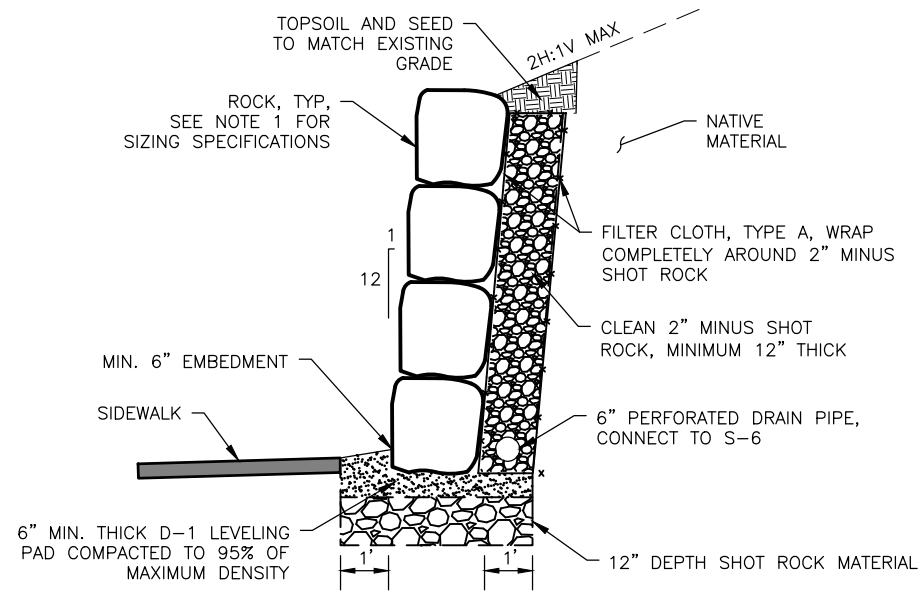
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**CHILKAT VISTAS
 SUBDIVISION, PHASE II**
 MICHAEL & WILLIAM HEUMANN

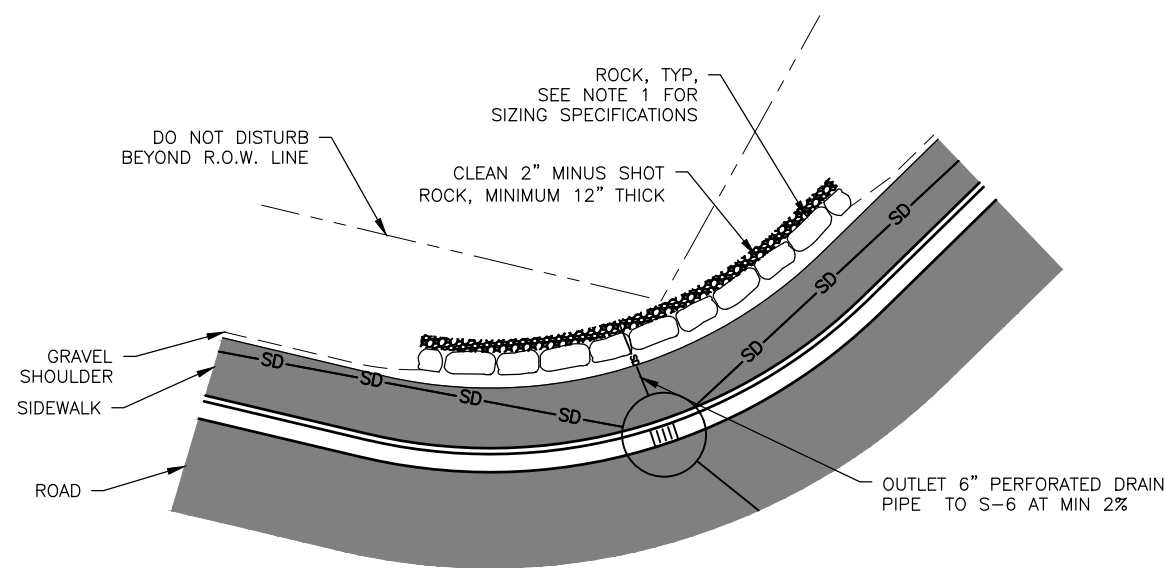
**TYPICAL SECTIONS -
 GLACIER HWY**

SHEET NUMBER
C-5
 OF
22

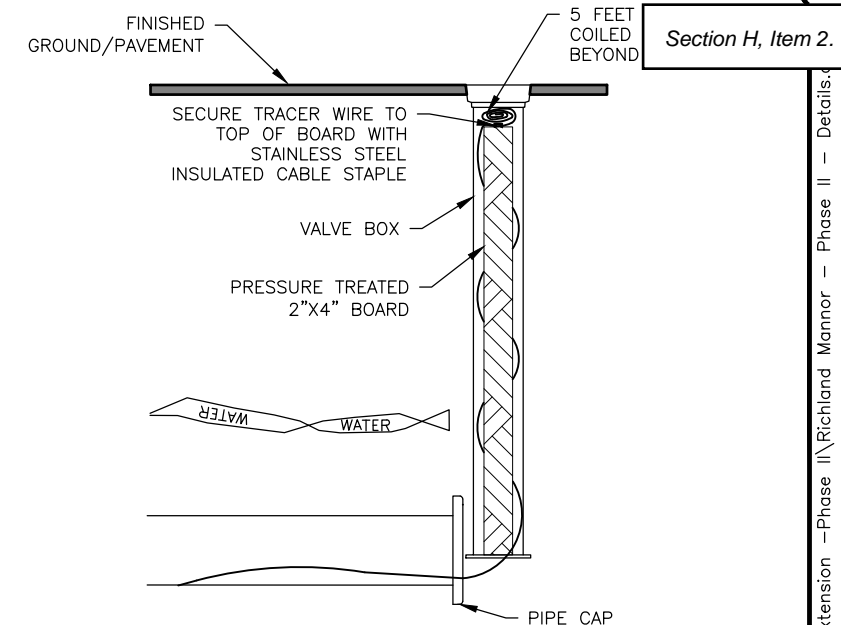
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SECTION VIEW



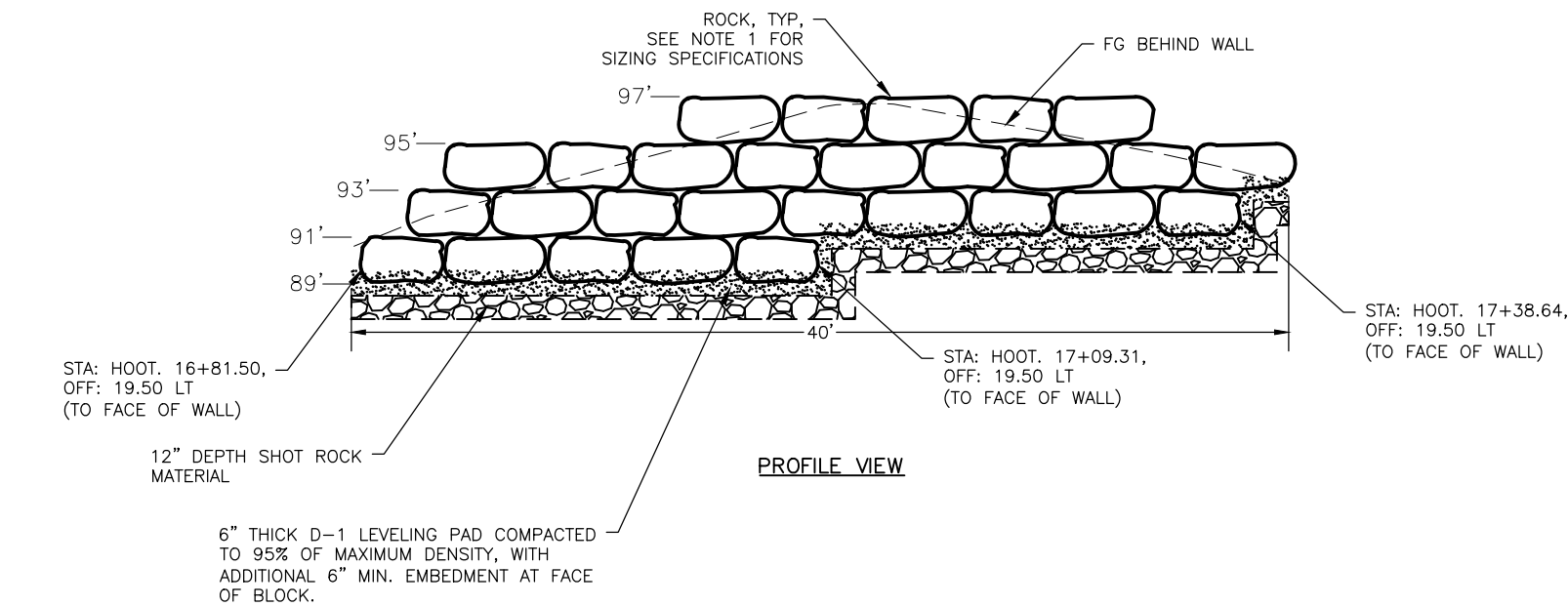
PLAN VIEW



2 TRACER WIRE TERMINATION BOX
6 SCALE: NOT TO SCALE

DETAIL 2/6 NOTES:

1. DETAIL 2/6 IS INTENDED TO SHOW THE TRACER WIRE TERMINATION BOX PER ADDENDUM 16. NO CBJ STANDARDS HAVE BEEN MODIFIED BY THIS DETAIL. ALL OTHER ELEMENTS SHOWN (WATERLINE, WARNING TAPE, ETC.) SHALL BE INSTALLED PER APPLICABLE CBJ STANDARD SPECIFICATIONS AND STANDARD DETAILS.

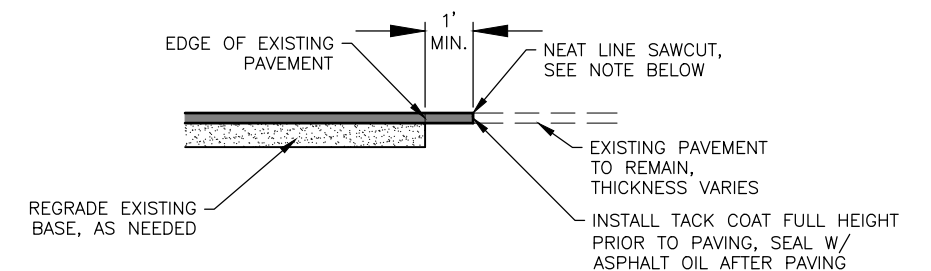


PROFILE VIEW

1 ROCK WALL DETAIL
6 SCALE: NOT TO SCALE

DETAIL 1/6 NOTES:

1. EACH ROCK SHALL HAVE A MINIMUM CIRCUMFERENCE OF 12 FEET ALONG THE PRIMARY AXIS, AND A MINIMUM CIRCUMFERENCE OF 8 FEET ALONG THE SECONDARY AXIS.
2. ROCKS SHALL BE PLACED IN A MANNER THAT MINIMIZES VOID SPACE BETWEEN ROCKS, AS DIRECTED BY THE ENGINEER.
3. DESIGN SUBJECT TO MINOR REVISIONS BY THE ENGINEER.
4. IF A CONSTRUCTION EASEMENT IS OBTAINED FROM THE ADJACENT PROPERTY OWNER, THE ROCK WALL MAY BE REPLACED WITH A 2H:1V CUT SLOPE, CONSISTENT WITH THE SURROUNDING RIGHT-OF-WAY. NO WORK OR DISTURBANCE SHALL OCCUR ON PRIVATE PROPERTY WITHOUT A WRITTEN AGREEMENT FROM THE PROPERTY OWNER AND APPROVAL OF THE ENGINEER.



3 PAVEMENT MATCH JOINT
6 SCALE: NOT TO SCALE

DETAIL 3/6 NOTES:

1. FINAL SAWCUT OF EXISTING ASPHALT SHALL NOT BE MADE UNTIL 24 HOURS PRIOR TO PAVING.



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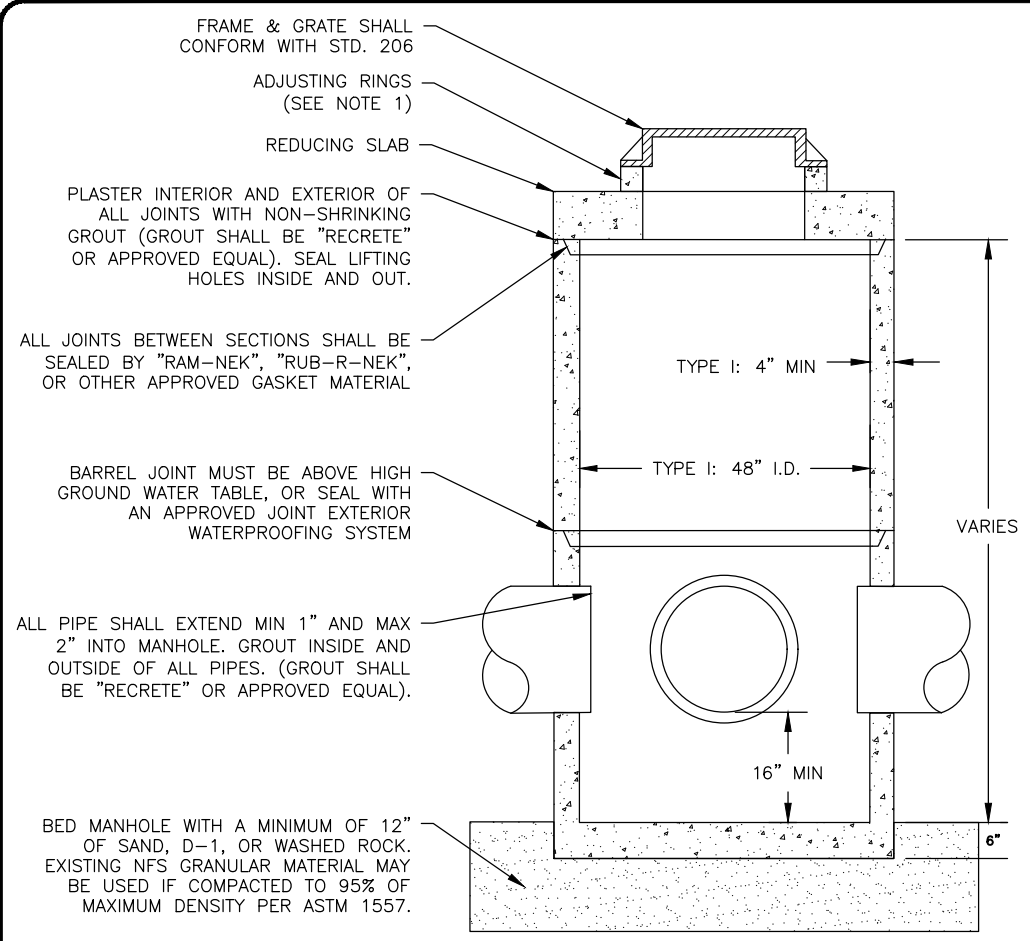
CBJ REVIEW
APPROVED: _____
DATE: _____

CHILKAT VISTAS
SUBDIVISION, PHASE II
MICHAEL & WILLIAM HEUMANN

DETAILS - RETAINING
WALL AND TRACER WIRE
TERMINATION BOX

SHEET NUMBER
C-6
OF
22

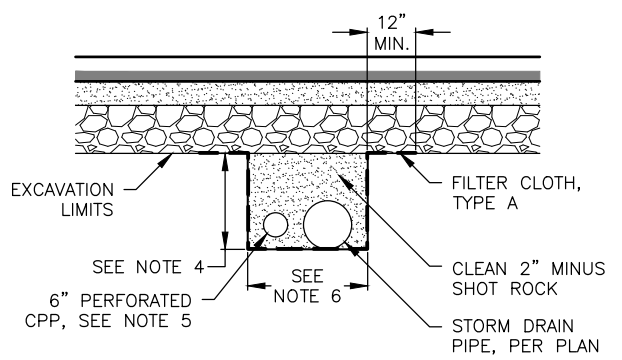
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1
7 CONCENTRIC STORM DRAIN MANHOLE WITH REDUCING SLAB - TYPE I & II
SCALE: NOT TO SCALE

DETAIL 1/7 NOTES:

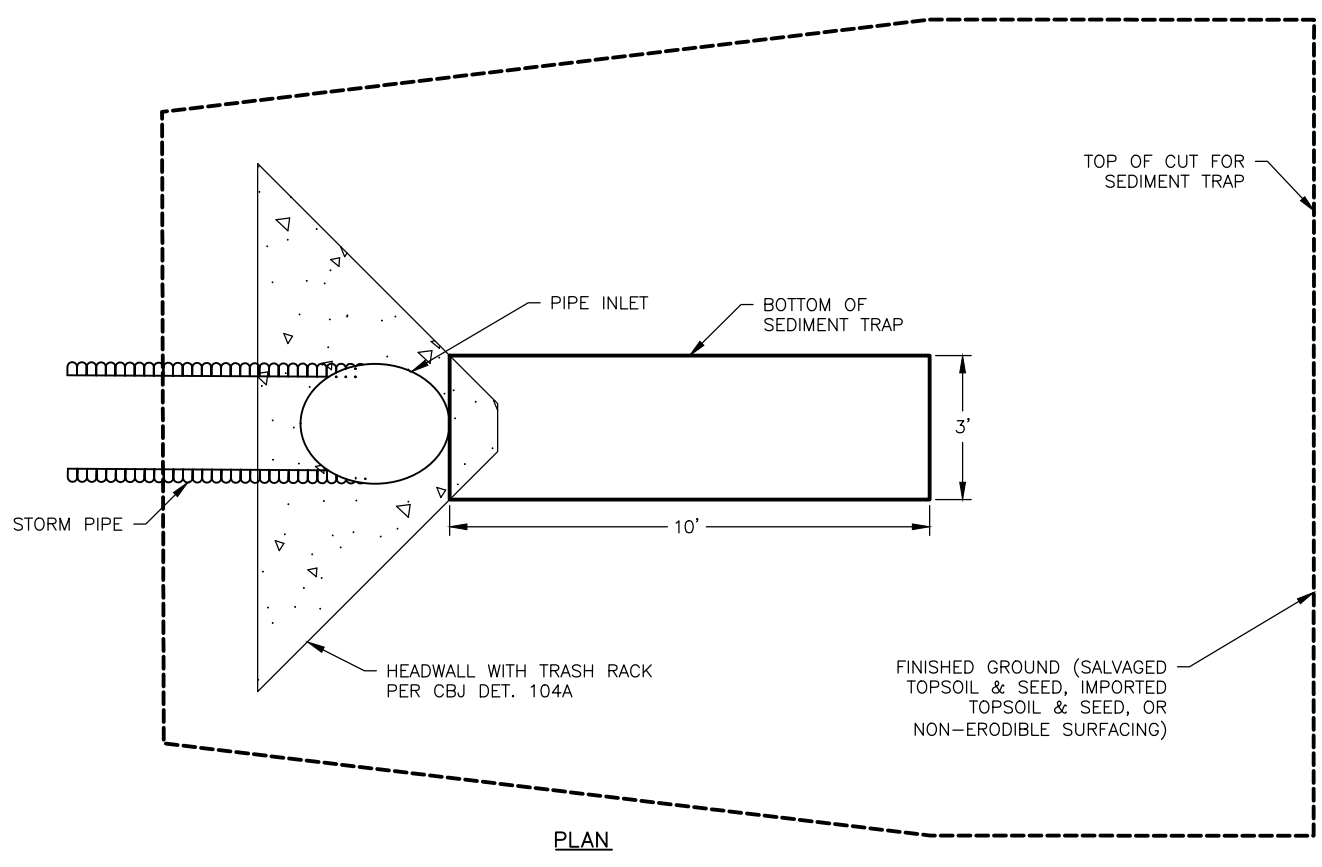
1. THE AREA BETWEEN THE TOP OF THE CATCH BASIN AND THE FRAME SHALL BE FILLED WITH CONCRETE MEETING THE REQUIREMENTS OF CBJ SPECIFICATION 03302-CONCRETE STRUCTURES. NO BRICKS, WOOD, STONES, ADJUSTING RINGS, OR OTHER GRADE ADJUSTMENT DEVICES SHALL BE USED. TEMPORARY FORM WORK SHALL BE CONSTRUCTED TO PROVIDE A SMOOTH INSIDE EXPOSED SURFACE FREE OF VOIDS AND PROJECTIONS. THE CONSTRUCTED FRAME SUPPORT MUST MATCH THE INTERIOR OF THE FRAME INSTALLED AS APPROVED BY THE ENGINEER.



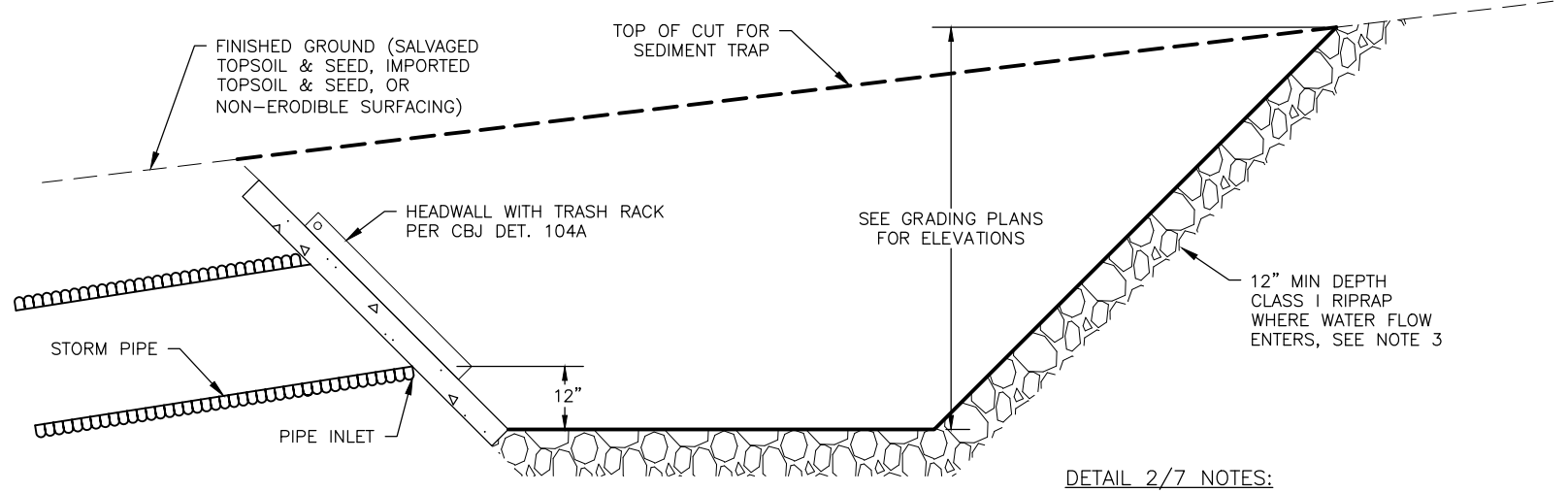
3
7 6-INCH CPP UNDERDRAIN
SCALE: NOT TO SCALE

DETAIL 3/7 NOTES:

1. OUTFALL CONNECTIONS WILL BE INTO CATCH BASINS.
2. BOTH ENDS OF PIPES SHALL BE CONNECTED IN STORM DRAIN STRUCTURES OR CAPPED, SEE PLANS. FILTER CLOTH SHALL BE FOLDED AND OVERLAPPED TO SEAL END OF DRAIN ROCK SECTION.
3. PROVIDE KNOCK OUTS IN STORM DRAIN STRUCTURES LARGE ENOUGH TO ACCOMMODATE BOTH UNDERDRAIN AND STORM DRAIN PIPE.
4. DEPTH VARIES SEE PLAN OR PROFILE SHEETS.
5. MINIMUM PIPE SLOPE SHALL BE 1.00%.
6. TRENCH WIDTH SHALL BE 3'-2" WIDE AT 18" STORM PIPE CROSSINGS AND 1'-6" WIDE WHEN NO STORM DRAIN PIPE IS PRESENT.
7. UNDERDRAIN NOT REQUIRED IF REMOVAL OF BEDROCK IS REQUIRED FOR UNDERDRAIN INSTALLATION.



PLAN

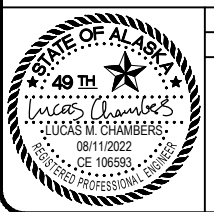


PROFILE

2
7 PIPE INLET SEDIMENT BASIN
SCALE: NOT TO SCALE

DETAIL 2/7 NOTES:

1. ALL DETAILS FROM CBJ STD. 104A SHALL BE FOLLOWED, EXCEPT WHERE MODIFIED BY THIS DETAIL.
2. ALL SIDESLOPES (INCLUDING HEADWALL) SHALL BE SLOPED AT 1H:1V OR FLATTER.
3. ALL SEDIMENT TRAP SIDESLOPES SHALL BE SURFACED WITH 6-INCH MINUS SHOT ROCK.



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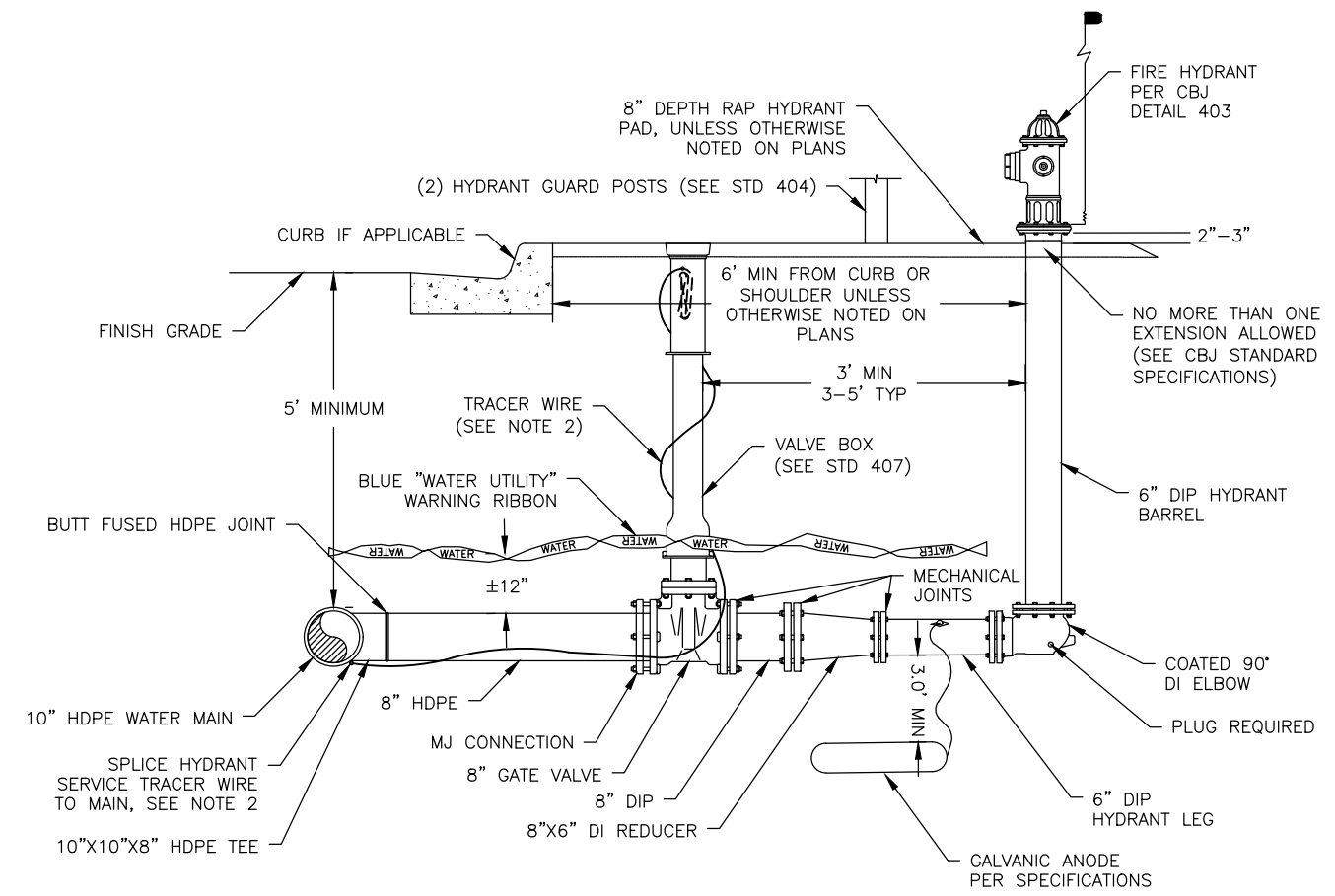
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CBJ REVIEW
APPROVED: _____
DATE: _____

**CHILKAT VISTAS
SUBDIVISION, PHASE II**
MICHAEL & WILLIAM HEUMANN

**DETAILS - SEDIMENT
TRAP**

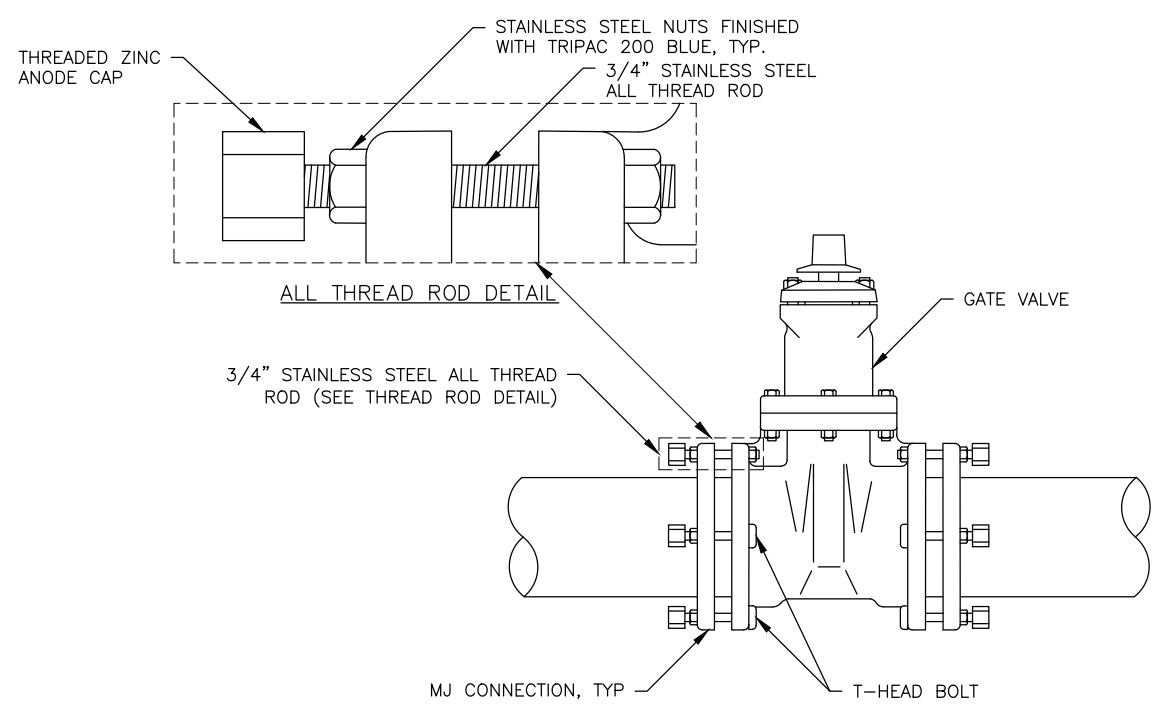
SHEET NUMBER
C-7
OF
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79



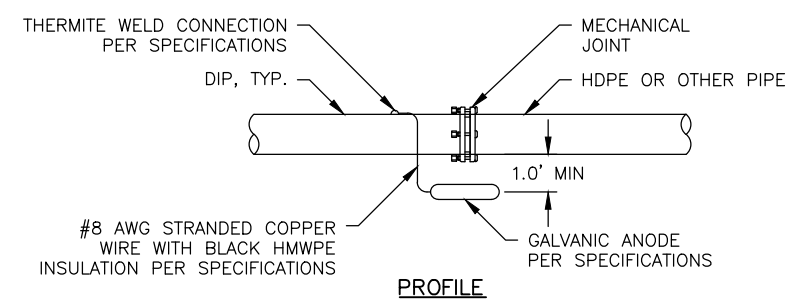
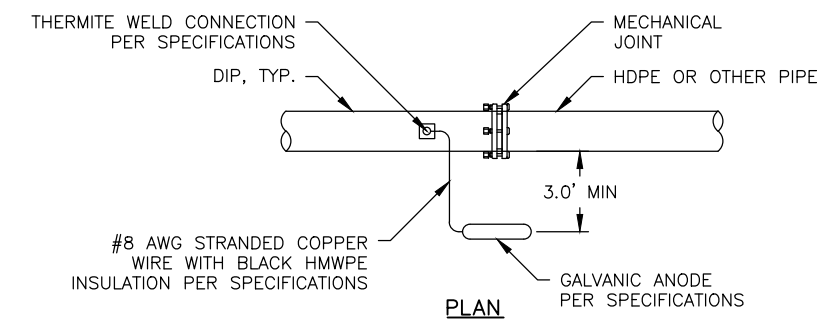
1
5 MODIFIED FIRE HYDRANT ASSEMBLY DETAIL
SCALE: NOT TO SCALE

DETAIL 1/10 NOTES:

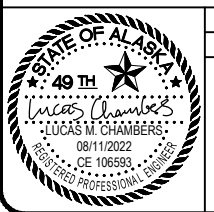
1. TRACER WIRE SHALL BE NO.10 AWG HIGH-STRENGTH COPPER CLAD STEEL WITH BLUE HDPE INSULATION JACKET. MAIN LINE TRACER WIRE SHALL NOT BE SPLICED AND SHALL BE CONTINUOUS BETWEEN VALVE BOXES. SERVICE AND HYDRANT LEGS SHALL USE WATERPROOF DIRECT BURY SPLICE CONNECTION LUGS. TRACER WIRE SHALL BE CONNECTED TO THE BOTTOM QUADRANT OF THE HDPE WATER PIPE. EACH END OF TRACER WIRE SHALL BE TERMINATED AT A VALVE BOX, TRACER WIRE SHALL RUN OUTSIDE THE VALVE BOX AND BE INSERTED INTO THE VALVE BOX THROUGH A 3/4" DRILLED HOLE WITHIN 9"-12" OF THE TOP. 5' OF ADDITIONAL TRACER WIRE SHALL BE NEATLY COILED WITHIN THE VALVE BOX.
2. HYDRANT LEG TRACER WIRE SPLICE CONNECTION INTO THE MAIN TRACE WIRE ARE TO BE CONSTRUCTED USING DRYCONN WATERPROOF DIRECT BURY LUGS AS MANUFACTURED BY KING INNOVATION OR APPROVED EQUAL.
3. HYDRANT BARREL AND VALVE BOX SHALL BE PLUMB.
4. GROUND COVER SHALL BE 5' MINIMUM. ADDITIONAL COVER (MORE THAN 5') MAY BE REQUIRED BY THE ENGINEER.
5. ALL HYDRANTS SHALL BE PAINTED CATEPILLAR YELLOW, AND THE NUMBER OF FEET TO THE VALVE SHALL BE PRINTED IN BLACK 1/2" BLOCK LETTERS JUST BELOW THE TOP BONNET. PORT CAPS SHALL BE COLOR CODED PER NFPA STANDARD 291 AS DIRECTED BY THE CBJ WATER UTILITIES DEPARTMENT.
6. HYDRANT SHALL BE MUELLER CENTURION 200 OR 250 WITH INTEGRAL STORZ PUMPER CONNECTION OR APPROVED EQUAL. CLOW F2500 SERIES HYDRANTS ARE NO LONGER ACCEPTED BY CBJ.



2
5 VALVE BOLT CONNECTION DETAIL
SCALE: NOT TO SCALE



3
5 GALVANIC ANODE INSTALLATION FOR PIPE MATERIAL TRANSITION DETAIL
SCALE: NOT TO SCALE



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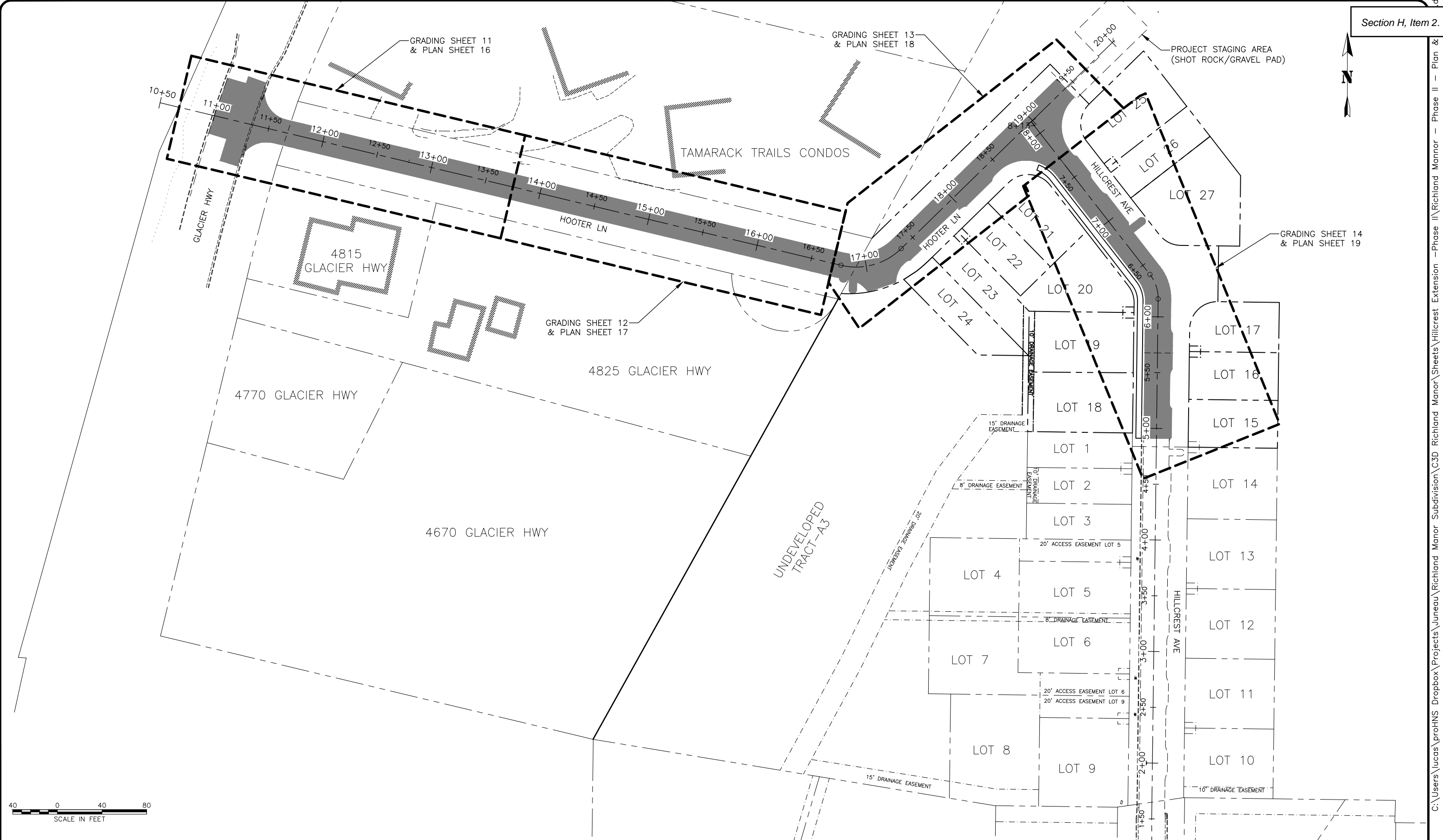
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CHILKAT VISTAS
 SUBDIVISION, PHASE II
 MICHAEL & WILLIAM HEUMANN

DETAILS - WATER

SHEET NUMBER
 C-8
 OF
 22

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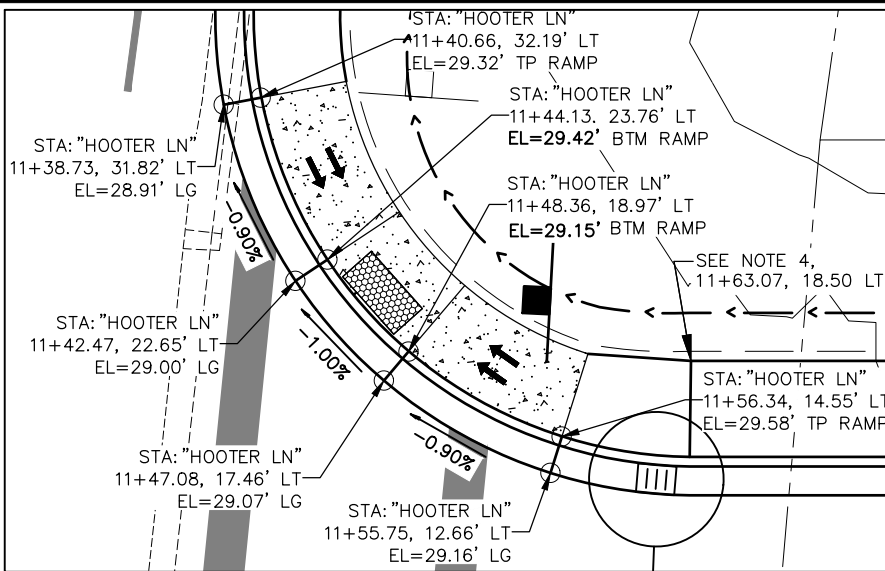
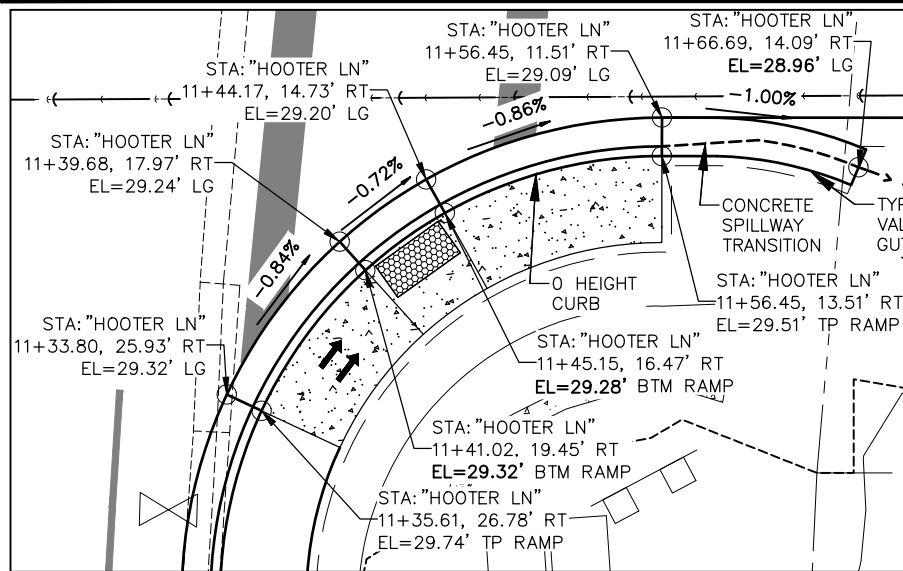
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**CHILKAT VISTAS
 SUBDIVISION, PHASE II**
 MICHAEL & WILLIAM HEUMANN

PLAN OVERVIEW

SHEET NUMBER
C-10
 OF
22

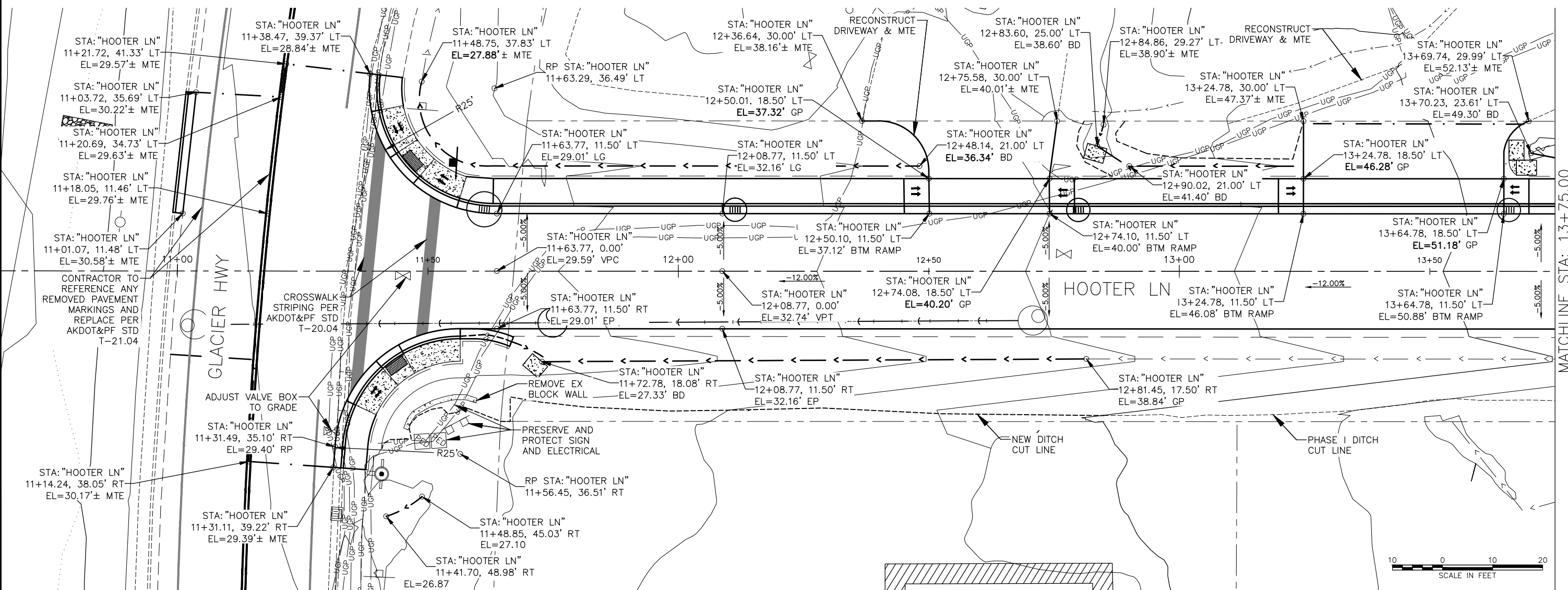


ADA RAMP NOTES:

1. AFTER PLACING THE FORMWORK, AND BEFORE PLACING CONCRETE, THE CONTRACTOR SHALL FIELD VERIFY THAT THE MAXIMUM SLOPES INDICATED IN NOTES 2-3 ARE NOT EXCEEDED. IF ANY SLOPES EXCEED THOSE SPECIFIED IN NOTES 2-3 THE CONTRACTOR SHALL VERIFY THAT THE GRADE POINTS MATCH THE PLANS. IF THIS DOES NOT RESOLVE THE ISSUE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. CONCRETE SHALL NOT BE PLACED IF THE SLOPES EXCEED THOSE LISTED IN NOTES 2-3.
2. ADA LANDING SLOPES MAY NOT EXCEED 2.00% IN ANY DIRECTION.
3. ADA RAMP RUNNING SLOPES MAY NOT EXCEED 8.33%, AND ADA RAMP CROSS SLOPES SHALL NOT EXCEED 2.00%
4. 5' ASPHALT SIDEWALK ON HOOTER LANE TRANSITIONS TO 4.5' SIDEWALK ON GLACIER HWY.

1 SOUTH GLACIER/HOOTER ADA RAMP
11 SCALE: NOT TO SCALE

2 NORTH GLACIER/HOOTER ADA RAMP
11 SCALE: NOT TO SCALE



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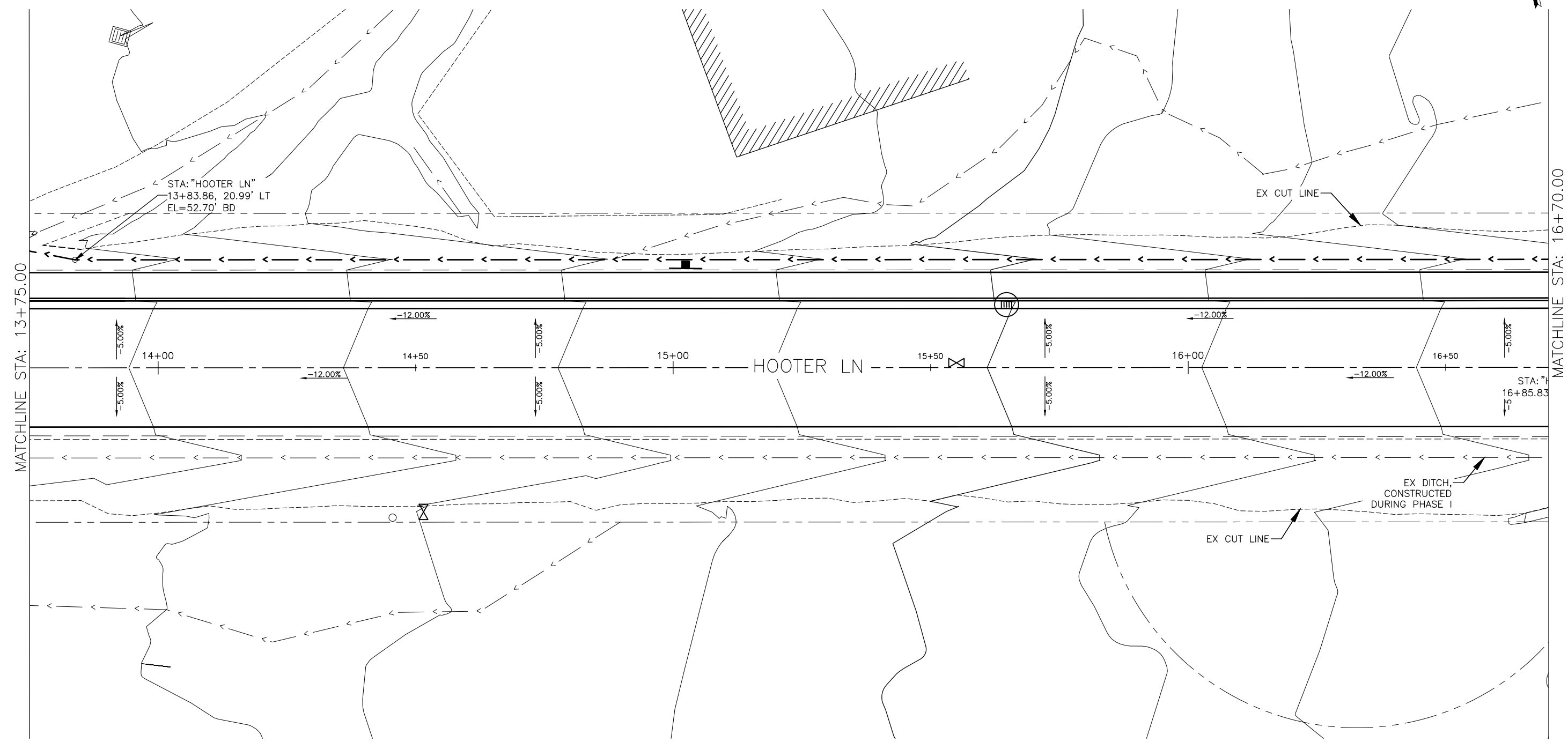
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CHILKAT VISTAS SUBDIVISION, PHASE II
 MICHAEL & WILLIAM HEUMANN

**R.O.W. GRADING PLAN
 HOOTER LN 10+80 TO
 13+75**

SHEET NUMBER	C-11
OF	22
	83



MATCHLINE STA: 13+75.00

MATCHLINE STA: 16+70.00



RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY



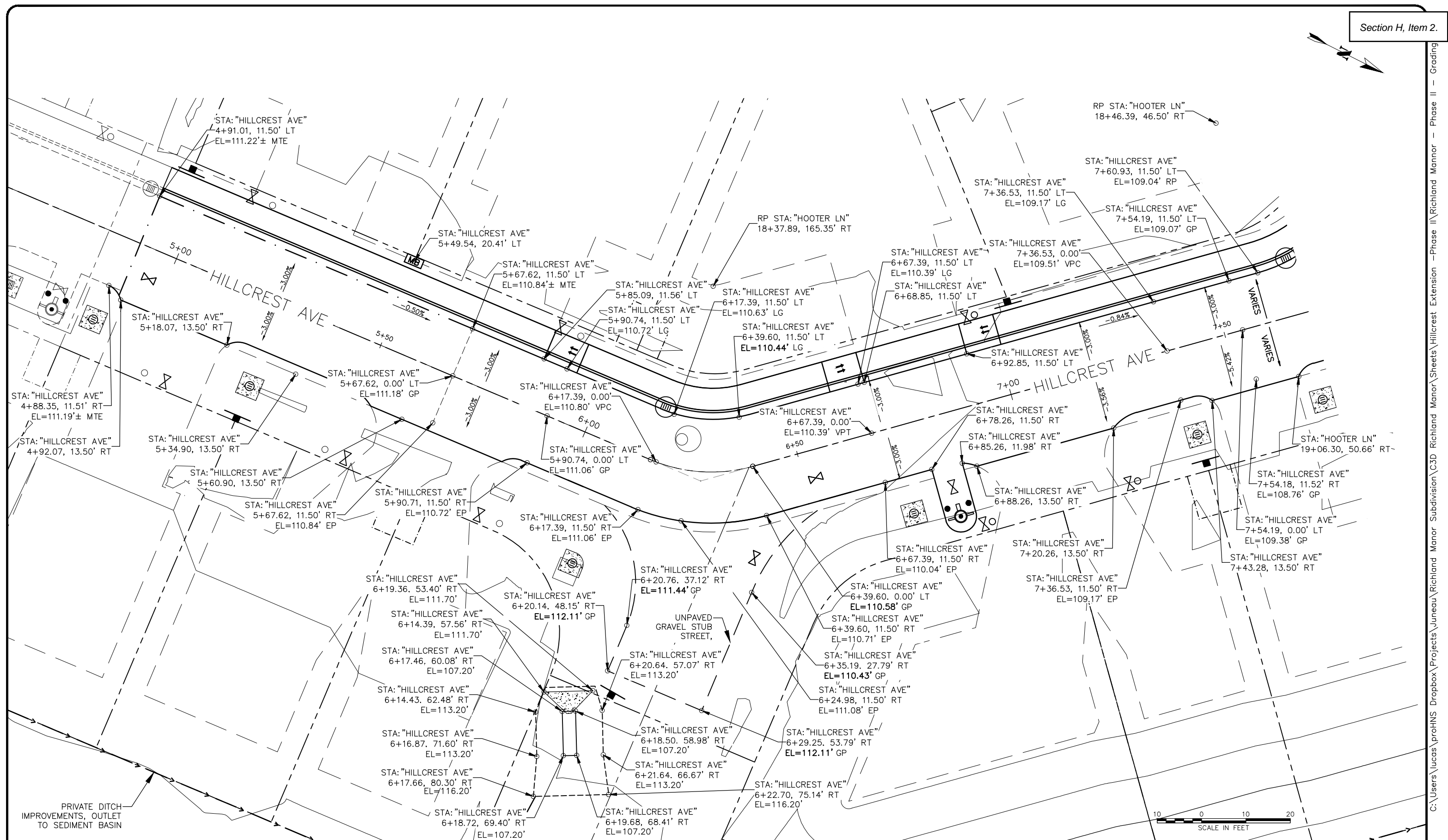
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**CHILKAT VISTAS
 SUBDIVISION, PHASE II**
 MICHAEL & WILLIAM HEUMANN

**R.O.W. GRADING PLAN
 HOOTER LN 13+75 TO
 16+70**

SHEET NUMBER
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22



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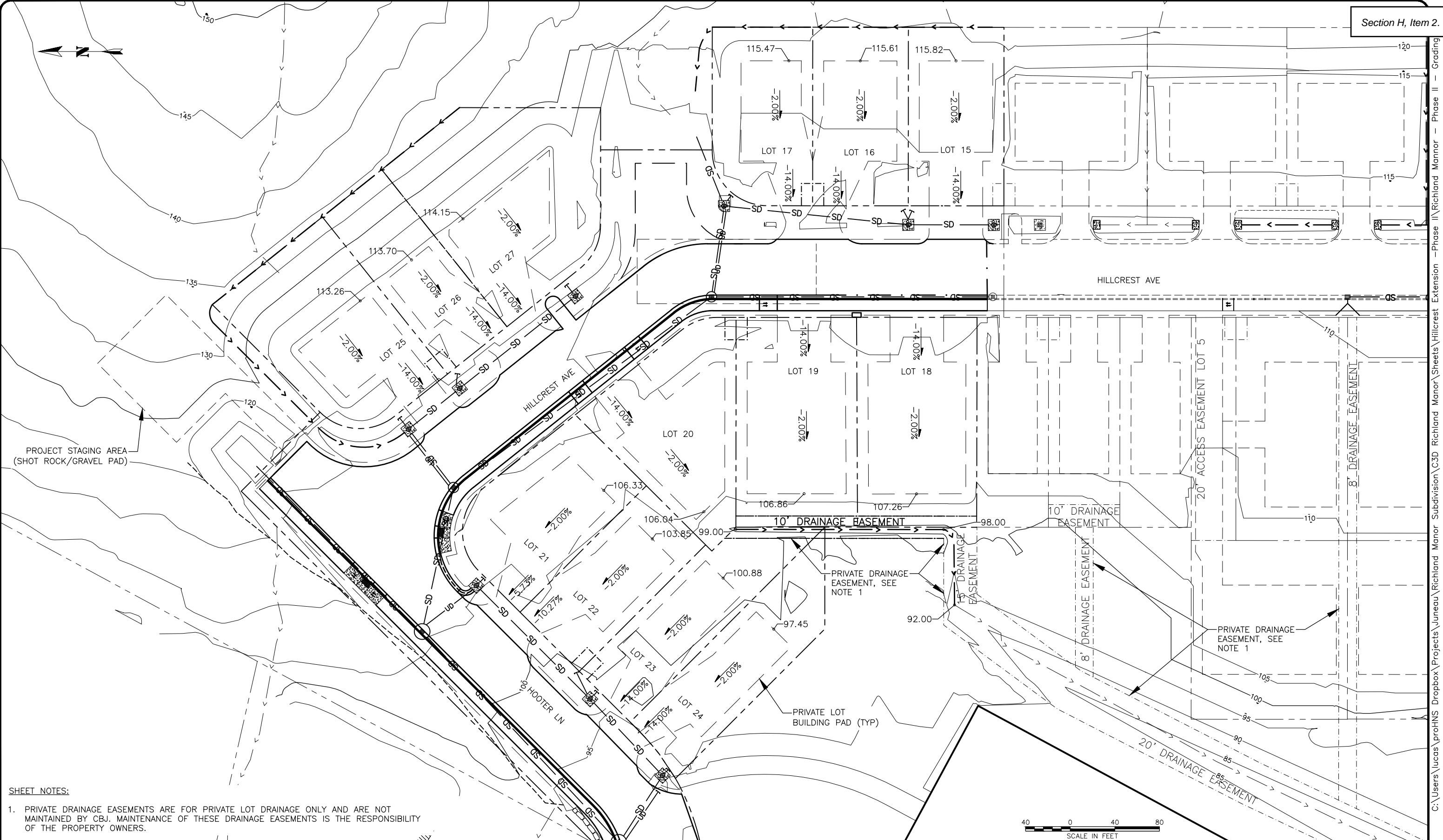
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**CHILKAT VISTAS
 SUBDIVISION, PHASE II**
 MICHAEL & WILLIAM HEUMANN

**R.O.W. GRADING PLAN
 HILLCREST AVE 5+50 TO
 8+15**

SHEET NUMBER	C-14
OF	22
	86

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PROJECT STAGING AREA
(SHOT ROCK/GRAVEL PAD)

SHEET NOTES:
 1. PRIVATE DRAINAGE EASEMENTS ARE FOR PRIVATE LOT DRAINAGE ONLY AND ARE NOT MAINTAINED BY CBJ. MAINTENANCE OF THESE DRAINAGE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS.



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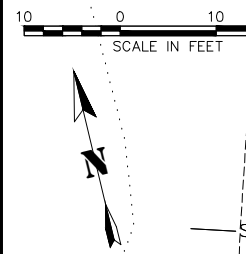
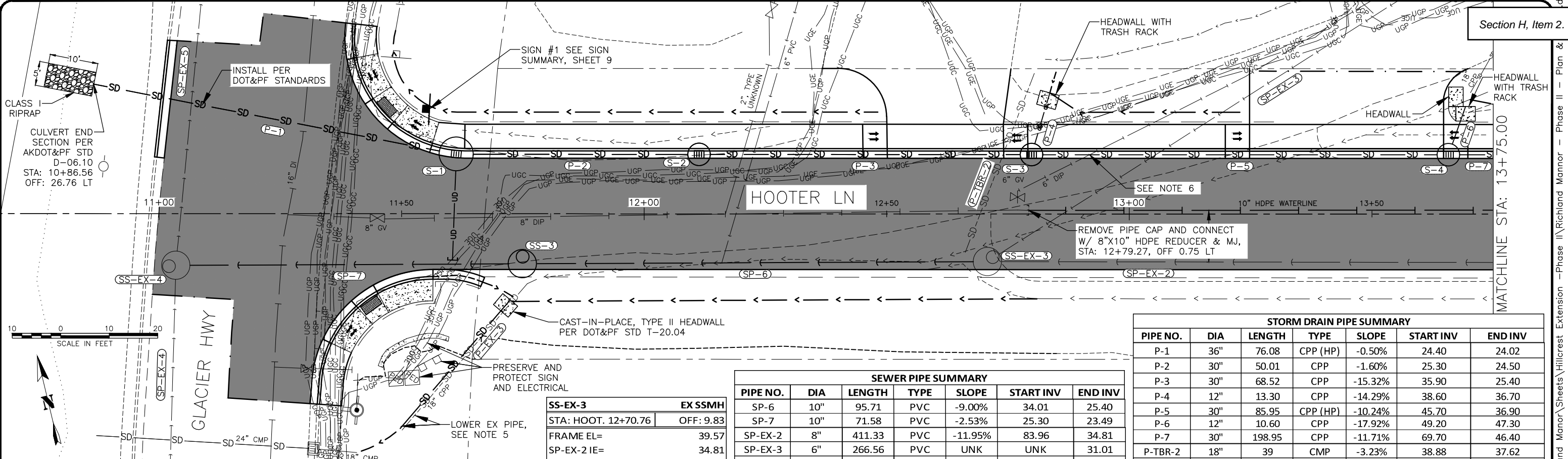
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**CHILKAT VISTAS
 SUBDIVISION, PHASE II**
 MICHAEL & WILLIAM HEUMANN

**PRIVATE LOT GRADING
 PLAN**

SHEET NUMBER
C-15
 OF
22
 87

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STORM DRAIN PIPE SUMMARY						
PIPE NO.	DIA	LENGTH	TYPE	SLOPE	START INV	END INV
P-1	36"	76.08	CPP (HP)	-0.50%	24.40	24.02
P-2	30"	50.01	CPP	-1.60%	25.30	24.50
P-3	30"	68.52	CPP	-15.32%	35.90	25.40
P-4	12"	13.30	CPP	-14.29%	38.60	36.70
P-5	30"	85.95	CPP (HP)	-10.24%	45.70	36.90
P-6	12"	10.60	CPP	-17.92%	49.20	47.30
P-7	30"	198.95	CPP	-11.71%	69.70	46.40
P-TBR-2	18"	39	CMP	-3.23%	38.88	37.62
P-EX-3	18"	35	CPP	-0.50%	27.50	27.10

INSTALL & BACKFILL CULVERTS & STORM DRAIN PIPES PER DOT D-01.02 INSIDE DOT ROW

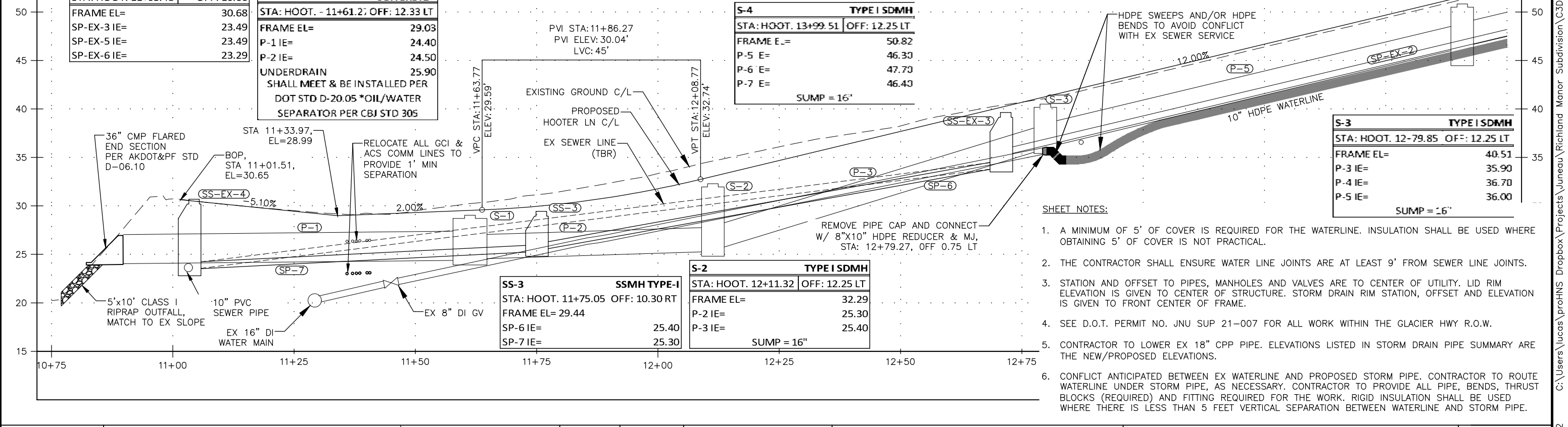
SEWER PIPE SUMMARY						
PIPE NO.	DIA	LENGTH	TYPE	SLOPE	START INV	END INV
SP-6	10"	95.71	PVC	-9.00%	34.01	25.40
SP-7	10"	71.58	PVC	-2.53%	25.30	23.49
SP-EX-2	8"	411.33	PVC	-11.95%	83.96	34.81
SP-EX-3	6"	266.56	PVC	UNK	UNK	31.01
SP-EX-4	10"	UNK	PVC	UNK	UNK	23.49
SP-EX-5	10"	UNK	PVC	UNK	23.29	UNK

SS-EX-4 EX SSMH		PRECAST CONCRETE	
STA: HOOT. 11+03.48	OFF: 10.66	STA: HOOT. - 11+61.2	OFF: 12.33 LT
FRAME EL=	30.68	FRAME EL=	29.03
SP-EX-3 IE=	23.49	P-1 IE=	24.40
SP-EX-5 IE=	23.49	P-2 IE=	24.50
SP-EX-6 IE=	23.29	UNDERDRAIN	25.90

SS-EX-3 EX SSMH	
STA: HOOT. 12+70.76	OFF: 9.83
FRAME EL=	39.57
SP-EX-2 IE=	34.81
SP-EX-3 IE=	31.01
SP-EX-4 IE=	31.01

S-4 TYPE I SDMH	
STA: HOOT. 13+99.51	OFF: 12.25 LT
FRAME E.=	50.82
P-5 E=	46.30
P-6 E=	47.70
P-7 E=	46.40

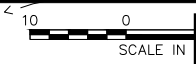
SUMP = 16"



- SHEET NOTES:**
- A MINIMUM OF 5' OF COVER IS REQUIRED FOR THE WATERLINE. INSULATION SHALL BE USED WHERE OBTAINING 5' OF COVER IS NOT PRACTICAL.
 - THE CONTRACTOR SHALL ENSURE WATER LINE JOINTS ARE AT LEAST 9' FROM SEWER LINE JOINTS.
 - STATION AND OFFSET TO PIPES, MANHOLES AND VALVES ARE TO CENTER OF UTILITY. LID RIM ELEVATION IS GIVEN TO CENTER OF STRUCTURE. STORM DRAIN RIM STATION, OFFSET AND ELEVATION IS GIVEN TO FRONT CENTER OF FRAME.
 - SEE D.O.T. PERMIT NO. JNU SUP 21-007 FOR ALL WORK WITHIN THE GLACIER HWY R.O.W.
 - CONTRACTOR TO LOWER EX 18" CPP PIPE. ELEVATIONS LISTED IN STORM DRAIN PIPE SUMMARY ARE THE NEW/PROPOSED ELEVATIONS.
 - CONFLICT ANTICIPATED BETWEEN EX WATERLINE AND PROPOSED STORM PIPE. CONTRACTOR TO ROUTE WATERLINE UNDER STORM PIPE, AS NECESSARY. CONTRACTOR TO PROVIDE ALL PIPE, BENDS, THRUST BLOCKS (REQUIRED) AND FITTING REQUIRED FOR THE WORK. RIGID INSULATION SHALL BE USED WHERE THERE IS LESS THAN 5 FEET VERTICAL SEPARATION BETWEEN WATERLINE AND STORM PIPE.

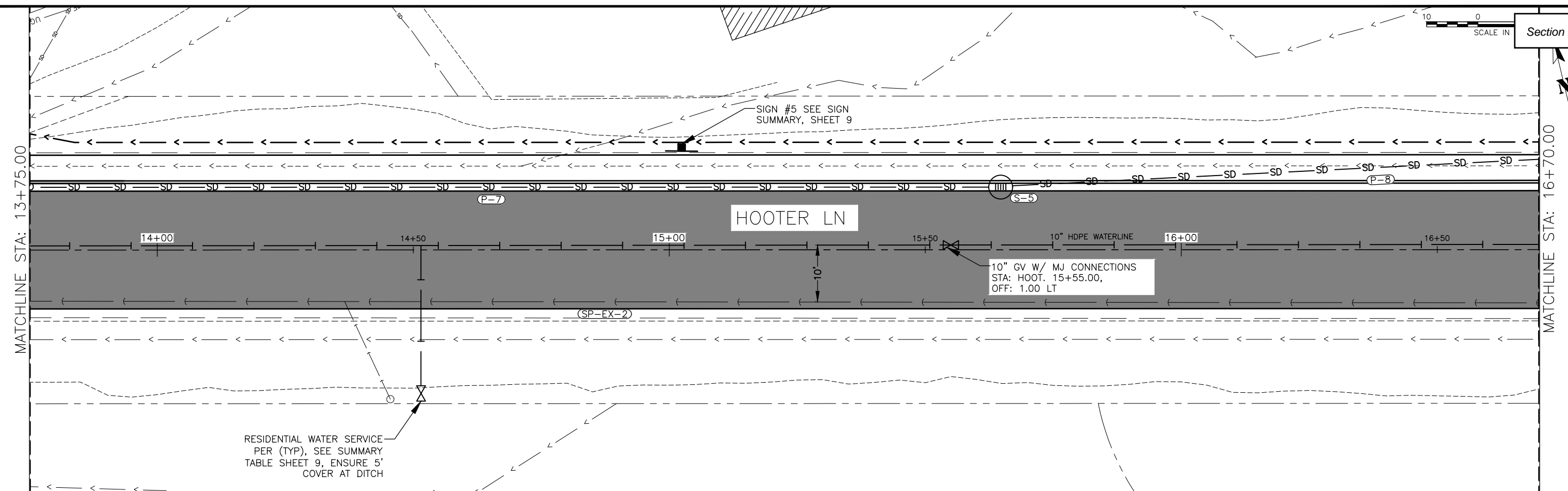
	RECORD OF REVISIONS			DRAWN BY: C. BYDLON DESIGNED BY: C. BYDLON CHECKED BY: L. CHAMBERS	CBJ REVIEW APPROVED: _____ DATE: _____	CHILKAT VISTAS SUBDIVISION, PHASE II MICHAEL & WILLIAM HEUMANN	R.O.W. PLAN & PROFILE HOOTER LN 10+80 TO 13+75	SHEET NUMBER
	No.	DATE	DESCRIPTION					BY
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MATCHLINE STA: 13+75.00

MATCHLINE STA: 16+70.00



RESIDENTIAL WATER SERVICE
PER (TYP), SEE SUMMARY
TABLE SHEET 9, ENSURE 5'
COVER AT DITCH

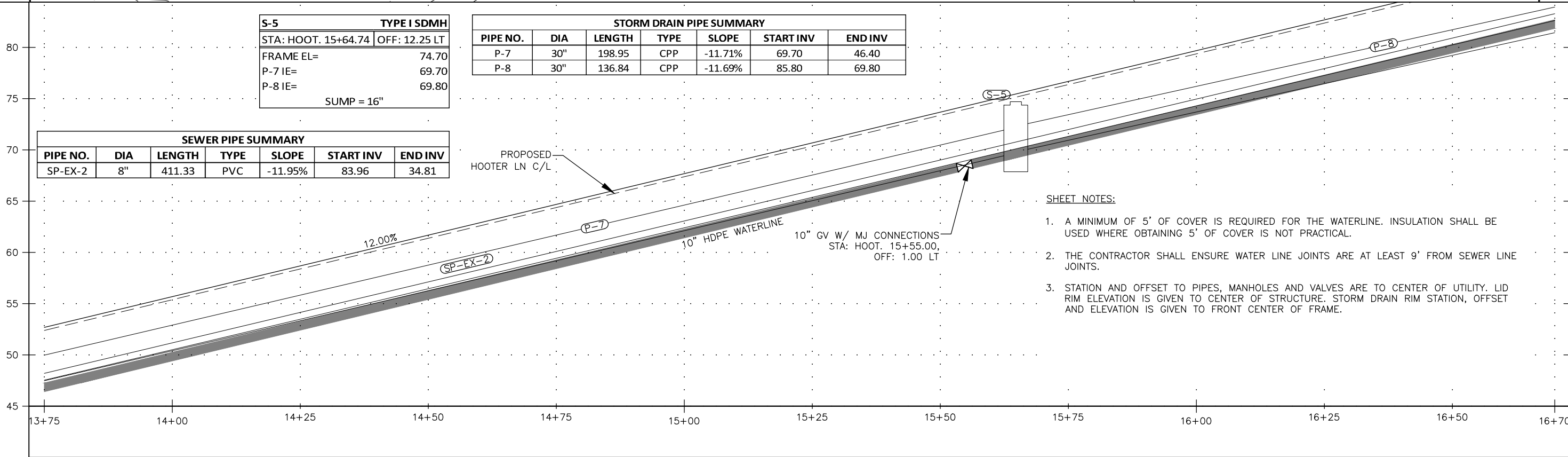
HOOTER LN

10" GV W/ MJ CONNECTIONS
STA: HOOT. 15+55.00,
OFF: 1.00 LT

S-5		TYPE I SDM H	
STA: HOOT. 15+64.74	OFF: 12.25 LT		
FRAME EL=	74.70		
P-7 IE=	69.70		
P-8 IE=	69.80		
SUMP = 16"			

STORM DRAIN PIPE SUMMARY						
PIPE NO.	DIA	LENGTH	TYPE	SLOPE	START INV	END INV
P-7	30"	198.95	CPP	-11.71%	69.70	46.40
P-8	30"	136.84	CPP	-11.69%	85.80	69.80

SEWER PIPE SUMMARY						
PIPE NO.	DIA	LENGTH	TYPE	SLOPE	START INV	END INV
SP-EX-2	8"	411.33	PVC	-11.95%	83.96	34.81



SHEET NOTES:

1. A MINIMUM OF 5' OF COVER IS REQUIRED FOR THE WATERLINE. INSULATION SHALL BE USED WHERE OBTAINING 5' OF COVER IS NOT PRACTICAL.
2. THE CONTRACTOR SHALL ENSURE WATER LINE JOINTS ARE AT LEAST 9' FROM SEWER LINE JOINTS.
3. STATION AND OFFSET TO PIPES, MANHOLES AND VALVES ARE TO CENTER OF UTILITY. LID RIM ELEVATION IS GIVEN TO CENTER OF STRUCTURE. STORM DRAIN RIM STATION, OFFSET AND ELEVATION IS GIVEN TO FRONT CENTER OF FRAME.



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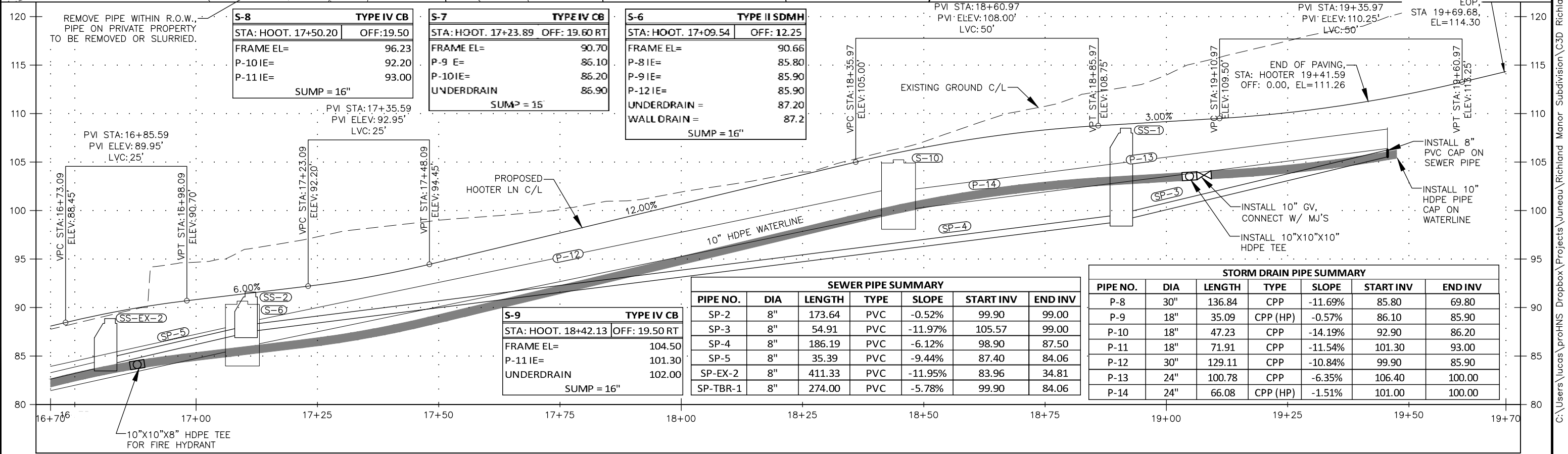
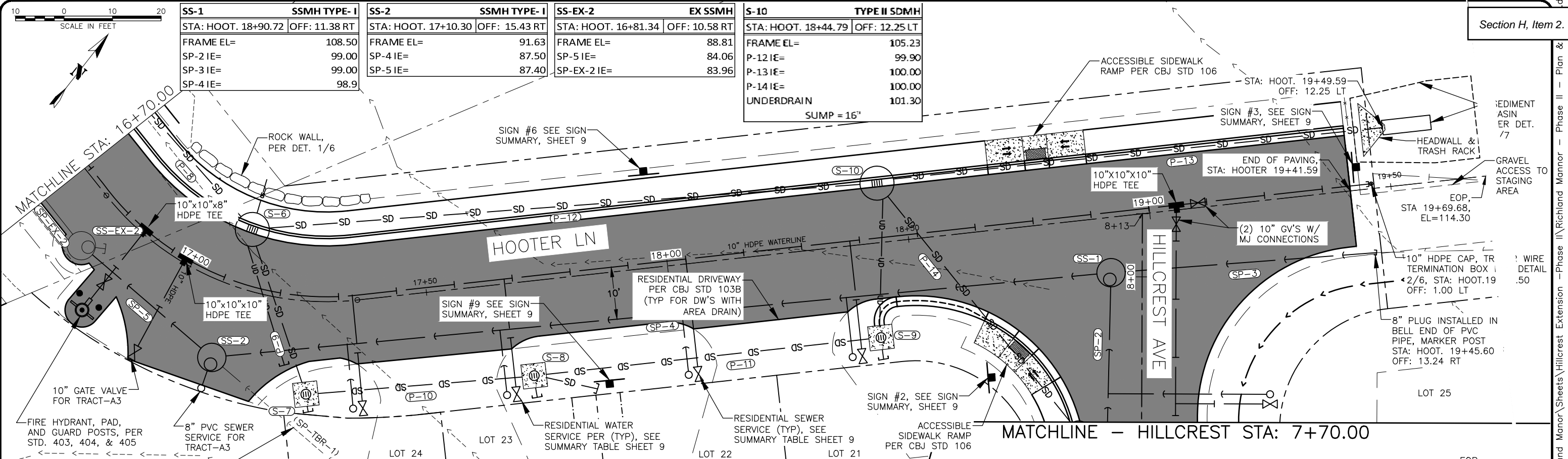
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**CHILKAT VISTAS
SUBDIVISION, PHASE II**
MICHAEL & WILLIAM HEUMANN

**R.O.W. PLAN & PROFILE
HOOTER LN 13+75 TO
16+70**

SHEET NUMBER
C-17
OF
22



PIPE NO.	DIA	LENGTH	TYPE	SLOPE	START INV	END INV
SP-2	8"	173.64	PVC	-0.52%	99.90	99.00
SP-3	8"	54.91	PVC	-11.97%	105.57	99.00
SP-4	8"	186.19	PVC	-6.12%	98.90	87.50
SP-5	8"	35.39	PVC	-9.44%	87.40	84.06
SP-EX-2	8"	411.33	PVC	-11.95%	83.96	34.81
SP-TBR-1	8"	274.00	PVC	-5.78%	99.90	84.06

PIPE NO.	DIA	LENGTH	TYPE	SLOPE	START INV	END INV
P-8	30"	136.84	CPP	-11.69%	85.80	69.80
P-9	18"	35.09	CPP (HP)	-0.57%	86.10	85.90
P-10	18"	47.23	CPP	-14.19%	92.90	86.20
P-11	18"	71.91	CPP	-11.54%	101.30	93.00
P-12	30"	129.11	CPP	-10.84%	99.90	85.90
P-13	24"	100.78	CPP	-6.35%	106.40	100.00
P-14	24"	66.08	CPP (HP)	-1.51%	101.00	100.00

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CBJ REVIEW

CHILKAT VISTAS
SUBDIVISION, PHASE II

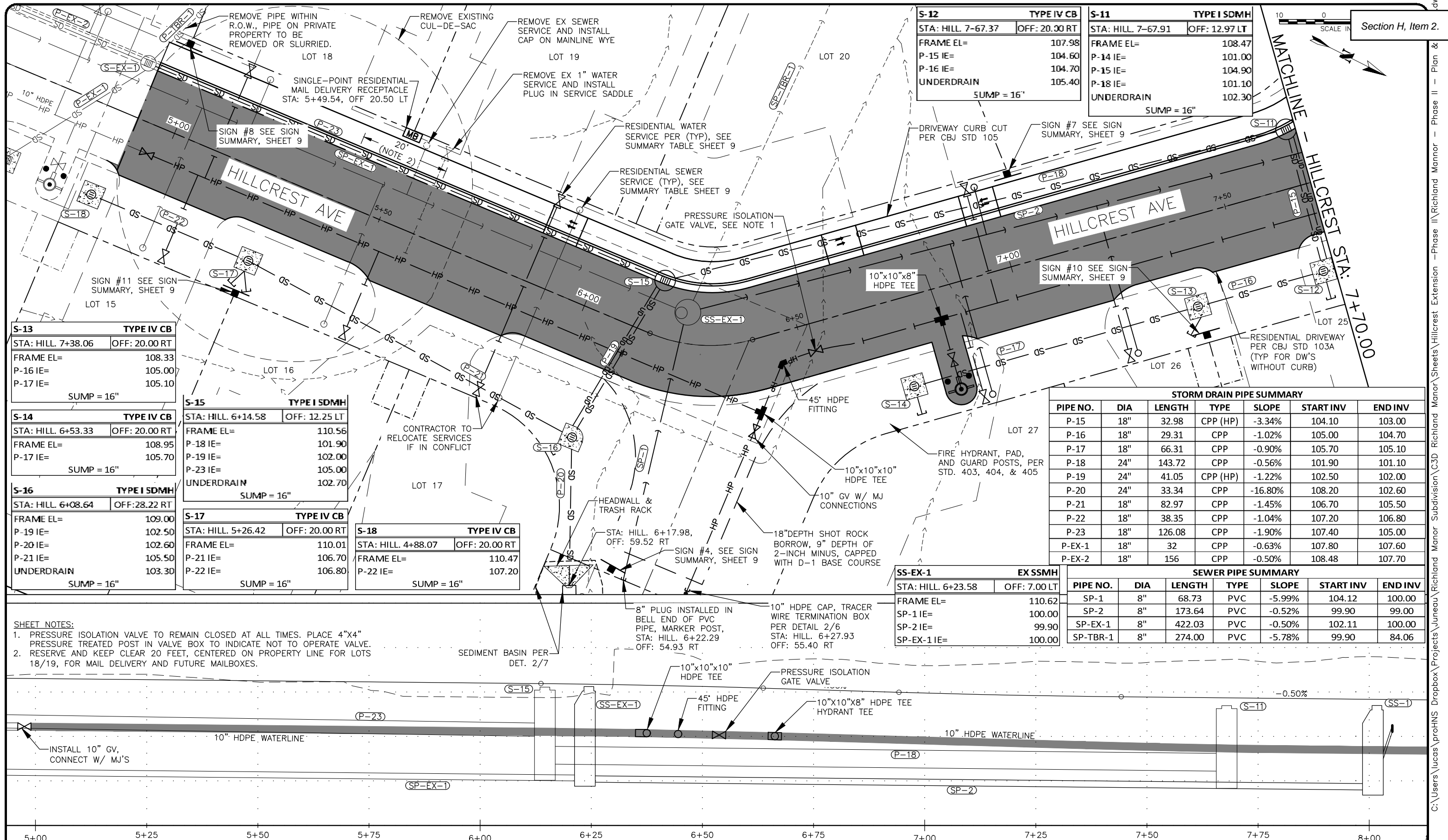
MICHAEL & WILLIAM HEUMANN

R.O.W. PLAN & PROFILE
HOOTER LN 16+70 TO
19+65

SHEET NUMBER

C-18
OF
22

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S-12	TYPE IV CB
STA: HILL 7-67.37	OFF: 20.00 RT
FRAME EL=	107.98
P-15 IE=	104.60
P-16 IE=	104.70
UNDERDRAIN	105.40
SUMP = 16"	

S-11	TYPE I SDMH
STA: HILL 7-67.91	OFF: 12.97 LT
FRAME EL=	108.47
P-14 IE=	101.00
P-15 IE=	104.90
P-18 IE=	101.10
UNDERDRAIN	102.30
SUMP = 16"	

S-13	TYPE IV CB
STA: HILL 7+38.06	OFF: 20.00 RT
FRAME EL=	108.33
P-16 IE=	105.00
P-17 IE=	105.10
SUMP = 16"	

S-14	TYPE IV CB
STA: HILL 6+53.33	OFF: 20.00 RT
FRAME EL=	108.95
P-17 IE=	105.70
SUMP = 16"	

S-16	TYPE I SDMH
STA: HILL 6+08.64	OFF: 28.22 RT
FRAME EL=	109.00
P-19 IE=	102.50
P-20 IE=	102.60
P-21 IE=	105.50
UNDERDRAIN	103.30
SUMP = 16"	

S-15	TYPE I SDMH
STA: HILL 6+14.58	OFF: 12.25 LT
FRAME EL=	110.56
P-18 IE=	101.90
P-19 IE=	102.00
P-23 IE=	105.00
UNDERDRAIN	102.70
SUMP = 16"	

S-17	TYPE IV CB
STA: HILL 5+26.42	OFF: 20.00 RT
FRAME EL=	110.01
P-21 IE=	106.70
P-22 IE=	106.80
SUMP = 16"	

S-18	TYPE IV CB
STA: HILL 4+88.07	OFF: 20.00 RT
FRAME EL=	110.47
P-22 IE=	107.20
SUMP = 16"	

STORM DRAIN PIPE SUMMARY						
PIPE NO.	DIA	LENGTH	TYPE	SLOPE	START INV	END INV
P-15	18"	32.98	CPP (HP)	-3.34%	104.10	103.00
P-16	18"	29.31	CPP	-1.02%	105.00	104.70
P-17	18"	66.31	CPP	-0.90%	105.70	105.10
P-18	24"	143.72	CPP	-0.56%	101.90	101.10
P-19	24"	41.05	CPP (HP)	-1.22%	102.50	102.00
P-20	24"	33.34	CPP	-16.80%	108.20	102.60
P-21	18"	82.97	CPP	-1.45%	106.70	105.50
P-22	18"	38.35	CPP	-1.04%	107.20	106.80
P-23	18"	126.08	CPP	-1.90%	107.40	105.00
P-EX-1	18"	32	CPP	-0.63%	107.80	107.60
P-EX-2	18"	156	CPP	-0.50%	108.48	107.70

SEWER PIPE SUMMARY						
PIPE NO.	DIA	LENGTH	TYPE	SLOPE	START INV	END INV
SP-1	8"	68.73	PVC	-5.99%	104.12	100.00
SP-2	8"	173.64	PVC	-0.52%	99.90	99.00
SP-EX-1	8"	422.03	PVC	-0.50%	102.11	100.00
SP-TBR-1	8"	274.00	PVC	-5.78%	99.90	84.06

- SHEET NOTES:**
- PRESSURE ISOLATION VALVE TO REMAIN CLOSED AT ALL TIMES. PLACE 4"x4" PRESSURE TREATED POST IN VALVE BOX TO INDICATE NOT TO OPERATE VALVE.
 - RESERVE AND KEEP CLEAR 20 FEET, CENTERED ON PROPERTY LINE FOR LOTS 18/19, FOR MAIL DELIVERY AND FUTURE MAILBOXES.

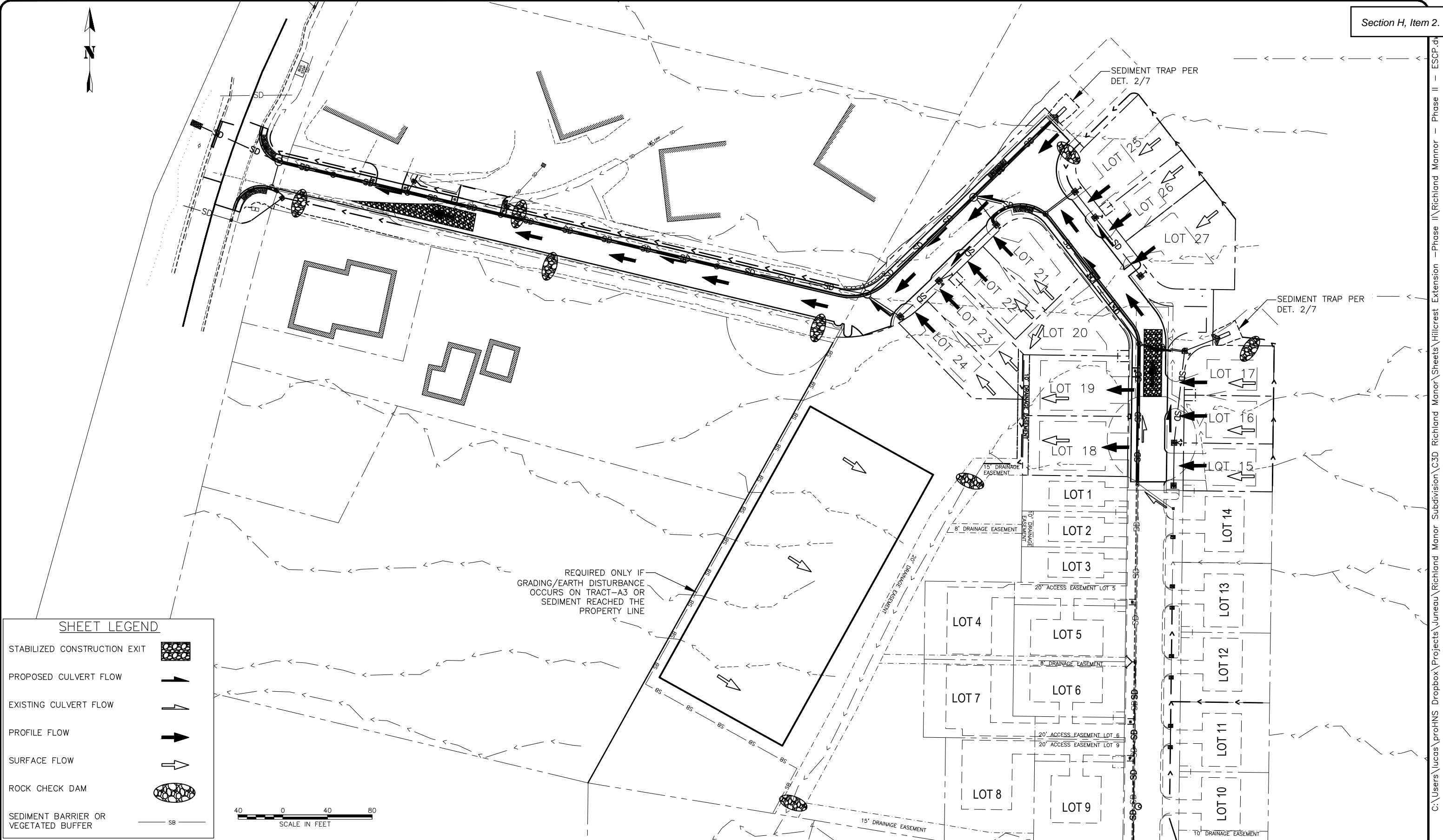
RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY

proHNS LLC
 CERTIFICATE OF AUTHORIZATION #100662
 1945 ALEX HOLDEN WAY #101
 JUNEAU, AK 99801
 (907) 780-4004
 solutions@proHNS.com
 www.proHNS.com

CBJ REVIEW
 DRAWN BY: C. BYDLON
 DESIGNED BY: C. BYDLON
 CHECKED BY: L. CHAMBERS
 APPROVED: _____
 DATE: _____
CHILKAT VISTAS SUBDIVISION, PHASE II
 MICHAEL & WILLIAM HEUMANN

R.O.W. PLAN & PROFILE
HILLCREST AVE 5+50 TO 8+15
 SHEET NUMBER
C-19
 OF
22
 91

C:\Users\lucas\proHNS\Dropbox\Projects\Juneau\Richland Manor Subdivision\CSD Richland Manor - Phase II - Plan & Profile - Hillcrest Extension - Section H, Item 2.dwg



SHEET LEGEND

- STABILIZED CONSTRUCTION EXIT
- PROPOSED CULVERT FLOW
- EXISTING CULVERT FLOW
- PROFILE FLOW
- SURFACE FLOW
- ROCK CHECK DAM
- SEDIMENT BARRIER OR VEGETATED BUFFER



RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY

CERTIFICATE OF AUTHORIZATION #100662

DRAWN BY: C. BYDLON
 DESIGNED BY: C. BYDLON
 CHECKED BY: L. CHAMBERS

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solutions@proHNS.com
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CBJ REVIEW

APPROVED: _____

DATE: _____

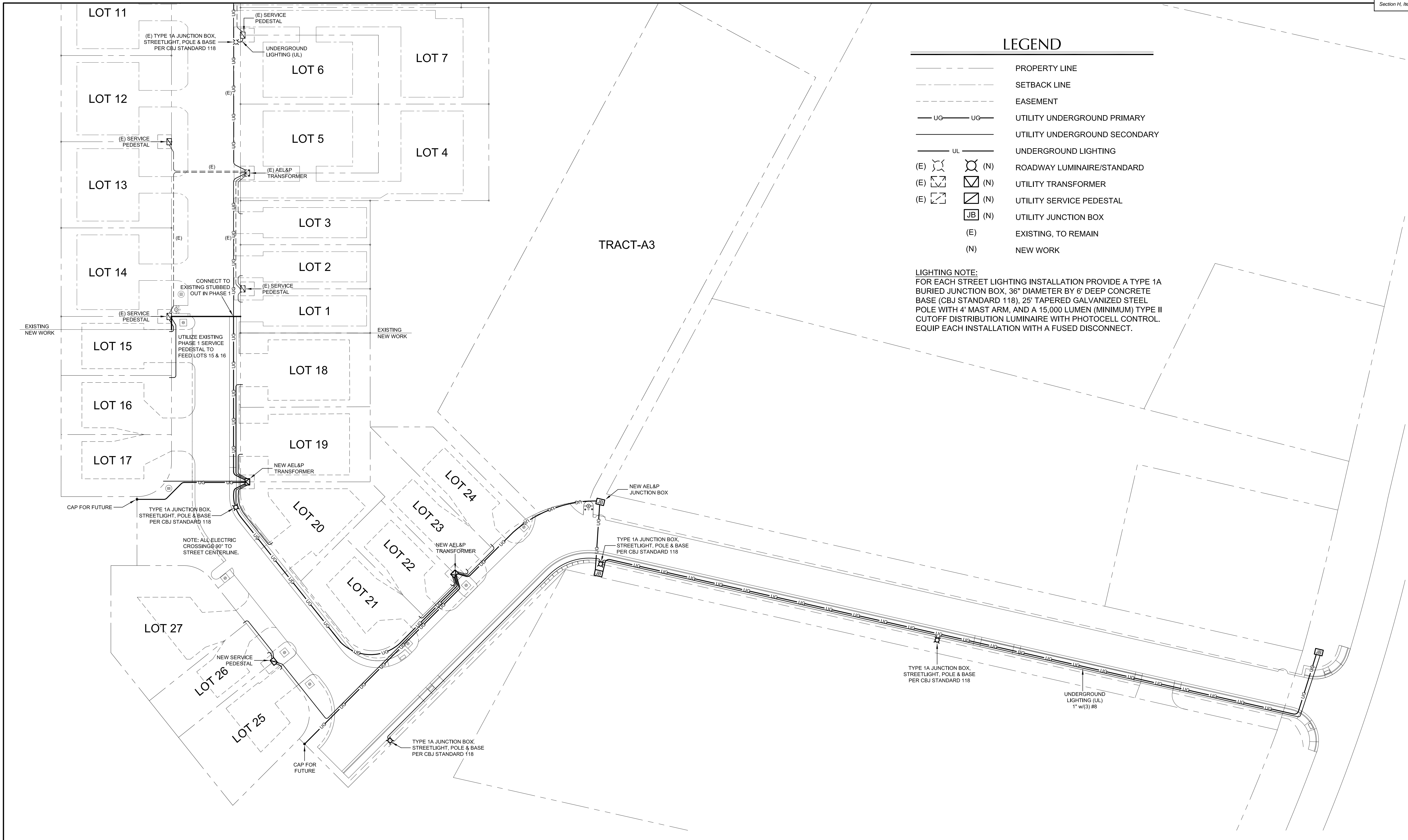
**CHILKAT VISTAS
 SUBDIVISION, PHASE II**

MICHAEL & WILLIAM HEUMANN

**EROSION & SEDIMENT
 CONTROL PLAN**

SHEET NUMBER	C-20
OF	22

C:\Users\lucas\proHNS Dropbox\Projects\Juneau\Richland Manor Subdivision\CSD Richland Manor\Sheets\Hillcrest Extension -Phase II - ESCP.dwg



LEGEND

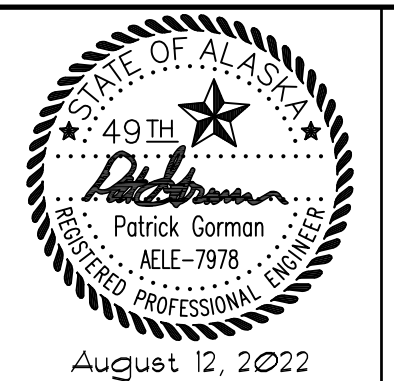
- PROPERTY LINE
- - - - - SETBACK LINE
- - - - - EASEMENT
- UG — UG — UTILITY UNDERGROUND PRIMARY
- UTILITY UNDERGROUND SECONDARY
- UL —— UNDERGROUND LIGHTING
- (E) [Symbol] (N) [Symbol] ROADWAY LUMINAIRE/STANDARD
- (E) [Symbol] (N) [Symbol] UTILITY TRANSFORMER
- (E) [Symbol] (N) [Symbol] UTILITY SERVICE PEDESTAL
- [JB] (N) [Symbol] UTILITY JUNCTION BOX
- (E) EXISTING, TO REMAIN
- (N) NEW WORK

LIGHTING NOTE:
 FOR EACH STREET LIGHTING INSTALLATION PROVIDE A TYPE 1A BURIED JUNCTION BOX, 36" DIAMETER BY 6" DEEP CONCRETE BASE (CBJ STANDARD 118), 25' TAPERED GALVANIZED STEEL POLE WITH 4' MAST ARM, AND A 15,000 LUMEN (MINIMUM) TYPE II CUTOFF DISTRIBUTION LUMINAIRE WITH PHOTOCELL CONTROL. EQUIP EACH INSTALLATION WITH A FUSED DISCONNECT.

REV	DATE	BY	DESCRIPTION

SCALE GRAPHIC
 DESIGNED LC/PG
 DRAWN CB/PG
 CHECKED MH/PG
 DATE AUGUST 12, 2022

CHILKAT VISTAS LLC.
 WILLIAM C. HEUMANN
 MICHAEL P. HEUMANN
 6000 THANE ROAD
 JUNEAU, ALASKA 99801
 (971) 261-8014



GORMAN ENGINEERS
 10761 HORIZON DRIVE
 JUNEAU, ALASKA 99801-7626
 PHONE: 463-6721 CELL: 723-8884
 e-mail: pgorman@gci.net

STREET LIGHTING and ELECTRICAL PLAN
 HILLCREST AVENUE & HOOTER LANE

DRAWING
E-1
 SHEET NO.
 22 of 22

NOTES:

- 1) BASIS OF VERTICAL CONTROL IS NOAA TIDAL BENCHMARK 2200 M 2017.
- 2) BASIS OF BEARING IS BASED ON RECORD BEARING BETWEEN TWO MONUMENTS: ALL BEARINGS ARE ALASKA STATE PLANE BEARINGS AS ORIENTED TO THE BASIS OF BEARING.
- 3) SHOWN BEARINGS ARE ASP ZONE1 NAD83(2011) TO CONVERT THE SHOWN GRID DATA TO TRUE BEARINGS:
 ROTATION TO -00°46'16.53"
 SCALE FACTOR 0.99960490
- 4) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF US SURVEY 3263; US SURVEY 4807, PLAT OF SUBDIVISION OF LOTS 9 AND 10 US SURVEY 3263 TRACT A PLAT NO. 298 RECORDED 9 AUGUST 1961; MOUNTAINSIDE SUBDIVISION PLAT NO. 83-146 RECORDED 23 SEPTEMBER 1983; FAIRWEATHER SUBDIVISION PLAT NO. 83-147 RECORDED 23 SEPTEMBER 1983; DESERET SUBDIVISION PLAT NO. 91-9 RECORDED 28 FEBRUARY 1991; MOUNTAINSIDE SUBDIVISION II PLAT NO. 88-39 RECORDED 28 DECEMBER 1988; RICHLAND MANOR SUBDIVISION PLAT NO. 97-47 RECORDED 24 JULY 1997; VANDERBILT HILL SUBDIVISION PLAT NO. 99-52 RECORDED 29 OCTOBER 1999; A PLAT OF RESUBDIVISION OF LOT 1 CHILKAT VIEW SUBDIVISION PLAT NO. 2003-23; RECORDED 9 SEPTEMBER 2003; CHILKAT VIEW SUBDIVISION II PLAT NO. 2005-20 RECORDED 20 APRIL 2005; A PLAT OF FALLING TREE SUBDIVISION PLAT NO. 2009-18 RECORDED 7 JULY 2009; PLAT OF LOT 2A, CHILKAT VIEW SUBDIVISION II AND TRACT 1A1, US SURVEY 3246 PLAT NO. 2015-41 RECORDED 6 OCTOBER 2015; CHILKAT VISTAS SUBDIVISION PHASE 1 PLAT NO. 2020-27 RECORDED 11 AUGUST 2020 ON FILE WITH THE ALASKA DEPARTMENT OF NATURAL RESOURCES RECORDERS OFFICE IN THE JUNEAU RECORDING DISTRICT.

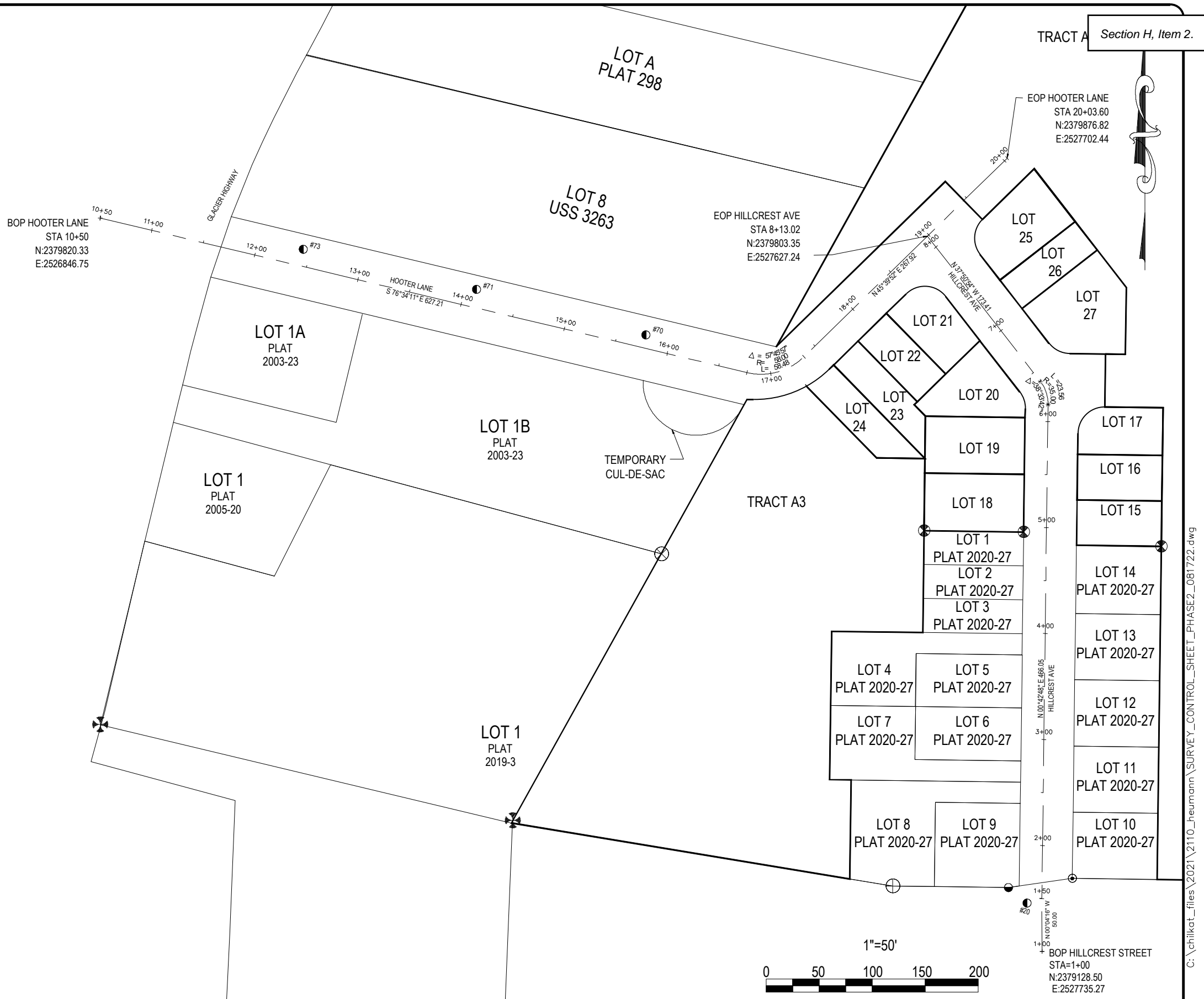
LEGEND:

- BLM PRIMARY MONUMENT RECOVERED
- R&M PRIMARY MONUMENT RECOVERED
- JW BEAN 3650-S PRIMARY MONUMENT RECOVERED
- CHILKAT SURVEYING PRIMARY MONUMENT RECOVERED
- 1410-S SECONDARY MONUMENT RECOVERED
- 3650-S MONUMENT RECOVERED
- #5 REBAR RECOVERED
- CHILKAT SURVEYING SECONDARY MONUMENT RECOVERED
- CONTROL POINT

CONTROL POINT TABLE

POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
20	2379174.311	2527721.233	115.39	MAGNAIL IN TBC
21	2378836.424	2527742.531	132.66	MAGNAIL
70	2379710.160	2527361.584	80.97	SPIKE
71	2379753.086	2527201.789	62.59	SPIKE
73	2379790.949	2527038.329	37.72	MAGNAIL

*21 MAG NAIL ON THE EAST SIDE OF HILLCREST AVE SOUTH OF PHASE 1 WORK AREA



RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY

CHILKAT SURVEYING & MAPPING, LLC
 10654 PORTER LANE
 JUNEAU, AK 99801
 (907)957-1908

CERTIFICATE OF AUTHORIZATION
 #164023

DRAWN BY: J.IVANISZEK
 CHECKED BY: J.IVANISZEK

CBJ REVIEW

APPROVED: _____
 DATE: _____

CHILKAT VISTAS SUBDIVISION, PHASE II

CHILKAT VISTAS, LLC

SURVEY_CONTROL

SHEET NUMBER
C-21
 OF
22
 94

SMF20220003
ROW20220098
Permit No.

7B1001160011
A.P.N.

BND20220033
Bond No.

**CITY AND BOROUGH OF JUNEAU, ALASKA
IMPROVEMENT GUARANTEE**

In order to ensure the restoration, and/or installation of improvements required by the Uniform Building Code, the City and Borough of Juneau (“CBJ”) Community Development Department, Engineering and Public Works Department, and/or the above referenced permit, the property owner or developer hereby guarantees the installation of required improvements described as:

Project Description: Construction of Chilkat Vistas Subdivision, Phase II

Follow all approved engineered plans and specifications prepared by proHNS LLC, permit conditions, current CBJ Engineering Standard Details, Specifications, and associated erratum.

Located at: Hillcrest Avenue and Hooter Lane, Chilkat Vistas Subdivision, Phase II

This document is evidence that William Heumann and Michael Heumann Has posted the sum of \$1,328,606.30 to guarantee performance of the required work as described above and as required in CBJ permit No. SMF20220003, ROW20220098 and BND20220033 incorporated by reference herein. All work must be completed by October 31, 2023 unless extended in advance in writing by agreement of the CBJ and the Developer. Should the Owner/Applicant default or fail or neglect to satisfactorily complete the required permitted restoration and/or improvements by October 31, 2023. CBJ will give written notification and allow fourteen (14) calendar days for a response before the assembly may declare the bond, escrow deposit or other guarantee forfeited to the CBJ pursuant to CBJ 49.55.010. The CBJ may use the forfeited money to perform the completion of the permitted work to defray the expense thereof.

The owner or applicant shall notify the CBJ Engineering and Public Works department when the restoration or improvements are completed to schedule an inspection of the site. Conditional acceptance of the whole or a part of the restoration or improvements shall be given after completion by written approval from the Director of Engineering. The bond, escrow deposit, or other guarantee shall then be released in whole or in part turned upon such written approval of the required improvements. The bond, escrow deposit, or other guarantee is only for the work described above and is non-transferable to other properties or persons. The owner or applicant shall notify CBJ of address change prior to request of bond, escrow deposit, or other guarantee return.

Mailing Address for Bond Return/Release:		
Name/Company:		
Address:		
City:	State:	Zip:
Phone:		

**CITY AND BOROUGH OF JUNEAU, ALASKA
IMPROVEMENT GUARANTEE**

(Page 2)

Approved as to terms and conditions, and receipt is acknowledged by a copy hereof.

Dated this ____ day of _____, 2023, in Juneau, Alaska.

(Owner / Applicant Signature)

(Printed Name)

Dated this ____ day of _____, 2023, in Juneau, Alaska.

City and Borough of Juneau

(Signature)

(Printed Name, Title)

VERIFICATION GUARANTEE FUNDS

The owner/applicant, _____, has deposited the amount of \$ 1,328,606.30, to guarantee the described restoration and/or improvements by:

____ 1. Payment of a cash bond in the amount of \$ _____, to the City and Borough of Juneau, Engineering Department, on _____, by cash/check no. _____, and a copy of the receipt is attached.

____ 2. Posting of a corporate surety bond in the amount of \$ _____, a copy of which is attached, and which has been approved as to form by the City and Borough Attorney.

____ 3. By depositing the amount of \$ _____, in an account established in the name of the City and Borough of Juneau, I.T.F. _____, located at: _____, account no.: _____. A copy of the escrow agreement is attached which has been approved as to form by the City and Borough Attorney.

Dated this ____ day of _____, 2023 in Juneau, Alaska.

(CBJ Department)

(Name)

(Title)

Approved as to form:

Assistant Municipal Attorney



August 11, 2022

Michael and William Heumann
6000 Thane Rd
Juneau, AK 99801
mpheumann@hotmail.com
(971) 261-8014

RE: Chilkat Vistas Subdivision, Phase II – Drainage Report

To Whom It May Concern,

The following Drainage Plan has been prepared for the Chilkat Vistas Subdivision, Phase II in Juneau, AK, a proposed multi-phase major subdivision on a 30-acre site at the 4500 block of Hillcrest Avenue. This drainage report addresses the second phase of the overall subdivision that will create 13 new single family lots, plus 3 tracts. Phase II of the subdivision will also include extending Hillcrest Avenue and improvement/extension of Hooter Lane, which will result in a looped connection between the two streets. This drainage report is independent of any previous drainage reports as it examines all on-site and upland stormwater that will be directed through the entire project area (phase I and phase II). Phase II of this subdivision will involve rerouting a stormdrain that currently flows across private property so that this stormwater will remain within the Hillcrest Ave and Hooter Lane right-of-way in the developed conditions. Improvements include extending Hillcrest Avenue and Hooter Lane by constructing new sidewalk, street, ditches, driveways and utilities along with building pads on the newly subdivided Lots. The 2010 CBJ Manual of Stormwater Best Management Practices was used to evaluate if the proposed and existing drainage features could convey runoff during the 25-year storm event.

Attachments to this report include sheets depicting survey data, proposed ROW improvements, as-built information, calculations and rainfall data used for the drainage analysis.

Site Runoff Calculation Method:

The existing conditions include 2 sub-basins and 2 discharge points, and the developed conditions will include 3 sub-basins and 3 discharge points. Though stormwater will be rerouted through the project area, all discharge points combine in the wetlands on the west side of Glacier Highway, which will preserve historic drainage patterns. It should be noted that the basin for Chilkat Vistas Subdivision phase I was used as the “pre-developed” condition. Since the phase I/pre-developed phase II conditions were analyzed in a previous drainage report, the existing conditions will not be discussed in detail in this report (see the Chilkat Vistas Phase I drainage report in appendix “G” for details on the existing conditions”). The catchment areas we determined using the proposed design model, Lidar data and aerial photos in AutoCAD C3D and were verify by several site visits. A delineation of the catchment areas can be found in Appendix A. Soil conditions were based on information from Shoephorster and Furbush (1974) and the National Engineering Handbook (see appendix E for more information about the on-site soils).

To calculate the site runoff for Drainage Basins A, B, and C we have elected to use the SCS TR-55 method. The SCS TR-55 is most appropriate for evaluating drainage basins of 10 acres to 1,300 acres. Appendix D of the “2010 CBJ Manual of Stormwater Best Management Practices” was utilized as a guide. The calculations and supporting documentation can be found in Appendix B, C & F of this Report.

Anticipated Site Runoff (Q):

Using the SCS Unit Hydrograph Method, the amount of stormwater runoff during the 25-year storm event per catchment area was determined. The analysis shows that approximately 1.13 cfs of runoff will be removed from the discharge point A due to the proposed development. See Table 1.1 below for results, the calculations can be found in Appendix B.

Catchment Area	Q (cfs)
Drainage Basin A, Discharge Point A	11.58
Drainage Basin B, Discharge Point B	1.03
Drainage Basin C, Discharge Point C	3.24
Table 1.1	

Conveyance/Discharge Structure Capacities:

The capacity of the existing and proposed drainage systems was calculated to determine if proposed 25-year storm event flows could be conveyed. The entire network was analyzed in AutoCAD SSA, and the most vulnerable drainage structures/conveyance systems to failure along the analyzed flow path were also evaluated using HY-8 software. See Table 1.2 below for results on the most vulnerable drainage element in each basin’s conveyance system. The supporting calculations can be found in Appendix C.

Catchment Area	Q (cfs)
Drainage Basin A – (P-1) Proposed 36” CMP Culvert	47.75
Drainage Basin B – (P-EX-1) Existing 18” CPP	8.89
Drainage Basin C – No net increase over existing conditions.	5.58
Table 1.2	

Summary:

Table 1.3 below compares anticipated 25-year runoff in the proposed and existing conveyance systems to their available hydraulic capacity. To simplify and provide a conservative evaluation runoff from the entire drainage basin was used for comparison even though uphill conveyance systems would not need to handle all of the calculated runoff from the lower discharge point.

Drainage Basin/Discharge Point	Anticipated Runoff Q (cfs)	Capacity Check	Available Capacity Q (cfs)
Basin A/P-1	11.58	<	47.75
Basin B/P-EX-1	1.03	<	8.89
Basin C/Existing Ditch Near Tract-A3	3.24	<	5.58
Table 1.3			

Our analysis shows the proposed 36-inch CMP pipe under Glacier Highway will have an excess of capacity to accommodate the stormwater that will result from phase II of the Chilkat Vistas Subdivision, as well as potential future development. It demonstrates that there is excess capacity in the existing 18-inch CPP culvert on the southern side of Hooter Lane. Our analysis also shows that the drainage along the southern portion of Hooter Lane will see a reduction in water from the existing conditions due to a redirection of upland flows into the new 36-inch pipe on the opposite side of the street. Similarly, the existing ditch that leaves the project area at the southern portion of tract-A3 will see a net reduction in water due to the elimination of a stormdrain outfall from Hillcrest Ave in the ditch above Tract-A3.

Respectfully,



Lucas Chambers, P.E.
 Principal Engineer – proHNS LLC Juneau
 License #CE-106593



Appendices:

A – Catchment Areas & Flow Paths

B – SSA Calculations

C – HY-8 Calculations

D – Rainfall Intensity

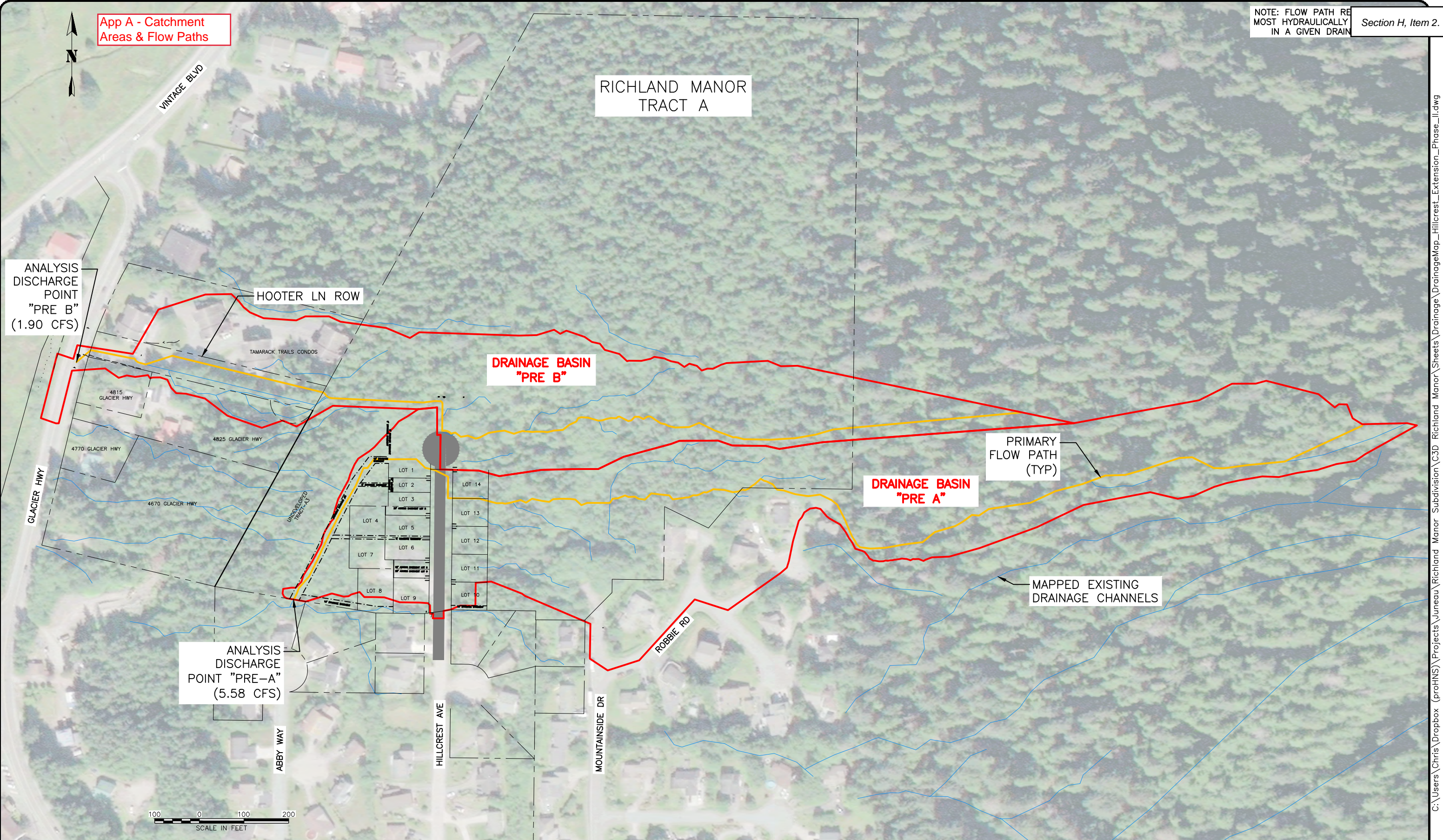
E – Soil Data

F – SCS Hydrograph

G – Prior Drainage Reports "Richland Manor Subdivision – Drainage Report dated 10/31/19, Hooter Lane Phase I ROW Improvements – Drainage Report dated 1/23/20

App A - Catchment Areas & Flow Paths

NOTE: FLOW PATH RE MOST HYDRAULICALLY IN A GIVEN DRAIN Section H, Item 2.



RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY

proHNS LLC
 CERTIFICATE OF AUTHORIZATION #100662
 1945 ALEX HOLDEN WAY #101
 JUNEAU, AK 99801
 solutions@proHNS.com
 www.proHNS.com

DRAWN BY: C. BYDLON
 DESIGNED BY: L. CHAMBERS
 CHECKED BY: L. CHAMBERS

HILLCREST EXTENSION SUBDIVISION
 WILLIAM & MICHAEL HUMEANN

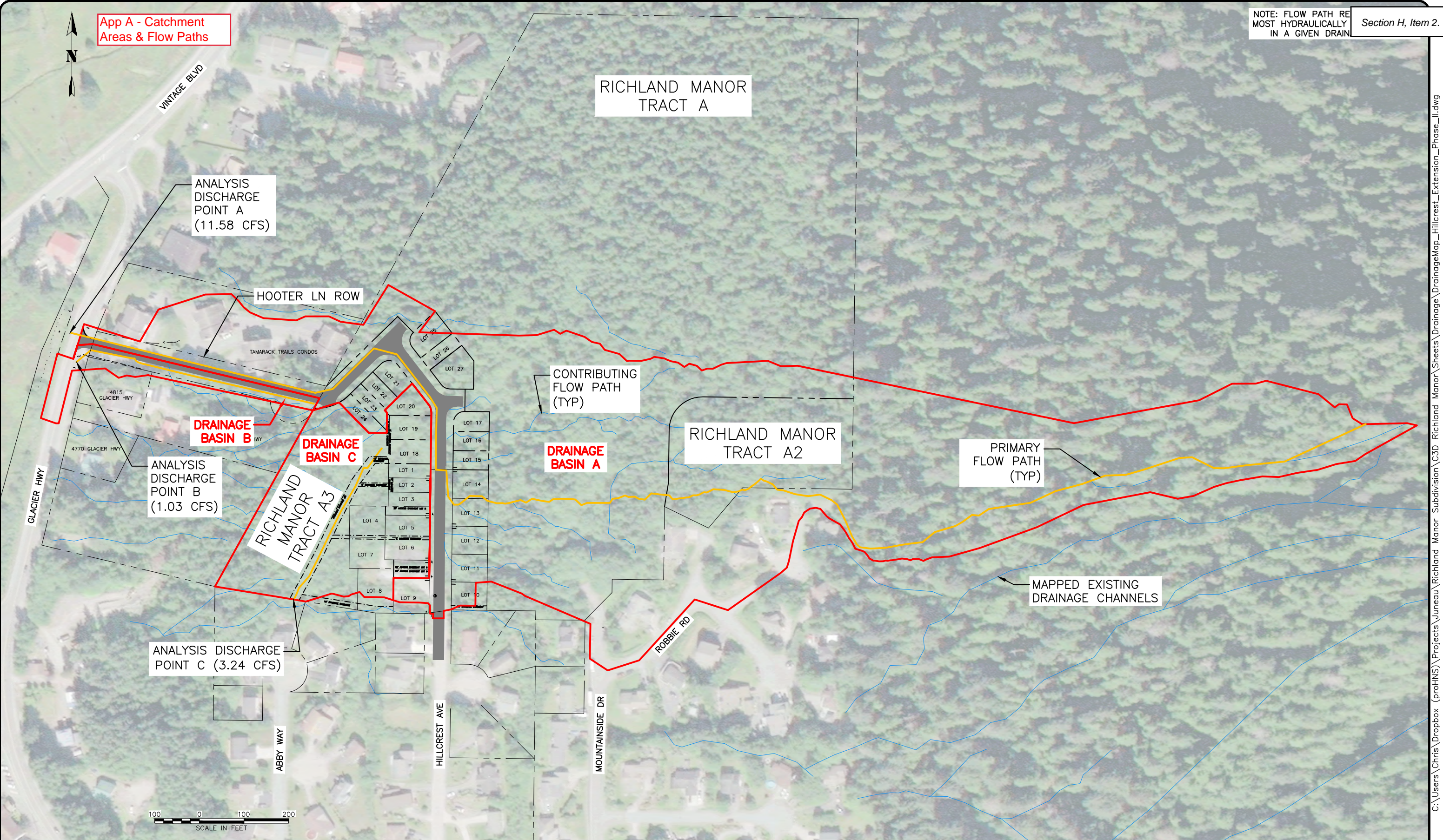
PREDEVELOPED DRAINAGE BASIN CATCHMENT AREAS

SHEET NUMBER	
1	OF
2	101


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App A - Catchment Areas & Flow Paths

NOTE: FLOW PATH RE MOST HYDRAULICALLY IN A GIVEN DRAIN Section H, Item 2.



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JUNEAU, AK 99801
solutions@proHNS.com
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CERTIFICATE OF AUTHORIZATION #100662

DRAWN BY: C. BYDLON
DESIGNED BY: L. CHAMBERS
CHECKED BY: L. CHAMBERS

HILLCREST EXTENSION SUBDIVISION
WILLIAM & MICHAEL HUMEANN

DEVELOPED DRAINAGE BASIN CATCHMENT AREAS

SHEET NUMBER	2
OF	2

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16, 2022

Element ID	From (Inlet) Node	To (Outlet) Node	Length	Inlet Invert Elevation	Inlet Invert Offset	Outlet Invert Elevation	Outlet Invert Offset	Total Drop	Average Slope (%)	Pipe Shape	Pipe Diameter or Height (inches)	Pipe Width	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow (cfs)	Peak Flow (cfs)	Max Flow Velocity (ft/sec)	Travel Time (min)	Design Flow Capacity (cfs)	Max Flow / Design Flow Ratio	Max Flow Depth / Total Depth Ratio	Total Time (min)	Max Flow Surcharged Depth (ft)	Reported Condition
P-1	S-1	END_OF_P-1	76.08	24.40	0.00	24.02	0.00	0.38	0.5000	CIRCULAR	36.000	36.00	0.0120	0.5000	0.5000	0.0000	0.00	11.58	5.84	0.22	51.07	0.23	0.32	0.00	0.97	Calculated
P-2	S-2	S-1	50.06	27.80	0.00	24.50	0.10	3.30	6.5900	CIRCULAR	30.000	30.00	0.0120	0.5000	0.5000	0.0000	0.00	11.60	14.96	0.06	114.09	0.10	0.22	0.00	0.54	Calculated
P-3	S-3	S-2	68.52	36.80	0.00	27.90	0.10	8.90	12.9900	CIRCULAR	30.000	30.00	0.0120	0.5000	0.5000	0.0000	0.00	11.60	19.00	0.06	160.14	0.07	0.18	0.00	0.45	Calculated
P-5	S-4	S-3	119.66	49.70	0.00	36.90	0.10	12.80	10.7000	CIRCULAR	30.000	30.00	0.0120	0.5000	0.5000	0.0000	0.00	11.61	17.78	0.11	145.33	0.08	0.19	0.00	0.48	Calculated
P-7	S-5	S-4	165.23	69.70	0.00	49.80	0.10	19.90	12.0400	CIRCULAR	30.000	30.00	0.0120	0.5000	0.5000	0.0000	0.00	10.12	17.67	0.16	154.21	0.07	0.17	0.00	0.44	Calculated
P-8	S-6	S-5	136.84	85.80	0.00	69.80	0.10	16.00	11.6900	CIRCULAR	30.000	30.00	0.0120	0.5000	0.5000	0.0000	0.00	9.96	17.40	0.13	151.94	0.07	0.17	0.00	0.43	Calculated
P-9	S-7	S-6	35.09	86.10	0.00	85.90	0.10	0.20	0.5700	CIRCULAR	18.000	18.00	0.0120	0.5000	0.5000	0.0000	0.00	0.47	2.61	0.22	8.59	0.06	0.16	0.00	0.24	Calculated
P-10	S-8	S-7	30.23	87.20	0.00	86.20	0.10	1.00	3.3100	CIRCULAR	18.000	18.00	0.0120	0.5000	0.5000	0.0000	0.00	0.47	4.69	0.11	20.70	0.02	0.11	0.00	0.16	Calculated
P-11	S-9	S-8	32.20	92.60	0.00	87.30	0.10	5.30	16.4600	CIRCULAR	18.000	18.00	0.0120	0.5000	0.5000	0.0000	0.00	0.47	8.42	0.06	46.17	0.01	0.07	0.00	0.11	Calculated
P-12	S-10	S-9	37.49	96.80	0.00	92.70	0.10	4.10	10.9400	CIRCULAR	18.000	18.00	0.0120	0.5000	0.5000	0.0000	0.00	0.47	7.34	0.09	37.63	0.01	0.08	0.00	0.12	Calculated
P-13	S-11	S-10	22.24	99.50	0.00	96.90	0.10	2.60	11.6900	CIRCULAR	18.000	18.00	0.0120	0.5000	0.5000	0.0000	0.00	0.47	7.50	0.05	38.91	0.01	0.08	0.00	0.12	Calculated
P-14	S-12	S-6	129.11	97.90	0.00	85.90	0.10	12.00	9.2900	CIRCULAR	30.000	30.00	0.0120	0.5000	0.5000	0.0000	0.00	9.64	16.00	0.13	135.47	0.07	0.18	0.00	0.45	Calculated
P-15	SED-TRAP-INLET_1	S-12	100.78	106.40	0.00	98.00	0.10	8.40	8.3400	CIRCULAR	24.000	24.00	0.0120	0.5000	0.5000	0.0000	0.00	0.36	5.80	0.29	70.76	0.01	0.05	0.00	0.10	Calculated
P-16	S-13	S-12	66.08	101.00	0.00	98.00	0.10	3.00	4.5400	CIRCULAR	24.000	24.00	0.0120	0.5000	0.5000	0.0000	0.00	9.44	12.58	0.09	52.22	0.18	0.29	0.00	0.58	Calculated
P-17	S-14	S-13	32.98	104.10	0.00	103.00	2.00	1.10	3.3400	CIRCULAR	18.000	18.00	0.0120	0.5000	0.5000	0.0000	0.00	0.57	5.12	0.11	20.78	0.03	0.11	0.00	0.17	Calculated
P-18	S-15	S-14	29.31	104.40	0.00	104.20	0.10	0.20	0.6800	CIRCULAR	18.000	18.00	0.0120	0.5000	0.5000	0.0000	0.00	0.57	2.93	0.17	9.40	0.06	0.17	0.00	0.25	Calculated
P-19	S-16	S-15	33.76	104.90	0.00	104.50	0.10	0.40	1.1800	CIRCULAR	18.000	18.00	0.0120	0.5000	0.5000	0.0000	0.00	0.57	3.57	0.16	12.39	0.05	0.15	0.00	0.22	Calculated
P-20	S-17	S-16	50.97	105.90	0.00	105.00	0.10	0.90	1.7700	CIRCULAR	18.000	18.00	0.0120	0.5000	0.5000	0.0000	0.00	0.57	4.09	0.21	15.12	0.04	0.13	0.00	0.20	Calculated
P-21	S-18	S-13	143.72	101.90	0.00	101.10	0.10	0.80	0.5600	CIRCULAR	24.000	24.00	0.0120	0.5000	0.5000	0.0000	0.00	9.03	5.80	0.41	18.28	0.49	0.50	0.00	0.99	Calculated
P-22	S-EX-1	S-18	126.08	106.00	0.00	105.00	3.10	1.00	0.7900	CIRCULAR	18.000	18.00	0.0120	0.5000	0.5000	0.0000	0.00	5.87	5.94	0.35	10.13	0.58	0.55	0.00	0.82	Calculated
P-23	S-19	S-18	43.47	102.50	0.00	102.00	0.10	0.50	1.1500	CIRCULAR	24.000	24.00	0.0120	0.5000	0.5000	0.0000	0.00	3.12	5.61	0.13	26.28	0.12	0.23	0.00	0.47	Calculated
P-24	SEDIMENT-TRAP_2	S-19	31.54	108.00	-0.20	102.50	0.00	5.50	17.4400	CIRCULAR	18.000	18.00	0.0150	0.5000	0.5000	0.0000	0.00	0.16	5.31	0.10	38.70	0.00	0.05	0.00	0.07	Calculated
P-25	S-20	S-19	40.45	106.00	0.00	105.50	3.00	0.50	1.2400	CIRCULAR	18.000	18.00	0.0120	0.5000	0.5000	0.0000	0.00	3.04	5.88	0.11	12.65	0.24	0.33	0.00	0.50	Calculated
P-26	S-21	S-20	42.85	106.40	0.00	106.10	0.10	0.30	0.7000	CIRCULAR	18.000	18.00	0.0120	0.5000	0.5000	0.0000	0.00	3.04	4.79	0.15	9.52	0.32	0.39	0.00	0.58	Calculated
P-27	S-22	S-21	38.35	106.90	0.00	106.50	0.10	0.40	1.0400	CIRCULAR	18.000	18.00	0.0120	0.5000	0.5000	0.0000	0.00	3.04	5.54	0.12	11.62	0.26	0.35	0.00	0.52	Calculated
P-EX-1	P-EX-1_INLET	END_OF_P-EX-1	34.92	27.50	0.00	27.10	0.00	0.40	1.1500	CIRCULAR	18.000	18.00	0.0120	0.5000	0.5000	0.0000	0.00	1.03	4.20	0.14	12.18	0.08	0.20	0.00	0.30	Calculated

SN	Element ID	X Coordinate	Y Coordinate	Description	Invert Elevation	Boundary Type	Flap Gate	Fixed Water Elevation	Peak Inflow	Peak Lateral Inflow	Maximum HGL Depth Attained	Maximum HGL Elevation Attained
					(ft)			(ft)	(cfs)	(cfs)	(ft)	(ft)
1	END_OF_P-1	2526888.51	2379837.82		24.02	FREE	NO		11.58	0.00	0.97	24.99
2	END_OF_P-EX-1	2526933.45	2379754.07		27.10	FREE	NO		1.03	0.00	0.30	27.40
3	SWALE_NEAR_TRACT_A3	2527489.84	2379116.91		0.00	FREE	NO		3.24	3.24	0.00	0.00

Element ID	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Ground/Rim (Max) Offset (ft)	Initial Water Elevation (ft)	Initial Water Depth (ft)	Surcharge Elevation (ft)	Surcharge Depth (ft)	Ponded Area (ft ²)	Minimum Pipe Cover (inches)	Peak Inflow (cfs)	Peak Lateral Inflow (cfs)	Peak Maximum Surcharge Depth Attained (ft)	Minimum Freeboard Attained (ft)	Total Flooded Volume (ac-inches)	Total Time Flooded (minutes)
S-1	24.40	29.03	4.63	24.40	0.00	29.03	0.00	0.00	19.59	11.60	0.00	0.00	3.66	0.00	0.00
S-2	27.80	32.26	4.46	27.80	0.00	32.26	0.00	0.00	22.28	11.60	0.00	0.00	3.90	0.00	0.00
S-3	36.80	40.47	3.67	36.80	0.00	40.47	0.00	0.00	12.84	11.61	0.00	0.00	3.09	0.00	0.00
S-4	49.70	54.83	5.13	49.70	0.00	54.83	0.00	0.00	30.36	11.60	1.68	0.00	4.60	0.00	0.00
S-5	69.70	74.66	4.96	69.70	0.00	74.66	0.00	0.00	28.31	10.12	0.29	0.00	4.43	0.00	0.00
S-6	85.80	90.62	4.82	85.80	0.00	90.62	0.00	0.00	26.63	9.96	0.00	0.00	4.27	0.00	0.00
S-7	86.10	90.61	4.51	86.10	0.00	90.61	0.00	0.00	34.91	0.47	0.00	0.00	4.25	0.00	0.00
S-8	87.20	93.06	5.86	87.20	0.00	93.06	0.00	0.00	51.15	0.47	0.00	0.00	5.66	0.00	0.00
S-9	92.60	96.93	4.33	92.60	0.00	96.93	0.00	0.00	32.72	0.47	0.00	0.00	4.11	0.00	0.00
S-10	96.80	101.43	4.63	96.80	0.00	101.43	0.00	0.00	36.32	0.47	0.00	0.00	4.41	0.00	0.00
S-11	99.50	103.00	3.50	99.50	0.00	103.00	0.00	0.00	24.00	0.47	0.47	0.00	3.38	0.00	0.00
S-12	97.90	105.21	7.31	97.90	0.00	105.21	0.00	0.00	57.76	9.64	0.00	0.00	6.64	0.00	0.00
S-13	101.00	108.20	7.20	101.00	0.00	108.20	0.00	0.00	44.38	9.44	0.00	0.00	5.03	0.00	0.00
S-14	104.10	107.68	3.58	104.10	0.00	107.68	0.00	0.00	23.74	0.57	0.00	0.00	3.23	0.00	0.00
S-15	104.40	108.02	3.62	104.40	0.00	108.02	0.00	0.00	24.22	0.57	0.00	0.00	3.30	0.00	0.00
S-16	104.90	108.52	3.62	104.90	0.00	108.52	0.00	0.00	24.20	0.57	0.00	0.00	3.32	0.00	0.00
S-17	105.90	109.43	3.53	105.90	0.00	109.43	0.00	0.00	24.42	0.57	0.57	0.00	3.34	0.00	0.00
S-18	101.90	110.56	8.66	101.90	0.00	110.56	0.00	0.00	48.67	9.03	0.08	0.00	4.74	0.00	0.00
S-19	102.50	109.91	7.41	102.50	0.00	109.91	0.00	0.00	34.87	3.12	0.00	0.00	3.91	0.00	0.00
S-20	106.00	109.67	3.67	106.00	0.00	109.67	0.00	0.00	24.80	3.04	0.00	0.00	2.98	0.00	0.00
S-21	106.40	110.01	3.61	106.40	0.00	110.01	0.00	0.00	24.13	3.04	0.00	0.00	2.99	0.00	0.00
S-22	106.90	110.47	3.57	106.90	0.00	110.47	0.00	0.00	24.87	3.04	3.04	0.00	3.05	0.00	0.00
S-EX-1	106.00	108.47	2.47	106.00	0.00	108.47	0.00	0.00	11.60	5.88	5.88	0.00	1.65	0.00	0.00
P-EX-1_INLET	27.50	27.50	0.00	0.00	-27.50	6.00	-21.50	0.00	0.00	1.03	1.03	0.00	1.20	0.00	0.00
SEDIMENT-TRAP_2	108.20	108.20	0.00	0.00	-108.20	6.00	-102.20	0.00	0.00	0.16	0.16	0.00	1.43	0.00	0.00
SED-TRAP-INLET_1	106.40	106.40	0.00	0.00	-106.40	6.00	-100.40	0.00	0.00	0.36	0.36	0.00	1.90	0.00	0.00

SN	Element Description ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1	MOUNTAINSIDE_RAIN	Time Series	TS-01	Cumulative	inches	Alaska	Juneau (B)	25	4.82	SCS Type IA 24-hr

SN	Element Description ID	Area (acres)	Drainage Node ID	Weighted Curve Number	Rain Gage ID	Peak Rate Factor	Total Precipitation (inches)	Total Runoff (inches)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
3	GRAVEL_A-1	0.07	SED-TRAP-INLET_1	91.00	MOUNTAINSIDE_RAIN	484	4.82	3.81	0.07	0 00:05:00
4	GRAVEL_A-2	0.16	SEDIMENT-TRAP_2	91.00	MOUNTAINSIDE_RAIN	484	4.82	3.81	0.16	0 00:05:00
5	LOTS_10-14	0.65	S-EX-1	92.00	MOUNTAINSIDE_RAIN	484	4.82	3.91	0.67	0 00:06:55
6	LOTS_15-17	0.27	S-22	92.00	MOUNTAINSIDE_RAIN	484	4.82	3.91	0.28	0 00:06:06
8	LOTS_22-25	0.33	S-11	92.00	MOUNTAINSIDE_RAIN	484	4.82	3.91	0.34	0 00:11:31
9	Lots_25-27	0.34	S-17	92.00	MOUNTAINSIDE_RAIN	484	4.82	3.91	0.35	0 00:05:00
10	ROAD_A-1	0.25	S-5	98.00	MOUNTAINSIDE_RAIN	484	4.82	4.58	0.29	0 00:05:00
11	ROAD_A-2	0.10	SED-TRAP-INLET_1	98.00	MOUNTAINSIDE_RAIN	484	4.82	4.58	0.12	0 00:05:00
12	ROAD_A-3	0.12	S-11	98.00	MOUNTAINSIDE_RAIN	484	4.82	4.58	0.14	0 00:05:00
13	ROAD_A-4	0.07	S-17	98.00	MOUNTAINSIDE_RAIN	484	4.82	4.58	0.08	0 00:05:00
14	ROAD_A-5	0.07	S-18	98.00	MOUNTAINSIDE_RAIN	484	4.82	4.58	0.08	0 00:05:00
15	ROAD_A-6	0.07	S-22	98.00	MOUNTAINSIDE_RAIN	484	4.82	4.58	0.08	0 00:05:00
16	ROAD_A-7	0.21	S-EX-1	98.00	MOUNTAINSIDE_RAIN	484	4.82	4.58	0.24	0 00:05:00
17	ROAD_A-8	0.12	S-22	98.00	MOUNTAINSIDE_RAIN	484	4.82	4.58	0.14	0 00:05:00
19	TAMARACK_TRAIL_APARTMENTS	1.54	S-4	95.00	MOUNTAINSIDE_RAIN	484	4.82	4.24	1.68	0 00:09:54
21	UPLANDS_A-1	10.90	S-EX-1	77.00	MOUNTAINSIDE_RAIN	484	4.82	2.47	5.36	0 00:32:45
22	UPLANDS_A-2	5.86	S-22	77.00	MOUNTAINSIDE_RAIN	484	4.82	2.47	2.79	0 00:36:34
23	UPLANDS_A-3	0.34	S-17	77.00	MOUNTAINSIDE_RAIN	484	4.82	2.47	0.17	0 00:27:44
24	UPLANDS_A-4	0.25	SED-TRAP-INLET_1	80.00	MOUNTAINSIDE_RAIN	484	4.82	2.74	0.17	0 00:05:00
18	ROAD_B-1	0.34	P-EX-1_INLET	98.00	MOUNTAINSIDE_RAIN	484	4.82	4.58	0.39	0 00:05:00
1	ADJACENT_RESIDENTIAL_B-1	0.63	P-EX-1_INLET	92.00	MOUNTAINSIDE_RAIN	484	4.82	3.91	0.64	0 00:05:00
20	TRACT_A3	1.18	SWALE_NEAR_TRACT_A3	95.00	MOUNTAINSIDE_RAIN	484	4.82	4.24	1.29	0 00:07:50
7	LOTS_1-9_18-20	1.35	SWALE_NEAR_TRACT_A3	92.00	MOUNTAINSIDE_RAIN	484	4.82	3.91	1.38	0 00:06:43
2	GRASS/DRAINAGE_EASEMENT	0.86	SWALE_NEAR_TRACT_A3	80.00	MOUNTAINSIDE_RAIN	484	4.82	2.74	0.57	0 00:08:15

HY-8 Analysis Results

Crossing Summary Table

Culvert Crossing: 36-INCH CMP (PROPOSED)

Calculated Flow During 25-Year Storm Event

Headwater Elevation (ft)	Total Discharge (cfs)	P-1 Discharge (cfs)	Roadway Discharge (cfs)	Iterations
24.89	1.00	1.00	0.00	1
25.63	5.90	5.90	0.00	1
26.17	11.58	11.58	0.00	1
26.50	15.70	15.70	0.00	1
26.86	20.60	20.60	0.00	1
27.20	25.50	25.50	0.00	1
27.54	30.40	30.40	0.00	1
27.89	35.30	35.30	0.00	1
28.29	40.20	40.20	0.00	1
28.86	45.10	45.10	0.00	1
29.29	50.00	48.73	1.25	8
29.17	47.75	47.75	0.00	Overtopping

Discharge Needed to Overtop Top P-1

HY-8 Analysis Results

Crossing Summary Table

Culvert Crossing: P-EX-1

Calculated Flow During 25-Year Storm Event

Headwater Elevation (ft)	Total Discharge (cfs)	P-EX-1 Discharge (cfs)	Roadway Discharge (cfs)	Iterations
28.11	1.03	1.03	0.00	1
28.67	3.40	3.40	0.00	1
29.12	5.80	5.80	0.00	1
29.72	8.20	8.20	0.00	1
30.07	10.60	9.06	1.51	13
30.12	13.00	9.19	3.78	5
30.17	15.40	9.28	6.06	4
30.21	17.80	9.37	8.39	4
30.24	20.20	9.46	10.67	3
30.28	22.60	9.53	13.01	3
30.31	25.00	9.63	15.37	3
30.00	8.89	8.89	0.00	Overtopping

Discharge Needed to Overtop Top P-EX-1

App D - Rainfall Intensity



NOAA Atlas 14, Volume 7, Version 2
 Location name: Juneau, Alaska, USA*
 Latitude: 58.3454°, Longitude: -134.4896°
 Elevation: 120.33 ft**
 * source: ESRI Maps
 ** source: USGS



Section H, Item 2.

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Douglas Kane, Sarah Dietz, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Svetlana Stuefer, Amy Tidwell, Carl Trypaluk, Dale Unruh, Michael Yekta, Erica Betts, Geoffrey Bonnin, Sarah Heim, Lillian Hiner, Elizabeth Lilly, Jayashree Narayanan, Fenglin Yan, Tan Zhao

NOAA, National Weather Service, Silver Spring, Maryland
 and
 University of Alaska Fairbanks, Water and Environmental Research Center

[PF tabular](#) | [PF graphical](#) | [Maps & aerials](#)

PF tabular

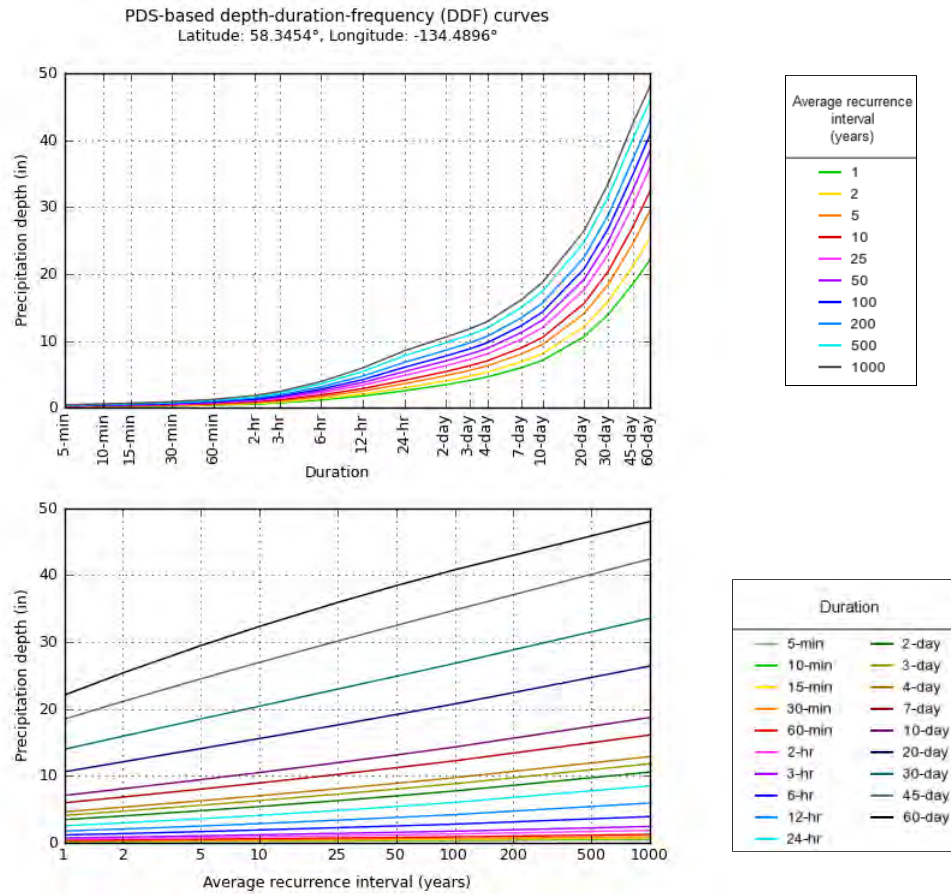
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.131 (0.106-0.166)	0.153 (0.122-0.197)	0.187 (0.146-0.246)	0.215 (0.165-0.287)	0.253 (0.189-0.346)	0.282 (0.207-0.393)	0.312 (0.225-0.442)	0.350 (0.248-0.505)	0.400 (0.277-0.590)	0.438 (0.299-0.657)
10-min	0.176 (0.142-0.223)	0.206 (0.164-0.265)	0.251 (0.195-0.330)	0.288 (0.220-0.385)	0.339 (0.253-0.464)	0.379 (0.278-0.528)	0.418 (0.302-0.592)	0.470 (0.333-0.678)	0.537 (0.372-0.792)	0.588 (0.401-0.882)
15-min	0.206 (0.166-0.261)	0.241 (0.192-0.310)	0.293 (0.228-0.385)	0.337 (0.258-0.450)	0.397 (0.297-0.543)	0.443 (0.325-0.617)	0.490 (0.353-0.694)	0.549 (0.389-0.791)	0.629 (0.436-0.927)	0.689 (0.470-1.03)
30-min	0.273 (0.220-0.346)	0.320 (0.255-0.411)	0.389 (0.303-0.511)	0.447 (0.342-0.597)	0.527 (0.394-0.721)	0.588 (0.432-0.819)	0.650 (0.469-0.921)	0.729 (0.517-1.05)	0.834 (0.578-1.23)	0.914 (0.623-1.37)
60-min	0.374 (0.302-0.474)	0.438 (0.349-0.563)	0.533 (0.415-0.700)	0.613 (0.469-0.819)	0.722 (0.539-0.988)	0.806 (0.592-1.12)	0.890 (0.642-1.26)	0.999 (0.708-1.44)	1.14 (0.792-1.69)	1.25 (0.853-1.88)
2-hr	0.552 (0.445-0.700)	0.647 (0.515-0.832)	0.789 (0.614-1.04)	0.906 (0.693-1.21)	1.07 (0.798-1.46)	1.19 (0.875-1.66)	1.32 (0.949-1.86)	1.48 (1.05-2.13)	1.69 (1.17-2.49)	1.85 (1.26-2.77)
3-hr	0.729 (0.588-0.925)	0.854 (0.680-1.10)	1.04 (0.811-1.37)	1.20 (0.915-1.60)	1.41 (1.05-1.93)	1.57 (1.15-2.19)	1.73 (1.25-2.46)	1.95 (1.38-2.81)	2.23 (1.54-3.29)	2.44 (1.66-3.66)
6-hr	1.17 (0.944-1.48)	1.37 (1.09-1.76)	1.67 (1.30-2.19)	1.92 (1.47-2.56)	2.26 (1.69-3.09)	2.52 (1.85-3.51)	2.78 (2.01-3.94)	3.13 (2.22-4.51)	3.58 (2.48-5.27)	3.92 (2.67-5.88)
12-hr	1.76 (1.42-2.23)	2.06 (1.64-2.65)	2.50 (1.95-3.29)	2.87 (2.19-3.83)	3.38 (2.53-4.62)	3.79 (2.78-5.27)	4.21 (3.04-5.96)	4.73 (3.35-6.82)	5.42 (3.76-7.99)	5.94 (4.05-8.91)
24-hr	2.54 (2.30-2.84)	2.97 (2.65-3.37)	3.59 (3.14-4.16)	4.10 (3.52-4.83)	4.82 (4.05-5.81)	5.41 (4.46-6.64)	6.04 (4.90-7.54)	6.78 (5.41-8.61)	7.76 (6.05-10.1)	8.51 (6.52-11.2)
2-day	3.45 (3.12-3.87)	4.01 (3.58-4.55)	4.79 (4.19-5.55)	5.42 (4.65-6.38)	6.29 (5.28-7.59)	7.00 (5.77-8.59)	7.74 (6.28-9.66)	8.59 (6.85-10.9)	9.72 (7.57-12.6)	10.6 (8.10-13.9)
3-day	4.10 (3.70-4.58)	4.73 (4.22-5.36)	5.61 (4.90-6.49)	6.30 (5.41-7.42)	7.26 (6.09-8.75)	8.03 (6.62-9.85)	8.82 (7.15-11.0)	9.72 (7.75-12.3)	10.9 (8.51-14.2)	11.8 (9.06-15.6)
4-day	4.63 (4.18-5.18)	5.32 (4.75-6.04)	6.28 (5.49-7.27)	7.03 (6.04-8.28)	8.07 (6.77-9.72)	8.88 (7.33-10.9)	9.73 (7.89-12.1)	10.7 (8.51-13.6)	11.9 (9.30-15.5)	12.9 (9.87-17.0)
7-day	5.98 (5.40-6.69)	6.84 (6.10-7.75)	8.02 (7.00-9.28)	8.94 (7.68-10.5)	10.2 (8.57-12.3)	11.2 (9.25-13.8)	12.3 (9.93-15.3)	13.4 (10.7-17.0)	15.0 (11.7-19.4)	16.1 (12.4-21.3)
10-day	7.07 (6.39-7.92)	8.07 (7.20-9.15)	9.44 (8.24-10.9)	10.5 (9.02-12.4)	12.0 (10.0-14.4)	13.1 (10.8-16.1)	14.3 (11.6-17.8)	15.6 (12.5-19.8)	17.4 (13.6-22.6)	18.7 (14.4-24.7)
20-day	10.6 (9.59-11.9)	12.1 (10.8-13.7)	14.1 (12.3-16.3)	15.6 (13.4-18.3)	17.6 (14.8-21.2)	19.2 (15.8-23.5)	20.7 (16.8-25.9)	22.4 (17.9-28.5)	24.7 (19.3-32.1)	26.4 (20.2-34.8)
30-day	14.0 (12.6-15.6)	15.9 (14.2-18.1)	18.5 (16.2-21.4)	20.4 (17.5-24.0)	22.9 (19.3-27.7)	24.9 (20.5-30.5)	26.8 (21.7-33.4)	28.8 (23.0-36.6)	31.5 (24.6-40.9)	33.5 (25.7-44.2)
45-day	18.5 (16.7-20.7)	21.1 (18.8-23.9)	24.5 (21.4-28.4)	27.0 (23.2-31.8)	30.1 (25.3-36.3)	32.5 (26.8-39.8)	34.8 (28.2-43.4)	37.1 (29.5-47.1)	40.1 (31.3-52.0)	42.4 (32.5-55.9)
60-day	22.1 (19.9-24.7)	25.4 (22.6-28.8)	29.5 (25.7-34.1)	32.3 (27.8-38.1)	35.9 (30.1-43.3)	38.4 (31.7-47.1)	40.8 (33.1-50.9)	43.0 (34.2-54.5)	45.8 (35.7-59.5)	48.0 (36.8-63.4)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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PF graphical

App D - Rainfall Intensity



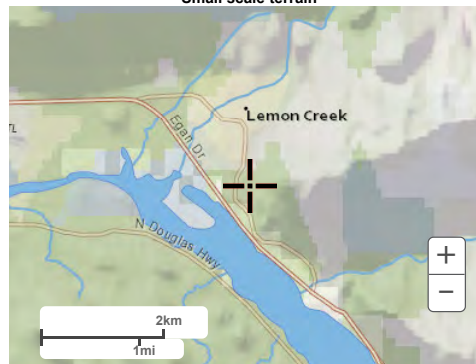
NOAA Atlas 14, Volume 7, Version 2

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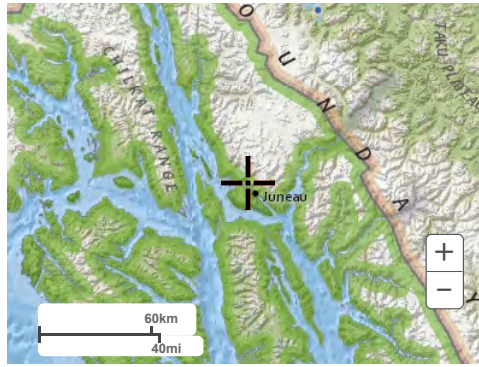
Maps & aerials

Small scale terrain

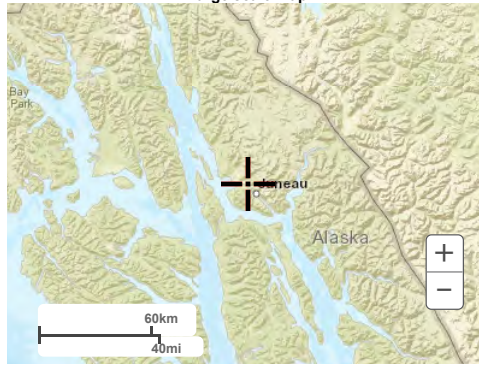


Large scale terrain

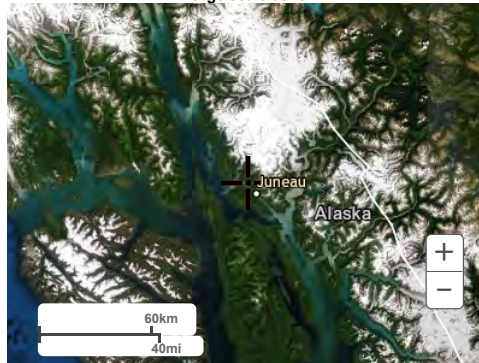
App D - Rainfall Intensity



Large scale map



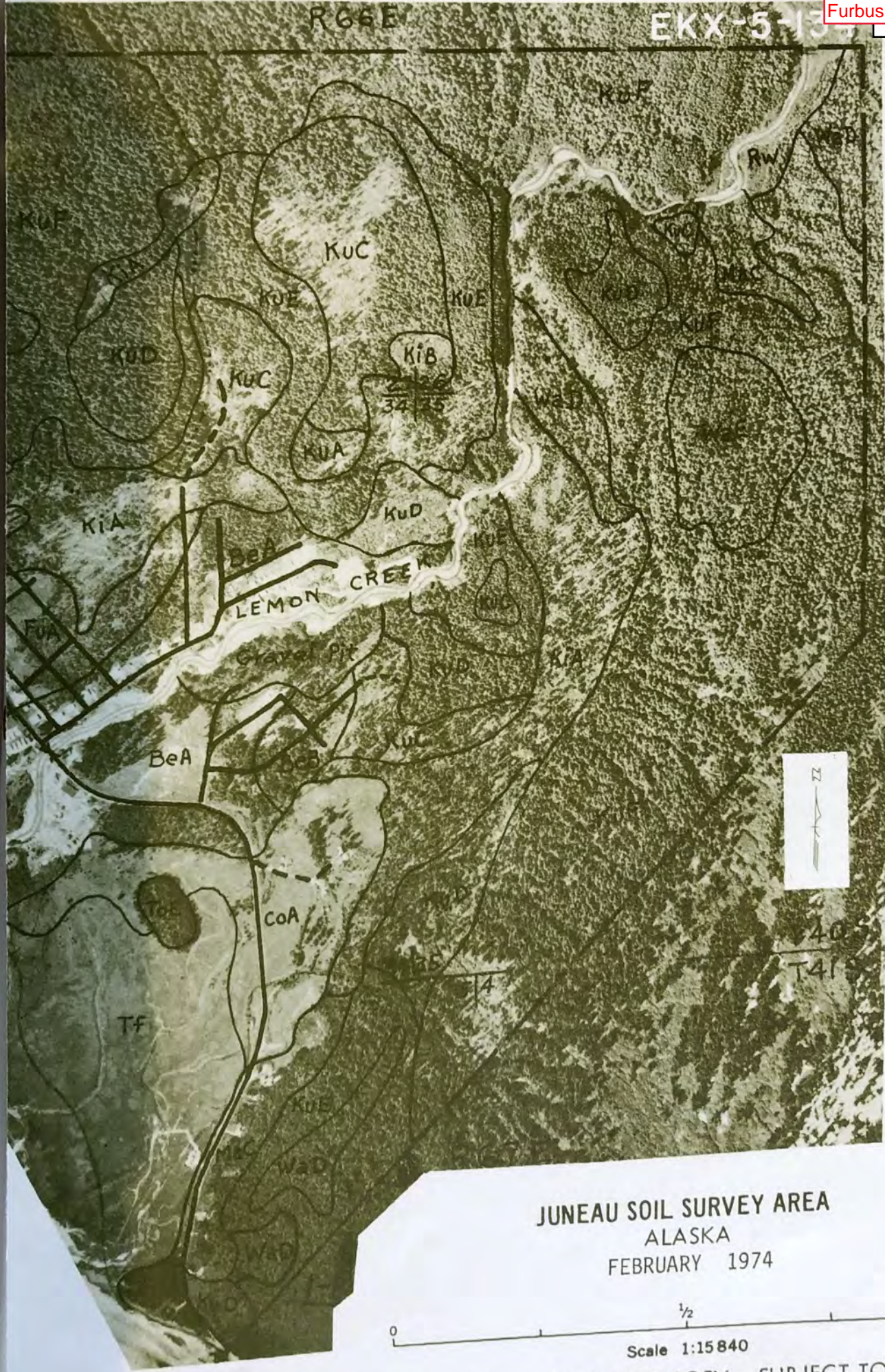
Large scale aerial



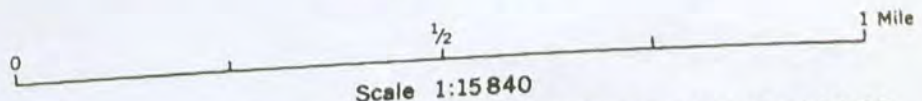
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JUNEAU SOIL SURVEY AREA
ALASKA
FEBRUARY 1974



Scale 1:15840

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SHEET 8 of 14

0i2 18-60" Yellowish brown (10YR 5/6) peat, yellow (10YR 7/6) pressed; about 80 percent fiber, 50 percent after rubbing; largely sphagnum moss fibers; extremely acid.

The peat materials are more than 5 feet thick. They may be underlain by till, bedrock, or alluvial sediments. The water table is usually near the surface.

Mapping Units:

- (KoA) - Kogish peat, 0 to 3 percent slopes
- (KoB) - Kogish peat, 3 to 7 percent slopes
- (KoC) - Kogish peat, 7 to 12 percent slopes
- (KoD) - Kogish peat, 12 to 20 percent slopes

The Kogish soils in these mapping units are similar except for gradient. In places, small ponds and patches of Kina and Fu soils are included in the mapped areas.

Kupreanof Series

The Kupreanof series consists of well drained soils on moraines. These soils are formed in very gravelly loamy till. Beneath a layer of forest litter, they have a thin light brownish gray layer, fairly thick layers with dark reddish brown to dark grayish brown colors, and an olive gray substratum. They support a forest dominated by Sitka spruce and western hemlock.

Representative profile of Kupreanof gravelly silt loam; NW $\frac{1}{4}$, NW $\frac{1}{4}$, Sec. 11, T39S, R64E, Copper River Meridian.

- 01 7-2" Black (10YR 2/1) partially decomposed forest litter; many roots; abrupt smooth boundary.
- 02 2-0" Black (5YR 2/1) muck; many roots; extremely acid; abrupt smooth boundary.
- A2 0-1 $\frac{1}{2}$ " Light brownish gray (10YR 6/2) gravelly silt loam; massive; very friable; smeary; many fine roots; extremely acid; abrupt irregular boundary.

- B21 1½-4" Dark reddish brown (5YR 2/2) gravelly silt loam; weak fine granular structure; very friable; smeary; few roots; extremely acid; abrupt wavy boundary.
- B22 4-9" Dark reddish brown (5YR 3/4) gravelly silt loam; weak fine subangular blocky structure; very friable; smeary; extremely acid; gradual boundary.
- B23 9-18" Dark brown (7.5YR 4/4) gravelly silt loam; weak fine sub-angular blocky structure; very friable; smeary; few roots; very strongly acid; clear wavy boundary.
- B3 18-24" Dark grayish brown (2.5Y 4/2) very gravelly sandy loam; few patches of dark brown (7.5YR 3/3); massive; friable; strongly acid; clear wavy boundary.
- C1 24-60" Olive gray (5Y 4/2) very gravelly sandy loam; massive; friable; strongly acid.

The texture of the mineral surface layer ranges from gravelly silt loam to very gravelly sandy loam. The substratum ranges in texture from very gravelly loam to very gravelly sandy loam. Coarse fragments make up 40 to 60 percent of its volume. Large stones and boulders are common.

Mapping Units:

- (KuA) - Kupreanof gravelly silt loam, 0 to 3 percent slopes
- (KuB) - Kupreanof gravelly silt loam, 3 to 7 percent slopes
- (KuC) - Kupreanof gravelly silt loam, 7 to 12 percent slopes
- (KuD) - Kupreanof gravelly silt loam, 12 to 20 percent slopes

The Kupreanof soils in each of these mapping units are similar except for gradient. The mapped areas include small spots of Wadleigh, Maybeso, and Karta soils. There are also a few patches of Tolstoi soils.

- (KuE) - Kupreanof gravelly silt loam, 20 to 35 percent slopes
- (KuF) - Kupreanof gravelly silt loam, 35 to 75 percent slopes

Mapped, but not consistent with soils encountered on-site during phase I

These soils occur on moderately steep and steep uplands. In addition to small spots of Tolstoi and Karta soils, the mapped areas include a few nearly level to moderately sloping Kupreanof soils on narrow benches and rounded ridgetops.

Mapped and consistent with soils encountered on-site during phase I

In the Tolstoi soils, depth to bedrock ranges from 5 to 20 inches. The texture of the soil materials ranges from stony silt loam to very stony sandy loam.

In the McGilverly soils, the forest litter ranges from 6 to 20 inches in thickness. In places, 1 to 4 inches of loamy material occurs between the litter and the underlying bedrock.

Mapping Units:

- (ToC) & (ToD) - Tolstoi-McGilvery complex, 12 to 20 percent slopes
 (ToE) - Tolstoi-McGilvery complex, 20 to 35 percent slopes
 (ToF) - Tolstoi-McGilvery complex, 35 to 75 percent slopes

The soils in these mapping units are similar except for gradient. They commonly have very rough irregular slopes. The mapped areas include many sheer rocky cliffs and other rock outcrops, and wet spots with Wadleigh, Maybeso, and Kaikli soils.

Wadleigh Series

The Wadleigh series consists of somewhat poorly drained soils that occur on lower slopes of hills and mountains. These soils are formed in very gravelly loamy materials underlain by firm glacial till that impedes internal drainage. They have a mat of forest litter, a thin grayish brown layer, and dark reddish brown to dark yellowish brown layers above the firm substratum. The vegetation is a forest of western hemlock and scattered Sitka spruce.

Representative profile of Wadleigh gravelly silt loam; NE $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 25, T37S, R63E, Copper River Meridian.

- 01 8-3" Dark reddish brown (5YR 2/2) partially decomposed forest litter; many roots; clear smooth boundary.
- 02 3-0" Black (5YR 2/1) finely divided organic matter; many roots; abrupt smooth boundary.

- A2 0-3" Grayish brown (10YR 5/2) gravelly silt loam; few fine prominent (7.5YR 4/4) mottles; very weak medium subangular blocky structure; friable; roots common; abrupt wavy boundary.
- B21 3-5" Dark reddish brown (5YR 2/2) very gravelly silt loam; moderate fine granular structure; very friable; few soft fine concretions; few weakly cemented fragments; smeary when rubbed; roots common; very strongly acid; clear irregular boundary.
- B22 5-10" Dark brown (7.5YR 3/2) very gravelly sandy loam; weak fine subangular blocky structure; friable; slightly smeary; roots common; very strongly acid; clear wavy boundary.
- B23 10-16" Dark yellowish brown (10YR 3/4) very gravelly sandy loam; very weak medium subangular blocky structure; friable; roots common; very strongly acid; clear smooth boundary.
- B3x 16-23" Olive brown (2.5Y 4/4) very gravelly sandy loam; few fine prominent strong brown (7.5YR 5/6) mottles, and many streaks of dark brown (10YR 4/3); weak medium platy structure; weakly cemented; slightly brittle; clear smooth boundary.
- Clx 23-30" Patchy olive gray (5Y 4/2) and dark grayish brown (2.5Y 4/2) very gravelly sandy loam; few medium distinct olive brown (2.5Y 4/4) mottles; very weak medium platy structure; weakly cemented; slightly brittle; clear smooth boundary.
- C2 30-60" Olive gray (5Y 4/2) very gravelly loam; few medium faint dark gray (5Y 4/1) mottles; massive; slightly sticky, slightly plactic; very strongly acid.

The surface texture ranges from silt loam to very gravelly sandy loam. Below 10 inches coarse fragments, including cobblestones, make up 35 to 65 percent of the soil volume. Depth to the firm substratum ranges from 15 to 25 inches. Seepage water from adjacent higher areas is commonly perched above the very slowly permeable compact substratum.

Mapping Units:

- (WaA) & (WaB) - Wadleigh gravelly silt loam, 3 to 7 percent slopes
- (WaC) & (FoC) - Wadleigh gravelly silt loam, 7 to 12 percent slopes
- (WaD) - Wadleigh gravelly silt loam, 12 to 20 percent slopes
- (WaE) & (WaF) - Wadleigh gravelly silt loam, 20 to 50 percent slopes

Mapped and consistent with soils encountered on-site during phase I

Table 1. Estimated Physical and Chemical Properties of the Soils.

Soil series or land type	Map Symbol	Depth to seasonally high water table (feet)	Depth to bedrock (feet)	Depth from surface typical profile (inches)	Classification			Permeability ^{2/} (inches/hour)	Reaction pH	Shrink-swell potential	Corrosivity potential	
					USDA Texture ^{1/}	Unified	AASHO				Untreated steel pipe	Concrete pipe
Am	AmA AmB	<2	>5	0-60	fsl	SM or ML	A-2 or A-4	0.6 -2.0	5.1-5.5	low	high	moderate
Au	AuA AuB	>5	>5	0-9 9-60	vgsl vgs	GM GP or GW	A-1 or A-2 A-1	2.0 -6.0 >6.0	4.0-5.0 4.0-5.0	low low	moderate	moderate
Be	BeA BeB BeC BeD	4 to 5	>5	0-60	vgs	GP or GW	A-1	>6.0	5.1-5.5	low	moderate	moderate
Co	CoA	<2	>5	0-60	sil	ML	A-4	0.6 -2.0	5.1-5.5	low	high	moderate
Fu	FuA	<1	>5	0-24 24-60	pt si	Pt ML	A-8 A-4	- 0.6 -2.0	5.1-5.5 5.5-6.0	high shrink, low swell low	high	high
Gravelly beach	Gb	0	>5	0-60	vgs or vgsl	GW or GM	A-1	>6.0	-	low	high	high
Gravel pit	Gp	Variable material										
He	HeA	4 to 5	>5	0-52 52-60	fsl vgs	SM or ML GP or GW	A-2 or A-4 A-1	0.6 -2.0 >6.0	5.1-5.5 5.1-5.5	low low	high	moderate
Kaikli	KaB KaC KaD KaE	<1	1 to 3	0-19 19-26 26+	pt vgl bedrock	Pt GM -	A-8 A-1 or A-2 -	- 0.2 -0.6 -	4.5-5.5 4.5-5.5 -	high shrink, low swell -	high	moderate
Karheen	KhA KhC	<2	>5	0-60	very gravelly muck	GM	A-1	0.6 -2.0	5.1-5.5	low	high	high
Karta	KtC KtE KtF	>5	>5	0-11 11-34 34-60	gsil vgsl vgsl	ML GM GM	A-4 A-1 A-1	0.6 -2.0 <0.06 0.2 -0.6	4.5-5.0 4.5-5.0 4.5-5.5	low low low	high	moderate
Kina	KiA KiB KiC KiD	<1	>5	0-60	pt	Pt	A-8	-	4.5-5.0	high shrink, low swell	high	high
Kogish	KoA KoB KoC KoD	<1	>5	0-60	pt	Pt	A-8	-	<4.5	high shrink, low swell	high	high
Kupreanof	KuA, KuB, KuC, KuD, KuE, KuF	>5	>5	0-18 18-60	qsil vgsl	ML GM	A-4 A-1	0.6 -2.0 0.6 -2.0	4.5-5.0 5.1-5.5	low low	high	moderate

Table 1. Estimated Physical and Chemical Properties of the Soils. (Continued)

Soil series or land type	Map Symbol	Depth to season-ally high water table (feet)	Depth to bedrock (feet)	Depth from surface typical profile (inches)	Classification			Permeability ^{2/} (inches/hour)	Reaction pH	Shrink-swell potential	Corrosivity potential	
					USDA Texture ^{1/}	Unified	AASHO				Untreated steel pipe	Concrete pipe
Le	LeA	<1	>5	0-60	sil	ML	A-4	0.6 -2.0	5.1-5.5	low	high	moderate
Maybeso	MaA, MaB, MaC, MaD	<2	>5	0-27	pt	Pt	A-8	-	4.5-5.5	high shrink, low swell	high	moderate
	27-60			vgl	GM	A-1 or A-2	0.06-0.2	5.1-5.5	low			
McGilvery-in complex with Tolstoi	-	1/2-1 1/2	14+	0-14	pt	Pt	A-8	-	4.5	high shrink, low swell	high	moderate
					bedrock	-	-	-	-	-	-	-
Mh	MhB, MhC, MhD	>5	>5	0-60	gsl	GM	A-1	0.6 -2.0	5.1-5.5	low	high	moderate
Riverwash	Rw	0	>5	0-60	vgs	GP or GW	A-1	>6.0	-	low	high	moderate
Salt Chuck	SaA	4 to 5	>5	0-17	vgsil or vgs1	GM	A-1 or A-2	0.6-2.0	4.5-5.5	low	high	moderate
	SaB, SaC			17-60	vgl	GP-GM	A-1	2.0-6.0	4.5-5.5	low		
Tidal Flats	Tf	0	>5	0-60	variable material			-	-	-	-	-
Tolstoi	ToC	-	1/2 to 2	0-9	vstsil	ML	A-4	0.6 -2.0	4.5-5.0	low	-	-
	ToD			9+	bedrock	-	-	-	-	-	-	-
	ToE, ToF											
Wadleigh	WaA, WaB	<1	>5	0-16	vgsil or vgs1	GM	A-1 or A-2	0.6 -2.0	4.5-5.0	low	high	moderate
	WaC, FoC,			16-30	vgs1	GM or SM	A-1	<0.06	4.5-5.5	low		
	WaD, WaE, WaF			30-60	vgl	GM	A-1 or A-2	0.2 -0.6	4.5-5.5	low		

^{1/} Symbols have the following meanings (see glossary):
 fsl - fine sandy loam vgs - very gravelly sand
 gsil - gravelly silt loam sil - silt loam
 pt - peat vgsil - very gravelly silt loam
 sl - silt vgs1 - very gravelly sandy loam
 gsl - gravelly sandy loam vstsil - very stony silt loam

^{2/} Permeability is for soil without compaction; for wet soils, the permeability is that to be expected after removal of free water.

Table 7-1 Criteria for assignment of hydrologic soil group (HSG)

Depth to water impermeable layer ^{1/}	Depth to high water table ^{2/}	K _{sat} of least transmissive layer in depth range	K _{sat} depth range	HSG ^{3/}
<50 cm [<20 in]	—	—	—	D
50 to 100 cm [20 to 40 in]	<60 cm [<24 in]	>40.0 µm/s (>5.67 in/h)	0 to 60 cm [0 to 24 in]	A/D
		>10.0 to ≤40.0 µm/s (>1.42 to ≤5.67 in/h)	0 to 60 cm [0 to 24 in]	B/D
		>1.0 to ≤10.0 µm/s (>0.14 to ≤1.42 in/h)	0 to 60 cm [0 to 24 in]	C/D
		≤1.0 µm/s (≤0.14 in/h)	0 to 60 cm [0 to 24 in]	D
	≥60 cm [≥24 in]	>40.0 µm/s (>5.67 in/h)	0 to 50 cm [0 to 20 in]	A
		>10.0 to ≤40.0 µm/s (>1.42 to ≤5.67 in/h)	0 to 50 cm [0 to 20 in]	B
		>1.0 to ≤10.0 µm/s (>0.14 to ≤1.42 in/h)	0 to 50 cm [0 to 20 in]	C
		≤1.0 µm/s (≤0.14 in/h)	0 to 50 cm [0 to 20 in]	D
>100 cm [>40 in]	<60 cm [<24 in]	>10.0 µm/s (>1.42 in/h)	0 to 100 cm [0 to 40 in]	A/D
		>4.0 to ≤10.0 µm/s (>0.57 to ≤1.42 in/h)	0 to 100 cm [0 to 40 in]	B/D
		>0.40 to ≤4.0 µm/s (>0.06 to ≤0.57 in/h)	0 to 100 cm [0 to 40 in]	C/D
		≤0.40 µm/s (≤0.06 in/h)	0 to 100 cm [0 to 40 in]	D
	60 to 100 cm [24 to 40 in]	>40.0 µm/s (>5.67 in/h)	0 to 50 cm [0 to 20 in]	A
		>10.0 to ≤40.0 µm/s (>1.42 to ≤5.67 in/h)	0 to 50 cm [0 to 20 in]	B
		>1.0 to ≤10.0 µm/s (>0.14 to ≤1.42 in/h)	0 to 50 cm [0 to 20 in]	C
		≤1.0 µm/s (≤0.14 in/h)	0 to 50 cm [0 to 20 in]	D
>100 cm [>40 in]	>10.0 µm/s (>1.42 in/h)	0 to 100 cm [0 to 40 in]	A	
	>4.0 to ≤10.0 µm/s (>0.57 to ≤1.42 in/h)	0 to 100 cm [0 to 40 in]	B	
	>0.40 to ≤4.0 µm/s (>0.06 to ≤0.57 in/h)	0 to 100 cm [0 to 40 in]	C	
	≤0.40 µm/s (≤0.06 in/h)	0 to 100 cm [0 to 40 in]	D	

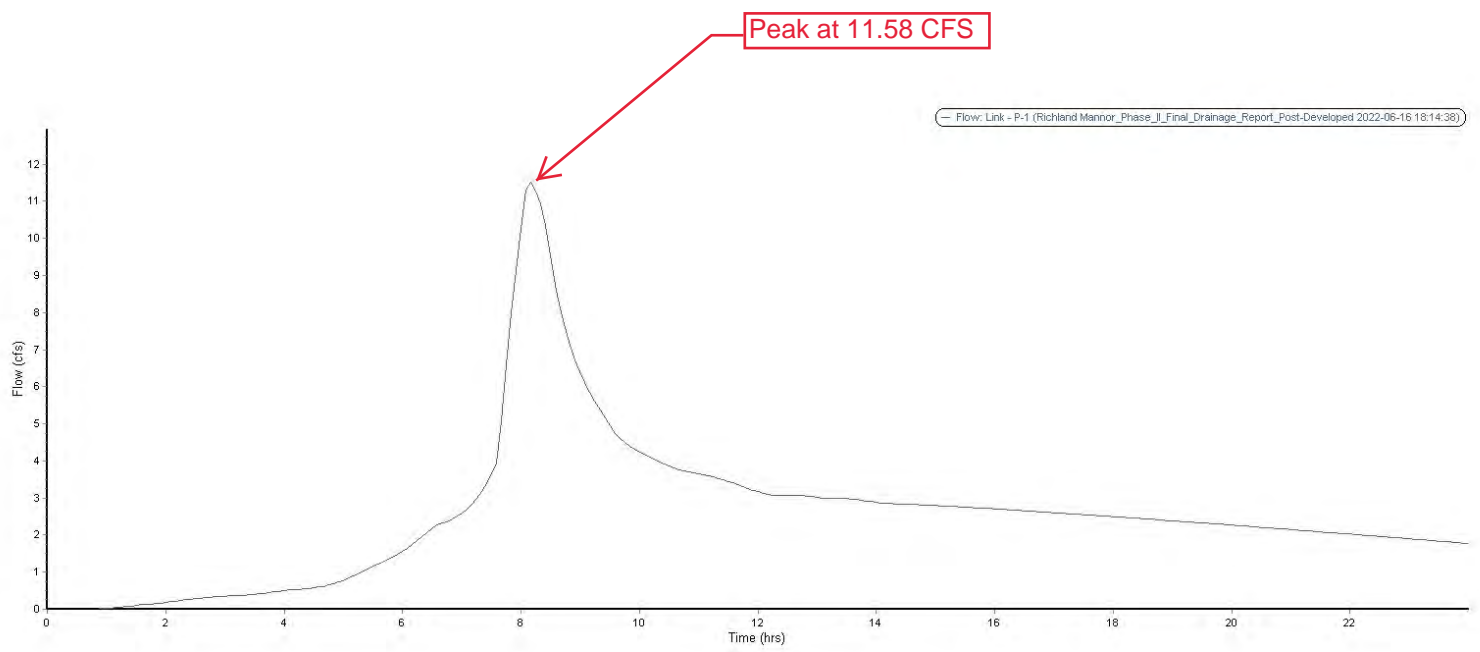
WaD Soil Type Classification

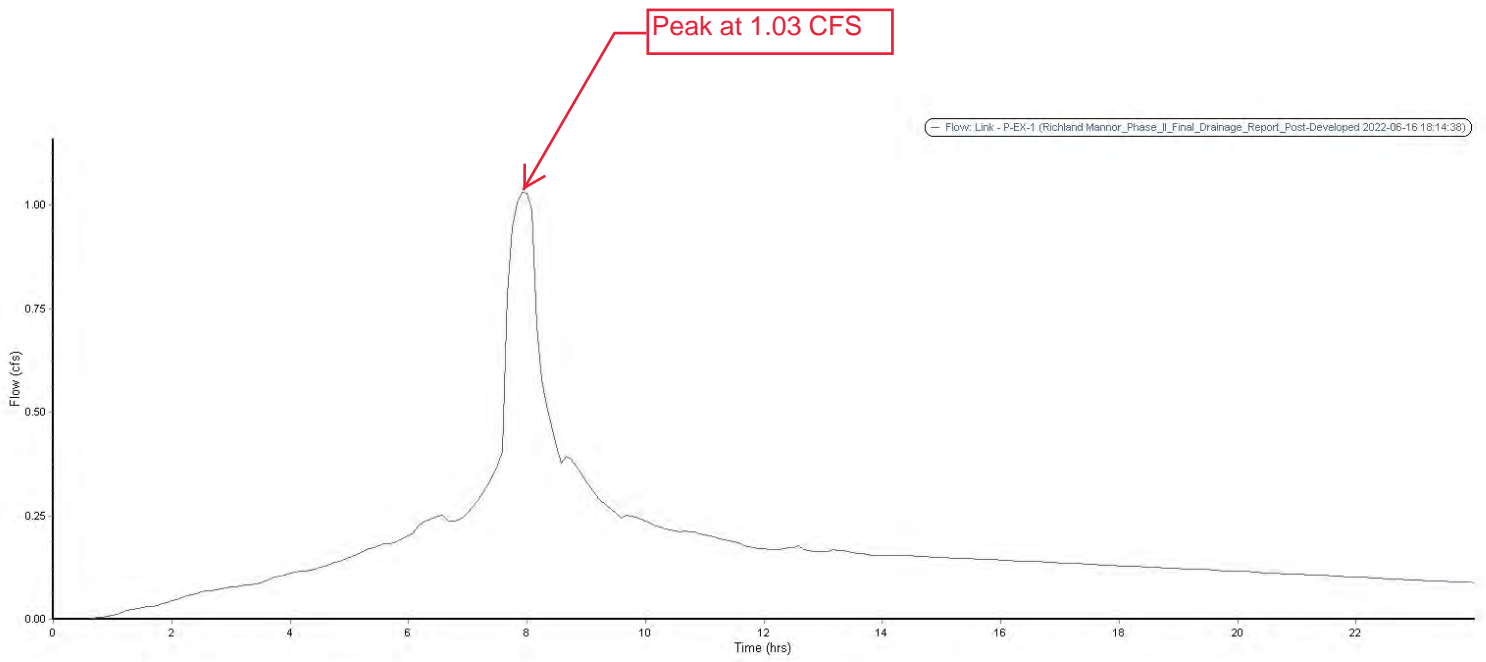
KuE Soil Type Classification

1/ An impermeable layer has a K_{sat} less than 0.01 µm/s [0.0014 in/h] or a component restriction of fragipan; duripan; petrocalcic; orstein; petrogypsic; cemented horizon; densic material; placic; bedrock, paralithic; bedrock, lithic; bedrock, densic; or permafrost.

2/ High water table during any month during the year.

3/ Dual HSG classes are applied only for wet soils (water table less than 60 cm [24 in]). If these soils can be drained, a less restrictive HSG can be assigned, depending on the K_{sat}.







March 23, 2020

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RE: Hillcrest Extension Subdivision – Draft Drainage Report

To Whom It May Concern,

The following Drainage Plan has been prepared for the Richland Manor Subdivision in Juneau, AK, a proposed multi-phase major subdivision on a 30-acre site at 4506, 4508, and 4510 Hillcrest Avenue. This drainage report addresses the first phase of the overall subdivision that will create 14 new Lots and extend Hillcrest Avenue. The drainage report supplements the Richland Manor Subdivision – Drainage Report dated 10/31/19 and the Hooter Lane Phase I ROW Improvements – Drainage Report dated 1/23/20, attached in Appendix H, by providing an in-depth analysis of the improvements specific to this phase of the development. Improvements include extending Hillcrest Avenue by constructing new sidewalk, street, ditches, driveways and utilities along with building pads on the newly subdivided Lots. The 2010 CBJ Manual of Stormwater Best Management Practices was used to evaluate if the proposed and existing drainage features could convey runoff during the 25-year storm event.

Attachments to this report include sheets depicting survey data, proposed ROW improvements, as-built information, calculations and rainfall data used for the drainage analysis.

Site Runoff Calculation Method:

A total of three catchment areas were analyzed representing the existing and proposed drainage conveyance systems relevant to the project. The catchment areas include: the predeveloped subdivision labeled on the drainage map as Drainage Basin A, the post developed subdivision labeled on the drainage map as Drainage Basin C and, the post developed subdivision labeled on the drainage map as Drainage Basin D. The three catchment areas were determined using the proposed design model, Lidar data and aerial photos in AutoCAD C3D and were verified by several site visits. A delineation of the catchment areas can be found in Appendix A.

To calculate the site runoff for Drainage Basin D we have elected to use the Rational Method. The Rational Method is most appropriate for evaluating drainage basins less than 10 acres. Appendix D of the “2010 CBJ Manual of

Stormwater Best Management Practices” was utilized as a guide¹. The calculations and supporting documentation can be found in Appendix B, C, D & E of this Report.

To calculate the site runoff for Drainage Basin A and C we have elected to use the SCS Unit Hydrograph Method. The SCS Unit Hydrograph Method is most appropriate for evaluating drainage basins of 10 acres to 1,300 acres. Appendix D of the “2010 CBJ Manual of Stormwater Best Management Practices” was utilized as a guide². The calculations and supporting documentation can be found in Appendix B, C, D & F of this Report.

Anticipated Site Runoff (Q):

Using the Rational Method and SCS Unit Hydrograph Method, the amount of stormwater runoff during the 25-year storm event per catchment area was determined. The analysis shows that approximately 1.13 cfs will be removed from the discharge point due to the proposed development. See Table 1.1 below for results, the calculations can be found in Appendix E &F.

Catchment Area	Q (cfs)
Drainage Basin A	6.71
Drainage Basin C	5.58
Drainage Basin D	1.90
Table 1.1	

Conveyance/Discharge Structure Capacities:

The capacity of the existing and proposed drainage systems was calculated using the Manning’s Equation to determine if proposed 25-year storm event flows could be conveyed. The most vulnerable drainage structures to failure along the analyzed flow path were evaluated. See Table 1.2 below for results, the calculations can be found in Appendix F.

Catchment Area	Q (cfs)
Existing 18” CPP Culvert (P-7)	7.02
Existing Driveway Ditch Hooter LN	10.58
Table 1.2	

¹ There are no current municipal code requirements dictating adherence with the “2010 CBJ Manual of Stormwater Best Management Practices” when preparing a drainage plan that complies with 49.35.510. Regardless, we have elected to utilize portions of this Manual as a guide in the preparation of this Drainage Plan for the proposed development.

² There are no current municipal code requirements dictating adherence with the “2010 CBJ Manual of Stormwater Best Management Practices” when preparing a drainage plan that complies with 49.35.510. Regardless, we have elected to utilize portions of this Manual as a guide in the preparation of this Drainage Plan for the proposed development.



Summary:

Table 1.3 below compares anticipated 25-year runoff in the proposed and existing conveyance systems to their available hydraulic capacity. Runoff from the entire drainage basin was used for comparison even though in some cases the conveyance system would not need to handle the entire runoff making the comparison a conservative evaluation.

Drainage Basin	Anticipated Runoff Q (cfs)	Capacity Check	Available Capacity Q (cfs)
Proposed 18" CPP Culvert (P-7)	5.58	<	7.02
Existing Driveway Ditch Hooter LN	1.90	<	10.58

Table 1.3

Our analysis shows that there is enough capacity in the existing and proposed drainage structures to handle flows from the altered drainage patterns as a result of the proposed Hooter Lane Phase I ROW improvements.

Respectfully,

Lucas Chambers, P.E.
Principal Engineer – proHNS LLC Juneau

Appendixes:

- A – Catchment Areas
- B – Runoff Coefficient
- C – Time of Concentration
- D – Rainfall Intensity
- E – Rational Method
- F – SCS Hydrograph
- G- Existing Capacity Calcs
- H – Prior Drainage Reports "Richland Manor Subdivision – Drainage Report dated 10/31/19, Hooter Lane Phase I ROW Improvements – Drainage Report dated 1/23/20"

Appendix A

Catchment Areas

HILLCREST EXTENSION SUBDIVISION DRAINAGE MAP JUNEAU, AK

PREPARED FOR:
MICHAEL & WILLIAM HEUMANN

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PREDEVELOPED DRAINAGE BASIN CATCHMENT AREAS
3	DEVELOPED DRAINAGE BASIN CATCHMENT AREAS



PROJECT LOCATION MAP
NTS



RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY

proHNS LLC
CERTIFICATE OF AUTHORIZATION
#100662

1945 ALEX HOLDEN WAY #101
JUNEAU, AK 99801

solutions@proHNS.com
www.proHNS.com

DRAWN BY: C. BYDLON
DESIGNED BY: L. CHAMBERS
CHECKED BY: L. CHAMBERS

HILLCREST EXTENSION
SUBDIVISION

WILLIAM & MICHAEL HUMEANN

HILLCREST EXTENSION
SUBDIVISION

WILLIAM & MICHAEL HUMEANN

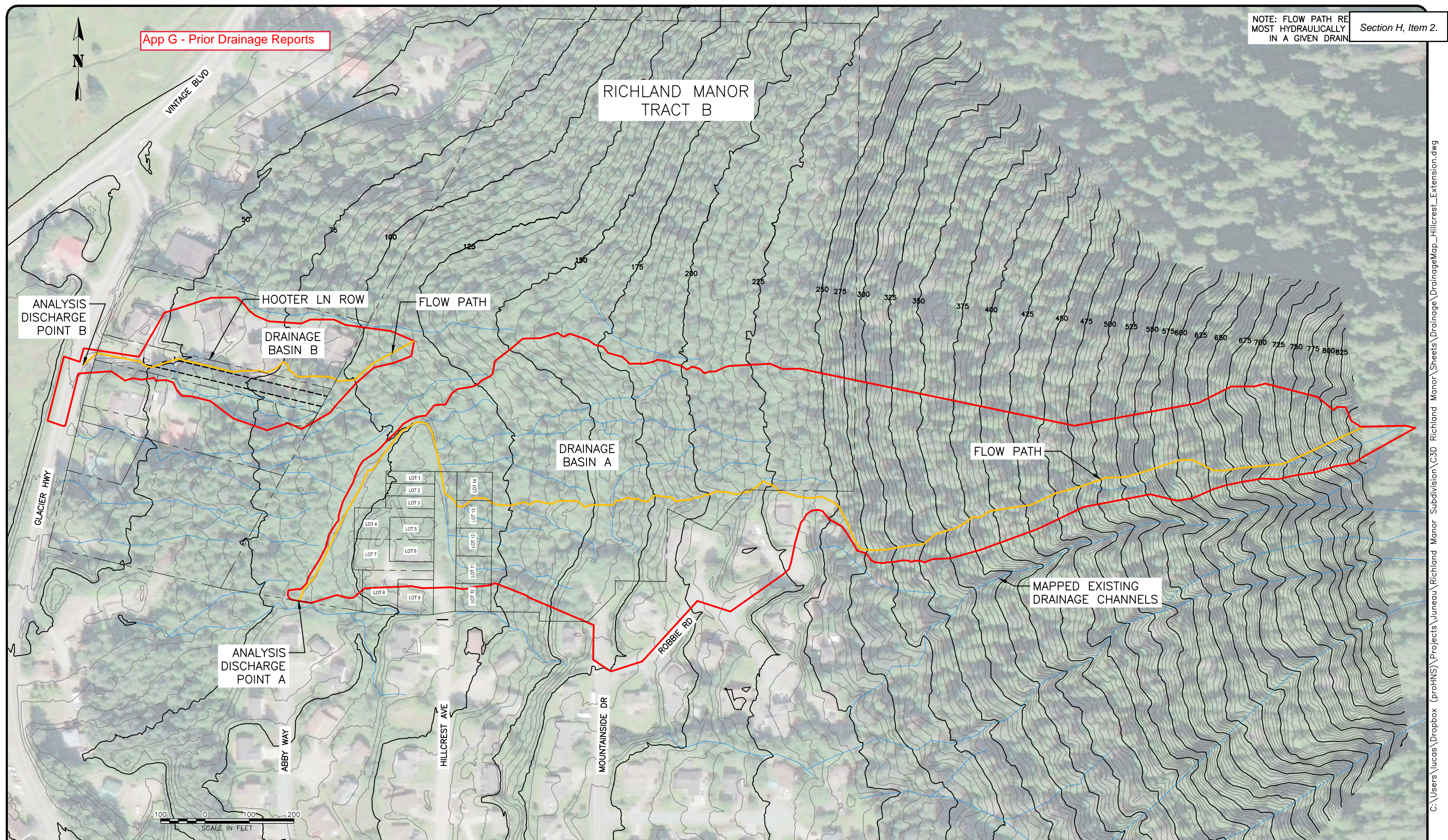
COVER SHEET

SHEET NUMBER	1
OF	3

C:\Users\lucas\Dropbox (proHNS)\Projects\Juneau\Richland Manor Subdivision\C3D Richland Manor\Sheets\Drainage\DrainageMap_TITILE.dwg

NOTE: FLOW PATH RE MOST HYDRAULICALLY IN A GIVEN DRAIN Section H, Item 2.

App G - Prior Drainage Reports



RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY



DRAWN BY: C. BYDLON
DESIGNED BY: L. CHAMBERS
CHECKED BY: L. CHAMBERS
1945 ALEX HOLDEN WAY #101
JUNEAU, AK 99801
solutions@proHNS.com
www.proHNS.com

HILLCREST EXTENSION
SUBDIVISION
WILLIAM & MICHAEL HUMEANN

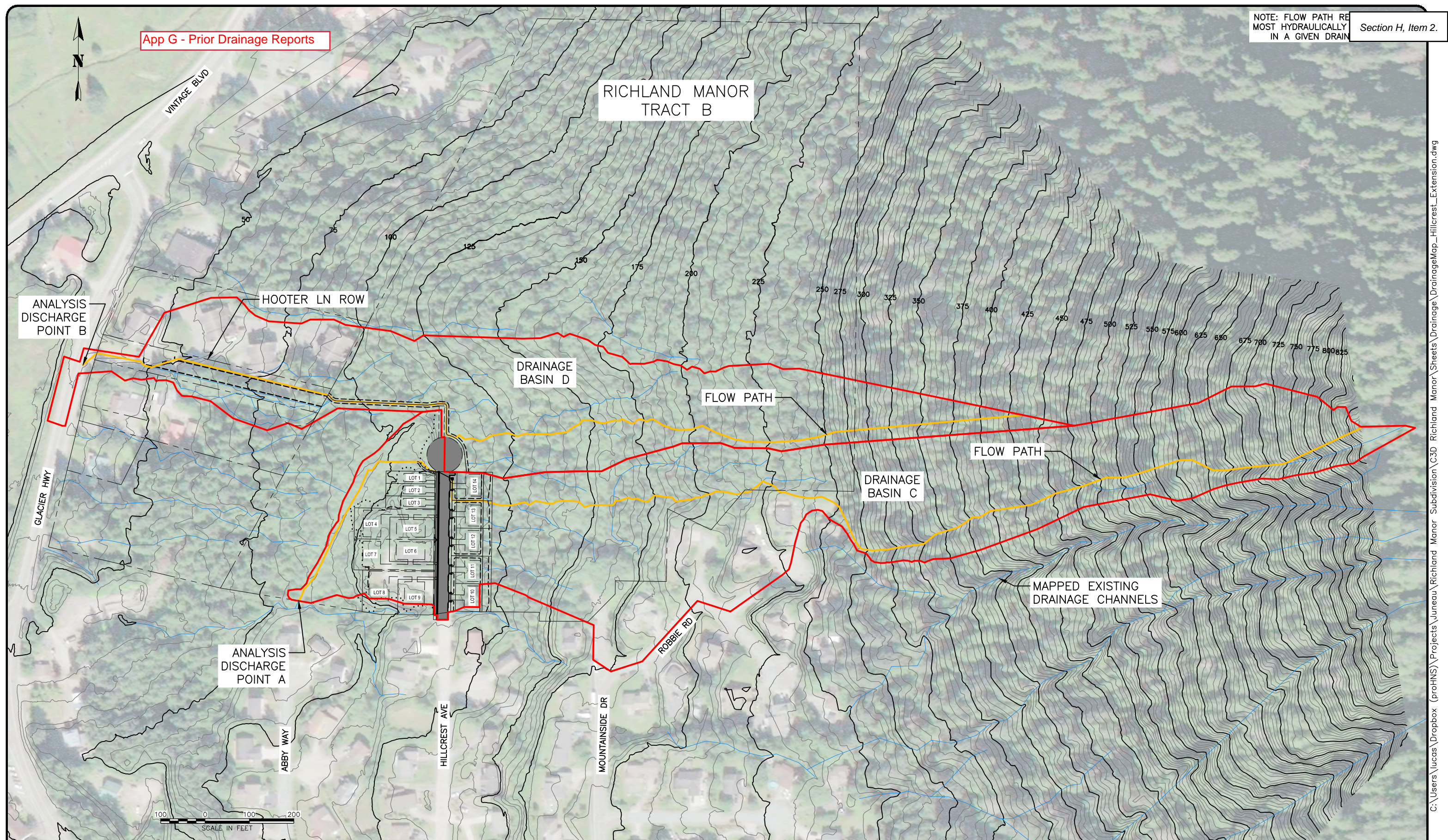
PREDEVELOPED
DRAINAGE BASIN
CATCHMENT AREAS

SHEET NUMBER	
2	OF
3	128


C:\Users\lucas\Dropbox (proHNS)\Projects\Juneau\Richland Manor Subdivision\C3D Richland Manor\Sheets\Drainage\DrainageMap_Hillcrest_Extension.dwg

NOTE: FLOW PATH RE MOST HYDRAULICALLY IN A GIVEN DRAIN Section H, Item 2.

App G - Prior Drainage Reports



RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY



proHNS LLC
 CERTIFICATE OF AUTHORIZATION #100662
 1945 ALEX HOLDEN WAY #101
 JUNEAU, AK 99801
 solutions@proHNS.com
 www.proHNS.com

DRAWN BY: C. BYDLON
 DESIGNED BY: L. CHAMBERS
 CHECKED BY: L. CHAMBERS

**HILLCREST EXTENSION
 SUBDIVISION**
 WILLIAM & MICHAEL HUMEANN

**DEVELOPED
 DRAINAGE BASIN
 CATCHMENT AREAS**


SHEET NUMBER	
3	OF
3	129

C:\Users\lucas\Dropbox (proHNS)\Projects\Juneau\Richland Manor Subdivision\C3D\Richland Manor\Sheets\Drainage\DrainageMap_Hillcrest_Extension.dwg

Appendix B

Runoff Coefficient


SCS Curve Number Hillcrest Extension Predeveloped

Project:	Hillcrest Ext Subdivision Drainage Analysis, PAC2018 0054		
Owner:	Michael and William Heumann		
Date:	3/21/2020		
Prepared By:	Chris Bydlon		
Checked By:	Lucas Chambers		

Total Basin Area(SQFT)=	867827					
Surface Type	Location	Area (SQFT)	Total (SQFT)	Total (Acre)	% Overall Basin	Unit Hydrograph CN*
Pavement	Mountianside/ Robbie Rd	23565				
			23565	0.540977961	2.72%	98
Building Roofs	Robbie Rd Homes	14048				
			14048	0.322497704	1.62%	98
Gravel	Existing Hillcrest Pads	10824				
			10824	0.248484848	1.25%	89
Lawns	Robbie Rd Homes	14230				
			14230	0.326675849	1.64%	74
Woods	Every where else	805160				
			805160	18.48393021	92.78%	70
		Total=	867827	19.92256657	100.00%	71.52

*Unit Hydrograph curve numbers were developed from Table D-6 & D-7 of the CBJ Manual of Stormwater BMP Manual. NRCS's online GIS database does not have data for the project location. I looked at adjacent areas with similar slopes and ground cover and the hydraulic soil group was C or D. For this analysis I am assuming the project location falls under soil group C.


SCS Curve Number Proposed Hillcrest Ext. Subdivision

Project:	Hillcrest Ext. Subdivision Drainage Analysis, PAC2018 0054		
Owner:	Michael and William Heumann		
Date:	3/21/2020		
Prepared By:	Chris Bydlon		
Checked By:	Lucas Chambers		

Surface Type	Location	Area (SQFT)	Total (SQFT)	Total (Acre)	% Overall Basin	Unit Hydrograph CN*
Total Basin Area(SQFT)=		642649				
Pavement	Hillcrest Extension	12788				
	Mountianside/ Robbie Rd	23565				
			36353	0.834550046	5.66%	98
Building Roofs	Lot 1 Roof +Deck	988				
*Areas from Developer	Lot 2 Roof +Deck	988				
	Lot 3 Roof +Deck	988				
	Lot 4 Roof +Deck	1350				
	Lot 5 Roof +Deck	1350				
	Lot 6 Roof +Deck	1350				
	Lot 7 Roof +Deck	1350				
	Lot 8 Roof +Deck	1350				
	Lot 9 Roof +Deck	1350				
	Lot 10 Roof +Deck	1350				
	Lot 11 Roof+Deck	1350				
	Lot 12 Roof+Deck	1350				
	Lot 13 Roof+Deck	1350				
	Lot 14 Roof+Deck	1350				
	Robbie Rd Homes	14048				
			31862	0.731450872	4.96%	98
Gravel	Driveways & Ditches	19536				
	Building Pad Lot 4	690				
	Building Pad Lot 5	1250				
	Building Pad Lot 6	1250				
	Building Pad Lot 7	690				
	Building Pad Lot 8	900				
	Building Pad Lot 9	900				
	Building Pad Lot 10	315				
	Building Pad Lot 11	315				
	Building Pad Lot 12	315				
	Building Pad Lot 13	315				
	Building Pad Lot 14	315				
			26791	0.615036731	4.17%	89
Lawns	Robbie Rd Homes	14230				
	Lot 1-14 Lawns & Fill Slopes	27815				
			42045	0.965220386	6.54%	74
Woods	Every where else	505598				
			505598	11.60693297	78.67%	70
		Total=	642649	14.753191	100.00%	74.03

*Unit Hydrograph curve numbers were developed from Table D-6 & D-7 of the CBJ Manual of Stormwater BMP Manual. NRCS's online GIS database does not have data for the project location. I looked at adjacent areas with similar slopes and ground cover and the hydraulic soil group was C or D. For this analysis I am assuming the project location falls under soil group C.

Runoff Coefficient Basin B Developed

Project:	Hillcrest Extension Drainage Analysis, PAC2018 0054		
Owner:	Michael and William Heumann		
Date:	3/17/2020		
Prepared By:	C. Bydlon		
Checked By:	L. Chambers		

Total Basin Area(SQFT)=		400337				
Surface Type	Location	Area (SQFT)	Total (SQFT)	Total (Acre)	% Overall Basin	Runoff Coefficient
Pavement	Tamarack Trails Condos	24950				
			24950	0.572773186	6.23%	0.9
Building Roofs	Tamarack Trail Condos	15130				
			15130	0.347337006	3.78%	0.9
Lawns	Tamarack Trails	6690				
			6690	0.153581267	1.67%	0.25
Shot Rock Base & Ditch	Hooter Lane ROW	21355				
			21355	0.490243343	5.33%	0.8
Woods	Every where else	332212				
			332212	7.626538108	82.98%	0.1
		Total=	400337	9.190472911	100.00%	0.22

Appendix C

Time of Concentration

SCS TR-55 Time of Concentration Computations Report
 =====

Sheet Flow Equation

$$T_c = (0.007 * ((n * L_f)^{0.8})) / ((P^{0.5}) * (S_f^{0.4}))$$

Where:

- Tc = Time of Concentration (hrs)
- n = Manning's Roughness
- Lf = Flow Length (ft)
- P = 2 yr, 24 hr Rainfall (inches)
- Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation

- V = 16.1345 * (Sf^{0.5}) (unpaved surface)
- V = 20.3282 * (Sf^{0.5}) (paved surface)
- V = 15.0 * (Sf^{0.5}) (grassed waterway surface)
- V = 10.0 * (Sf^{0.5}) (nearly bare & untilled surface)
- V = 9.0 * (Sf^{0.5}) (cultivated straight rows surface)
- V = 7.0 * (Sf^{0.5}) (short grass pasture surface)
- V = 5.0 * (Sf^{0.5}) (woodland surface)
- V = 2.5 * (Sf^{0.5}) (forest w/heavy litter surface)
- Tc = (Lf / V) / (3600 sec/hr)

Where:

- Tc = Time of Concentration (hrs)
- Lf = Flow Length (ft)
- V = Velocity (ft/sec)
- Sf = Slope (ft/ft)

Channel Flow Equation

- V = (1.49 * (R^(2/3)) * (Sf^{0.5})) / n
- R = Aq / Wp
- Tc = (Lf / V) / (3600 sec/hr)

Where:

- Tc = Time of Concentration (hrs)

Lf = Flow Length (ft)
 R = Hydraulic Radius (ft)
 Aq = Flow Area (ft²)
 Wp = Wetted Perimeter (ft)
 V = Velocity (ft/sec)
 Sf = Slope (ft/ft)
 n = Manning's Roughness

=====
 Subbasin PhaseAPreDevelop
 =====

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	.8	0.00	0.00
Flow Length (ft):	188	0.00	0.00
Slope (%):	79.80	0.00	0.00
2 yr, 24 hr Rainfall (in):	2.97	0.00	0.00
Velocity (ft/sec):	0.21	0.00	0.00
Computed Flow Time (minutes):	14.72	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	2046	0.00	0.00
Slope (%):	29.86	0.00	0.00
Surface Type:	Forest	Unpaved	Unpaved
Velocity (ft/sec):	1.37	0.00	0.00
Computed Flow Time (minutes):	24.89	0.00	0.00

Channel Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	.05	0.00	0.00
Flow Length (ft):	715	0.00	0.00
Channel Slope (%):	3.48	0.00	0.00
Cross Section Area (ft ²):	13	0.00	0.00
Wetted Perimeter (ft):	11.4	0.00	0.00
Velocity (ft/sec):	6.07	0.00	0.00
Computed Flow Time (minutes):	1.96	0.00	0.00

=====
Total TOC (minutes): **41.57**
 =====

SCS TR-55 Time of Concentration Computations Report
 =====

Sheet Flow Equation

$$T_c = (0.007 * ((n * L_f)^{0.8})) / ((P^{0.5}) * (S_f^{0.4}))$$

Where:

- Tc = Time of Concentration (hrs)
- n = Manning's Roughness
- Lf = Flow Length (ft)
- P = 2 yr, 24 hr Rainfall (inches)
- Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation

- V = 16.1345 * (Sf^{0.5}) (unpaved surface)
- V = 20.3282 * (Sf^{0.5}) (paved surface)
- V = 15.0 * (Sf^{0.5}) (grassed waterway surface)
- V = 10.0 * (Sf^{0.5}) (nearly bare & untilled surface)
- V = 9.0 * (Sf^{0.5}) (cultivated straight rows surface)
- V = 7.0 * (Sf^{0.5}) (short grass pasture surface)
- V = 5.0 * (Sf^{0.5}) (woodland surface)
- V = 2.5 * (Sf^{0.5}) (forest w/heavy litter surface)
- Tc = (Lf / V) / (3600 sec/hr)

Where:

- Tc = Time of Concentration (hrs)
- Lf = Flow Length (ft)
- V = Velocity (ft/sec)
- Sf = Slope (ft/ft)

Channel Flow Equation

- V = (1.49 * (R^(2/3)) * (Sf^{0.5})) / n
- R = Aq / Wp
- Tc = (Lf / V) / (3600 sec/hr)

Where:

- Tc = Time of Concentration (hrs)

Lf = Flow Length (ft)
 R = Hydraulic Radius (ft)
 Aq = Flow Area (ft²)
 Wp = Wetted Perimeter (ft)
 V = Velocity (ft/sec)
 Sf = Slope (ft/ft)
 n = Manning's Roughness

=====
 Subbasin HillcrestExtPostDevelemonet
 =====

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	.8	0.00	0.00
Flow Length (ft):	188	0.00	0.00
Slope (%):	79.8	0.00	0.00
2 yr, 24 hr Rainfall (in):	2.97	0.00	0.00
Velocity (ft/sec):	0.21	0.00	0.00
Computed Flow Time (minutes):	14.72	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	1977	0.00	0.00
Slope (%):	30.65	0.00	0.00
Surface Type:	Forest	Unpaved	Unpaved
Velocity (ft/sec):	1.38	0.00	0.00
Computed Flow Time (minutes):	23.88	0.00	0.00

Channel Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	.035	.015	.035
Flow Length (ft):	91.6	82	489
Channel Slope (%):	6.10	1.22	5.32
Cross Section Area (ft ²):	3.0	1.77	1.74
Wetted Perimeter (ft):	5.47	4.71	4.59
Velocity (ft/sec):	7.04	5.71	5.14
Computed Flow Time (minutes):	0.22	0.24	1.58

=====
Total TOC (minutes): **40.64**
 =====

SCS TR-55 Time of Concentration Computations Report

Sheet Flow Equation

$$T_c = (0.007 * ((n * L_f)^{0.8})) / ((P^{0.5}) * (S_f^{0.4}))$$

Where:

T_c = Time of Concentration (hrs)
 n = Manning's Roughness
 L_f = Flow Length (ft)
 P = 2 yr, 24 hr Rainfall (inches)
 S_f = Slope (ft/ft)

Shallow Concentrated Flow Equation

V = 16.1345 * (S_f^{0.5}) (unpaved surface)
 V = 20.3282 * (S_f^{0.5}) (paved surface)
 V = 15.0 * (S_f^{0.5}) (grassed waterway surface)
 V = 10.0 * (S_f^{0.5}) (nearly bare & untilled surface)
 V = 9.0 * (S_f^{0.5}) (cultivated straight rows surface)
 V = 7.0 * (S_f^{0.5}) (short grass pasture surface)
 V = 5.0 * (S_f^{0.5}) (woodland surface)
 V = 2.5 * (S_f^{0.5}) (forest w/heavy litter surface)
 T_c = (L_f / V) / (3600 sec/hr)

Where:

T_c = Time of Concentration (hrs)
 L_f = Flow Length (ft)
 V = Velocity (ft/sec)
 S_f = Slope (ft/ft)

Channel Flow Equation

V = (1.49 * (R^(2/3)) * (S_f^{0.5})) / n
 R = A_c / W_p
 T_c = (L_f / V) / (3600 sec/hr)

Where:

T_c = Time of Concentration (hrs)

Lf = Flow Length (ft)
 R = Hydraulic Radius (ft)
 Aq = Flow Area (ft²)
 Wp = Wetted Perimeter (ft)
 V = Velocity (ft/sec)
 Sf = Slope (ft/ft)
 n = Manning's Roughness

=====
 Subbasin HillcrestHooter
 =====

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	.8	0.00	0.00
Flow Length (ft):	234	0.00	0.00
Slope (%):	37.2	0.00	0.00
2 yr, 24 hr Rainfall (in):	2.97	0.00	0.00
Velocity (ft/sec):	0.16	0.00	0.00
Computed Flow Time (minutes):	23.80	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	1098	0.00	0.00
Slope (%):	21.54	0.00	0.00
Surface Type:	Forest	Unpaved	Unpaved
Velocity (ft/sec):	1.16	0.00	0.00
Computed Flow Time (minutes):	15.78	0.00	0.00

Channel Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	.035	.035	.03
Flow Length (ft):	361	439.5	141
Channel Slope (%):	5.7	11.37	7.8
Cross Section Area (ft ²):	6	2	3.42
Wetted Perimeter (ft):	7.71	5.6	6.12
Velocity (ft/sec):	8.60	7.23	9.41
Computed Flow Time (minutes):	0.70	1.01	0.25

=====
Total TOC (minutes): **41.53**
 =====

Appendix D

Rainfall Intensity



NOAA Atlas 14, Volume 7, Version 2
 Location name: Juneau, Alaska, USA*
 Latitude: 58.3454°, Longitude: -134.4896°
 Elevation: 120.33 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Douglas Kane, Sarah Dietz, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Svetlana Stuefer, Amy Tidwell, Carl Trypaluk, Dale Unruh, Michael Yekta, Erica Betts, Geoffrey Bonnin, Sarah Heim, Lillian Hiner, Elizabeth Lilly, Jayashree Narayanan, Fenglin Yan, Tan Zhao

NOAA, National Weather Service, Silver Spring, Maryland
 and
 University of Alaska Fairbanks, Water and Environmental Research Center

[PF tabular](#) | [PF graphical](#) | [Maps & aerials](#)

PF tabular

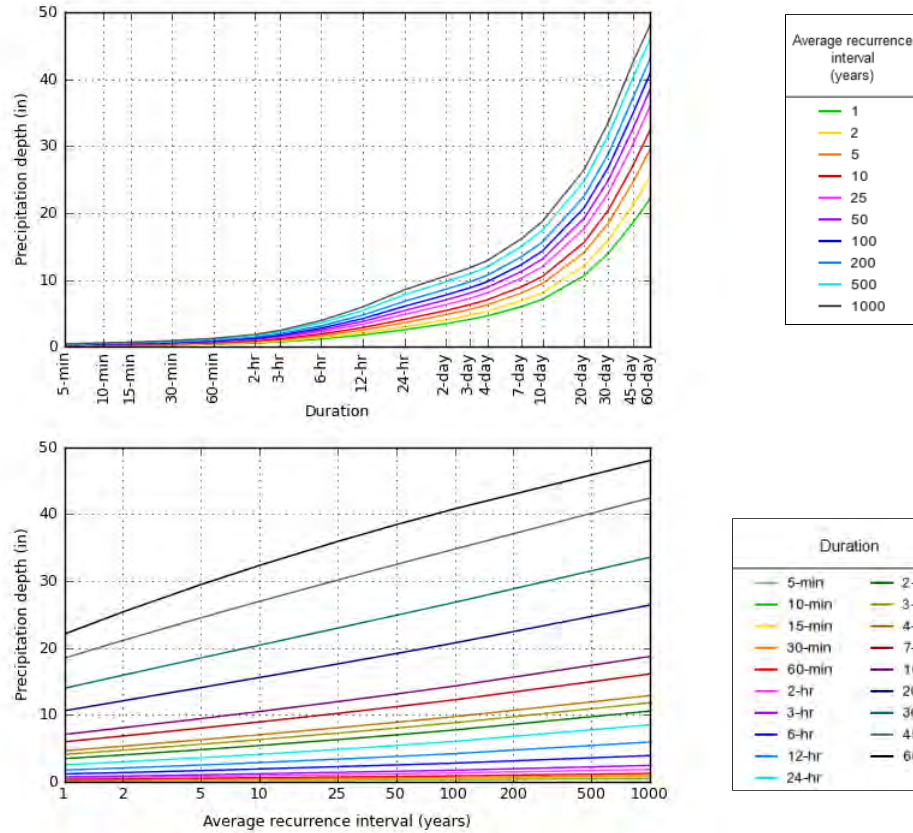
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.131 (0.106-0.166)	0.153 (0.122-0.197)	0.187 (0.146-0.246)	0.215 (0.165-0.287)	0.253 (0.189-0.346)	0.282 (0.207-0.393)	0.312 (0.225-0.442)	0.350 (0.248-0.505)	0.400 (0.277-0.590)	0.438 (0.299-0.657)
10-min	0.176 (0.142-0.223)	0.206 (0.164-0.265)	0.251 (0.195-0.330)	0.288 (0.220-0.385)	0.339 (0.253-0.464)	0.379 (0.278-0.528)	0.418 (0.302-0.592)	0.470 (0.333-0.678)	0.537 (0.372-0.792)	0.588 (0.401-0.882)
15-min	0.206 (0.166-0.261)	0.241 (0.192-0.310)	0.293 (0.228-0.385)	0.337 (0.258-0.450)	0.397 (0.297-0.543)	0.443 (0.325-0.617)	0.490 (0.353-0.694)	0.549 (0.389-0.791)	0.629 (0.436-0.927)	0.689 (0.470-1.03)
30-min	0.273 (0.220-0.346)	0.320 (0.255-0.411)	0.389 (0.303-0.511)	0.447 (0.342-0.597)	0.527 (0.394-0.721)	0.588 (0.432-0.819)	0.650 (0.469-0.921)	0.729 (0.517-1.05)	0.834 (0.578-1.23)	0.914 (0.623-1.37)
60-min	0.374 (0.302-0.474)	0.438 (0.349-0.563)	0.533 (0.415-0.700)	0.613 (0.469-0.819)	0.722 (0.539-0.988)	0.806 (0.592-1.12)	0.890 (0.642-1.26)	0.999 (0.708-1.44)	1.14 (0.792-1.69)	1.25 (0.853-1.88)
2-hr	0.552 (0.445-0.700)	0.647 (0.515-0.832)	0.789 (0.614-1.04)	0.906 (0.693-1.21)	1.07 (0.798-1.46)	1.19 (0.875-1.66)	1.32 (0.949-1.86)	1.48 (1.05-2.13)	1.69 (1.17-2.49)	1.85 (1.26-2.77)
3-hr	0.729 (0.588-0.925)	0.854 (0.680-1.10)	1.04 (0.811-1.37)	1.20 (0.915-1.60)	1.41 (1.05-1.93)	1.57 (1.15-2.19)	1.73 (1.25-2.46)	1.95 (1.38-2.81)	2.23 (1.54-3.29)	2.44 (1.66-3.66)
6-hr	1.17 (0.944-1.48)	1.37 (1.09-1.76)	1.67 (1.30-2.19)	1.92 (1.47-2.56)	2.26 (1.69-3.09)	2.52 (1.85-3.51)	2.78 (2.01-3.94)	3.13 (2.22-4.51)	3.58 (2.48-5.27)	3.92 (2.67-5.88)
12-hr	1.76 (1.42-2.23)	2.06 (1.64-2.65)	2.50 (1.95-3.29)	2.87 (2.19-3.83)	3.38 (2.53-4.62)	3.79 (2.78-5.27)	4.21 (3.04-5.96)	4.73 (3.35-6.82)	5.42 (3.76-7.99)	5.94 (4.05-8.91)
24-hr	2.54 (2.30-2.84)	2.97 (2.65-3.37)	3.59 (3.14-4.16)	4.10 (3.52-4.83)	4.82 (4.05-5.81)	5.41 (4.46-6.64)	6.04 (4.90-7.54)	6.78 (5.41-8.61)	7.76 (6.05-10.1)	8.51 (6.52-11.2)
2-day	3.45 (3.12-3.87)	4.01 (3.58-4.55)	4.79 (4.19-5.55)	5.42 (4.65-6.38)	6.29 (5.28-7.59)	7.00 (5.77-8.59)	7.74 (6.28-9.66)	8.59 (6.85-10.9)	9.72 (7.57-12.6)	10.6 (8.10-13.9)
3-day	4.10 (3.70-4.58)	4.73 (4.22-5.36)	5.61 (4.90-6.49)	6.30 (5.41-7.42)	7.26 (6.09-8.75)	8.03 (6.62-9.85)	8.82 (7.15-11.0)	9.72 (7.75-12.3)	10.9 (8.51-14.2)	11.8 (9.06-15.6)
4-day	4.63 (4.18-5.18)	5.32 (4.75-6.04)	6.28 (5.49-7.27)	7.03 (6.04-8.28)	8.07 (6.77-9.72)	8.88 (7.33-10.9)	9.73 (7.89-12.1)	10.7 (8.51-13.6)	11.9 (9.30-15.5)	12.9 (9.87-17.0)
7-day	5.98 (5.40-6.69)	6.84 (6.10-7.75)	8.02 (7.00-9.28)	8.94 (7.68-10.5)	10.2 (8.57-12.3)	11.2 (9.25-13.8)	12.3 (9.93-15.3)	13.4 (10.7-17.0)	15.0 (11.7-19.4)	16.1 (12.4-21.3)
10-day	7.07 (6.39-7.92)	8.07 (7.20-9.15)	9.44 (8.24-10.9)	10.5 (9.02-12.4)	12.0 (10.0-14.4)	13.1 (10.8-16.1)	14.3 (11.6-17.8)	15.6 (12.5-19.8)	17.4 (13.6-22.6)	18.7 (14.4-24.7)
20-day	10.6 (9.59-11.9)	12.1 (10.8-13.7)	14.1 (12.3-16.3)	15.6 (13.4-18.3)	17.6 (14.8-21.2)	19.2 (15.8-23.5)	20.7 (16.8-25.9)	22.4 (17.9-28.5)	24.7 (19.3-32.1)	26.4 (20.2-34.8)
30-day	14.0 (12.6-15.6)	15.9 (14.2-18.1)	18.5 (16.2-21.4)	20.4 (17.5-24.0)	22.9 (19.3-27.7)	24.9 (20.5-30.5)	26.8 (21.7-33.4)	28.8 (23.0-36.6)	31.5 (24.6-40.9)	33.5 (25.7-44.2)
45-day	18.5 (16.7-20.7)	21.1 (18.8-23.9)	24.5 (21.4-28.4)	27.0 (23.2-31.8)	30.1 (25.3-36.3)	32.5 (26.8-39.8)	34.8 (28.2-43.4)	37.1 (29.5-47.1)	40.1 (31.3-52.0)	42.4 (32.5-55.9)
60-day	22.1 (19.9-24.7)	25.4 (22.6-28.8)	29.5 (25.7-34.1)	32.3 (27.8-38.1)	35.9 (30.1-43.3)	38.4 (31.7-47.1)	40.8 (33.1-50.9)	43.0 (34.2-54.5)	45.8 (35.7-59.5)	48.0 (36.8-63.4)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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PF graphical

PDS-based depth-duration-frequency (DDF) curves
Latitude: 58.3454°, Longitude: -134.4896°



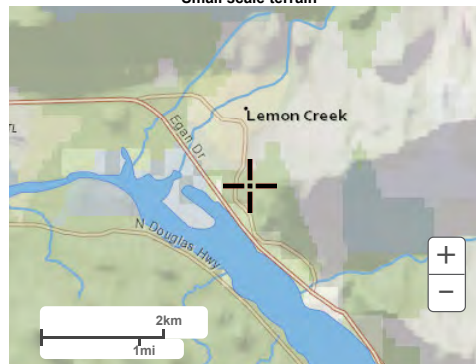
NOAA Atlas 14, Volume 7, Version 2

Created (GMT): Fri Oct 18 00:03:14 2019

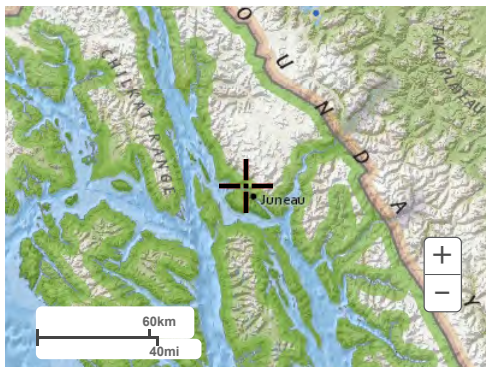
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Maps & aeriels

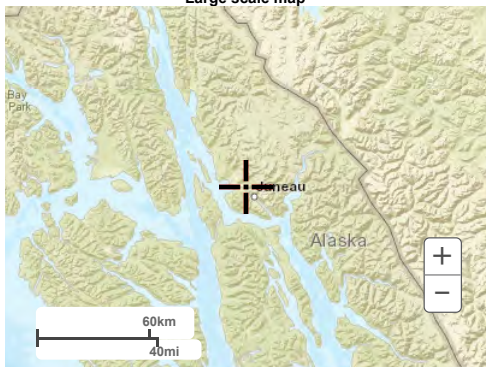
Small scale terrain



Large scale terrain



Large scale map



Large scale aerial



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[National Water Center](#)
 1325 East West Highway
 Silver Spring, MD 20910
 Questions?: HDSC.Questions@noaa.gov

[Disclaimer](#)



NOAA Atlas 14, Volume 7, Version 2
 Location name: Juneau, Alaska, USA*
 Latitude: 58.346°, Longitude: -134.4904°
 Elevation: 101.4 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Douglas Kane, Sarah Dietz, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Svetlana Stuefer, Amy Tidwell, Carl Trypaluk, Dale Unruh, Michael Yekta, Erica Betts, Geoffrey Bonnin, Sarah Heim, Lillian Hiner, Elizabeth Lilly, Jayashree Narayanan, Fenglin Yan, Tan Zhao

NOAA, National Weather Service, Silver Spring, Maryland
 and
 University of Alaska Fairbanks, Water and Environmental Research Center

[PF tabular](#) | [PF graphical](#) | [Maps & aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	1.58 (1.27-2.02)	1.86 (1.48-2.40)	2.27 (1.75-3.00)	2.62 (1.99-3.52)	3.08 (2.29-4.25)	3.44 (2.51-4.82)	3.80 (2.72-5.42)	4.30 (3.02-6.23)	4.94 (3.41-7.33)	5.42 (3.67-8.17)
10-min	1.06 (0.852-1.36)	1.25 (0.984-1.61)	1.52 (1.18-2.02)	1.75 (1.33-2.35)	2.07 (1.54-2.85)	2.31 (1.69-3.23)	2.56 (1.83-3.64)	2.89 (2.03-4.18)	3.32 (2.29-4.92)	3.64 (2.47-5.49)
15-min	0.828 (0.664-1.06)	0.972 (0.768-1.26)	1.19 (0.920-1.57)	1.37 (1.04-1.84)	1.62 (1.20-2.22)	1.80 (1.32-2.53)	2.00 (1.43-2.84)	2.25 (1.59-3.26)	2.59 (1.78-3.84)	2.84 (1.93-4.29)
30-min	0.550 (0.440-0.702)	0.646 (0.510-0.836)	0.788 (0.610-1.04)	0.908 (0.690-1.22)	1.07 (0.796-1.47)	1.20 (0.874-1.68)	1.32 (0.950-1.89)	1.49 (1.05-2.17)	1.72 (1.18-2.54)	1.89 (1.28-2.84)
60-min	0.377 (0.302-0.481)	0.442 (0.349-0.571)	0.540 (0.418-0.713)	0.622 (0.473-0.836)	0.734 (0.545-1.01)	0.820 (0.598-1.15)	0.907 (0.650-1.29)	1.02 (0.721-1.48)	1.18 (0.810-1.74)	1.29 (0.875-1.95)
2-hr	0.278 (0.223-0.356)	0.326 (0.258-0.422)	0.399 (0.308-0.527)	0.460 (0.350-0.618)	0.543 (0.403-0.747)	0.606 (0.442-0.850)	0.670 (0.480-0.954)	0.756 (0.532-1.10)	0.869 (0.598-1.29)	0.954 (0.646-1.44)
3-hr	0.245 (0.196-0.312)	0.286 (0.226-0.370)	0.351 (0.271-0.463)	0.404 (0.307-0.543)	0.477 (0.354-0.657)	0.533 (0.389-0.746)	0.588 (0.422-0.838)	0.664 (0.468-0.962)	0.763 (0.525-1.13)	0.838 (0.568-1.26)
6-hr	0.197 (0.158-0.251)	0.231 (0.182-0.298)	0.282 (0.218-0.372)	0.324 (0.247-0.436)	0.383 (0.284-0.527)	0.428 (0.312-0.600)	0.473 (0.339-0.675)	0.534 (0.376-0.774)	0.614 (0.423-0.910)	0.675 (0.457-1.02)
12-hr	0.147 (0.118-0.188)	0.172 (0.136-0.223)	0.210 (0.162-0.277)	0.241 (0.183-0.323)	0.284 (0.211-0.391)	0.319 (0.233-0.447)	0.356 (0.255-0.507)	0.402 (0.283-0.582)	0.462 (0.318-0.686)	0.508 (0.344-0.767)
24-hr	0.107 (0.096-0.119)	0.125 (0.111-0.142)	0.151 (0.132-0.175)	0.172 (0.148-0.203)	0.203 (0.171-0.245)	0.229 (0.189-0.281)	0.256 (0.208-0.320)	0.289 (0.230-0.367)	0.332 (0.259-0.431)	0.365 (0.280-0.482)
2-day	0.073 (0.066-0.081)	0.084 (0.075-0.096)	0.101 (0.088-0.117)	0.114 (0.098-0.134)	0.133 (0.111-0.160)	0.148 (0.122-0.182)	0.164 (0.133-0.205)	0.183 (0.146-0.233)	0.209 (0.162-0.271)	0.227 (0.174-0.300)
3-day	0.057 (0.052-0.064)	0.066 (0.059-0.075)	0.079 (0.069-0.091)	0.088 (0.076-0.104)	0.102 (0.086-0.123)	0.113 (0.094-0.139)	0.125 (0.101-0.156)	0.139 (0.110-0.176)	0.156 (0.122-0.203)	0.170 (0.130-0.224)
4-day	0.049 (0.044-0.054)	0.056 (0.050-0.063)	0.066 (0.058-0.076)	0.074 (0.063-0.087)	0.085 (0.071-0.103)	0.094 (0.078-0.115)	0.103 (0.084-0.129)	0.114 (0.091-0.145)	0.128 (0.100-0.166)	0.139 (0.108-0.183)
7-day	0.035 (0.032-0.040)	0.040 (0.036-0.046)	0.047 (0.041-0.055)	0.053 (0.046-0.062)	0.061 (0.051-0.073)	0.067 (0.055-0.082)	0.074 (0.060-0.092)	0.081 (0.064-0.103)	0.091 (0.071-0.118)	0.098 (0.075-0.130)
10-day	0.029 (0.026-0.033)	0.033 (0.030-0.038)	0.039 (0.034-0.045)	0.043 (0.037-0.051)	0.049 (0.041-0.060)	0.054 (0.045-0.067)	0.060 (0.048-0.074)	0.066 (0.052-0.083)	0.073 (0.057-0.095)	0.079 (0.061-0.105)
20-day	0.022 (0.020-0.024)	0.025 (0.022-0.028)	0.029 (0.025-0.033)	0.032 (0.027-0.038)	0.036 (0.030-0.044)	0.040 (0.033-0.048)	0.043 (0.035-0.054)	0.047 (0.037-0.059)	0.052 (0.040-0.067)	0.056 (0.043-0.073)
30-day	0.019 (0.017-0.021)	0.022 (0.019-0.025)	0.025 (0.022-0.029)	0.028 (0.024-0.033)	0.031 (0.026-0.038)	0.034 (0.028-0.042)	0.037 (0.030-0.046)	0.040 (0.032-0.051)	0.044 (0.034-0.057)	0.047 (0.036-0.062)
45-day	0.017 (0.015-0.019)	0.019 (0.017-0.022)	0.022 (0.019-0.026)	0.025 (0.021-0.029)	0.028 (0.023-0.033)	0.030 (0.025-0.037)	0.032 (0.026-0.040)	0.034 (0.027-0.043)	0.037 (0.029-0.048)	0.039 (0.030-0.052)
60-day	0.015 (0.014-0.017)	0.017 (0.016-0.020)	0.020 (0.018-0.024)	0.022 (0.019-0.026)	0.025 (0.021-0.030)	0.027 (0.022-0.033)	0.028 (0.023-0.035)	0.030 (0.024-0.038)	0.032 (0.025-0.042)	0.034 (0.026-0.044)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.
 Please refer to NOAA Atlas 14 document for more information.


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PF graphical

Appendix E

Rational Method

Rational Method Site Runoff Drainage Basin D		
Project:	Hillcrest Extension Drainage Analysis, PAC2018 0054	
Owner:	Michael and William Heumann	
Date:	3/23/2020	
Prepared By:	L. Chambers	
Checked By:	G. Gladsjo	



$$Q = CIA$$

Q = peak flow in cubic feet per second (cfs)
C = runoff coefficient
I = rainfall intensity (inches per hour)
A = catchment area (acres)

$$C_c = (C_1A_1 + C_2A_2)/A_t$$

C_c = composite runoff coefficient
C_{1,2} = runoff coefficient for each area land cover type
A_t = total area (acres)
A_{1,2} = areas of land cover types (acres)
Cc = 0.22, See Appendix C for calculation

$$T_c = T_1 + T_2 + \dots + T_n$$

T_c = time of concentration (min)
T_{1,2} = travel time across separate flow path segments (min)
Tc = 41.51 min., See Appendix D for calculation

$$T_t = L/60V$$

T_t = travel time (min)
L = the distance of flow across a given segment (feet)
V = $k_R \text{ Sqrt}(S_0)$ = average velocity (feet/sec) across land cover
k_R = time of concentration velocity factor (CBJ Manual of Storm Water BMP 2010, Table D-5, PG. D-10)
S₀ = slope of flow path (feet/feet)

Per CBJ Manual of Storm Water BMP 2010, Table 5-1, page. 5-1, design event frequencies are specified. For driveway culvert, a 25-year storm event is the required design return period. We will base our analysis on a 25-year design return period for all drainage structures and catchment areas. Per CBJ Manual of Storm Water BMP 2010, page. D-9, Basins with a time and concentration 10 minutes or less shall use the 10 minute intensity. Basins with a time of concentration greater than 10 minutes and less than 30 minutes shall interpolate between the 10 and 10 minute values. Rainfall intensity for the site was sourced from the NOAA Atlas 14, Point Precipitation Frequency Estimates, see Appendix E, and is summarized as follows:

		Design Return Period
	Tc 41.51(min)	25-year
Interpolated Intensity (in/hr) =		0.94

There is an existing 24" CMP culvert that drains into the existing Glacier Highway ditch system at the location where the new subdivision access will tie into the shoulder of the Highway. The area currently contributing runoff to this culvert was delineated in AutoCAD from aerial photos and 2013 Lidar Data provided by CBJ.

A = 400337 sqft / 43,560 = 9.19 acres

	Cc	I	A		
Q (cfs)=	0.22	0.94	9.19	=	1.90

Appendix F

SCS Hydrograph

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

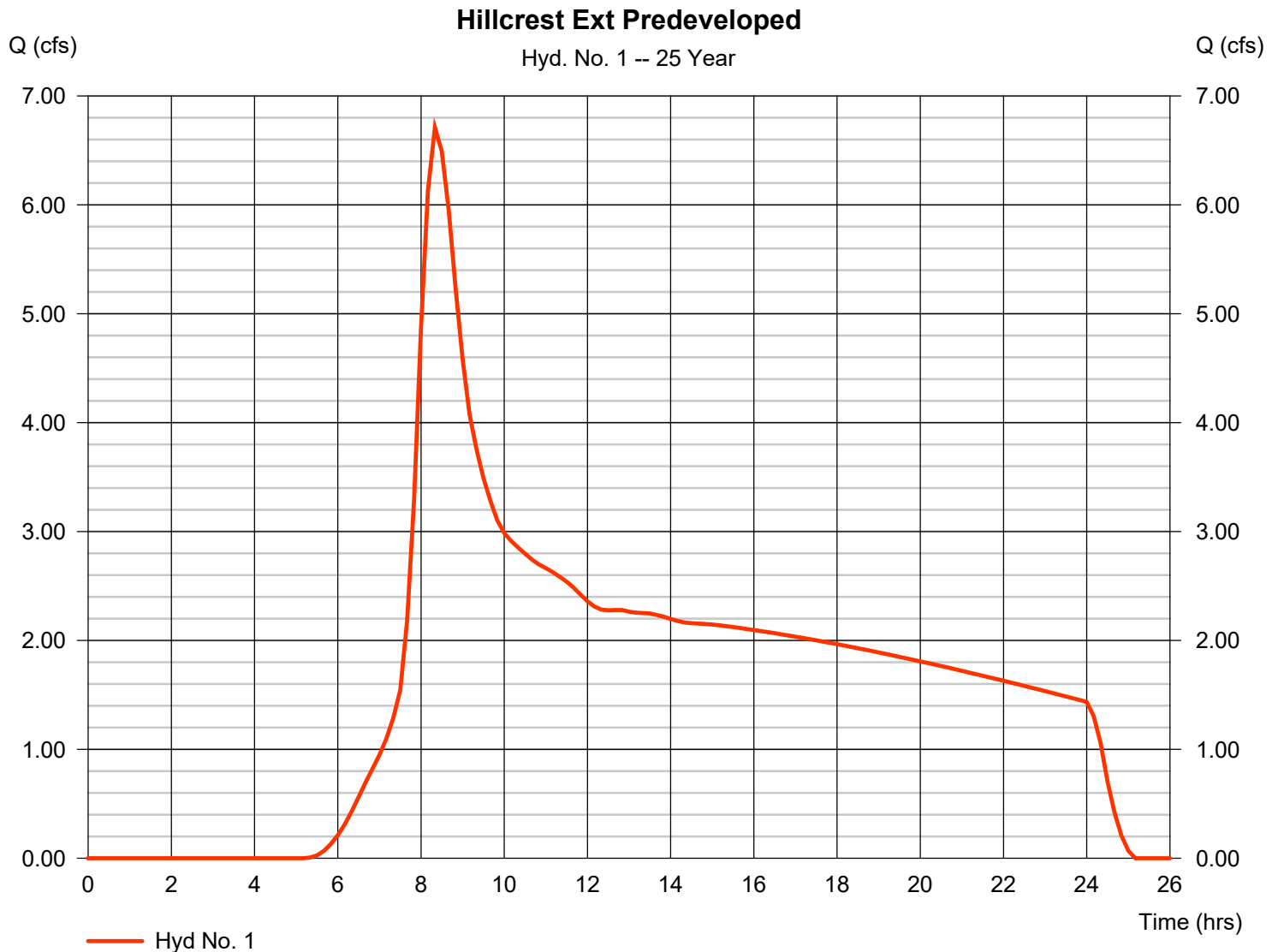
Saturday, 03 / 21 / 2020

Hyd. No. 1

Hillcrest Ext Predeveloped Drainage Basin A

Hydrograph type	= SCS Runoff	Peak discharge	= 6.711 cfs
Storm frequency	= 25 yrs	Time to peak	= 8.33 hrs
Time interval	= 10 min	Hyd. volume	= 148,969 cuft
Drainage area	= 19.920 ac	Curve number	= 72*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 41.60 min
Total precip.	= 4.82 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.540 x 98) + (0.320 x 98) + (0.250 x 89) + (0.330 x 74) + (18.480 x 70)] / 19.920



Hydrograph Report

Section H, Item 2.

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Saturday, 03 / 21 / 2020

Hyd. No. 3

Hillcrest Ext Post Develop Drainage Basin C

Hydrograph type	= SCS Runoff	Peak discharge	= 5.576 cfs
Storm frequency	= 25 yrs	Time to peak	= 8.33 hrs
Time interval	= 10 min	Hyd. volume	= 118,944 cuft
Drainage area	= 14.750 ac	Curve number	= 74*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 40.60 min
Total precip.	= 4.82 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= 484


* Composite (Area/CN) = [(0.835 x 98) + (0.731 x 98) + (0.615 x 89) + (0.965 x 74) + (11.607 x 70)] / 14.750



Appendix G

Existing Capacity

Proposed 18" CPP Discharge Capacity		
Project:	Hillcrest Ext. Subdivision Drainage Analysis, PAC2018 0054	
Owner:	Michael and William Heumann	
Date:	3/23/2020	
Prepared By:	L. Chambers	
Checked By:	G. Gladsjo	



The following equations were used to calculate the proposed 18" CPP culvert P-7 acts as the driveway culvert to Lot 14 and is the first pipe in the proposed storm drain system and were obtained from "Urban Drainage Design Manual: Hydraulic Engineering Circular No. 22, Third Edition".

$$Q = (K/n) \times A \times R^{0.67} \times S^{0.5}$$

Q = discharge rate in ft³ /sec

K = coefficient for English units (1.486)

n = Manning's coefficient of roughness, obtained from Table 5-3, Page 5-5, of the CBJ Stormwater Manual

A = cross sectional area in ft²


R = hydraulic radius

S = slope

Existing 18" Ditch Culvert; Inlet Invert =30.0', Outlet Invert =29.0', Length =40', n = 0.014. The Manning's n value of 0.014 was determined by the pipe type (CPP-smooth interior) Table 5-3.

Q (cfs)	K	n	A	R	S	=	
	1.486	0.014	1.77	0.375	0.0052		7.022094

Existing Driveway Ditch Discharge Capacity		
Project:	Hillcrest Ext. Subdivision Drainage Analysis, PAC2018 0054	
Owner:	Michael and William Heumann	
Date:	3/23/2020	
Prepared By:	L. Chambers	
Checked By:	G. Gladsjo	



The following equations were used to calculate the capacity of the driveway ditch leading into the 18" CPP at the bottom of the ditch run and were obtained from "Urban Drainage Design Manual: Hydraulic Engineering Circular No. 22, Third Edition".

$$Q = (K/n) \times A \times R^{0.67} \times S^{0.5}$$

Q = discharge rate in ft³/sec

K = coefficient for English units (1.486)

n = Manning's coefficient of roughness, obtained from Table D-10, Page D-19, of the CBJ Stormwater Manual

A = cross sectional area in ft², from survey basemap

R = hydraulic radius, from survey basemap

S = slope, from survey basemap

Existing driveway ditch; Top Elev. = 37.0', Bottom Elev. = 30.0', Length = 80', n = 0.03. The Manning's n value of 0.03 comes from Table D-10 (grass, some weeds), elevation and length data are from survey basemap.

Q (cfs)	K	n	A	R	S	=	10.57569
	1.486	0.03	1.55	0.319588	0.0875		

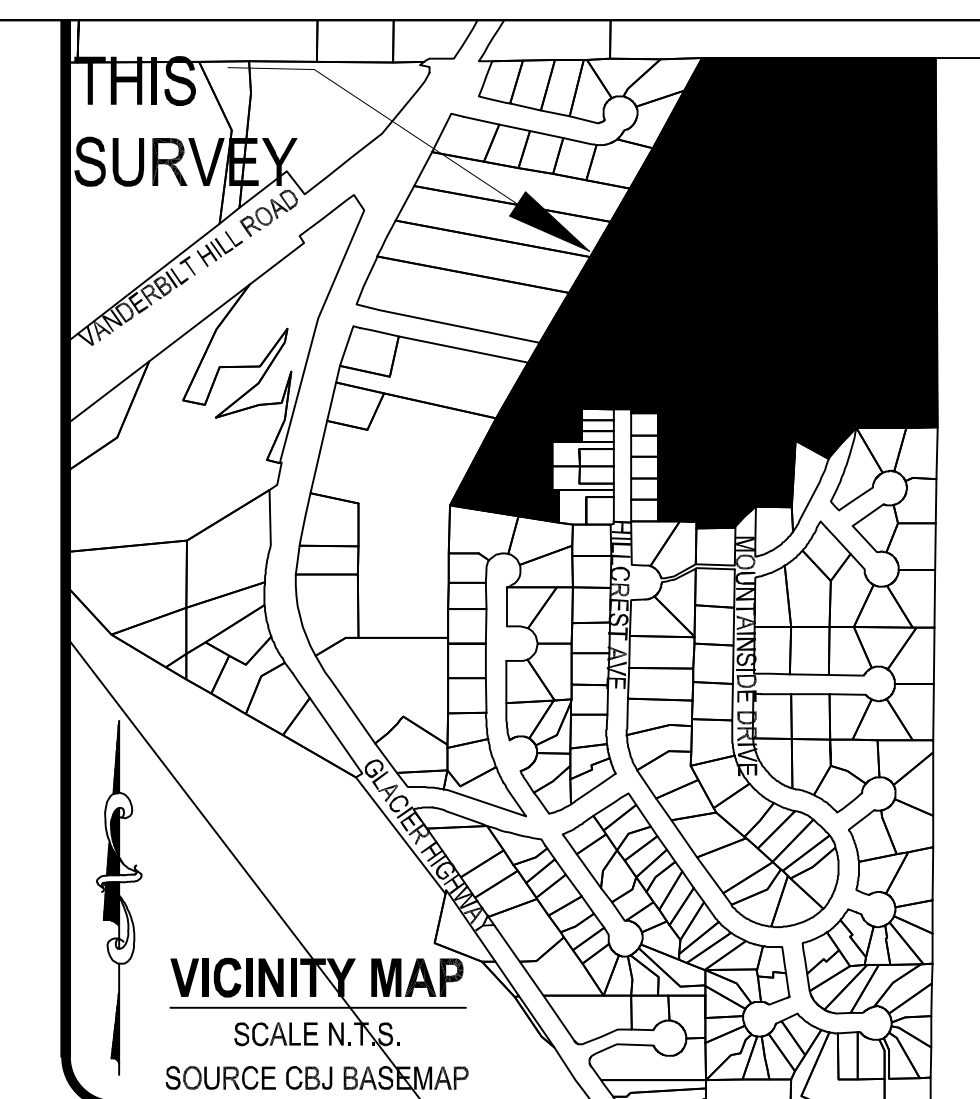
BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S 89° 52'00" E AS DELINEATED ON THE OFFICIAL PLAT OF US SURVEY 4807 SUBDIVISION, APPROVED 23 MARCH 1965, BETWEEN FOUND PRIMARY MONUMENTS WHICH MARK CORNER 1 AND CORNER 2, US SURVEY 4807 AS SHOWN ON THIS PLAT.

LOT 2
PLAT 91-9
BASIS OF BEARING
S 89° 52'00" E 726.81 (726.81)R3

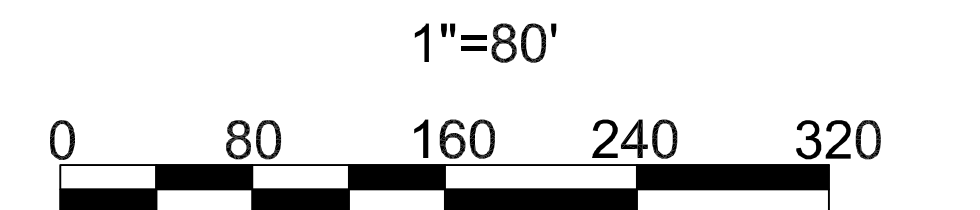
CURVE RAD	ARC LENGTH	CHORD LENGTH	CHORD BEARING	Δ ANGLE
C1	100.00	52.17	51.58	S 75°03'17" W 29°53'26"
C2	100.00	26.51	26.43	S 52°30'58" W 15°11'11"
C3	25.00	42.10	37.30	N 86°50'00" W 96°29'14"
C4	25.00	16.84	16.52	S 19°17'41" E 38°35'23"
C5	25.00	39.27	35.36	N 45°00'00" E 90°00'00"
C6	25.00	21.55	20.88	N 63°13'53" W 49°22'48"
C7	25.00	36.44	33.30	S 03°10'00" W 83°30'46"

US SURVEY 4807
CHILKAT VISTA
TRACT A2
955,767 SF
21.94 AC



LEGEND:

- BLM PRIMARY MONUMENT RECOVERED
- R&M PRIMARY MONUMENT RECOVERED
- JW BEAN 3650-S PRIMARY MONUMENT RECOVERED
- CHILKAT SURVEYING PRIMARY MONUMENT ESTABLISHED
- CHILKAT SURVEYING PRIMARY MONUMENT RECOVERED
- 1410-S SECONDARY MONUMENT RECOVERED
- 6277-S SECONDARY MONUMENT RECOVERED
- 3650-S MONUMENT RECOVERED
- #5 REBAR RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- PROPERTY LINES
- UNSURVEYED LINES
- EASEMENT BOUNDARY
- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 4807
- (N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 83-146
- (S00°06'33"W)R3 RECORD INFORMATION FROM PLAT No. 97-47
- (S00°06'33"W)R4 RECORD INFORMATION FROM PLAT No. 2020-27
- ELECTRICAL EASEMENT ESTABLISHED THIS SURVEY



PLAT OF
CHILKAT VISTAS SUBDIVISION PHASE 2
SUBDIVISION OF
TRACT A CHILKAT VISTAS SUBDIVISION
A FRACTION OF US SURVEY 4807
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDERS OFFICE AT ANCHORAGE

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

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

SMF: 2022-03 SCALE: 1" = 80' DATE: 24 JANUARY 2023 SHEET NO. 1 OF 4


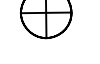
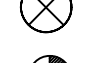
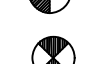



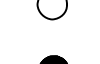



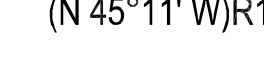
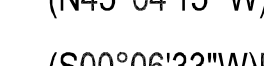
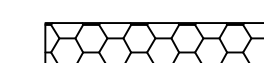
SURVEYOR'S CERTIFICATE

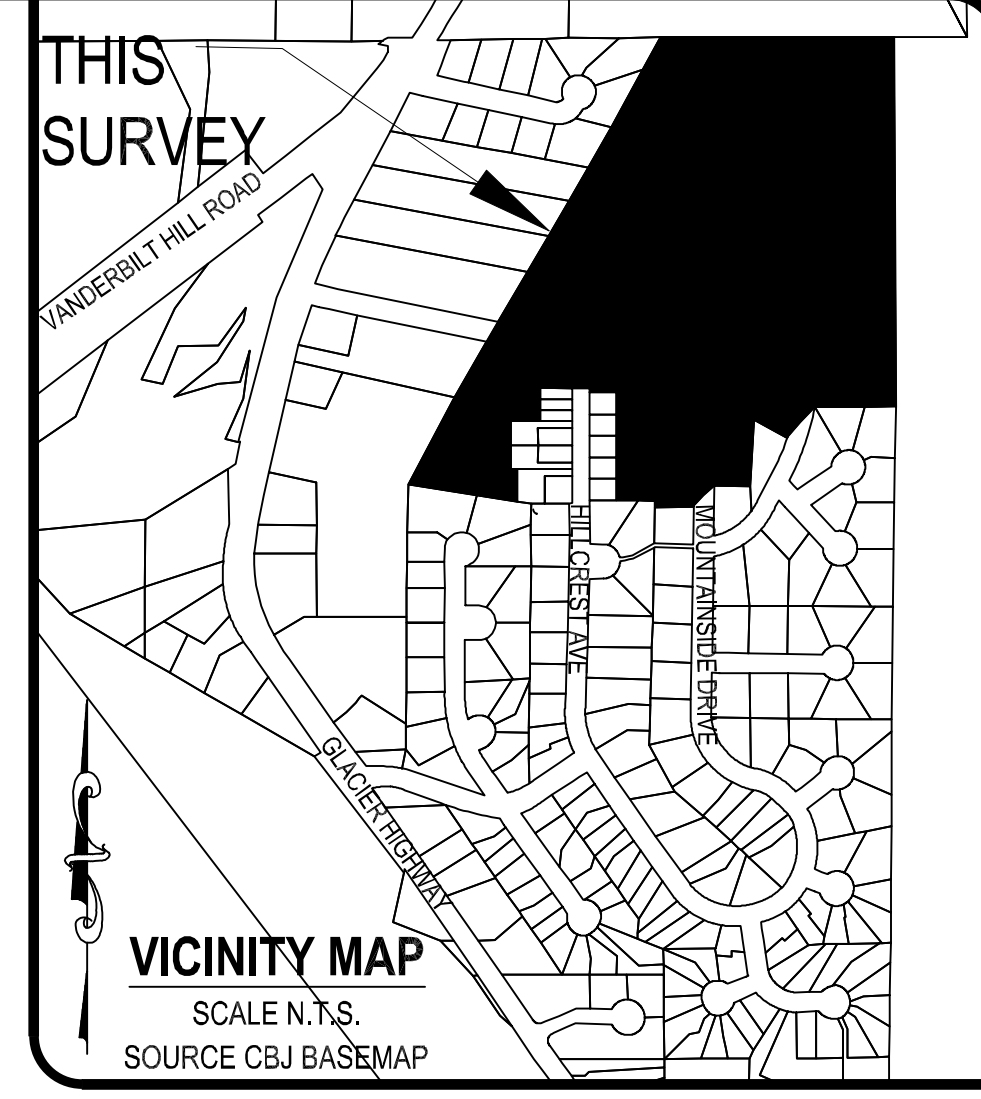
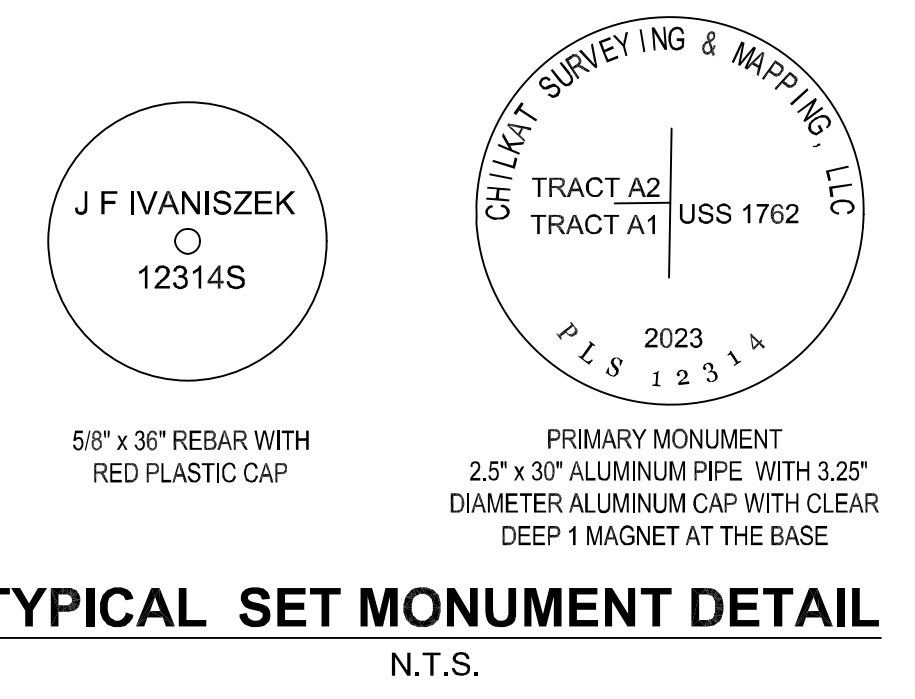
I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT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



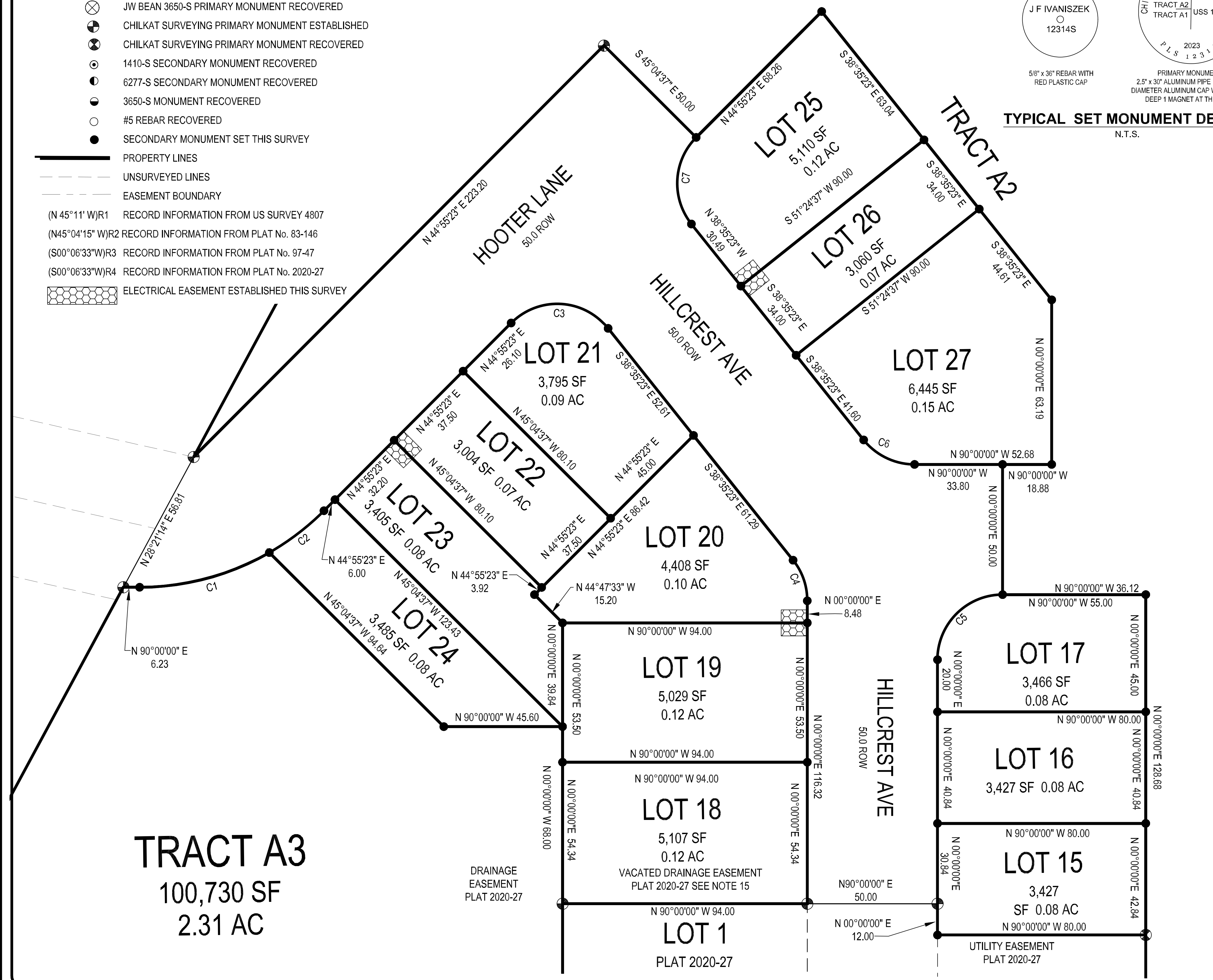
DATED: 24 JANUARY 2023

LEGEND:

-  BLM PRIMARY MONUMENT RECOVERED
-  R&M PRIMARY MONUMENT RECOVERED
-  JW BEAN 3650-S PRIMARY MONUMENT RECOVERED
-  CHILKAT SURVEYING PRIMARY MONUMENT ESTABLISHED
-  CHILKAT SURVEYING PRIMARY MONUMENT RECOVERED
-  1410-S SECONDARY MONUMENT RECOVERED
-  6277-S SECONDARY MONUMENT RECOVERED
-  3650-S MONUMENT RECOVERED
-  #5 REBAR RECOVERED
-  SECONDARY MONUMENT SET THIS SURVEY
-  PROPERTY LINES
-  UNSURVEYED LINES
-  EASEMENT BOUNDARY
- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 4807
- (N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 83-146
- (S00°06'33"W)R3 RECORD INFORMATION FROM PLAT No. 97-47
- (S00°06'33"W)R4 RECORD INFORMATION FROM PLAT No. 2020-27
-  ELECTRICAL EASEMENT ESTABLISHED THIS SURVEY



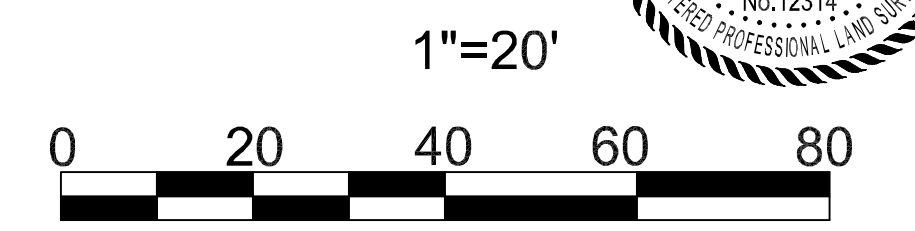
CURVE RAD	ARC LENGTH	CHORD LENGTH	CHORD BEARING	Δ ANGLE
C1	100.00	52.17	51.58	S 75°03'17" W 29°53'26"
C2	100.00	26.51	26.43	S 52°30'58" W 15°11'11"
C3	25.00	42.10	37.30	N 86°50'00" W 96°29'14"
C4	25.00	16.84	16.52	S 19°17'41" E 38°35'23"
C5	25.00	39.27	35.36	N 45°00'00" E 90°00'00"
C6	25.00	21.55	20.88	N 63°13'53" W 49°22'48"
C7	25.00	36.44	33.30	S 03°10'00" W 83°30'46"



SURVEYOR'S CERTIFICATE

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

DATED: 23 JANUARY 2023



PLAT OF
CHILKAT VISTAS SUBDIVISION PHASE 2
SUBDIVISION OF
TRACT A CHILKAT VISTAS SUBDIVISION
A FRACTION OF US SURVEY 4807
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDERS OFFICE AT ANCHORAGE

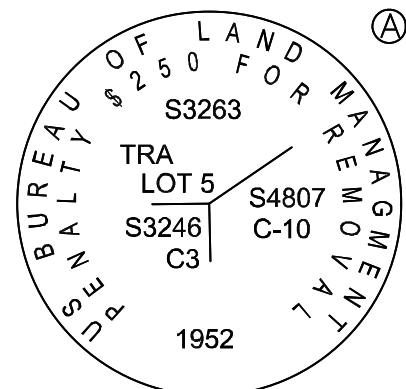
CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

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

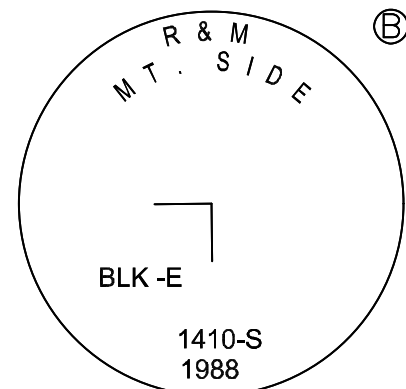
SMF: 2022-03 SCALE: 1" = 20' DATE: 24 JANUARY 2023 SHEET NO. 2 OF 4

FOUND MONUMENT DESCRIPTIONS:

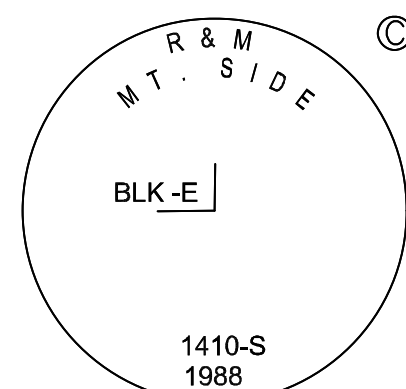
N.T.S.



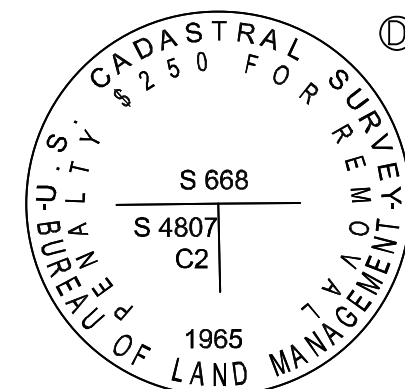
2.5" BRASS CAP MONUMENT



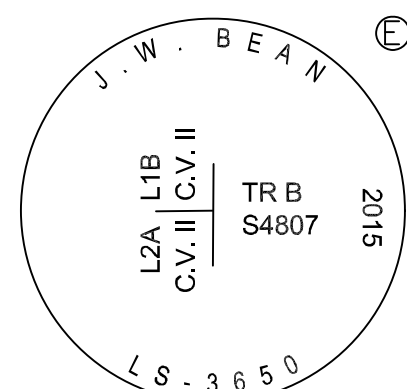
3.25" ALUMINUM CAP MONUMENT



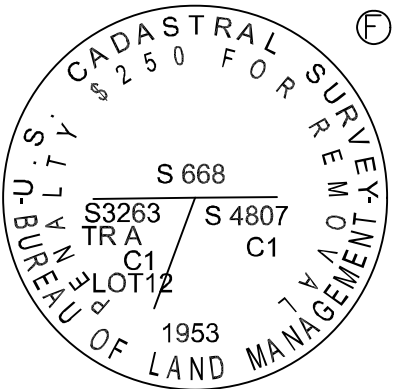
3.25" ALUMINUM CAP MONUMENT



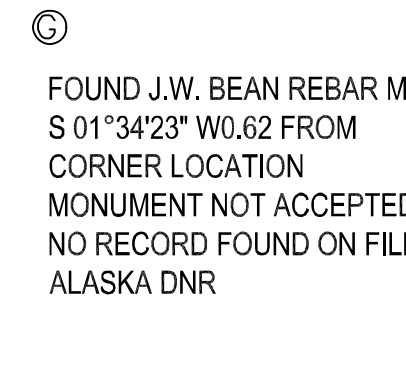
2.5" BRASS CAP MONUMENT



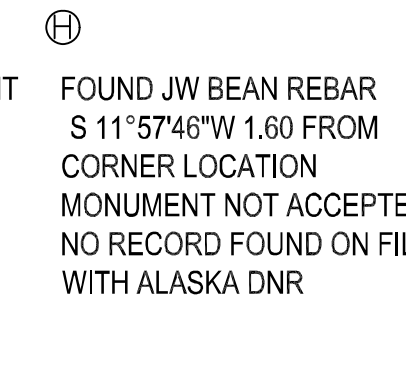
3.25" ALUMINUM CAP MONUMENT FOUND J.W. BEAN MONUMENT S 61°38'46" E 0.37 FROM US SURVEY 4807 BOUNDARY MONUMENT NOT ACCEPTED



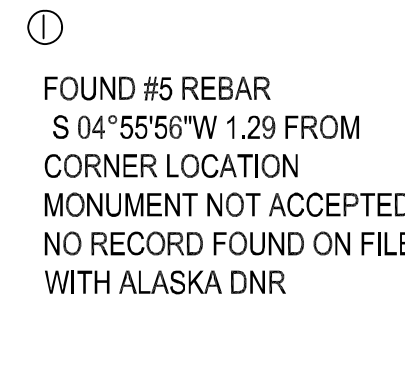
2.5" BRASS CAP MONUMENT



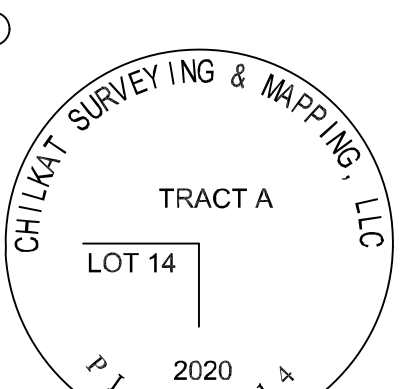
FOUND J.W. BEAN REBAR MONUMENT S 01°34'23" W 0.62 FROM CORNER LOCATION MONUMENT NOT ACCEPTED NO RECORD FOUND ON FILE WITH ALASKA DNR



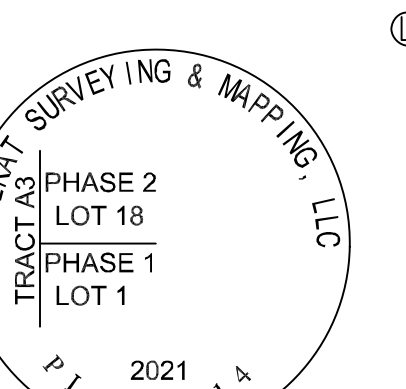
FOUND JW BEAN REBAR S 11°57'46" W 1.60 FROM CORNER LOCATION MONUMENT NOT ACCEPTED NO RECORD FOUND ON FILE WITH ALASKA DNR



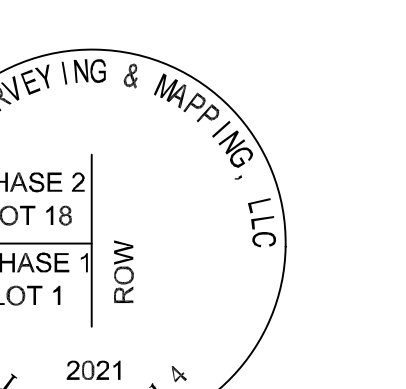
FOUND #5 REBAR S 04°55'56" W 1.29 FROM CORNER LOCATION MONUMENT NOT ACCEPTED NO RECORD FOUND ON FILE WITH ALASKA DNR



PRIMARY MONUMENT 2.5" x 30" ALUMINUM PIPE WITH 3.25" DIAMETER ALUMINUM CAP



PRIMARY MONUMENT 2.5" x 30" ALUMINUM PIPE WITH 3.25" DIAMETER ALUMINUM CAP



PRIMARY MONUMENT 2.5" x 30" ALUMINUM PIPE WITH 3.25" DIAMETER ALUMINUM CAP

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: _____, 2023 DATE: _____, 2023
WILLIAM C. HEUMANN MICHAEL P. HEUMANN

NOTARY ACKNOWLEDGEMENT:

UNITED STATES OF AMERICA)
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2023, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED WILLIAM C. HEUMANN AND MICHAEL P. HEUMANN TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARY FOR THE USES AND PURPOSES THEREIN MENTIONED AUTHORIZED TO DO SO.

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

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION PLAT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NO. _____, DATED _____, 2023, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, ANCHORAGE, ALASKA.

CHAIRMAN OF THE PLANNING COMMISSION
CITY AND BOROUGH OF JUNEAU

ATTEST:

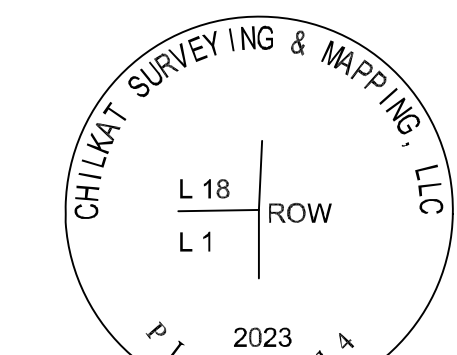
MUNICIPAL CLERK
CITY AND BOROUGH OF JUNEAU

NOTES:

- 1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10,000.
- 2) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
- 3) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF US SURVEY 3263; US SURVEY 4807, PLAT OF SUBDIVISION OF LOTS 9 AND 10 US SURVEY 3263 TRACT A PLAT NO. 298 RECORDED 9 AUGUST 1961; MOUNTAINSIDE SUBDIVISION PLAT NO. 83-146 RECORDED 23 SEPTEMBER 1983; FAIRWEATHER SUBDIVISION PLAT NO. 83-147 RECORDED 23 SEPTEMBER 1983; DESERET SUBDIVISION PLAT NO. 91-9 RECORDED 28 FEBRUARY 1991; MOUNTAINSIDE SUBDIVISION II PLAT NO. 88-39 RECORDED 28 DECEMBER 1988; RICHLAND MANOR SUBDIVISION PLAT NO. 97-47 RECORDED 24 JULY 1997; VANDERBILT HILL SUBDIVISION PLAT NO. 99-52 RECORDED 29 OCTOBER 1999; A PLAT OF RESUBDIVISION OF LOT 1 CHILKAT VIEW SUBDIVISION PLAT NO. 2003-23; RECORDED 9 SEPTEMBER 2003; CHILKAT VIEW SUBDIVISION II PLAT NO. 2005-20 RECORDED 20 APRIL 2005; A PLAT OF FALLING TREE SUBDIVISION PLAT NO. 2009-18 RECORDED 7 JULY 2009; PLAT OF LOT 2A, CHILKAT VIEW SUBDIVISION II AND TRACT 1A1, US SURVEY 3246 PLAT NO. 2015-41 RECORDED 6 OCTOBER 2015; RAVENWOOD SUBDIVISION PLAT NO. 2019-3 RECORDED 28 JANUARY 2019; CHILKAT VISTAS SUBDIVISION PHASE 1 PLAT NO. 2020-27 RECORDED 11 AUGUST 2020 ON FILE WITH THE ALASKA DEPARTMENT OF NATURAL RESOURCES RECORDERS OFFICE IN THE JUNEAU RECORDING DISTRICT.
- 4) WHERE DIFFERENT FROM RECORD OR CALCULATED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORDED PLAT (R#).
- 5) DOMESTIC WATER & SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
- 6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 7) THE STORMWATER RUNOFF IS ACCEPTABLE PER CHILKAT VISTAS SUBDIVISION DRAINAGE PLAN IN APPROVED CONSTRUCTION PLAN SET. ALL REQUIRED CHILKAT VISTAS SUBDIVISION PUBLIC IMPROVEMENTS INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120 BEST MANAGEMENT PRACTICES.
- 8) WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY. WETLANDS DELINEATED BY KOREN BOSWORTH NOVEMBER 2018
- 9) HOOTER LANE WILL BE DEVELOPED AS A PUBLIC TWO-WAY STREET, AS SET OUT IN THE SKETCH PLAT SUBMITTED WITH SMP20190004, SUBJECT TO CBJ PUBLIC IMPROVEMENT STANDARDS IN CBJ 49.35.
- 10) HOOTER LANE FROM GLACIER HIGHWAY TO HILLCREST AVENUE, AND HILLCREST AVENUE AND MOUNTAINSIDE DRIVE SHALL BE DEVELOPED WITH A SIDEWALK ON ONE SIDE. THE NUMBER OF SIDEWALKS IN THE REMAINDER OF CHILKAT VISTAS WILL BE DETERMINED AT THE TIME OF FUTURE DEVELOPMENT APPLICATIONS.
- 11) ROBBIE ROAD SHALL TERMINATE AND SHALL NOT BE A POINT OF ACCESS TO CHILKAT VISTAS, UNLESS REQUIRED, AND GATED, FOR FIRE/EMERGENCY SERVICE ACCESS ONLY.
- 12) HILLCREST AVENUE SHALL TERMINATE AT HOOTER LANE. HILLCREST AVENUE MAY CONNECT TO HOOTER LANE WEST OF THE EXISTING HILLCREST ALIGNMENT AS SHOWN IN THE SKETCH PLAT SUBMITTED WITH SMP20190004. ALTERNATIVELY ROAD ACCESS TO THE NORTHEAST PORTION OF "TRACT A2" MAY CONNECT TO THE EAST/WEST PORTION OF MOUNTAINSIDE DRIVE ACROSS FROM THE ENTRANCE TO THE "POCKET" BETWEEN HILLCREST AND MOUNTAINSIDE.
- 13) OTHER THAN SHOWN, THERE IS AN IMPLIED PRIVATE DRAINAGE EASEMENT ALONG ALL SIDE PROPERTY LINES WITHIN THE SUBDIVISION BEING 10 FEET IN WIDTH CENTERED ON EACH ADJOINING PROPERTY LINE.
- 14) TEMPORARY CUL-DE-SAC EASEMENT SHALL BE VACATED UPON EXTENSION OF HILLCREST AVENUE UNLESS THE DIRECTOR DETERMINES ALL OR A PORTION OF THE CUL-DE-SAC MAY REMAIN.
- 15) PORTION OF 15' DRAINAGE EASEMENT FROM PLAT 2020-27 WITHIN THE BOUNDARY OF LOT 18 VACATED THIS PLAT.
- 16) LOTS 15, 16, 17, 20, 21, 22, 23, 24, AND 26 ARE BUNGALOW LOTS. AT THE TIME OF PLAT RECORDING, STRUCTURES ON LOTS 15, 16, 17, 20, 21, 22, 23, 24, AND 26 RE LIMITED TO ONE 1,000 SQUARE FOOT DETACHED SINGLE FAMILY RESIDENCE PER LOT. OTHER DEVELOPMENT RESTRICTIONS APPLY. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.
- 17) DRAINAGE AND SEWER EASEMENT GRANTED WITH PLAT 2020-27 TO BE ELIMINATED WHEN PHASE II SEWER CONNECTION IS COMPLETED.



5/8" x 36" REBAR WITH RED PLASTIC CAP



PRIMARY MONUMENT 2.5" x 30" ALUMINUM PIPE WITH 3.25" DIAMETER ALUMINUM CAP WITH CLEAR DEEP 1" MAGNET AT THE BASE

TYPICAL SET MONUMENT DETAIL

N.T.S.

SURVEYOR'S CERTIFICATE

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

DATED: 23 JANUARY 2023



PLAT OF
CHILKAT VISTAS SUBDIVISION PHASE 2
SUBDIVISION OF
TRACT A CHILKAT VISTAS SUBDIVISION
A FRACTION OF US SURVEY 4807
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDERS OFFICE AT ANCHORAGE

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

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

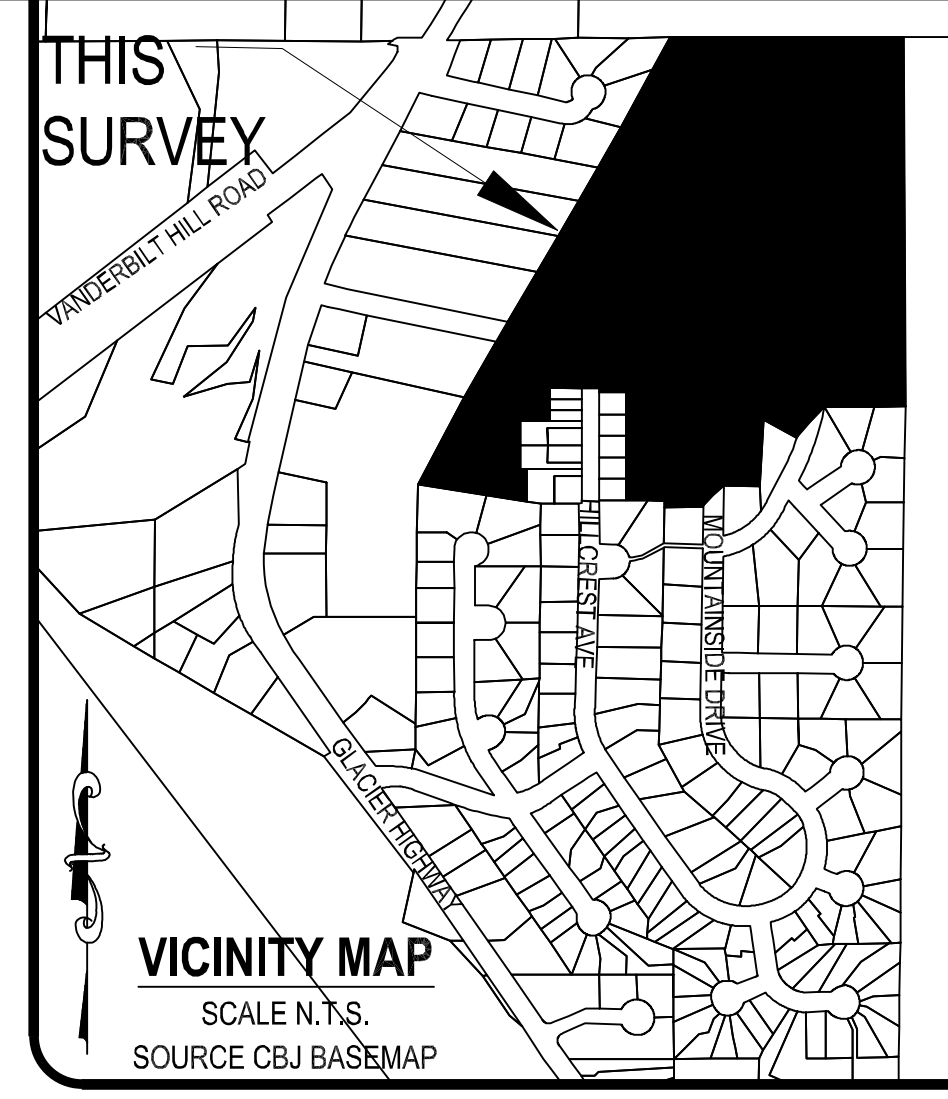
SMF: 2022-03 SCALE: NTS DATE: 24 JANUARY 2023 SHEET NO. 3 OF 4

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S 89° 52'00" E AS DELINEATED ON THE OFFICIAL PLAT OF US SURVEY 4807 SUBDIVISION, APPROVED 23 MARCH 1965, BETWEEN FOUND PRIMARY MONUMENTS WHICH MARK CORNER 1 AND CORNER 2, US SURVEY 4807 AS SHOWN ON THIS PLAT.

LOT 2
PLAT 91-9
BASIS OF BEARING
S 89°52'00" E 726.81 (726.81)R3

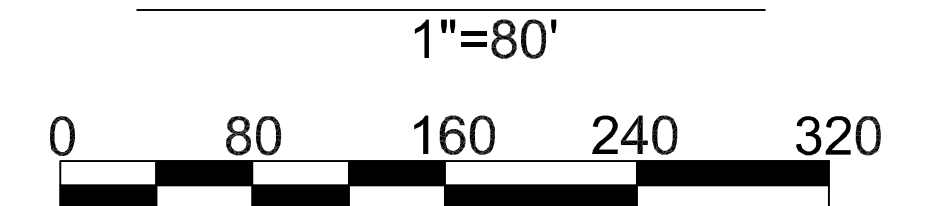
CURVE RAD	ARC LENGTH	CHORD LENGTH	CHORD BEARING	Δ ANGLE
C1	100.00	52.17	51.58	S 75°03'17" W 29°53'26"
C2	100.00	26.51	26.43	S 52°30'58" W 15°11'11"
C3	25.00	42.10	37.30	N 86°50'00" W 96°29'14"
C4	25.00	16.84	16.52	S 19°17'41" E 38°35'23"
C5	25.00	39.27	35.36	N 45°00'00" E 90°00'00"
C6	25.00	21.55	20.88	N 63°13'53" W 49°22'48"
C7	25.00	36.44	33.30	S 03°10'00" W 83°30'46"



LEGEND:

- BLM PRIMARY MONUMENT RECOVERED
- R&M PRIMARY MONUMENT RECOVERED
- JW BEAN 3650-S PRIMARY MONUMENT RECOVERED
- CHILKAT SURVEYING PRIMARY MONUMENT ESTABLISHED
- CHILKAT SURVEYING PRIMARY MONUMENT RECOVERED
- 1410-S SECONDARY MONUMENT RECOVERED
- 6277-S SECONDARY MONUMENT RECOVERED
- 3650-S MONUMENT RECOVERED
- #5 REBAR RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- PROPERTY LINES
- UNSURVEYED LINES
- EASEMENT BOUNDARY
- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 4807
- (N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 83-146
- (S00°06'33" W)R3 RECORD INFORMATION FROM PLAT No. 97-47
- (S00°06'33" W)R4 RECORD INFORMATION FROM PLAT No. 2020-27
- ELECTRICAL EASEMENT ESTABLISHED THIS SURVEY
- EASEMENTS VACATED THIS SURVEY

VACATED EASEMENT DETAIL



PLAT OF
CHILKAT VISTAS SUBDIVISION PHASE 2
SUBDIVISION OF
TRACT A CHILKAT VISTAS SUBDIVISION
A FRACTION OF US SURVEY 4807
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDERS OFFICE AT ANCHORAGE

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

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

SMF: 2022-03 SCALE: 1"=80' DATE: 24 JANUARY 2023 SHEET NO. 4 OF 4

SURVEYOR'S CERTIFICATE

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

DATED: 24 JANUARY 2023



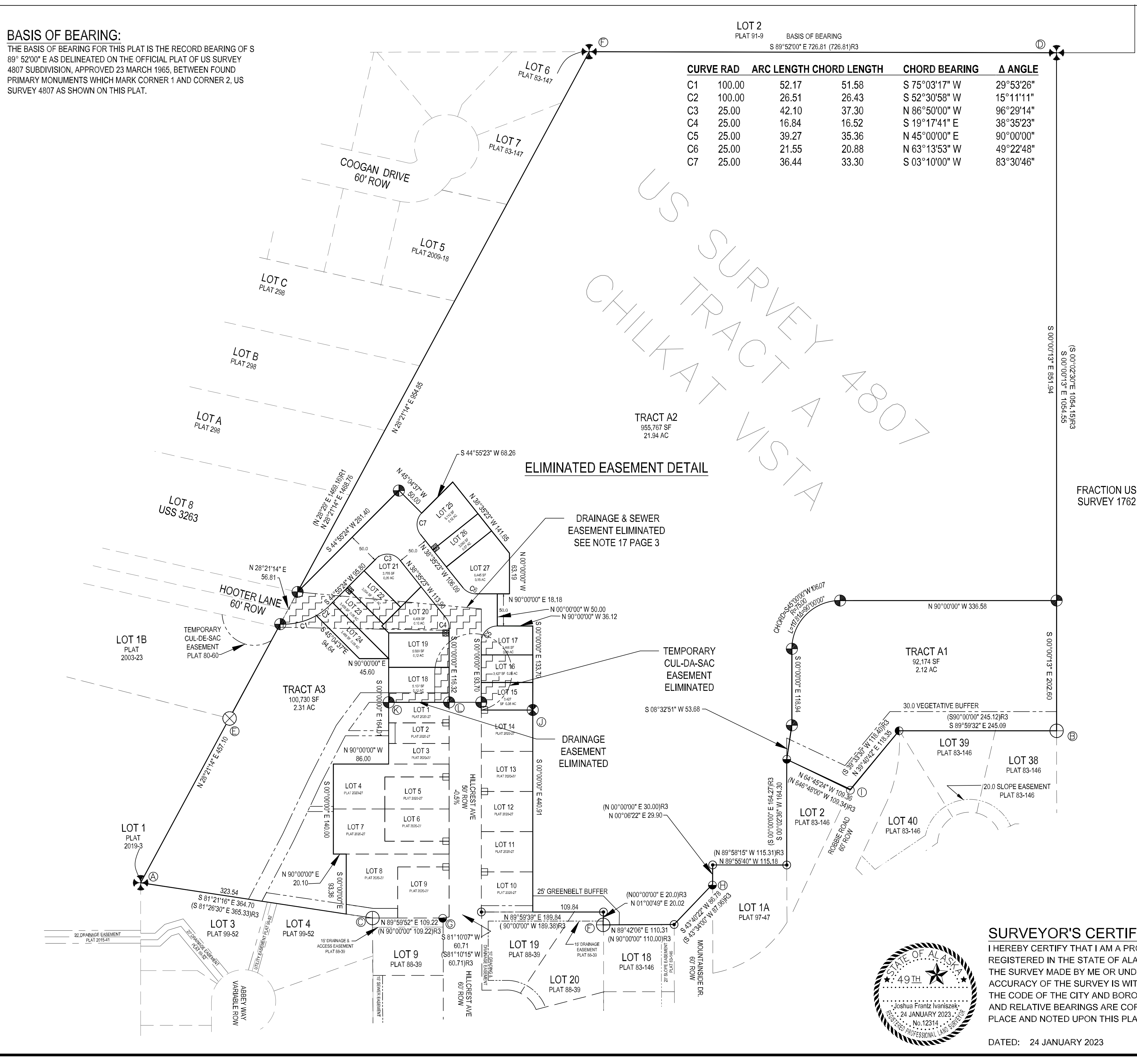
US SURVEY 4807
CHILKAT VISTA

ELIMINATED EASEMENT DETAIL

DRAINAGE & SEWER EASEMENT ELIMINATED SEE NOTE 17 PAGE 3

TEMPORARY CUL-DE-SAC EASEMENT ELIMINATED

DRAINAGE EASEMENT ELIMINATED



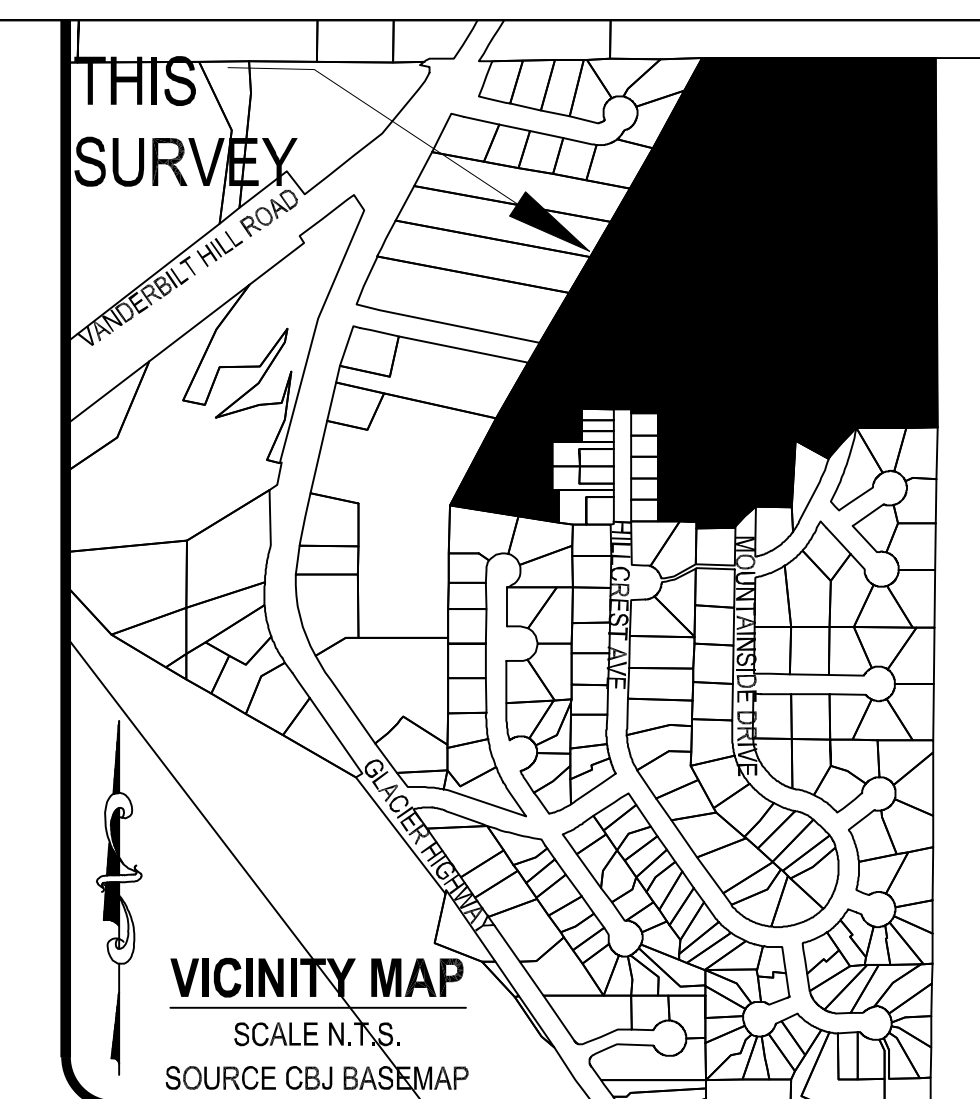
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LOT 2
PLAT 91-9
BASIS OF BEARING
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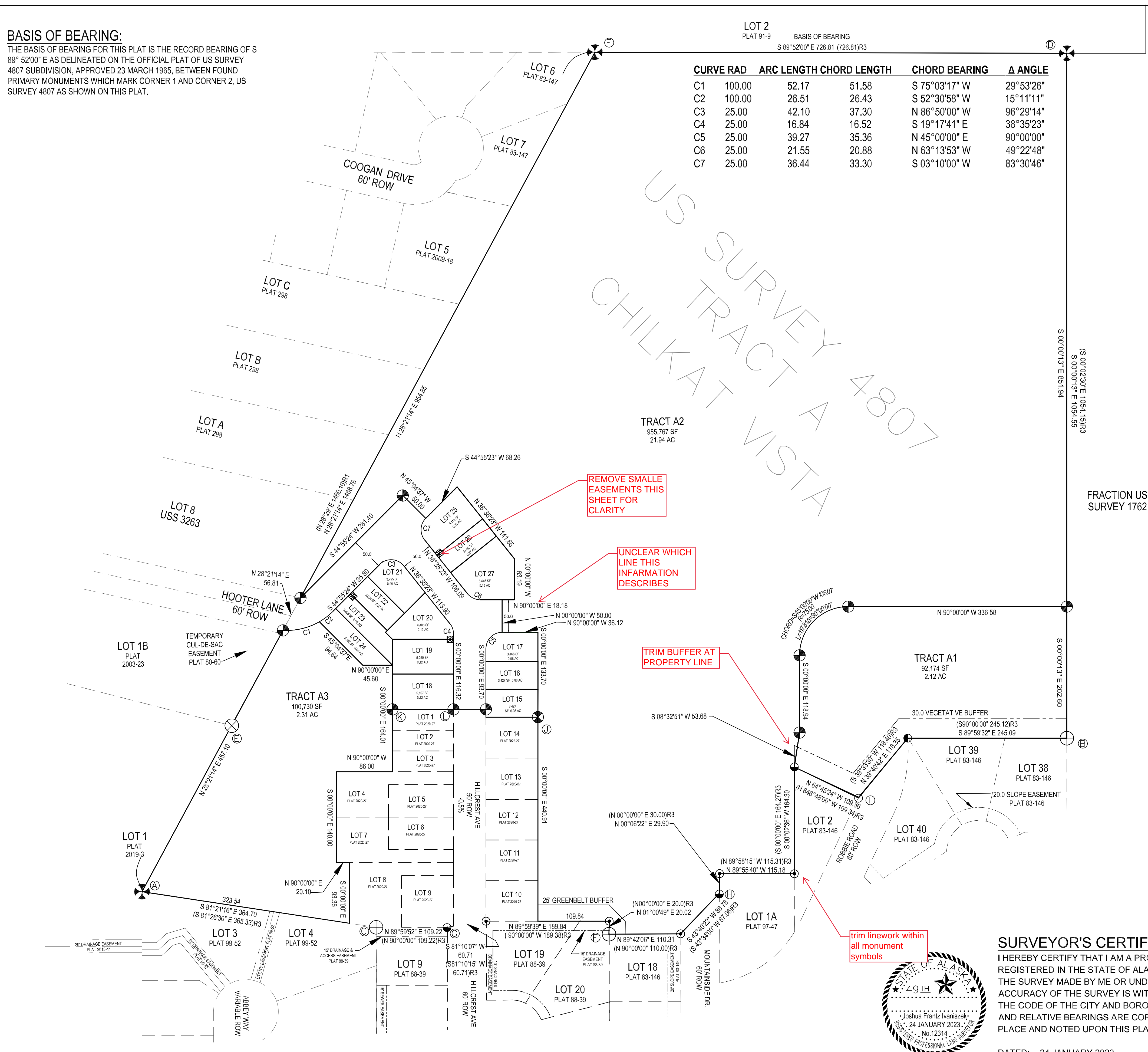
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US SURVEY 4807
CHILKAT VISTA TRACT A

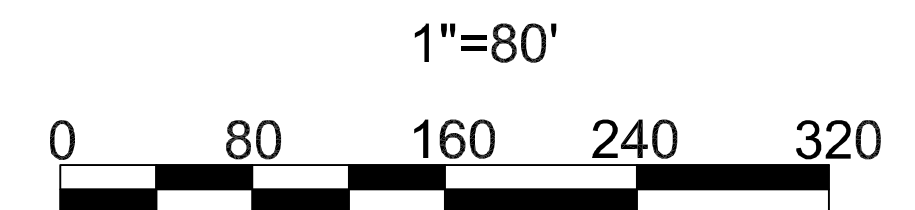


LEGEND:

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- (S00°06'33" W)R4 RECORD INFORMATION FROM PLAT No. 2020-27
- ELECTRICAL EASEMENT ESTABLISHED THIS SURVEY



NEEDS TO BE SAME LTS SCALE AS LINES IN PLAT



PLAT OF
CHILKAT VISTAS SUBDIVISION PHASE 2
SUBDIVISION OF
TRACT A CHILKAT VISTAS SUBDIVISION
A FRACTION OF US SURVEY 4807
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDERS OFFICE AT ANCHORAGE

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

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

SMF: 2022-03 SCALE: 1" = 80' DATE: 24 JANUARY 2023 SHEET NO. 1 OF 4

SURVEYOR'S CERTIFICATE

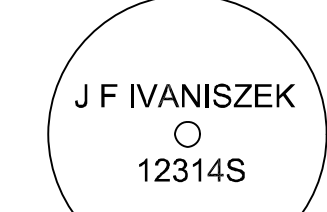
I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT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

DATED: 24 JANUARY 2023



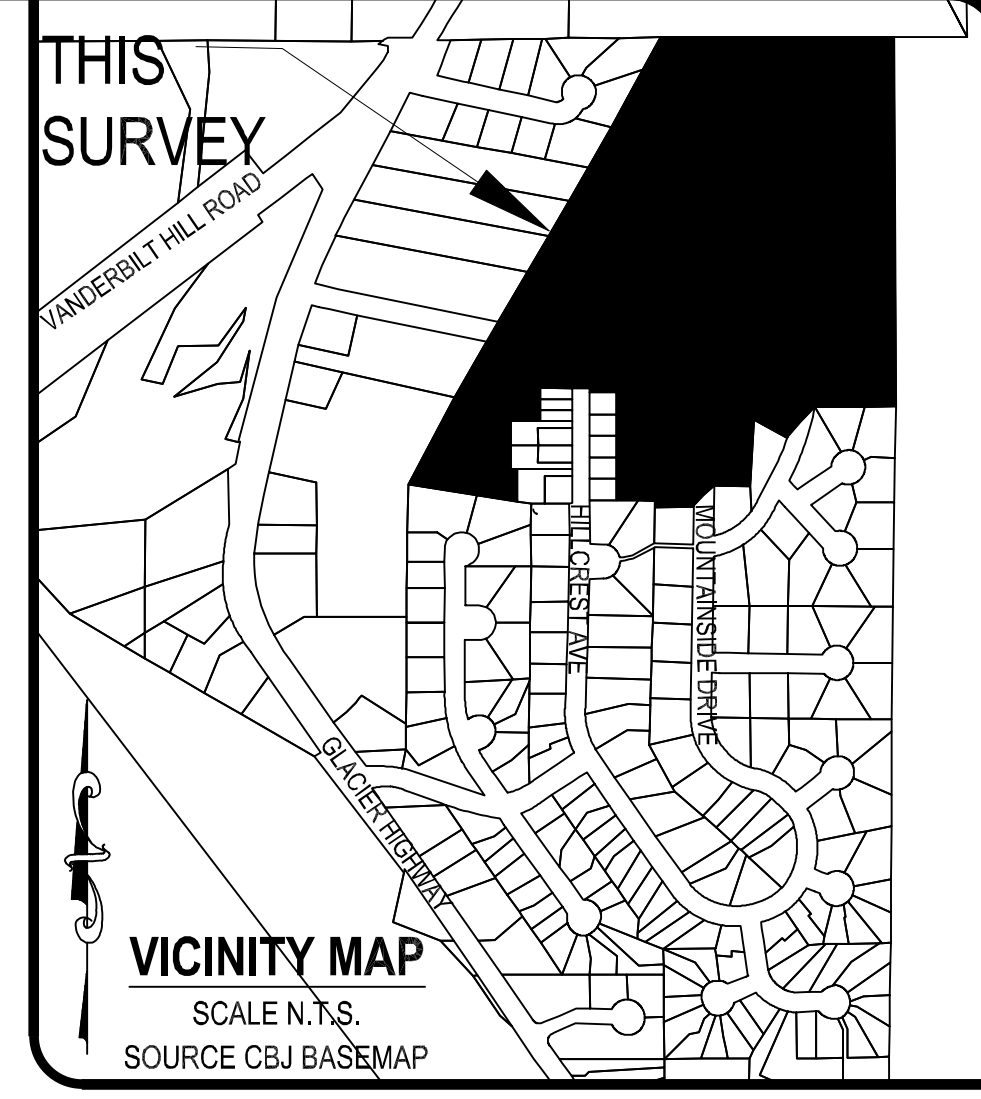
LEGEND:

- BLM PRIMARY MONUMENT RECOVERED
- R&M PRIMARY MONUMENT RECOVERED
- JW BEAN 3650-S PRIMARY MONUMENT RECOVERED
- CHILKAT SURVEYING PRIMARY MONUMENT ESTABLISHED
- CHILKAT SURVEYING PRIMARY MONUMENT RECOVERED
- 1410-S SECONDARY MONUMENT RECOVERED
- 6277-S SECONDARY MONUMENT RECOVERED
- 3650-S MONUMENT RECOVERED
- #5 REBAR RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- PROPERTY LINES
- UNSURVEYED LINES
- EASEMENT BOUNDARY
- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 4807
- (N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 83-146
- (S00°06'33"W)R3 RECORD INFORMATION FROM PLAT No. 97-47
- (S00°06'33"W)R4 RECORD INFORMATION FROM PLAT No. 2020-27
- ELECTRICAL EASEMENT ESTABLISHED THIS SURVEY



TYPICAL SET MONUMENT DETAIL
N.T.S.

USE MARKINGS RELEVANT TO THIS SURVEY



CURVE RAD	ARC LENGTH	CHORD LENGTH	CHORD BEARING	Δ ANGLE
C1	100.00	52.17	51.58	S 75°03'17" W 29°53'26"
C2	100.00	26.51	26.43	S 52°30'58" W 15°11'11"
C3	25.00	42.10	37.30	N 86°50'00" W 96°29'14"
C4	25.00	16.84	16.52	S 19°17'41" E 38°35'23"
C5	25.00	39.27	35.36	N 45°00'00" E 90°00'00"
C6	25.00	21.55	20.88	N 63°13'53" W 49°22'48"
C7	25.00	36.44	33.30	S 03°10'00" W 83°30'46"

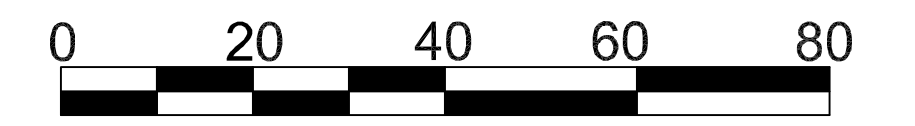
SURVEYOR'S CERTIFICATE

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

DATED: 23 JANUARY 2023



1"=20'



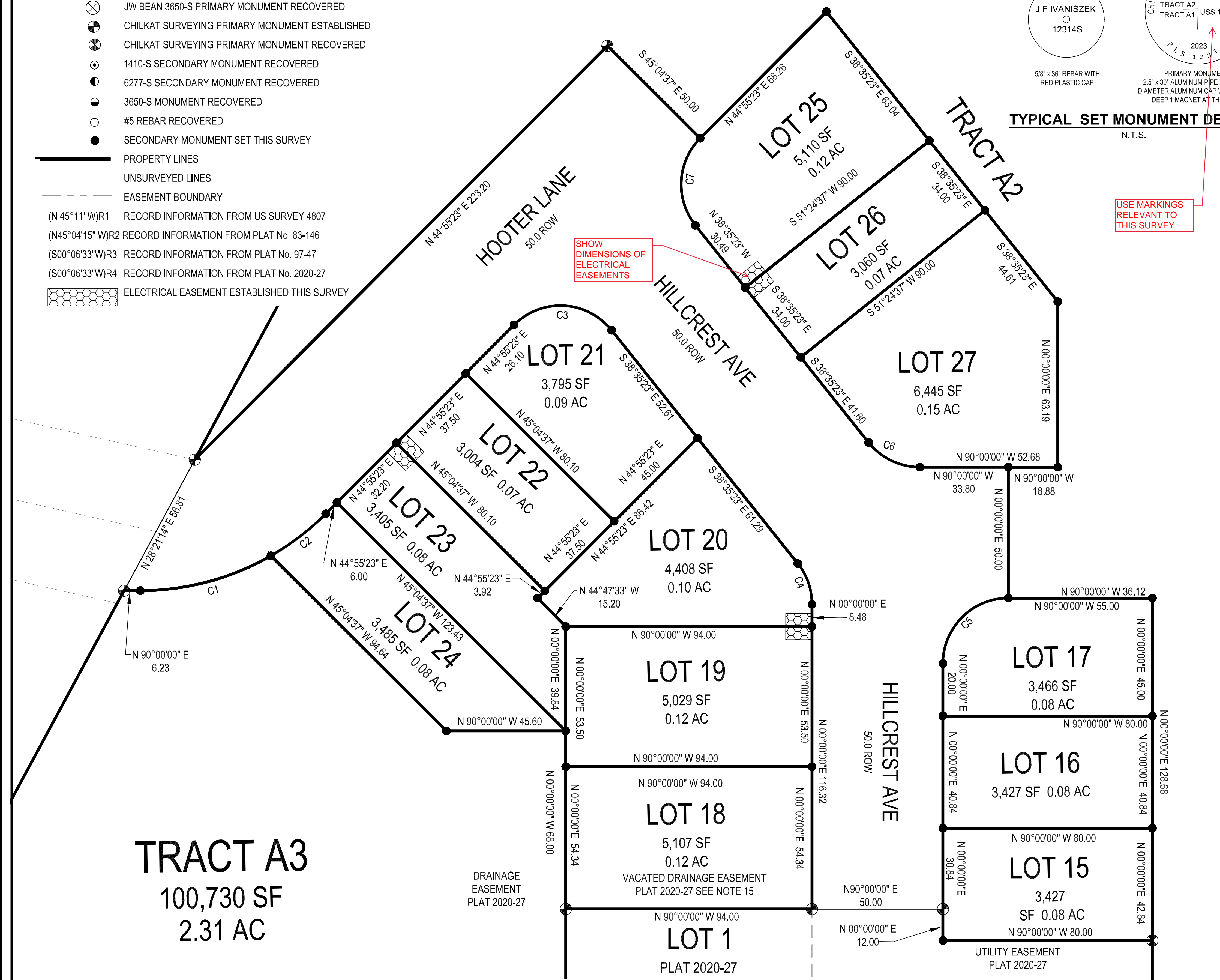
PLAT OF
CHILKAT VISTAS SUBDIVISION PHASE 2
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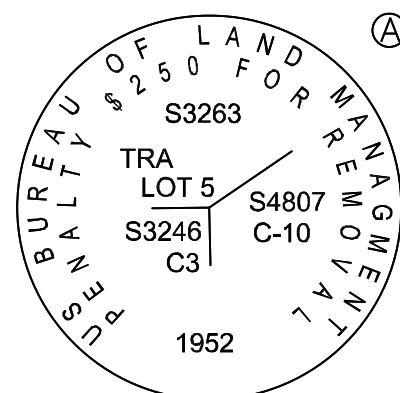
OWNERS
WILLIAM C HEUMANN & MICHAEL P. HEUMANN
6000 THANE ROAD JUNEAU, ALASKA 99801

SMF: 2022-03 SCALE: 1" = 20' DATE: 24 JANUARY 2023 SHEET NO. 2 OF 4

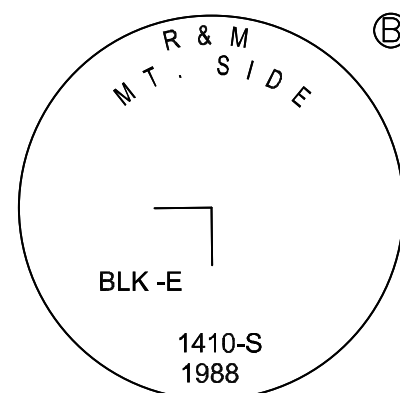


FOUND MONUMENT DESCRIPTIONS:

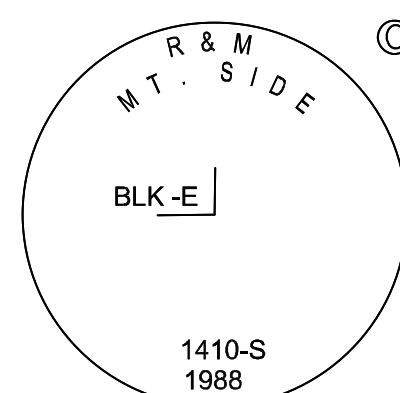
N.T.S.



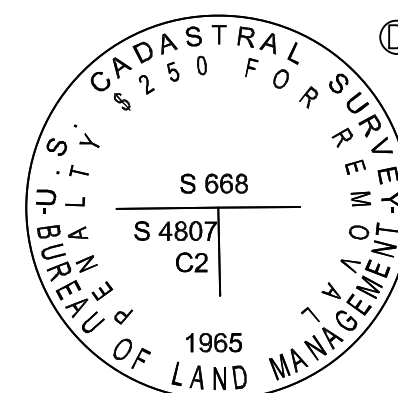
2.5" BRASS CAP MONUMENT



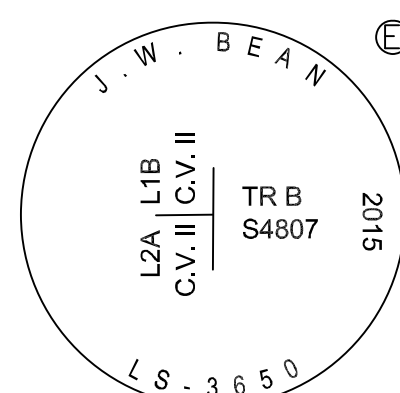
3.25" ALUMINUM CAP MONUMENT



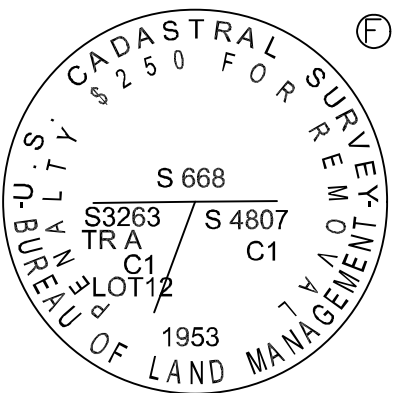
3.25" ALUMINUM CAP MONUMENT



2.5" BRASS CAP MONUMENT



3.25" ALUMINUM CAP MONUMENT FOUND J.W. BEAN MONUMENT S 61°38'46" E 0.37 FROM US SURVEY 4807 BOUNDARY MONUMENT NOT ACCEPTED

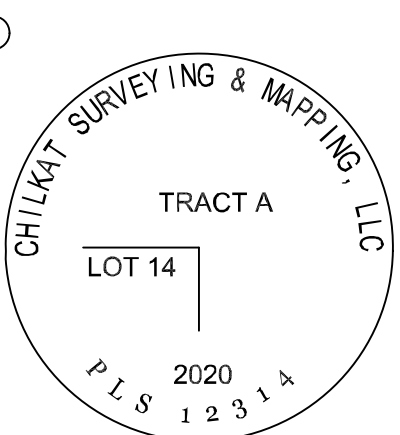


2.5" BRASS CAP MONUMENT

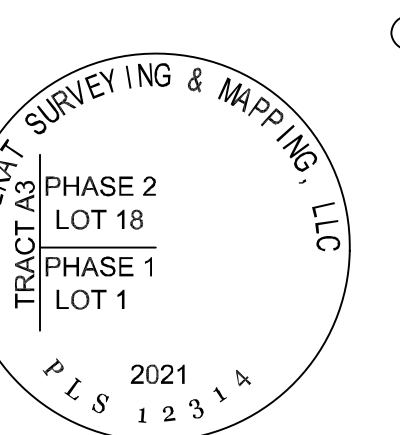
FOUND J.W. BEAN REBAR MONUMENT S 01°34'23" W 0.62 FROM CORNER LOCATION MONUMENT NOT ACCEPTED NO RECORD FOUND ON FILE WITH ALASKA DNR

FOUND JW BEAN REBAR S 11°57'46" W 1.60 FROM CORNER LOCATION MONUMENT NOT ACCEPTED NO RECORD FOUND ON FILE WITH ALASKA DNR

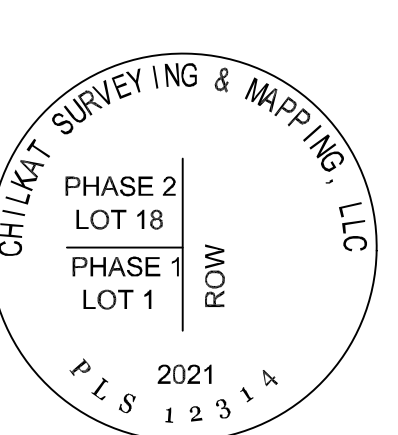
FOUND #5 REBAR S 04°55'56" W 1.29 FROM CORNER LOCATION MONUMENT NOT ACCEPTED NO RECORD FOUND ON FILE WITH ALASKA DNR



PRIMARY MONUMENT 2.5" x 30" ALUMINUM PIPE WITH 3.25" DIAMETER ALUMINUM CAP



PRIMARY MONUMENT 2.5" x 30" ALUMINUM PIPE WITH 3.25" DIAMETER ALUMINUM CAP



PRIMARY MONUMENT 2.5" x 30" ALUMINUM PIPE WITH 3.25" DIAMETER ALUMINUM CAP

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: _____, 2023 DATE: _____, 2023

WILLIAM C. HEUMANN MICHAEL P. HEUMANN

NOTARY ACKNOWLEDGEMENT:

UNITED STATES OF AMERICA)
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2023, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED WILLIAM C. HEUMANN AND MICHAEL P. HEUMANN TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARY FOR THE USES AND PURPOSES THEREIN MENTIONED AUTHORIZED TO DO SO.

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

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION PLAT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NO. _____, DATED _____, 2023, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, ANCHORAGE, ALASKA.

CHAIRMAN OF THE PLANNING COMMISSION

CITY AND BOROUGH OF JUNEAU

ATTEST:

MUNICIPAL CLERK

CITY AND BOROUGH OF JUNEAU

NOTES:

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

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

3) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF US SURVEY 3263; US SURVEY 4807, PLAT OF SUBDIVISION OF LOTS 9 AND 10 US SURVEY 3263 TRACT A PLAT NO. 298 RECORDED 9 AUGUST 1961; MOUNTAINSIDE SUBDIVISION PLAT NO. 83-146 RECORDED 23 SEPTEMBER 1983; FAIRWEATHER SUBDIVISION PLAT NO. 83-147 RECORDED 23 SEPTEMBER 1983; DESERET SUBDIVISION PLAT NO. 91-9 RECORDED 28 FEBRUARY 1991; MOUNTAINSIDE SUBDIVISION II PLAT NO. 88-39 RECORDED 28 DECEMBER 1988; RICHLAND MANOR SUBDIVISION PLAT NO. 97-47 RECORDED 24 JULY 1997; VANDERBILT HILL SUBDIVISION PLAT NO. 99-52 RECORDED 29 OCTOBER 1999; A PLAT OF RESUBDIVISION OF LOT 1 CHILKAT VIEW SUBDIVISION PLAT NO. 2003-23; RECORDED 9 SEPTEMBER 2003; CHILKAT VIEW SUBDIVISION II PLAT NO. 2005-20 RECORDED 20 APRIL 2005; A PLAT OF FALLING TREE SUBDIVISION PLAT NO. 2009-18 RECORDED 7 JULY 2009; PLAT OF LOT 2A, CHILKAT VIEW SUBDIVISION II AND TRACT 1A1, US SURVEY 3246 PLAT NO. 2015-41 RECORDED 6 OCTOBER 2015; RAVENWOOD SUBDIVISION PLAT NO. 2019-3 RECORDED 28 JANUARY 2019; CHILKAT VISTAS SUBDIVISION PHASE 1 PLAT NO. 2020-27 RECORDED 11 AUGUST 2020 ON FILE WITH THE ALASKA DEPARTMENT OF NATURAL RESOURCES RECORDERS OFFICE IN THE JUNEAU RECORDING DISTRICT.

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

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

6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

7) THE STORMWATER RUNOFF IS ACCEPTABLE PER CHILKAT VISTAS SUBDIVISION DRAINAGE PLAN IN APPROVED CONSTRUCTION PLAN SET. ALL REQUIRED CHILKAT VISTAS SUBDIVISION PUBLIC IMPROVEMENTS INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120 BEST MANAGEMENT PRACTICES.

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

9) HOOTER LANE WILL BE DEVELOPED AS A PUBLIC TWO-WAY STREET, AS SET OUT IN THE SKETCH PLAT SUBMITTED WITH SMP20190004, SUBJECT TO CBJ PUBLIC IMPROVEMENT STANDARDS IN CBJ 49.35.

10) HOOTER LANE FROM GLACIER HIGHWAY TO HILLCREST AVENUE, AND HILLCREST AVENUE AND MOUNTAINSIDE DRIVE SHALL BE DEVELOPED WITH A SIDEWALK ON ONE SIDE. THE NUMBER OF SIDEWALKS IN THE REMAINDER OF CHILKAT VISTAS WILL BE DETERMINED AT THE TIME OF FUTURE DEVELOPMENT APPLICATIONS.

11) ROBBIE ROAD SHALL TERMINATE AND SHALL NOT BE A POINT OF ACCESS TO CHILKAT VISTAS, UNLESS REQUIRED, AND GATED, FOR FIRE/EMERGENCY SERVICE ACCESS ONLY.

12) HILLCREST AVENUE SHALL TERMINATE AT HOOTER LANE. HILLCREST AVENUE MAY CONNECT TO HOOTER LANE WEST OF THE EXISTING HILLCREST ALIGNMENT AS SHOWN IN THE SKETCH PLAT SUBMITTED WITH SMP20190004. ALTERNATIVELY ROAD ACCESS TO THE NORTHEAST PORTION OF "TRACT A2" MAY CONNECT TO THE EAST/WEST PORTION OF MOUNTAINSIDE DRIVE ACROSS FROM THE ENTRANCE TO THE "POCKET" BETWEEN HILLCREST AND MOUNTAINSIDE.

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

14) TEMPORARY CUL-DE-SAC EASEMENT SHALL BE VACATED UPON EXTENSION OF HILLCREST AVENUE UNLESS THE DIRECTOR DETERMINES ALL OR A PORTION OF THE CUL-DE-SAC MAY REMAIN.

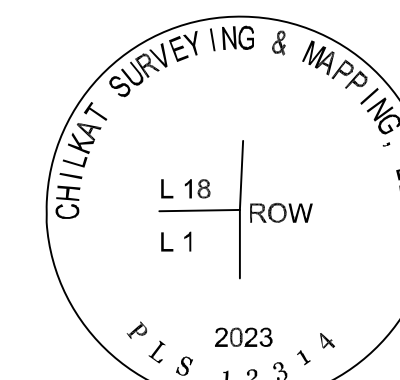
15) PORTION OF 15' DRAINAGE EASEMENT FROM PLAT 2020-27 WITHIN THE BOUNDARY OF LOT 18 VACATED THIS PLAT.

16) LOTS 15, 16, 17, 20, 21, 22, 23, 24, AND 26 ARE BUNGALOW LOTS. AT THE TIME OF PLAT RECORDING, STRUCTURES ON LOTS 15, 16, 17, 20, 21, 22, 23, 24, AND 26 RE LIMITED TO ONE 1,000 SQUARE FOOT DETACHED SINGLE FAMILY RESIDENCE PER LOT. OTHER DEVELOPMENT RESTRICTIONS APPLY. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.

17) DRAINAGE AND SEWER EASEMENT GRANTED WITH PLAT 2020-27 TO BE ELIMINATED WHEN PHASE II SEWER CONNECTION IS COMPLETED.



5/8" x 36" REBAR WITH RED PLASTIC CAP



PRIMARY MONUMENT 2.5" x 30" ALUMINUM PIPE WITH 3.25" DIAMETER ALUMINUM CAP WITH CLEAR DEEP 1 MAGNET AT THE BASE

TYPICAL SET MONUMENT DETAIL

N.T.S.

SURVEYOR'S CERTIFICATE

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

DATED: 23 JANUARY 2023



PLAT OF
CHILKAT VISTAS SUBDIVISION PHASE 2
SUBDIVISION OF
TRACT A CHILKAT VISTAS SUBDIVISION
A FRACTION OF US SURVEY 4807
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
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907-957-1908

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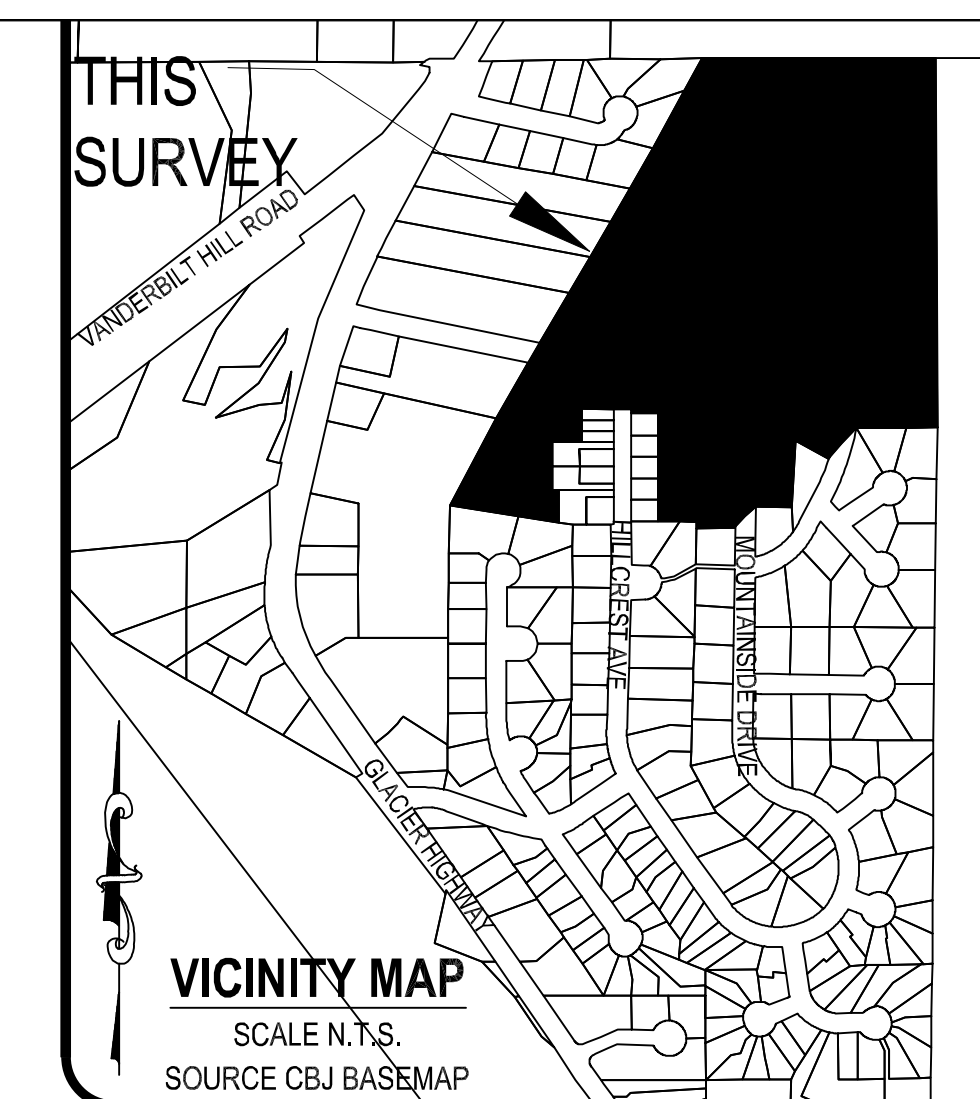
SMF: 2022-03 SCALE: NTS DATE: 24 JANUARY 2023 SHEET NO. 3 OF 4

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S 89° 52'00" E AS DELINEATED ON THE OFFICIAL PLAT OF US SURVEY 4807 SUBDIVISION, APPROVED 23 MARCH 1965, BETWEEN FOUND PRIMARY MONUMENTS WHICH MARK CORNER 1 AND CORNER 2, US SURVEY 4807 AS SHOWN ON THIS PLAT.

LOT 2
PLAT 91-9
BASIS OF BEARING
S 89°52'00" E 726.81 (726.81)R3

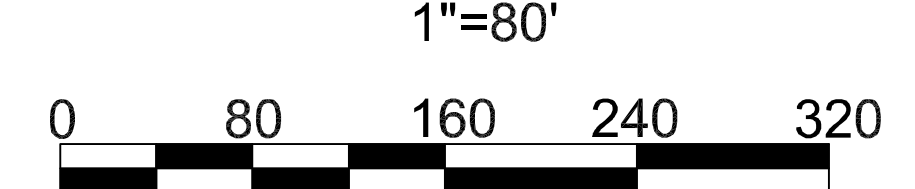
CURVE RAD	ARC LENGTH	CHORD LENGTH	CHORD BEARING	Δ ANGLE
C1	100.00	52.17	51.58	S 75°03'17" W 29°53'26"
C2	100.00	26.51	26.43	S 52°30'58" W 15°11'11"
C3	25.00	42.10	37.30	N 86°50'00" W 96°29'14"
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LEGEND:

- BLM PRIMARY MONUMENT RECOVERED
- R&M PRIMARY MONUMENT RECOVERED
- JW BEAN 3650-S PRIMARY MONUMENT RECOVERED
- CHILKAT SURVEYING PRIMARY MONUMENT ESTABLISHED
- CHILKAT SURVEYING PRIMARY MONUMENT RECOVERED
- 1410-S SECONDARY MONUMENT RECOVERED
- 6277-S SECONDARY MONUMENT RECOVERED
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- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 4807
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- (S00°06'33" W)R3 RECORD INFORMATION FROM PLAT No. 97-47
- (S00°06'33" W)R4 RECORD INFORMATION FROM PLAT No. 2020-27
- ELECTRICAL EASEMENT ESTABLISHED THIS SURVEY
- EASEMENTS VACATED THIS SURVEY

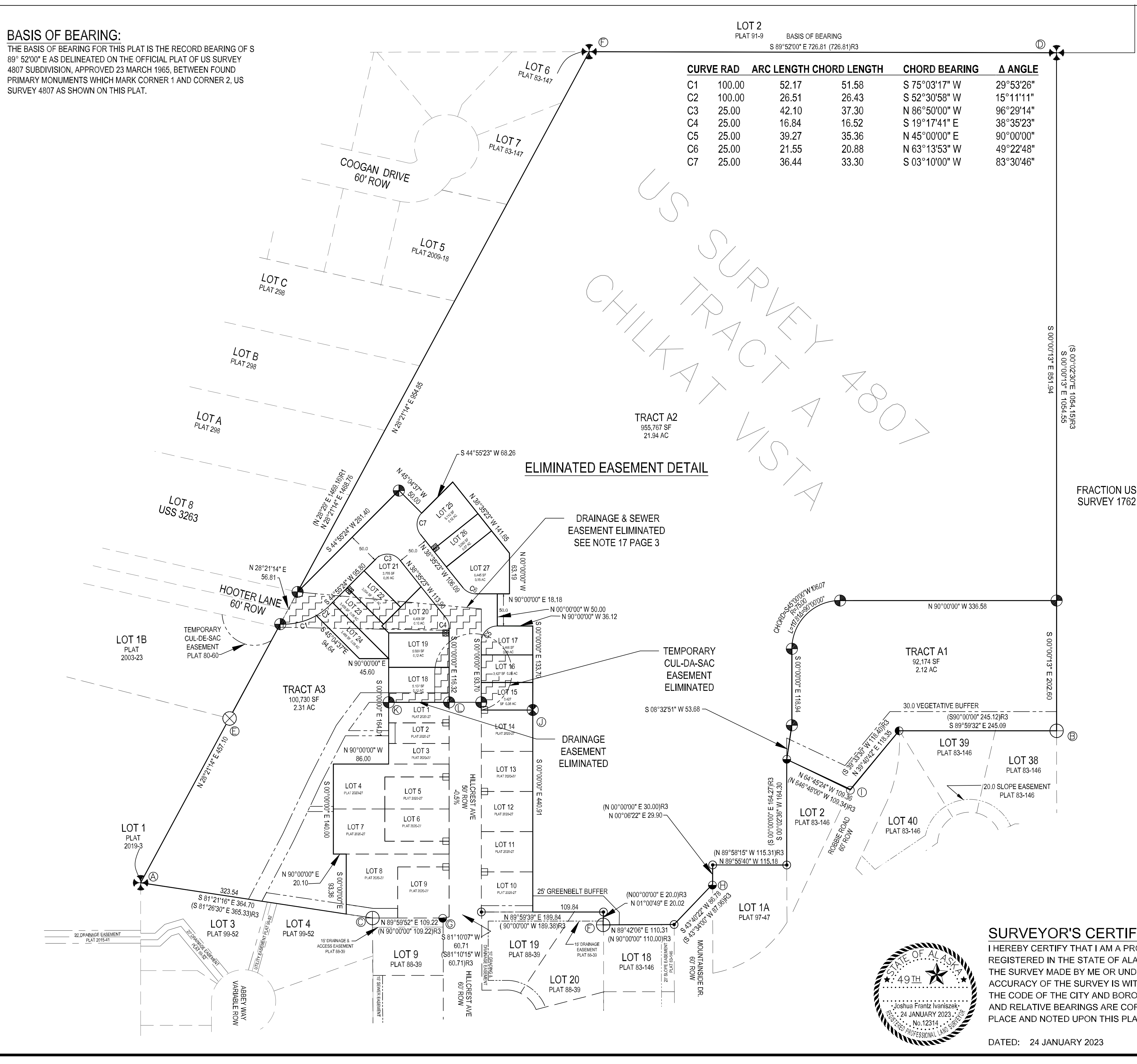
VACATED EASEMENT DETAIL



SURVEYOR'S CERTIFICATE

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DATED: 24 JANUARY 2023



ELIMINATED EASEMENT DETAIL

DRAINAGE & SEWER EASEMENT ELIMINATED
SEE NOTE 17 PAGE 3

TEMPORARY CUL-DE-SAC EASEMENT ELIMINATED

DRAINAGE EASEMENT ELIMINATED

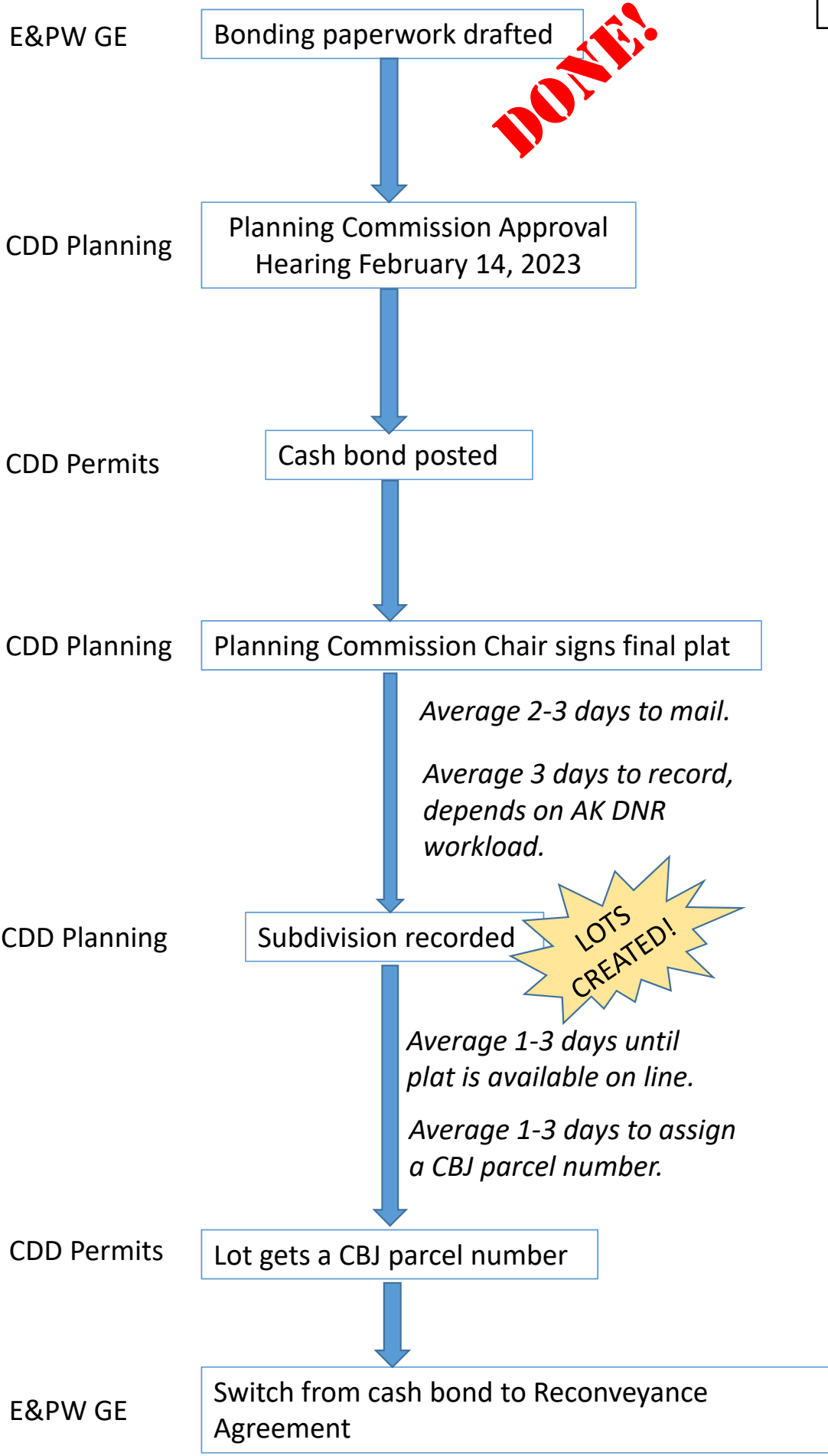
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6000 THANE ROAD JUNEAU, ALASKA 99801

SMF: 2022-03	SCALE: 1" = 80'	DATE: 24 JANUARY 2023	SHEET NO. 4 OF 4
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Attachment H - Bonding flow chart

Irene Gallion

From: Dan Jager
Sent: Wednesday, December 28, 2022 1:29 PM
To: Irene Gallion
Subject: RE: SMP22-04/ SMF?: Final Plat Review

Hi Irene, I don't think there is anything to add from the fire side. Thanks!

Daniel M. Jager
Fire Marshal



Capital City Fire Rescue
820 Glacier Avenue
Juneau, Alaska 99801
907-586-5322 Ext. 4323 (Office)
907-586-8323 (Fax)

*"If it is predictable, then it is preventable.
If it is preventable then it is not an accident".*

From: Irene Gallion <Irene.Gallion@juneau.gov>
Sent: Wednesday, December 21, 2022 10:56 AM
To: General Engineering <General_Engineering@juneau.gov>; Quinn Tracy <Quinn.Tracy@juneau.gov>; Dan Jager <Dan.Jager@juneau.gov>
Subject: SMP22-04/ SMF?: Final Plat Review

Hello all,

Chilkat is getting ready to apply for the final plat for their subdivision. Attached is their latest subdivision submission. I've also attached our review notes from previous iterations, ideally to make it easier to double check them. Please review and let me know if this is ready to be finalized.

This is one of multiple items they are working on for finalization, including bonding and paying taxes.

If you are unable to review by December 30, let me know and we can work out a date.

Thanks!

Irene Gallion | Senior Planner
[Community Development Department](#) | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 X2



Fostering excellence in development for this generation and the next.

Irene Gallion

From: Chilkat Vistas <chilkatvistas@gmail.com>
Sent: Monday, January 30, 2023 2:43 PM
To: Irene Gallion
Subject: Notice sign posted
Attachments: 20230130_144154.jpg

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

Its posted at the end of hillcrest Ave.

Thanks!



Attachment J - Sign Posted



Planning Commission

(907) 586-0715

PC_Comments@juneau.org

www.juneau.org/community-development/planning-commission

155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION NOTICE OF RECOMMENDATION

Date: February 15, 2023

Case No.: AME2022 0006

City and Borough of Juneau
City and Borough Assembly
155 South Seward Street
Juneau, AK 99801

Proposal: Planning Commission Recommendation to the City and Borough Assembly regarding a rezone of approximately 4.2 acres in the Aak'w Kwan District, from MU2 to MU, eliminating zoning setback requirements, lot coverage restrictions and height restrictions.

Property Address: Multiple

Legal Description: Multiple

Parcel Code Number: Multiple

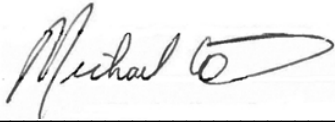
Hearing Date: January 24, 2023, continued to February 14, 2023

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated January 11, 2023 and recommended that the City and Borough Assembly adopt staff's recommendation for rezone of approximately 4.2 acres in the Aak'w Kwan District, from MU2 to MU, eliminating zoning setback requirements, lot coverage restrictions and height restrictions.

Attachments: January 11, 2023 memorandum from Irene Gallion, Community Development, to the CBJ Planning Commission regarding AME2022 0006.

This Notice of Recommendation constitutes a recommendation of the CBJ Planning Commission to the City and Borough Assembly. Decisions to recommend an action are not appealable, even if the recommendation is procedurally required as a prerequisite to some other decision, according to the provisions of CBJ 01.50.020(b).

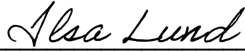
City and Borough Assembly
Case No.: AME2022 0006
February 15, 2023
Page 2 of 2



Michael LeVine, Chair
Planning Commission

February 19, 2022

Date



Filed With City Clerk

February 21, 2023

Date

cc: **Plan Review**

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



PLANNING COMMISSION STAFF

REZONE: AME2022 0006

HEARING DATE: JANUARY 24, 2023

(907) 586-0715

CDD_Admin@juneau.org

www.juneau.org/community-development

155 S. Seward Street • Juneau, AK 99801

DATE: January 11, 2023

TO: Michael LeVine, Chair, Planning Commission

BY: Irene Gallion, Senior Planner *Irene Gallion*

THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Applicant requests rezone for approximately 3.7 acres in the Aak’w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions.

STAFF RECOMMENDATION: Staff recommends the Planning Commission extend the rezone west to Capital Avenue, then forward a recommendation of APPROVAL to the Assembly.

KEY CONSIDERATIONS FOR REVIEW:

- Staff recommends extending the boundaries west to Capital Avenue, for cohesive block development.
- Proposed MU zoning is consistent with Native Restricted Deeded land, which has no dimensional standards.
- Proposed MU zoning facilitates Willoughby District Land Use Plan Chapter 5:
 - Zero setbacks for construction to the lot line.
 - Current height limit 45 feet. Proposed zoning would allow construction to the planned height of 55 or 65 feet, depending on area.
- Zero setbacks facilitates canopy construction, improving pedestrian experience.

ALTERNATIVE ACTIONS:

1. **Amend:** recommend an amended rezone boundary; recommend an alternative zoning district; or recommend conditions.
2. **Deny:** recommend denial of the requested rezone. Planning Commission must make its own findings.
3. **Continue:** continue the hearing to a later date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is required for this rezone.

STANDARD OF REVIEW:

- Quasi-legislative decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - CBJ 49.25.500
 - CBJ 49.75.110
 - CBJ 49.75.120
 - CBJ 49.75.130
 - CBJ 49.10.170(d)
 - CBJ 49.80

GENERAL INFORMATION	
Property Owner	Attachment B, C
Applicant	Central Council Tlingit & Haida
Property Address	Attachment B, C
Legal Description	Attachment B, C
Parcel Number	Attachment B, C
Zoning	MU2
Land Use Designation	Traditional Town Center, w/ Capital Complex
Lot Size	Attachment B, C
Water/Sewer	CBJ
Access	Willoughby Avenue
Existing Land Use	Urban Developed
Associated Applications	AME2022 0008

The Commission shall hear and decide the case per CBJ 49.75.120 - Restrictions on rezoning. *Rezoning requests covering less than two acres shall not be considered unless the rezoning constitutes an expansion of an existing zone. Rezoning requests which are substantially the same as a rezoning request rejected within the previous 12 months shall not be considered. A rezoning shall only be approved upon a finding that the proposed zoning district and the uses allowed therein are in substantial conformance with the land use maps of the comprehensive plan.*

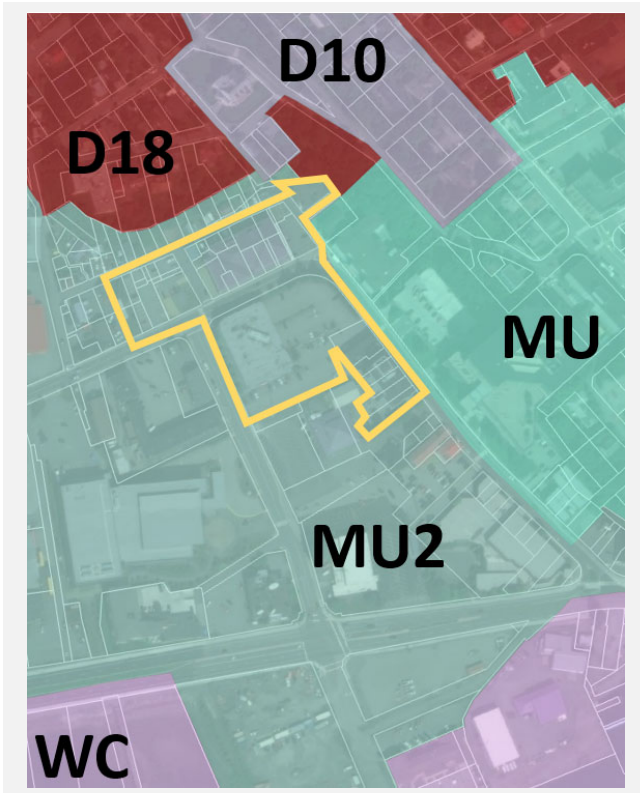
SITE FEATURES AND ZONING



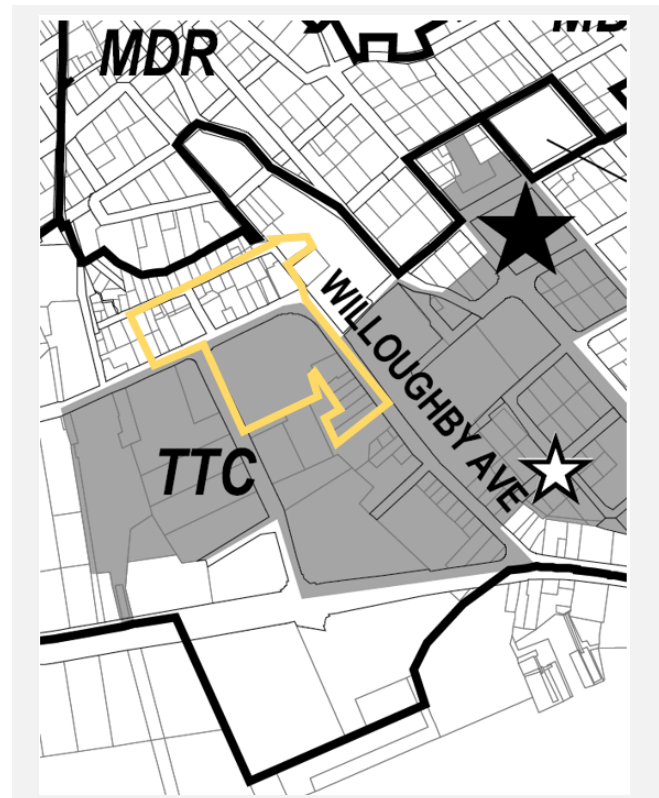
SURROUNDING ZONING AND LAND USES	
North (D18)	Residential
South (MU2)	Mixed Use
East (MU)	Mixed Use
West (MU2)	Mixed Use

SITE FEATURES	
Anadromous	No
Flood Zone	No
Hazard	None mapped
Hillside	No
Wetlands	No
Parking District	Town Center
Historic District	No
Overlay Districts	None

CURRENT ZONING MAP



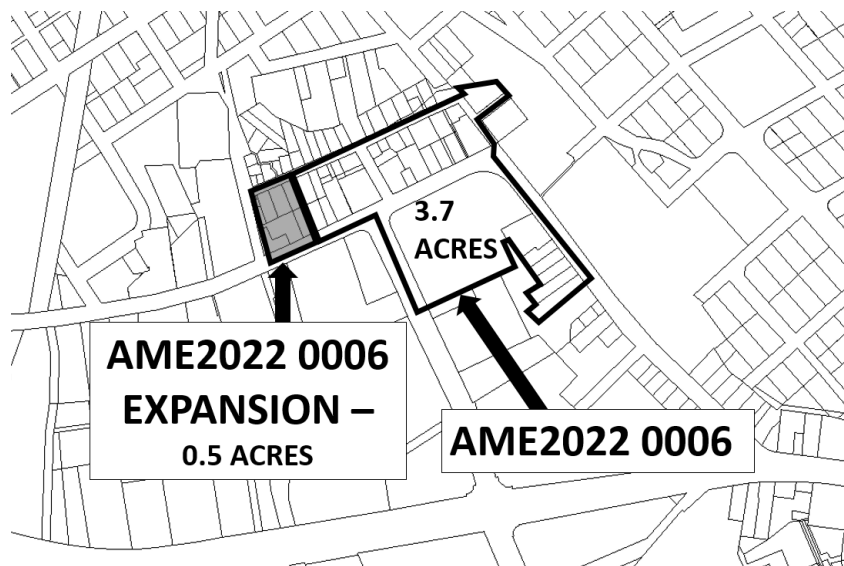
LAND USE DESIGNATION MAP



BACKGROUND INFORMATION

Project Description – The Central Council of Tlingit and Haida Tribes of Alaska (CCTHITA) has requested a rezone of properties they either control or influence (**Attachment A, B**) from MU2 to MU.

The Community Development Department asks the Commission to extend the boundary to Capital Avenue (**Attachment C**).



A proposed ordinance map is provided in **Attachment D**.

Background – Village Street follows what used to be the coastline. From 1930 to 1960 waste rock from the Alaska Juneau Gold Mine filled the tidelands, creating the Aak’w Kwan District (formerly the Willoughby District). Urban renewal in the 1960s displaced long-time residents from their residences, resulting in the wide-scale transfer of land to wealthier land owners. Replacement housing never materialized, leaving the Indian Village one of the last downtown sites for local Natives.

Zoning History – The below table summarizes zoning history for the lot.

Year	Zoning	Summary
1956	C-1	Commercial and Light Industry Districts. Height limit: 50 feet No minimum lot area Minimum yard, front: 10 feet Minimum yard, side: 10 feet Minimum yard, rear: As necessary to meet parking requirements
1969	RML	Low Density Multi-Family Residential District Minimum lot size: 5,400 square feet Minimum lot width: 60 feet Minimum lot depth: 90 feet Maximum building height: 35 feet Maximum lot coverage: 50% Minimum front yard setback: 15 feet Minimum rear yard setback: 15 feet Minimum side yard setback: 5 feet for one story, 6 feet for two stories, 8 feet for three stories. Required parking based on use
1987	C2	Central Business District Minimum lot size: 2,400 square feet Minimum yard setbacks: 10 feet if adjoining residential district Maximum lot coverage: None. Minimum lot width: 20 feet Required parking based on use
1998	MU2	GC, LC and D18 to MU2, Ordinance 98-10 Minimum lot size: 4,000 square feet Minimum lot width: 50 feet Maximum coverage: 80% Maximum height, permissible uses: 45 feet Accessory uses, 35 feet All setbacks: 5 feet Required parking based on use

ZONING ANALYSIS

CBJ 29.25.200 Zoning Districts Defined -

Current Zoning – MU2	Proposed Zoning – MU
<i>The MU2, mixed use 2 district, is intended to place a greater emphasis on residential development than is the case in the MU district. A range of residential development types is allowed. Multi-family residential uses are allowed at a density of up to 80 units per acre.</i>	The MU, mixed use district, reflects the existing downtown development pattern and is intended to maintain the stability of the downtown area. Multi-family residential uses are allowed and encouraged.

CBJ 49.25.300 Table of Permissible Uses Comparison – Two uses in the Table of Permissible Uses differ between MU and MU2:

No.	Use Description	Current Zoning	Proposed Zoning
4.220	Marijuana product manufacturing facility	Not Allowed	CUP
12.300	Zoos, aquaria, or wild animal rehabilitation facilities with a visitor component	CUP	Not Allowed

No known zoos, aquaria or wild animal rehabilitation facilities will be made nonconforming with this proposed rezone.

CBJ 49.25.400 Dimensional Standards –

Standard		Current Zoning	Proposed Zoning
Lot	Size	4,000	3,000
	Width	50	50
Setbacks	Front	5	0
	Rear	5	0
	Side	5	0
	Street Side	5	0
Lot Coverage		80%	No limit
Height	Permissible	45	No limit
	Accessory	35	No limit

The proposed MU zoning has a smaller lot sizes than the existing MU2 zoning. Under the Applicant’s proposed rezone, three lots would become conforming, two of which are under one parcel code (See **Attachment B**). Under CBJ’s proposed extension, the rezone does not impact conformity (See **Attachment C**).

CBJ 49.25.500 Density – Proposed MU zoning has no maximum density. No property will become nonconforming for density under this proposed rezone.

Native Restricted Deeds - Six impacted lots are under Native Restricted Deeds, a special land status (**Attachment E**). CBJ has no lawful oversight of the lots. By agreement with the Tribes, CBJ will respond to public health and safety issues.

CBJ does not issue building permits, nor regulate setbacks, structure location or height for Native Restricted Deed lots. Proposed MU zoning has zero setback, no height limit, and no structure footprint restrictions. MU zoning would facilitate development patterns similar to those of neighboring Native Restricted Deed lots.

Potential for Subdivision – Minimum lot size is 4,000 under current MU2 zoning, and 3,000 under proposed MU zoning.

The estimate of lots that could result from subdivision assumes consolidation of larger parcels of multiple lots, then subdivision into lots of conforming size. The sub-dividable lots could provide 39 lots under proposed MU zoning, as opposed to 28 lots under current MU2 zoning (**Attachment F**).

The lots proposed in CBJ’s extension cannot be subdivided under either zoning scenario.

TRAFFIC AND TRANSPORTATION

Access	Roadway Classification	Average Annual Daily Traffic
Willoughby Avenue	Collector	1,280 ^A
Whittier Street	Collector	2,752 ^A
Village Street	Local	Unknown
Warrior Street	Local	Unknown
Capital Avenue	Local	491 ^B

A: Alaska Department of Transportation and Public Facilities, 2021 data

B: CSP2020 0001 Capital Avenue Reconstruction, engineer’s traffic counts

Traffic impacts are estimated based on use. Traffic estimates below are for two uses that differ between existing MU2 and proposed MU zoning (*Institute of Traffic Engineers Trip Generation Manual, 9th Edition, Volume 2 and 3*).

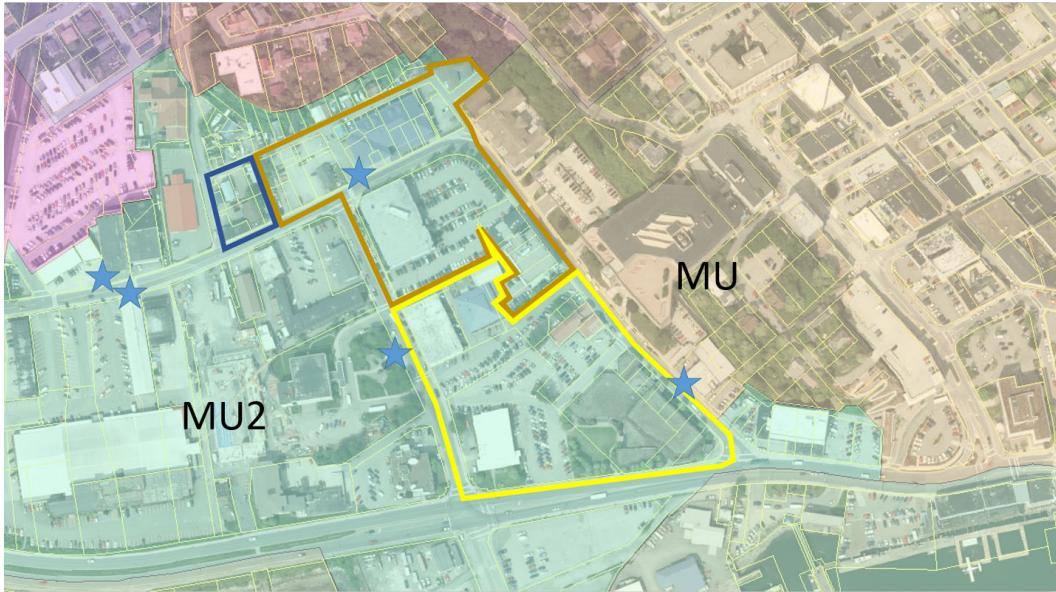
Manufacturing: 3.82 Average Annual Daily Traffic (AADT) per 1,000 square feet (page 173). *Manufacturing does not require a storefront. Other areas of Juneau provide less expensive property.*

Zoos: 114.88 AADT per acre (page 900). *Note that an oceanarium has been proposed along Juneau’s waterfront, outside of the proposed rezone.*

Non-motorized transportation – The area proposed for rezone is urban. The rezone would allow structures to be built up to the property line, which would facilitate construction of canopies over the sidewalk.

Village Street and Warrior Street do not have sidewalks.

Proximity to Public Transportation – Capital Transit has an outbound stop at the southwest corner of the Andrew Hope Building, within the proposed rezone. The closest inbound stop is in the 600 block of Willoughby Avenue. The blue stars in the image below represent Capital Transit stops.



COMMUNITY SERVICES

The table below summarizes community services that may be affected by the proposed rezone.

Service	Summary
Water/Sewer	CBJ
Fire Service	Downtown Fire Station
Schools	Schools that serve the proposed rezone area: Harborview Elementary School, Montessori Borealis, Yaakoosge Daakahidi Alternative High School, Juneau Douglas High School,
Recreation	Andrew Hope Building/Elizabeth Peratrovich Hall, Alaska Native Veterans Memorial, Gaajaa Hít

ENVIRONMENTAL, CONSERVATION, HISTORIC, AND ARCHEOLOGICAL RESOURCES

The table below summarizes Conservation, Historic, and Archeological Resources which may be affected by the proposed rezone.

Resource	Summary
Conservation	None
Wetlands	None
Anadromous	None
Historic	Alaska Native Veterans Memorial, Gaajaa Hít
Archeological	None Known

The Andrew Hope Building houses the offices of CCTHITA. This organization preserves native culture and actualizes participation in the community. CCTHITA has origins in Alaska’s statehood and the Alaska National Interest Lands Conservation Act of 1980.



ABOVE: The Alaska Native Veterans Memorial to the southwest of the Andrew Hope Building. The engraving says, in part, "This memorial is dedicated to all Alaska Native Veterans who served in the United States Armed Forces. Let us not dwell on their passing, but remember their shining spirits that will live on forever."



Left: Gaajaa Hit was constructed in 1971 as a community center for the Village. The 1977 totem poles honor the Eagle and Raven clans of the Auk Tribe. The screen was designed and painted in 1977. Tlingit elder Cecilia Kunz named Gaajaa Hit by in 2000.

CONFORMITY WITH ADOPTED PLANS

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

2013 COMPREHENSIVE PLAN -			
Chapter	Page No.	Item	Summary
10	132	10.4-IA1	Design higher density housing in scale with adjacent lower-density housing.
	140	10.13-SOP1	Allow high density mixed use developments.
		10.13-IA1	Rezone appropriate land for mixed use.
		10.13-IA4	Plan for redevelopment into pedestrian-oriented mixed use.
11	184	Subarea 6	3. Enhance the Capitol Complex
	185	Subarea 6	6. Preserve viewsheds downtown (through Willoughby Land Use Plan)
			10. Promote mixed uses downtown.

The Comprehensive Plan maps the area as Traditional Town Center and Capitol Complex.

Traditional Town Center (TTC): *These lands are characterized by high density residential and non-residential land uses in downtown areas and around shopping centers, the University, major employment centers and public transit corridors, as well as other areas suitable for a mixture of retail, office, general commercial, and high density residential uses at densities at 18 or more residential units per acre. Residential and non-residential uses could be combined within a single structure, including off-street parking. Ground floor retail space facing roads with parking behind the retail and housing above would be an appropriate and efficient use of the land.*

MU2 (existing) and MU (proposed) zoning conform to this land use.

Capitol Complex: *An area in downtown Juneau which could contain legislative hearing rooms, offices, meeting rooms, pedestrian-friendly circulation systems, parking, transit services, seasonal and short-term accommodations, food and beverage services, cultural and entertainment activities, and other facilities which support the legislative activities of the state capital in Juneau. This area is shown on the land use maps for Subarea 6, particularly Map M, and is centered on Telephone Hill, the proposed site of a new State Capitol building.*

MU zoning (proposed) would improve conformity by allowing structure construction up to the front property line, facilitating construction of canopies over the sidewalk.

2016 HOUSING ACTION PLAN			
Chapter	Page No.	Item	Summary
	49	9. Downtown Strategy	Build on planning efforts in the Willoughby District
	51		Consider inclusionary zoning so new business can meet housing needs.

MU2 (existing) and MU zoning (proposed) both facilitate the Housing Action Plan. MU allows higher residential density.

2011 Willoughby District Land Use Plan, Chapter 5*			
Chapter	Page No.	Item	Summary
5	35	5.1 Planning and Design Principles	Build structures at the lot line to facilitate “human scale” development. Proposed MU zoning has a zero foot required setback.
5	39	Figure 5. Building Height	The plan recommends a 50 foot height limit in the rezone area to protect viewsheds from Calhoun and Dixon. MU2 (existing zoning) height limit is 45 feet. MU has unlimited height limit, allowing construction to the full 50 feet.
5	41	5.2 Development Themes	Triple residential units by 2021. Existing MU2 zoning has a density limit of 80 units per acre. Proposed MU has no density limit.
5	45	Land Use and Development	Aspirational goals for redevelopment, ground floor office space, increased density, more eyes on the street, and consolidated government offices.

**Only Chapter 5 of the Willoughby District Land Use Plan was adopted into the Comprehensive Plan.*

Like the Housing Action Plan, the Willoughby District Land Use Plan encourages residential density. Proposed MU zoning allows structures to be built to the front property line, an element of the Willoughby District Land Use Plan creating “human scale” development.

The Willoughby District Land Use Plan proposes height limits (see page 18 of **Attachment H**). The Willoughby District Land Use Plan Chapter 5 is incorporated by reference into the 2013 Comprehensive Plan. Citation in the Comprehensive Plan does not create a right to a certain development [CBJ 49.05.200(c)]. When a conditional use permit is proposed in the Aak’w Kwan district, the Planning Commission will be asked to review the proposal for conformity with the Comprehensive Plan [CBJ 49.15.330(f)(3)]. The Commission may use the context of a land use plan to establish conformity. For instance, the height limitation in the Willoughby District Land Use Plan protects the view from Calhoun Avenue and Dixon Avenue. If a mitigating measure was proposed that met this goal, the Commission could approve a height taller than that proposed in the land use plan, if height conformed to zoning limitations. MU has no height limit.

AGENCY REVIEW

CDD conducted an agency review comment period between December 20, 2022 and December 27, 2022 (**Attachment G**). No comments were received.

State of Alaska was e mailed on August 4, 2022. No comments were received. A subsequent request was made on December 21, 2022. No comments were received in time for analysis in this staff report.

Tlingit Haida Regional Housing Authority missed the public meeting, but were emailed materials. Staff offered to do a presentation or answer any questions they had.

PUBLIC COMMENTS

CDD conducted a public meeting on December 6, 2022 (**Attachment H**). One member of the public attended. The attendee's concern was to protect the view from his residence on Dixon Street. The attendee was comfortable with the limitations of the Willoughby District Land Use Plan.

CDD conducted a public comment period between December 12, 2022 and January 12, 2023 (**Attachment I**). Public notice was mailed to property owners within 500 feet of the proposed rezone. A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment J**).

Property owners within the rezone area received a letter advising them of the rezone and providing public meeting materials (**Attachment K**).

There were no public comments when this staff report was finalized.

ZONE CHANGE OPTIONS AND ALTERNATIVES

The Commission may recommend approval to the Assembly for [49.75.130(a)]:

- Different zoning districts from what is requested by the applicant or recommended by staff.
- Different boundaries for the area to be rezoned.

Zoning district boundary lines are intended to follow property lines, centerlines of streets, alleys, streams (CBJ 49.25.110(f)).

Staff recommends that the rezone boundary proposed by CCTHITA be extended west to Capital Avenue. This extension provides for cohesive development. Lots on the same block have the same development standards, similar to the development dimensions under the Native Restricted Deeds.

Staff is not proposing an alternative zoning to that proposed.

FINDINGS

In accordance with CBJ 49.75 the Director makes the following findings on the proposed rezone:

1. Was the rezone application filed timely in accordance with CBJ 49.75.110?

Analysis: No additional analysis required.

Finding: **Yes.** The rezone application was filed in July of 2022.

2. Was adequate public notice provided in accordance with CBJ 49.75.110?

Analysis: CDD staff developed a basic project web site (<https://juneau.org/community-development/short-term-projects>), held a public meeting on December 16, 2022; mailed written notice to property owners within 500 feet of the proposed rezone; sent a letter to impacted land owners, and posted a public notice sign on the site two weeks prior to the scheduled hearing.

Finding: Yes. Adequate public notice was provided in accordance with CBJ 49.75.110.

3. Is this request for an area covering more than two acres or an expansion of an existing zoning district as required by CBJ 49.75.120?

Analysis: The proposed CCTHITA rezone is 3.7 acres and is west of existing MU zoning. The proposed extension is 0.5 acres.

Finding: Yes. The proposed rezone meets the minimum area. The proposed rezone is an extension of existing MU.

4. Has no similar request been made within the previous 12 months as required by CBJ 49.75.120?

Analysis: No additional analysis required.

Finding: Yes. No similar rezone request has been filed within the previous 12 months.

5. Is the proposed zoning district and the uses allowed therein found to be in substantial conformance with the land use maps of the comprehensive plan and policies of the comprehensive plan, in accordance with CBJ 49.75.120?

Analysis: No additional analysis required.

Finding: Yes. The proposed rezone is in substantial conformance with the land use maps and policies of the comprehensive plan.

6. Is the proposed zoning district and the uses allowed therein found to be in substantial conformance with Title 49 – Land Use Code, in accordance with CBJ 49.75.120?

Analysis: No additional analysis required.

Finding: Yes. The proposed rezone is in substantial conformance with Title 49 – Land Use Code.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the Assembly for the requested rezone of approximately 4.2 acres in the Aak'w Kwaan District from MU2 to MU, eliminating zoning setback requirements, lot coverage restrictions and height restrictions. This area includes 3.7 acres in the application, and a half-acre extension of the west boundary of the rezone to Capital Avenue.

Proposed Motion: *I move the Commission accept staff findings and analysis, and forward a recommendation of approval of AME2022 0006 to the Assembly; a rezone of approximately 4.2 acres in the Aak'w Kwan District, from MU2 to MU, eliminating zoning setback requirements, lot coverage restrictions and height restrictions. The area includes the 3.7 acres proposed by the Central Council of Tlingit and Haida Tribes of Alaska, and staff's proposed half acre extension westward to Capital Avenue. I ask for unanimous consent.*

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application
Attachment B	Proposed rezone: lot data
Attachment C	Proposed rezone extension: lot data
Attachment D	Proposed Ordinance Map
Attachment E	Native Restricted Deeds
Attachment F	Subdivision analysis
Attachment G	Agency Review Correspondence
Attachment H	Public Meeting Materials
Attachment I	Abutters Notice
Attachment J	Public Notice Sign
Attachment K	Letter to affected land owners


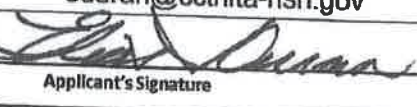
DO NOT WORRY ABOUT ASSIGNING

PARCEL #S ~~1/1~~



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant	PROPERTY LOCATION	
	Physical Address Various parcels as noted on Plan	
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot)	
	Parcel Number(s)	
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____	
	LANDOWNER/ LESSEE	
	Property Owner Central Council Tlingit & Haida	Contact Person Elias Duran
	Mailing Address 2631 Channel Dr	Phone Number(s) (907) 463-7397 (907) 790-3333
	E-mail Address eduran@ccthita-nsn.gov	
	LANDOWNER/ LESSEE CONSENT	
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.		
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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.		
Central Council Tlingit & Haida Property Manager Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)		
X  July 27, 2022 Landowner/Lessee (Signature) Date		
_____ Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)		
X _____ Landowner/Lessee (Signature) Date		
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.		
APPLICANT		
Applicant (Printed Name) If same as LANDOWNER, write "SAME" Central Council Tlingit & Haida Contact Person Elias Duran		
Mailing Address 2631 Channel Dr, Juneau, AK 99801	Phone Number(s) (907) 463-7397 (907) 790-3333	
E-mail Address eduran@ccthita-nsn.gov		
X  July 27, 2022 Applicant's Signature Date of Application		

DEPARTMENT USE ONLY BELOW THIS LINE

Intake Initials IMG 7.28.2022

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number AME 22-006	Date Received 7/29/22
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ZONE CHANGE 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
 This zone change is intended to revise the zoning from MU2 to MU for a number of contiguous properties under the ownership and management of CCTHITA. The proposed new zoning about portions of existing MU zoning, which is viewed as the most appropriate and flexible zoning for this portion of the new Village District, with future mixed use development similar in character to development in the downtown core with MU.

IS THIS AN EXPANSION OF AN EXISTING ZONE? Yes No

Total Land Area of Proposed Change 5 acres Comprehensive Plan Land Use Designation TTC

Current Zone(s) MU2 Comprehensive Plan Map Letter _____

New Zone Requested MU

TYPE OF ZONE CHANGE REQUESTED Regular Transition

Has this or a similar zone change been requested in the previous 12 months? Yes Case # _____ No

UTILITIES AVAILABLE WATER: Public On Site SEWER: Public On Site

ALL REQUIRED MATERIALS ATTACHED

Complete application

Pre-Application Conference notes

Narrative including:

Purpose of the requested zone change

Any potential impacts to public infrastructure (streets, water, & sewer)

How the requested zone change comply with the maps and policies of the Comprehensive Plan

Site Plan and/or map of proposed zone change (details on reverse side)

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

ZONE CHANGE FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ _____			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ _____			
Pub. Not. Sign Deposit	\$ _____			
Total Fee	\$ _____			

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number	Date Received
<u>AME 22-006</u>	<u>7/29/22</u>

Zone Change Application Information

Zone changes are outlined in CBJ 49.75 article I

Pre-Application Conference: A pre-application conference is encouraged prior to submitting an application. The applicant shall meet with City & Borough of Juneau (CBJ) staff to discuss the Zone Change process and analysis. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via email at Permits@juneau.org.

Application: An application for a Zone Change will not be accepted by the CBJ until it is determined to be complete. **Zone Change may only be applied for during January and July.** The items needed for a complete application are:

1. **Forms:** Completed Zone Change Application and Development Permit Application.
2. **Fees:** The fee for Zone Change Application is \$600.00. No work can be approved with a Zone Change. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the purpose for the requested zone change.
4. **Plans:** A site plan showing the following information:
 - A. The boundaries of the existing and proposed zone change and proposed buffers;
 - B. The location of existing structures (i.e. buildings, fences, signs, parking areas, etc.); and
 - C. The location of existing physical features of the site (i.e. drainage, topography, eagle trees, hazard areas, salmon streams, wetlands, etc.).
5. A traffic study may be required for zone changes.

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

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

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

Review: The Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the Zone Change request, the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department will coordinate the review of this application by other agencies, as necessary. **Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed Zone Change.**

Hearing: Once an application has been reviewed by all applicable parties the Community Development Department will schedule the zone change for the next appropriate Planning Commission meeting. All Zone Change Applications will be reviewed by the Planning Commission who will send a recommendation to the Assembly. Following a recommendation of approval by the Planning Commission, the Community Development Department will coordinate the zone change review by the Assembly. In order for zone changes to become effective, they must be adopted by ordinance by the CBJ Assembly.

Public Notice Responsibilities: All Zone Change requests must be given the following public notice as outlined in CBJ 49.15.230:

Community Development Department: Will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, the department will mail notices to all property owners within 500-feet of the project site.

The Applicant will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of \$50, and a \$100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing \$50 may be refunded. The Applicant may make and erect their own sign. Please contact the Community Development Department for more information.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED



CENTRAL COUNCIL
TLINGIT AND HAIDA INDIAN TRIBES OF ALASKA
 ANDREW P. HOPE BUILDING
 320 West Willoughby Avenue • Suite 300
 Juneau, Alaska 99801-9983

July 26, 2022

Ms. Jill Maclean, Director
 CBJ Community Design and Development
 Re: CCTHITA Rezone Application, Aak' w Kwaan Village District

Dear Ms. Maclean,

The Central Council of Tlingit and Haida Indian Tribes of Alaska, CCTHITA, is pleased to submit this application for a zone change of a number of parcels in the historic core of the newly named Aak' w Kwaan District. Per the attached graphic, CCTHITA is hoping to revise the indicated properties from MU2 to MU zoning. Each of the properties identified in this block is controlled by Central Council.

The strategic reasons for this are identified as follows. First, MU is the predominant underlying zoning in the developed urban core of Juneau, and abuts the new rezone parcel along Willoughby Street, or the northeasterly edge of the property.

Second, this rezone to MU is consistent with the Comprehensive Plan in this area, which indicates the proposed area is "TTC", Traditional town Center, also consistent with other northeasterly areas of the established downtown core.

Third, this rezone will allow somewhat greater flexibility to CCTHITA as upgrades and new projects are considered in our downtown central properties. The ability of MU to build to property lines, along with greater height flexibility, will allow us the potential for more efficient mixed-use solutions in this area.

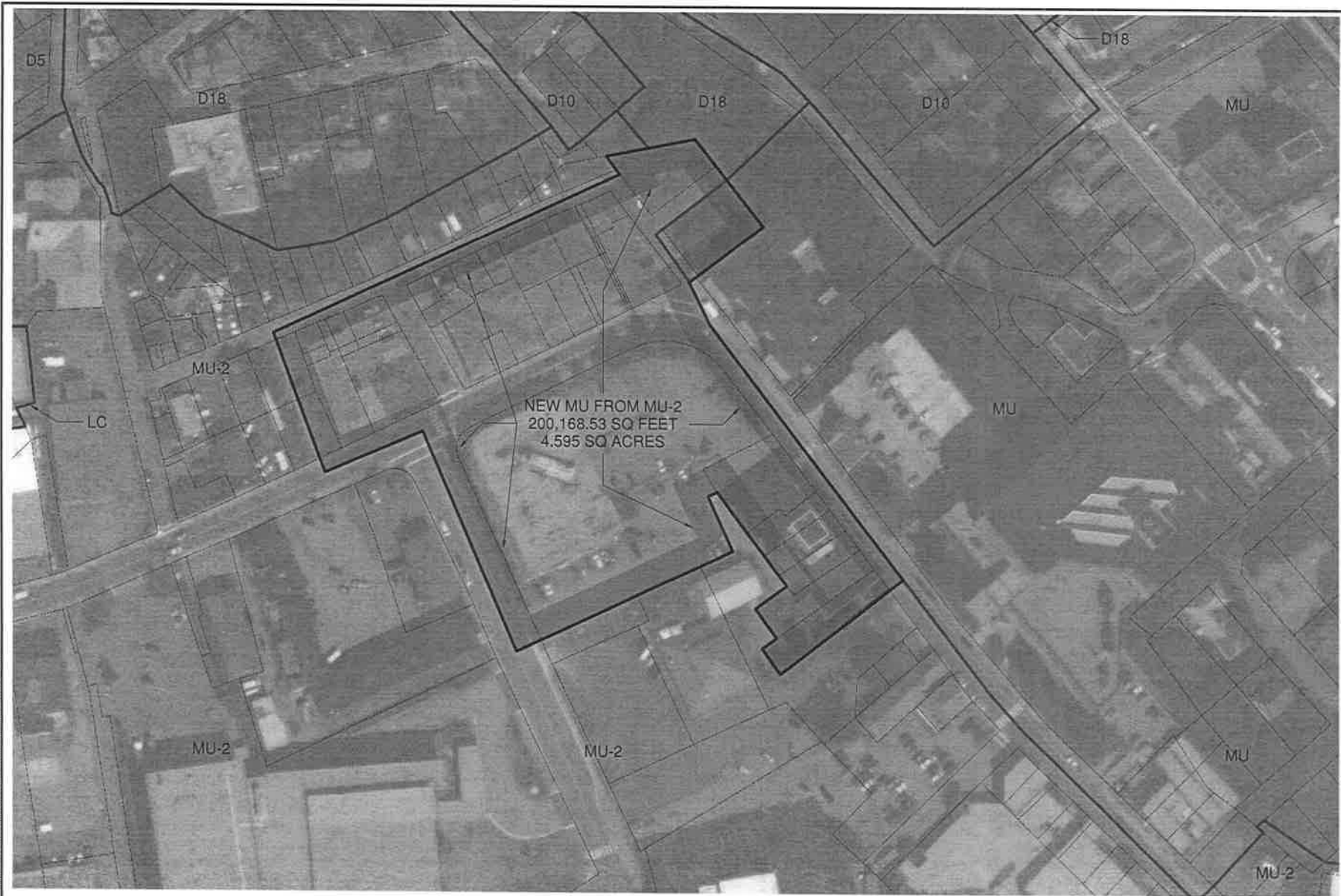
Please contact us with any questions.

Sincerely,

Elias Duran-Manager
Property Management
 KIRA Services LLC
 A subsidiary of Tlingit Haida Tribal Business Corp
 2631 Channel Dr
 Juneau, Alaska 99801
 Office: (907) 463-7397
 Mobile: (907) 790-3333

www.kira.com
eduran@kira.com





MRV
ARCHITECTS
ARCHITECTURE PLANNING INTERIORS

MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU, AK 99901
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

ZONE CHANGE APPLICATION
For The
Central Council of the Tlingit and Haida Indian Tribes of Alaska
MRV # 2315

No.	Description	Date

SHEET TITLE:
PROPOSED ZONE
CHANGE PLAN

DATE: 6.10.2022

DRAWN: MRV
CHECKED: PV

SHEET NO.

A100

① PROPOSED ZONE CHANGE
1" = 100'-0"



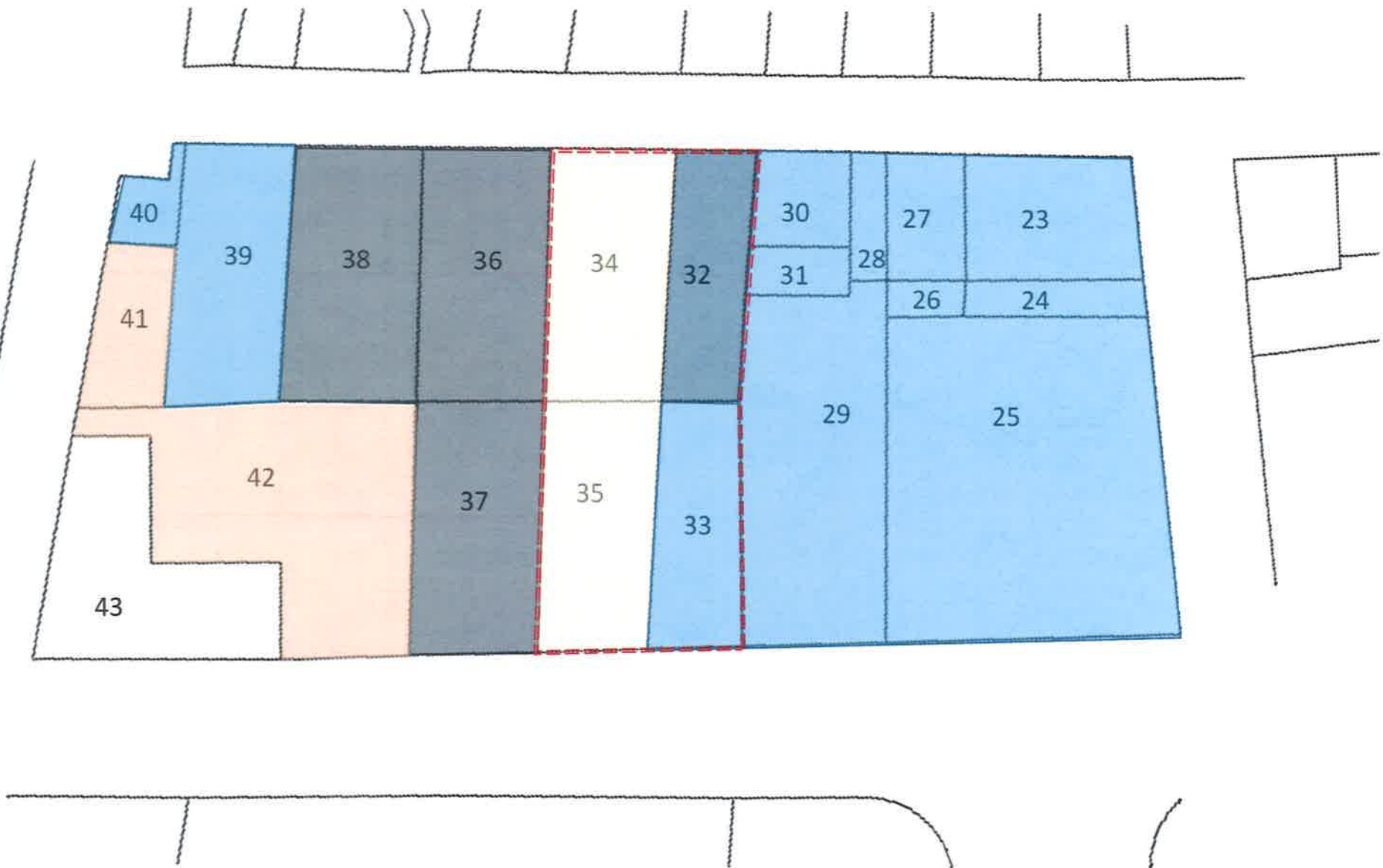
2/24/2022 13:28:08 PM \\mr\201\file\p\p\2022\2315\CENTRAL_COUNCIL\Drawings\ZoneChange\A100.dwg MRV

1	1C060V020000	Patagonia Condominium Association	
2	1C060V030040	Kunz Nyman Jackson Rimot Hillman	Native Restricted Deed
3	1C060V030030	Kunz Nyman Jackson Rimot Hillman	Native Restricted Deed
4	1C060V030050	CCTHITA	Native Restricted Deed
5	1C060V030050	CCTHITA	Native Restricted Deed
6	1C060V030050	CCTHITA	Native Restricted Deed
7	1C060V030000	TH/ANB Condominium Association	
8	1C060V030000	TH/ANB Condominium Association	Native Restricted Deed
9	1C060V030000	TH/ANB Condominium Association	Native Restricted Deed
10	1C060V030000	TH/ANB Condominium Association	
11	1C060V030000	TH/ANB Condominium Association	
12	1C060V030000	TH/ANB Condominium Association	
13	1C060V030000	TH/ANB Condominium Association	
14	1C060V030000	TH/ANB Condominium Association	
15	1C060V030000	TH/ANB Condominium Association	
16	1C060V030000	TH/ANB Condominium Association	
17	1C060V030000	TH/ANB Condominium Association	
18	1C060V030000	TH/ANB Condominium Association	
19	1C060V030000	TH/ANB Condominium Association	
20	1C060V030000	TH/ANB Condominium Association	
21	1C060V030000	TH/ANB Condominium Association	
22	1C060V030020	Brown & Price & Willis	
23	1C060V040120	CCTHITA	
24	1C060V040130	CCTHITA	
25	1C060V040150	CCTHITA	
26	1C060V040080	CCTHITA	
27	1C060V040070	CCTHITA	
28	1C060V040100	CCTHITA	
29	1C060V040090	CCTHITA	
30	1C060V040070	CCTHITA	
31	1C060V040080	CCTHITA	
32	1C060V040060	CCTHITA CO TH/ANB #5	Native Restricted Deed
33	1C060V040160	CCTHITA	Native Restricted Deed
34	1C060V040050	Howard, Hotch, Peters, Peters	Native Restricted Deed
35	1C060V040170	Howard, Hotch, Peters, Peters	Native Restricted Deed
36	1C060V040040	CCTHITA CO TH/ANB #5	
37	1C060V040180	CCTHITA CO TH/ANB #5	
38	1C060V040030	CCTHITA CO TH/ANB #6	
39	1C060V040020	CCTHITA	
40	1C060V040010	CCTHITA	
41	1C060V040200	Alaska Prime Rentals	
42	1C060V040190	Alaska Prime Rentals	
43	1C060K710010	JC Bear Group LLC	
44	1C060K680010	CCTHITA	
45	1C060K680020	CCTHITA	
46	1C060K680020	CCTHITA	
47	1C060K680030	CCTHITA	
48	1C060K680030	CCTHITA	
49	1C060K680030	CCTHITA	
50	1C060K680030	CCTHITA	
51	1C060K680121	CBJ L&R	
52	1C060K680080	CBJ L&R	
53	1C060K680070	Cristobal	
54	1C060K680060	Bullwinkles	
55	1C060K680060	Bullwinkles	
56	1C060K680090	Teamsters Local 595	
57	1C060K680100	CBJ L&R	
58	1C070K740010	CBJ L&R	
59	1C070K740010	CBJ L&R	
60	1C070K740010	CBJ L&R	

61	1C070K740010	CBJ L&R	
62	1C070K740010	CBJ L&R	
63	1C070K740010	CBJ L&R	
64	1C070K740010	CBJ L&R	
65	1C070K740010	CBJ L&R	
66	1C070K740010	CBJ L&R	
67	1C070K740010	CBJ L&R	
68	1C070K740010	CBJ L&R	
69	1C060K010010	JAHC, CBJ L&R	
70	1C060K680130	CBJ L&R	
71	1C060K680140	CBJ L&R	
72	1C060K680150	CBJ L&R	
73	1C060K680160	CBJ L&R	







Proposed Rezone: Ownership

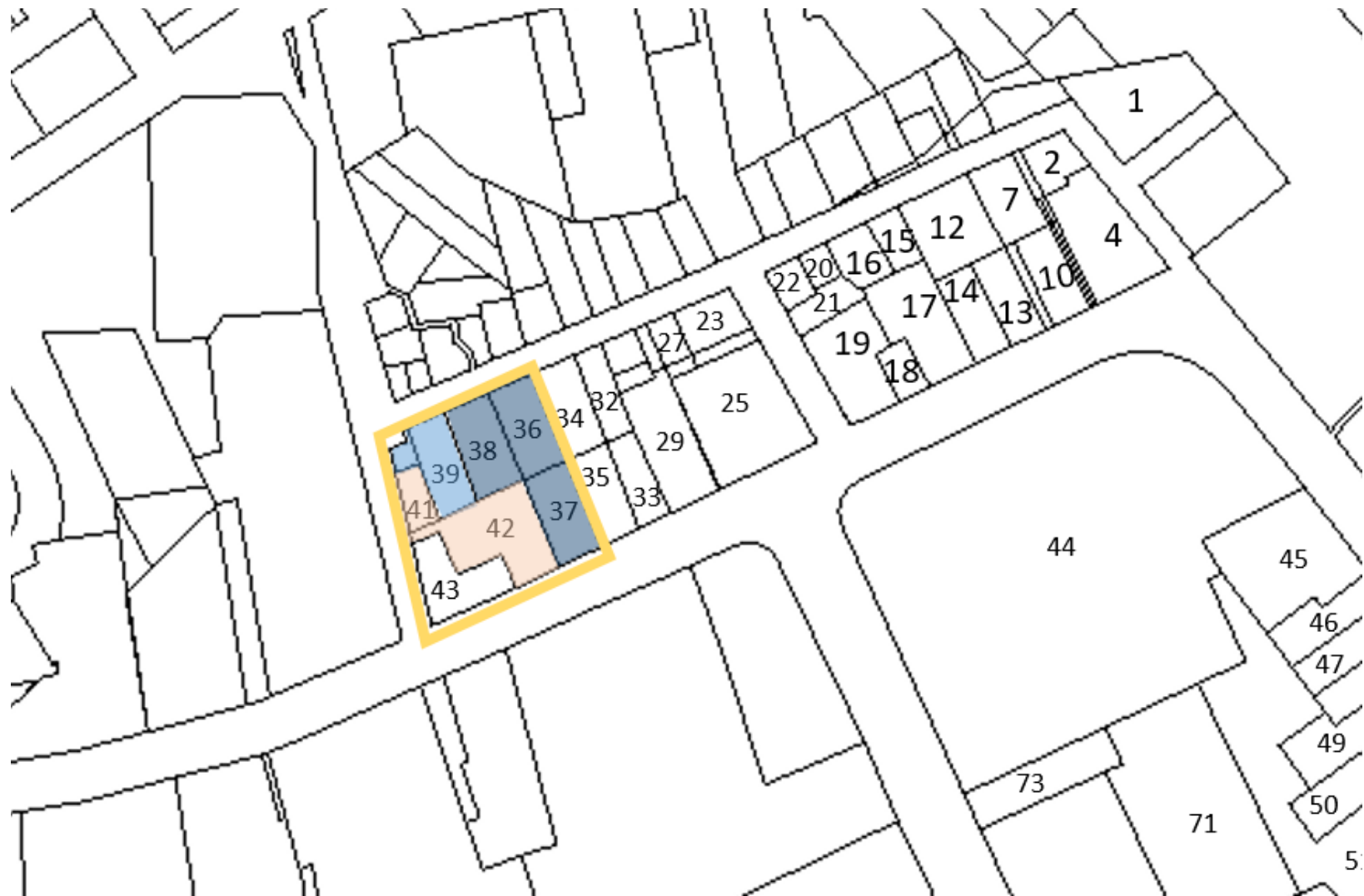
Parcel Number	Owner	Notes	Property Address	Legal Description	Lot size, square feet	Conforms?		
						4,000?	3,000?	Width 50'
1C060V020000	Patagonia Condominium Association		42-54 Gordon Street	JUNEAU INDIAN VILLAGE BL 2 LT 9A [PATAGONIA CONDO LAND]	4686	Y	Y	Y
1C060V010010	THRHA	ALREADY MU	250 Village Street	JUNEAU INDIAN VILLAGE BL 1				
1C060V030040	Kunz Nyman Jackson Rimot Hillman	Native Restricted Deed	305 Village Street	JUNEAU INDIAN VILLAGE BL 3 LT 8	1321	N	N	N
1C060V030030	Kunz Nyman Jackson Rimot Hillman	Native Restricted Deed		JUNEAU INDIAN VILLAGE BL 3 LT 7	268	N	N	N
1C060V030050	CCTHITA	Native Restricted Deed		JUNEAU INDIAN VILLAGE BL 3 LT 9	5008	Y	Y	Y
1C060V030050	CCTHITA	Native Restricted Deed						
1C060V030050	CCTHITA	Native Restricted Deed						
1C060V030000	TH/ANB Condominium Association		320 Willoughby Avenue	INDIAN VILLAGE BL 3 LT 12 - 18 (TH ANB CONDO LAND)	26053	Y	Y	N
1C060V030000	TH/ANB Condominium Association	Native Restricted Deed		US 4694, 128 sf		N	N	N
1C060V030000	TH/ANB Condominium Association	Native Restricted Deed		US 4694, 368 sf		N	N	Y
1C060V030000	TH/ANB Condominium Association			US 4694 Lot 12, 2117 sf		N	N	N
1C060V030000	TH/ANB Condominium Association			US 4694 Lot 13, 482 sf		N	N	N
1C060V030000	TH/ANB Condominium Association			US 4694 Lot 5, 3568 sf		N	Y	Y
1C060V030000	TH/ANB Condominium Association			US 4694 Lot 14, 1994 sf		N	N	N
1C060V030000	TH/ANB Condominium Association			US 4694 Lot 15, 2065 sf		N	N	N
1C060V030000	TH/ANB Condominium Association			US 4694 Lot 4, 1088 sf		N	N	N
1C060V030000	TH/ANB Condominium Association			US 4694 Lot 3, 1477 sf		N	N	N
1C060V030000	TH/ANB Condominium Association			US 4694 Lot 16, 409X (illegible)		Y	Y	N
1C060V030000	TH/ANB Condominium Association			US 4694 Lot 17, 1004 sf		N	N	N
1C060V030000	TH/ANB Condominium Association			US 4694 Lot 18, 3870 sf		N	Y	Y
1C060V030000	TH/ANB Condominium Association			US 4694 Lot 2, 605 sf		N	N	N
1C060V030000	TH/ANB Condominium Association			US 4694 Lot 19, 1199 sf		N	N	N
1C060V030020	Brown & Price & Willis		343 Village Street	JUNEAU INDIAN VILLAGE BL 3 LT 1	850	N	N	N
1C060V040120	CCTHITA		353 Village Street	JUNEAU INDIAN VILLAGE BL 4 LT 12	1637	N	N	N
1C060V040130	CCTHITA	Front on Warrior St.		JUNEAU INDIAN VILLAGE BL 4 LT 13	507	N	N	N
1C060V040150	CCTHITA			JUNEAU INDIAN VILLAGE BL 4 LT 14	7015	Y	Y	Y
1C060V040140	CCTHITA			JUNEAU INDIAN VILLAGE BL 4 LT 13	218	N	N	N
1C060V040110	CCTHITA			JUNEAU INDIAN VILLAGE BL 4 LT 11	744	N	N	N
1C060V040100	CCTHITA			JUNEAU INDIAN VILLAGE BL 4 LT 10	340	N	N	N
1C060V040090	CCTHITA			JUNEAU INDIAN VILLAGE BL 4 LT 9	3880	N	Y	N
1C060V040070	CCTHITA			JUNEAU INDIAN VILLAGE BL 4 LT 7	676	N	N	N
1C060V040080	CCTHITA			JUNEAU INDIAN VILLAGE BL 4 LT 8	385	N	N	N
1C060V040060	CCTHITA CO TH/ANB #5	Native Restricted Deed	369 Village Street	JUNEAU INDIAN VILLAGE BL 4 LT 6	1487	N	N	N
1C060V040160	CCTHITA	Native Restricted Deed	406 Willoughby Avenue	JUNEAU INDIAN VILLAGE BL 4 LT 15	1616	N	N	N
1C060V040050	Howard, Hotch, Peters, Peters	Native Restricted Deed	375 Village Street	JUNEAU INDIAN VILLAGE BL 4 LT 5	2335	N	N	N
1C060V040170	Howard, Hotch, Peters, Peters	Native Restricted Deed		JUNEAU INDIAN VILLAGE BL 4 LT 16	2198	N	N	N
1C060K680010	CCTHITA		410 Willoughby Avenue	KASAAN CITY LT 2	70700	Y	Y	Y
1C060K680020	CCTHITA		400 Willoughby Avenue	TIDELANDS ADDITION BL 68 LT 1 & 2	8555	Y	Y	Y
1C060K680020	CCTHITA							
1C060K680030	CCTHITA		400 Willoughby Avenue	TIDELANDS ADDITION BL 68 LTS 3 - 6 & 12 FR	13899	Y	Y	N
1C060K680030	CCTHITA			1934 plat does not have adequate detail for size of individual lots				
1C060K680030	CCTHITA							
1C060K680030	CCTHITA							

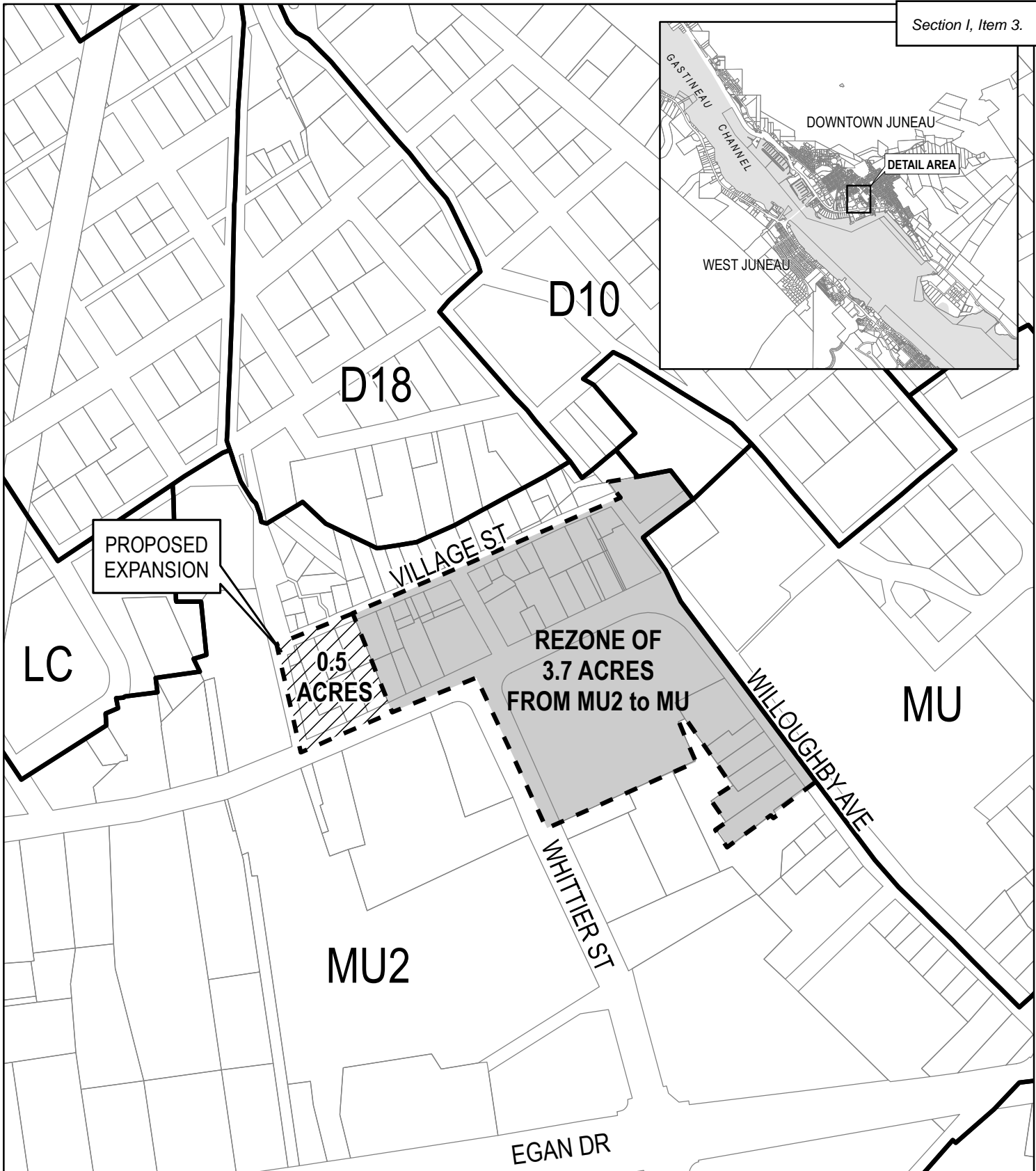
TOTAL 154378
ACRES 3.54403122



Proposed Rezone: Ownership

									Conforms?		
Parcel Number	Owner	Notes	Property Address	Legal Description	Lot size, square feet	4,000?	3,000?	Width ³ 50'			
36	1C060V040040	CCTHITA CO TH/ANB #5	379 Village Street	JUNEAU INDIAN VILLAGE BL 4 LT 4	2474	N	N	N			
37	1C060V040180	CCTHITA CO TH/ANB #5	Village Street	JUNEAU INDIAN VILLAGE BL 4 LT 17	2440	N	N	N			
38	1C060V040030	CCTHITA CO TH/ANB #6	379 Village Street	JUNEAU INDIAN VILLAGE BL 4 LT 3	2579	N	N	N			
39	1C060V040020	CCTHITA	383 Village Street	JUNEAU INDIAN VILLAGE BL 4 LT 2	2158	N	N	N			
40	1C060V040010	CCTHITA		JUNEAU INDIAN VILLAGE BL 4 LT 1	337	N	N	N			
41	1C060V040200	Alaska Prime Rentals		JUNEAU INDIAN VILLAGE BL 4 LT 19	959	N	N	N (47.08)			
42	1C060V040190	Alaska Prime Rentals	434 W WILLOUGHBY AVE	JUNEAU INDIAN VILLAGE BL 4 LT 18	4323	Y	Y	N			
43	1C060K710010	JC Bear Group LLC	436 Willoughby Ave	TIDELANDS ADDITION BL 71 LT 1	2662	N	N	Y			
TOTAL					17932						
ACRES					0.411662						





Ord. No. 2023-XX
 Zone Change for
 portions of the Aak'w Kwaan District
 from MU2 to MU

CDD Case: AME20220006

0 125 250 Feet

NORTH

MEMORANDUM
CITY & BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

TO: Cheryl Easterwood, Community Development Director
Charlie Lundfelt, Fire Chief
Richard Gummow, Police Chief
Joe Buck, Engineering Director
Craig Duncan, Finance Director
Ernie Mueller, Public Works Director

Received
on
MAY 15 1997

FROM: Donna Pierce, Deputy City Manager

CBJ
Permit Center

SUBJECT: Enforcement in the Indian Village

DATE: May 15, 1997

For a long time, there has been considerable confusion and inconsistency in the CBJ's enforcement of codes in the Indian Village. This continues to be a problem, not just between departments, but within departments. In general, traffic codes, penal codes, and building, housing and fire codes which affect health and safety are all enforceable.

Attached is a memorandum from Debbie Purves that accurately describes what the CBJ can and can't do in the Village. Please make sure that ALL your employees who have responsibilities in this area have this information and apply it consistently! A uniform and consistent effort is what is required to solve the problems that have been identified.

If you have questions, please call me or John Hartle in the Law Department. Thank you.

cc: Mayor Dennis Egan
Dave Palmer, City & Borough Manager
John Hartle, Assistant Attorney
Laurie Sica, Environmental/Zoning Inspector



MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: May 2, 1995

TO: David R. Palmer, Manager
City & Borough of Juneau

FROM: Debbie Purves, Environ./Zoning Inspector
Community Development Department



FILE NO: 7700

SUBJECT: CBJ Code Enforcement in the Juneau Indian Village

Many meetings and discussions with regard to what code enforcement was possible has taken place with concerned citizens involved with the area known as the "Juneau Indian Village" or "the Village" over the past 10 years. The Village resembles a patch work quilt of restricted and non-restrictive lots. A map is enclosed which shows which lots are restricted and non-restricted as of April 1995.

This memorandum is a summary of understanding from which I will proceed with code enforcement in the Juneau Indian Village. A letter which outlines specific code violations and suggested solutions relative to individual properties will be sent to the property owners.

Formerly it was more difficult to distinguish between restricted and non-restricted lots. Also there was uncertainty as to what laws applied to native restricted lots. Therefore due to this uncertainty in the past, many CBJ laws were not enforced in the Village. Recent surveys and the placement of corner monuments have enabled better understanding of the field location of the various lots. A 34 page letter from the United States Department of the Interior also helped to clarify enforcement issues with regard to restricted lots.

The enforcement authority with respect to the restricted lots varies. A May 2, 1989, letter from the United States Department of the Interior helped to outline what codes apply to restricted lots. Based on review of the May 2, 1989, Department of the Interior letter, the following is a summary of assumptions which form the basis for CBJ enforcement on the restricted properties in the Village:

1. The Village is zoned D-18 which is a multifamily residential zone. The Land Use Code which regulates what uses are allowed in specific zones does not apply.
2. No real property taxes can be levied by CBJ.
3. No liens may be placed on the restricted lots by the CBJ.
4. There is no recognized Indian Tribal governmental entity exercising governmental authority over the Juneau Indian Village.



David R. Palmer
 File No.: 7700
 May 18, 1995
 Page 2

5. 1926 Alaska Native Townsite Act supplemental to the March 3, 1891. Act expressed no intent to preclude state or municipal exercise of regulatory jurisdiction over restricted townsite lots.
6. In 1953 Congress enacted Public Law 280. This laid the ground work for criminal law enforcement.
7. There is no authority under federal Public Law 280 to allow the State court adjudication of the ownership or right of possession of such property.
8. The federal statute 25 U.S.C. Section 231 relevance would be as federal authorization of municipal inspection or enforcement activity with respect to health, sanitation and school attendance.
9. Traffic codes are enforceable in the entire Village.
10. Penal codes are enforceable on all lots.
11. Building, housing, and fire codes which affect health and safety on restricted lots and other lots in the area are enforceable on all lots.
12. The CBJ may not affect ownership of the restricted lots.
13. The Juneau Indian Village was never formally designated as an Indian reservation. A non-restricted lot is no different than other private property elsewhere in the City and Borough of Juneau (CBJ) and is subject to all the same laws and ordinances. The fact that these lots are within the boundaries of the Juneau Indian Village does not affect the non-restricted lots requirement to comply with all CBJ laws.
14. The ownership of non-restricted lots by natives does not affect the need to comply with all CBJ laws.
15. All laws and CBJ ordinances apply to the streets and right-of-ways within the Village.

The status of lot restriction was determined by review of CBJ assessor records and discussions with Cheri Renner of Tlingit and Haida Central Council.

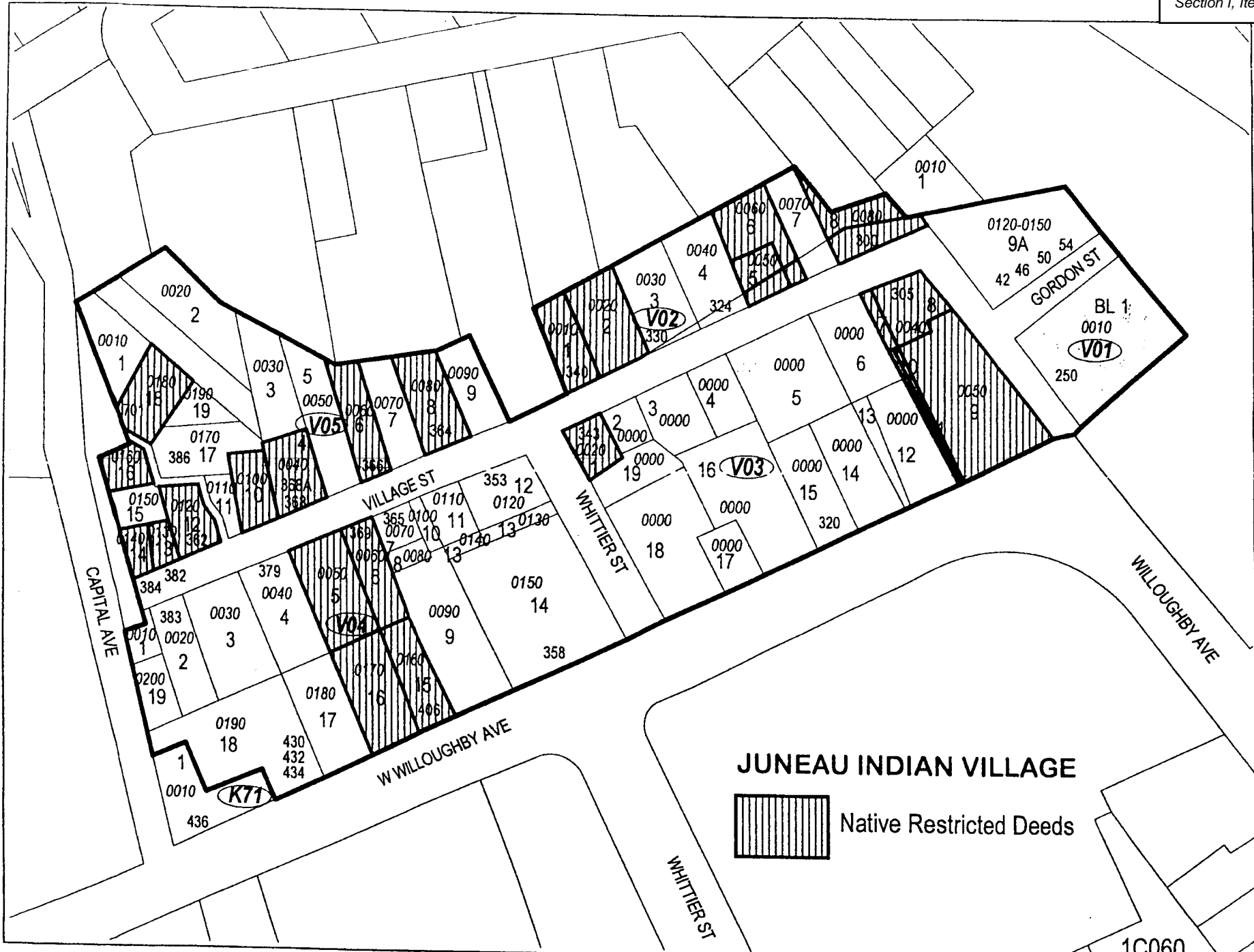
The staff doing code enforcement should make every attempt to allow this new code enforcement stance without resort to fines, letters of violation, or law department action. Communication and education are always the first steps to use to gain voluntary compliance.

Although failure to comply with the litter laws will result in the issuance of tickets. Failure to comply with the fire code or building code may result in notice of violation letters and subsequent legal action. Failure to comply with the land use code on non-restricted lots may result in notice of violation letters, compliance orders, and as a final resort, legal action.

David R. Palmer
File No.: 7700
May 18, 1995
Page 3

I believe through the kick off clean up campaign scheduled for May 15 and 16, 1995; notice to individual property owners; the use of the CBJ codes handout (copy attached); and continued enforcement presence in the Village will result in a cleaner and safer community.

cc: Murray Walsh, Director CDD
Chris Roust, CBJ Building Official
Richard Gummow, Chief of Police
Charles Lundfelt, CBJ Fire Chief
John Corso, City Attorney
Dennis Egan, CBJ Mayor
Ed Thomas, President Tlingit Haida Central Council
BIA, Juneau Office
Ed Kunz, President Auke Tribe Council (300 Village St.)
Debra Purves, Environ./Zoning Inspector



FILE REFERENCE: f:\gis_work\jeanette\projects\cdd_general\and use\juneau indian village\juneau_20060816.apr
 DATE: Aug 17, 2006



18 SOUTH SEWARD STREET
JUNEAU ALASKA 99801

May 8, 1995

Subject: Code Enforcement in Juneau Indian Village

To Whom It May Concern:

The City and Borough of Juneau (CBJ) wants to work with the property owners to address health, sanitation, and safety concerns in the Village. This letter is to inform you of this effort and ask your assistance. The CBJ will proceed with enforcement of all city laws on the non-restricted properties (including zoning laws) and city streets. On native restricted properties city laws which concern health, sanitation and safety will be enforced.

Guidelines to follow for litter laws include:

1. All garbage is to be kept in garbage containers with tight fitting, overlapping lids. No bags of garbage are to be stockpiled or kept in vehicles for storage.
2. Property is to be kept litter free with no accumulation of waste, broken, or discarded items. This includes junk cars which are not scheduled for repair.
3. No use of the outdoors for restroom functions.
4. Living in cars, trucks, and abandoned buildings is not allowed as there are no restrooms to use.

Guidelines to follow for building code laws include:

1. All new structures need a building permit. Building permit review and inspections will assure that minimum safety and fire code standards are met.
2. All mobile homes and R/V's which are used as residences need a building permit. Connection to water, sewer, electricity, safe entrance stairs, fuel source connections, smoke detectors, skirting, and foundations are some of the concerns of building permit inspections.
3. Buildings which contain a business will need to comply with fire and building codes required based on the type of business. Contact the CBJ building division at 586-5230 for your questions.

Guidelines to follow for fire laws include:

1. All new fuel storage tanks or wood stoves planned to be put in, need to be reviewed and inspected with a building permit to assure basic safety standards are met.
2. Existing unsafe fuel storage tanks, propane tanks, and wood stoves will need to be reviewed and reinstalled using the building permit process.

Letters will be sent to individual property owners notifying them of the results of the March 1995 lot by lot survey done by CBJ. Please contact Debbie Purves at Community Development (586-5230) to discuss these letters and let us know your concerns after you have had a chance to read the letters.

In a joint effort between CBJ, Property Owners, and the Tlingit-Haida Central Council, a clean up campaign will be held May 15 and 16, 1995. Your participation will make the clean up more thorough and effective.

All refuse items accumulated in the village will be allowed to be dumped as part of this clean up. If there are junk vehicles on your property please fill out one of the attached "Junk Vehicle Removal Request Forms" and return it to the CBJ Community Development as soon as possible. Regular household garbage is generated daily and should be taken care of and not stockpiled in anticipation of the clean up event.

Call Junk Busters at 586-5274 to leave a message 24 hours a day about litter problems, junk vehicles, or other health and sanitation problems or the Juneau Police Department at 586-2780. Thank you for your attention to this letter.

Sincerely,

Debra J. Purves

Debra J. Purves
Environ/Zoning Inspector
Community Development



United States Department of the Interior

OFFICE OF THE SOLICITOR ALASKA REGION

4230 University Drive
Suite 300

Anchorage, Alaska 99508-4626
(907) 271-4131

October 4, 2002

Roberta Wolfe, Realty Specialist
Central Council of Tlingit & Haida Indian Tribes of Alaska
320 West Willoughby Avenue, Suite 300
Juneau, Alaska 99801-9983

By Facsimile to: (907) 463-7361

Dear Ms. Wolfe:

Subject: Municipal Code Enforcement in the Juneau Indian Village

By letter dated September 3, 2002, you have asked this office whether the views expressed in our legal opinion of May 2, 1989 have changed, or whether that opinion continues to reflect our current views. This is to inform you that in large measure, the analysis set forth in the 1989 memorandum would still appear to be accurate.

It might be argued that post-1989 Supreme Court opinions such as *Oklahoma Tax Commission v. Sac & Fox Nation*, 508 U.S. 114 124 L.Ed.2d 30, 113 S.Ct. 1985 (1993), and *Oklahoma Tax Commission v. Citizen Band of Potawatomi Tribe of Oklahoma*, 498 U.S. 505, 112 L.Ed.2d 1112, 111 S.Ct. 905 (1991) have emphasized the limits of state authority in *all* Indian country, and not just Indian country within reservation boundaries. Granted, these cited decisions were tax cases, but they would seem to cast doubt more generally on any claim of state jurisdiction over non-reservation Indian country, perhaps including restricted Alaska Native townsite lots. If restricted Alaska Native townsite lots are allotment Indian country, one might assert that the State and its political subdivisions possess very little civil governmental jurisdiction over such restricted Native townsite lots. On the other hand, that argument can at least be partially countered by noting that in Juneau we are not dealing with a situation involving a federally recognized Indian Tribe which is a competing sovereign, whose retained jurisdiction would be infringed upon by the exercise of state authority.

Moreover, there was an important indication of Congressional intent which we overlooked in our 1989 analysis, which strongly suggests that the City and Borough of Juneau *would* have land use regulatory jurisdiction over restricted Native townsite lots in the Juneau Indian Village. In *Sac and Fox, supra*, the Supreme court summarized an aspect of its holding thusly:

Absent explicit congressional direction to the contrary, we presume against a State's having the jurisdiction to tax within Indian country, whether the particular territory consists of a formal or informal reservation, allotted lands, or dependent Indian communities.

Roberta Wolfe, Realty Specialist, CCTHITA
Municipal code enforcement in the Juneau Indian Village
October 4, 2002 - Page 2

(Emphasis added). 508 U.S. at 128, 124 L.Ed.2d at 43. In the case of Alaska Native restricted townsite lots, one can argue that there is indeed "explicit congressional direction to the contrary."

The relevant statutory provision, which we regrettably overlooked in our 1989 analysis, was the Act of July 24, 1947, 62 Stat. 35, formerly codified at 43 U.S.C. § 738 (1970):

§ 738. Zoning power in Alaska.

The Legislature of the Territory of Alaska is authorized to exercise or to provide for the exercise of zoning power, through a Territorial Zoning Commission or otherwise, in town sites on the public lands of the United States in Alaska; except that such power shall not extend to lands or buildings while they are being utilized by, or to buildings or other structures while they are being constructed by or for, the United States.

This broad unqualified delegation to the Territorial Legislature of land use regulation authority within federal townsites seems to have remained on the books after Statehood. It would appear to have been carried over pursuant to § 8(d) of the Alaska Statehood Act of July 7, 1958, 72 Stat. 339. It was eventually repealed along with numerous other federal land laws by § 703(a) of the Federal Land Policy & Management Act of October 21, 1976 (FLPMA), Pub.L. 94-579, 90 Stat. 2743, 2790.

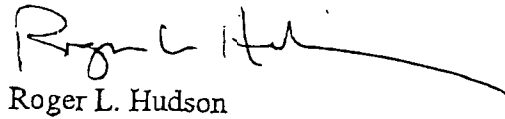
The significance of § 738 is that it represents an explicit congressional direction that the Territorial Government, predecessor to the State of Alaska, was to possess jurisdiction to regulate private land use within Federal townsites through exercise of the zoning power. There is nothing in the text of that 1947 enactment to suggest that it did not extend Territorial regulatory jurisdiction to restricted as well as unrestricted townsite lots. On its face the statute authorizes exercise of zoning power "in town sites on the public lands." Indeed, it is difficult to argue that Congress was unaware in enacting § 738 in 1947 that it could be read to apply to Native restricted townsite lots issued pursuant to the Alaska Native Townsite Act of May 25, 1926, 44 Stat. 629, as well as other land within a Federal townsite. After all, Congress is presumed to be aware of its own prior enactments, and to legislate against the backdrop of such existing law. Moreover, Congress affirmatively demonstrated its awareness of the existence of the 1926 law, and of individual restricted Native land holdings within Federal townsites, less than a year later when it passed the Act of February 26, 1948, 62 Stat. 35. That legislation, codified as 43 U.S.C. § 737 (1970), authorized the issuance of *unrestricted* townsite lot deeds to Alaska Natives, which had not been explicitly authorized under the 1926 statute.

Consideration of the congressional intent reflected in enactment of the former 43 U.S.C. § 738 would appear to strengthen the case for the existence of municipal jurisdiction to regulate

Roberta Wolfe, Realty Specialist, CCTHITA
Municipal code enforcement in the Juneau Indian Village
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land use on restricted Native townsite lots, and therefore supports our prior 1989 conclusion that the City and Borough of Juneau would not clearly be over-stepping its authority if it sought to enforce provisions of its municipal code in the Juneau Indian Village.

I hope this reconfirmation of the 1989 opinion is helpful. Please give me a call if I can be of further assistance.



Roger L. Hudson

cc: Alaska Regional Director, BIA
Acting Realty Officer, Alaska Region, BIA



United States Department of the Interior

OFFICE OF THE SOLICITOR
ALASKA REGION

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IN REPLY REFER TO:

BIA.AK.0306

May 2, 1989

MEMORANDUM

RECEIVED
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BUREAU OF INDIAN AFFAIRS
OFFICE OF THE AREA DIRECTOR

TO: Acting Area Director
Juneau Area Office
Bureau of Indian Affairs

FROM: Attorney
Office of the Regional Solicitor
Alaska Region

SUBJECT: Juneau City and Borough Municipal Code Enforcement
in "Juneau Indian Village"

Beginning in the summer of 1988 this office had several discussions with former Acting Area Director Youngdeer and members of his staff regarding requests from the City and Borough of Juneau for guidance as to limitations placed on the municipal government by federal law with respect to applicability of local ordinances to real property and property owners within the area or neighborhood known as the "Juneau Indian Village." In September we received a letter from City-Borough Attorney Barbara Blasco which provided some greater detail as to the municipal government's concerns and asked for legal guidance as to the extent of its regulatory and enforcement authority. Most helpfully, that letter identified at least in general terms the provisions of the city-borough code which Juneau officials hoped to enforce in the Indian Village, and included a color-coded map of the five blocks comprising the Juneau Indian Village, depicted by U.S. Survey No. 4694. Rather than replying directly to the City-Borough Attorney, we are furnishing this memorandum to you with the assumption that you will be sharing it with municipal officials and others, although that decision is of course left to your discretion.

According to the map furnished by the City-Borough Attorney, there are four categories of land ownership in the Juneau Indian Village. Of the total of 69 surveyed lots, the map indicates that 30 are held in restricted status, 15 are owned by the Alaska Native Brotherhood (ANB), and the remaining 24 are owned in

unrestricted status. The properties in the latter two categories do not present any great analytic difficulty, and we will accordingly briefly address their status first, along with some observations about the status of the surveyed streets and roads. We will then proceed to a discussion of the more difficult problems presented by the lots held in restricted status.

I. Unrestricted Lots

From the jurisdictional standpoint, the lots held in unrestricted status are no different than any other private property in the City of Juneau. Although the history leading up to their present fee simple ownership status may be somewhat atypical, the municipality's authority to legislatively regulate their use, and to enforce such regulations, consistent with otherwise applicable local, state, and constitutional legal standards, is not in any way affected by their location within the boundaries of the so-called "Juneau Indian Village." After all, the claims of title to most of the surrounding private properties also trace their roots back to patents issued by the BLM townsite trustee pursuant to federal townsite laws. See e.g., history recited in Oswald v. Columbia Lumber Co., 425 P.2d 240 (Alaska 1967).

The Juneau Indian Village, despite its name, was never formally designated as an Indian reservation, so none of the relatively complex case law relating to conflicts between tribal and state and local regulatory jurisdiction over fee land within a reservation need be considered. Cf. e.g. Montana v. United States, 450 U.S. 544, rehearing den., 452 U.S. 911 (1981); Consolidated Tribes and Bands of the Yakima Nation v. Whiteside, 617 F. Supp. 735 and 750 (E.D. Wa. 198), affirmed, 828 F.2d 1391 (9th Cir. 1988), cert. granted 108 S.Ct. 2843 (1988); Thomsen v. King County, 694 P.2d 40 (Wash. App. 1985).

Likewise, the circumstance that a particular unrestricted lot may be owned by an Alaska Native rather than a non-Native does not undermine the conclusion that the municipal government may exercise its full regulatory and enforcement powers with respect to all the unrestricted lots. Native owners may have acquired unrestricted title either directly from the Trustee under 43 CFR §§ 2564.6 and 2564.7, by removal of restrictions under 25 CFR Part 152, or by gift, purchase or inheritance from

1/ Attached hereto is a copy of a March 6, 1968 Memorandum by Juneau Area Realty Officer Charles H. Jones reciting in general terms the physical and legal history of the site presently occupied by the Juneau Indian Village, as well as a copy of the 1963 statute referred to therein.

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a prior owner. Unrestricted lots in the Juneau Indian Village are neither part of a reservation nor "Indian country." As the Supreme Court observed in Mescalero Apache Tribe v. Jones:

Absent express federal law to the contrary, Indians going beyond reservation boundaries have generally been held subject to nondiscriminatory state law otherwise applicable to all citizens of the state.

411 U.S. 145 at 148 (1973). See also: Organized Village of Kake v. Egan, 369 U.S. 60, 75 (1962); and People of South Naknek v. Bristol Bay Borough, 466 F. Supp. 870, 875-876 (D. Alaska 1979).

II. Alaska Native Brotherhood Property

The map accompanying City-Borough Attorney Blasco's September 1, 1988 letter identifies the bulk of Block 3 of U.S. Survey 4694 with the designation "ANB," which presumably refers to the Alaska Native Brotherhood, an historic Alaska Native fraternal organization founded back in 1912. The organization's history, structure and purposes are described in some detail in Case, Alaska Natives and American Laws (University of Alaska Press 1984), at pages 405-409. Of critical significance is the fact that the ANB has never asserted a claim to "tribal" status and is not recognized as a "tribe" for purposes of federal Indian law. Id. Cf. Board of Equalization for Borough of Ketchikan v. Alaska Native Brotherhood and Sisterhood, Camp No. 14, 666 P.2d 1015 (Alaska 1983) (wherein ANB/ANS's lessee, asserting tribal immunity, was held not exempt from borough property taxes).

If ANB is in fact presently the owner of property in the Juneau Indian Village, it must have received that property by conveyance from individuals who were the original recipients of unrestricted deeds from the BLM Townsite Trustee. According to BLM records, no lots were originally applied for by ANB, and none were subsequently deeded by the Trustee to that organization. Several lots were apparently deeded in unrestricted status to individuals who were officers of ANB, but as to such unrestricted lots, the Trustee would have no record of a reconveyance to ANB or any other party. On the other hand, title to restricted lots could not have been transferred without BIA approval and further affirmative action by the Trustee. 43 CFR § 2564.5.

But whatever the extent of ANB's ownership interests in the Juneau Indian Village, it is certain that any such interests are held in unrestricted status. There is no provision in the law

for an association such as ANB to acquire a restricted title as an individual might, either directly from the Trustee, or by reconveyance from an Alaska Native holding restricted title. The 1926 Alaska Native Townsite Act, 44 Stat. 629, formerly codified at 43 U.S.C. §§ 733-736, authorized conveyance of restricted title only to an individual Indian or Eskimo occupant. Therefore, the conclusions set forth above with regard to the applicability and enforceability of relevant portions of the Juneau City and Borough Code to unrestricted townsite lots would also extend to any lands owned by ANB. Federal land law presents no impediment to across-the-board enforcement of otherwise applicable municipal ordinances.

As a footnote it might also be noted that the City and Borough Code can probably also be enforced in their entirety with respect to any property held by the Auke Tribal Council (Auke). The Townsite Trustee's records indicate that title to Block 1 of U.S. Survey 4694 was issued to Auke on September 22, 1971 in unrestricted status. There is therefore no title-related limitation upon enforcement of municipal law against Auke, owing to the nature of the land tenure itself.

However, this office is uncertain as to whether or not Auke claims to be a federally recognized Indian tribe, and on that basis to possess tribal sovereign immunity. We do note that Auke is not included in the much expanded list of "Native Entities Within the State of Alaska Recognized and Eligible To Receive Services From the United States Bureau of Indian Affairs," published at 53 Federal Register 52832 (December 29, 1988), pursuant to 25 CFR § 93.6(b). We are unaware of any other historical or legal support for any claim of sovereign tribal status which Auke might assert.

Moreover, even if Auke did have a colorable claim to tribal status, it is not clear that such status would insulate its activities on its Juneau Indian Village property from municipal regulation. In the relatively near future the Alaska Supreme Court will probably hand down a decision in City of Nome v. Nome Eskimo Community, Appeal Docket No. S-2651, a case in which an Indian Reorganization Act (IRA)-organized Native governmental entity is attempting to assert tribal immunity as a defense against imposition and collection of local property taxes. Like Auke's property, the land at issue in the Nome case is owned in fee simple status. Significantly, Nome Eskimo Community, although contesting its tax liability, has evidently acquiesced in application of other city ordinances of a regulatory nature to its activities on the disputed fee simple parcel.

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III. Dedicated Streets

Although no direct reference to the streets surveyed as part of the Juneau Indian Village is made in City-Borough Attorney Blasco's letter, it is fairly obvious that enforcement of various of the municipal code provisions at issue would involve conduct occurring on the city streets. Perhaps it was assumed that the City and Borough have full enforcement powers with respect to activities occurring within the road rights-of-way. At any rate, our review of applicable law suggests nothing to the contrary.

The townsite survey of the Juneau Indian Village was originally authorized by the Act of May 29, 1963, Public Law 88-34, 77 Stat. 52, which simply stated as follows:

The Act of May 25, 1926 (44 Stat. 629; 48 U.S.C. 355a-355d, is hereby extended and made applicable to all lands of the Juneau Indian Village of Alaska, including uplands and filled in tidelands occupied on the date of this Act.

The 1926 Act in turn provided in relevant part as follows;

§ 2 Extension of street or alley across Indian or Eskimo land in Alaska; reservation of area.

Whenever the Secretary of the Interior shall determine that it would be to the interest of the Indian or Eskimo occupant of land described in section 733 of this title, he is authorized to extend the established streets and alleys of the town site upon and across the tract, and the deed issued to such occupant under said section shall reserve to the town site the area covered by such streets and alleys as extended.

Act of May 25, 1926, 44 Stat. 630, formerly codified as 43 CFR § 734, repealed by § 703 of the Federal Land Policy and Management Act (FLPMA) of 1976, 90 Stat. 2790. A glance at the survey plat makes it obvious that this statutory authority was in fact used to reserve the roads in the Juneau Indian Village.

Although we are unaware of any litigation specifically confirming such conclusion, it is our view that the City and Borough presently possess full administrative authority over--if not outright ownership of--the surveyed streets in the Juneau Indian Village. It would appear that the municipality acquired such authority by operation of law without necessity of any documents

of transfer being issued by the Townsite Trustee. A copy of a February 21, 1961 legal memorandum from this office, which so concludes, accompanies this memorandum.

Summarizing the legal authorities cited, that memo states that "... the right and title to such land is subject to disposition in the courts in accordance with applicable law." Old Alaska caselaw would appear to support recognition of the City and Borough's rights and authority. See Macintosh v. Town of Nome, 1 Alaska Reports 492, 496 (1902), and McCloskey v. Pacific Coast Co., 160 F. 794, 799 (1908), both relying upon Ashby v. Hall, 119 U.S. 526 (1886). These decisions all involved adjudication of conflicting public and private claims of ownership and control over townsite roads and walkways, and each was decided in favor of the public interest. Cf. State v. Fairbanks Lodge No. 1392, Loyal Order of Moose, 633 P.2d 1378 (Alaska 1981), which held a mere paper "dedication" of a road on an unapproved and unrecorded subdivision plat did not in and of itself establish public ownership. That case is of course factually distinguishable from the situation with respect to the streets in the Juneau Indian Village.

In conclusion, it would appear that the combination of historic use and the recognition of the roads in the Townsite Trustee's survey of the Juneau Indian Village are together sufficient to establish public control over such roads, and that the Juneau City and Borough is the appropriate entity to exercise such control. Nothing in the 1926 Alaska Native Townsite Act is inconsistent with such conclusion. Nor does the circumstance that many of the individual privately owned townsite lots abutting those roads are held in restricted status in any way diminish the Municipality's state-delegated authority over operation and use of public rights-of-way. A.S. 29.35.010(10).

IV. Restricted Native Townsite Lots

A. General Discussion

The legal issues of greatest difficulty relate to the extent of municipal legislative or regulatory jurisdiction over use of restricted townsite lots, and the degree of control municipalities may properly exercise over activities conducted on such property. While the discussion which follows attempts in good faith to address these issues of concern, very few conclusions can be stated with absolute confidence. Given the unsettled nature of the law, especially as it applies to restricted Indian property outside reservation boundaries, we cannot guarantee that

an individual affected by City and Borough action--or inaction-- will not choose to judicially challenge the basis of the Municipality's exercise of police powers, or its election not to act in a particular situation.²

Having offered this disclaimer, we proceed to a review of the relevant statutes and decisional law. The more general discussion will be followed by brief comments on the specific City and Borough of Juneau Code provisions identified as candidates for enforcement in the September 1988 letter from legal counsel.

The starting point must be the 1926 Alaska Native Townsite Act itself, since it provides the most direct indication of Congressional intent as to the proper treatment of restricted property acquired by Native occupants. Section 1 of the Act, formerly codified at 43 U.S.C. § 733, provided as follows:

1. Indian or Eskimo lands in Alaska set aside on survey of town site; deeds; restrictions; fee simple title.

Where, upon the survey of a town site pursuant to section 732 of this title, and the regulations of the Department of the Interior under said section, a tract claimed and occupied by an Indian or Eskimo of full or mixed blood, native of Alaska, has been or may be set apart to such Indian or Eskimo, the townsite trustee is authorized to issue to him a deed therefore which shall provide that the title conveyed is inalienable except upon approval of the Secretary of the Interior: Provided, That nothing herein contained shall subject such tract to taxation, to levy and sale in satisfaction of the debts, contracts, or liabilities of the patentee, or to any claims of adverse occupancy or law of prescription: Provided further, That the approval by the Secretary of the Interior of the sale by an Indian or Eskimo of a tract deeded to him under this section and

2/ We purposely emphasize the potential legal consequences of inaction as well as action lest municipal officials overlook the possibility of liability for failing to enforce their ordinances. For example, suppose an obvious fire hazard is left uncorrected because of concerns about the City's possession of enforcement authority over restricted townsite lots. If the owner or a neighbor later suffers a loss, could that party not seek to impose liability on the municipality on the theory that it did have jurisdiction and an obligation to act? Cf., e.g., Adams v. State, 555 P.2d 235 (Alaska 1976).

section 735 of this title shall vest in the purchaser a complete and unrestricted title from the date of such approval.

(emphasis added) 44 Stat. 629, repealed in 1976 in § 703 of FLPMA, 90 Stat. 2790. At least one reported court decision has given full effect to the somewhat indirectly-stated prohibition against taxation of restricted Native townsite lots. People of South Naknek v. Bristol Bay Borough, 466 F. Supp. 870, 874-875 (D. Alaska 1979). But otherwise, there is a dearth of caselaw specifically applying the provisions of the 1926 Native Townsite Act.

Since the statute is silent with respect to questions concerning possible regulatory authority and enforcement powers of the state and its political subdivisions, reference to more general principles cannot be avoided. However, two basic assumptions underlying this analysis merit special mention at the outset. First, it is assumed that there is no recognized Indian tribal governmental entity³ exercising governmental authority over the Juneau Indian Village. Secondly, it is assumed that the Juneau Indian Village has never been and is not now an Indian reservation. Unfortunately, even with these assumptions, conclusions are difficult to draw because so many of the available judicial precedents are at least arguably distinguishable precisely because they do involve active tribal governments and/or lands within Indian reservations.

1. Off-reservation Situs

In Organized Village of Kake v. Egan, 369 U.S. 60 (1962), the U.S. Supreme Court upheld the State of Alaska's right to enforce its law prohibiting the use of fish traps against the Organized Village of Kake and the Angoon Community Association, in the face of U.S. Department of the Interior regulations expressly permitting operation of the traps. One of the Court's conclusions was that there was no statutory authority for the Secretary of the Interior's issuance of the regulations at issue, a point to which we will return later. 369 U.S. 63.

But the other pertinent aspect of the decision was the extent to which it relied on the fact that the disputed fish

3/ This factor clearly distinguishes the situation in Juneau from that obtaining in most of the one hundred or so other Alaskan communities in which restricted Indian townsite lots may be found. Such an important distinction might well lead to different conclusions regarding the extent of municipal regulatory authority over land use in other communities.

traps were not located within the boundaries of an Indian reservation. Organized Village of Kake was decided as the companion case to Metlakatla Indian Community, Annette Island Reserve v. Egan, 369 U.S. 45 (1962), but the two otherwise similar cases were decided differently primarily on the basis that one involved off-reservation activity and the other an attempt at state enforcement of its fish trap ban within reservation boundaries. Summarizing past decisions, the Supreme Court made the following statement:

These decisions indicate that even on reservations state laws may be applied to Indians unless such application would interfere with reservation self-government or impair a right granted or reserved by federal law. Congress has gone even further with respect to Alaska reservations, 72 Stat 545, 18 USC § 1162, 28 USC § 1360.⁴ State authority over Indians is yet more extensive over activities, such as in this case, not on any reservation.

Organized Village of Kake v. Egan, supra, 369 U.S. at 75. Given the situs of the disputed fish traps outside any reservation, the Court went on to conclude that the State prohibition of Kake's and Angoon's use of fishtraps

... does not impinge on any treaty-protected reservation self-government, the factor found decisive in Williams v. Lee [358 U.S. 217 (1959)]. Nor have appellants any fishing rights derived from federal laws.

Id. at 76. While the state regulation of conduct upheld in Organized Village of Kake did not involve land use, it does serve to emphasize the wide scope of state authority outside a reservation.

2. Federal Preemption

Given the assumption that no operative tribal government exercises governmental authority over the Juneau Indian Village, we can dispense with an inquiry as to whether contemplated

^{4/} However, how much the statutory citation in the quoted passage adds with reference to Alaska is in doubt in the wake of the Court's later decision in Bryan v. Itasca County, 426 U.S. 373 (1976), wherein it was held that Congress had not extended complete legislative (as opposed to judicial) jurisdiction over Indian lands to so-called "Public Law 280" states by passage of that 1953 statute.

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municipal actions might infringe upon tribal self-government, or interfere with the Native people's right to be governed by their own laws. Accordingly, we next proceed to examine the question as to whether other federal laws may constitute a legal barrier to an exercise of municipal regulatory jurisdiction over restricted townsite lots. In fact, this mode of analysis, commonly referred to as an application of the doctrine of federal preemption, has evolved into the dominant judicial tool for determining the extent of State regulatory authority over Indian lands. New Mexico v. Mescalero Apache Tribe, 462 U.S. 324, 332 (1983); White Mountain Apache Tribe v. Bracker, 448 U.S. 136, 143 (1980). As described in one recent Ninth Circuit Court of Appeals decision,

"... The trend has been to rely more on federal pre-emption, using notions of tribal self-government as a 'backdrop' against which any assertion of state authority must be assessed."

Segundo v. City of Rancho Mirage, 813 F.2d 1387, 1390 (9th Cir. 1987). See generally: F. Cohen, Handbook of Federal Indian Law (1982 ed.), Ch. 5, Sect. B at 270-279 (hereafter cited as "Cohen").

In fact, some commentators have discerned in the most recent Supreme Court decisions a trend towards employment of a balancing approach involving a weighing of the relative importance of state, federal, and tribal interests. Such an approach suggests that a greater value is being assigned to state interests than was previously the case. See, e.g. "Note--Indian Sovereignty: Confusion Prevails," 62 Washington L. Rev. 169, 174 (1988), discussing, inter alia, California v. Cabazon Band of Mission Indians, U.S. (1987), Rice v. Rehner, 463 U.S. 713 (1983), and Washington v. Confederated Tribes of the Colville Indian Reservation, 447 U.S. 134 (1980). See also Canby, The Status of Indian Tribes in American Law Today, 62 Washington L. Rev. 1, 12 (1987). While the cited decisions are not directly applicable to the facts of the present case, the trend towards increasing judicial solicitude for state interests, and greater judicial tolerance of assertions of state authority, should not be overlooked as we conduct our preemption analysis.

There are three federal statutes which must be examined to determine whether or not Congress has expressed an intent to preclude state substantive regulation of the use of restricted Alaska Native townsite lots such as those located in the Juneau Indian Village. The first, already touched on briefly, is the 1926 Alaska Native Townsite Act itself. The second is Public Law

83-280, codified in pertinent part as 28 U.S.C. § 1360 and 18 U.S.C. § 1162. And the third statute, which actually appears to extend certain authority to the state rather than prohibiting or precluding its exercise, is found at 25 U.S.C. § 231, 45 Stat. 1185. In addition to general consideration of these three statutes, it is necessary to address the applicability of the Interior Department regulation codified at 25 CFR § 1.4, since it appears on its face to constitute a conscious attempt to preempt exercise of state land use regulation authority over Indian property subject to restrictions on alienation.

(a) Native Townsite Act

As stated previously, there is very little caselaw interpreting the statutory language codified at 43 U.S.C. § 733 (1970). However, the analytic approach employed in the one federal district court decision interpreting the Native Townsite Act is worth examining. In People of South Naknek v. Bristol Bay Borough, supra, the Court concluded

"... that the presumption of no state regulatory or tax jurisdiction does not arise off-reservation."

466 F. Supp. at 878. In support of that statement the district court went on to quote at length from Mescalero Apache Tribe v. Jones, 411 U.S. 145, at 148-149 (1973), including the Supreme Court's observation that

"Absent express federal law to the contrary, Indians going beyond reservation boundaries have generally been held subject to nondiscriminatory state law otherwise applicable to all citizens."

Id. On the basis of this legal analysis, the District Court held that the Bristol Bay Borough's personal property tax could be imposed upon the personal property of restricted townsite lot owners even if that personal property was held and used exclusively on their restricted townsite lot properties. People of South Naknek v. Bristol Bay Borough, supra, 466 F. Supp. at 879. Although the court's reference to regulatory jurisdiction was dicta in that case, which dealt primarily with the power to tax, there is no clearcut distinction to be drawn between those categories of state power on the basis of the language of the 1926 Native Townsite Act. If anything, the language of the Act provides a stronger basis for arguing exemption from taxation than from regulation. Therefore, it seems likely that the District Court, if presented with the question, would have upheld state regulatory authority over the activities of an Alaska Native

restricted townsite lot owner, including those conducted on his restricted townsite lot, so long as any such regulation was not otherwise preempted by federal law.

Three years earlier, in a widely-noted but unreported decision featuring an exhaustive review of the 1926 Alaska Native Townsite Act and its legislative history, another Alaska Federal District Court judge found in that legislative history a congressional purpose to treat Alaska Native townsites entered under the 1926 Act differently than other federal townsites only to a very limited degree:

Thus, the legislative history of the Act of May 25, 1926, establishes that the 1926 legislation was enacted to supplement the 1891 Act and thereby extend its benefits to non-citizen Alaska Natives.

The trustee deeds that such Natives received were restricted as to alienation and were exempted from the assessment of fees and costs. These two departures from the Act of March 3, 1891, were contained in the express provisions of the 1926 Act. It appears that these limitations were the only substantial differences in townsite law that Congress intended for Native possessions.

(emphasis added) City of Klawock v. Gustafson, Case No. K-74-2 (U.S. District Court for Alaska decision of Nov. 11, 1976 at p. 14). While the issue of state regulatory authority over restricted townsite lots was not directly at issue in City of Klawock v. Gustafson, the Court's analysis of the legislative history of the 1926 Act in that case is entirely consistent with the conclusion that the statute expressed no congressional intent to preclude state or municipal exercise of regulatory jurisdiction over restricted townsite lots.

(b) Public Law 280

In 1953, primarily in response to the perceived inadequacy of criminal law enforcement on some Indian reservations, Congress enacted a statute still commonly referred to as Public Law 280. Act of August 15, 1953. 67 Stat. 589. It granted various named states criminal jurisdiction over some or all of the "Indian country" within their borders. See generally Bryan v. Itasca County, 426 U.S. 373, 379-380 (1976), describing the purpose of § 2, codified as 18 U.S.C. § 1162. However, for present purposes, our primary interest is in §§ 4(a) and (b) of the statute, codified at 28 U.S.C. § 1360:

§ 1360. State civil jurisdiction in actions to which Indians are parties

(a) Each of the States listed in the following table shall have jurisdiction over civil causes of action between Indians or to which Indians are parties which arise in the areas of Indian country listed opposite the name of the State to the same extent that such State has jurisdiction over other civil causes of action, and those civil laws of such State that are of general application to private persons or private property shall have the same force and effect within such Indian country as they have elsewhere within the State:

* * * *

(b) Nothing in this section shall authorize the alienation, encumbrance, or taxation of any real or personal property, including water rights, belonging to any Indian or any Indian tribe, band, or community that is held in trust by the United States or is subject to a restriction against alienation imposed by the United States; or shall authorize regulation of the use of such property in a manner inconsistent with any Federal treaty, agreement, or statute or with any regulation made pursuant thereto; or shall confer jurisdiction upon the State to adjudicate, in probate proceedings or otherwise, the ownership or right to possession of such property or any interest therein.

For over two decades after enactment of this statute, it was believed by some that 28 U.S.C. § 1360(a) had extended state regulatory and/or legislative jurisdiction into Indian country, rather than merely providing for a state judicial forum for resolution of civil disputes. However, the decision in Bryan v. Itasca County unequivocally established that adjudicative jurisdiction was the only aspect of civil jurisdiction that was ceded to the states in Public Law 280. 426 U.S. at 375. Thus, to the extent that restricted townsite lots are considered "Indian Country,"⁵ the regulatory authority of the state or its political

^{5/} The statutory definition of Indian country, found in 18 U.S.C. § 1151, has generally been applied by the Courts in civil as well as criminal contexts. See generally Cohen, supra, at 27, citing De Coteau v. District County Court, 420 U.S. 425, 427, n.2 (1975). The statute sets out the following definition:

subdivisions is not broadened by 28 U.S.C. § 1360(a).

That observation shifts our focus to 28 U.S.C. § 1360(b) and returns us to the question as to whether or not its enactment constitutes a federal preemption of state regulatory jurisdiction. On its face it appears to be an expression of a legislative intent not to change existing law in certain respects, rather than an effort to alter the then-prevailing jurisdictional status quo. And indeed, this is the view adopted by the Supreme Court in Bryan v. Itasca County, supra, 426 U.S. at 391:

"We agree ... that § 4(b) 'is entirely consistent with, and in effect a reaffirmation of the law as it stood prior to its enactment.'"

The view of P.L. 280 was also shared by Chief Judge von der Heydt in People of South Naknek v. Bristol Bay Borough, supra,

(footnote continued from previous page).

Except as otherwise provided in sections 1154 and 1156 of this title, the term "Indian country", as used in this chapter, means (a) all land within the limits of any Indian reservation under the jurisdiction of the United States Government, notwithstanding the issuance of any patent, and, including rights-of-way running through the reservation, (b) all dependent Indian communities within the borders [sic] of the United States whether with the original or subsequently acquired territory thereof, and whether with or without the limits of a State, and (c) all Indian allotments, the Indian titles to which have not been extinguished, including rights-of-way running through the same.

But whether the Juneau Indian Village might be a "dependent Indian community," or whether individual restricted lots might be considered for jurisdictional purposes the equivalent of allotments need not be decided for present purposes. We do note that the existence and/or extent of Indian country in Alaska is still a matter of considerable controversy. Fortunately, resolving that issue is not essential to the problem before us because even if the individual lots are Indian country it may be concluded that state or local land use regulation has not been federally preempted. Like the court in People of South Naknek v. Bristol Bay Borough, we can simply sidestep the question by focussing on the essential fact that the Juneau Indian Village is not within Indian reservation boundaries. 466 F. Supp. 870 at 877.

466 F. Supp. at 879 ("Public Law 280 was [not] intended ... as a prohibition on exercising jurisdiction the state would otherwise possess."). Nonetheless, the courts addressing issues of state and local tax and regulatory jurisdiction over restricted property in Public Law 280 states have devoted considerable effort to interpretation of 28 U.S.C. § 1360(b). The provision consists of three clauses, disclaiming, respectively, an intent to authorize: (1) alienation, encumbrance, or taxation of trust or restricted property; (2) regulation of the use of such property inconsistent with federal law; and (3) state court adjudication of the ownership or right of possession of such property. The latter issue has caused the courts relatively little difficulty, with reported decisions uniformly recognizing and giving broad effect to the express jurisdictional limitation. E.g.: Ahboah v. Housing Authority of Kiowa Tribe, 660 p.2d 625 (Okla. 1983); Heffle v. State, 633 P.2d 264, (Alaska 1977).

The middle clause of 28 U.S.C. 1360(b), which disclaims any purpose to extend state regulatory authority over land use, while certainly germane to the issues at hand, does no more than restate the basic principle of federal preemption. Any state regulation of the use of trust or restricted property which is "... inconsistent with any Federal treaty, agreement, or statute or with any regulation made pursuant thereto" was invalid both before and after the 1953 adoption of that statutory language.

The phrase that has presented the greatest difficulty has been the statutory disclaimer of a purpose to authorize "alienation, encumbrance, or taxation" of trust or restricted property. In particular, the difficulties have been encountered with interpretation of the term "encumbrance." In an important sense this issue gets to the heart of the question of the validity of state land use regulation. The leading case, still binding on the federal courts in this jurisdiction is Santa Rosa Band of Indians v. Kings County, 532 F.2d 6555 (9th Cir. 1965). Although a significant portion of the Santa Rosa decision is arguably rendered inapposite because we are not in the Juneau Indian Village situation dealing with an Indian reservation, the court's summary of the "encumbrance" issue remains essentially an accurate one:

The word "encumbrance" is of course ambiguous, and courts have split on whether or not it evidences an intent to exempt trust lands from state zoning and land use regulations. Compare Snohomish County v. Seattle Disposal Co., 70 Wash.2d 668, 425 P.2d 22 (1967), cert. denied, 389 U.S. 1016, 88 S.Ct. 585, 19 L.Ed.2d 662 (1967) (Douglas and White JJ., dissenting) with Rincon Band, supra, and Agua Caliente Band

of Mission Indians' Tribal Council v. City of Palm Springs, 347 F. Supp. 42 (C. D. Cal. 1972), vacated and remanded by this court in an unpublished order, January 24, 1975. [citations omitted]. Relying on the canon of construction applied in favor of Indians, the Court has ruled in different contexts that the word "encumbrance" is to be broadly construed and is not limited to a burden which hinders alienation of the fee, [citations omitted] rather focussing on the effect the challenged state action would have on the value, use and enjoyment of the land. [citations omitted] Following the Court's lead, and resolving, as we must, doubts in favor of the Indians, we think that the word as used here may reasonably be interpreted to deny the state the power to apply zoning regulations to trust property.

However, it should be kept in mind that the Santa Rosa holding is not necessarily binding on a state court, which would remain free to adopt the narrower land title-related interpretation of the term "encumbrance." The argument for the narrower interpretation is well-expressed in the dissenting opinion of Judge Hale in Snohomish County v. Seattle Disposal Company, 425 P.2d 22, 27-29 (Wash. 1967), cert. denied 389 U.S. 1016, as well as the opinion of U.S. Supreme Court Justices Douglas and White, dissenting from the Supreme Court's refusal to review the Snohomish County case. To the same effect are: Agua Caliente Band v. City of Palm Springs, 347 F. Supp. 42 (C. D. Cal. 1972); Rincon Band of Mission Indians v. County of San Diego, 324 F. Supp. 37 (S.D. Cal. 1971) rev'd on other grounds, 495 F.2d 1 (9th Cir. 1974), cert. den. 419 U.S. 1008 (1974); and People v. Rhoades, 90 Cal. Rptr. 794 (Cal. App. 1970). According to this view, zoning ordinances, building codes, sewage and refuse collection ordinances and the like, while they restrict an owner's unregulated enjoyment of his property, are valid exercises of governmental "police power," properly exercisable in pursuit of the public health, safety and welfare. As expressed in dissent by Washington Supreme Court Justice Hale:

... The term "encumbrance" should be given its more definitive and precise meaning--one denoting a burden on the land and affecting the title thereto or one impairing the power of alienation such as a mortgage, lien, easement, lease, or other disability to fee ownership.

Snohomish County v. Seattle Disposal Co., supra, 425 P.2d at 28. Thus, while it is not presently the prevailing view of the Ninth

Circuit, there is considerable judicial support for a narrow view as to what sorts of state or local land use regulations might constitute an "encumbrance" of restricted Indian real property within the meaning of P.L. 280.

Through all of this it must be remembered that the initial Public Law 280 language was a disclaimer of congressional intent by enactment of that statute to delegate new authority to state governments. It was not an affirmative prohibition of the exercise of such authority on independent grounds. This point recalls to mind the significance of Organized Village of Kake v. Egan, supra, with its unequivocal recognition of "yet more extensive" state authority over off-reservation activities of Indians. A case exemplifying the approach that begins with the assumption that the State already has authority to regulate off-reservation land use, and then inquires as to whether such authority was preempted by P.L. 280, is Norvell v. Sangre de Cristo Development, 372 F. Supp. 348, 353 (D. N. M. 1974). In that case the court did not find in P.L. 280 itself an intent to preempt or oust state authority to enforce building code, zoning and subdivision ordinances, liquor regulation or water quality standards.

In summary, § 4(a) of P.L. 280, 28 U.S.C. § 1360(a) has clearly been held not to have expanded state or local regulatory jurisdiction, but Congress' disclaimer in § 1360(b) of an intent to authorize "encumbrances" of trust or restricted is probably better viewed as an expression of an intent to maintain the status quo with respect to the extent of state authority, rather than as an attempt to diminish pre-existing state authority. The analysis should therefore focus on an inquiry as to the existence of an independent basis, statutory or otherwise, for concluding that state authority has been preempted by federal law.

(c) 25 CFR § 1.4

No informed assessment of the extent of state or local legislative or regulatory jurisdiction over off-reservation restricted Indian land can be made without taking into account the effect of 25 CFR § 1.4. Indeed, when the Juneau Area Director issued his May 24, 1983 "Policy Statement," the regulation was probably the primary legal authority on which his position was based. A copy of that statement accompanies this memorandum. 25 CFR § 1.4 provides as follows:

§ 1.4 State and local regulation of the use of Indian property.

(a) Except as provided in paragraph (b) of this section, none of the laws, ordinances, codes, resolutions, rules or other regulations of any State or political subdivision thereof limiting, zoning or otherwise governing, regulating, or controlling the use or development of any real or personal property, including water rights, shall be applicable to any such property leased from or held or used under agreement with and belonging to any Indian or Indian tribe, band, or community that is held in trust by the United States or is subject to a restriction against alienation imposed by the United States.

(b) The Secretary of the Interior or his authorized representative may in specific cases or in specific geographic areas adopt or make applicable to Indian lands all or any part of such laws, ordinances, codes, resolutions, rules or other regulations referred to in paragraph (a) of this section as he shall determine to be in the best interest of the Indian owner or owners in achieving the highest and best use of such property. In determining whether, or to what extent, such laws, ordinances, codes, resolutions, rules or other regulations shall be adopted or made applicable, the Secretary or his authorized representative may consult with the Indian owner or owners and may consider the use of, and restrictions or limitations on the use of, other property in the vicinity, and such other factors as he shall deem appropriate.

Upon cursory review, this regulation might be read as constituting a blanket prohibition of almost all forms of regulation the City and Borough of Juneau might wish to impose with respect to restricted property in the Juneau Indian Village. Moreover, 25 CFR § 1.4 appears clearly to fall within the coverage of Public Law 280 language disclaiming any purpose to authorize:

"... a regulation of the use of such property in a manner inconsistent with any Federal treaty, agreement or statute or with any regulation made pursuant thereto." (emphasis added).

28 U.S.C. § 1360(b).

In short, an uncritical reading of 25 CFR § 1.4 might foster the belief that it has the effect of preempting application to restricted Indian lands of any land use regulations of the state or its political subdivisions. However, upon closer examination, the preemptive effect of the regulation appears to be far from certain for two basic reasons. First, there is doubt about the breadth of its applicability, and secondly, there is doubt about its validity as an exercise of administrative authority.

An interpretation of the scope of the regulation's coverage is aided by a review of its history. The original impetus for its adoption was in response to conflicts which arose in the early 1960's between Agua Caliente Indian Reservation Indian land owners, and tribal officials on the one hand, and officials of the City of Palm Springs, California, on the other. The Agua Caliente Reservation, established in the late 1800's, was laid out in a checkerboard pattern of alternate sections of land, which territory was then allotted to individual tribal members. See Act of January 12, 1891, 26 Stat. 712, and 25 U.S.C. § 751 et seq. Many years later the City of Palm Springs was incorporated, and part of the reservation was included within its boundaries. Beginning in 1961 the City adopted a zoning ordinance and plan which it then sought to apply to the allotted and unallotted reservation lands within its boundaries. The Tribe resisted the City's assertion of regulatory jurisdiction and filed suit.

The Department of the Interior's promulgation of 25 CFR § 1.4, prompted by this jurisdictional dispute, was in part an effort to restate existing law (subsection (a)) and in part, an effort to establish a method for reconciling state, federal and tribal interests in land use regulation (subsection (b)). The notice of proposed regulation contained the following statement:

The purpose of this addition is two-fold. First, it will enunciate and particularize in regulatory form for the benefit and guidance of those concerned the sense of existing law under which laws, ordinances, codes, resolutions, rules or other regulations of a State or its political subdivisions limiting, zoning or otherwise governing, regulating or controlling the use or development of property are inapplicable to trust or restricted Indian property held or used under a lease or other agreement. Second, it will provide for the adoption and action by the Secretary in specific cases, after consultation with the Indian owner, of all or part of any laws enacted by a State or any of its political subdivisions.

regulating the use of property, which would otherwise be inapplicable.

30 Fed. Reg. 6438 (May 4, 1965).

Just a month later the final rule was adopted, effective on the date of publication, with the following published explanation:

Because there are immediate cases of conflict between the attempts of State and local governments to enforce zoning ordinances, building codes and similarly regulatory laws on the one hand and the provisions of leases and other agreements under which trust or restricted Indian property is being used on the other, it has been determined to be in the best interests of the Indians and the public to resolve those conflicts as quickly as possible. Therefore, the new section shall become effective on the date of this publication in the FEDERAL REGISTER.

30 Fed. Reg. 7520 (June 7, 1965).

As promised, the Secretary of the Interior then moved quickly to adopt certain state and local ordinances as federal law applicable to leased Indian lands. Less than three weeks after the regulation became effective the Secretary did "adopt and make applicable" to leased Agua Caliente lands within the Palm Springs city limits most of the state and local laws and ordinances regulating land use and development. 30 F.R. 8172 (June 25, 1965). Not too long after that, state, but not local, law was made applicable to all trust and restricted Indian property leased or held under agreement from tribes or individual owners throughout the State of California. 30 Fed. Reg. 8722. So far as we are aware, no similar action has ever been taken by the Secretary of the Interior with respect to Indian-owned restricted 1926 Townsite Act lots in the City and Borough of Juneau, or anywhere else in the State of Alaska for that matter.

Unfortunately, promulgation of 25 CFR § 1.4, intended in part to "enunciate and particularize in regulatory form for the benefit and guidance of those concerned the sense of existing law," probably served to amplify rather than to eliminate the jurisdictional confusion. Attempts to rely upon 25 CFR § 1.4 as a bar to enforcement of state or local laws have often been met with a challenge to the regulation's validity, based on the argument that the Secretary of the Interior lacked statutory authority to issue such a regulation in the first place. The

Interior Department was evidently aware of such doubts from the outset, and its limitation of the effect of the regulation to leased lands was presumably occasioned by the existence of a statute, 25 U.S.C. § 415, granting the Department broad discretionary authority over the terms and conditions of leases of trusted and restricted Indian lands. However, it would appear that the limitation on the applicability of the regulation to leased Indian lands has often been overlooked, perhaps in part because the subsection (a) phrase "...and belonging to any Indian" has been carelessly misread as "...or belonging to any Indian," and partly because limitation of its coverage to leased lands is not explicitly reiterated in subsection (b). Nonetheless, the Interior Department remains quite sensitive to the limited scope of the regulation, as reflected in the analysis set forth by the Associate Solicitor Indian Affairs in his March 24, 1982 Memorandum to the Assistant Secretary for Indian Affairs:

... this regulation has come under considerable attack in the past as lacking statutory authorization. The Ninth Circuit Court of Appeals held, in Santa Rosa Band v. Kings County, 532 F.2d 655 (9th Cir. 1975), that § 1.4(a) was valid but specifically declined to rule on the validity of § 1.4(b), the subsection authorizing the Secretary to adopt state and local ordinances. 532 F.2d at 666, n.18. While the Secretary's adoption of state and local laws for application to leased land might well be held to be within the Secretary's authority under 25 U.S.C. § 415, no statute vests the Secretary with similar authority over unleased Indian land, and I therefore doubt that a court would uphold such an action of the Secretary as to Indian land not under lease.

A copy of this 1982 Associate Solicitor's Memorandum, as well as a prior one dealing with the same subject matter, are attached hereto.

As the above-quoted analysis suggests, some courts which have considered the question have specifically ruled that 25 CFR § 1.4 was invalid and unenforceable on the basis that its promulgation exceeded the legal authority of the Secretary of Interior: e.g. Norvell v. Sangre de Cristo Development Co., Inc., supra, 372 F. Supp. at 357 (decided without reference to the last sentence of 25 U.S.C. § 415(a), added by amendment in 1970, P.L. 91-275).⁶ In Norvell, the District Court ruled that the

^{6/} The general language of 25 U.S.C. § 415, under which the Secretary of Interior was authorized to prescribe lease terms

regulation could not be upheld as an implementation of 25 U.S.C. § 415(a), Public Law 280, or any other Statute. See also, Rincon Band of Missions Indians v. County of San Diego, 324 F. Supp. (S. D. Cal. 1971).

However, as noted previously, the leading federal case in the Ninth Circuit adopts a contrary view. The decision in Santa Rosa Band of Indians v. Kings County, supra, expressly declining to follow Norvell or Rincon Band, holds that 25 CFR § 1.4 is valid. 532 F.2d at 665. Remarkably enough, the court in Santa Rosa ignores the limitation of the coverage of § 1.4 to leased lands, and upholds it as an exercise of the Secretary's rule-making authority in the factual context before the Court under authority of 25 U.S.C. § 465, the provision of the Indian Reorganization Act (IRA) of 1934 authorizing the Secretary to acquire lands for Indians. The Santa Rosa case involved an attempt by a county to enforce its zoning ordinances within the boundaries of a rancheria, title to which had been obtained by the United States in trust for the tribe pursuant to 25 U.S. § 465. In upholding the validity of the regulation as an implementation of 25 U.S.C. § 465, the Ninth Circuit left open the question of its application to lands not acquired pursuant to that statute, or in other factual contexts, but noted that it might be sustainable under 25 U.S.C. § 2 alone. 532 F.2d 666, notes 19, 20. Section 2 vests the BIA with authority to manage Indian Affairs, and all matters arising out of Indian relations. Its employment as authority to support executive branch law-making seems a dubious exercise.

(footnote continued from previous page)
and conditions, was amplified by addition of the following sentence as a result of the 1970 enactment of Public Law 91-275, 84 Stat. 303:

"Prior to approval of any lease or extension of an existing lease pursuant to this section, the Secretary of the Interior shall first satisfy himself that adequate consideration has been given to the relationship between the use of the leased lands and the use of neighboring lands; the height, quality, and safety of any structures or other facilities to be constructed on such lands; the availability of police and fire protection and other services; the availability of judicial forums for all criminal and civil causes arising on the leased lands; and the effect on the environment of the uses to which the leased lands will be subject."

Of course, the Santa Rosa holding also rested on the alternative ground that the challenged zoning ordinance was an "encumbrance" violative of the disclaimer accompanying the jurisdictional grant in P.L. 280, 28 U.S.C. § 1360(b). Id. at 668. As noted previously, that view of the intended effect of § 1360(b) may attribute to Congress an affirmative law-making purpose which finds little support in the statutory language. In United States v. County of Humboldt, 615 F.2d 1260 (9th Cir. 1980), the Ninth Circuit Court of Appeals refused to overturn its ruling in the Santa Rosa case, and again concluded that a California county lacked jurisdiction to enforce its zoning ordinances and building codes on an Indian reservation. The Court found support for its position in the Supreme Court's then-recent decision in Bryan v. Itasca County, supra, wherein it had been held that P.L. 280 did not confer on states the authority to tax personal property on trust lands within a reservation. Humboldt, supra, at 1261. Since the Humboldt case dealt with reservation land, the Ninth Circuit again assumed that the state had no prior regulatory jurisdiction, and then focussed on the question as to whether or not P.L. 280 had constituted a delegation to the state or county of new or additional authority to enforce its laws on the reservation. In this important respect, of course, both Santa Rosa and Humboldt are distinguishable from the present case, which deals with non-reservation lands.

As regards the validity of 25 CFR § 1.4 or its applicability to restricted townsite lots in the Juneau Indian Village, we have seen first that the Solicitor's Office interprets the regulations' scope narrowly, as extending only to leased lands. This interpretation clearly comports with both the plain meaning and the history of the regulation and is, of course, entitled to considerable deference. Since the Santa Rosa decision did not refer to this important limitation on the scope of 25 CFR § 1.4's applicability, we can only speculate that such oversight may be accounted for by the fact that the United States was not a party, and that neither of the litigants raised the issue.

The much more recent Ninth Circuit decision in Segundo v. City of Rancho Mirage, 813 F.2d 1387 (9th Cir. 1987) did apply 25 CFR § 1.4 in the context of an attempt by a political subdivision of a state to enforce ordinances relating specifically to leased property. In Segundo, the validity of 25 CFR § 1.4 was evidently not questioned, but if it had been would probably have been upheld under authority of 25 U.S.C. § 415. The regulation, along with the leasing statute and 25 CFR Part 162 were collectively relied upon in support of a holding that the application of the city ordinance at issue was preempted by federal law. Id. at

1392-1393. However, like the Santa Rosa and Humboldt cases, Segundo may be distinguished insofar as it dealt with reservation lands, and a possible infringement of an Indian tribe's sovereignty.

Among other things, Attorney Blasco's letter asks what responsibility the BIA may have to deal with health and safety concerns related to conditions in the Juneau Indian Village. 25 CFR § 1.4(b) authorizes the Bureau to adopt or make applicable to restricted townsite lots leased from, or used under agreement with, their Indian owners, all or any part of state or local law limiting zoning, or otherwise regulating land use. Taking such an action may well be an option available to the BIA, but as a practical matter it would not go very far towards solving the existing problems, because it would not affect owner-occupied or abandoned properties. Other limitations of this approach are highlighted in the Associate Solicitor's March 24, 1982 Memorandum. As noted therein, adoption of Juneau code provisions as federal law would possibly clarify their applicability to leased restricted townsite lots, but would not clothe the city with any additional enforcement powers. Because we assume that most of the land in the Indian Village is not under lease, BIA action pursuant to 25 CFR § 1.4 may accomplish little if anything. Still, it is the only obvious step available to the BIA in addressing the problem. Absent a situation involving alienation of an interest in the property, the BIA possesses no general supervisory or management authority over restricted townsite lots, and exercises no control over such property or the uses to which its owners may elect to put it.

(d) 25 U.S.C. § 231

The last federal statute which we must consider in this analysis is 25 U.S.C. § 231:

**Enforcement of State laws affecting
health and education; entry of State
employees on Indian lands**

The Secretary of the Interior, under such rules and regulations as he may prescribe, shall permit the agents and employees of any State to enter upon Indian tribal lands, reservations, or allotments therein (1) for the purpose of making inspection of health and educational conditions and enforcing sanitation and quarantine regulations or (2) to enforce the penalties of State compulsory school attendance laws against Indian children, and parents, or other persons in loco

parentis except that this subparagraph (2) shall not apply to Indians of any tribe in which a duly constituted governing body exists until such body has adopted a resolution consenting to such application.

45 Stat. 1185, 60 Stat. 962 The obvious relevance of 25 U.S.C. § 231 to the situation in the Juneau Indian Village would be as a possible federal authorization of municipal inspection or enforcement activity with respect to health, sanitation and school attendance. Unfortunately, there have been very few reported cases decided on the basis of this statute, even though it has been on the books for sixty years. Moreover, those cases which do discuss the statute leave open a number of questions pertinent to determining its possible applicability in the Juneau context.

A strictly literal reading of 25 U.S.C. § 231 would suggest it has no application to restricted townsite lots, since they are not "...Indian tribal lands, reservations, or allotments therein," but in at least one other context the laws applicable to allotments have been interpreted as applying to townsite lots as well. Carlo v. Gustafson, 5121 F. Supp. 833, 836 (D. Alaska 1981) (court has jurisdiction to hear suit involving right to restricted townsite lot under 25 U.S.C. § 345 and 28 U.S.C. § 1353).

Even assuming that a restricted Alaska Native townsite lot is an allotment, the statute might not apply because no reservation is involved, and the grant of authority to the State relates to "...Indian tribal lands, reservations, or allotments therein" (emphasis added). However, logically, the absence of any tribal jurisdiction, infringement upon which § 231 might be deemed to authorize, probably makes a fairly strong case for the existence of State or local authority, even if it were deemed to render the statute itself technically inapposite.

Another unresolved question with respect to § 231 is whether it should be regarded as self-implementing, or whether its implementation depends on affirmative action by the Secretary of the Interior to "permit" State enforcement activity. According to the latest edition of Cohen's Handbook of Federal Indian Law, supra:

Although the statute says that the Secretary "shall" permit state inspection and enforcement, the longstanding position of the Interior Department is that the statute does not compel the Secretary to

allow state inspection or enforcement. Thus the statute authorizes only those state activities allowed by secretarial regulations.

Id. at 377. There are currently no regulations in effect with respect to health and sanitation, since those adopted in 1940, formerly codified at 25 CFR § 84.78, were revoked in 1955 in connection with the transfer of Indian health functions to the Public Health Service. The prior regulation required an opportunity for tribal and individual Indian comment before the Secretary of the Interior would approve for state enforcement of any specific state health and sanitation regulations. It also stated that no state law conflicting with a tribal ordinance or resolution could be applied within the tribe's territorial jurisdiction, thereby reflecting the then-prevailing policy of deference to tribal authority. See text of regulation, and discussion in Solicitor's Opinion, M-36768 (February 7, 1969), 2 Op. Sol. on Indian Affairs 1986 (U.S.D.I. 1979).

As noted, the Interior Department has not issued any new regulations since 1955, even though it has evidently taken the position that adoption of regulations under 25 U.S.C. § 231 is a prerequisite to exercise of state authority, and even though it could be argued that such a duty is mandatory under the statutory language. On the other hand, the relatively few court decisions which have made reference to § 231 have viewed it as indicative of congressional intent to allow some state activity, even in the absence of Interior Department action. In Warren Trading Post Co. v. Arizona Tax Commission, 380 U.S. 685 (1965) the Supreme Court noted that "certain state laws have been permitted to apply on reservations," citing, inter alia, 25 U.S.C. § 231. Id. at 687 n.3. A similar reference to the statute had been made earlier in Organized Village of Kake v. Egan, supra, 369 U.S. at 73. These decisions make no reference to the issue as to whether or not Interior Department action is a prerequisite to state action under § 231.

The other Supreme Court reference to § 231 was in Justice Douglas' dissent from the Court's denial of certiorari in Snohomish County v. Seattle Disposal Co., 389 U.S. 1016, 1019 (1967). The case dealt with the State's power to require a non-Indian lessee of allotment land to obtain a county permit prior to operating a refuse disposal site, and Justice Douglas, joined by Justice White, suggested that state regulation of pollution-generating activities which impact adjacent non-Indian lands was permissible under the language and intent of § 231. Unlike the Santa Rosa case, dealing with P.L. 280, the 25 U.S.C. § 231 cases

do not treat the distinction between the state and its political subdivision as a significant one.

Other decisions addressing Section 231 include Confederated Bands and Tribes of the Yakima Indian Nation v. Washington, 550 F.2d 443 (9th Cir. 1977) and Thomsen v. Kings County, 694 P.2d 40 (Wash. App. 1985). In the Yakima case the Ninth Circuit found in § 231 evidence of a congressional intent to allow the states to deal with the particular subject matter areas identified, and noted that such provision was not repealed at the time of P.L. 280's passage. 550 F.2d 446-447, n.8. Of course, that analysis predated the Supreme Court's narrow construction of P.L. 280 in Bryan v. Itasca County, *supra*, but the Ninth Circuit's observation about the apparent intent of § 231 is not directly undercut by the Bryan decision.

In general, the courts seem to recognize that 25 U.S.C. § 231 opens the door to enforcement of state health and sanitation regulations even within reservation boundaries, but none of the decisions noted seem to have been decided squarely on that basis.⁸ Thomsen v. King County, probably comes as close as any other reported decision to turning on the interpretation of § 231, but it instead bases its holding on the fact that the individuals living on fee land within the reservation, against whom the County sought to enforce its health board regulations, were non-Indians. 694 P.2d at 44-46.

In conclusion, it must be recognized that the extent to which state regulatory jurisdiction over health and sanitation matters in Indian country can properly be exercised under authority of 25 U.S.C. § 231, or otherwise, is still an open question. However, in addressing the problems existing in

7/ E.g.: Thomsen v. King County, 694 P.2d 40, 44-45 (Wash. App. 1985); Snohomish v. Seattle Disposal Co., *supra*, 425 P.2d 22, (both dealing with regulation of activities of non-Indians on trust and restricted lands, and both decided under a Washington statute requiring local officials to enforce state health regulations). Compare: Santa Rosa Band of Indians v. Kings County, *supra*, 532 F.2d 655, 659-664, (rejecting an argument that county ordinances as well as state laws are "civil laws ... of general applicability" within the meaning of 28 U.S.C. § 1360(b)).

8/ Additional decisions are cited in a January 23, 1985 Alaska Attorney General's Office Memorandum at page 9. Attached hereto is a copy of that memo, which addresses in broad terms many of the issues discussed in this memorandum.

the Juneau Indian Village, the likelihood that the municipal government's exercise of regulatory authority with respect to health and sanitation could withstand a judicial challenge is at least marginally enhanced by the existence and apparent purpose of 25 U.S.C. § 231.

B. Codes of the City and Borough of Juneau

City-Borough Attorney Blasco's September 1988 letter identifies five major codes which the municipality is interested in enforcing in the Juneau Indian village. Copies of those codes were not furnished for our review, but time and space limitations would preclude their detailed review in any event. However, we would note that as a general proposition justification for enforcement of the traffic and penal codes should present relatively little difficulty. The traffic code would presumably deal almost exclusively with individual conduct unrelated to restricted townsite property, and would also be enforced primarily in the dedicated public streets over which municipal jurisdiction seems relatively certain.

Likewise, the penal code, or at least major portions of it, can probably be enforced with confidence against individual owners, residents, or transient occupants of lots in the Indian Village without regard to the restricted status of the property where the criminal conduct might be occurring. Subsection (a) 18 U.S.C. § 1162, also enacted in 1953 as part of P.L. 280, provides in pertinent part as follows:

§ 1162. State jurisdiction over offenses committed by or against Indians in the Indian country

(a) Each of the States or Territories listed in the following table shall have jurisdiction over offenses committed by or against Indians in the areas of Indian country listed opposite the name of the State or Territory to the same extent that such State or Territory has jurisdiction over offenses committed elsewhere within the State or Territory, and the criminal laws of such State or Territory shall have the same force and effect within such Indian country as they have elsewhere within the State or Territory:

State or Territory of	Indian country affected
AlaskaAll Indian country within the State, except that on Annette

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Islands; the Metlakatla Indian community may exercise jurisdiction over offenses committed by Indians in the same manner in which such jurisdiction may be exercised by Indian tribes in Indian country over which State jurisdiction has not been extended.

Subsection (b) is identical to 28 U.S.C. § 1360(b), disclaiming any intent to authorize alienation, encumbrance or taxation of Indian property, including presumably restricted Alaska Native Townsite Act lots.

Given the fact that the original impetus for enactment of P.L. 280 was the perceived inadequacy of criminal law enforcement on Indian reservations, it is not surprising that the extent of authority over criminal law enforcement given to Alaska and the other states named in the statute was considerably greater and less ambiguously expressed than was the case with respect to civil jurisdiction. This legislative history was authoritatively described in Bryan v. Itasca County, 426 U.S. 373, 379-380 (1976), but decisions affirming the applicability of state criminal law both precede and follow that decision.

One problem which frequently arises in applying the law is the necessity for a determination as to which laws are criminal, and which ones merely regulatory. It was not intended that state and local governments could convert the latter into the former simply by imposing criminal penalties for violations of what are essentially regulatory laws. In California v. Cabazon Band of Indians, 480 U.S. 202 (1987), the Supreme Court affirmed the Ninth Circuit Court of Appeals conclusion that a state law which would otherwise have outlawed a tribal bingo game conducted on a reservation could not be enforced under P.L. 280, based on the observation that state law did not prohibit all bingo games, but instead specified conditions under which they could be lawfully run. Restating a prior holding by the Court of Appeals, the Supreme Court in Cabazon described the test thusly:

"... a distinction between state "criminal/prohibitory" laws and state "civil/regulatory" laws: if the intent of a state law is generally to prohibit certain conduct, it falls within Pub. L. 280's grant of criminal jurisdiction, but if the state law generally permits the conduct at issue, subject to regulation, it must be classified as civil/regulatory and

Pub L 280 does not authorize its enforcement on an Indian reservation. The shorthand test is whether the conduct at issue violates the State's public policy."

480 U.S. at 209. Of course, provisions of the City and Borough codes which cannot pass muster as criminal/prohibitory in nature may still be enforceable under more general civil jurisdictional principles already discussed.

The Cabazon case addressed the question of a P.L. 280 State's authority to enforce its criminal laws against a tribe on a reservation. A fortiori, where neither tribal sovereignty nor a reservation are involved, as is the case in the Juneau Indian Village, state criminal law enforcement authority can hardly be questioned. Therefore, so long as specific provisions of Juneau's penal code can fairly be viewed as "criminal/prohibitory" in nature, they can be enforced in the Juneau Indian Village, as elsewhere, without violating federal law. Of course, such statement must be qualified by reference to 18 U.S.C. § 1162(b)'s prohibition of alienation, encumbrance, or regulation of restricted Native townsite lots.

An interest is also expressed by municipal counsel in enforcement of the health and sanitation code, and in particular in enforcement of provisions relating to refuse collection, sewer and water service and systems, and litter control. That such matters are of concern not only to restricted lot owners within the Village, but to their Village neighbors and the surrounding community, is certainly understandable. Based on the analysis in this memorandum, the relatively modest likelihood that enforcement actions could be successfully resisted under federal law on the grounds of federal preemption or infringement of tribal sovereignty might reasonably be regarded as an insufficient reason for the municipality to forego an attempt to apply its health and sanitation ordinances against restricted townsite lot owners in the village. A respectable argument can be made that such municipal health and sanitation regulations are more in the nature of prescriptions of individual conduct than of encumbrances on property, and 25 U.S.C. § 231 may also incrementally strengthen the case for applicability.

Cases upholding these types of state or local regulation include: People v. Rhoades, 90 Cal. Rptr. 794 (Cal. Ap. 1970) (upholding conviction for violating resource code provision requiring maintenance of fire breaks on grounds that requirement did not constitute an "encumbrance"); Norvell v. Sangre de Cristo Development, 372 F. Supp. 348 (D. N. M. 1974) (refusing to give

effect to 25 CFR § 1.4 as validly barring enforcement of state water quality laws against long term lessee of tribal land); and Thomsen v. King County, 694 P.2d 40 (Wash. App. 1985) (upholding application of health regulations governing wells and septic tanks to non-Native owners of reservation land). Of course, the analysis is complex, and the number of factual and legal variables make it possible to distinguish just about every reported decision, but certain basic features of the situation would suggest the possibility of a different outcome than that reached in the Ninth Circuit's Santa Rosa and Humboldt decisions, supra, both of which invalidated attempts to enforce county building and zoning ordinances against Indians living on reservation lands, based on the Court's interpretations of P.L. 280 and 25 CFR § 1.4.

Obviously, the municipal ordinances as to the enforceability of which the greatest doubt exists are the building and zoning codes, since they come closest to constituting "encumbrances" upon the restricted fee Native townsite lots in the Village. However, even as to municipal ordinances dealing with these subjects, the City and Borough is in a relatively strong position to defend its assertion of legal authority to pursue whatever enforcement actions might be deemed appropriate under otherwise applicable codes. While the enactment and application to Alaska of P.L. 280 is now clearly recognized not to have expanded state regulatory authority over trust and restricted lands, it is an open question as to what authority the municipality might have had prior to or in the absence of P.L. 280.

Here, under traditional precepts of Indian law, there is little apparent basis for concluding that exercise of State jurisdiction has either been preempted, or would constitute an infringement on tribal sovereignty. With respect to owner-occupied or vacant properties, there is no comprehensive federal scheme of zoning or building codes, or other land use regulation, which could be argued to in effect oust State jurisdiction. Thus, preemption cases such as Segundo v. City of Rancho Mirage, 813 F.2d 1387 (9th Cir. 1987) (rent control ordinance preempted); Ramah Navajo School Board, Inc. v. Bureau of Revenue of New Mexico, 458 U.S. 832 (1982) (imposition of gross receipts tax on company constructing Indian school held preempted); and White Mountain Apache Tribe v. Bracker, 448 U.S. 136 (1980) (imposition of state tax on logging company harvesting tribal timber on reservation preempted) are distinguishable.

Moreover, the relevance of 25 CFR § 1.4 would appear to be limited to those few restricted lots in the Village, if any, subject to Interior-approved leases, and would not therefore

figure prominently in the preemption analysis. While such statement might appear to be at odds with the Ninth Circuit's Santa Rosa and Humboldt decisions, those cases do not reflect a recognition of the limited scope of the regulation, which the Department regards as applicable only to leased lands as to which Congress has expressly authorized extensive federal control through the amendment to 25 U.S.C. 415.

Also significant as a basis for distinguishing the Juneau situation from that facing the Santa Rosa and Humboldt Courts is the fact that the Juneau Indian Village is not an Indian reservation. Even in the wake of Bryan v. Itasca County, supra, the U.S. District Court for Alaska relied on this fact to uphold imposition of a Borough personal property tax on the possessions of Native restricted townsite lot owners. People of South Naknek v. Bristol Bay Borough, supra, 466 F. Supp. 870, 879. As noted previously in the discussion of the 1926 Native Townsite Act, that statute evinces no intent to affirmatively restrict state authority except in the realms of taxation and alienation.

Finally, and perhaps decisively, the Juneau Indian Village situation is fairly unique in that there is no apparent argument available to opponents of City and Borough regulatory jurisdiction to the effect that municipal regulation of land use constitutes an infringement upon federally protected tribal self-government. The lack of a recognized village governmental entity for Natives residing in Juneau makes the case against state land use regulation a weaker one than it would be in many other communities in the State of Alaska. In the Santa Rosa case, "... the historical backdrop of tribal sovereignty over reservation lands" was plainly identified as a key factor contributing to the Court's conclusion that the County had no regulatory jurisdiction over Indian land use. 532 F.2d at 658. But neither a tribal government nor a reservation are relevant factors in the case of the Juneau Indian Village. Therefore, even with regard to the municipality's building codes and zoning ordinances, a relatively persuasive case can be made in support of City and Borough jurisdiction over restricted townsite lot property.

C. The Role of the Bureau of Indian Affairs

In Ms. Blasco's letter she asks several questions aimed at determining the BIA's responsibility to act affirmatively to eliminate various undesirable conditions prevailing in the Village, as to which general community concern has been expressed.

9/ This memorandum specifically refrains from expressing a view on that more difficult issue.

Juneau Municipal Code Enforcement
"Juneau Indian Village"
May 2, 1989
Page 33 of 34

She also inquires as to the type of reaction Juneau might expect from the federal government if the municipality elects to pursue nuisance abatement or any of a variety of code enforcement actions relative to restricted Alaska Native townsite lots in the Indian Village. The short answer to both these questions is "little, if any."

Neither as a general proposition, nor specifically with reference to townsite lots deeded to Alaska Natives subject to restrictions or alienation and taxation under the 1926 Native Townsite Act, has Congress authorized the BIA or any other federal agency to regulate the conduct of restricted townsite lot owners, on or off their property, or the use to which such property is put.¹⁰ Pertinent federal regulations of general applicability relate in the main to the implementation of the statutory restrictions on alienation of trust or restricted Indian property. Removal of restrictions by certification of competency, sale, lease, or granting of rights-of-way, dealt with respectively in 25 CFR Parts 152, 162, and 169, are all examples of statutorily-authorized areas of Interior Department authority, but each deals with a species of alienation.

In contrast, there are no applicable federal laws dealing with building, mechanical, electrical, or thermal codes, refuse collection, sewers, litter, or water utilities. Likewise, the BIA has been granted no authority to enact or enforce a penal code, traffic code, or system of land use regulation. Accordingly, the BIA has no authority to deal with vacant houses, sanitation problems, vagrancy, substance abuse, or other threats to public health, welfare or order which might arise on restricted property in the Juneau Indian Village.

The nearest thing there is to a legislative grant of broad regulatory power is that found in 25 U.S.C. § 415, upon which the Department currently relies as statutory authority for issuance and implementation of 25 CFR § 1.4. However, as noted previously, that authority relates solely to leased land, and in effect can only be implemented and enforced by contractual imposition of specific requirements upon the parties to a lease. Although the BIA could, under § 1.4(b), consider adoption by reference of City and Borough ordinances as federal law, that

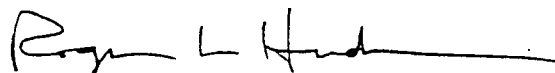
^{10/} The only exceptions to that general statement relate to the issues of alienation and taxation of such property, or to consensual relationships voluntarily entered into between the owner and the government, such as might relate for example to a housing improvement program under which federal funding was made available subject to certain terms and conditions.

would constitute at best an incomplete solution to the problems facing the community. It might also tend to perpetuate the confusion that has prevailed thus far with respect to the jurisdictional issues addressed in this memorandum. But in any event, it is a choice entrusted to the BIA's discretion under 25 CFR § 1.4.

What we are left with, therefore, are two possibilities: perpetuation of a regulatory and enforcement vacuum with respect to issues of concern to the community, or a determination by the City and Borough to deal with restricted property-owners in the Juneau Indian Village on the same basis as other municipal residents.¹¹ While the Interior Department cannot guarantee that the municipality's attempts to exercise jurisdiction will go unchallenged, we do not anticipate that judicial proceedings for that purpose would be initiated or supported by the federal government. Of course, in weighing its options the municipal government is free to attempt to steer a middle ground by selectively enforcing its ordinances, applying only those regulations it feels most confident about defending on jurisdictional grounds, but the analysis set forth above reveals few clear cut legal criteria to inform such a selection process.

Conclusion

Although complexity and uncertainty are unavoidable features of the legal landscape which confronts the City and Borough of Juneau in determining the extent of its regulatory jurisdiction over restricted townsite lots in the Juneau Indian Village, we are hopeful that this memorandum will usefully guide the municipality's analysis. If you have further questions, please feel free to contact us again. Having once undertaken this effort at synthesis, we are confident that we can respond more promptly to specific questions you might pose in the future.


Roger L. Hudson

Attachments

11/ Subject of course to the unambiguous restrictions on taxation and alienation imposed by the express statutory language of the 1926 Alaska Native Townsite Act.

RECEIVED
JAN 08 2007
ALASKA
CBJ - LAW DEPT.

IN THE DISTRICT COURT FOR THE STATE OF ALASKA
FIRST JUDICIAL DISTRICT AT JUNEAU

CITY AND BOROUGH OF JUNEAU,)
Plaintiff,)
vs.)
CLARENCE A. LAITI,)
Defendant)

Case No. J 517511 and J 517516

MEMORANDUM DECISION AND ORDER

ON MOTION TO DISMISS

Defendant has filed a letter (motion) requesting dismissal of the present citations. (see letter dated 06 December 2006). Plaintiff has filed an Opposition dated / filed 18 December 2006. There has been no Reply timely filed by the Defendant.

Defendant avers that these citations be dismissed for "lack of jurisdiction" while citing referenced Code of Federal Regulations. Plaintiff responds that the City is authorized to enforce health and sanitation ordinances or restricted lots.

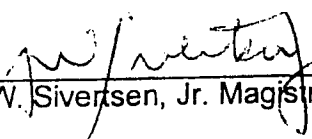
First, the legislative history of the Native Townsite Act articulated no congressional intent to prohibit state or municipal exercise of regulatory jurisdiction over restricted townsite lots. (see, City of Klawock v. Gustafson, Case No. K-74-2, U.S. District Court for Alaska decision of Nov. 11, 1976). Second, it is enlightening to note the Public Law 280 has been found not to have pre-empted local regulation. See, Novell v. Sangre de Cristo Development, 372 F. Supp. 348 (D. N. M. 1974). Third, there is little effect of 25. C.F.R. sec. 1.4 on local community regulation over land which is not the focus of native reservation land and not an intrusion upon native sovereignty. Fourth, even assuming for argument that the Defendant's land rests on a native allotment, the statute under 25 U.S.C. sec. 231 does not apply

CBJ VS. LAITI, J-517511; 517516, MEMO/ORDER ON MOTION TO DISMISS

1 because the Alaska Native townsite is not a reservation. The absence of tribal jurisdiction
2 implies the authenticity of local authority.

3 Based on all of the above, and for lack of good cause, Defendant's Motion To Dismiss
4 is hereby DENIED.

5 Dated this 05 JAN., 2007

6 
7 J.W. Siversen, Jr. Magistrate

Certificate of Service

8 I certify that on 5 day of Jan 2007, a copy of the foregoing was provided by mail/court box to:
9 Plaintiff, City Attorney Office; and Defendant, C.Laiti.

10 
11 Assistant to the Court

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Proposed Rezone: Subdivision

Map Key	Parcel Number	Property Address	Legal Description	Lot size, square feet	Subdivided Lot Size	
					MU2 4,000	MU 3,000
1	1C060V020000	42-54 Gordon Street	JUNEAU INDIAN VILLAGE BL 2 LT 9A [PATAGONIA CONDO LAND]	4686	N	N
2	1C060V030040	305 Village Street	JUNEAU INDIAN VILLAGE BL 3 LT 8	1321	N	N
3	1C060V030030		JUNEAU INDIAN VILLAGE BL 3 LT 7	268	N	N
4	1C060V030050		JUNEAU INDIAN VILLAGE BL 3 LT 9	5008	N	N
7	1C060V030000	320 Willoughby Avenue	INDIAN VILLAGE BL 3 LT 12 - 18 (TH ANB CONDO LAND), US 4694 6	26053*	6	8
22	1C060V030020	343 Village Street	JUNEAU INDIAN VILLAGE BL 3 LT 1	850	N	N
23	1C060V040120	353 Village Street	JUNEAU INDIAN VILLAGE BL 4 LT 12	1637	N	N
24	1C060V040130		JUNEAU INDIAN VILLAGE BL 4 LT 13	507	N	N
25	1C060V040150		JUNEAU INDIAN VILLAGE BL 4 LT 14	7015	N	2
26	1C060V040140		JUNEAU INDIAN VILLAGE BL 4 LT 13	218	N	N
27	1C060V040110		JUNEAU INDIAN VILLAGE BL 4 LT 11	744	N	N
28	1C060V040100		JUNEAU INDIAN VILLAGE BL 4 LT 10	340	N	N
29	1C060V040090		JUNEAU INDIAN VILLAGE BL 4 LT 9	3880	N	N
30	1C060V040070		JUNEAU INDIAN VILLAGE BL 4 LT 7	676	N	N
31	1C060V040080		JUNEAU INDIAN VILLAGE BL 4 LT 8	385	N	N
32	1C060V040060	369 Village Street	JUNEAU INDIAN VILLAGE BL 4 LT 6	1487	N	N
33	1C060V040160	406 Willoughby Avenue	JUNEAU INDIAN VILLAGE BL 4 LT 15	1616	N	N
34	1C060V040050	375 Village Street	JUNEAU INDIAN VILLAGE BL 4 LT 5	2335	N	N
35	1C060V040170		JUNEAU INDIAN VILLAGE BL 4 LT 16	2198	N	N
44	1C060K680010	410 Willoughby Avenue	KASAAN CITY LT 2	70700	17	23
45	1C060K680020	400 Willoughby Avenue	TIDELANDS ADDITION BL 68 LT 1 & 2	8555*	2	2
47	1C060K680030	400 Willoughby Avenue	TIDELANDS ADDITION BL 68 LTS 3 - 6 & 12 FR	13899*	3	4
				TOTAL LOTS POSSIBLE	28	39

*IF parcel lots consolidated first

Irene Gallion

From: Alec Venechuk
Sent: Tuesday, December 20, 2022 2:27 PM
To: Irene Gallion
Subject: RE: AME22-06 and 08: Rezone of Aak'w Kwan District property

No Comments from GE on this -

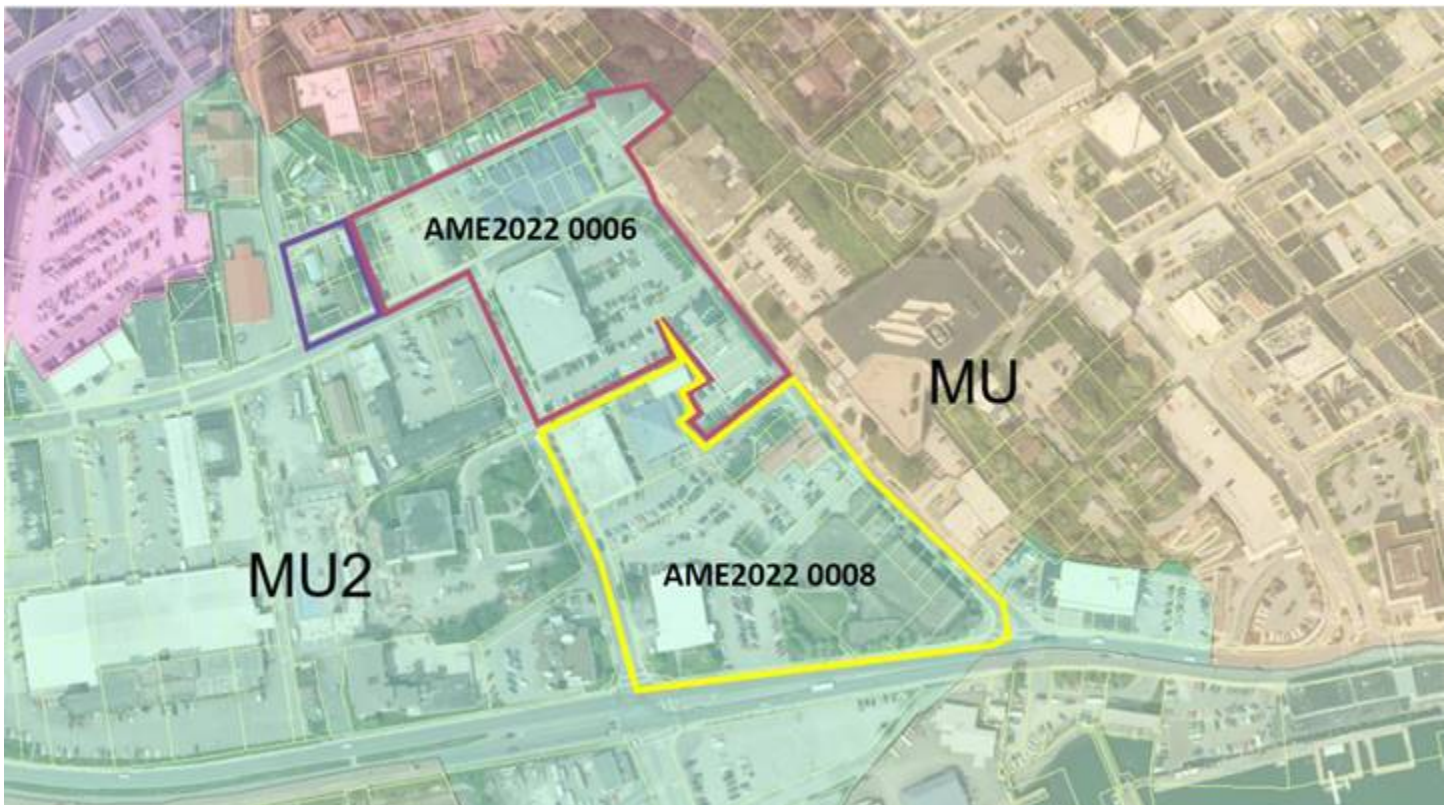
From: Irene Gallion <Irene.Gallion@juneau.gov>
Sent: Thursday, December 15, 2022 8:29 AM
To: Charlie Ford <Charlie.Ford@juneau.gov>; General Engineering <General_Engineering@juneau.gov>; Dan Jager <Dan.Jager@juneau.gov>
Cc: Dan Bleidorn <Dan.Bleidorn@juneau.gov>; Irene Gallion <Irene.Gallion@juneau.gov>
Subject: AME22-06 and 08: Rezone of Aak'w Kwan District property

Hello all,

Attached are two applications for rezoning in the Aak'w Kwan District, map below. I've attached a ZONING_Summary that outlines the changes.

If you have any comments, please provide them by **December 27, 2022**.

You may have had an early look at this in August, but it is coming to the Planning Commission in January. We had a public meeting with one attendee, who was interested in height limits.



More details can be found at the Short Term Planning web site: <https://juneau.org/community-development-projects>

Thanks!

Irene Gallion | Senior Planner

Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 X2



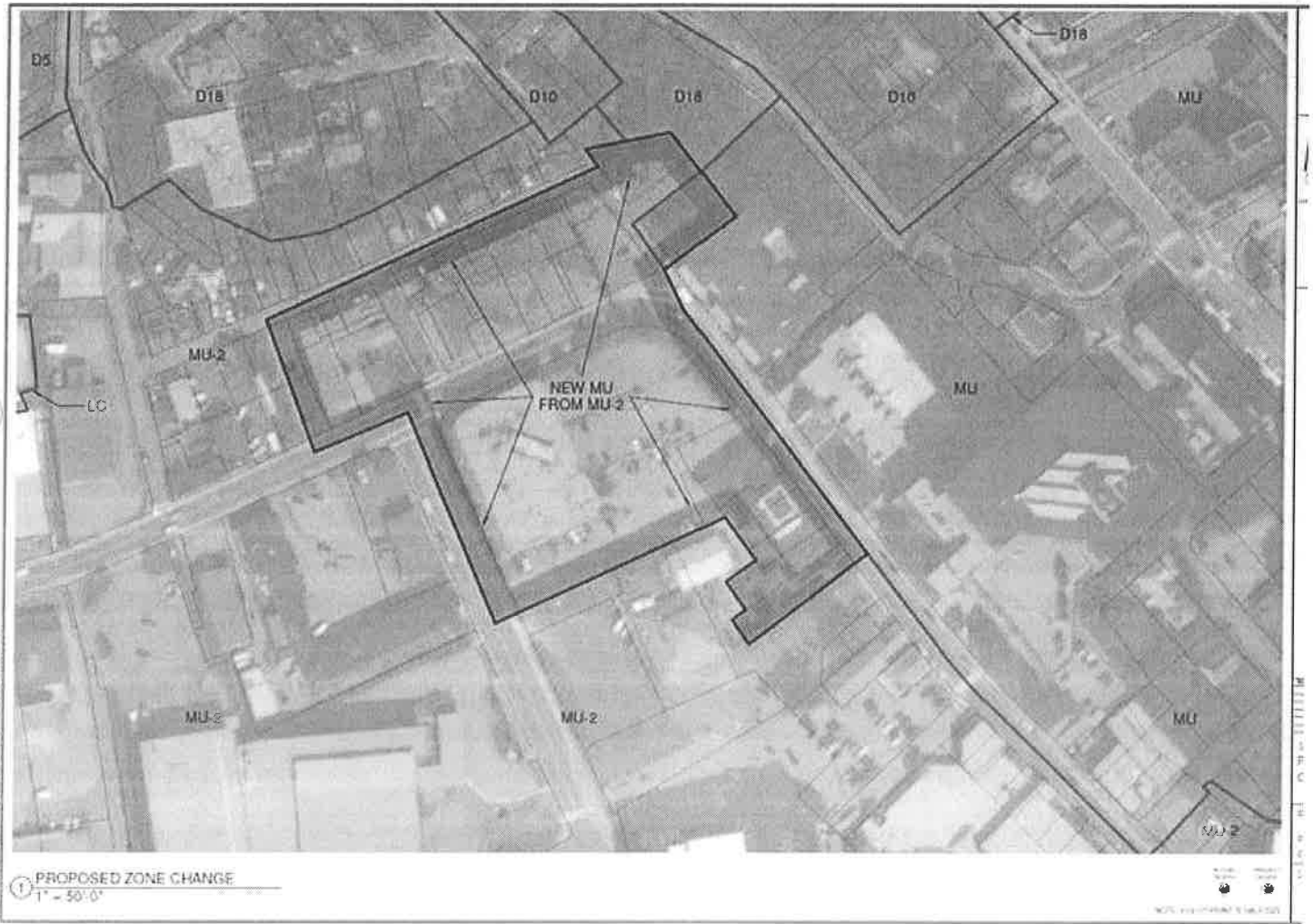
Fostering excellence in development for this generation and the next.

Irene Gallion

From: Irene Gallion
Sent: Thursday, August 4, 2022 11:04 AM
To: 'bill.campbell@alaska.gov'
Subject: Rezone in your area

Hi Bill,

We've received a proposed rezone in the area of the SOB (Willoughby side) and the offices that currently house ADEC. We'd like to give the State the opportunity to comment on it. Who should I send the details to?



Thanks!

Irene Gallion | Senior Planner

Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 X2

Irene Gallion

From: Irene Gallion
Sent: Wednesday, December 21, 2022 1:59 PM
To: 'bill.campbell@alaska.gov'
Cc: Irene Gallion
Subject: AME22-06/08: Rezones in your area
Attachments: 0822_001.pdf

Hi Bill,

I wanted to check in and see if there a State position on the proposed rezone in the Aak’w Kwan District. The project will be heard by the Planning Commission on January 24, 2023. The web site can be accessed here: <https://juneau.org/community-development/short-term-projects>

I am currently drafting the staff report for this project. To be considered in the staff report, comments must be received by December 23, 2022. After that, comments will be forwarded to the Planning Commission.

The last day for written comments is January 20, 2023 at noon. Testimony will be accepted at the Planning Commission meeting on January 24th, 2023.

Thank you for any perspective you can provide.

Irene Gallion | Senior Planner

Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 X2



Fostering excellence in development for this generation and the next.

From: permits@juneau.org <permits@juneau.org>
Sent: Wednesday, December 21, 2022 1:51 PM
To: Irene Gallion <Irene.Gallion@juneau.gov>
Subject: Attached Image

Irene Gallion

From: Norton Gregory <ngregory@thrha.org>
Sent: Wednesday, December 7, 2022 3:19 PM
To: Irene Gallion
Subject: RE: AME22-06/08: Rezone in Aak'w Kwan

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

Hi Irene,

Thank you for the information, I appreciate it.

All the best,
 Norton

Norton Gregory
 Director of Housing Services
 (907) 780-3125 - direct
 (888) 241-6868 – toll free
 (866) 291-9019 - fax
ngregory@thrha.org



Regional Housing Authority

From: Irene Gallion <Irene.Gallion@juneau.gov>
Sent: Wednesday, December 7, 2022 2:57 PM
To: Norton Gregory <ngregory@thrha.org>
Subject: AME22-06/08: Rezone in Aak'w Kwan

You don't often get email from irene.gallion@juneau.gov. [Learn why this is important](#)

Hi Norton!

Here are the attachments from the public meeting, attended by one guy who lives on Distin and was concerned about his view.

The fastest summary of changes is in the ZONING_Summary attachment.

- The PINK is CCTHITA's proposed rezone.
- The PURPLE is an extension that Staff is recommending, just so the zoning borders don't split neighborhoods. We are proposing it go to Capital Avenue.
- The YELLOW is a separate CBJ proposal for rezoning. There are some politically-charged projects in the city area – Centennial Hall/JAHC and a proposal for a City Hall – and we didn't want those to derail CCTHITA's efforts, so we have a separate proposal for city land.

I'm happy to answer any questions, and also happy to run through the presentation for you and yours if you are interested. It takes about 20 minutes.

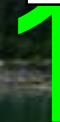
Thanks!

Irene Gallion | Senior Planner

Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 X2



Fostering excellence in development for this generation and the next.



**Thank you for being
here!
The meeting will start
at 6:00 pm**

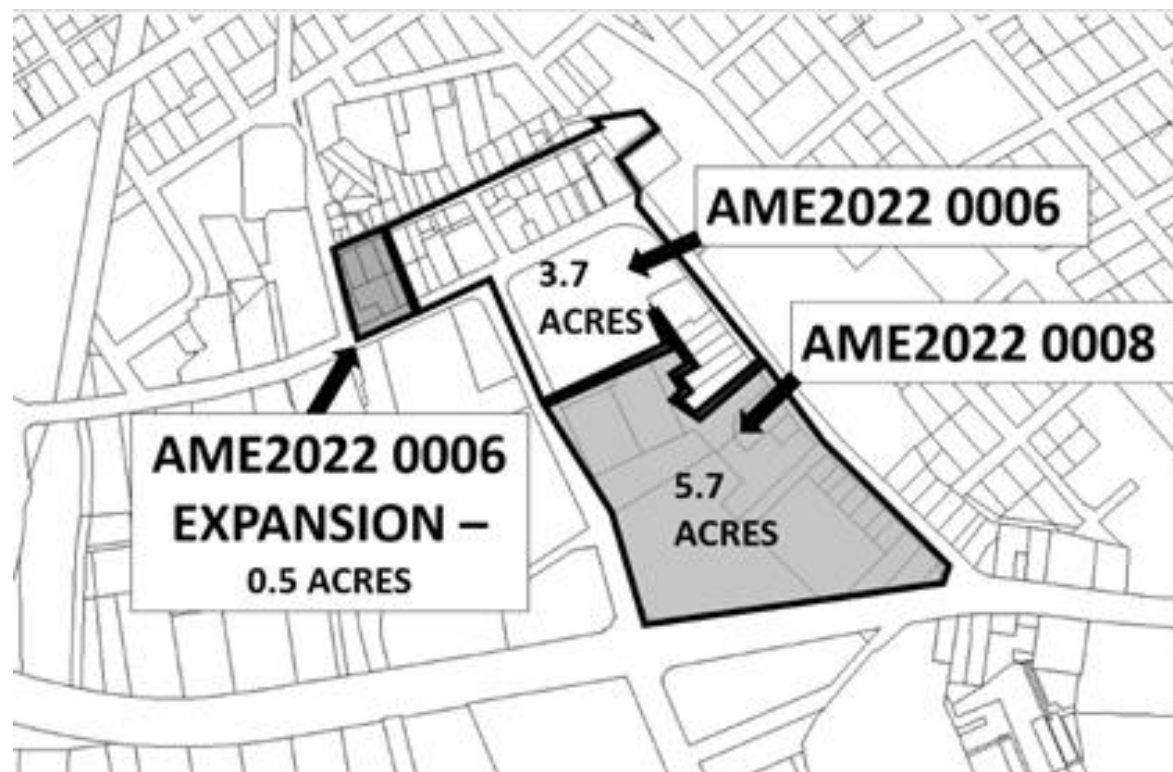
**Proposed rezone:
Approximately 9.5 (nine and one-
half) acres in the Aak'w Kwaan
District from MU2 to MU,
eliminating setback
requirements, lot coverage
restrictions and height
restrictions.**

AME2022-0006 AME2022-0008

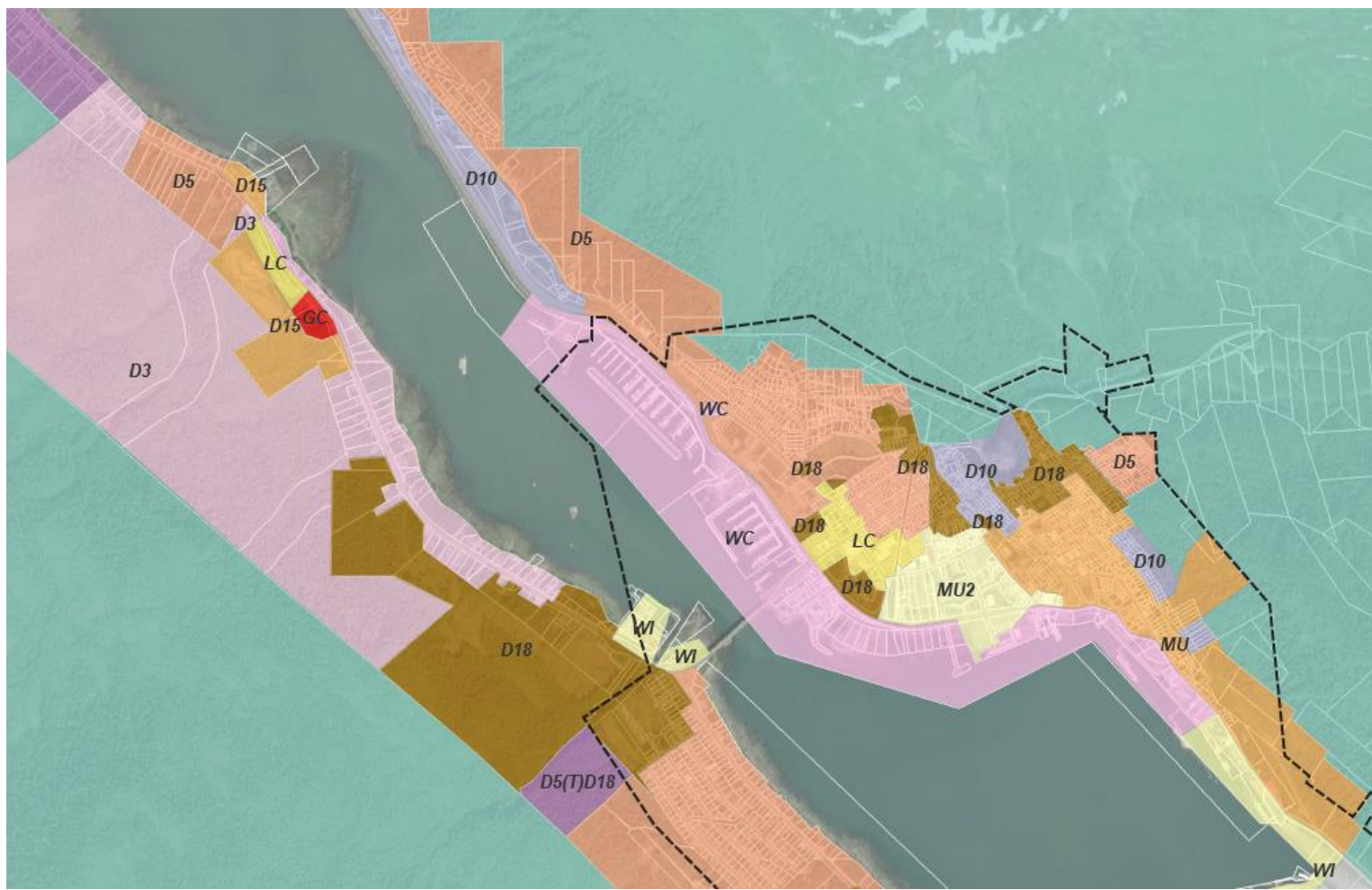
Rezone of approximately 9.5 (nine and one-half) acres in the Aak'w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions.

What will happen today

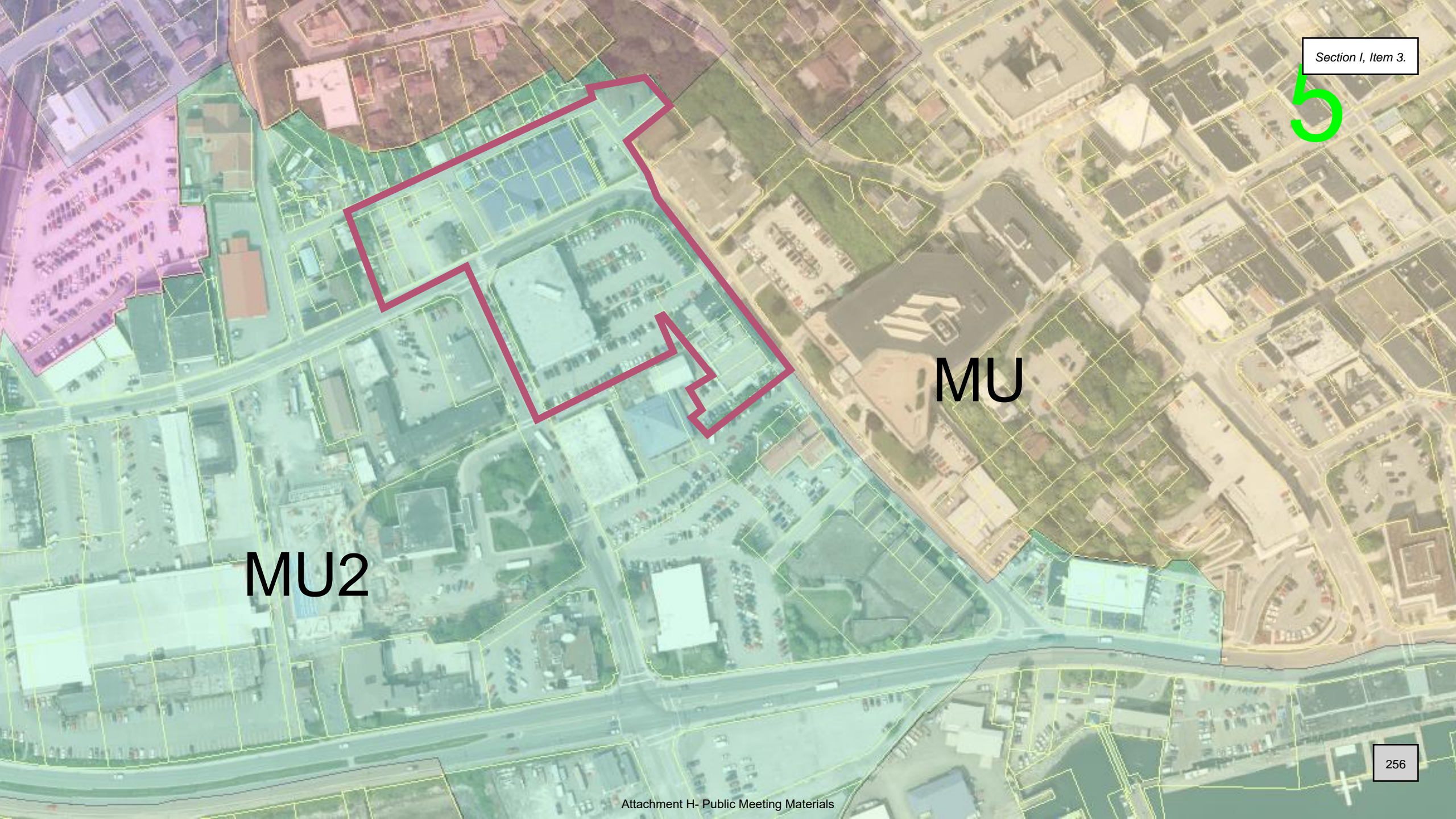
- Presentation from CBJ
 - What is being requested and why
 - Regulatory details
 - What the process is
- Applicant shares information
- Open to your questions.



What is a “rezone”?



5

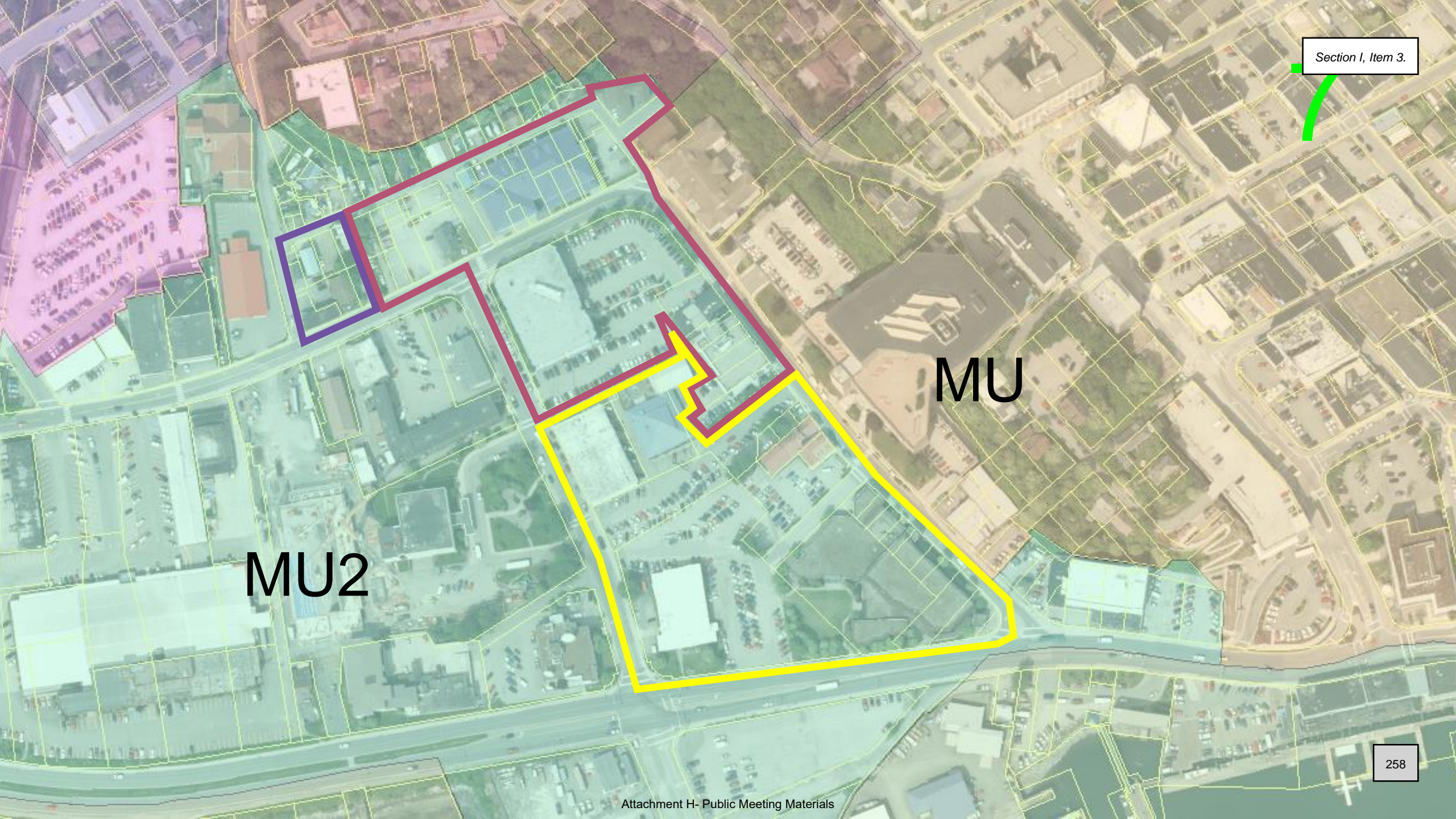


MU

MU2

Why rezone? Dimensional and Density

Standard	Current Zoning, MU2	Proposed Zoning, MU
Setback	Five feet	Zero Feet
Lot coverage	80%	No limit
Height Limit	45 feet for permissible uses	No limit
Density	80 units per acre	No limit



MU2

MU

Native Restricted Deeds



Comp Plan guides

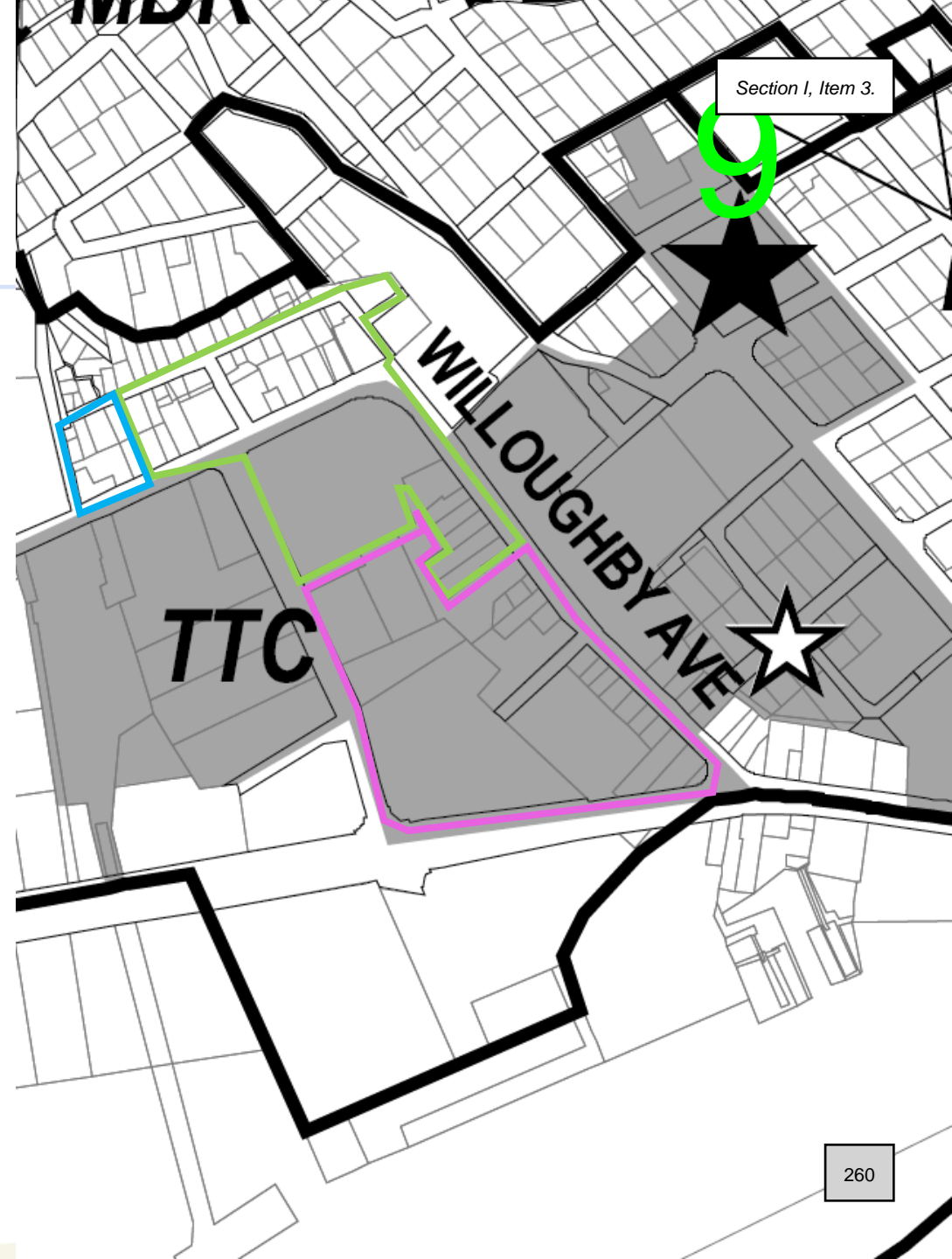
What is the difference between Land Use Designation and Zoning?

TRADITIONAL TOWN CENTER

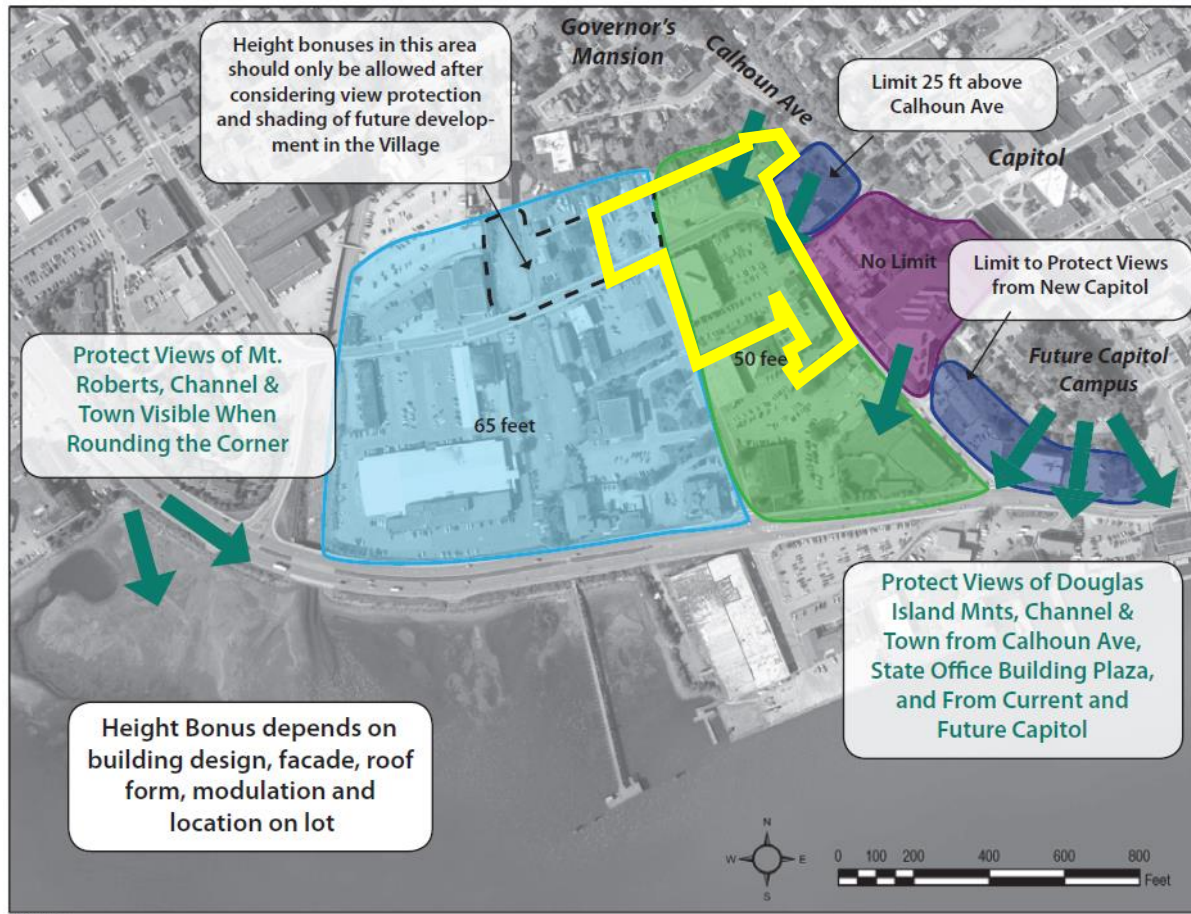
- Mixed-use High Density Residential and Commercial
- Density of 18 or more units per acre

CAPITAL COMPLEX

- Legislative infrastructure
- Pedestrian-friendly circulation
- Food and entertainment



Willoughby District Land Use Plan



Willoughby District Land Use Plan

- Build to line
- Two story minimum height
- Orient toward street
- Ground floor retail with offices/residences above
- Interesting facades
- Parking at rear or side of building
- Hidden trash receptacles, utility boxes
- Connected streets

Why rezone? Permissible Uses

Use	Current Zoning, MU2	Proposed Zoning, MU
Marijuana product manufacturing facility	Not allowed	Requires a conditional use permit
Zoos, aquaria, or wild animal rehabilitation facilities with a visitor component	Requires a conditional use permit	Not allowed

Process

- Neighborhood meeting
- Staff analysis and report
- Report posted week of **January 16, 2023** 🙌
- **Planning Commission Hearing: January 24, 2023** 🙌 Recommendation to:
 - Approve
 - Approve with conditions
 - Deny
 - Continue

Neighborhood Meeting Notice

Proposed rezone for approximately 9.5 (nine and one-half) acres in the Aak'w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions.

AME2022 0006
3.7 ACRES

AME2022 0008
5.7 ACRES

AME2022 0006
EXPANSION –
0.5 ACRES

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT
155 S. Seward Street Juneau, Alaska 99801

TO:

The Community Development Department is hosting a neighborhood meeting to discuss a **proposed rezone for approximately 9.5 (nine and one-half) acres in the Aak'w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions.**

More information at: <https://juneau.org/community-development/short-term-projects>

NEIGHBORHOOD MEETING
December 6, 2022, 6:00 p.m.
Location: Assembly Chambers
Meeting will be held in person only.

If you are not able to attend this meeting but have questions or comments, please contact **Irene Gallion**, CDD Senior Planner, at (907) 586-0753 ext. 4130 or irene.gallion@juneau.org.

This project is not scheduled for review by the Planning Commission as of yet. All property owners within 500 feet of the proposed rezone will receive a separate notice with details on how and where to submit comments or testify before the Commission.

Case No.: AME2022 0006 & AME2022 0008
Parcel No.: Multiple
CBJ Parcel Viewer: <http://epv.juneau.org>

Printed November 22, 2022

- Schedule with the Assembly (no post cards)

Thank you!

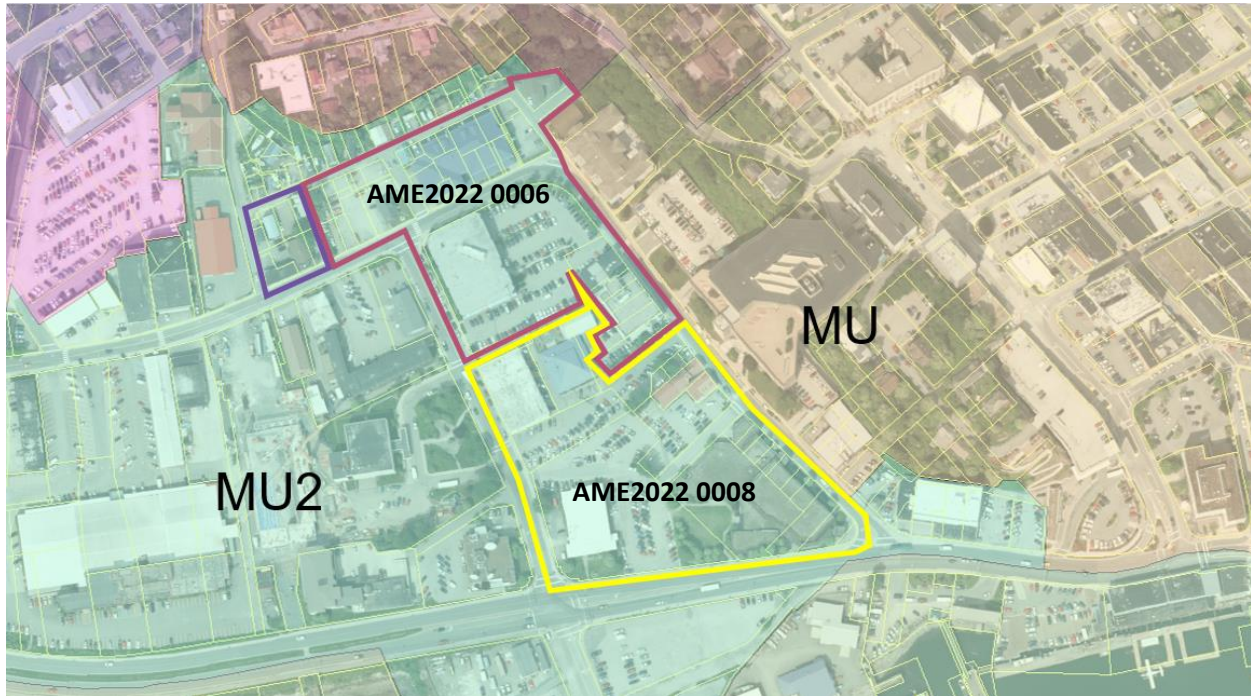
- Paul Voelckers, MRV Architects
- Elias Duran, Property Manager, KIRA Services
Central Council of Tlingit and Haida Tribes of Alaska (CCTHITA)

ZONING

AME2022 0006:

Rezone of approximately 9.5 (nine and one-half) acres in the Aak’w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions.

Zoning is a set of rules on how land can be developed. Zoning impacts lot size, building size and placement, and what sorts of activities can be placed next to each other. The point of zoning is to preserve property value and to separate incompatible uses. When you rezone a property, you are changing the rules under which it can be developed.

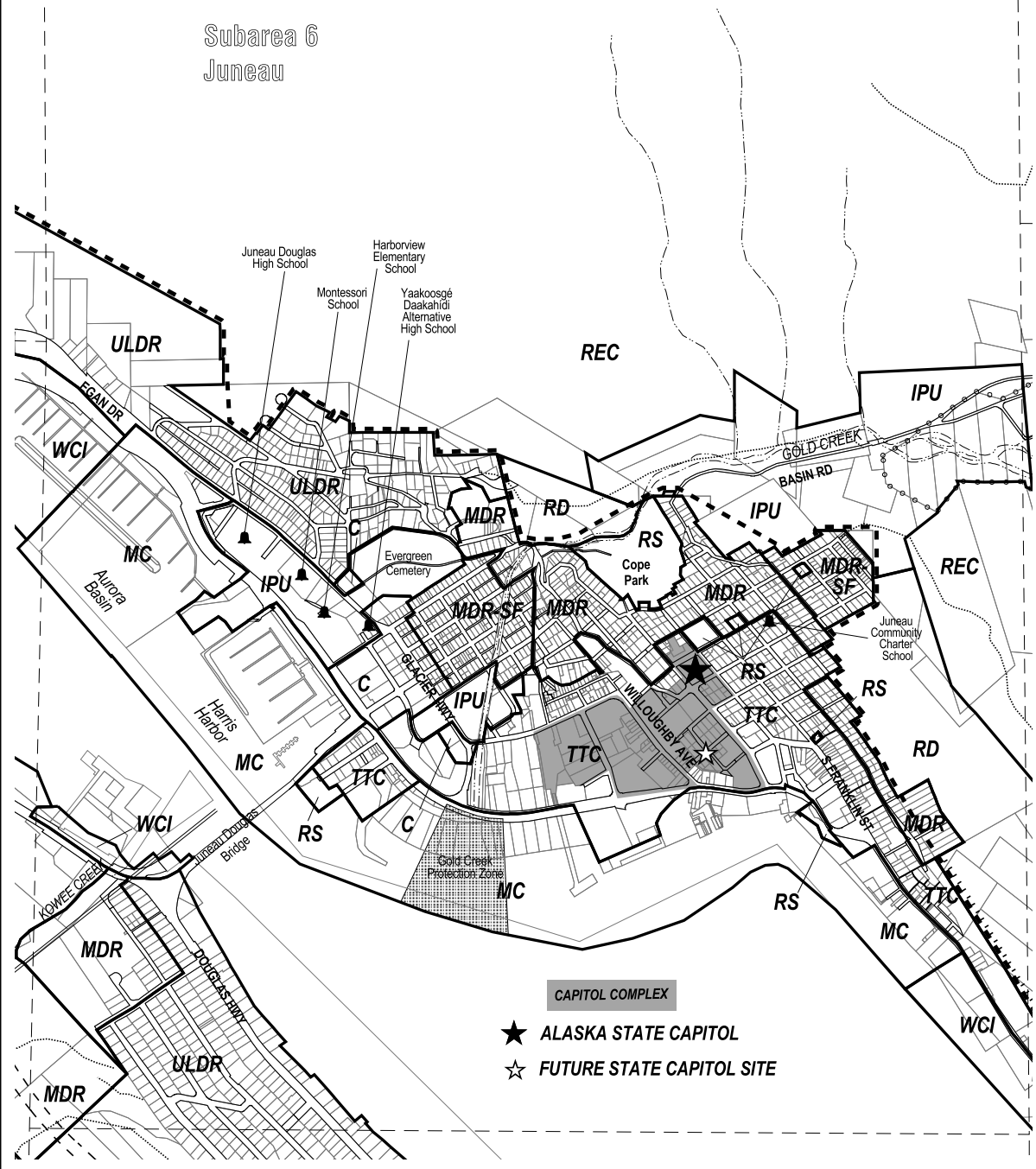


Standard	Current Zoning, MU2	Proposed Zoning, MU
Setback	Five feet	Zero Feet
Lot coverage	80%	No limit
Height Limit	45 feet for permissible uses	No limit
Density	80 units per acre	No limit

Use	Current Zoning, MU2	Proposed Zoning, MU
Marijuana product manufacturing facility	Not allowed	Requires a conditional use permit
Zoos, aquaria, or wild animal rehabilitation facilities with a visitor component	Requires a conditional use permit	Not allowed

Map 16

Subarea 6 Juneau



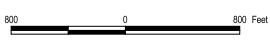
★ ALASKA STATE CAPITOL
 ☆ FUTURE STATE CAPITOL SITE

<p>NATURAL RESOURCE</p> <p>REC Recreational Resource RD Resource Development SP State Park NP CBJ Natural Area Park RS CBJ Recreational Service Park CA CBJ Conservation Area SC Stream Protection Corridor</p> <p>COMMERCIAL INDUSTRIAL</p> <p>C Commercial MC Marine Commercial WCI Waterfront Commercial Industrial LI Light Industrial HI Heavy Industrial</p>	<p>RESIDENTIAL</p> <p>RDR Rural Dispersed Residential RLDR Rural Low Density Residential ULDR Urban Low Density Residential MDR/SF Medium Density Residential- Single Family MDR Medium Density Residential HDR High Density Residential TTC Traditional Town Center M/MU Marine Mixed Use</p> <p>PUBLIC</p> <p>IPU Institutional and Public Use Existing School Potential School Location</p> <p>ROADS TRAILS</p> <p> Potential Arterial (alignment not specific) Potential Road (alignment not specific) Trails</p>	<p>OTHER</p> <p> New Growth Areas Mendenhall Wetlands State Game Refuge Subarea Boundary</p> <p> Urban Service Area Beach Access Streams</p> <p><small>NOTE: Potential geophysical hazards, wetlands, flood zones, natural resource setbacks or other features which can affect properties may be present. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.</small></p>
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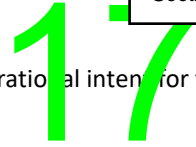
**City & Borough of Juneau
 COMPREHENSIVE PLAN**

City & Borough of Juneau
 Alaska's Capital City

Adopted October 20th, 2008
 Ordinance No. 2008-30



LAND USE DESIGNATIONS



The 2013 Comprehensive Plan includes “land use designations.” These designations outline the aspirational intent for the land. Zoning rules are the specific tools used to comply with land use designations.

Traditional Town Center (TTC): These lands are characterized by high density residential and non-residential land uses in downtown areas and around shopping centers, the University, major employment centers and public transit corridors, as well as other areas suitable for a mixture of retail, office, general commercial, and high density residential uses at densities at 18 or more residential units per acre. Residential and non-residential uses could be combined within a single structure, including off-street parking. Ground floor retail space facing roads with parking behind the retail and housing above would be an appropriate and efficient use of the land.

Capitol Complex: An area in downtown Juneau which could contain legislative hearing rooms, offices, meeting rooms, pedestrian-friendly circulation systems, parking, transit services, seasonal and short-term accommodations, food and beverage services, cultural and entertainment activities, and other facilities which support the legislative activities of the state capital in Juneau. This area is shown on the land use maps for Subarea 6, particularly Map M, and is centered on Telephone Hill, the proposed site of a new State Capitol building.

Other Comprehensive Plan Land Use Types:

Recreational Service Park (RS): Recreation, parking, playgrounds and fields, ski lifts, All-Terrain Vehicle (ATV) riding parks, rifle ranges, operations and maintenance-related structures are possible uses or components of RS-designated lands.

Institutional and Public Use (IPU): Lands in public ownership and dedicated for a variety of public uses, such as the University of Alaska Southeast; local, state and federal government uses; and for such public facilities as community gardens, schools, libraries, fire stations, treatment plants, and public sanitary landfills.

Resource Development (RD): Land managed to identify and conserve natural resources until specific land uses are identified and developed. As resources are identified or extracted from these lands, they should be re-designated and rezoned appropriately.

Urban/Low Density Residential (ULDR): These lands are characterized by 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.

Medium Density Residential (MDR): These lands are characterized by urban residential lands for multifamily dwelling units at densities ranging from 5 to 20 units per acre.

Medium Density Residential—Single Family Detached (MDR/SF): Single-family detached homes at densities ranging from 10 to 20 units per acre. Includes single-family detached homes with an accessory apartment, cottage houses and bungalow houses.

High Density Residential (HDR): Urban residential lands suitable for new, in-fill or redevelopment housing at high densities ranging from 18 to 60 units per acre.

Commercial (C): Lands devoted to retail, office, food service or personal service uses, including neighborhood retail and community commercial centers. Mixed retail/residential/office uses are allowed and encouraged. Residential densities ranging from 18- to 60-units per acre are appropriate in this area.

Marine Commercial (MC): Water-dependent commercial uses such as marinas/boat harbors, marine vessel and equipment sales and repair services, convenience goods and services for commercial and sport fishing, marine recreation and marine tourism activities such as food and beverage services, toilet and bathing facilities, bait and ice shops, small-scale fish processing facilities, hotels and motels, and similar goods and services to support mariners and their guests. Float homes, house boats, and live-aboards would be residential uses to be allowed within an MC district.

Waterfront Commercial/Industrial (WCI): Water-dependent heavy commercial and industrial uses such as marine transportation terminals, large or small boat marinas, boat repair, shipyards, marine freight handling areas, fish buying and processing plants, ice plants, marine hatcheries, and marine parks. Residential uses would not be allowed in Waterfront Commercial/Industrial Districts, with the exception of caretaker units.

18

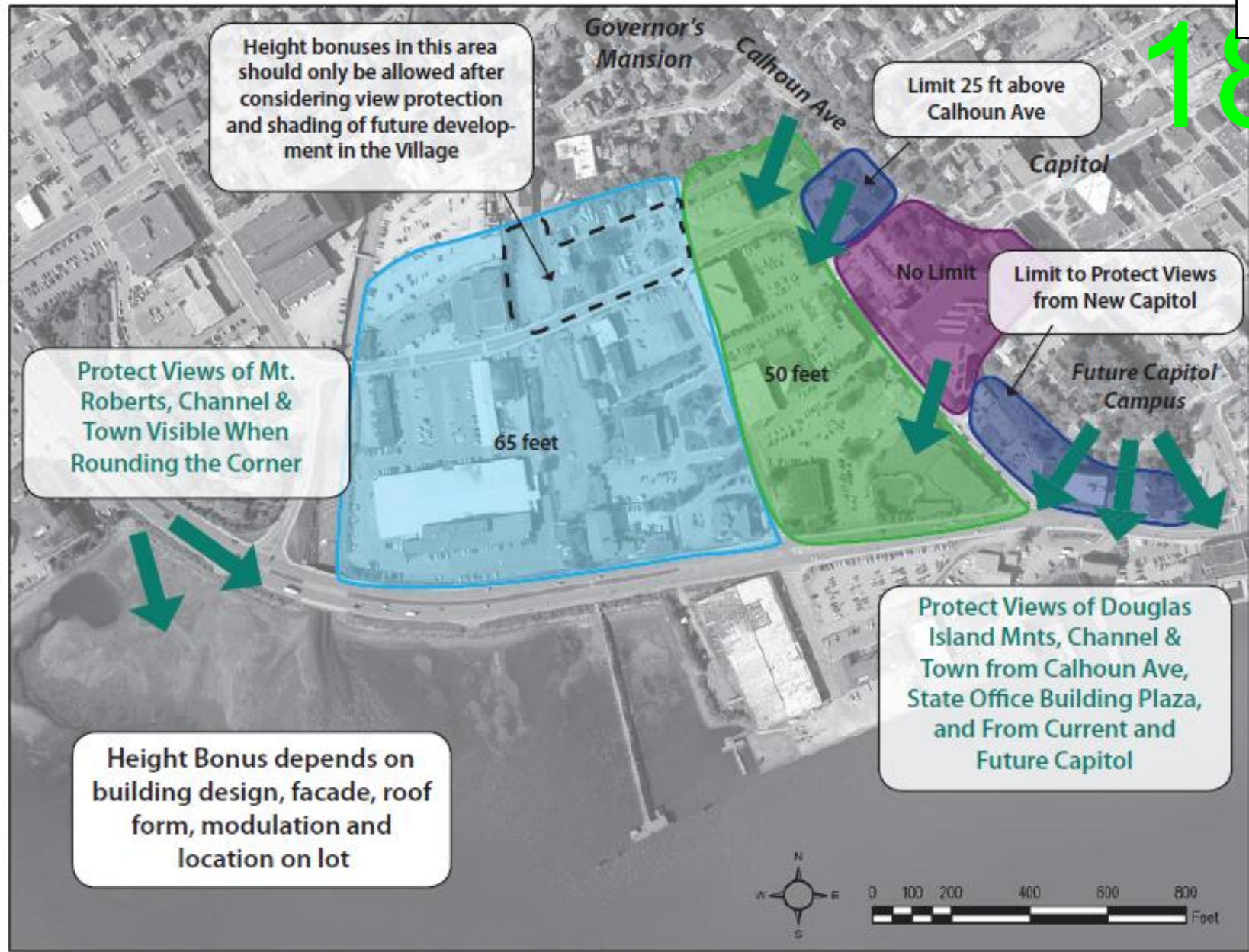


Figure 5. Building Heights (Possible with Bonus Points) and Viewsheds

AME2022 0006:

19

Rezone of approximately 9.5 (nine and one-half) acres in the Aak'w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions.

PROJECT INFORMATION:

<https://juneau.org/community-development/short-term-projects>

Click the + sign next to "AME2022 0006" for the map and application materials. Updated hearing information will be posted here.

PROJECT HEARING SCHEDULE:

Planning Commission Hearing:

January 24, 2023 TENTATIVE

7:00 pm

In person: Assembly Chambers, 155 S Seward Street. Go in the door next to the raven on the mural, then turn right.



ZOOM: Connection information will be available at the scheduling site (see reverse). You can participate via computer or via phone.

By computer: Either paste the link into your browser, or navigate to ZOOM and join the meeting using the Webinar ID.

By phone: When ready to participate,

- Press *9 to raise your hand.
- Press *6 to unmute yourself (if needed).

20

PROJECT HEARING SCHEDULE, continued:

<https://juneau-ak.municodemeetings.com/>

Locate the appropriate date:



City and Borough Website Search Meeting Files Meetings Calendar Boards Subscribe



From Sep 7 2002 To Oct 12 2022 Meeting Group - Any - Apply Reset

Date	Meeting	Agenda	Agenda Packet	Minutes	Video	View
10/11/2022 - 7:00pm	Planning Commission Regular Meeting					View Details
09/28/2022 - 6:00pm	Assembly Finance Committee					View Details
09/27/2022 - 7:00pm	Planning Commission Regular Meeting					View Details
09/20/2022 - 5:30pm	Board of Equalization					View Details
09/14/2022 - 12:00pm	Local Emergency Planning Committee					View Details
09/13/2022 - 7:00pm	Planning Commission Regular Meeting					View Details

Your options are:

Agenda : This is a .pdf of the agenda, which will have ZOOM contact info.

Agenda : This is a web page of the agenda, which will have ZOOM contact info.

Agenda Packet : This is a .pdf of the agenda and of supporting documents (including staff reports) for cases being heard this night. It can be lengthy.

Agenda Packet : This is a web page that has the agenda, and links to supporting documents (including staff reports). This may be the easiest way to navigate through a long agenda.

WRITTEN COMMENTS

Comments can be e mailed to:

pc_comments@juneau.gov
(that is, pc UNDERSCORE comments)

Irene.Gallion@juneau.gov

Comments can be posted to:

Community Development Department
City and Borough of Juneau
155 South Seward Street
Juneau, AK 99801

Comments may be dropped off at:

Marine View Building
Corner of Ferry Way and S. Franklin Street
4th Floor permit center (hang a right out of the elevator, and it will be on your left)

If you do not have a computer available or have difficulty with writing, give Irene a call and she can take your comment over the phone: (907) 586-0753, x4130

IF the project is scheduled to be heard January 24, 2023, the last day for written comments is January 20, 2023, NOON.

Irene Gallion, Senior Planner ■ (907) 586-0753, x4130 ■ irene.gallion@juneau.org

Irene Gallion

From: Emily Suarez
Sent: Wednesday, December 7, 2022 9:43 AM
To: Irene Gallion
Subject: Public meeting notes

Hi Irene,

This is what I have from yesterday's meeting.

- Clarification on height restrictions between MU and MU2 zoning districts.
- MU does not have a height limitation compared to MU2 zoning district.
- Attendee asked a question regarding height limits for the new rezone proposal, and how that might have an impact on his neighborhood.
- Attendee also mentioned how a variance could be applied under current code to modify height restrictions for current zoning district. However, the rezone would allow for a more streamlined process for developers and building permit applications for future projects.
- Attendee was supportive of rezoning from MU2 to MU, and for future development to maintain a height between 50 feet to 65 feet.

Thank you,

Emily Suarez | Planner II

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

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

Office: 907.586.0753 ext. 4131

Note: My email will change to emily.suarez@juneau.gov beginning on December 5, 2022.



Fostering excellence in development for this generation and the next.

ADDITIONAL MEETING MATERIALS PROVIDED BY THE APPLICANT

23

Re: CCTHITA Rezone Application, Aak'w Village District

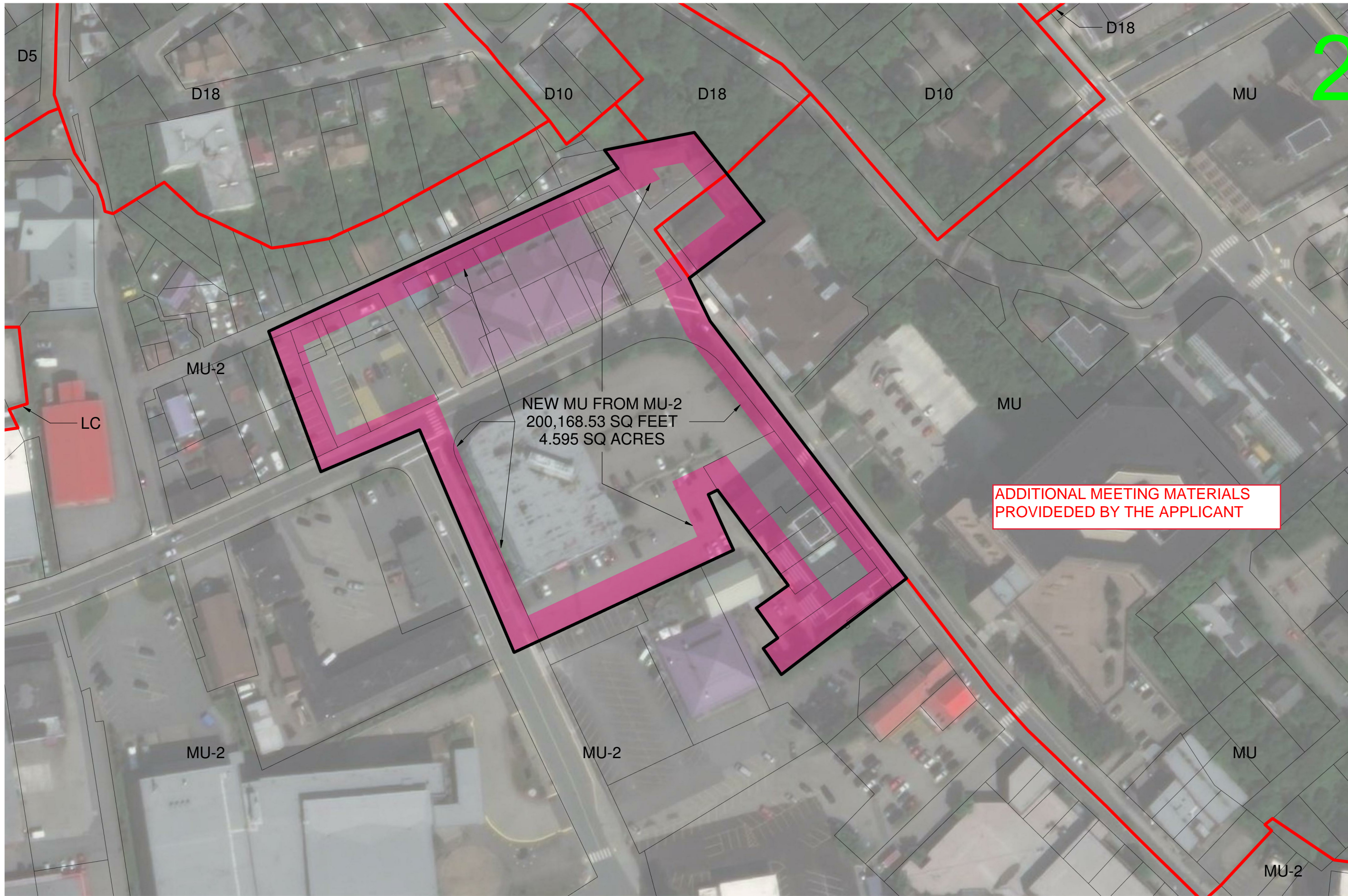
The Central Council of Tlingit and Haida Indian Tribes of Alaska, CCTHITA, is pleased to submit this application for a zone change of a number of parcels in the historic core of the newly-named Aak'w District. Per the attached graphic, CCTHITA is hoping to revise the indicated properties from MU2 to MU zoning. Each of the properties identified in this block is controlled by Central Council.

The strategic reasons for this are identified following. First, MU is the predominant underlying zoning in the developed urban core of Juneau, and this existing zoning abuts the new rezone parcel along Willoughby Street, or the long northeasterly edge of the property.

Second, this rezone to MU is consistent with the Comprehensive Plan in this area, which indicates the proposed area is "TTC", Traditional town Center, also consistent with other northeasterly areas of the established downtown core.

Third, this rezone will allow greater flexibility to CCTHITA as building upgrades and new projects are considered for the downtown central properties.

The ability of MU to build to property lines, along with greater height opportunity, will allow us the potential for more efficient mixed-use solutions in this area. MU allows an unlimited number of housing units per acre, as opposed to MU2 which is capped at 80 housing units per acre.



Section 1, Item 3.



MRV ARCHITECTS
 1420 GLACIER AVE. #101
 JUNEAU, AK 99801
 907-586-1371
 FAX 907-463-5544
 mrv@mrvarchitects.com

ZONE CHANGE APPLICATION
 For The
 Central Council of the Tlingit and Haida Indian Tribes of Alaska
 MRV # 2215

No.	Description	Date

SHEET TITLE:
PROPOSED ZONE CHANGE PLAN

DATE: 6.10.2022
 DRAWN: MRV
 CHECKED: PV

SHEET NO.
A1 275

7/26/2022 1:22:05 PM \\MRV\2013\data\projects\2022\2215 CCT-HITA Downtown Planning\REV\BASE_MAP.rvt

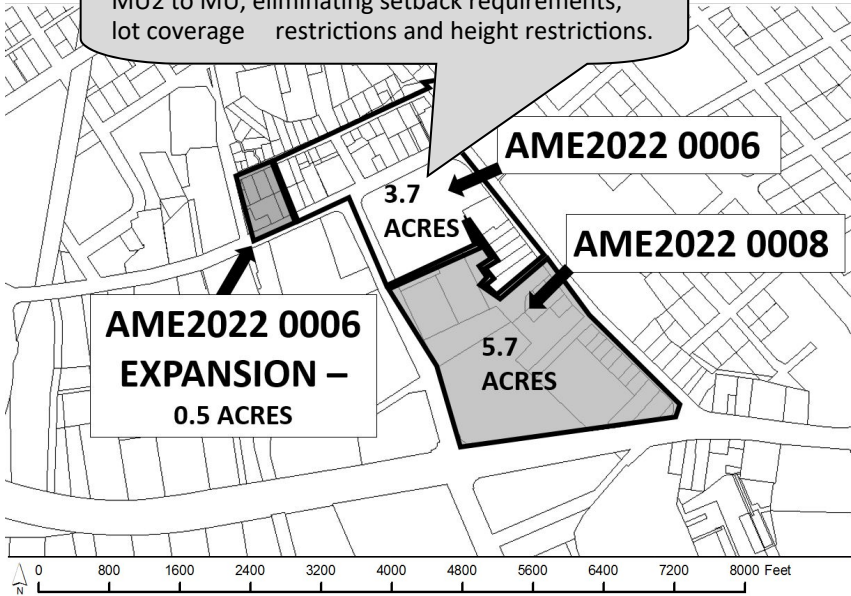
1 PROPOSED ZONE CHANGE
 1" = 100'-0"



Invitation to Comment

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

Proposed rezone for approximately 9.5 (nine and one-half) acres in the Aak'w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions.



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 **proposed rezone for approximately 9.5 (nine and one-half) acres in the Aak'w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions.**

PROJECT INFORMATION:

Project Information can be found at:
<https://juneau.org/community-development/short-term-projects>

PLANNING COMMISSION DOCUMENTS:

Staff Report expected to be posted **January 23, 2023** at
<https://juneau.org/community-development/planning-commission>
Find hearing results, meeting minutes, and more here, as well.

Now through Jan. 12, 2023	Jan. 12 noon, Jan. 20, 2023	HEARING DATE & TIME: 7:00 pm, Jan. 24, 2023	Jan. 25, 2023
Comments received during this period will be sent to the Planner, Irene Gallion , to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/85488605721 and use the Webinar ID: 854 8860 5721 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above). You may also participate in person in City Hall Assembly Chambers, 155 S. Seward Street, Juneau, Alaska.	The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ext. 4130 ♦
Email: pc_comments@juneau.gov
Mail: Community Development, 155 S. Seward Street, Juneau AK 99801

Case No.: AME2022 0006 & AME2022 0008
Parcel No.: Multiple
CBJ Parcel Viewer: <http://epv.juneau.org> 276



Irene Gallion

From: Edwin Chappell <echappell@thtbc.com>
Sent: Wednesday, January 4, 2023 3:01 PM
To: Irene Gallion; Elias Duran; 'Paul Voelckers'; Mo Soltani; Stephanie Banua
Subject: FW: 410 permit sign
Attachments: Image.jpeg

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

Hello the sign has been posted

Thank you Edwin

From: Travis Bay <travis.bay@thtbc.com>
Sent: Wednesday, January 4, 2023 2:44 PM
To: Edwin Chappell <echappell@thtbc.com>
Subject: 410 permit sign

Get [Outlook for iOS](#)



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

December 14, 2022

Hello Neighbor,

The City and Borough of Juneau's Planning Commission will hear a proposal to rezone approximately 9.5 acres in the Aak'w Kwan District. **If you are receiving this letter, it means you own property in the area proposed for rezone.**

Attached is information on the rezone, and what it means. To summarize, under proposed zoning:

- Buildings can be built right up to the property line. No setbacks will be required.
- A building can cover the entire lot.
- There is no limit on the number of residential units that could be built per acre.
- In theory, there is no height limit. However, any proposed building would need to be considered in light of the Willoughby District Land Use Plan, which includes protections for:
 - The view from Calhoun Avenue.
 - The view from Distin Avenue.
 - Sunlight to Village Street residents.

Zoning also impacts uses. The proposed zoning would allow marijuana product manufacturing facilities. The proposed zoning would disallow zoos, aquaria or other animal facilities with a visitor component – facilities allowed under current zoning. Other than that, uses under the proposed zoning would remain the same.

You'll receive a post card in the mail notifying you of the Planning Commission meeting date and time, and you may see the meeting advertised in the "Your Municipality" section of the Juneau Empire. The meeting will be:

Regular Planning Commission

January 24, 2022

7:00 pm

Enclosed documents have information on how to participate in person or via ZOOM.

If you have any questions, you can contact me with the information below.

Thank you for your participation in developing our community!

Irene Gallion, Senior Planner
Irene.Gallion@juneau.gov
 (907) 586-0753, extension 4130

Included items from the public meeting, **Attachment G**.

- * Comprehensive Plan Land Use Maps and Descriptions (page 16)
- * Zoning Summary (page 15)
- * Willoughby District Land Use Map - Height Restrictions (page 18)

Meeting instructions were updated with meeting scheduling information (attached).

AME2022 0006 and AME2022 0008:

Rezone of approximately 9.5 (nine and one-half) acres in the Aak'w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions.

PROJECT INFORMATION:

<https://juneau.org/community-development/short-term-projects>

Click the + sign next to "AME2022 0006" for the map and application materials. Updated hearing information will be posted here.

PROJECT HEARING SCHEDULE:

Planning Commission Hearing:

January 24, 2023

7:00 pm

In person: Assembly Chambers, 155 S Seward Street. Go in the door next to the raven on the mural, then turn right.



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By phone: When ready to participate,

- Press *9 to raise your hand.
- Press *6 to unmute yourself (if needed).

PROJECT HEARING SCHEDULE, continued:

<https://juneau-ak.municodemeetings.com/>

Locate the appropriate date:

City and Borough Website Search Meeting Files

Meetings Calendar Boards Subscribe

From: Sep 7 2022 To: Oct 12 2022 Meeting Group: - Any -

Meetings Directory

Date	Meeting	Agenda	Agenda Packet	Minutes	Video	View
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pc_comments@juneau.gov
(that is, pc UNDERSCORE comments)

Irene.Gallion@juneau.gov

Comments can be posted to:

Community Development Department
City and Borough of Juneau
155 South Seward Street
Juneau, AK 99801

Comments may be dropped off at:

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4th Floor permit center (hang a right out of the elevator, and it will be on your left)

If you do not have a computer available or have difficulty with writing, give Irene a call and she can take your comment over the phone: (907) 586-0753, x4130

The last day for written comments is January 20, 2023, NOON.



Planning Commission

(907) 586-0715

PC_Comments@juneau.org

www.juneau.org/community-development/planning-commission

155 S. Seward Street • Juneau, AK 99801

**PLANNING COMMISSION
NOTICE OF RECOMMENDATION**

Date: February 15, 2023

Case No.: AME2022 0008

City and Borough of Juneau
City and Borough Assembly
155 South Seward Street
Juneau, AK 99801

Proposal: Planning Commission Recommendation to the City and Borough Assembly regarding a rezone of approximately 6.6 acres in the Aak'w Kwan District, from MU2 to MU, eliminating zoning setback requirements, lot coverage restrictions and height restrictions.

Property Address: Multiple

Legal Description: Multiple

Parcel Code Number: Multiple

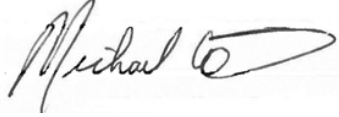
Hearing Date: January 24, 2023, continued to February 14, 2023

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated January 11, 2023 and recommended that the City and Borough Assembly adopt staff's recommendation for rezone of approximately 6.6 acres in the Aak'w Kwan District, from MU2 to MU, eliminating zoning setback requirements, lot coverage restrictions and height restrictions.

Attachments: January 11, 2023 memorandum from Irene Gallion, Community Development, to the CBJ Planning Commission regarding AME2022 0006.

This Notice of Recommendation constitutes a recommendation of the CBJ Planning Commission to the City and Borough Assembly. Decisions to recommend an action are not appealable, even if the recommendation is procedurally required as a prerequisite to some other decision, according to the provisions of CBJ 01.50.020(b).

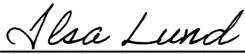
City and Borough Assembly
Case No.: AME2022 0008
February 15, 2023
Page 2 of 2



Michael LeVine, Chair
Planning Commission

February 19, 2022

Date



Filed With City Clerk

February 21, 2023

Date

cc: Plan Review

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



PLANNING COMMISSION STAFF

REZONE: AME2022 0008


HEARING DATE: JANUARY 24, 2022

(907) 586-0715

CDD_Admin@juneau.org

www.juneau.org/community-development

155 S. Seward Street • Juneau, AK 99801

DATE: January 11, 2023
TO: Michael LeVine, Chair, Planning Commission
BY: Irene Gallion, Senior Planner 
THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Applicant requests a rezone for approximately 5.7 acres in the Aak’w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions.

STAFF RECOMMENDATION: Staff recommends the Planning Commission extend the rezone east to encompass the Four Points Sheraton (0.9 acres), then forward a recommendation of APPROVAL to the Assembly.

KEY CONSIDERATIONS FOR REVIEW:

- Staff recommends extending the boundaries east to encompass the Four Points Sheraton property, for cohesive block development.
- Proposed MU zoning is consistent with proposed zoning to the north, and existing zoning to the east.
- Proposed MU zoning facilitates Willoughby District Land Use Plan:
 - Zero setbacks for construction to the lot line.
 - Current height limit 45 feet. Proposed zoning would allow construction to the planned height of 55 or 65 feet, depending on area.
- Zero setbacks facilitates canopy construction, improving pedestrian experience.

ALTERNATIVE ACTIONS:

1. **Amend:** recommend an amended rezone boundary; recommend an alternative zoning district; or recommend conditions.
2. **Deny:** recommend denial of the requested rezone. Planning Commission must make its own findings.
3. **Continue:** continue the hearing to a later date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is required for this rezone.

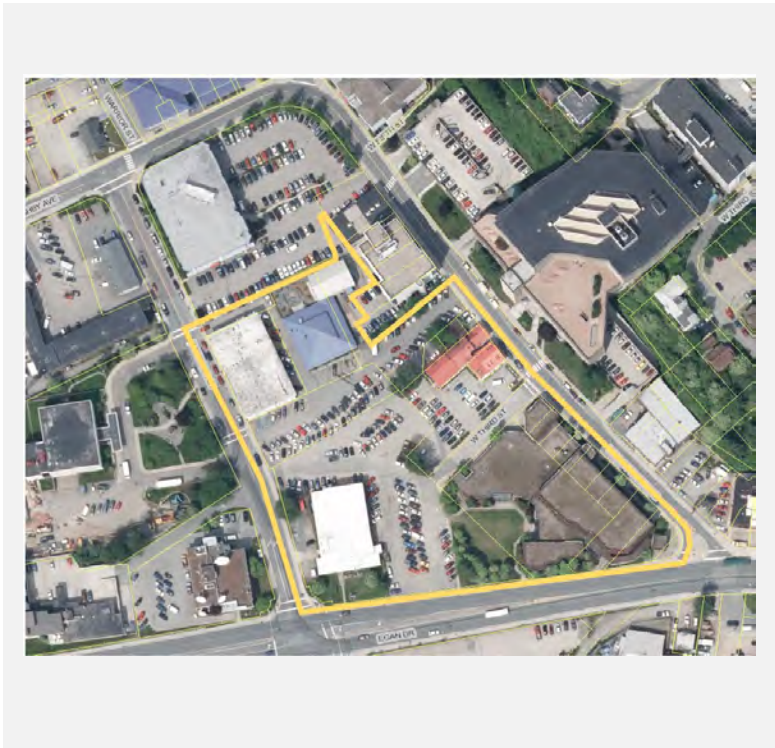
STANDARD OF REVIEW:

- Quasi-legislative decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - CBJ 49.25.500
 - CBJ 49.75.110
 - CBJ 49.75.120
 - CBJ 49.75.130
 - CBJ 49.10.170(d)
 - CBJ 49.80

GENERAL INFORMATION	
Property Owner	Attachment B, C
Applicant	City & Borough of Juneau
Property Address	Attachment B, C
Legal Description	Attachment B, C
Parcel Number	Attachment B, C
Zoning	MU2
Land Use Designation	Traditional Town Center, w/ Capital Complex
Lot Size	Attachment B, C
Water/Sewer	CBJ
Access	Willoughby Avenue, Whittier Street
Existing Land Use	Urban Developed
Associated Applications	AME2022 0006

The Commission shall hear and decide the case per CBJ 49.75.120 - Restrictions on rezoning. *Rezoning requests covering less than two acres shall not be considered unless the rezoning constitutes an expansion of an existing zone. Rezoning requests which are substantially the same as a rezoning request rejected within the previous 12 months shall not be considered. A rezoning shall only be approved upon a finding that the proposed zoning district and the uses allowed therein are in substantial conformance with the land use maps of the comprehensive plan.*

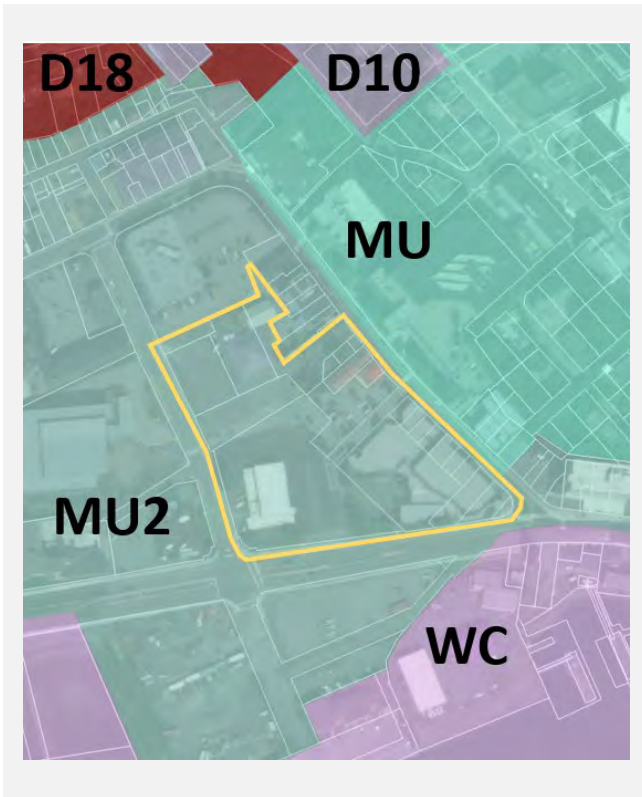
SITE FEATURES AND ZONING



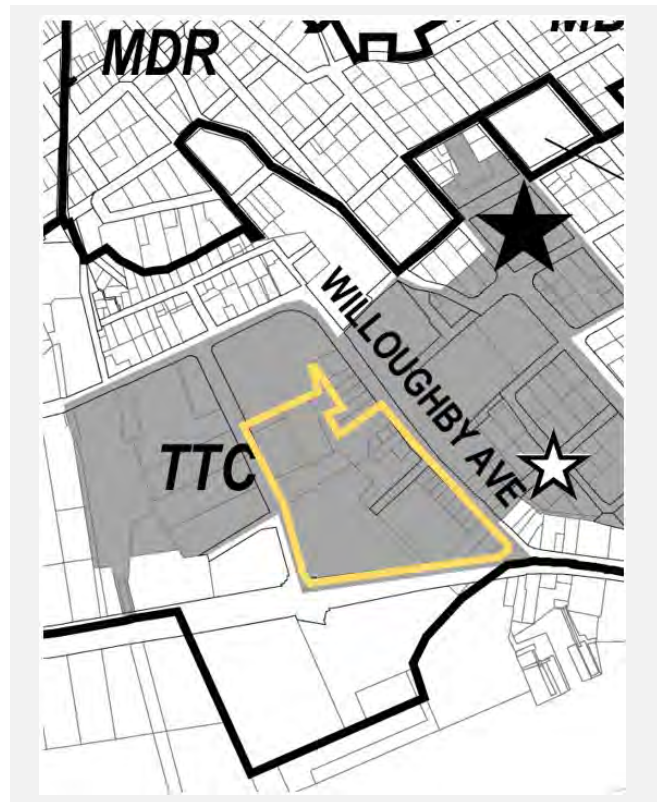
SURROUNDING ZONING AND LAND USES	
North (MU2)	Mixed Use
South (WC)	Waterfront Commercial
East (MU)	Mixed Use
West (MU2)	Mixed Use

SITE FEATURES	
Anadromous	No
Flood Zone	No
Hazard	No
Hillside	No
Wetlands	No
Parking District	Town Center
Historic District	No
Overlay Districts	None

CURRENT ZONING MAP



LAND USE DESIGNATION MAP

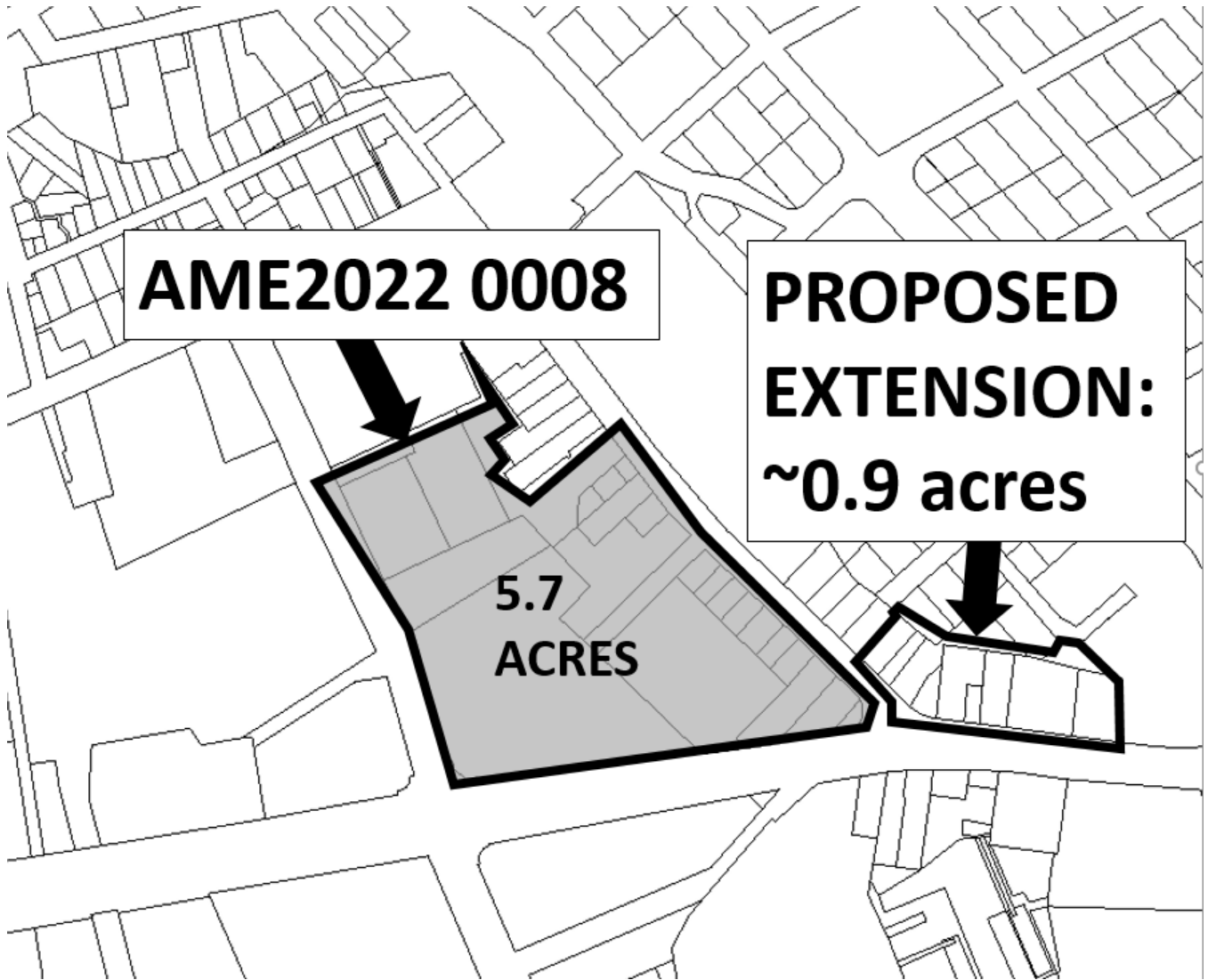


BACKGROUND INFORMATION

Project Description – The City and Borough of Juneau (CBJ) has requested a rezone of their properties they own (**Attachment A, B**) from MU2 to MU. Bullwinkles Inc., Catherine and Ariel Cristobal (Twilight Café), and General Teamsters Local 959 own lots in the rezone area. For clarity, this area will be referred to as the “CBJ application” throughout this document.

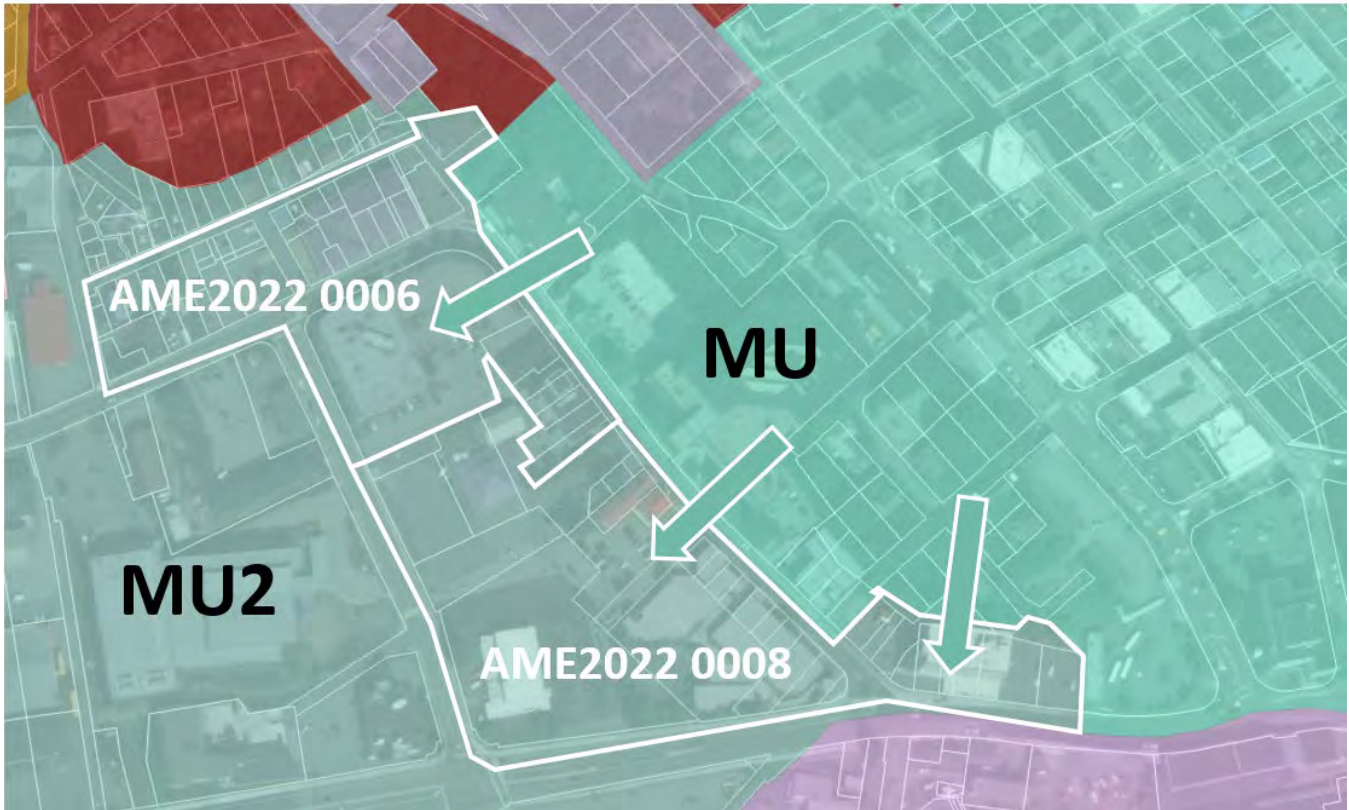
The Community Development Department asks the Commission to extend the boundary to the southeast, to encompass Yc Rivergold Hotel, LLC property (Four Points by Sheraton property, managed through Marriott Bonvoy) (**Attachment C**). For clarity, this area will be referred to as the “application extension” throughout this document.

“Proposed zoning” will refer to the rezone effort under this case number.



Attachment D includes the proposed rezone ordinance map.

Background – With AME2022 0006, the CBJ application is a consistent expansion of MU zoning to the south and west.



The CBJ application is separate from the adjacent northerly rezone proposed by Central Council Tlingit & Haida (AME2022 0006). The two cases are intentionally separate ensuring that either may proceed if one does not. The CBJ application includes Centennial Hall, the Juneau Arts and Culture Center, and the proposed location for a new city hall.

The area proposed for rezone is built on Alaska Juneau Gold Mine waste rock placed between 1930 and 1960.

The 1971 construction of Egan Drive [Outer Drive Phase II (F-093-1(3)) & Whittier Street Grading, Drainage, Bridge Illumination, Signalization and Paving (X-31530), **Attachment E**] cut through existing lots and created fractions at the southeast end of the rezone area.

Zoning History – The below table summarizes zoning history for the lot.

Year	Zoning	Summary
1956	C-1	Commercial and Light Industry Districts. Height limit: 50 feet No minimum lot area Minimum yard, front: 10 feet Minimum yard, side: 10 feet Minimum yard, rear: As necessary to meet parking requirements
1969	RML	Low Density Multi-Family Residential District Minimum lot size: 5,400 square feet Minimum lot width: 60 feet Minimum lot depth: 90 feet Maximum building height: 35 feet

Year	Zoning	Summary
		Maximum lot coverage: 50% Minimum front yard setback: 15 feet Minimum rear yard setback: 15 feet Minimum side yard setback: 5 feet for one story, 6 feet for two stories, 8 feet for three stories. Required parking based on use
1987	C2	Central Business District Minimum lot size: 2,400 square feet Minimum yard setbacks: 10 feet if adjoining residential district Maximum lot coverage: None. Minimum lot width: 20 feet Required parking based on use
1998	MU2	GC, LC and D18 to MU2, Ordinance 98-10 Minimum lot size: 4,000 square feet Minimum lot width: 50 feet Maximum coverage: 80% Maximum height, permissible uses: 45 feet Accessory uses, 35 feet All setbacks: 5 feet Required parking based on use

ZONING ANALYSIS

CBJ 29.25.200 Zoning Districts Defined -

Current Zoning – MU2	Proposed Zoning – MU
<i>The MU2, mixed use 2 district, is intended to place a greater emphasis on residential development than is the case in the MU district. A range of residential development types is allowed. Multi-family residential uses are allowed at a density of up to 80 units per acre.</i>	<i>The MU, mixed use district, reflects the existing downtown development pattern and is intended to maintain the stability of the downtown area. Multi-family residential uses are allowed and encouraged.</i>

CBJ 49.25.300 Table of Permissible Uses Comparison – Two uses in the Table of Permissible Uses differ between MU and MU2:

No.	Use Description	Current Zoning – MU2	Proposed Zoning - MU
4.220	Marijuana product manufacturing facility	Not Allowed	CUP
12.300	Zoos, aquaria, or wild animal rehabilitation facilities with a visitor component	CUP	Not Allowed

No known zoos, aquaria or wild animal rehabilitation facilities will be made nonconforming with this proposed rezone.

CBJ 49.25.400 Dimensional Standards –

Standard		Current Zoning – MU2	Proposed Zoning - MU
Lot	Size	4,000	3,000
	Width	50	50
Setbacks	Front	5	0
	Rear	5	0
	Side	5	0
	Street Side	5	0
Lot Coverage		80%	No limit
Height	Permissible	45	No limit
	Accessory	35	No limit

The proposed zoning has a smaller lot size than the existing zoning. Under the CBJ application, conformity remains the same. Under the application extension, two of the lots making up the parcel code become conforming (**Attachment C**).

CBJ 49.25.500 Density – Proposed MU zoning has no maximum density. No property will become nonconforming for density under this proposed rezone.

Potential for Subdivision – Minimum lot size is 4,000 under current MU2 zoning, and 3,000 under proposed MU zoning.

The estimate of lots that could result from subdivision assumes consolidation of larger parcels of multiple lots, then subdivision into lots of conforming size.

Under MU zoning 65 lots could be created in the CBJ application. Under current MU2 zoning 47 under lots could be created (**Attachment F**).

The application extension is 38,786 square feet. If owners consolidate the lots in the parcels then subdivided into lots of conforming size, 12 lots could be provided under proposed MU zoning, as opposed to nine under current MU2 zoning. Created lots that directly accessed Egan Drive would have a minimum lot size of 36,000 square feet, which would impact the number of lots that could be created under either zoning scenario.

TRAFFIC AND TRANSPORTATION

Access	Roadway Classification	Current Level of Service
Willoughby Avenue	Collector	1,280
Whittier Street	Collector	2,752
Egan Drive	Arterial	12,200

Alaska Department of Transportation and Public Facilities, 2021 data

The lots in the CBJ application gain access from Willoughby Avenue or Whittier Street. The parcel proposed for the application extension gains access from Willoughby Avenue and Egan Drive.

Traffic impacts are estimated based on use. Traffic estimates below are for two uses that differ between current MU2 and proposed MU zoning (*Institute of Traffic Engineers Trip Generation Manual, 9th Edition, Volume 2 and 3*).

Manufacturing: 3.82 Average Annual Daily Traffic (AADT) per 1,000 square feet (page 173). *Other areas of Juneau provide less expensive property for manufacture.*

Zoos: 114.88 AADT per acre (page 900). *An aquarium has been proposed along Juneau's waterfront, outside of the proposed rezone.*

Non-motorized transportation – The area proposed for rezone is urban. The rezone would allow structures to be built up to the property line, which would facilitate construction of canopies over the sidewalk.

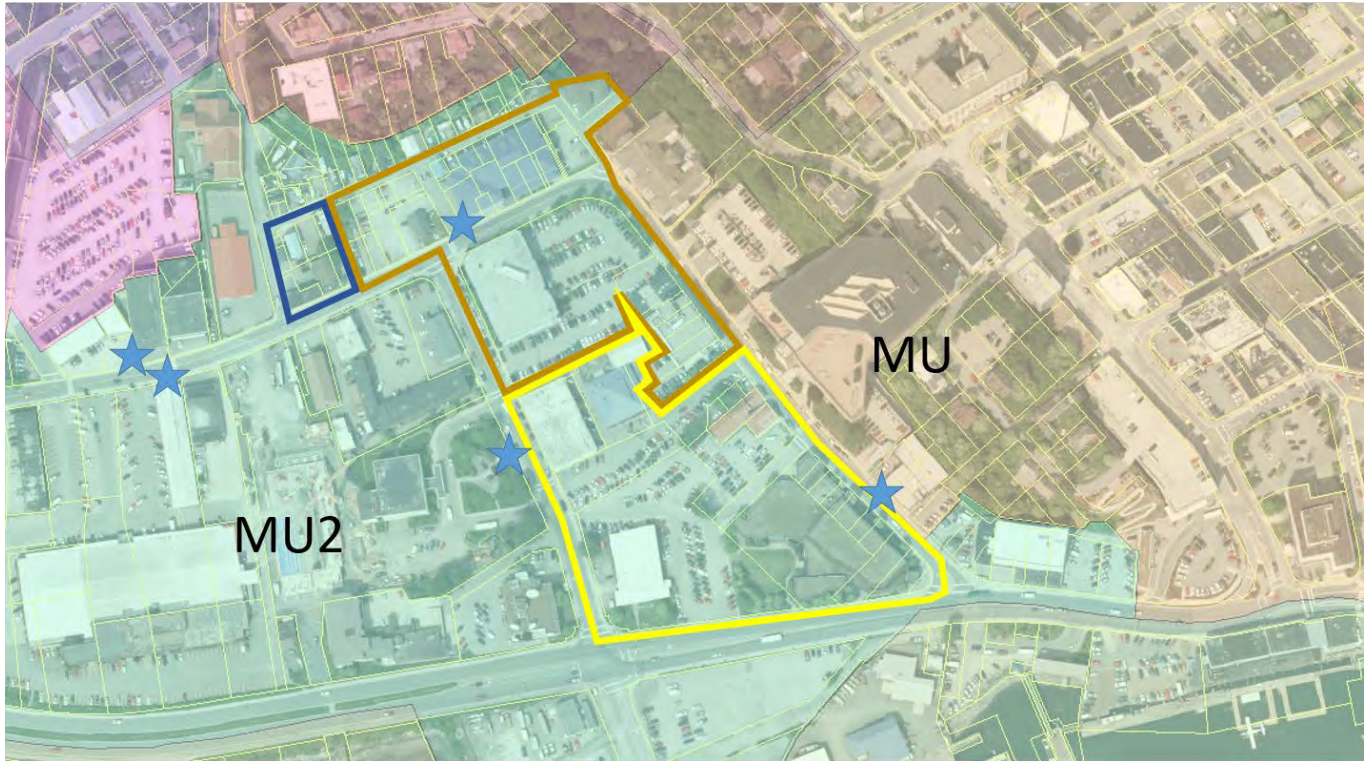
Whittier Street, Willoughby Avenue and Egan Drive border the CBJ application, and have sidewalks on both sides of the road.

West 3rd Street is a 25 foot wide right-of-way that serves as the driveway to the Centennial Hall Complex. Centennial Hall has sidewalks next to West 3rd Street. West 3rd Street right-of-way ends at the southwest corner of Centennial Hall (see below).



Left: Google Street View of West 3rd Street from the southwest corner of Centennial Hall. Right: Parcel Viewer with West 3rd Street right-of-way highlighted.

Proximity to Public Transportation – Capital Transit has an outbound stop at the State Archives and Records Center, across Willoughby Avenue from Centennial Hall. Inbound riders can disembark at the Downtown Transit Center. A stop on Whittier Street can serve inbound or outbound commuters, depending on routing. The blue stars in the image below represent Capital Transit stops.



COMMUNITY SERVICES

The table below summarizes community services that may be affected by the proposed rezone.

Service	Summary
Water/Sewer	CBJ
Fire Service	Downtown Fire Station
Schools	Schools that serve the proposed rezone area: Harborview Elementary School, Montessori Borealis, Yaakoosge Daakahidi Alternative High School, Juneau Douglas High School,
Recreation	Centennial Hall, Juneau Arts and Humanities Council, Zach Gordon Youth Center

ENVIRONMENTAL, CONSERVATION, HISTORIC, AND ARCHEOLOGICAL RESOURCES

The table below summarizes Conservation, Historic, and Archeological Resources which may be affected by the proposed rezone.

Resource	Summary
Conservation	None
Wetlands	None
Anadromous	None

Resource	Summary
Historic	None
Archeological	None known

CONFORMITY WITH ADOPTED PLANS

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

2013 COMPREHENSIVE PLAN -			
Chapter	Page No.	Item	Summary
10	132	10.4-IA1	Design higher density housing in scale with adjacent lower-density housing.
	140	10.13-SOP1	Allow high density mixed use developments.
		10.13-IA1	Rezone appropriate land for mixed use.
11	184	10.13-IA4	Plan for redevelopment into pedestrian-oriented mixed use.
		Subarea 6	3. Enhance the Capitol Complex
	185	Subarea 6	6. Preserve viewsheds downtown (through Willoughby Land Use Plan)

The Comprehensive Plan maps the area as Traditional Town Center and Capitol Complex.

Traditional Town Center (TTC): *These lands are characterized by high density residential and non-residential land uses in downtown areas and around shopping centers, the University, major employment centers and public transit corridors, as well as other areas suitable for a mixture of retail, office, general commercial, and high density residential uses at densities at 18 or more residential units per acre. Residential and non-residential uses could be combined within a single structure, including off-street parking. Ground floor retail space facing roads with parking behind the retail and housing above would be an appropriate and efficient use of the land.*

Current MU2 zoning and proposed MU zoning conform to this land use.

Capitol Complex: *An area in downtown Juneau which could contain legislative hearing rooms, offices, meeting rooms, pedestrian-friendly circulation systems, parking, transit services, seasonal and short-term accommodations, food and beverage services, cultural and entertainment activities, and other facilities which support the legislative activities of the state capital in Juneau. This area is shown on the land use maps for Subarea 6, particularly Map M, and is centered on Telephone Hill, the proposed site of a new State Capitol building.*

MU zoning (proposed) allow structure construction up to the front property line, facilitating construction of canopies over the sidewalk and improving conformity.

2016 HOUSING ACTION PLAN			
Chapter	Page No.	Item	Summary
	49	9. Downtown Strategy	Build on planning efforts in the Willoughby District
	51		Consider inclusionary zoning so new business can meet housing needs.

Current MU2 zoning and proposed MU zoning both facilitate the Housing Action Plan. MU allows higher residential density.

2011 Willoughby District Land Use Plan, Chapter 5*			
Chapter	Page No.	Item	Summary
5	35	5.1 Planning and Design Principles	Build structures at the lot line to facilitate “human scale” development. Proposed MU zoning has a zero foot required setback.
5	39	Figure 5. Building Height	The plan recommends a 50 foot height limit in the rezone area to protect viewsheds from Calhoun Avenue and Dixon Avenue. Current MU2 zoning height limit is 45 feet. Proposed MU zoning has unlimited height limit, allowing construction to the full 50 feet.
5	41	5.2 Development Themes	Triple residential units by 2021. Current MU2 zoning has a density limit of 80 units per acre. Proposed MU has no density limit.
5	45	Land Use and Development	Aspirational goals for redevelopment, ground floor office space, increased density, more eyes on the street, and consolidated government offices.

**Only Chapter 5 of the Willoughby District Land Use Plan was adopted into the Comprehensive Plan.*

Like the Housing Action Plan, the Willoughby District Land Use Plan encourages residential density. Proposed MU zoning allows structures to be built to the front property line, an element of the Willoughby District Land Use Plan creating “human scale” development.

The Willoughby District Land Use Plan proposes height limits (see page 18 of **Attachment G**). The Willoughby District Land Use Plan Chapter 5 is incorporated by reference into the 2013 Comprehensive Plan. Citation in the Comprehensive Plan does not create a right to a certain development [CBJ 49.05.200(c)]. When a conditional use permit is proposed in the Aak’w Kwan district, the Planning Commission will be asked to review the proposal for conformity with the Comprehensive Plan [CBJ 49.15.330(f)(3)]. The Commission may use the context of a land use plan to establish conformity. For instance, the height limitation in the Willoughby District Land Use Plan protects the view from Calhoun Avenue and Dixon Avenue. If a mitigating measure was proposed that met this goal, the Commission could approve a height taller than that proposed in the land use plan, if height conformed to zoning limitations. MU has no height limit.

AGENCY REVIEW

CDD conducted an agency review comment period between December 20, 2022 and December 27, 2022 (**Attachment H**). No comments were received.

State of Alaska was e mailed on August 4, 2022. No comments were received. A subsequent request was made on December 21, 2022. No comments were received in time for analysis in this staff report.

PUBLIC COMMENTS

CDD conducted a public meeting on December 6, 2022 (**Attachment G**). One member of the public attended. The attendee's concern was to protect the view from his residence on Dixon Avenue. The attendee was comfortable with the limitations of the Willoughby District Land Use Plan.

CDD conducted a public comment period between December 12, 2022 and January 12, 2023 (**Attachment I**). Public notice was mailed to property owners within 500 feet of the proposed rezone. A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment J**).

Property owners within the rezone area received a letter advising them of the rezone and providing public meeting materials (**Attachment K**).

An e mail was sent to Marriot Franchise group regarding the possibility of rezoning their Four Corners property (**Attachment L**). Staff sent Marriott the letter to property owners, discussed above.

No public comments were received for analysis in this staff report.

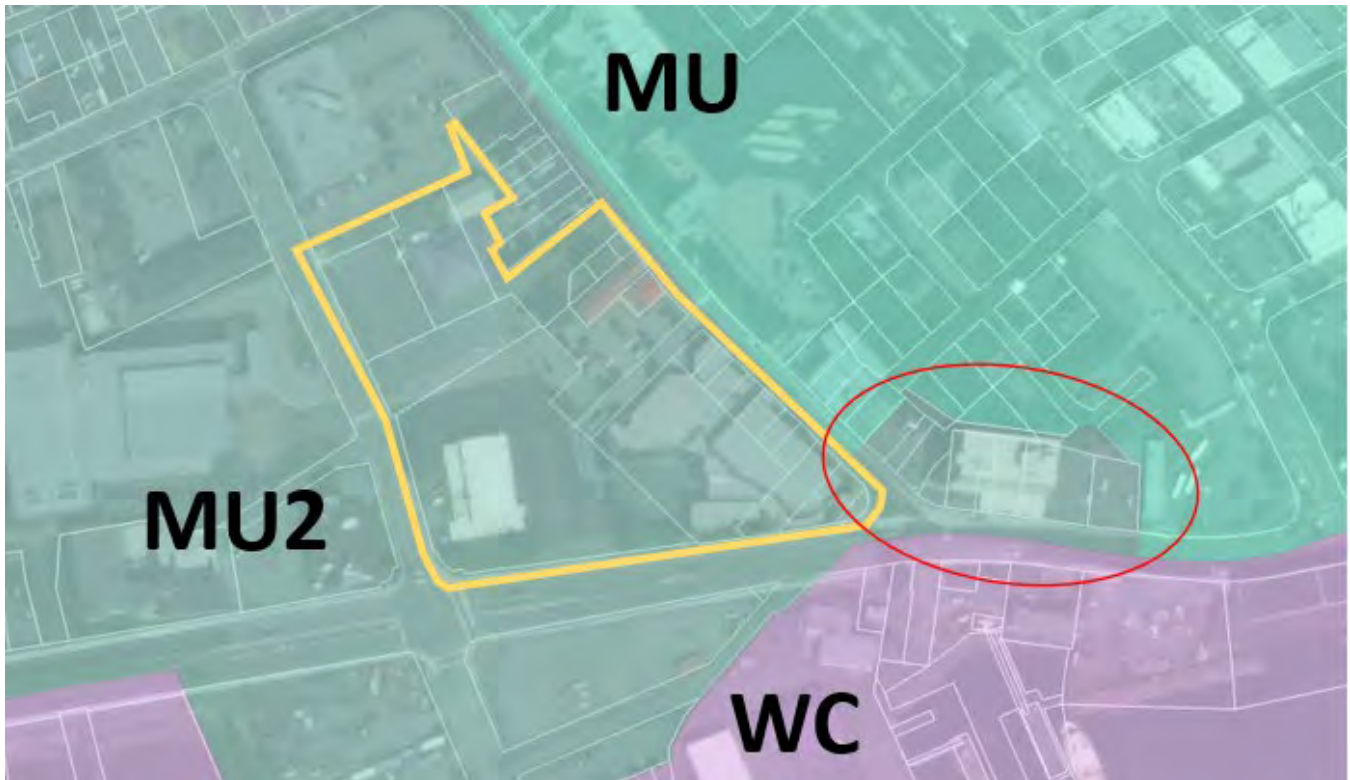
ZONE CHANGE OPTIONS AND ALTERNATIVES

The Commission may recommend approval to the Assembly for different [49.75.130(a)]:

- Zoning districts than staff or applicant requested.
- Boundaries for the proposed rezone area.

Zoning district boundary lines are intended to follow property lines, centerlines of streets, alleys, streams (CBJ 49.25.110(f)).

Staff recommends that the boundary of the CBJ application extend east to encompass the Four Points by Sheraton property, managed through the Marriott Bonvoy. The application extension provides for cohesive expansion of MU zoning westward. Without it, an island of MU2 remains (see red circle below).



Staff is not proposing an alternative zoning to that proposed.

FINDINGS

In accordance with CBJ 49.75 the Director makes the following findings on the proposed rezone:

1. Was the rezone application filed timely in accordance with CBJ 49.75.110?

Analysis: No additional analysis required.

Finding: **Yes.** The rezone application was filed in July of 2022.

2. Was adequate public notice provided in accordance with CBJ 49.75.110?

Analysis: CDD staff developed a basic project web site (<https://juneau.org/community-development/short-term-projects>), held a public meeting on December 16, 2022; mailed written notice to property owners within 500 feet of the proposed rezone; sent a letter to impacted land owners, and posted a public notice sign on the site two weeks prior to the scheduled hearing.

Finding: **Yes.** Adequate public notice was provided in accordance with CBJ 49.75.110.

3. Is this request for an area covering more than two acres or an expansion of an existing zoning district as required by CBJ 49.75.120?

Analysis: The CBJ application for rezone of 5.7 acres to MU is west of existing MU zoning. The application extension is 0.9 acres.

Finding: Yes. The proposed rezone meets the minimum size. The application extension expands existing MU.

4. Has no similar request been made within the previous 12 months as required by CBJ 49.75.120?

Analysis: No additional analysis required.

Finding: Yes. No similar rezone request has been filed within the previous 12 months.

5. Is the proposed zoning district and the uses allowed therein found to be in substantial conformance with the land use maps of the comprehensive plan and policies of the comprehensive plan, in accordance with CBJ 49.75.120?

Analysis: No additional analysis required.

Finding: Yes. The proposed rezone conforms with the land use maps and policies of the comprehensive plan.

6. Is the proposed zoning district and the uses allowed therein found to be in substantial conformance with Title 49 – Land Use Code, in accordance with CBJ 49.75.120?

Analysis: No additional analysis required.

Finding: Yes. The proposed rezone conforms with Title 49 – Land Use Code.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the Assembly for the requested rezone application of approximately 6.6 acres in the Aak'w Kwaan District from MU2 to MU, eliminating zoning setback requirements, lot coverage restrictions and height restrictions. The area includes 5.7 acres originally proposed for rezone by the CBJ, and staff's proposed extension of the east boundary of the rezone to include the Four Points Sheraton (Parcel # 1-C07-0-K75-002-0, TIDELANDS ADDITION BL 75 LT 8 – 16), adding 0.9 acre.

Proposed Motion: *I move of the Commission accept staff findings and analysis, and forward a recommendation of approval of AME2022 0008 to the Assembly; a rezone of approximately 6.6 acres in the Aak'w Kwan District, from MU2 to MU, eliminating zoning setback requirements, lot coverage restrictions and height restrictions. The area includes the 5.7 acres originally proposed by the CBJ, and a 0.9 acre extension eastward to include the Four Points Sheraton (Parcel # 1-C07-0-K75-002-0, TIDELANDS ADDITION BL 75 LT 8 – 16). I ask for unanimous consent.*

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application
Attachment B	Land Ownership – CBJ proposed rezone
Attachment C	Land Ownership – staff proposed application extension
Attachment D	Proposed Rezone Ordinance Map
Attachment E	1971 Egan Drive reconstruction, excerpt
Attachment F	Subdivision potential
Attachment G	Public Meeting Materials
Attachment H	Agency Outreach
Attachment I	Abutters Notice
Attachment J	Public Notice Sign
Attachment K	Letter to Owners
Attachment L	Notice to Four Points Sheraton



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address Multiple, see attached		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) Multiple, see attached		
	Parcel Number(s) Multiple, see attached		
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner	Contact Person	
	Mailing Address	Phone Number(s)	
	E-mail Address		
	LANDOWNER/ LESSEE CONSENT		
Required for Planning Permits, not needed on Building/ Engineering Permits.			
Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.			
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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.			
N/A, CBJ-initiated under 49.75.110			
Landowner/Lessee (Printed Name)		Title (e.g.: Landowner, Lessee)	
X	_____	_____	
	Landowner/Lessee (Signature)	Date	
	<i>Daniel Bleidorn</i>		
	Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)	
	<i>Daniel Bleidorn</i>		
X	_____	08/18/2022	
	Landowner/Lessee (Signature)	Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.			
APPLICANT If same as LANDOWNER, write "SAME"			
Applicant (Printed Name)	Contact Person		
Jill Maclean, AICP, Director, Community Development Department	Irene Gallion, Senior Planner		
Mailing Address	Phone Number(s)		
155 S. Seward Street, Juneau, AK 99801	(907) 586-0753, X4130		
E-mail Address			
irene.gallion@juneau.org			
X	_____	8/17/2022	
	Applicant's Signature	Date of Application	

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number	Date Received
AME22-008	8/18/22
Intake Initials	
<i>[Signature]</i> 8/18/22	



ZONE CHANGE 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

Rezone approximately 5.1 acres in the Aak'w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions.

IS THIS AN EXPANSION OF AN EXISTING ZONE?

Yes No

Total Land Area of Proposed Change 5.1 acres

Comprehensive Plan Land Use Designation TTC/Capitol Complex

Current Zone(s) MU2

Comprehensive Plan Map Letter M

New Zone Requested MU

TYPE OF ZONE CHANGE REQUESTED

Regular Transition

Has this or a similar zone change been requested in the previous 12 months?

Yes Case # _____ No

UTILITIES AVAILABLE

WATER: Public On Site

SEWER: Public On Site

ALL REQUIRED MATERIALS ATTACHED

- Complete application
- Pre-Application Conference notes
- Narrative including:
 - Purpose of the requested zone change
 - Any potential impacts to public infrastructure (streets, water, & sewer)
 - How the requested zone change comply with the maps and policies of the Comprehensive Plan
- Site Plan and/or map of proposed zone change (details on reverse side)

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

ZONE CHANGE FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>NA CBT</u>			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ _____			
Pub. Not. Sign Deposit	\$ _____			
Total Fee	\$ _____			

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number	Date Received
<u>AME22-008</u>	<u>8/18/22</u>

Zone Change Application Information

Zone changes are outlined in CBJ 49.75 article I

Pre-Application Conference: A pre-application conference is encouraged prior to submitting an application. The applicant shall meet with City & Borough of Juneau (CBJ) staff to discuss the Zone Change process and analysis. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via email at Permits@juneau.org.

Application: An application for a Zone Change will not be accepted by the CBJ until it is determined to be complete. **Zone Change may only be applied for during January and July.** The items needed for a complete application are:

1. **Forms:** Completed Zone Change Application and Development Permit Application.
2. **Fees:** The fee for Zone Change Application is \$600.00. No work can be approved with a Zone Change. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the purpose for the requested zone change.
4. **Plans:** A site plan showing the following information:
 - A. The boundaries of the existing and proposed zone change and proposed buffers;
 - B. The location of existing structures (i.e. buildings, fences, signs, parking areas, etc.); and
 - C. The location of existing physical features of the site (i.e. drainage, topography, eagle trees, hazard areas, salmon streams, wetlands, etc.).
5. A traffic study may be required for zone changes.

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

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

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

Review: The Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the Zone Change request, the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department will coordinate the review of this application by other agencies, as necessary. **Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed Zone Change.**

Hearing: Once an application has been reviewed by all applicable parties the Community Development Department will schedule the zone change for the next appropriate Planning Commission meeting. All Zone Change Applications will be reviewed by the Planning Commission who will send a recommendation to the Assembly. Following a recommendation of approval by the Planning Commission, the Community Development Department will coordinate the zone change review by the Assembly. In order for zone changes to become effective, they must be adopted by ordinance by the CBJ Assembly.

Public Notice Responsibilities: All Zone Change requests must be given the following public notice as outlined in CBJ 49.15.230:

Community Development Department: Will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, the department will mail notices to all property owners within 500-feet of the project site.

The Applicant will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of \$50, and a \$100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing \$50 may be refunded. The Applicant may make and erect their own sign. Please contact the Community Development Department for more information.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

NARRATIVE:

This rezone application is a companion rezone case to AME2022 0006, the Central Council of Tlingit and Haida Tribes of Alaska’s application to rezone 3.7 acres from MU2 to MU.

A rezone from MU2 to MU would eliminate setback, height, and lot coverage limitations.

PURPOSE OF THE REQUESTED ZONE CHANGE

CBJ has proposed to rezone the 5.1 acres to the southeast of AME2022 0006 to better conform with CBJ 49.25.110(f):

District boundary lines. Except where reference is made on the zoning map to a street line, political boundary or other designated line, the district boundary lines are intended to follow property lines, centerlines of streets, alleys, streams, or the extension of such lines as they existed on the date of adoption of the ordinance codified in this title.

Of note, the Parcel 1C070K740010 includes a fraction across Egan. That fraction is removed from the application, and will remain MU2, in order to:

- Better conform with 49.25.110(f).
- Be consistent with abutting property zoned MU2.
- Respect sensitivities about increased height and coverage on waterfront lots.

Of the 5.2 acre area, 7,183 square feet is in private hands. One land owner was asked about the rezone in passing and was supportive at that time.

POTENTIAL IMPACTS TO PUBLIC INFRASTRUCTURE

There are no recognized impacts to public infrastructure at this time.

COMPREHENSIVE PLAN CONFORMITY

The Willoughby District Land Use Plan, Chapter 5, has been adopted by the Assembly and is incorporated by reference into the 2013 Comprehensive Plan. Elements of the Willoughby District Land Use Plan Planning and Design Principles (Chapter 5.1) and Willoughby Development Themes (5.2) can be better accommodated under MU zoning:

Feature	MU2	MU
Build to line	Five foot setback required	No setback required
Building height of 50 feet	45’ height limit	No height limit
Triple residential density	80 units per acre	No limit

Whittier Street is the western boundary of this proposal to recognize and respect community sensitivity about large-scale waterfront development.

Comprehensive maps designate this area “Traditional Town Center,” which supports mixed use. The explicit goals of Subarea 6 seem to be met by either MU or MU2.

NUMBERS CORRESPOND TO MAP, ATTACHED

#	Physical Address	Legal Description	Parcel	Owner	Notes	Area
51	None	TIDELANDS ADDITION BL 68 LT 12A	1C060K680121	CBJ L&R		19923
52	None	TIDELANDS ADDITION BL 68 LT 8 FR	1C060K680080	CBJ L&R		1116
53	324 Willoughby Avenue	TIDELANDS ADDITION BL 68 LT 8 FR	1C060K680070	Cristobal	Twilight Café	1247
54	318 Willoughby Avenue	TIDELANDS ADDITION BL 68 LTS 8 FR & 9	1C060K680060	Bullwinkles	Bullwinkles	4134
55			1C060K680060	Bullwinkles	Bullwinkles	
56	306 Willoughby Avenue	TIDELANDS ADDITION BL 68 LT 10	1C060K680090	Teamsters Local 595	Teamsters Local 595	1802
57	304 Willoughby Avenue	TIDELANDS ADDITION BL 68 LT 11	1C060K680100	CBJ L&R	Parking	14690
58	101 Egan Drive	TIDELANDS ADDITION BL 74 LT 1-9	1C070K740010	CBJ L&R	Exclude FR across Egan	55832
59			1C070K740010	CBJ L&R	Centennial Hall	
60			1C070K740010	CBJ L&R	Centennial Hall	
61			1C070K740010	CBJ L&R	Centennial Hall	
62			1C070K740010	CBJ L&R	Centennial Hall	
63			1C070K740010	CBJ L&R	Centennial Hall	
64			1C070K740010	CBJ L&R	Centennial Hall	
65			1C070K740010	CBJ L&R	Centennial Hall	
66			1C070K740010	CBJ L&R	Centennial Hall	
67			1C070K740010	CBJ L&R	Centennial Hall	
68			1C070K740010	CBJ L&R	Centennial Hall	
69	350 Whittier Street	JUNEAU SUBPORT LT A	1C060K010010	JAHC, CBJ L&R	JACC	71,984
70	None	TIDELANDS ADDITION BL 68 LT 12 FR	1C060K680130	CBJ L&R	Parking	14944
71	396 Whittier	TIDELANDS ADDITION BL 68 LT 13	1C060K680140	CBJ L&R	Johnson Youth Center	19,642
72	450 Whittier Street	TIDELANDS ADDITION BL 68 LT 14 FR	1C060K680150	CBJ L&R	Future City Hall	14658
73	None	TIDELANDS ADDITION BL 68 LT 14 FR	1C060K680160	CBJ L&R	Parking	5,269
					TOTAL	225241
					Acres	5.170821855



**Fraction of parcel
1C070K740010 excluded
from rezone proposal**

LAND OWNERSHIP AND CONFORMITY

Map	Parcel	Owner	Notes	Property Address	Legal Description	Lot Size	Conforms?		
							4,000?	3,000?	50 foot width?
51	1C060K680121	CBJ L&R			TIDELANDS ADDITION BL 68 LT 12A	19,923	Yes	Yes	Yes*
52	1C060K680080	CBJ L&R			TIDELANDS ADDITION BL 68 LT 8 FR	1,116	No	No	No*
53	1C060K680070	Cristobal			TIDELANDS ADDITION BL 68 LT 8 FR	1,247	No	No	No*
54	1C060K680060	Bullwinkles	Lot width conforms if lots consolidated	318 Willoughby Avenue	TIDELANDS ADDITION BL 68 LTS 8 FR & 9	4,134	Yes	Yes	Yes*
55	1C060K680060	Bullwinkles							
56	1C060K680090	Teamsters Local 595		306 Willoughby Avenue	TIDELANDS ADDITION BL 68 LT 10	1,802	No	No	No
57	1C060K680100	CBJ L&R		304 Willoughby Avenue	TIDELANDS ADDITION BL 68 LT 11	14,690	Yes	Yes	No
	1C070K740010			Parcel as a whole, if lots consolidated		55,832	Yes	Yes	Yes
58	1C070K740010	CBJ L&R	Exclude fraction across Egan	101 Egan Drive	US3566, Lot 3 fraction, ~33,400 square feet*		Yes	Yes	Yes
59	1C070K740010	CBJ L&R	TIDELANDS ADDITION BL 74 LT 1 - 9		Lot 1, 1883 square feet		No	No	No
60	1C070K740010	CBJ L&R	Centennial Hall Complex		Lot 2, 1143 square feet		No	No	No
61	1C070K740010	CBJ L&R			Lot 3, 1446 square feet		No	No	No
62	1C070K740010	CBJ L&R			Lot 4, 1647 square feet		No	No	No
63	1C070K740010	CBJ L&R			Lot 5, 2011 square feet		No	No	No
64	1C070K740010	CBJ L&R			Lot 6, 1468 square feet		No	No	No
65	1C070K740010	CBJ L&R			Lot 7, 1779 square feet		No	No	No
66	1C070K740010	CBJ L&R			Lot 8, fraction, ~6,400 square feet*		Yes	Yes	No
67	1C070K740010	CBJ L&R			Lot 9, fraction, ~4,300 square feet*		Yes	Yes	No
68	1C070K740010	CBJ L&R			US3566, Lot 2A fraction, ~850 square feet*		No	No	No
69	1C060K010010	JAHG, CBJ L&R		350 Whittier Street	JUNEAU SUBPORT LT A	71,984	Yes	Yes	Yes
70	1C060K680130	CBJ L&R			TIDELANDS ADDITION BL 68 LT 12 FR	14,944	Yes	Yes	Yes
71	1C060K680140	CBJ L&R	Nonconforming access	396 Whittier Street	TIDELANDS ADDITION BL 68 LT 13	19,642	Yes	Yes	No
72	1C060K680150	CBJ L&R		450 Whittier Street	TIDELANDS ADDITION BL 68 LT 14 FR	14,658	Yes	Yes	Yes
73	1C060K680160	CBJ L&R			TIDELANDS ADDITION BL 68 LT 14 FR	5,269	Yes	Yes	No*

TOTAL
Acres

225,241
5.170821855

* scaled from Parcel Viewer

Map on following page:

Proposed rezone in heavy black outline.

Privately owned properties color coded per this table.

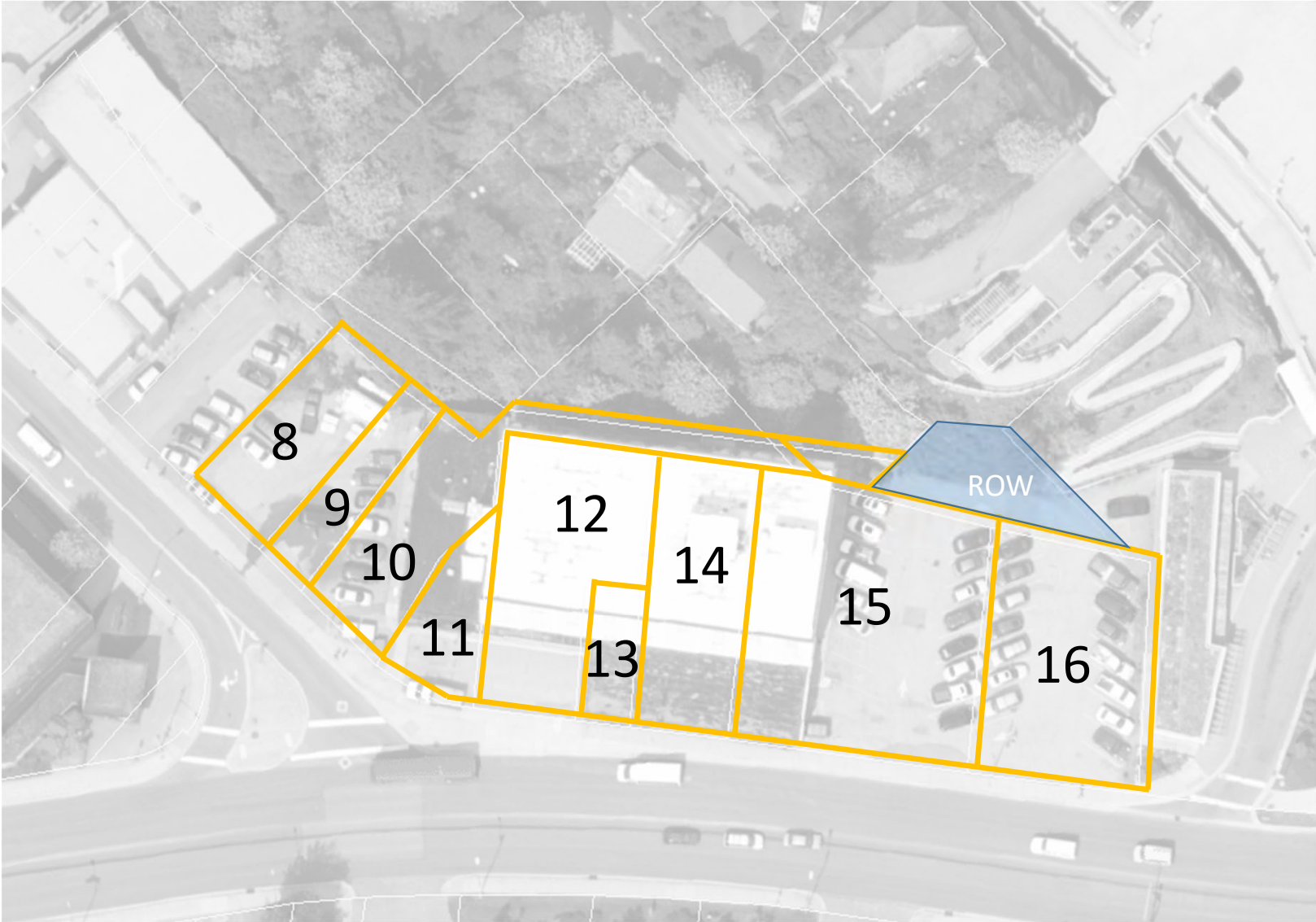
CBJ large parcel with multiple lots outlined in pink for clarification.



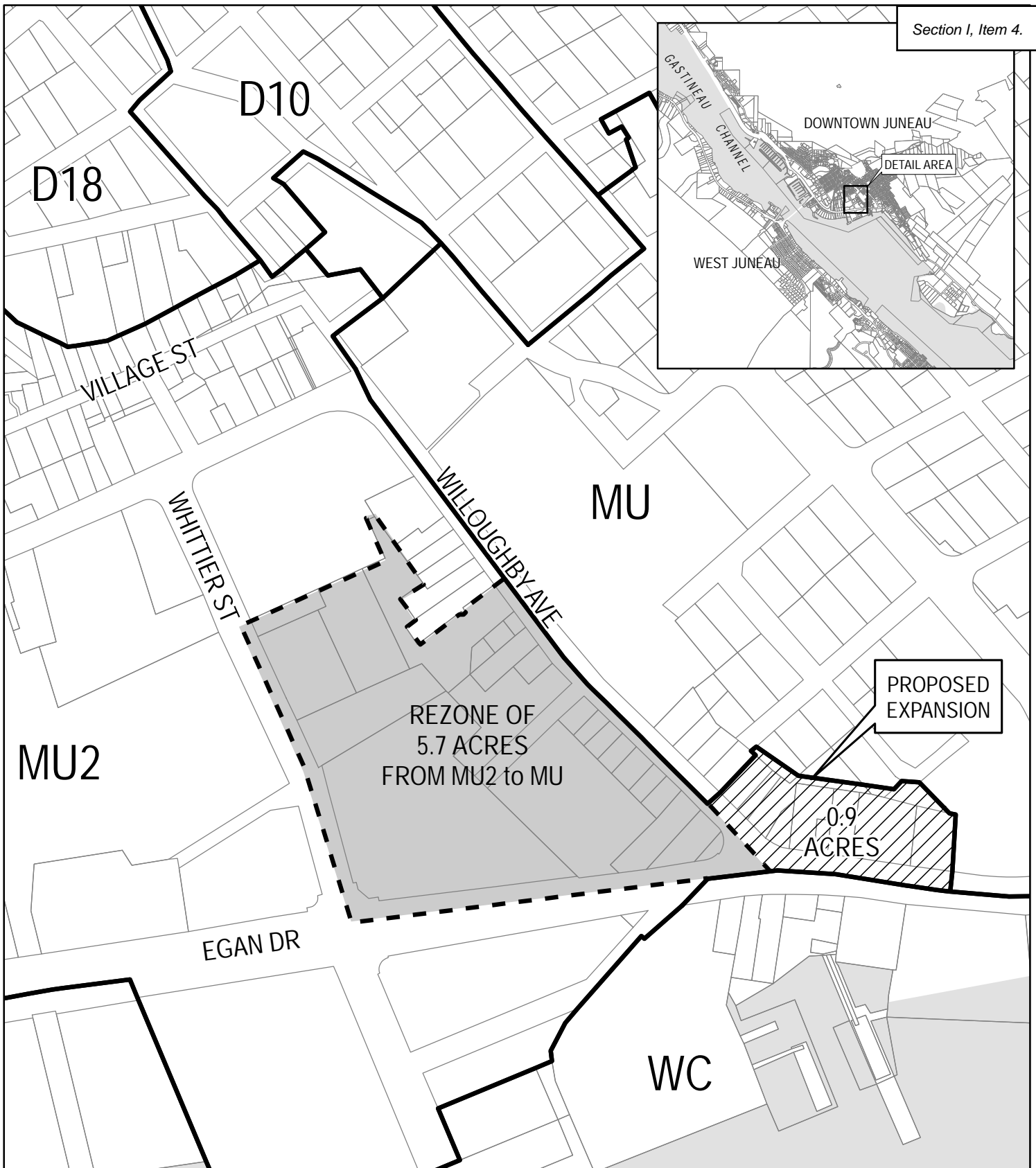
LAND OWNERSHIP AND CONFORMITY - EXTENSION

Parcel	Owner	Notes	Property Address	Legal Description	Lot Size	Conforms?		
						4,000?	3,000?	50 foot width?
1C070K750020	YC Rivergold Hotel LLC	For parcel, assumes consolidation	51 Egan Drive	TIDELANDS ADDITION BL 75 LT 8 - 16	38,786	Yes	Yes	Yes
				<i>Lot 8, 3,169 square feet</i>		No	Yes	No
				<i>Lot 9, 1,967 square feet</i>		No	No	No
				<i>Lot 10, 3,227 square feet</i>		No	Yes	No
				<i>Lot 11, 1,604 square feet</i>		No	No	No
				<i>Lot 12, 5,030 square feet</i>		Yes	Yes	No
				<i>Lot 13, 962 square feet</i>		No	No	No
				<i>Lot 14, 4,260 square feet</i>		Yes	Yes	No
				<i>Lot 15, 9,379 square feet</i>		Yes	Yes	Yes
				<i>Lot 16, 5,855 square feet</i>		Yes	Yes	Yes
TOTAL					38,786			
Acres					0.89			

See map next page.



Attachment C - Land Ownership – staff proposed application extension



Ord. No. 2023-XX
 Zone Change for
 portions of the Aak'w Kwaan District
 from MU2 to MU

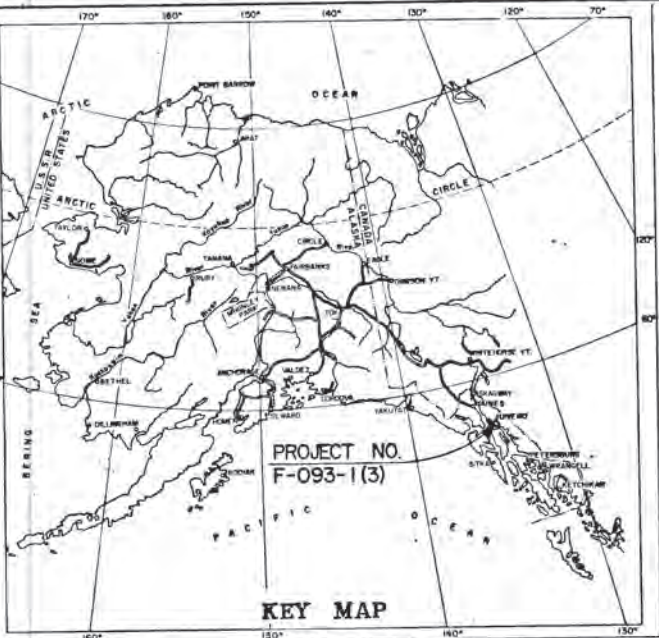
CDD Case: AME20220008

0 125 250 Feet

NORTH

309

STATE	ALASKA	PROJECT NO.	F-093-I(3) X-31530	YEAR	1971	SHEET NO.	1
-------	--------	-------------	-----------------------	------	------	-----------	---



**STATE OF ALASKA
DEPARTMENT OF HIGHWAYS**

**PLAN AND PROFILE
PROPOSED HIGHWAY PROJECT
AS BUILT**

**F-093-I(3)
JUNEAU OUTER DRIVE PHASE II
X-31530
WHITTIER STREET
GRADING, DRAINAGE, BRIDGE
ILLUMINATION, SIGNALIZATION
& PAVING**

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-4	TYPICAL SECTIONS
5-7	ESTIMATE OF QUANTITIES
8-10	SUMMARY TABLES
11-20	PLAN & PROFILE SHEETS
21-22	INTERSECTION
23-25	DRAINAGE PROFILES
26-29	OIL DOCK CROSSING
30-32	RETAINING WALL DETAILS
33	UTILITY DETAILS
34	RANGER STATION MODIFICATION
35	MONUMENT SUMMARY
36-49	ILLUMINATION, SIGNING & PAVEMENT MARKINGS
50-52	SIGNALIZATION PLANS
53-72	POWER & TELEPHONE PLANS
73-81	BRIDGE PLANS
81-815	SEWER INTERCEPTOR PLANS



*Sheet 72 is 11x17
Sheet 35 is 11x17
Sheet 33 is 11x17*

BEGINNING OF PROJECT F-093-I(3)
STA. "L" 43+14.20 =
END OF PROJECT F-095-8(13)
STA. "L" 43+14.20

END OF PROJECT NO. X-31530
STA. "C" (7+63.11

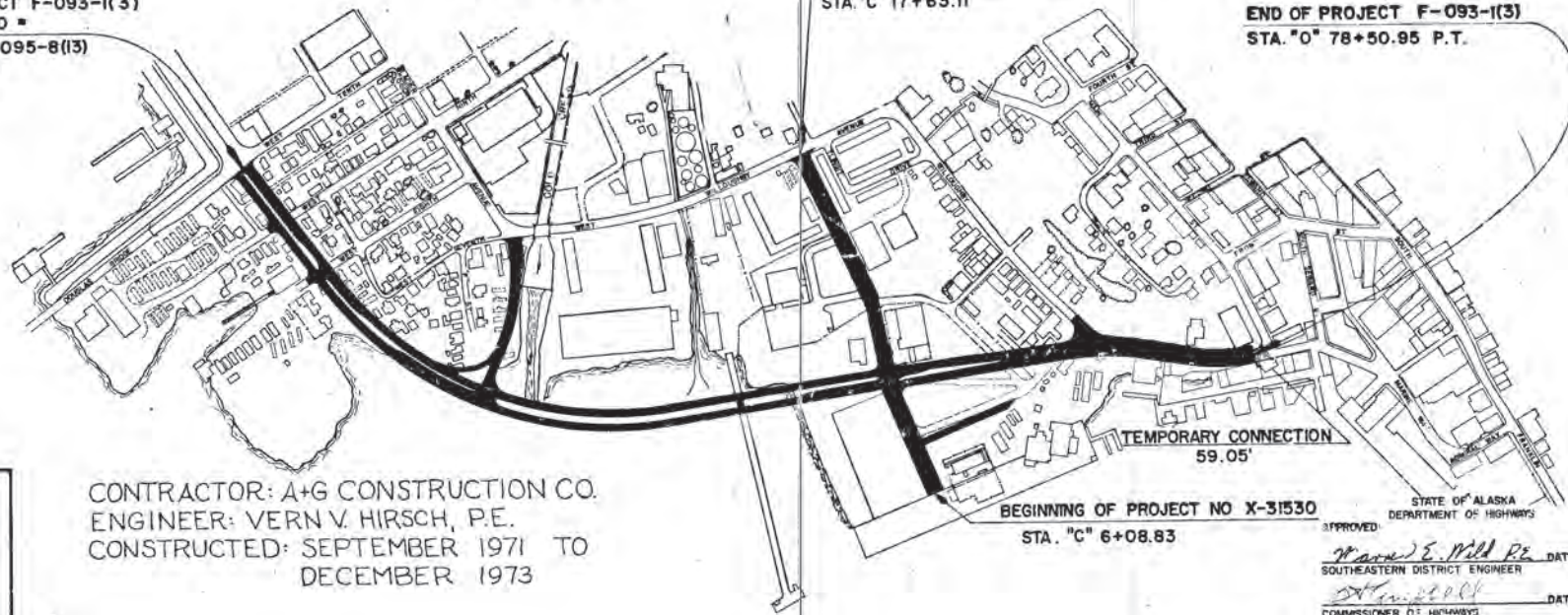
END OF PROJECT F-093-I(3)
STA. "O" 78+50.95 P.T.

DESIGN DESIGNATION

ADT (1971) =	11060
ADT (1995) =	22650
DHV (12%) =	2720
D =	45-55
T =	5%
V =	35,25 MPH

PROJECT SUMMARY

WIDTH of ROADBED	= VARIES 70' to 37'
WIDTH of PAVEMENT	= VARIES DUAL 25' to 34'
LENGTH of GRADING	= 3,416.69' = 0.647 mi.
LENGTH of PAVING	= 3,416.69' = 0.647 mi.
LENGTH of BRIDGE	= 120.06 = 0.023 mi.
LENGTH of PROJECT	= 3,536.75' = 0.670 mi.



CONTRACTOR: A+G CONSTRUCTION CO.
ENGINEER: VERN V. HIRSCH, P.E.
CONSTRUCTED: SEPTEMBER 1971 TO
DECEMBER 1973

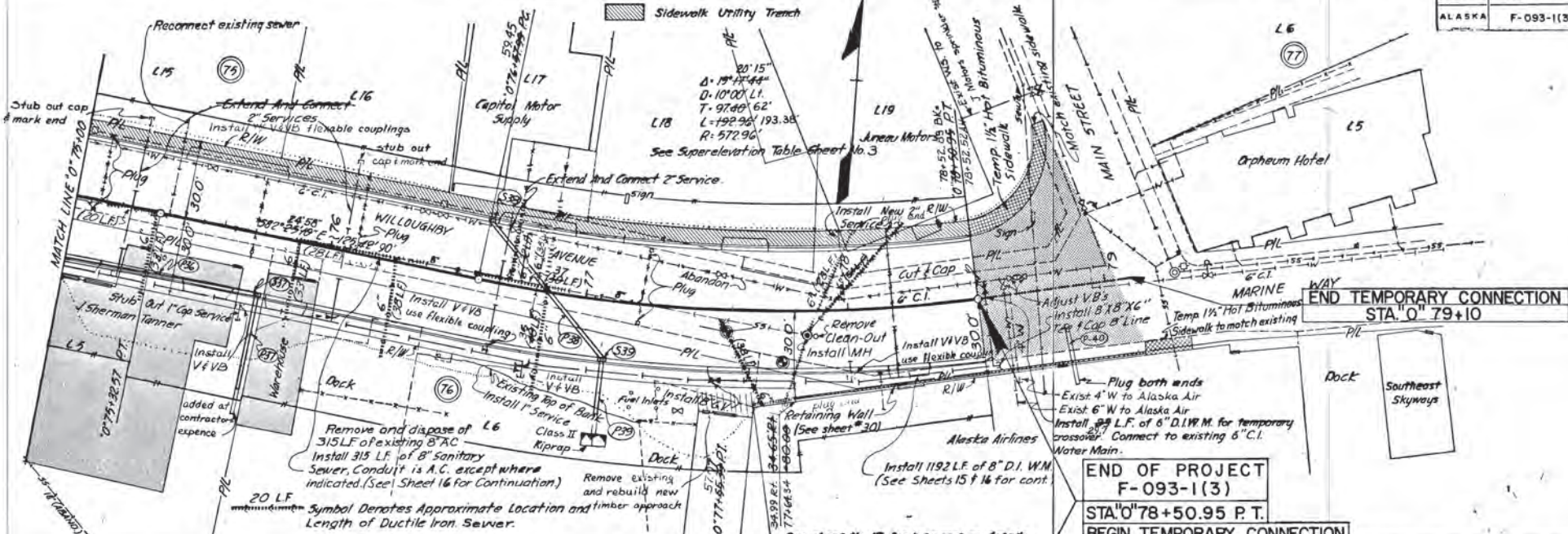
BEGINNING OF PROJECT NO. X-31530
STA. "C" 6+08.83

STATE OF ALASKA
DEPARTMENT OF HIGHWAYS

APPROVED: *Harold E. Mill Jr.* DATE: _____
SOUTHEASTERN DISTRICT ENGINEER

W. J. ... DATE: _____
COMMISSIONER OF HIGHWAYS

STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
ALASKA	F-093-1(3)	1971	17	97

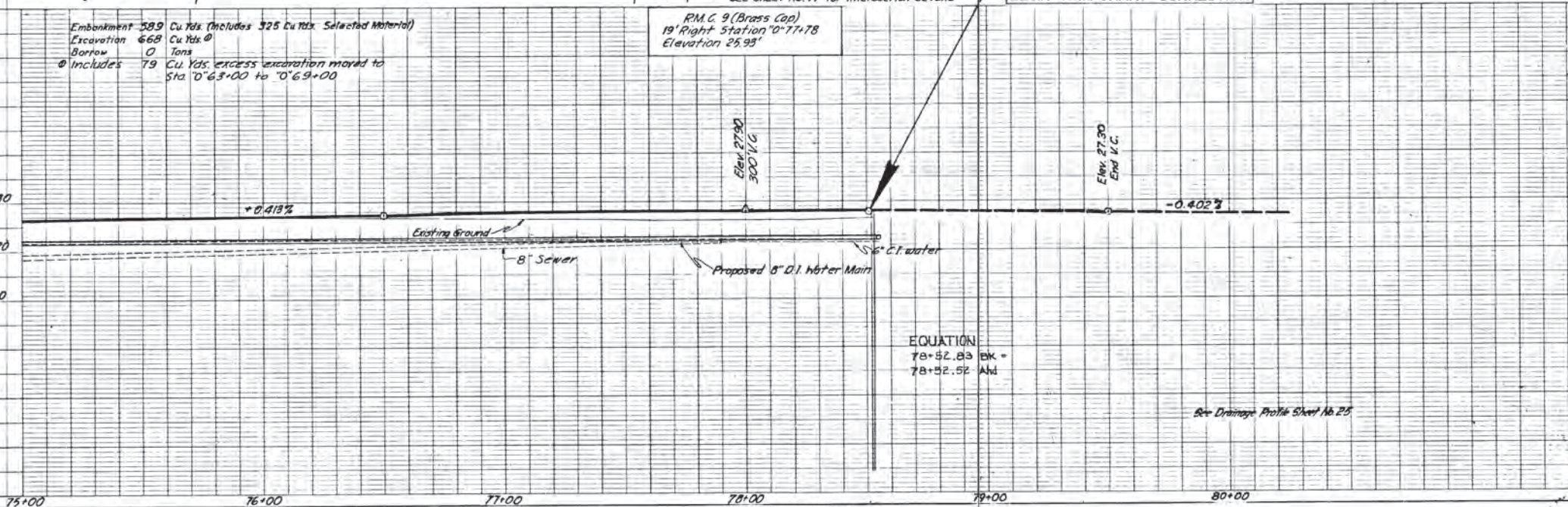


END OF PROJECT
F-093-1(3)
STA. 0+78+50.95 P.T.
BEGIN TEMPORARY CONNECTION

END TEMPORARY CONNECTION
STA. 0+79+10

Embankment 589 Cu Yds (includes 325 Cu Yds Selected Material)
 Excavation 668 Cu Yds @
 Borrow 0 Tons
 @ includes 79 Cu Yds excess excavation moved to Sta. 0+63+00 to 0+69+00

R.M.C. 9 (Brass Cap)
 19' Right Station 0+77+78
 Elevation 25.93'



Attachment E - 1971 Egan Drive reconstruction, excerpt

SUBDIVISION POTENTIAL

Map Key	Parcel	Property Address	Legal Description	Lot Size	# of lots	
					4,000 MU2	3,000MU
51	1C060K680121		TIDELANDS ADDITION BL 68 LT 12A	19,923	4	6
52	1C060K680080		TIDELANDS ADDITION BL 68 LT 8 FR	1,116	No	No
53	1C060K680070		TIDELANDS ADDITION BL 68 LT 8 FR	1,247	No	No
54, 55	1C060K680060	318 Willoughby Avenue	TIDELANDS ADDITION BL 68 LTS 8 FR & 9	4,134	No	No
56	1C060K680090	306 Willoughby Avenue	TIDELANDS ADDITION BL 68 LT 10	1,802	No	No
57	1C060K680100	304 Willoughby Avenue	TIDELANDS ADDITION BL 68 LT 11	14,690	3	4
58-68	1C070K740010	101 Egan Drive	TIDELANDS ADDITION BL 74 LT 1 - 9	55,832*	13	18
69	1C060K010010	350 Whittier Street	JUNEAU SUBPORT LT A	71,984	17	23
70	1C060K680130		TIDELANDS ADDITION BL 68 LT 12 FR	14,944	3	4
71	1C060K680140	396 Whittier Street	TIDELANDS ADDITION BL 68 LT 13	19,642	4	6
72	1C060K680150	450 Whittier Street	TIDELANDS ADDITION BL 68 LT 14 FR	14,658	3	4
73	1C060K680160		TIDELANDS ADDITION BL 68 LT 14 FR	5,269	No	No
TOTAL LOTS POSSIBLE					47	65

*IF parcel lots consolidated first



**Thank you for being
here!
The meeting will start
at 6:00 pm**

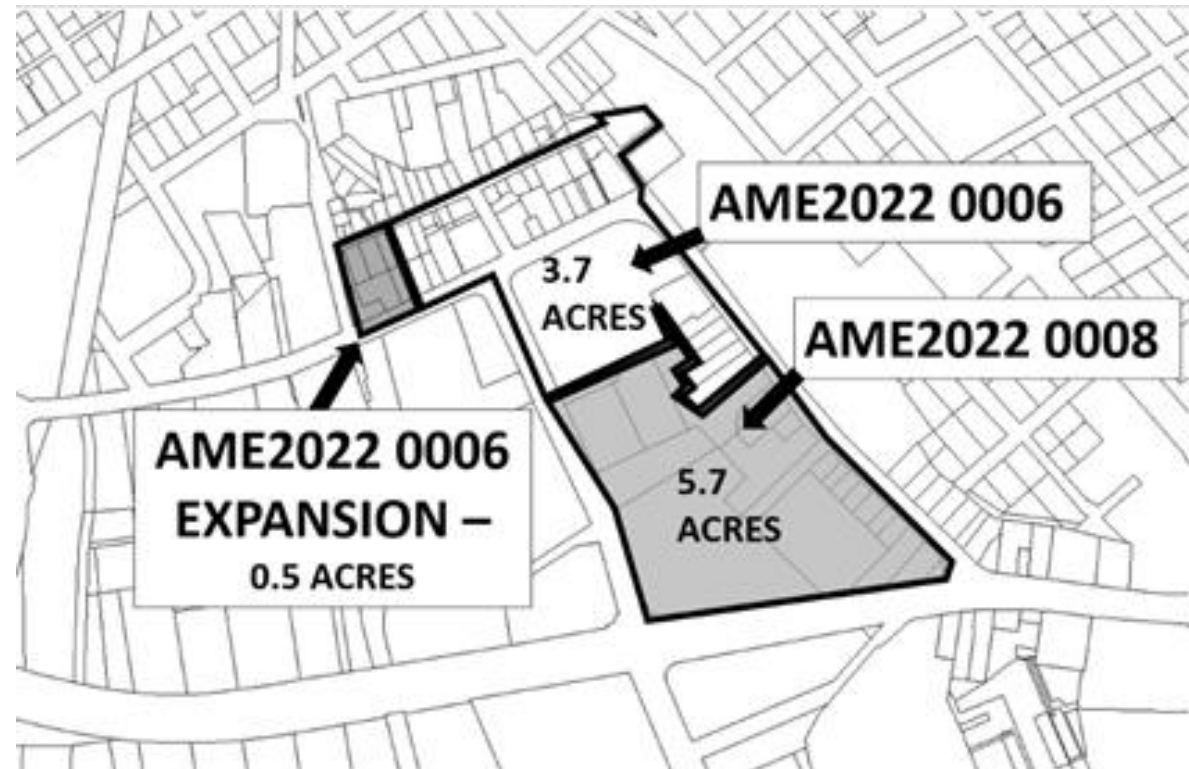
**Proposed rezone:
Approximately 9.5 (nine and one-
half) acres in the Aak'w Kwaan
District from MU2 to MU,
eliminating setback
requirements, lot coverage
restrictions and height
restrictions.**

AME2022-0006 AME2022-0008

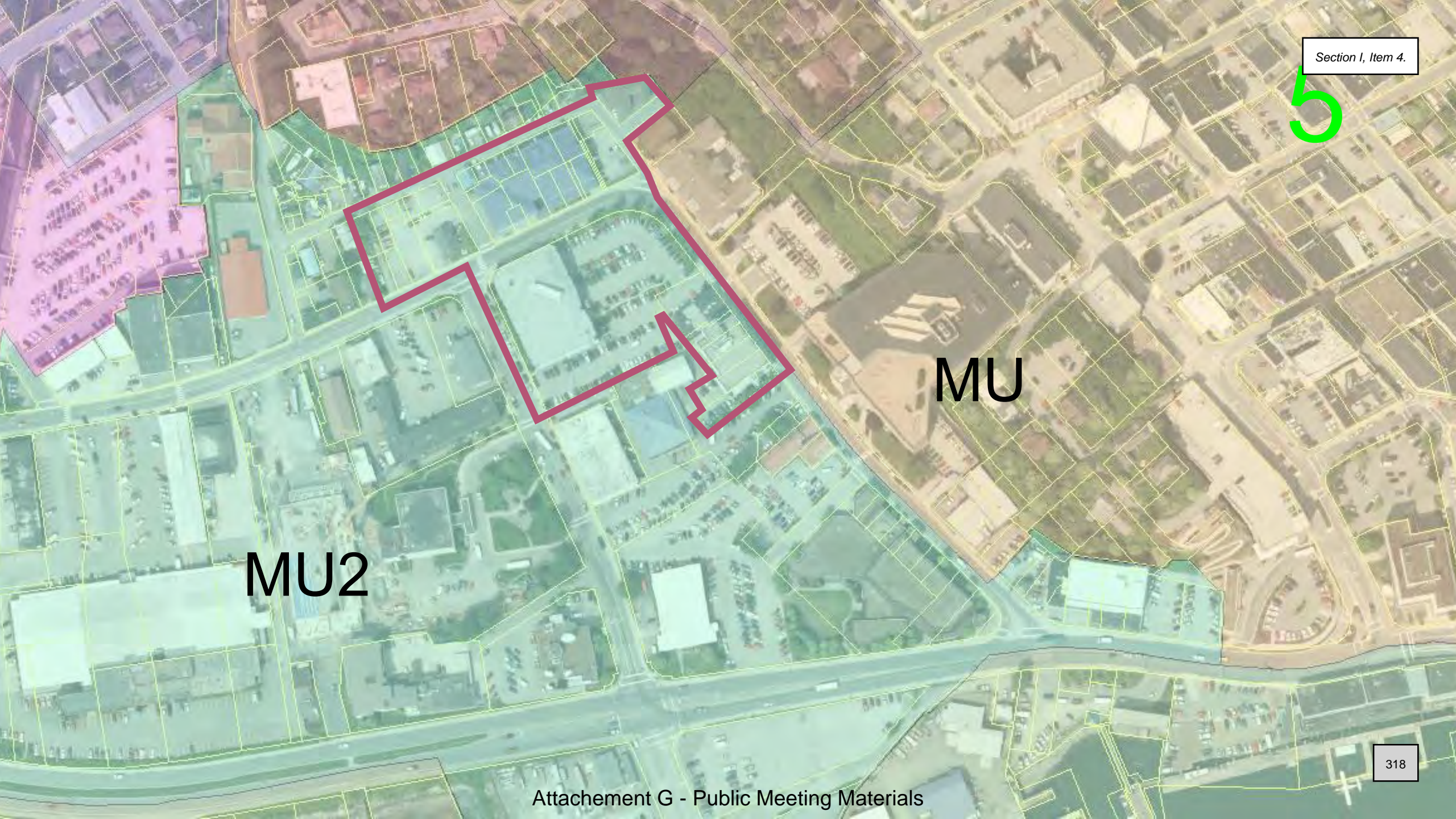
Rezone of approximately 9.5 (nine and one-half) acres in the Aak'w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions.

What will happen today

- Presentation from CBJ
 - What is being requested and why
 - Regulatory details
 - What the process is
- Applicant shares information
- Open to your questions.



5

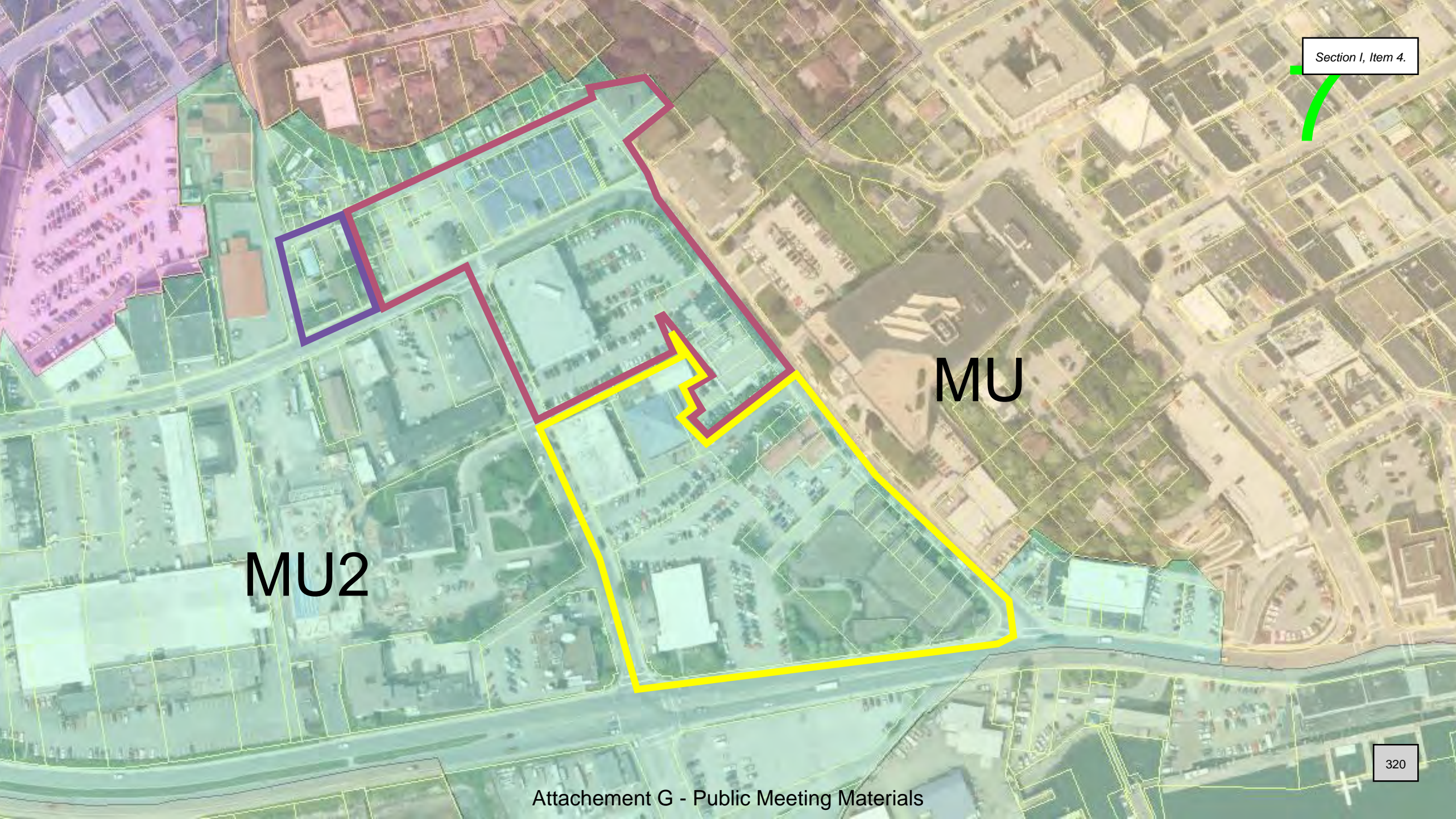


MU2

MU

Why rezone? Dimensional and Density

Standard	Current Zoning, MU2	Proposed Zoning, MU
Setback	Five feet	Zero Feet
Lot coverage	80%	No limit
Height Limit	45 feet for permissible uses	No limit
Density	80 units per acre	No limit



MU2

MU

Native Restricted Deeds



Comp Plan guides

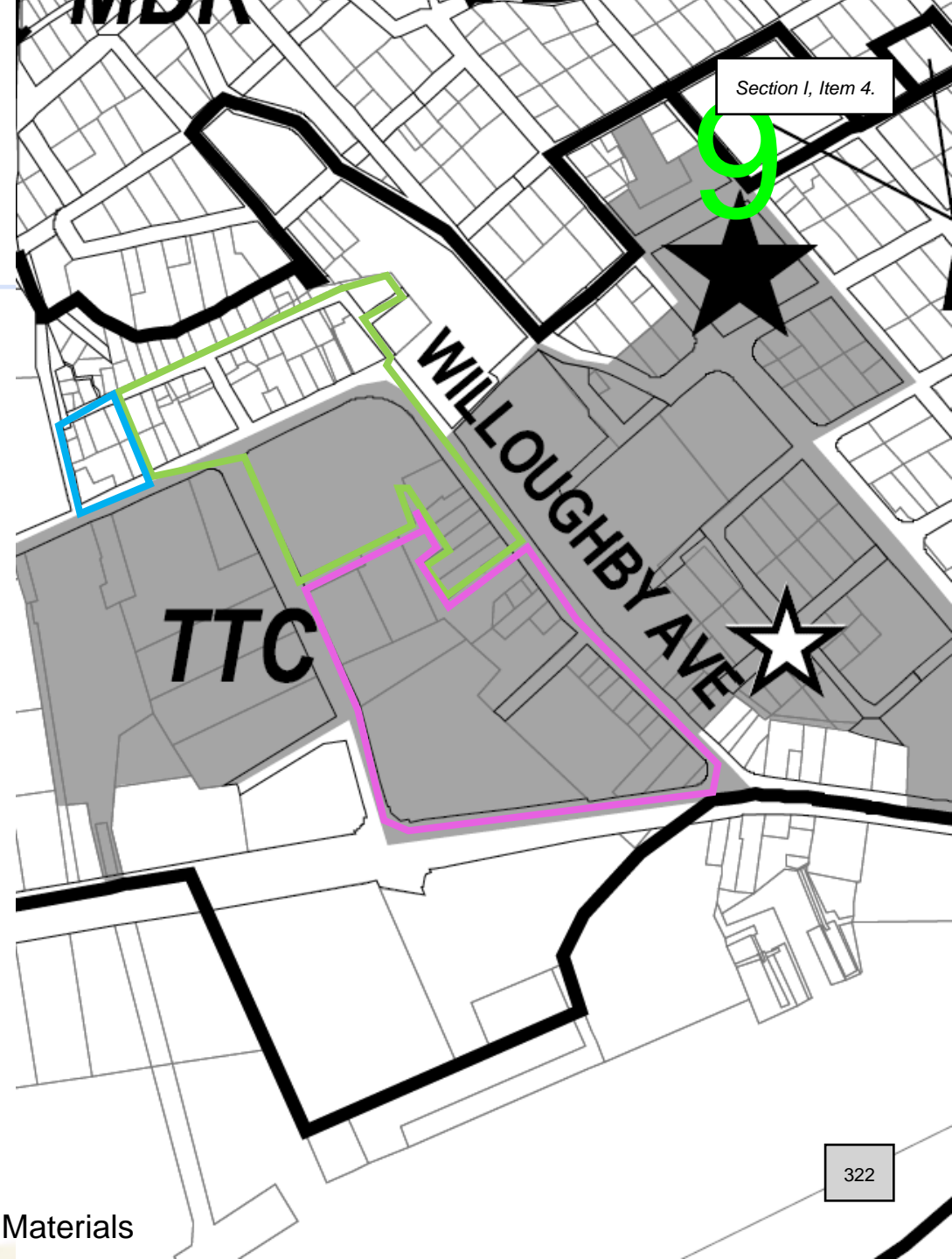
What is the difference between Land Use Designation and Zoning?

TRADITIONAL TOWN CENTER

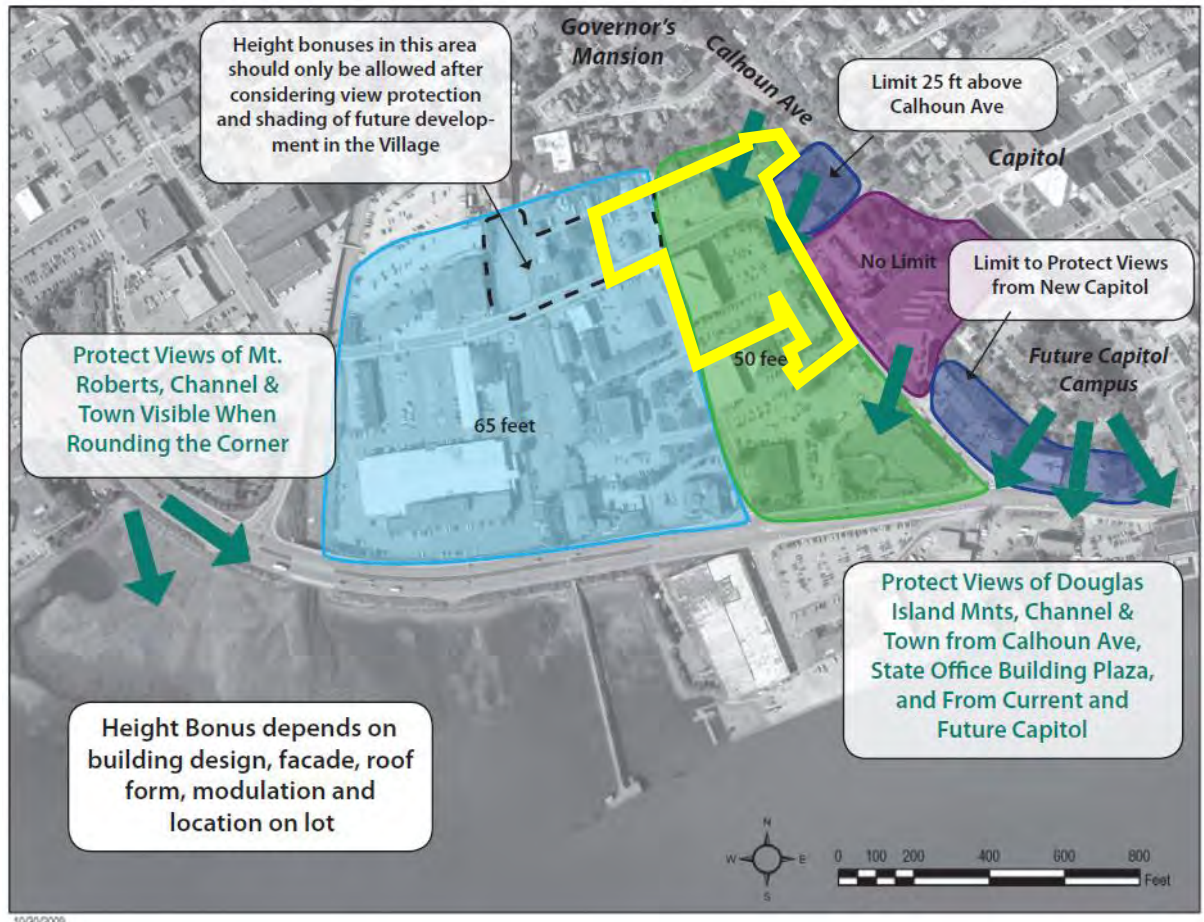
- Mixed-use High Density Residential and Commercial
- Density of 18 or more units per acre

CAPITAL COMPLEX

- Legislative infrastructure
- Pedestrian-friendly circulation
- Food and entertainment



Willoughby District Land Use Plan



Willoughby District Land Use Plan

- Build to line
- Two story minimum height
- Orient toward street
- Ground floor retail with offices/residences above
- Interesting facades
- Parking at rear or side of building
- Hidden trash receptacles, utility boxes
- Connected streets

Why rezone? Permissible Uses

Use	Current Zoning, MU2	Proposed Zoning, MU
Marijuana product manufacturing facility	Not allowed	Requires a conditional use permit
Zoos, aquaria, or wild animal rehabilitation facilities with a visitor component	Requires a conditional use permit	Not allowed

Process

- Neighborhood meeting
- Staff analysis and report
- Report posted week of **January 16, 2023** 🙌
- **Planning Commission Hearing: January 24, 2023** 🙌 Recommendation to:
 - Approve
 - Approve with conditions
 - Deny
 - Continue

Neighborhood Meeting Notice

Proposed rezone for approximately 9.5 (nine and one-half) acres in the Aak'w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions.

AME2022 0006
3.7 ACRES

AME2022 0008
5.7 ACRES

AME2022 0006
EXPANSION -
0.5 ACRES

CITY AND BOROUGH OF
JUNEAU
ALASKA
COMMUNITY DEVELOPMENT
155 S. Seward Street Juneau, Alaska 99801
TO:

The Community Development Department is hosting a neighborhood meeting to discuss a **proposed rezone for approximately 9.5 (nine and one-half) acres in the Aak'w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions.**

More information at: <https://juneau.org/community-development/short-term-projects>

NEIGHBORHOOD MEETING
December 6, 2022, 6:00 p.m.
Location: Assembly Chambers
Meeting will be held in person only.

If you are not able to attend this meeting but have questions or comments, please contact **Irene Gallion**, CDD Senior Planner, at (907) 586-0753 ext. 4130 or irene.gallion@juneau.org.

This project is not scheduled for review by the Planning Commission as of yet. All property owners within 500 feet of the proposed rezone will receive a separate notice with details on how and where to submit comments or testify before the Commission.

Case No.: AME2022 0006 & AME2022 0008
Parcel No.: Multiple
CBJ Parcel Viewer: <http://epv.juneau.org>

Printed November 22, 2022

- Schedule with the Assembly (no post cards)

Thank you!

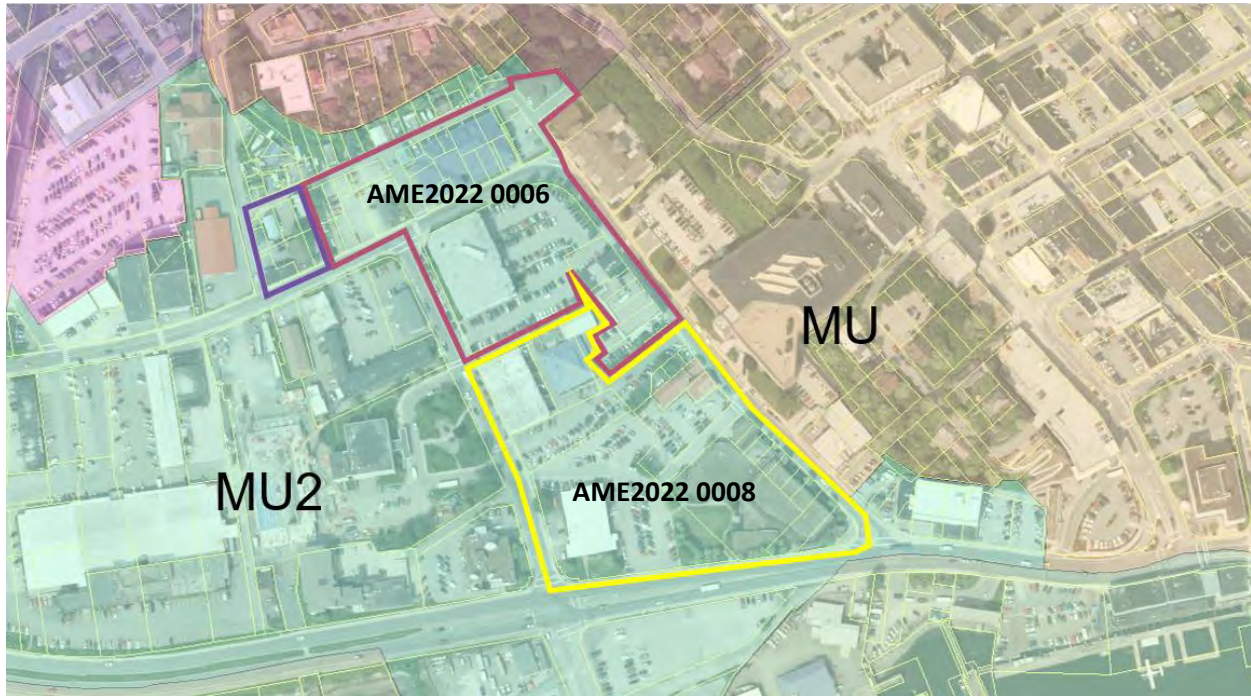
- Paul Voelckers, MRV Architects
 - Elias Duran, Property Manager, KIRA Services
- Central Council of Tlingit and Haida Tribes of Alaska (CCTHITA)

ZONING

AME2022 0006:

Rezone of approximately 9.5 (nine and one-half) acres in the Aak’w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions.

Zoning is a set of rules on how land can be developed. Zoning impacts lot size, building size and placement, and what sorts of activities can be placed next to each other. The point of zoning is to preserve property value and to separate incompatible uses. When you rezone a property, you are changing the rules under which it can be developed.

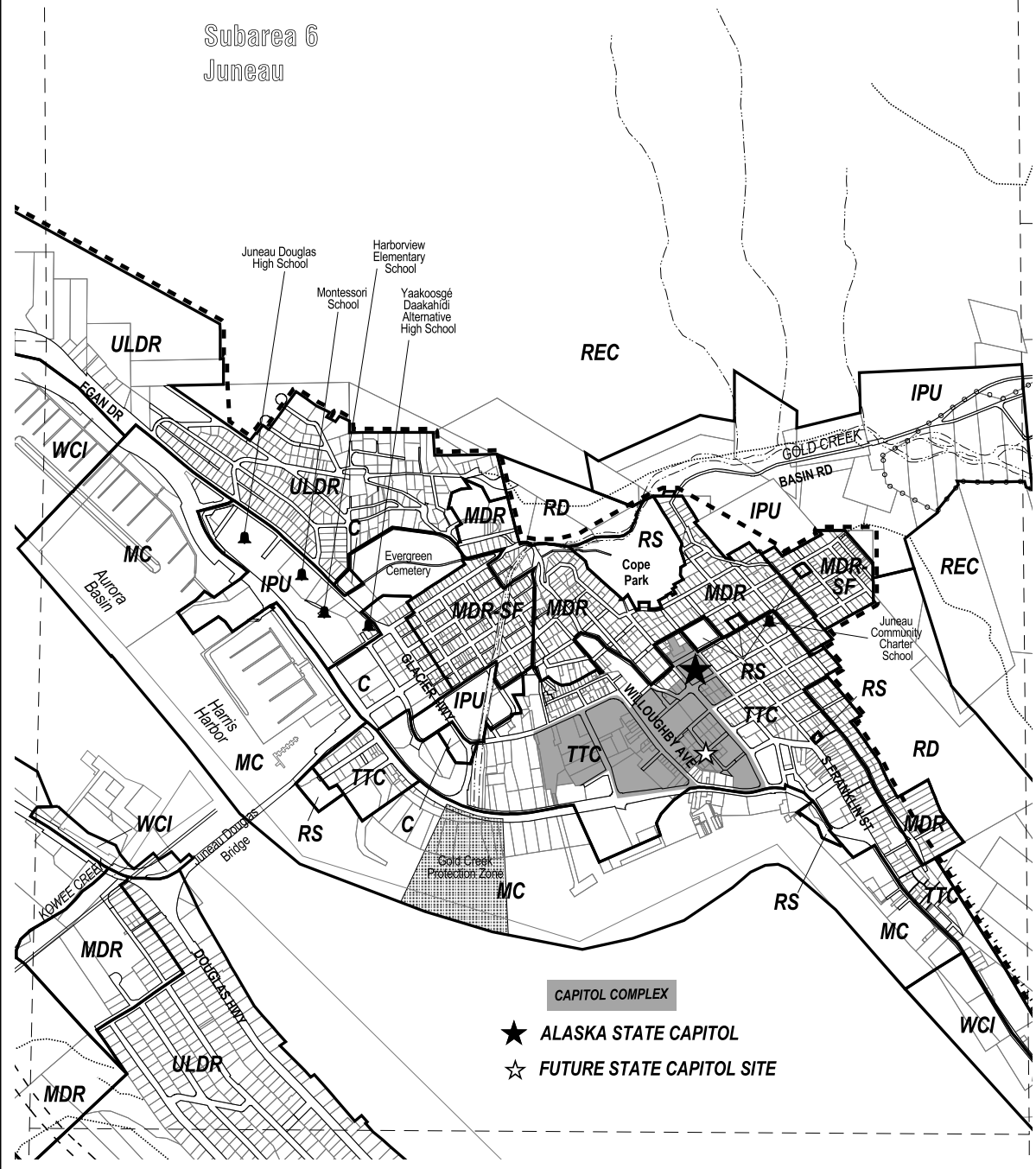


Standard	Current Zoning, MU2	Proposed Zoning, MU
Setback	Five feet	Zero Feet
Lot coverage	80%	No limit
Height Limit	45 feet for permissible uses	No limit
Density	80 units per acre	No limit

Use	Current Zoning, MU2	Proposed Zoning, MU
Marijuana product manufacturing facility	Not allowed	Requires a conditional use permit
Zoos, aquaria, or wild animal rehabilitation facilities with a visitor component	Requires a conditional use permit	Not allowed

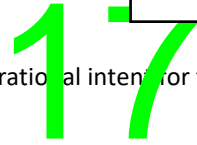
Map 16

Subarea 6
Juneau



<p>NATURAL RESOURCE</p> <p>REC Recreational Resource RD Resource Development SP State Park NP CBJ Natural Area Park RS CBJ Recreational Service Park CA CBJ Conservation Area SC Stream Protection Corridor</p>	<p>RESIDENTIAL</p> <p>RDR Rural Dispersed Residential RLDR Rural Low Density Residential ULDR Urban Low Density Residential MDR/SF Medium Density Residential- Single Family MDR Medium Density Residential HDR High Density Residential TTC Traditional Town Center M/MU Marine Mixed Use</p>	<p>COMMERCIAL INDUSTRIAL</p> <p>C Commercial MC Marine Commercial WCI Waterfront Commercial Industrial LI Light Industrial HI Heavy Industrial</p>	<p>PUBLIC</p> <p>IPU Institutional and Public Use Existing School Potential School Location</p>	<p>OTHER</p> <p> New Growth Areas Mendenhall Wetlands State Game Refuge Subarea Boundary</p>	<p>ROADS TRAILS</p> <p> Potential Arterial (alignment not specific) Potential Road (alignment not specific) Trails</p>	<p>Urban Service Area</p> <p> Beach Access Streams</p>	<p>City & Borough of Juneau COMPREHENSIVE PLAN</p> <p> City & Borough of Juneau Alaska's Capital City Adopted October 20th, 2008 Ordinance No. 2008-30</p>	<p>NOTE: Potential geophysical hazards, wetlands, flood zones, natural resource setbacks or other features which can affect properties may be present. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.</p>
---	--	--	---	---	---	---	---	--

LAND USE DESIGNATIONS



The 2013 Comprehensive Plan includes “land use designations.” These designations outline the aspirational intent for the land. Zoning rules are the specific tools used to comply with land use designations.

Traditional Town Center (TTC): These lands are characterized by high density residential and non-residential land uses in downtown areas and around shopping centers, the University, major employment centers and public transit corridors, as well as other areas suitable for a mixture of retail, office, general commercial, and high density residential uses at densities at 18 or more residential units per acre. Residential and non-residential uses could be combined within a single structure, including off-street parking. Ground floor retail space facing roads with parking behind the retail and housing above would be an appropriate and efficient use of the land.

Capitol Complex: An area in downtown Juneau which could contain legislative hearing rooms, offices, meeting rooms, pedestrian-friendly circulation systems, parking, transit services, seasonal and short-term accommodations, food and beverage services, cultural and entertainment activities, and other facilities which support the legislative activities of the state capital in Juneau. This area is shown on the land use maps for Subarea 6, particularly Map M, and is centered on Telephone Hill, the proposed site of a new State Capitol building.

Other Comprehensive Plan Land Use Types:

Recreational Service Park (RS): Recreation, parking, playgrounds and fields, ski lifts, All-Terrain Vehicle (ATV) riding parks, rifle ranges, operations and maintenance-related structures are possible uses or components of RS-designated lands.

Institutional and Public Use (IPU): Lands in public ownership and dedicated for a variety of public uses, such as the University of Alaska Southeast; local, state and federal government uses; and for such public facilities as community gardens, schools, libraries, fire stations, treatment plants, and public sanitary landfills.

Resource Development (RD): Land managed to identify and conserve natural resources until specific land uses are identified and developed. As resources are identified or extracted from these lands, they should be re-designated and rezoned appropriately.

Urban/Low Density Residential (ULDR): These lands are characterized by 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.

Medium Density Residential (MDR): These lands are characterized by urban residential lands for multifamily dwelling units at densities ranging from 5 to 20 units per acre.

Medium Density Residential—Single Family Detached (MDR/SF): Single-family detached homes at densities ranging from 10 to 20 units per acre. Includes single-family detached homes with an accessory apartment, cottage houses and bungalow houses.

High Density Residential (HDR): Urban residential lands suitable for new, in-fill or redevelopment housing at high densities ranging from 18 to 60 units per acre.

Commercial (C): Lands devoted to retail, office, food service or personal service uses, including neighborhood retail and community commercial centers. Mixed retail/residential/office uses are allowed and encouraged. Residential densities ranging from 18- to 60-units per acre are appropriate in this area.

Marine Commercial (MC): Water-dependent commercial uses such as marinas/boat harbors, marine vessel and equipment sales and repair services, convenience goods and services for commercial and sport fishing, marine recreation and marine tourism activities such as food and beverage services, toilet and bathing facilities, bait and ice shops, small-scale fish processing facilities, hotels and motels, and similar goods and services to support mariners and their guests. Float homes, house boats, and live-aboards would be residential uses to be allowed within an MC district.

Waterfront Commercial/Industrial (WCI): Water-dependent heavy commercial and industrial uses such as marine transportation terminals, large or small boat marinas, boat repair, shipyards, marine freight handling areas, fish buying and processing plants, ice plants, marine hatcheries, and marine parks. Residential uses would not be allowed in Waterfront Commercial/Industrial Districts, with the exception of caretaker units.

18

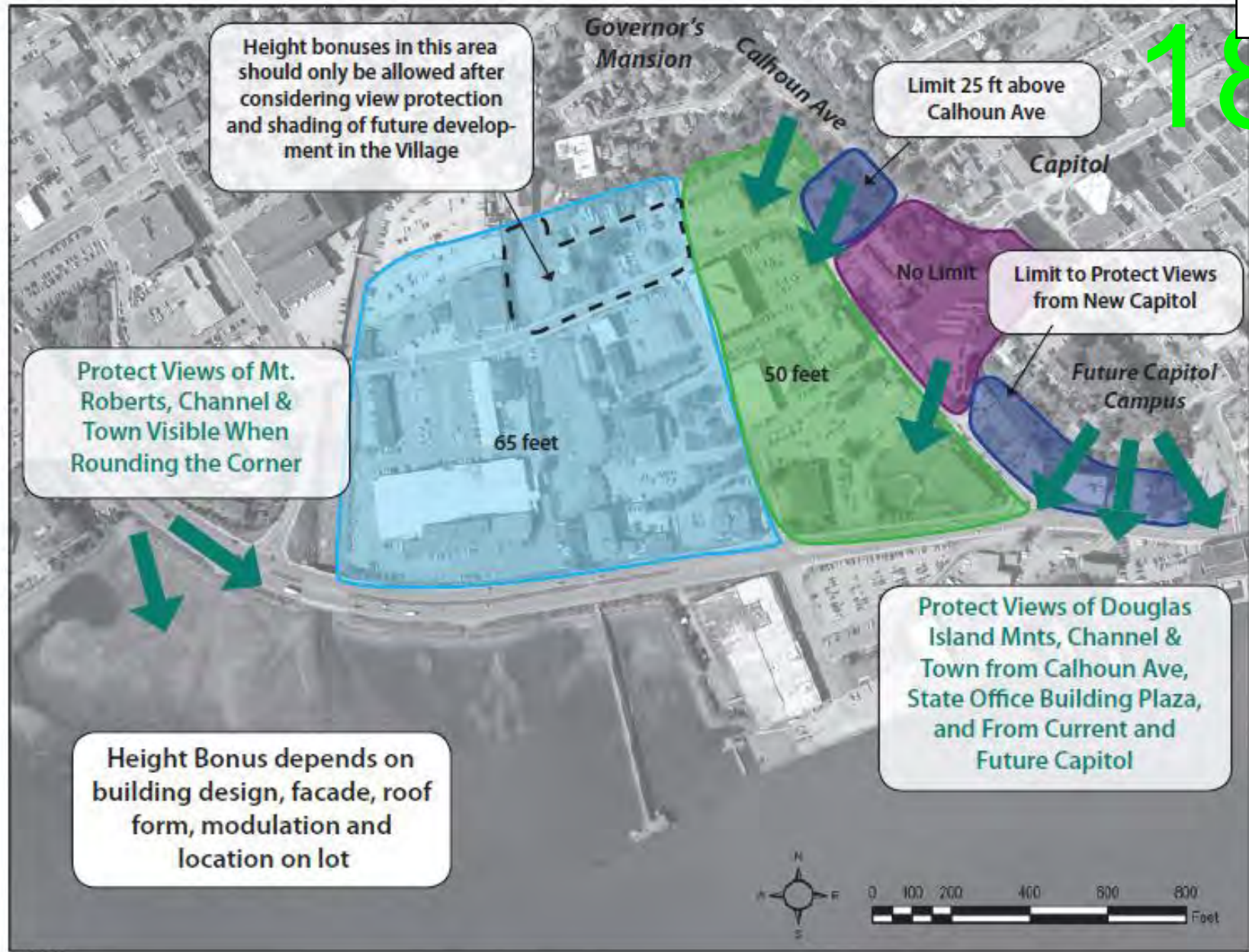


Figure 5. Building Heights (Possible with Bonus Points) and Viewsheds

AME2022 0006:

19

Rezone of approximately 9.5 (nine and one-half) acres in the Aak'w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions.

PROJECT INFORMATION:

<https://juneau.org/community-development/short-term-projects>

Click the + sign next to "AME2022 0006" for the map and application materials. Updated hearing information will be posted here.

PROJECT HEARING SCHEDULE:

Planning Commission Hearing:

January 24, 2023 TENTATIVE

7:00 pm

In person: Assembly Chambers, 155 S Seward Street. Go in the door next to the raven on the mural, then turn right.



ZOOM: Connection information will be available at the scheduling site (see reverse). You can participate via computer or via phone.

By computer: Either paste the link into your browser, or navigate to ZOOM and join the meeting using the Webinar ID.

By phone: When ready to participate,

- Press *9 to raise your hand.
- Press *6 to unmute yourself (if needed).

20

PROJECT HEARING SCHEDULE, continued:

<https://juneau-ak.municodemeetings.com/>

Locate the appropriate date:

The screenshot shows the 'City and Borough Website' header with a search bar for 'Meeting Files'. Below the header is a navigation menu with 'Meetings', 'Calendar', 'Boards', and 'Subscribe'. A search filter section includes 'From' (Sep 7, 2022), 'To' (Oct 12, 2022), and 'Meeting Group' (-Any-). Below this is a 'Meetings Directory' table with columns for Date, Meeting, Agenda, Agenda Packet, Minutes, Video, and View. A grey arrow points to the first row of the table.

Date	Meeting	Agenda	Agenda Packet	Minutes	Video	View
10/11/2022 - 7:00pm	Planning Commission Regular Meeting					View Details
09/28/2022 - 6:00pm	Assembly Finance Committee					View Details
09/27/2022 - 7:00pm	Planning Commission Regular Meeting					View Details
09/20/2022 - 5:30pm	Board of Equalization					View Details
09/14/2022 - 12:00pm	Local Emergency Planning Committee					View Details
09/13/2022 - 7:00pm	Planning Commission Regular Meeting					View Details

Your options are:

Agenda : This is a .pdf of the agenda, which will have ZOOM contact info.

Agenda : This is a web page of the agenda, which will have ZOOM contact info.

Agenda Packet : This is a .pdf of the agenda and of supporting documents (including staff reports) for cases being heard this night. It can be lengthy.

Agenda Packet : This is a web page that has the agenda, and [links](#) to supporting documents (including staff reports). This may be the easiest way to navigate through a long agenda.

WRITTEN COMMENTS

Comments can be e mailed to:

pc_comments@juneau.gov
(that is, pc UNDERSCORE comments)

Irene.Gallion@juneau.gov

Comments can be posted to:

Community Development Department
City and Borough of Juneau
155 South Seward Street
Juneau, AK 99801

Comments may be dropped off at:

Marine View Building
Corner of Ferry Way and S. Franklin Street
4th Floor permit center (hang a right out of the elevator, and it will be on your left)

If you do not have a computer available or have difficulty with writing, give Irene a call and she can take your comment over the phone: (907) 586-0753, x4130

IF the project is scheduled to be heard January 24, 2023, the last day for written comments is January 20, 2023, NOON.

Irene Gallion

From: Emily Suarez
Sent: Wednesday, December 7, 2022 9:43 AM
To: Irene Gallion
Subject: Public meeting notes

Hi Irene,

This is what I have from yesterday's meeting.

- Clarification on height restrictions between MU and MU2 zoning districts.
- MU does not have a height limitation compared to MU2 zoning district.
- Attendee asked a question regarding height limits for the new rezone proposal, and how that might have an impact on his neighborhood.
- Attendee also mentioned how a variance could be applied under current code to modify height restrictions for current zoning district. However, the rezone would allow for a more streamlined process for developers and building permit applications for future projects.
- Attendee was supportive of rezoning from MU2 to MU, and for future development to maintain a height between 50 feet to 65 feet.

Thank you,

Emily Suarez | Planner II

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

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

Office: 907.586.0753 ext. 4131

Note: My email will change to emily.suarez@juneau.gov beginning on December 5, 2022.



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ADDITIONAL MEETING MATERIALS PROVIDED BY THE APPLICANT

23

Re: CCTHITA Rezone Application, Aak'w Village District

The Central Council of Tlingit and Haida Indian Tribes of Alaska, CCTHITA, is pleased to submit this application for a zone change of a number of parcels in the historic core of the newly-named Aak'w District. Per the attached graphic, CCTHITA is hoping to revise the indicated properties from MU2 to MU zoning. Each of the properties identified in this block is controlled by Central Council.

The strategic reasons for this are identified following. First, MU is the predominant underlying zoning in the developed urban core of Juneau, and this existing zoning abuts the new rezone parcel along Willoughby Street, or the long northeasterly edge of the property.

Second, this rezone to MU is consistent with the Comprehensive Plan in this area, which indicates the proposed area is "TTC", Traditional town Center, also consistent with other northeasterly areas of the established downtown core.

Third, this rezone will allow greater flexibility to CCTHITA as building upgrades and new projects are considered for the downtown central properties.

The ability of MU to build to property lines, along with greater height opportunity, will allow us the potential for more efficient mixed-use solutions in this area. MU allows an unlimited number of housing units per acre, as opposed to MU2 which is capped at 80 housing units per acre.



Section 1, Item 4.



MRV ARCHITECTS
 1420 GLACIER AVE. #101
 JUNEAU, AK 99801
 907-586-1371
 FAX 907-463-5544
 mrv@mrvarchitects.com

ZONE CHANGE APPLICATION
 For The
 Central Council of the Tlingit and Haida Indian Tribes of Alaska
 MRV # 2215

No.	Description	Date

SHEET TITLE:
PROPOSED ZONE CHANGE PLAN

DATE: 6.10.2022
 DRAWN: MRV
 CHECKED: PV

SHEET NO.
A1 337

7/26/2022 1:22:05 PM \\MRV\2013\data\projects\2022\2215 CCT-HITA Downtown Planning\REV\BASE_MAP.rvt

1 PROPOSED ZONE CHANGE
 1" = 100'-0"



Irene Gallion

From: Alec Venechuk
Sent: Tuesday, December 20, 2022 2:27 PM
To: Irene Gallion
Subject: RE: AME22-06 and 08: Rezone of Aak'w Kwan District property

No Comments from GE on this -

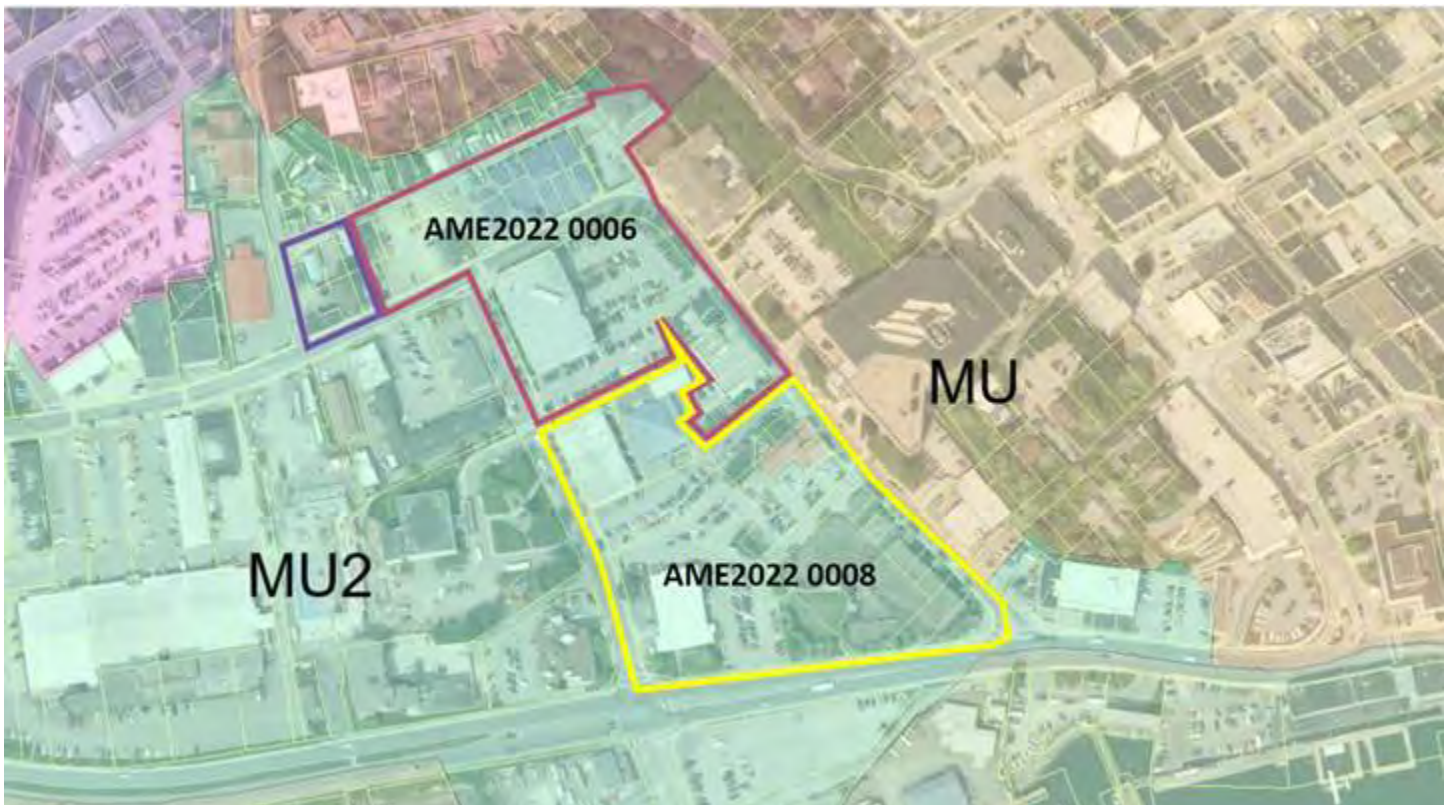
From: Irene Gallion <Irene.Gallion@juneau.gov>
Sent: Thursday, December 15, 2022 8:29 AM
To: Charlie Ford <Charlie.Ford@juneau.gov>; General Engineering <General_Engineering@juneau.gov>; Dan Jager <Dan.Jager@juneau.gov>
Cc: Dan Bleidorn <Dan.Bleidorn@juneau.gov>; Irene Gallion <Irene.Gallion@juneau.gov>
Subject: AME22-06 and 08: Rezone of Aak'w Kwan District property

Hello all,

Attached are two applications for rezoning in the Aak'w Kwan District, map below. I've attached a ZONING_Summary that outlines the changes.

If you have any comments, please provide them by **December 27, 2022**.

You may have had an early look at this in August, but it is coming to the Planning Commission in January. We had a public meeting with one attendee, who was interested in height limits.



More details can be found at the Short Term Planning web site: <https://juneau.org/community-development-projects>

Section I, Item 4.

Thanks!

Irene Gallion | Senior Planner

Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 X2



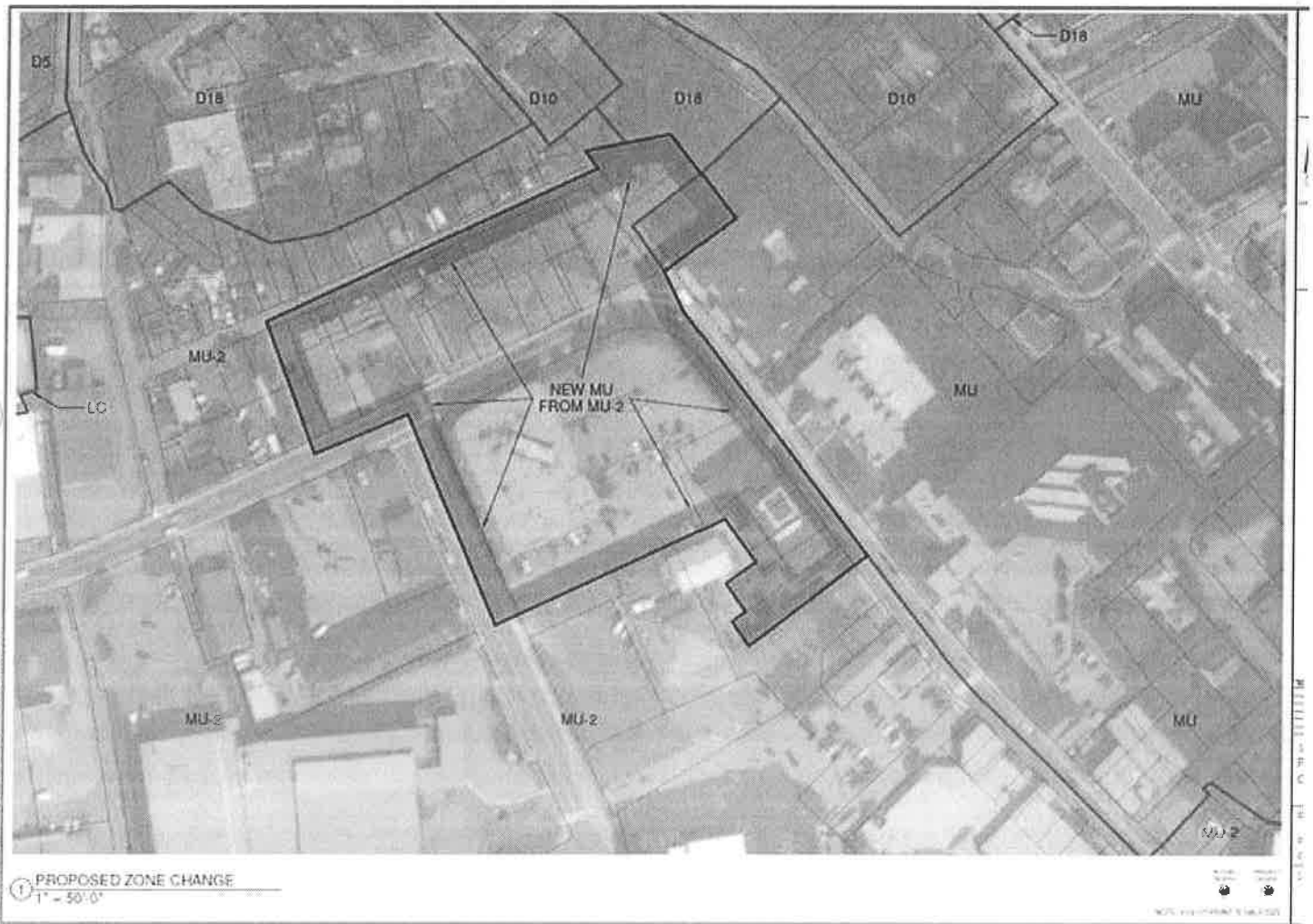
Fostering excellence in development for this generation and the next.

Irene Gallion

From: Irene Gallion
Sent: Thursday, August 4, 2022 11:04 AM
To: 'bill.campbell@alaska.gov'
Subject: Rezone in your area

Hi Bill,

We've received a proposed rezone in the area of the SOB (Willoughby side) and the offices that currently house ADEC. We'd like to give the State the opportunity to comment on it. Who should I send the details to?



Thanks!

Irene Gallion | Senior Planner

Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 X2

Irene Gallion

From: Irene Gallion
Sent: Wednesday, December 21, 2022 1:59 PM
To: 'bill.campbell@alaska.gov'
Cc: Irene Gallion
Subject: AME22-06/08: Rezones in your area
Attachments: 0822_001.pdf

Hi Bill,

I wanted to check in and see if there a State position on the proposed rezone in the Aak’w Kwan District. The project will be heard by the Planning Commission on January 24, 2023. The web site can be accessed here: <https://juneau.org/community-development/short-term-projects>

I am currently drafting the staff report for this project. To be considered in the staff report, comments must be received by December 23, 2022. After that, comments will be forwarded to the Planning Commission.

The last day for written comments is January 20, 2023 at noon. Testimony will be accepted at the Planning Commission meeting on January 24th, 2023.

Thank you for any perspective you can provide.

Irene Gallion | Senior Planner

Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 X2



Fostering excellence in development for this generation and the next.

From: permits@juneau.org <permits@juneau.org>
Sent: Wednesday, December 21, 2022 1:51 PM
To: Irene Gallion <Irene.Gallion@juneau.gov>
Subject: Attached Image

Irene Gallion

From: Norton Gregory <ngregory@thrha.org>
Sent: Wednesday, December 7, 2022 3:19 PM
To: Irene Gallion
Subject: RE: AME22-06/08: Rezone in Aak'w Kwan

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

Hi Irene,

Thank you for the information, I appreciate it.

All the best,
Norton

Norton Gregory
Director of Housing Services
(907) 780-3125 - direct
(888) 241-6868 – toll free
(866) 291-9019 - fax
ngregory@thrha.org



From: Irene Gallion <Irene.Gallion@juneau.gov>
Sent: Wednesday, December 7, 2022 2:57 PM
To: Norton Gregory <ngregory@thrha.org>
Subject: AME22-06/08: Rezone in Aak'w Kwan

You don't often get email from irene.gallion@juneau.gov. [Learn why this is important](#)

Hi Norton!

Here are the attachments from the public meeting, attended by one guy who lives on Distin and was concerned about his view.

The fastest summary of changes is in the ZONING_Summary attachment.

- The PINK is CCTHITA’s proposed rezone.
- The PURPLE is an extension that Staff is recommending, just so the zoning borders don’t split neighborhoods. We are proposing it go to Capital Avenue.
- The YELLOW is a separate CBJ proposal for rezoning. There are some politically-charged projects in the city area – Centennial Hall/JAHC and a proposal for a City Hall – and we didn’t want those to derail CCTHITA’s efforts, so we have a separate proposal for city land.

I'm happy to answer any questions, and also happy to run through the presentation for you and yours if you are interested. It takes about 20 minutes.

Thanks!

Irene Gallion | Senior Planner

Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 X2

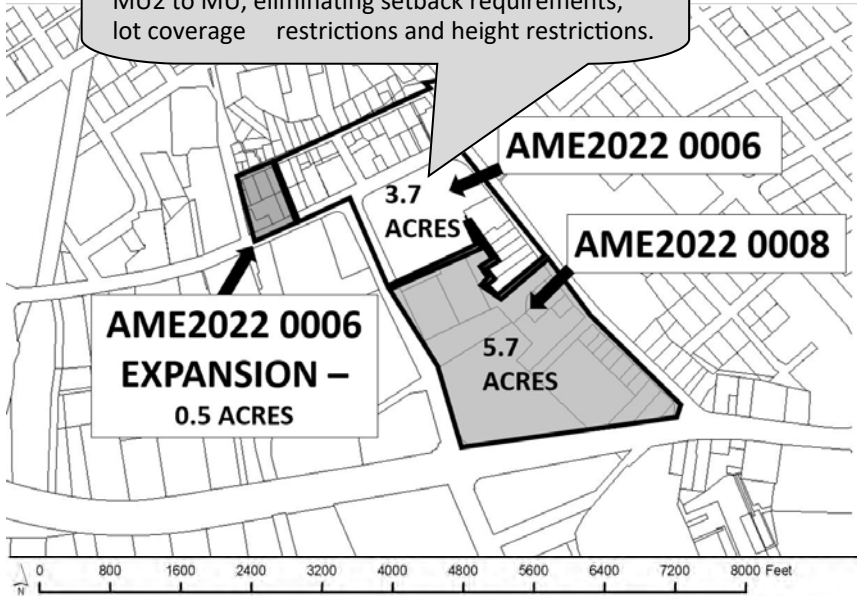


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Invitation to Comment

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

Proposed rezone for approximately 9.5 (nine and one-half) acres in the Aak'w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions.



155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for **proposed rezone for approximately 9.5 (nine and one-half) acres in the Aak'w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions.**

PROJECT INFORMATION:
Project Information can be found at:
<https://juneau.org/community-development/short-term-projects>

PLANNING COMMISSION DOCUMENTS:
Staff Report expected to be posted **January 23, 2023** at
<https://juneau.org/community-development/planning-commission>
Find hearing results, meeting minutes, and more here, as well.

Now through Jan. 12, 2023	Jan. 12 noon, Jan. 20, 2023	HEARING DATE & TIME: 7:00 pm, Jan. 24, 2023	Jan. 25, 2023
Comments received during this period will be sent to the Planner, Irene Gallion , to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/85488605721 and use the Webinar ID: 854 8860 5721 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above). You may also participate in person in City Hall Assembly Chambers, 155 S. Seward Street, Juneau, Alaska.	The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,
Phone: (907)586-0753 ext. 4130 ♦
Email: pc_comments@juneau.gov
Mail: Community Development, 155 S. Seward Street, Juneau AK 99801

Case No.: AME2022 0006 & AME2022 0008
Parcel No.: Multiple
CBJ Parcel Viewer: <http://epv.juneau.org> 344



Attachement J - Public Notice Sign



Attachement J - Public Notice Sign

Irene Gallion

From: Alan Steffert <asteffert@gmail.com>
Sent: Thursday, January 5, 2023 12:20 PM
To: Irene Gallion; Dan Bleidorn
Subject: Public notice sign is up!
Attachments: IMG_9010.JPG; ATT00001.txt; IMG_9011.JPG; ATT00002.txt

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

Dan & Irene.

The big red public notice sign for the redone has been tied and nailed to a tree outside the JAAHC, facing Egan Drive. See attached photos. This was done around noon today.

Alan



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

December 14, 2022

Hello Neighbor,

The City and Borough of Juneau's Planning Commission will hear a proposal to rezone approximately 9.5 acres in the Aak'w Kwan District. **If you are receiving this letter, it means you own property in the area proposed for rezone.**

Attached is information on the rezone, and what it means. To summarize, under proposed zoning:

- Buildings can be built right up to the property line. No setbacks will be required.
- A building can cover the entire lot.
- There is no limit on the number of residential units that could be built per acre.
- In theory, there is no height limit. However, any proposed building would need to be considered in light of the Willoughby District Land Use Plan, which includes protections for:
 - The view from Calhoun Avenue.
 - The view from Distin Avenue.
 - Sunlight to Village Street residents.

Zoning also impacts uses. The proposed zoning would allow marijuana product manufacturing facilities. The proposed zoning would disallow zoos, aquaria or other animal facilities with a visitor component – facilities allowed under current zoning. Other than that, uses under the proposed zoning would remain the same.

You'll receive a post card in the mail notifying you of the Planning Commission meeting date and time, and you may see the meeting advertised in the "Your Municipality" section of the Juneau Empire. The meeting will be:

Regular Planning Commission

January 24, 2022

7:00 pm

Enclosed documents have information on how to participate in person or via ZOOM.

If you have any questions, you can contact me with the information below.

Thank you for your participation in developing our community!

Irene Gallion, Senior Planner
Irene.Gallion@juneau.gov
(907) 586-0753, extension 4130

Included items from the public meeting, **Attachment G**.
* Comprehensive Plan Land Use Maps and Descriptions (page 16)
* Zoning Summary (page 15)
* Willoughby District Land Use Map - Height Restrictions (page 18)
Meeting instructions were updated with meeting scheduling information (attached).

AME2022 0006 and AME2022 0008:

Rezone of approximately 9.5 (nine and one-half) acres in the Aak'w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions.

PROJECT INFORMATION:

<https://juneau.org/community-development/short-term-projects>

Click the + sign next to “AME2022 0006” for the map and application materials. Updated hearing information will be posted here.

PROJECT HEARING SCHEDULE:

Planning Commission Hearing:

January 24, 2023

7:00 pm

In person: Assembly Chambers, 155 S Seward Street. Go in the door next to the raven on the mural, then turn right.



ZOOM: Connection information will be available at the scheduling site (see below). You can participate via computer or via phone.

By computer: Either paste the link into your browser, or navigate to ZOOM and join the meeting using the Webinar ID.

By phone: When ready to participate,

- Press *9 to raise your hand.
- Press *6 to unmute yourself (if needed).

PROJECT HEARING SCHEDULE, continued:

<https://juneau-ak.municodemeetings.com/>

Locate the appropriate date:

The screenshot shows the 'City and Borough of Juneau' website's 'Meetings Directory'. At the top, there is a search bar and navigation links for 'Meetings', 'Calendar', 'Boards', and 'Subscribe'. Below this is a search filter with 'From' (Sep 7, 2022) and 'To' (Oct 12, 2022) date pickers, and a 'Meeting Group' dropdown set to '- Any -'. Below the filter is a table with columns: Date, Meeting, Agenda, Agenda Packet, Minutes, Video, and View. A grey arrow points to the 'Date' column.

Date	Meeting	Agenda	Agenda Packet	Minutes	Video	View
10/11/2022 - 7:00pm	Planning Commission Regular Meeting					View Details
09/28/2022 - 6:00pm	Assembly Finance Committee					View Details
09/27/2022 - 7:00pm	Planning Commission Regular Meeting					View Details
09/20/2022 - 5:30pm	Board of Equalization					View Details
09/14/2022 - 12:00pm	Local Emergency Planning Committee					View Details
09/13/2022 - 7:00pm	Planning Commission Regular Meeting					View Details

Your options are:

Agenda : This is a .pdf of the agenda, which will have ZOOM contact info.

Agenda : This is a web page of the agenda, which will have ZOOM contact info.

Agenda Packet : This is a .pdf of the agenda and of supporting documents (including staff reports) for cases being heard this night. It can be lengthy.

Agenda Packet : This is a web page that has the agenda, and links to supporting documents (including staff reports). This may be the easiest way to navigate through a long agenda.

WRITTEN COMMENTS

Comments can be e mailed to:

pc_comments@juneau.gov
(that is, pc UNDERSCORE comments)

Irene.Gallion@juneau.gov

Comments can be posted to:

Community Development Department
City and Borough of Juneau
155 South Seward Street
Juneau, AK 99801

Comments may be dropped off at:

Marine View Building
Corner of Ferry Way and S. Franklin Street
4th Floor permit center (hang a right out of the elevator, and it will be on your left)

If you do not have a computer available or have difficulty with writing, give Irene a call and she can take your comment over the phone: (907) 586-0753, x4130

The last day for written comments is January 20, 2023, NOON.

Irene Gallion

From: Irene Gallion
Sent: Monday, December 12, 2022 10:15 AM
To: 'franchise.transactions@marriott.com'
Subject: AME22-06 and 08: Possible rezone in Juneau
Attachments: AME20220006_ZONING_Summary.pdf; Willoughby_Plan_MAP_COLOR.pdf

Hello,

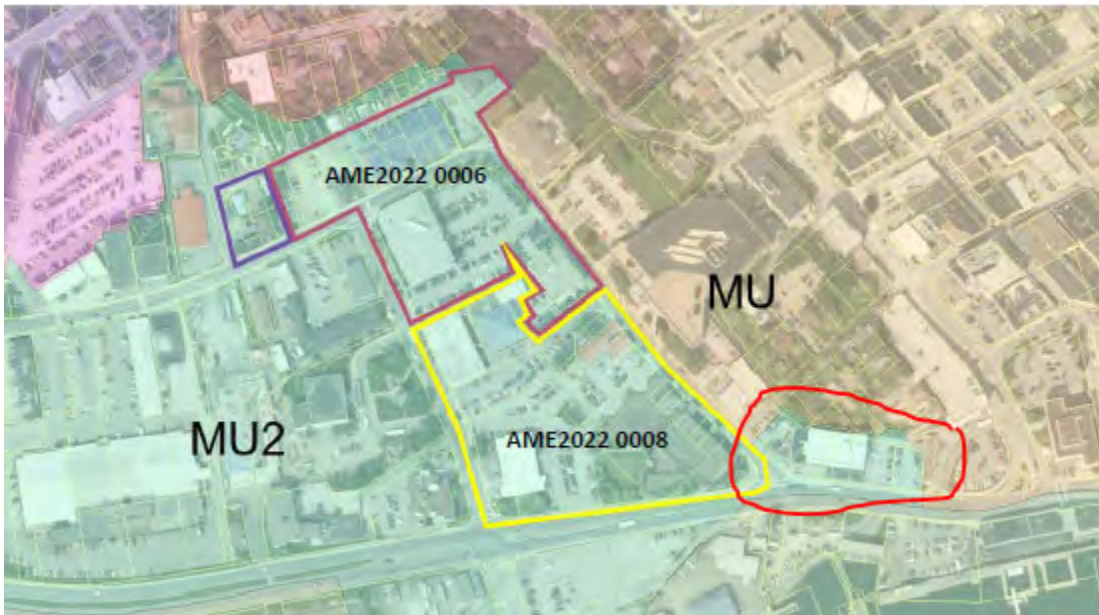
If you are not the right party to engage with, I hope you can send me in the right direction.

There is a rezone being considered in Juneau. Your property at 51 Egan Drive is not currently included. However,

- The Commission may choose to include it, to avoid it being on an island of zoning by itself.
- You may wish for it to be included, to take advantage of less restrictive height and setback provisions.

I've attached the zoning summary handout from our last public meeting, to give you a feel for impacts. I've also attached a map from our Willoughby District Land Use Plan, which the Planning Commission would consider, and which would limit the otherwise unlimited height.

The snip below shows where Marriott property is in relation to the proposed rezone.



Thank you for your time. Let me know if you have any questions,

Irene Gallion | Senior Planner

[Community Development Department](#) | City & Borough of Juneau, AK
 Location: 230 S. Franklin Street | 4th Floor Marine View Building
 Office: 907.586.0753 X2



Additional Materials

Regular Planning Commission Meeting

Assembly Chambers
7:00 p.m.
Meeting Date: February 14, 2023

A. AME2022 0006 & AME2022 0008:

1. Public Notice - Marriott, sent 12-12-2022
2. Public Comment - Fowler, received 1-2-2023
3. Public Comment - Hart, received 1-10-2023
4. Public Comment - Moore, received 1-20-2023
5. Presentation - Irene Gallion, Rezone in Aak'w Kwaan district [AME22-06, AME22-08 Rezone in Aak'w Kwaan district - YouTube](#)

B. SMF2022 0003:

1. Public Comment- Holzman, received 2-3-2023

Irene Gallion

From: Irene Gallion
Sent: Monday, December 12, 2022 10:15 AM
To: 'franchise.transactions@marriott.com'
Subject: AME22-06 and 08: Possible rezone in Juneau
Attachments: AME20220006_ZONING_Summary.pdf; Willoughby_Plan_MAP_COLOR.pdf

Hello,

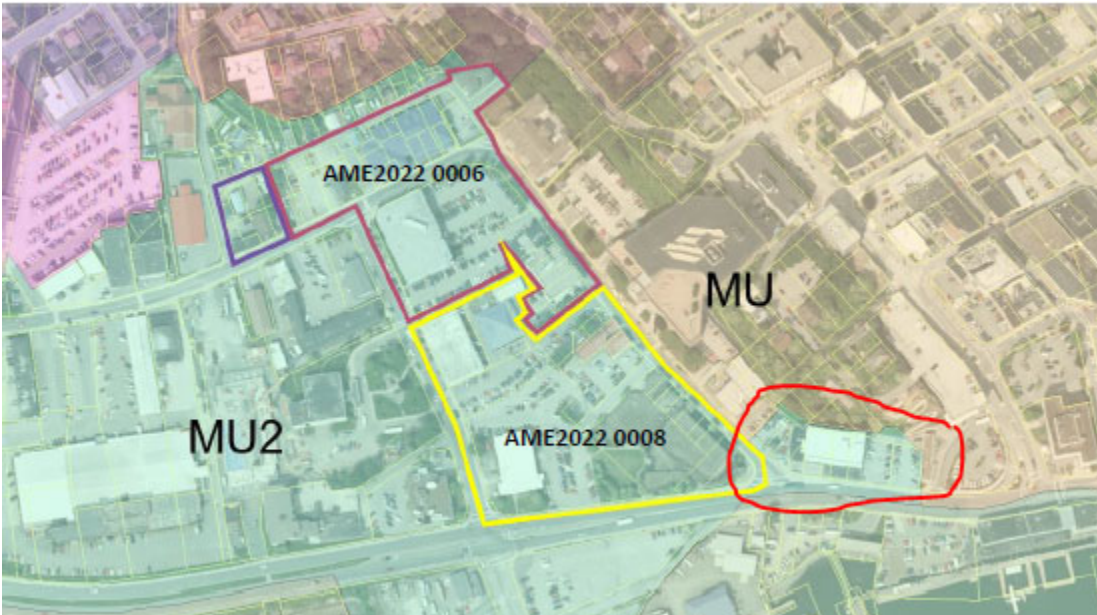
If you are not the right party to engage with, I hope you can send me in the right direction.

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- You may wish for it to be included, to take advantage of less restrictive height and setback provisions.

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The snip below shows where Marriott property is in relation to the proposed rezone.



Thank you for your time. Let me know if you have any questions,

Irene Gallion | Senior Planner

[Community Development Department](#) | City & Borough of Juneau, AK
 Location: 230 S. Franklin Street | 4th Floor Marine View Building
 Office: 907.586.0753 X2



JAN 20 2023
CBJ LOCK BOX
CBJ Planning Commission
Planning & Zoning

CBJ Planning Commission
155 Seward Street
Juneau, Alaska 99801

Re: TH AME2022006
CBJ AME2022008


Dear Readers:

I am writing about two rezoning proposals , one which I support and one which I do not, at least not at this time.

First, I support Tlingit and Haida Central Council's rezone request, AME2022006.

Second, I oppose, at this time, CBJ AME2022008. This greatly expands the area for which no height restrictions would apply, a decision I believe needs more community dialogue. What prompted this? "Piggybacking" onto the T&H request seems opportunistic. What is anticipated? How dense could this ultimately be? Height restrictions are one of the ways the character of a community shows itself. The gaps between buildings that prevent wind tunnels, that offer light corridors, views to the water, up at the mountains, these help make downtown Juneau a walking community beyond the tourism district. This is part of what Juneau has to offer. Until there is more of a discussion of why this is being proposed and what protections there might be, I would urge this matter be disapproved.

Thank you.


Susi Gregg Fowler
603 West 12th Street
Juneau, Alaska 99801

WAT CREGG
POB 21693
JUNEAU 99801

JAN 20 2023

LOCK BOX

PLANNING COMMISSION
155 S ELMWOOD
JUNEAU, AK 99801

Walter Gregg; PO Box 21693; Juneau, Alaska 99802; 253-234-5145; g620w02@use.startmail.com

Planning Commission
155 S Seward Street
Juneau, Alaska 99801

Re: TH AME20220006; CBJ AME20220008;

Dear Readers:

CBJ AME20220008: I'm concerned about removing all height limits from the lots including the Union Hall, Bullwinkles, Twilight cafe, 400 Willoughby, teenage club, and CBJ parking lot back through the JACC and Centennial Hall. Your notice indicates that this comes with the mixed use designation.

- People worked really hard for years to get a height limit so that the downtown could never turn into a concrete canyon. I would prefer that the height limit be retained in this particular area.
- Additionally, as I understand it, our mixed use designation isn't **mandatory** mixed use. I think it needs to be. Otherwise it could just be a bridge to changing the entire character of an area to a single use.

TH AME20220006: By contrast, I am aware of no issues with the rezoning from the Malaspina through the original Native Village and including the DEC building. It seems to me that the removal of the height limit so close to the hillside is not likely to adversely affect anyone. Tlingit and Haida Central Council have my trust. Additionally, we do desperately need the Malaspina returned to some sort of use. With any luck that would at least include a residence or two. But even if that building became all commercial, that would be better than letting it sit derelict.

In summary, I ask that you seriously consider approving TH's AME20220006 but question whether it's good for the city's future for you to approve CBJ's AME20220008.

Thank you.



Walter Gregg

From: Kriss Hart <kriss@wmc2775.com>
Sent: Tuesday, January 10, 2023 9:43 AM
To: PC_Comments
Subject: Re: Case AME2022 0006 & 0008
Attachments: CBJ Notice Comment and Request 10Jan23.pdf

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

Please see attached my letter of support for this action and a request to add my property adjacent to the action area to the rezone. Please contact me if there is additional documentation I need to supply to be included in this action.

Thank you.

Kriss Hart
206 849-4812

10 January 2023

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

Case No.: AME2022 0006 & AME2022 0008
Request for Comment

Request to be included in the Action

CBJ Staff & Planning Commission,

I am the owner of an adjacent parcel at 500 Egan Drive (Juneau Support LT C2A) that is currently leased to CBJ for parking. The lot was acquired to site a district heating plant and other uses to improve the area.

I strongly support the requested change to the zoning proposed in these cases. Building a strong core for down town Juneau is important for the vitality of the community. Cost of building is expensive and these accessible lots should benefit from increased flexibility in adding multiple uses and increased density.

I request also that my lot (Juneau Support LT C2A) also be changed from MU2 to MU to allow consistent zoning and improved development of the area. Is there a formal request I need to make to be included in this action?

Thank you for your consideration.



Kriss Hart
Develop Juneau Now LLC
P.O. Box 32598
Juneau, AK 99803
206 849-4812 cell

Ilsa Lund

From: Sarah Moore <rasha_150@hotmail.com>
Sent: Friday, January 20, 2023 4:41 AM
To: Irene Gallion; PC_Comments
Subject: AME2022 0006 and 0008: Aak'w Kwaan Village District Rezone

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

I am writing to provide comment to the planning committee on the proposed rezoning of Aak'w Kwaan Village District under AME2022 0006 and 0008.

I do not support rezoning solely for the impact it has on required setback and allowable lot coverage. I enjoy the trees and green spaces on lots within the impacted area and think properties developed without greenspace detract from the overall authentics and user enjoyment of an area.

Thank you,
Sarah Moore
638 Seward Street

From: Sailors on
Sent: Friday, February 3, 2023 1:34 PM
To: PC_Comments
Subject: Chilkat Vistas

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

Commissioners;

I and my wife live in Tamarack Trails Condominium D-6. Our windows face the Chitchat Vistas development. There is a strip of land [approximately 30 ft.] between our condo building and the new road. We were under the impression that there would be a buffer zone between us and the road to the new development.

During a wind event two of the remaining trees fell toward the condo building, one landing on the building without damage. This resulted in all remaining growth being removed by the developer.

We no longer have any privacy as anyone on the road is at eye level with our living room, kitchen, and bedroom. I spoke with the developer Mike, on 2/1/2023, and brought up the need for a buffer between the road and the condo. He stated that he will plant the area between and the condo with trees, both conifers and deciduous, by the end of this summer.

I'm bringing our concern to your attention as it will be very difficult living here without a buffer between the road and the building, in hopes you may assist in this matter.

Thank You for the work that You do.

Sincerely, Allen & Leslie Holzman