



City & Borough of Juneau, Alaska
155 Heritage Way Juneau, AK 99801

Plan NO.: **USE20260003**
Plan Type: **PL - USE - Conditional Use Permit**
Work Classification: **Commission Approval (Final)**
Plan Status: **In Review**
Apply Date: **03/05/2026**
Expiration: **[None Listed]**

Location Address

Parcel Number

4B2601020069

Contacts

Shawn D Kantola, Southeast Endeavors, LLC
8287C Garnet ST, Juneau, AK 99801
(907) 209-3900

Applicant

██████████@yahoo.com

SHAWN KANTOLA

Owner

8287C Garnet ST, JUNEAU, AK 99801

Description: I would like to have more than 6 hens and more than 3 farm animals for personal use.

Staff Description: A proposal for a conditional-use permit to provide for the stabling of farm animals for personal use in a D-3 zone.

Fees	Amount	Payments	Amt Paid
Public Notice Sign Deposit	100.00	Total Fees	\$650.00
Public Notice Sign Fee	50.00	Credit Card	\$650.00
Class II Use Fee	500.00		
Total:	\$650.00	Amount Due:	\$0.00

Additional Information:

Note: Only answered questions are listed below. For a full view of all application questions see Civic Access More Info Tab:

<https://cityandboroughofjuneauak-energovweb.tylerhost.net/apps/selfservice#/plan/c84bd78f-fa3e-405c-bb49-648111725273?tab=moreinfo>



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Pre-Application Case Number: PAC2025 0057

Describe the Project: Up to 200 chickens and up to 30 farm animals.

Describe the Project Purpose: Personal use hobby farm.

Describe the Project Site Circulation: N/A

Describe the Project Traffic: No additional Traffic.

Describe the Project Site Drainage: Adequate, See Site Plan.

Describe the Project Site Snow Storage: Adequate, See Site Plan.

Describe the Project Site Vegetation: Grass, bushes, trees and shrubs.

Describe Any Other Project Details: N/A

Comprehensive Plan: Large family requesting ability to have chickens and farm animal for personal use. We also own lot 10 of this subdivision (which is an additional 4acres). With the additional lot the animals will not be within 200' of any neighboring houses.

Accessory Apartment?: No

Justification Memo Box: N/a

Previous Approval Case Number: N/A

Total Area of Lot (Sq. Ft): 93897

Total Area of Existing Structures(s) (Sq.Ft): 0

Total Area of Proposed Structure(s) (Sq. Ft.): 11500

Total Lot Coverage Existing Structure(s) (Sq. Ft.): 0

Total Lot Coverage Proposed Structure(s) (Sq. Ft.): 7500

Current use of land or building(s): Vacant

Proposed use of land or building(s): Haven't applied for the building permit yet, but the plan is to have a duplex and two detached accessory dwelling units. Also a building for chickens/farm animals.

Project includes proposed lighting?: No

Existing lighting to remain?: N/A

CBJ Water Available?: Public

CBJ Sewer Available?: Public

Class I Use: No

Class II Use: No

Class III Use: No

Class IV Use: No

Class V Use: No



(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

Silver Street Farm

Case Number: PAC2025 0057
Applicant: Shawn Kantola
Property Owner: Shawn Kantola
Property Address: Unaddressed
Parcel Code Number: 4B2601020069
Site Size: 93,897 Sq. Ft.
Zoning: D-3
Existing Land Use: Vacant

Conference Date: January 14, 2026

Report Issued: January 21, 2026

DISCLAIMER: Pre-application conferences are conducted for the purpose of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application and are not a guarantee of final project approval.

List of Attendees

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

Name	Title	Email address
Shawn Kantola	Applicant	██████████@yahoo.com
Brandon Robinson	Planner	Brandon.Robinson@juneau.gov
Jenny Smith	Chief General Engineer	Jenny.Smith@juneau.gov
Madeline Carse	Administrative Assistant	Madeline.Carse@juneau.gov
Forrest Courtney	Senior Planner, Floodplain Manager	Forrest.Courtney@juneau.gov
Kathryn Oberlin	Planner	Kathryn.Oberlin@juneau.gov

CONFERENCE SUMMARY

Questions/issues/agreements identified at the conference that weren't identified in the attached reports.

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

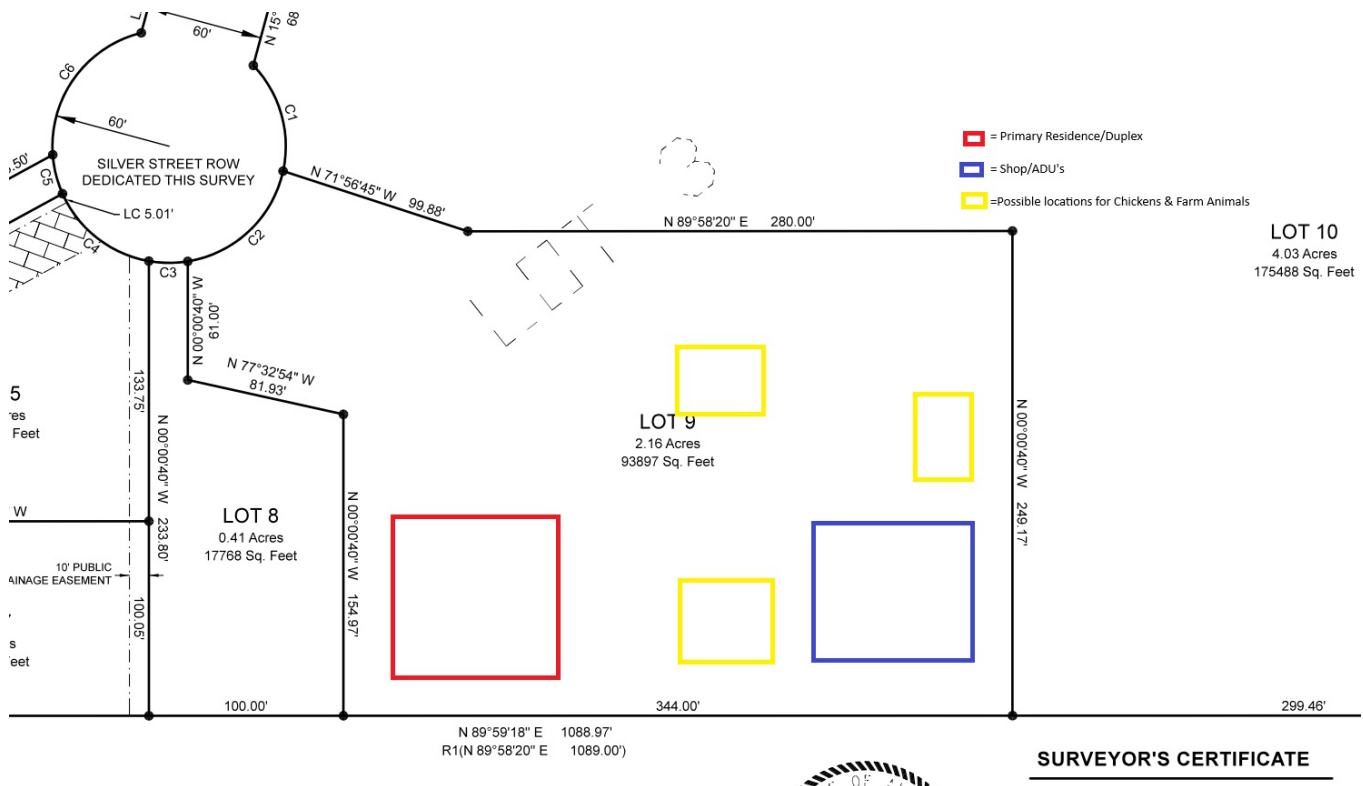
- Applicant should have an initial conversation with the State of Alaska's Department of Environmental Conservation on potential runoff mitigation.

Project Overview

The applicant and owner of the property (parcel 4B2601020069; lot 9, Silver Acres Subdivision) is planning on building their primary residence on the lot in 2026/2027. They are interested in having more than the by-right personal-use thresholds for hens and farm animals. The site is over 2 acres in size, and they are requesting to pursue a conditional use permit for a hobby farm (no commercial uses intended).

They would like to have laying hens, roosters, meat chickens (up to 200 at a time), and up to 30 farm animals at a time.

The applicant submitted a draft site plan, shown below.



Conditional Use Permit Process:

- Submit the application and back-up materials.
 - Electronic submissions accepted at <https://cityandboroughofjuneauak-energovweb.tylerhost.net/apps/selfservice#/home>
- The project will be assigned to a planner. They will review submitted materials, and coordinate where necessary. When the planner assesses the application is complete, they will schedule a hearing before the Planning Commission.
 - A notice will be sent to property owners within 500 feet of the project.
 - There will be two newspaper ads for the case.

- The Applicant is required to post a Public Notice sign, which will be provided by CDD. The sign must be posted two weeks before the hearing.
 - Staff will prepare a report analyzing the project, and make a recommendation to the Commission. The report will be publicly available the week before the hearing.
- At the Planning Commission meeting, the project can be:
 - On the Consent Agenda, where it will be passed without discussion.
 - On the Regular Agenda:
 - The Director will briefly describe the project.
 - The Applicant has 15 minutes to describe the project.
 - The public has the opportunity to comment. There is usually a time limit of two to three minutes.
 - The Applicant has time to respond to issues raised.
 - Public comment is closed and there is no additional opportunity to participate.
- The Planning Commission will:
 - Approve the project
 - Approve the project with conditions (the most common outcome)
 - Deny the project
 - Continue the project – if more information is required or if the Commission runs out of time.
- The decision can be appealed for 20 days after the Notice of Decision is filed with the City Clerk. If the decision is appealed, the Applicant can continue with their project at their own risk.
- Videos of the Planning Commission activities are posted on Assembly's Minutes and Agendas site.
<https://juneau-ak.municodemeetings.com/>

SECTION 1 – PLANNING DIVISION

1. **Zoning** – D-3
2. **Table of Permissible Uses** – The proposed use is permissible through a Conditional Use Permit process. The applicable use from the Table of Permissible Uses is 14.230 Stabling of Farm Animals, superscript M. Note M conveys that the stabling can be for either commercial or private use for more than three farm animals.
3. **Subdivision** – N/A
4. **Setbacks** –
 - a. Front: 25 Feet
 - b. Rear: 25 Feet
 - c. Side: The typical side-yard setback for the D-3 zoning district is 10 Feet. This lot in particular has a 15-Foot side-yard setback from the Black Bear Subdivision's Lot 1 to its south as noted on the plat.
 - d. Street-Side: 17 Feet
5. **Height** –
 - a. Permissible: 35 Feet
 - b. Accessory: 25 Feet
6. **Access** – Silver Street

7. **Parking & Circulation** – The proposed single-family use requires two off-street parking spaces per dwelling unit.
8. **Lot Coverage** –
 - a. Permissible: 35% Maximum
 - b. Conditional: 35% Maximum
9. **Vegetative Coverage** – 20% Minimum
10. **Lighting** – Exterior lighting may not shed light or glare above the roofline of the building or beyond the property line of the site. Industrial and exterior lighting shall not be used in a manner that produces glare on public highways or neighboring property.

Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall at the discretion of the Community Development Department, according to the requirements at §49.40.235(d). All exterior lighting fixtures shall be of a “full cutoff” design.

11. **Noise** – The Commission may place conditions affecting noise generation from this proposal. Please see CBJ 49.15.330(g)(11).
12. **Flood** – Panel 02110C1238E. This lot is not in a floodzone.
13. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – This lot is not in a mapped hazard zone. This lot does not appear to have grades triggering a hillside endorsement according to CBJ’s 2013 Contours GIS layer.
14. **Habitat/Wetlands** – Check with U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. There are no anadromous waterbodies on the subject parcel, or within 50 feet. There are wetlands in the area proposed for development. Applicant will need to acquire any necessary permits from the U.S. Army Corps of Engineers for wetland-affecting development.
15. **Plat or Covenant Restrictions** –
 - a. This plat contains 17 notes. The following listed notes are the most relevant to the subject lot:
 - i. Note 3: Subject to easements and restrictions of record.
 - ii. Note 5: This subdivision is within the City and Borough of Juneau and is subject to taxation at the time of the survey.
 - iii. Note 8: See record book No. 321 page 493 JRD regarding the 30' drainage and maintenance easement across the northerly line of U.S. survey 2551. The portion of drainage easement located within the newly dedicated portion of Silver Street is relinquished.
 - iv. Note 9: See Record Book No. 411 Page 897 regarding the 30' public sewer easement that is coincident with the 30' drainage easement described in note 7 of this plat. The portion of sewer easement located within the Silver Street ROW dedicated this plat is relinquished.
 - v. Note 10: Lots 6, 7, 8, 9 and 10 of this subdivision must have a 15-foot side yard setback for side yards abutting Black Bear Subdivision Lot 1.

- vi. Note 11: Wetlands may exist on parts of this subdivision. Special regulations may apply.
- vii. Note 16: The on-lot stormwater runoff drainage is acceptable as exists between the platted lots of this subdivision and may not be modified unless permitted by CBJ Engineering pursuant to CBJ 19.12.120.1 Best Management Practices.

16. **Traffic** – The proposed use is a detached single-family dwelling with the stabling of animals. There is no proposed commercial use for this property, and no related, intended visitors. Traffic generation numbers below are estimated using the ITE Trip Generation Manual, 9th Edition on a weekday per dwelling unit.

Use	Trips Generated	Total Trips
Single-Family Detached Housing	9.52	9.52
Total ADTs:		9.52

17. **Nonconforming situations** – There are no known nonconformities. The lot was legally platted in 2025 and is currently vacant. The lot meets D-3 zoning standards.

SECTION 2 – BUILDING DIVISION

18. **Building** – No issues or concerns with this project at this time.
19. **Outstanding Permits** – No outstanding building permits.

SECTION 3 – GENERAL ENGINEERING/PUBLIC WORKS DEPARTMENTS

20. **Engineering** – No concerns at this time.
21. **Drainage** – No concerns at this time.
22. **Utilities** – No concerns at this time.

SECTION 4 – FIRE DEPARTMENT

23. **Fire Items/Access** – No concerns from Fire at this time.
24. **Remove if not applicable.** Suppression system plans must be submitted with the building permit application. Suppression system design cannot be deferred.

SECTION 5 – OTHER APPLICABLE AGENCY REVIEW

25. N/A

SECTION 6 – LIST OF REQUIRED APPLICATIONS

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

26. Conditional Use Permit through Civic Access

Additional Submittal Requirements

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

27. A copy of this pre-application conference report
28. Scaled site plan showing any pens and structures, as well as drainage and any planned future development

Exceptions to Submittal Requirements

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

29. N/A

FEE ESTIMATES

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

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

1. Class II Use, \$500: Agricultural uses of 50,000 or more square feet (CBJ 49.85.100 (3)(B)(ii))
2. Public-Notice Sign: \$100 Sign Deposit; \$50 Sign Fee

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

Submit your Completed Application

You may submit your application(s) online via CBJ Civic Access (<https://cityandboroughofjuneauak-energygovweb.tylerhost.net/apps/selfservice#/home>)

ATTACHMENTS:

- Attachment A_CBJ 49.15.330
- Attachment B_2025_Plat-2025-8
- Attachment C_2026_Draft_Site Plan

49.15.330 Conditional use permit.

- (a) *Purpose.* A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedure is intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.
- (b) *Preapplication conference.* Prior to submission of an application, the developer shall meet with the director for the purpose of discussing the site, the proposed development activity, and the conditional use permit procedure. The director shall discuss with the developer, regulation which may limit the proposed development as well as standards or bonus regulations which may create opportunities for the developer. It is the intent of this section to provide for an exchange of general and preliminary information only and no statement by either the developer or the director shall be regarded as binding or authoritative for purposes of this code. A copy of this subsection shall be provided to the developer at the conference.
- (c) *Submission.* The developer shall submit to the director one copy of the completed permit application together with all supporting materials and the permit fee.
- (d) *Director's review procedure.*
 - (1) The director shall endeavor to determine whether the application accurately reflects the developer intentions, shall advise the applicant whether or not the application is acceptable and, if it is not, what corrective action may be taken.
 - (2) After accepting the application, the director shall schedule it for a hearing before the commission and shall give notice to the developer and the public in accordance with CBJ 49.15.230.
 - (3) The director shall forward the application to the planning commission together with a report setting forth the director's recommendation for approval or denial, with or without conditions together with the reasons therefor. The director shall make those determinations specified in subsections (1)(A)—(1)(C) of subsection (e) of this section.
 - (4) Copies of the application or the relevant portions thereof shall be transmitted to interested agencies as specified on a list maintained by the director for that purpose. Referral agencies shall be invited to respond within 15 days unless an extension is requested and granted in writing for good cause by the director.
 - (5) Even if the proposed development complies with all the requirements of this title and all recommended conditions of approval, the director may nonetheless recommend denial of the application if it is found that the development:
 - (A) Will materially endanger the public health or safety;
 - (B) Will substantially decrease the value of or be out of harmony with property in the neighboring area; or
 - (C) Will not be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans.
- (e) *Review of director's determinations.*
 - (1) At the hearing on the conditional use permit, the planning commission shall review the director's report to consider:
 - (A) Whether the proposed use is appropriate according to the table of permissible uses;

-
- (B) Whether the application is complete; and
 - (C) Whether the development as proposed will comply with the other requirements of this title.
- (2) The commission shall adopt the director's determination on each item set forth in paragraph (1) of this subsection (e) unless it finds, by a preponderance of the evidence, that the director's determination was in error, and states its reasoning for each finding with particularity.
- (f) *Commission determinations; standards.* Even if the commission adopts the director's determinations pursuant to subsection (e) of this section, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the hearing, that the development will more probably than not:
- (1) Materially endanger the public health or safety;
 - (2) Substantially decrease the value of or be out of harmony with property in the neighboring area; or
 - (3) Lack general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.
- (g) *Specific conditions.* The commission may alter the director's proposed permit conditions, impose its own, or both. Conditions may include one or more of the following:
- (1) *Development schedule.* A reasonable time limit may be imposed on construction activity associated with the development, or any portion thereof, to minimize construction-related disruption to traffic and neighborhood, to ensure that development is not used or occupied prior to substantial completion of required public or quasi-public improvements, or to implement other requirements.
 - (2) *Use.* Use of the development may be restricted to that indicated in the application.
 - (3) *Owners' association.* The formation of an association or other agreement among developers, homeowners or merchants, or the creation of a special district may be required for the purpose of holding or maintaining common property.
 - (4) *Dedications.* Conveyance of title, easements, licenses, or other property interests to government entities, private or public utilities, owners' associations, or other common entities may be required.
 - (5) *Performance bonds.* The commission may require the posting of a bond or other surety or collateral approved as to form by the city attorney to guarantee the satisfactory completion of all improvements required by the commission. The instrument posted may provide for partial releases.
 - (6) *Commitment letter.* The commission may require a letter from a public utility or public agency legally committing it to serve the development if such service is required by the commission.
 - (7) *Covenants.* The commission may require the execution and recording of covenants, servitudes, or other instruments satisfactory in form to the city attorney as necessary to ensure permit compliance by future owners or occupants.
 - (8) *Revocation of permits.* The permit may be automatically revoked upon the occurrence of specified events. In such case, it shall be the sole responsibility of the owner to apply for a new permit. In other cases, any order revoking a permit shall state with particularity the grounds therefor and the requirements for reissuance. Compliance with such requirements shall be the sole criterion for reissuance.
 - (9) *Avalanche areas.* Development in moderate and severe avalanche hazard areas shown on the Avalanche Hazard Designation Mapping, dated April 27, 2022, and attached to Serial No. 2023-18(am) as Appendix A, must minimize the risk to life and property.
 - (10) *Habitat.* Development in the following areas may be required to minimize environmental impact:

(A) Developments in wetlands and intertidal areas.

- (11) *Sound*. Conditions may be imposed to discourage production of more than 65 dBa at the property line during the day or 55 dBa at night.
- (12) *Traffic mitigation*. Conditions may be imposed on development to mitigate existing or potential traffic problems on arterial or collector streets.
- (13) *Water access*. Conditions may be imposed to require dedication of public access easements to streams, lake shores and tidewater.
- (14) *Screening*. The commission may require construction of fencing or plantings to screen the development or portions thereof from public view.
- (15) *Lot size or development size*. Conditions may be imposed to limit lot size, the acreage to be developed or the total size of the development.
- (16) *Drainage*. Conditions may be imposed to improve on and off-site drainage over and above the minimum requirements of this title.
- (17) *Lighting*. Conditions may be imposed to control the type and extent of illumination.
- (18) *Other conditions*. Such other conditions as may be reasonably necessary pursuant to the standards listed in subsection (f) of this section.

(Serial No. 87-49, § 2, 1987; Serial No. 2006-15, § 2, 6-5-2006; Serial No. 2015-03(c)(am), § 9, 8-31-2015; Serial No. 2017-29, § 3, 1-8-2018, eff. 2-8-2018; Serial No. 2023-18(am), § 3, 12-11-2023, eff. 1-11-2024)

NOTES

- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5,000.
- ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
- SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- DOMESTIC WATER AND SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
- THIS SUBDIVISION IS WITHIN THE CITY AND BOROUGH OF JUNEAU AND IS SUBJECT TO TAXATION AT THE TIME OF THE SURVEY.
- RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLAT OF THE BLACK BEAR SUBDIVISION, PLAT No. 2013-26 JUNEAU RECORDING DISTRICT, RECORDED ON SEPTEMBER 13, 2013.
- RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORD PLAT (R#). WHERE RECORD AND MEASURED MATCH, NO PARENTHESIS ARE SHOWN.
- SEE RECORD BOOK No. 321 PAGE 493 JRD REGARDING THE 30' DRAINAGE AND MAINTENANCE EASEMENT ACROSS THE NOTHERLY LINE OF U.S. SURVEY 2551. THE PORTION OF DRAINAGE EASEMENT LOCATED WITHIN THE NEWLY DEDICATED PORTION OF SILVER STREET IS RELINQUISHED.
- SEE RECORD BOOK No. 411 PAGE 897 REGARDING THE 30' PUBLIC SEWER EASEMENT THAT IS COINCIDENT WITH THE 30' DRAINAGE EASEMENT DESCRIBED IN NOTE 7 THIS PLAT. THE PORTION OF SEWER EASEMENT LOCATED WITHIN THE SILVER STREET ROW DEDICATED THIS PLAT IS RELINQUISHED.
- LOTS 6, 7, 8, 9 AND 10 OF THIS SUBDIVISION MUST HAVE A 15 FOOT SIDE YARD SETBACK FOR SIDE YARDS ABUTTING BLACK BEAR SUBDIVISION LOT 1.
- WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
- ACCESS SUBJECT TO CBJ 49.15.423 'PANHANDLE LOTS'. ACCESS TO LOT 2 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY APRON IN THE RIGHT OF WAY SHARED WITH LOT 1 OR LOT 3, UNLESS A SECOND DRIVEWAY TO LOT 2 IS APPROVED BY CBJ. USE OF THE ACCESS EASEMENT DELINEATED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN THE COMMON DRIVEWAY ACCESS, JOINT USE AND HOLD HARMLESS AGREEMENT RECORDED WITH THIS SUBDIVISION.
- LOTS 1, 2 AND 3 ARE A PANHANDLE SUBDIVISION. AT THE TIME OF PLAT RECORDING, FURTHER SUBDIVISION OF LOTS 1, 2, AND 3 IS SUBJECT TO CBJ 49.15.423 'PANHANDLE LOTS'. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.
- ACCESS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II 'PRIVATE SHARED ACCESS' REQUIREMENTS. ACCESS TO LOTS 4, 5, 6 AND 7 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY IN THE SHARED ACCESS EASEMENT. USE OF THE ACCESS EASEMENT DELINEATED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN THE COMMON DRIVEWAY ACCESS, JOINT USE AND HOLD HARMLESS AGREEMENT RECORDED WITH THIS SUBDIVISION.
- AT THE TIME OF PLAT RECORDING, DEVELOPMENT, INCLUDING FURTHER SUBDIVISION OR USE, OF LOTS 4, 5, 6 AND 7 IN THIS SUBDIVISION IS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II 'PRIVATE SHARED ACCESS'. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.
- THE ON-LOT STORMWATER RUNOFF DRAINAGE IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120.1 BEST MANAGEMENT PRACTICES.
- A PORTION OF THE CBJ DRAINAGE AND SEWER EASEMENTS ALONG THE NORTHERLY PROPERTY LINE OF LOT 10 PROVIDES PEDESTRIAN ACCESS WITHIN THE EASEMENTS TO NEARBY TRAILS. PUBLIC PEDESTRIAN ACCESS WITHIN THE EASEMENTS WILL CONTINUE TO BE AVAILABLE UNLESS A SUITABLE AND COMPARABLE ALTERNATIVE IS CREATED. NO STRUCTURES/BARRICADES ARE PERMITTED WITHIN THE EASEMENTS THAT WOULD BLOCK PEDESTRIAN ACCESS.

OWNERSHIP CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 3 BLACK BEAR SUBDIVISION, 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: February 10, 2025

Shawn Kantola
SHAWN KANTOLA

DATE: February 10, 2025

Heidi Kantola
HEIDI KANTOLA

NOTARY ACKNOWLEDGEMENT

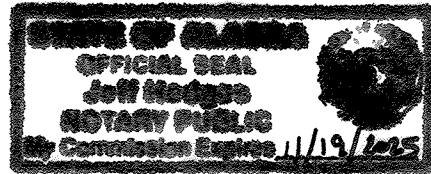
UNITED STATES OF AMERICA

STATE OF ALASKA

THIS IS TO CERTIFY THAT ON THE 10TH DAY OF February, 2025, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED SHAWN AND HEIDI KANTOLA, TO ME KNOWN TO BE THE PEOPLE DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA Jeff Hedges

MY COMMISSION EXPIRES 11/19/2025



BASIS OF BEARING

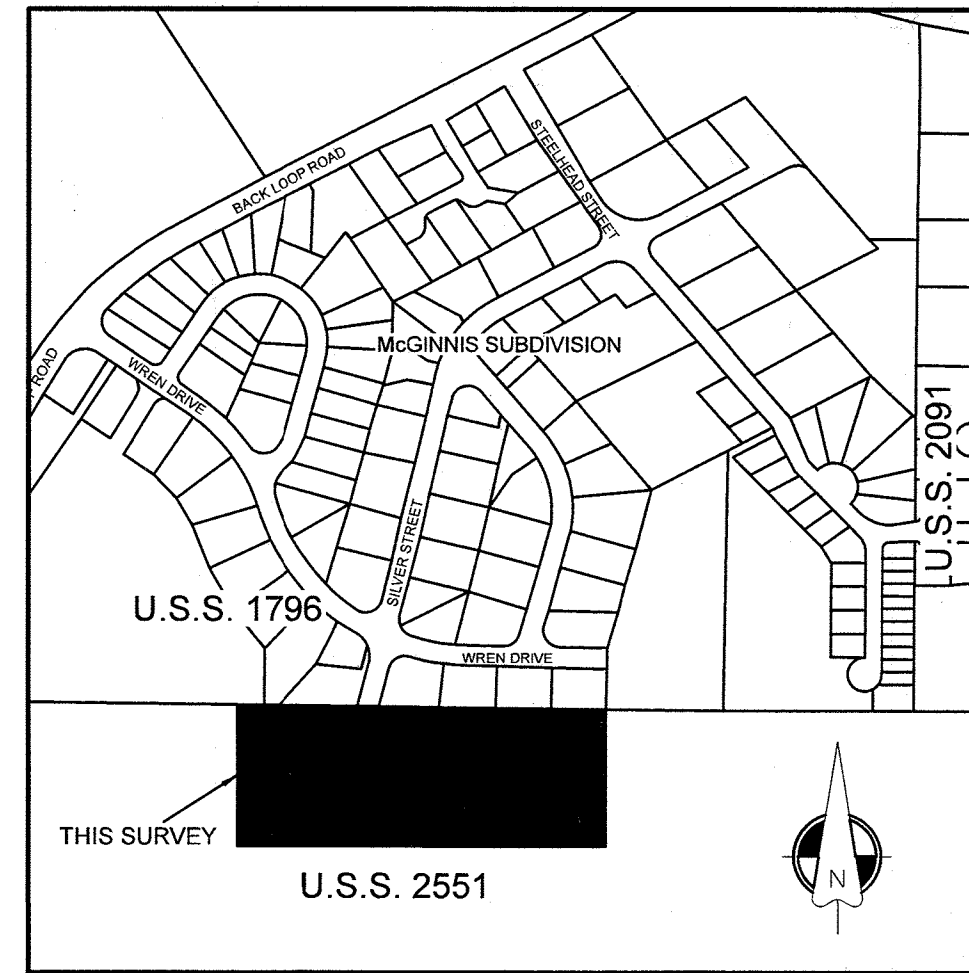
THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 89°58'20" E AS SHOWN ON PLAT No. 2013-26 JRD - A PLAT OF BLACK BEAR SUBDIVISION, BETWEEN RECOVERED US GENERAL LAND OFFICE BRASS CAP MONUMENTS MARKING A PORTION OF THE NORTHERLY BOUNDARY OF U.S. SURVEY 2551.

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 THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION No. SMF2024-0002, DATED 1/11, 2025, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE JUNEAU RECORDING DISTRICT OFFICE, LOCATED IN ANCHORAGE, ALASKA.

M. R. R. DATE: 2/13/2025, 2025
CHAIRPERSON OF THE PLANNING COMMISSION
CITY & BOROUGH OF JUNEAU

ATTEST:
Shane Cathcart, cme
MUNICIPAL CLERK, Deputy
CITY AND BOROUGH OF JUNEAU

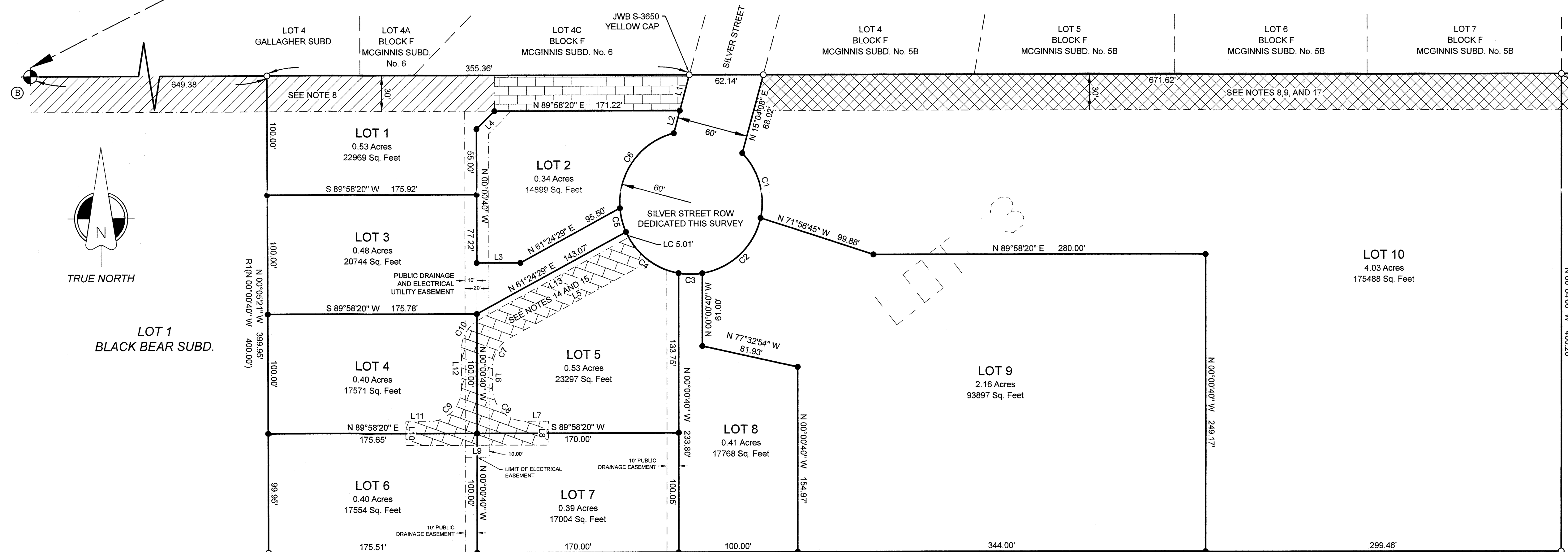


VICINITY MAP - JUNEAU, ALASKA
SOURCE: CITY AND BOROUGH OF JUNEAU GIS
NOT TO SCALE

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	58.75'	60.00'	58°08'10"	N 15°43'53" W
C2	71.72'	60.00'	68°29'24"	N 46°33'54" E
C3	20.09'	60.00'	19°11'19"	N 89°35'44" W
C4	58.59'	60.00'	55°57'07"	N 52°01'31" W
C5	20.76'	60.00'	19°49'17"	N 14°08'19" W
C6	84.23'	60.00'	80°25'55"	N 35°59'17" E
C7	30.02'	28.00'	61°25'09"	N 30°41'55" E
C8	43.99'	28.00'	90°01'00"	N 45°01'10" W
C9	43.97'	28.00'	89°59'00"	N 44°58'50" E
C10	30.02'	28.00'	61°25'09"	N 30°41'55" E

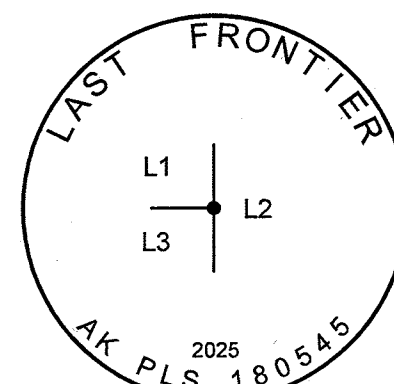
LINE TABLE	
LINE BEARING	DISTANCE
L1	N 15°04'08" E 131.07'
L2	N 15°04'08" E 19.57'
L3	N 89°58'20" E 38.73'
L4	N 44°58'50" E 21.22'
L5	S 61°24'29" W 134.38'
L6	S 00°00'40" E 117.14'
L7	N 89°58'20" E 18.99'
L8	S 00°00'40" W 20.00'
L9	S 89°58'20" W 120.00'
L10	N 00°00'40" W 20.00'
L11	N 89°58'20" E 19.01'
L12	N 00°00'40" W 32.60'
L13	N 61°24'29" E 143.77'

--- BASIS OF BEARING N 89°58'20" E 3261.49' R1(3261.90') ---

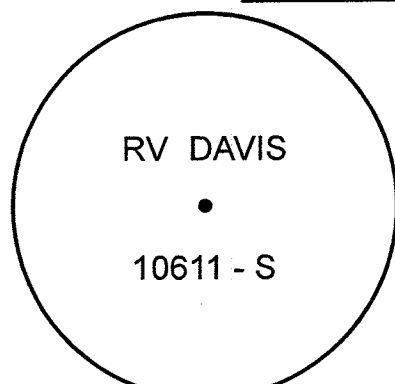


LEGEND

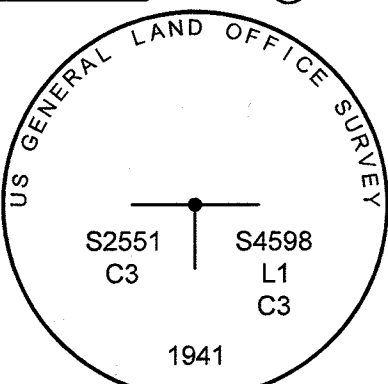
- SECONDARY MONUMENT RECOVERED, SEE TYPICAL DETAIL
- SECONDARY MONUMENT SET THIS SURVEY, SEE TYPICAL DETAIL
- ⊙ GLO BRASS CAP MONUMENT RECOVERED
- PROPERTY LINE
- - - UNSURVEYED LINES
- - - EASEMENT LINE
- EXISTING 30' PUBLIC SEWER EASEMENT AND 30' DRAINAGE EASEMENT
- EXISTING 30' DRAINAGE EASEMENT
- PRIVATE SHARED ACCESS, DRAINAGE, AND UTILITY EASEMENT CREATED THIS PLAT
- PRIVATE SHARED ACCESS EASEMENT ACROSS LOT 1 IN FAVOR OF LOT 2, AND PUBLIC DRAINAGE AND ELECTRICAL EASEMENTS, CREATED THIS PLAT
- R(1) PLAT No. 2013-26 JRD, A PLAT OF BLACK BEAR SUBDIVISION
- CBJ CITY AND BOROUGH OF JUNEAU
- JRD JUNEAU RECORDING DISTRICT
- ROW RIGHT-OF-WAY

MONUMENT DETAILS
NOT TO SCALE

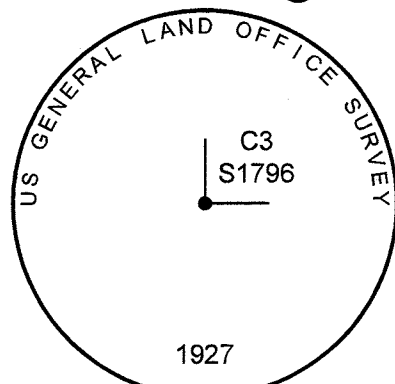
TYPICAL SECONDARY MONUMENT
SET THIS SURVEY
2" ALUMINUM CAP ON #5 X 30" REBAR



TYPICAL SECONDARY MONUMENT
RECOVERED
1.25" ORANGE CAP ON #5 REBAR

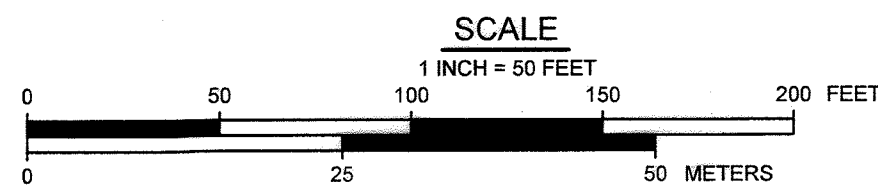


RECOVERED MONUMENT
2.5" BRASS CAP ON IRON PIPE



RECOVERED MONUMENT
2.5" BRASS CAP ON 1" PIPE

LOT 1
BLACK BEAR SUBD.



SURVEYOR'S CERTIFICATE

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

Alec Venechuk
DATE: 2/10/2025

LAST FRONTIER
SURVEYING & ENGINEERING LLC

SURVEYOR: ALEC VENECHUK, PLS, PE
PO BOX 32346
JUNEAU AK 99803

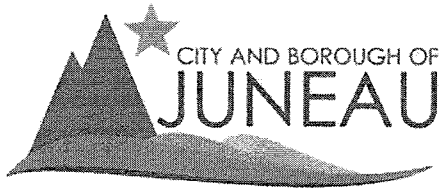
CLIENT:
SHAWN AND HEIDI KANTOLA
8287-C GARNET STREET
JUNEAU, AK 99801

A PLAT OF
SILVER ACRES SUBDIVISION

A SUBDIVISION OF
LOT 3 BLACK BEAR SUBDIVISION
RECORD PLAT No. 2013-26, WITHIN U.S. SURVEY No. 2551

LOCATED WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT
- STATE RECORDERS OFFICE AT ANCHORAGE -
CBJ CDD CASE NUMBER: SMF2024-0002

DRAWN BY: AMV DATE: 01/01/2025 SHEET 1 OF 1



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:

SHAWN KANTOLA HEIDI KANTOLA

Current Owner

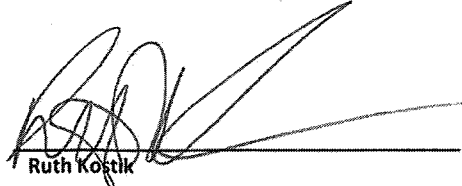
BLACK BEAR LT 3

Legal Description

4B2601020043

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 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, 2025.



Ruth Kostik

January 22, 2025

Date

This Certification of Payment of Taxes is valid through December 31, 2025

Parcel Number: 4B2601020043 (p_id: 44640) SHAWN KANTOLA Since August 2023 Parcel Address: SILVER ST Owner vs Mailing Index: In Sync
 HEIDI KANTOLA Total Land Value: \$387,500
 8287C GARNET ST (na_id: 4048130) Total Value: \$387,500

(3) Self Reported Tax (2024) X

Accounts Receivable Property Information X Name & Address Real Property Tax

Parcel Information Property Location Building Information Property Owner Property Occupants Related Names

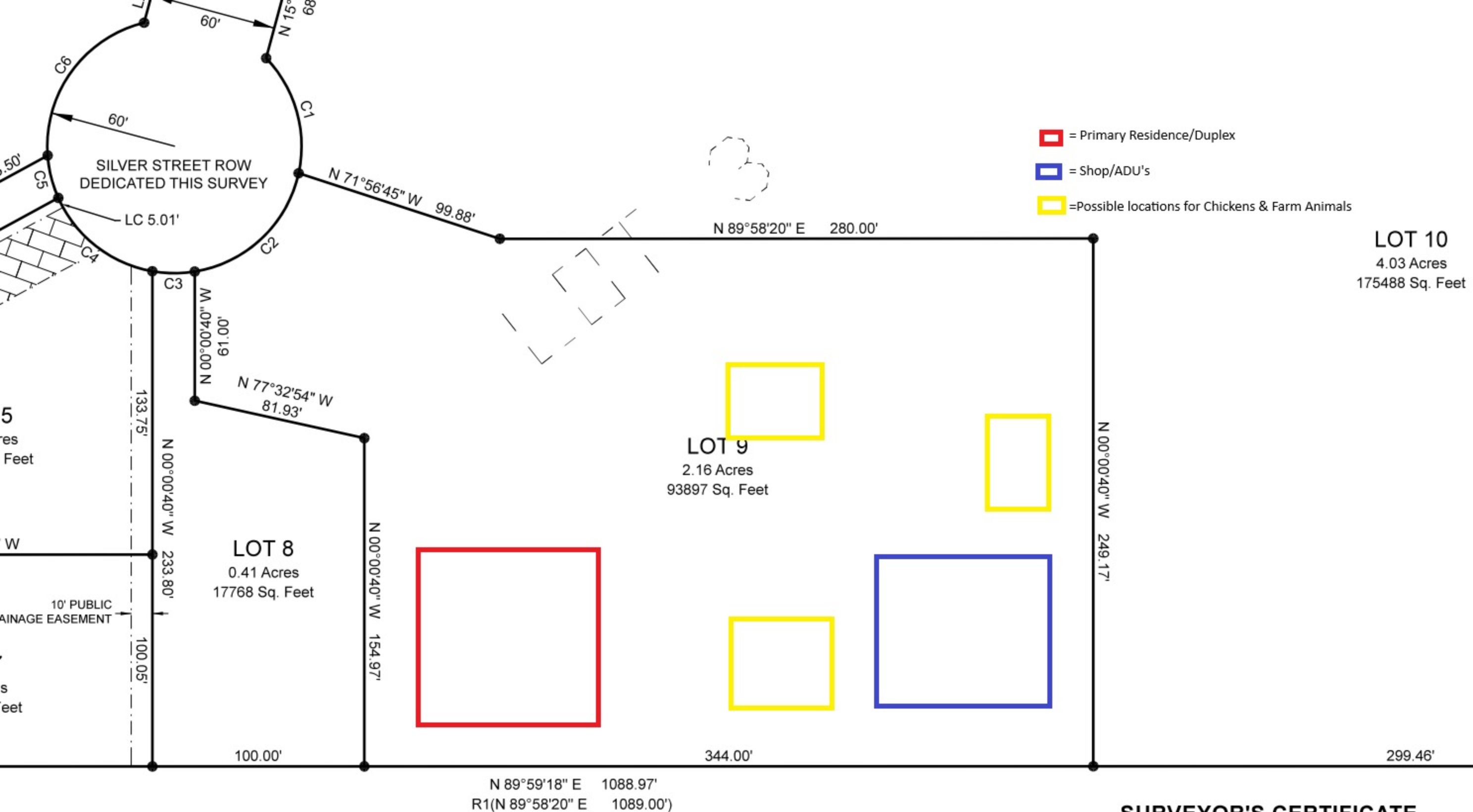
Tax Map Number 4B2601020043 Acres
 Subdivision BLACK BEAR LT 3 Square Feet
 Legal Lot
 Occupancy Type Legal Index
 Approved Subdivision

Tax Map # 4B2601020043

Subsystem Real Property Tax

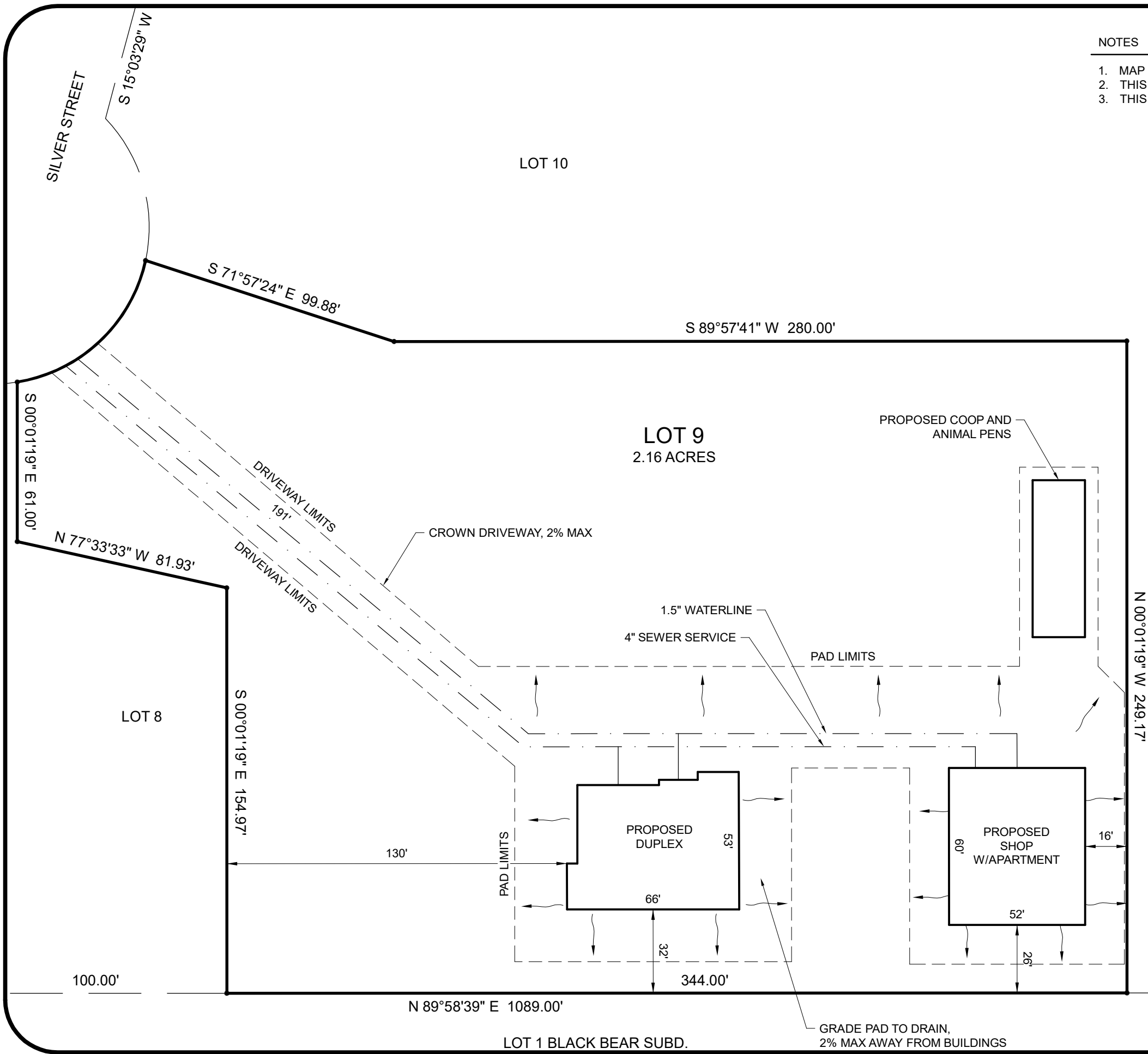
Year ☐ Active A/f
☐ Hide Zero

Year id	Sub System	Cycle Code	Bill Number	Billed	Balance	Adjusted Bill	Adjustment	Paid	AR ID
2024	Real Property Tax	RP	12995	\$0.00	(\$3,890.51)	\$3,890.51		\$7,819.51	202055785

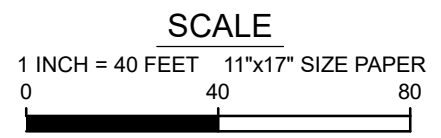
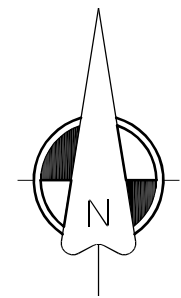


- = Primary Residence/Duplex
- = Shop/ADU's
- = Possible locations for Chickens & Farm Animals

SURVEYOR'S CERTIFICATE



- NOTES
- 1. MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY.
 - 2. THIS MAP IS NOT AN ASBUILT SURVEY.
 - 3. THIS MAP IS FOR THE PURPOSE OF SATISFYING CBJ BUILDING PERMIT REQUIREMENTS.



LAST FRONTIER SURVEYING & ENGINEERING LLC	
A SITE PLAN OF LOT 9, SILVER ACRES SUBDIVISION MENDENHALL VALLEY AREA, JUNEAU, AK SHOWING PROPOSED CONSTRUCTION, UTILITIES, AND OTHER IMPROVEMENTS	
PREPARED FOR: SHAWN KANTOLA	LAST FRONTIER SURVEYING AND ENGINEERING LLC ALEC VENECHUK PLS, PE PO BOX 32346 JUNEAU, AK 99803
DATE: 03/01/2026	