Planning Commission
(907) 586-0715
PC_Comments@juneau.gov
www.juneau.org/community-development/planning-commission
155 Heritage Way • Juneau, AK 99801

PLANNING COMMISSION
NOTICE OF DECISION
Date: September 9, 2026
File No.: USE2026 0003

Southeast Endeavors LLC
Shawn Kantola
8287C Garnet St
Juneau, AK 99801
shawnkantola@yahoo.com

Proposal:	A proposal for a conditional-use permit (CUP) to provide for the stabling of farm animals for personal use in a D-3 zone.
Property Address:	10226 Silver St.; 10228 Silver St.
Legal Description:	SILVER ACRES LT 9
Parcel Code No.:	4B2601020069
Hearing Date:	September 8, 2026

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum, dated September 1, 2026 and approved the proposal for a conditional-use permit (CUP) to provide for the stabling of farm animals for personal use in a D-3 zone to be conducted as described in the project description and project drawings submitted with the application, and with the following conditions:

1. **Condition:** The volume measured at the boundary line shall not exceed 55 dBa between the hours of 11:30 p.m. and 6:00 a.m., and 70 dBa at other hours.
2. **Condition:** The property owner is responsible for ensuring livestock do not contribute to a violation of federal, state, or CBJ water quality standards.
3. **Condition:** To minimize the risk of bear attraction, all areas where poultry and other small livestock roam or are housed shall be protected by an electrified fence. Such fences shall be located at least 5 feet from a right-of-way unless public access is prevented by a secondary barrier.

4. **Condition:** No livestock shall be allowed to roam on public or private lands within 50 feet of a well or a waterbody used for private drinking water. Subsequent placement of a well or use of a waterbody for such a purpose shall require livestock to be relocated.
5. **Condition:** Food, bedding, and similar items shall be stored inside a secure, weatherproof building to prevent attraction of bears, vermin, and similar nuisance animals and assist in reducing odors from damp bedding.
6. **Condition:** All livestock shall be kept within a fenced area, dedicated building or be under similarly restrictive control on the lot. As per CBJ 36.20.057, barbed wire may not be used to contain livestock in a residentially zoned area.
7. **Condition:** No livestock animal shall be allowed to graze or be staked-out/picketed in public open spaces or be unaccompanied in any public right of way.
8. **Condition:** The storage of liquid or solid waste which attracts vermin (including bears) is prohibited.
9. **Condition:** Odors from the keeping of livestock shall not be detectable beyond the property line for more than 48 hours. Best Management Practices shall be used to prevent it being detected on neighboring property.
10. **Condition:** The slaughtering of livestock shall be out of the view of abutting lots and any public rights-of-way.
11. **Condition:** All manure and other refuse must be composted or disposed of at least annually and stored under cover.
12. **Condition:** A maximum of 50 chickens and ducks, with up to 100 chickens and ducks from March 1st through September 30th.
13. **Condition:** Four (4) farm animals year-round, with up to 15 from March 1st through September 30th.

Attachments: September 1, 2026, memorandum from Brandon Robinson, Planner, Community Development, to the CBJ Planning Commission regarding USE2026 0003.

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

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

Effective Date: The permit is effective on the date the Notice of Decision is filed with the Municipal Clerk.

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

H. Erik Pedersen — 9/22/26

Erik Pedersen, Chair
Planning Commission — Date

Nicolette Chappell — 9/22/26

Filed With City Clerk — Date

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

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

PLANNING COMMISSION STAFF REPORT
CONDITIONAL USE PERMIT USE2026 0003
HEARING DATE: SEPTEMBER 8, 2026

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

DATE: September 1, 2026

TO: Erik Pedersen, Chair, Planning Commission

BY: Brandon Robinson, Planner II

THROUGH: Scott Ciambor, Director

PROPOSAL: A proposal for a conditional-use permit (CUP) to provide for the stabling of farm animals for personal use in a D-3 zone.

STAFF RECOMMENDATION: Approval With Conditions

KEY CONSIDERATIONS FOR REVIEW:

- Title 49 is limited with regard to specific regulations that pertain to the proposed use.
- The orientation of the applicant's lots at time of proposal allow for a buffer between the use and the neighboring houses.

GENERAL INFORMATION	
Property Owner	Shawn Kantola
Applicant	Southeast Endeavors LLC, Shawn Kantola
Property Address	10226 Silver St; 10228 Silver St
Legal Description	SILVER ACRES LT 9
Parcel Number	4B2601020069
Zoning	D-3
Land Use Designation	Urban Low-Density Residential (ULDR)
Lot Size	93,897 Square Feet (Sq. Ft.)
Water/Sewer	Yes / Yes
Access	Yes: Silver Street
Existing Land Use	Vacant
Associated Applications	BLD20260143; BLD20260144

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-6 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:
  - 49.15.330
  - 49.25 Article III
  - 49.80

The Commission shall hear and decide the case per *49.15.330(a) Conditional Use Permit.* *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 procedures 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.*

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (D-3)	Vacant
South (D-1)	Vacant
East (D-3)	Vacant
West (D-3)	Vacant

SITE FEATURES	
Anadromous	None
Flood Zone	No
Hazard	None Mapped
Hillside	N/A
Wetlands	PSS1/EM1C/4A/EM1A
Parking District	N/A
Historic District	N/A
Overlay Districts	Mining & Exploration Surface Activities Exclusion District; Urban Mining District; Recreational Vehicle Park Area

BACKGROUND INFORMATION

Project Description – The applicant requests a conditional-use permit to stable more than three farm animals for personal (non-commercial) use in a D-3 residential zone (**Attachment A**). The stabling of farm animals is a permissible use (CBJ 49.25.300, USE 14.230, Note M) via the conditional-use process in the D-3 zoning district. Note M conveys that the stabling can be for either commercial or private use for more than three farm animals, despite the use being under "commercial agricultural operations." The applicant's proposal most closely fits under this use as the next closest use category (14.250/253) only speaks to hens. The applicant noted that they would like to have up to 200 hens, roosters, and meat chickens at a time, and up to 30 other farm animals at a time. Under CBJ 49.80, Farm animals are defined as horses, cows, sheep, goats, swine, ducks, chickens and other similar animals, but not including domesticated cats and dogs; and stabling ("stable") means a building or land where farm animals are boarded or kept. The applicant is pursuing the conditional use permit to accommodate the proposed maximum of 230 animals at a time.

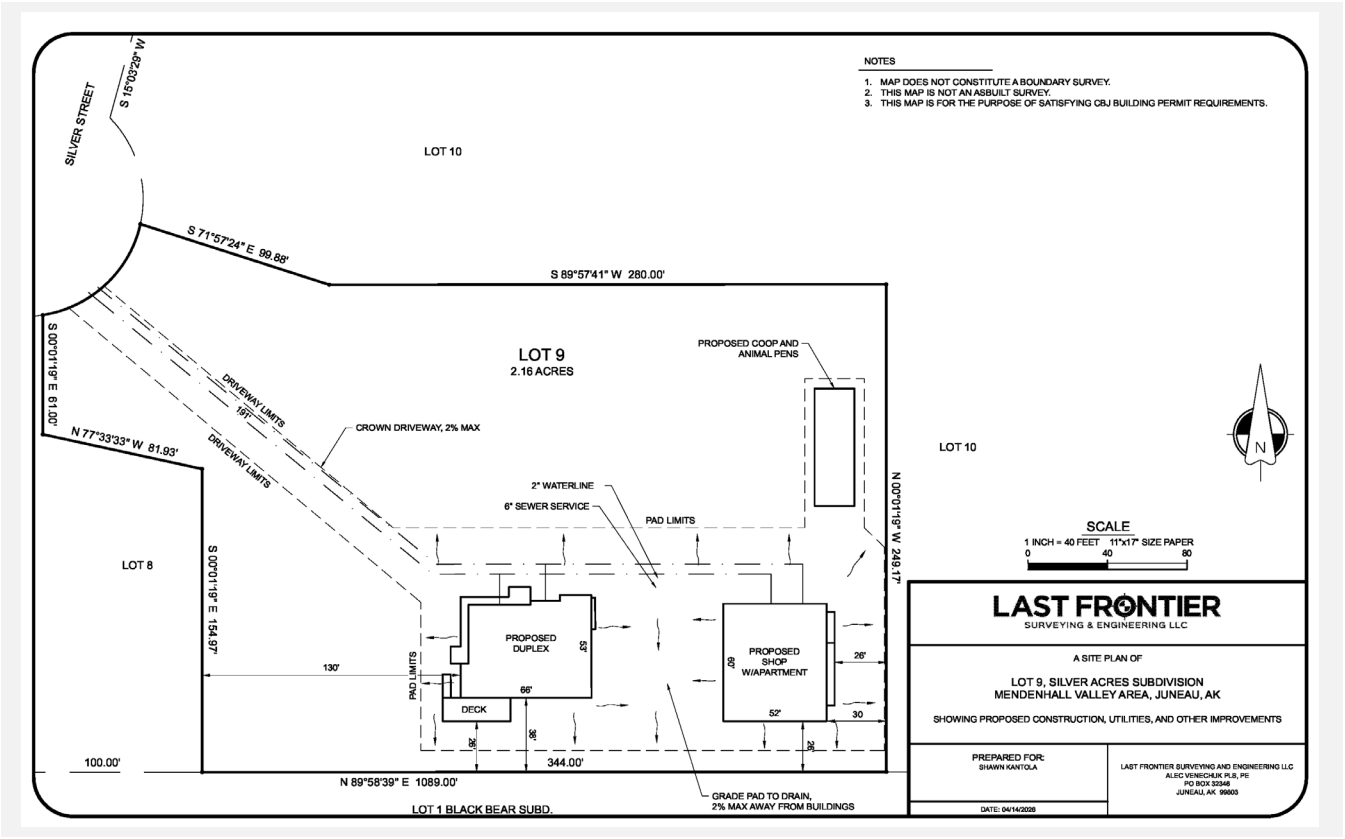
Background – The lot was created in 2025 as a result of SMP24-02/SMF24-02 (PLAT 2025-8) (**Attachments B,C,D**) and has been issued building permits related to its residential and personal stabling uses, which include a duplex and a workshop (related to small-scale, on-site butchering/processing) with two attached accessory dwelling units (ADUs) (**Attachments E,F,G**). The lot has been vacant since creation. The applicant had a pre-application conference with the CDD in January 2026, with a report issued January 21st noting the appropriateness of the proposed use at the time of the conference (**Attachment H**).

Year	Item	Summary
2024	SMP24-02	Preliminary plat review for a subdivision that will result in 10 lots. One of which is the subject lot for USE26-03. Approved with conditions. (**Attachment B**)
2024	SMF24-02	Final plat approval for the ten-lot Silver Acres subdivision in accordance with the conditions outlined in SMP24-02. Approved with the condition to construct all required improvements or provide a financial guarantee in accordance with 49.55.010. (**Attachment C**)
2025	PLAT 2025-8	The plat of the Silver Acres subdivision which created the subject lot. Recorded 2/19/2025. (**Attachment D**)
2025	PAC25-57	Pre-Application Conference Report describing the proposed use. The conference was held on January 14, with the report issued January 21st. (**Attachment H**)
2026	BLD26-143	Issued building permit for a new duplex on the subject lot. (**Attachment E**)
2026	BLD26-144	Issued building permit for two ADUs and the associated workshop on the subject lot. (**Attachment F**)

ZONING REQUIREMENTS

Standard		Requirement	Existing	Code Reference
Lot	Size	12,000 Sq. Ft.	93,897 Sq. Ft.	49.25.400
	Width	100 Feet	~112 Feet	49.25.400
Setbacks	Front	25 Feet	Proposed: ~130 Feet	49.25.400
	Rear	25 Feet	Proposed: 26 Feet	49.25.400
	Side	10 Feet	Proposed: 26 Feet	49.25.400
	Street-Side	17 Feet	Proposed: N/A	49.25.400
Lot Coverage Maximum		35% / 35%	Proposed: ~7.1%	49.25.400
Vegetative Cover Minimum		20%	Proposed: ~93%	49.50.300
Height	Permissible	35 Feet	Proposed: ~27 Feet	49.25.400
	Accessory	25 Feet	Proposed: ~24 Feet	49.25.400
Maximum Dwelling Units (3/Acre)		Two Detached Per Lot	Proposed: Duplex	49.25.500
Use		Residential	Proposed: Residential	49.25.300

SITE PLAN



ANALYSIS

Project Site – The subject property is 93,897 square feet and is in the D-3 zoning district. The property is currently being developed and has been issued building permits for a duplex (**Attachment E**) and a detached workshop with two attached ADUs (**Attachment F**). The site is currently served by public water and sewer. Access to the site is provided by Silver Street.

Condition: None.

Project Design – The site will consist of a duplex, a detached workshop with two attached ADUs, and some animal pens and coops. The locations and designs of the duplex and workshop have been reviewed and approved and are currently under construction. The locations of associated stable facilities have not been fully determined yet. The applicant has stated that they do not have firm designs on those and are somewhat dependent on the approval conditions.

Condition: None.

Traffic – The proposal is for the personal stabling of animals. The associated structures are primarily residential, with a detached workshop. The applicant has stated that the intent of the proposed use is for immediate and extended family during family visits. Traffic is not expected to be out of character with other residential uses in the area.

Condition: None.

Vehicle Parking & Circulation – There is ample space on the site to fulfil parking requirements. Two parking spaces per dwelling unit are required. The ADUs attached to the workshop are not required to provide parking because they are within one mile to a transit stop.

Condition: None.

Noise – Any livestock, including poultry, is subject to both the "objectional animals" (CBJ 08.45.010) and "disturbing the peace" (CBJ 42.20.095) sections of the municipal code regarding what is deemed an acceptable level of noise. The allowance of livestock in a zoning district is not a defense for keeping a noisy animal. The compliance officer could take account of the following factors, and others not listed, when considering whether a noise complaint requires further action: time of day, frequency of occurrence, tone and volume of domestic and wild animals, or other noise sources in the vicinity of the complaint.

Condition: The volume measured at the boundary line shall not exceed 55 dBa between the hours of 11:30 p.m. and 6:00 a.m., and 70 dBa at other hours.

Lighting – No additional lighting has been proposed with this application.

Condition: None.

Vegetative Cover & Landscaping – The proposed use and structures on the lot will leave ample room to meet vegetative-cover requirements. Staff have estimated vegetative cover based off of submitted plans to be approximately 93%.

Condition: None.

Habitat – No known habitat on the lot regulated by Title 49 will be affected by this proposal.

Condition: None.

Drainage and Snow Storage – There is ample space on the site to provide for snow storage. Site drainage has been generally handled through the subdivision process as well as the approved building permits associated with the proposed structures. However, runoff from the associated animal-processing activities may require additional permits from other agencies.

Condition: None.

Historic District – The subject property is not in the historic district.

Condition: None.

Hazard Zones – There are no mapped hazard zones near the subject property.

Condition: None.

Public Health, Safety, and Welfare – Livestock can contribute to the degradation of water quality, can roam outside of property boundaries where they can become a nuisance to neighbors and/or their property, and attract

pests and predators to the area. The Commission may consider conditioning a limit to the number of livestock allowed. The applicant has stated that they intend to electrify the coops and generally fence-in or picket the farm animals if they have a season where there are more animals that tend to need to free-range. Additionally, they noted that the workshop will be used for some on-site processing/butchering of animals.

Condition: The property owner is responsible for ensuring livestock do not contribute to a violation of federal, state, or CBJ water quality standards.

Condition: To minimize the risk of bear attraction, all areas where poultry and other small livestock roam or are housed shall be protected by an electrified fence. Such fences shall be located at least 5 feet from a right-of-way unless public access is prevented by a secondary barrier.

Condition: No livestock shall be allowed to roam on public or private lands within 50 feet of a well or a waterbody used for private drinking water. Subsequent placement of a well or use of a waterbody for such a purpose shall require livestock to be relocated.

Condition: Food, bedding, and similar items shall be stored inside a secure, weatherproof building to prevent attraction of bears, vermin, and similar nuisance animals and assist in reducing odors from damp bedding.

Condition: All livestock shall be kept within a fenced area, dedicated building or be under similarly restrictive control on the lot. As per CBJ 36.20.057, barbed wire may not be used to contain livestock in a residentially zoned area.

Condition: No livestock animal shall be allowed to graze or be staked-out/picketed in public open spaces or be unaccompanied in any public right of way.

Condition: The storage of liquid or solid waste which attracts vermin (including bears) is prohibited.

Property Value or Neighborhood Harmony – The applicant noted that they own the abutting lot (Lot 10) to the north and have stated that the lot provides an additional 200 feet of space between any animals on the subject property and the next-nearest neighbor's house. Staff have used internal tools to verify that this is roughly accurate. The Commission could consider conditioning buffers for livestock roaming from the property's lot lines. The Department of Environmental Conservation provides guidance on manure management to the effect that it reduces and/or eliminates sources of nuisances and potential public-health issues.

Condition: Odors from the keeping of livestock shall not be detectable beyond the property line for more than 48 hours. Best Management Practices shall be used to prevent it being detected on neighboring property.

Condition: The slaughtering of livestock shall be out of the view of abutting lots and any public rights-of-way.

Condition: All manure and other refuse must be composted or disposed of at least annually.

AGENCY REVIEW

CDD conducted an agency review comment period between July 9, 2026, and August 7, 2026, and received the following responses:

Agency	Summary
CDD, Building Division	The Building Division has no comments or concerns for USE20260003. (**Attachment I**)
General Engineering	No Comments Received. (**Attachment J**)
CCFR, Office of the Fire Marshal	No concerns at this time. (**Attachment K**)
Alaska Dept. of Natural Resources	No Comments Received. (**Attachment L**)
Alaska Dept. of Environmental Conservation	No Comments Received. (**Attachment M**)
Alaska Dept. of Fish and Game	No Comments Received. (**Attachment N**)
United States Army Corps of Engineers	Applicant Will Need to submit an application for the proposed work as the proposed structures are outside the scope of the previous request. (**Attachment O**)

PUBLIC COMMENTS

CDD conducted a public comment period between July 2, 2026, and August 7, 2026. Public notice was mailed to property owners within 500 feet of the proposed development (**Attachment P**). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment Q**). Public comments submitted at time of writing this staff report are attached.

Name	Summary
Maureen Hansen	A letter of opposition to the proposed use, describing how the scale, potential noise impacts, and runoff seem incompatible. Additionally, notes that the proposal may lack sufficient operational detail. (**Attachment R**)
Aaron Morrison	A letter of support for the proposal noting that it appears to be compatible with the existing neighborhood character, but could be made stronger with some specific consideration from the Commission on buffering and a request for more operational details. (**Attachment S**)
Sheryl Weinberg	A letter of support for the proposal, would like conditions put in place related to noise and manure. (**Attachment T**)

CONFORMITY WITH ADOPTED PLANS

The proposed development is in general conformity with the 2013 Comprehensive Plan.

PLAN	Chapter	Page No.	Item	Summary
2013 Comprehensive Plan	2	10	Policy 2.1	*To Build a Sustainable Community That Endures Over Generations and is Sufficiently Far-Seeing and Flexible to Maintain the Vital and Robust Nature of Its Economic, Social, and Environmental Support Systems.* Homesteading and related sustenance living have been, and continue to be, a significant part of

PLAN	Chapter	Page No.	Item	Summary
				Alaskan culture. The proposed use contributes to this heritage in the transference of skills to future generations that visit the hobby farm.
	2	10	2.1 IA 10	*Support the individual and commercial production of foods locally with careful evaluation of environmental impacts.* The proposed use allows for small-scale production of food for personal use.
	7	78	Policy 7.1	*To Protect the Region's Scenic, Environmental, and Economically-Valuable Natural Resources From the Adverse Impacts of Urban Development. Development Shall be Controlled Carefully and, if Necessary, Prohibited in Naturally Hazardous and Ecologically-Productive or Sensitive Areas.* Depending on the productivity or sensitivity of the wetland where the use is proposed, this may be in mixed conformance with the Comprehensive Plan.
	7	82	Policy 7.5	*To Protect High-Value Wetlands from Adverse Impacts Effects of Development Through Land Use Management and to Sponsor or Participate in Efforts to Enhance or Restore the Environmental Values of Wetlands in the Borough.* Depending on the value of the wetland where the use is proposed, this may be in mixed conformance with the Comprehensive Plan.
	7	85	Policy 7.7	*To Protect, Maintain and Improve Surface Water, Groundwater and Marine Water Quality in its Jurisdiction so That all Waters are in Compliance with Federal and State Water Quality Standards and Continue to Allow Aquatic Life to Thrive.* Depending on the ultimate intensity of the proposed use, it may have a noticeable effect on groundwater quality and could be in mixed conformity with the Comprehensive Plan.
	7	95	Policy 7.15	*To Prevent Bears from Gaining Access to and Becoming Conditioned to the Consumption of Human-Generated Food and Garbage by Providing Public Education, Proper Management of Garbage, and Protection of the Natural Habitat and Food Sources Upon Which Bears Depend.*

PLAN	Chapter	Page No.	Item	Summary
				The proposed use could increase the number of bears in the area drawn to the animals and other aspects of the use. May be in mixed conformity with the Comprehensive Plan but could be appropriately conditioned to minimize conflicts.
	10	130	Policy 10.2	*To Allow Flexibility and a Wide Range of Creative Solutions in Residential and Mixed-Use Land Development Within the Urban Service Area.* The proposed use is within the urban service area and is an outlier in the kind of development it would be, in that it is a fairly dense lot (duplex plus two ADUs), with a hobby farm surrounding it. This would appear to be a flexible and creative use of the land, were it allowed.
	11	178	Guidelines and Considerations for Subarea 3	*Incorporate other appropriate building siting, orientation and design techniques to maintain the rural character of the West Valley.* The proposal as a whole contributes to the rural character of the West Valley.

FINDINGS

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

1. Is the application for the requested Conditional Use Permit complete?

Analysis: No further analysis needed.

Finding: Yes. The application contains the information necessary to conduct a full review of the proposal. The applicant's submittal substantially conforms to the requirements of CBJ 49.15.

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

Analysis: No further analysis needed.

Finding: Yes. The proposed use is appropriate for the zoning district according to the Table of Permissible Uses.

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

Analysis: No further analysis needed.

Finding: Yes. With the recommended conditions, the proposed development will comply with Title 49, including parking, lighting, vegetative cover, and noise.

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

Analysis: No further analysis needed.

Finding: No. There is no evidence to suggest that with appropriate conditions, the requested use, in a D-3 zoning district, will materially endanger the public health or safety.

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

Analysis: No further analysis needed.

Finding: No. There is no evidence to suggest that with appropriate conditions, the requested use in a D-3 zoning district will substantially decrease the value or be out of harmony with the property in the neighboring area.

6. Will the proposed development be in general conformity with the Land Use Plan, Thoroughfare Plan, or other officially adopted plans?

Analysis: No further analysis needed.

Finding: Yes. The proposed use, with the recommended conditions, will be in general conformity with the 2013 Comprehensive Plan.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permit. The permit would allow for the stabling of farm animals for personal use in a D-3 zone.

The approval is subject to the following conditions:

1. **Condition:** The volume measured at the boundary line shall not exceed 55 dBa between the hours of 11:30 p.m. and 6:00 a.m., and 70 dBa at other hours.
2. **Condition:** The property owner is responsible for ensuring livestock do not contribute to a violation of federal, state, or CBJ water quality standards.
3. **Condition:** To minimize the risk of bear attraction, all areas where poultry and other small livestock roam or are housed shall be protected by an electrified fence. Such fences shall be located at least 5 feet from a right-of-way unless public access is prevented by a secondary barrier.
4. **Condition:** No livestock shall be allowed to roam on public or private lands within 50 feet of a well or a waterbody used for private drinking water. Subsequent placement of a well or use of a waterbody for such a purpose shall require livestock to be relocated.
5. **Condition:** Food, bedding, and similar items shall be stored inside a secure, weatherproof building to prevent attraction of bears, vermin, and similar nuisance animals and assist in reducing odors from damp bedding.
6. **Condition:** All livestock shall be kept within a fenced area, dedicated building or be under similarly restrictive control on the lot. As per CBJ 36.20.057, barbed wire may not be used to contain livestock in a residentially zoned area.
7. **Condition:** No livestock animal shall be allowed to graze or be staked-out/picketed in public open spaces

or be unaccompanied in any public right of way.

8. **Condition:** The storage of liquid or solid waste which attracts vermin (including bears) is prohibited.
9. **Condition:** Odors from the keeping of livestock shall not be detectable beyond the property line for more than 48 hours. Best Management Practices shall be used to prevent it being detected on neighboring property.
10. **Condition:** The slaughtering of livestock shall be out of the view of abutting lots and any public rights-of-way.
11. **Condition:** All manure and other refuse must be composted or disposed of at least annually.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	2024_NOD_SMP24-02_Final Bundle_Extract
Attachment C	2024_NOD_SMF24-02_Final Bundle
Attachment D	2025_PLAT_2025-8
Attachment E	2026_BLD20260143
Attachment F	2026_BLD20260144
Attachment G	2026_BLD20260143-144_Site-Plan-V2
Attachment H	2025_PAC2025 0057_FINAL BUNDLE
Attachment I	2026_USE20260003_Agency Comments_Building
Attachment J	2026_USE20260003_Agency Comments_GE
Attachment K	2026_USE20260003_Agency Comments_Fire Marshal
Attachment L	2026_USE20260003_Agency Comments_DNR
Attachment M	2026_USE20260003_Agency Comments_DEC
Attachment N	2026_USE20260003_Agency Comments_FG
Attachment O	2026_USE20260003_Agency Comments_USACE
Attachment P	Abutters Notice
Attachment Q	Public Notice Sign
Attachment R	Public Comment_HANSEN
Attachment S	Public Comment_MORRISON
Attachment T	Public Comment_WEINBERG

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 **Applicant** 8287C Garnet ST, Juneau, AK 99801 (907) 209-3900 shawnkantola@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
Public Notice Sign Deposit	100.00
Public Notice Sign Fee	50.00
Class II Use Fee	500.00
Total:	**$650.00**

Payments	Amt Paid
Total Fees	**$650.00**
Credit Card	$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

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

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

(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	shawnkantola@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.

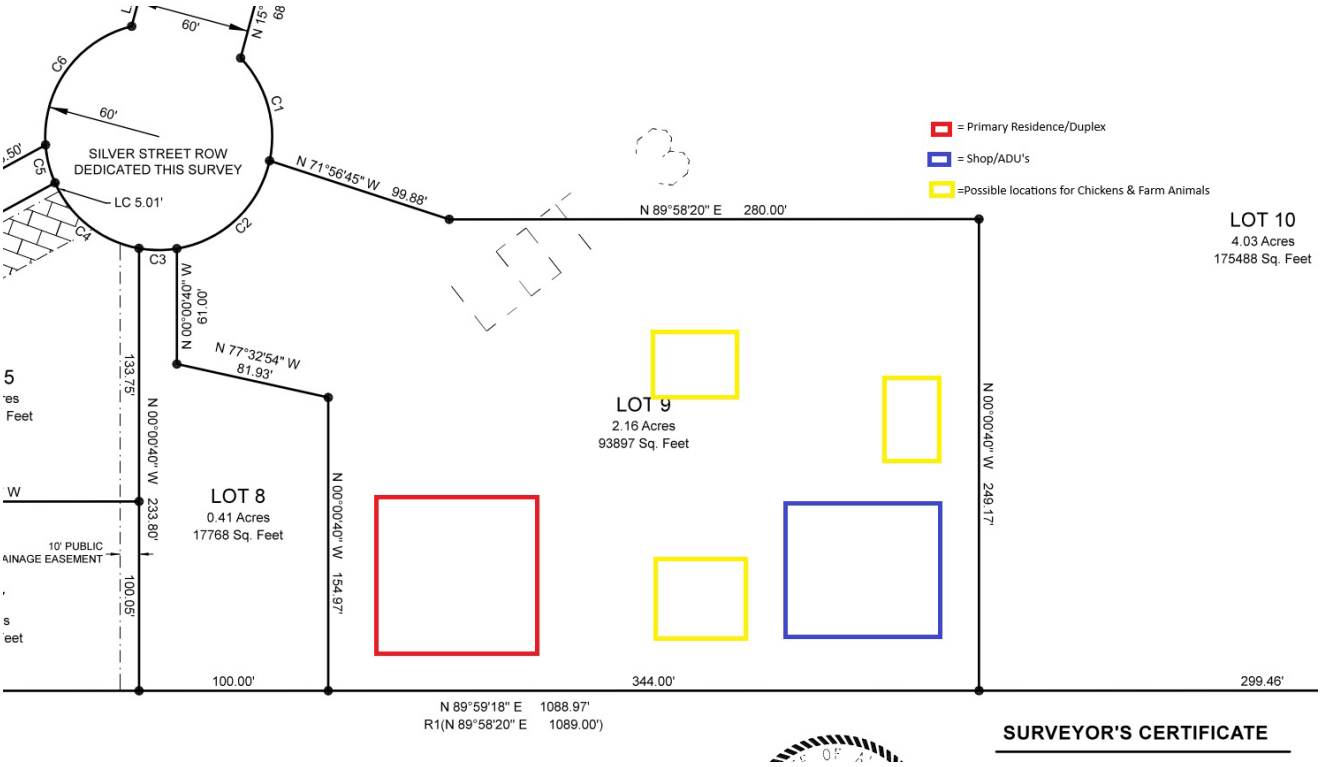
- Applicant should have an initial conversation with the State of Alaska's Department of Environmental Conservation on potential runoff mitigation.

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-energovweb.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

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5,000.
2. ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. DOMESTIC WATER AND SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
5. THIS SUBDIVISION IS WITHIN THE CITY AND BOROUGH OF JUNEAU AND IS SUBJECT TO TAXATION AT THE TIME OF THE SURVEY.
6. 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.
7. RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORD PLAT (R#). WHERE RECORD AND MEASURED MATCH, NO PARENTHESIS ARE SHOWN.
8. 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.
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 THIS PLAT. THE PORTION OF SEWER EASEMENT LOCATED WITHIN THE SILVER STREET ROW DEDICATED THIS PLAT IS RELINQUISHED.
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.
11. WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
12. 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.
13. LOTS 1, 2 AND 3 ARE A PANHANDLE SUBDIVISION. AT THE TIME OF PLAT RECORDING, FURTHER SUBDIVISION OF LOTS1, 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.
14. 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.
15. 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.
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.
17. 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

DATE: February 10, 2025 — HEIDI KANTOLA

NOTARY ACKNOWLEDGEMENT

UNITED STATES OF AMERICA)
) SS
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

NOTARY PUBLIC OFFICIAL SEAL Jeff Hedges NOTARY PUBLIC 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. SME2024-0002, DATED 1/1/, 2025, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE JUNEAU RECORDING DISTRICT OFFICE , LOCATED IN ANCHORAGE, ALASKA.

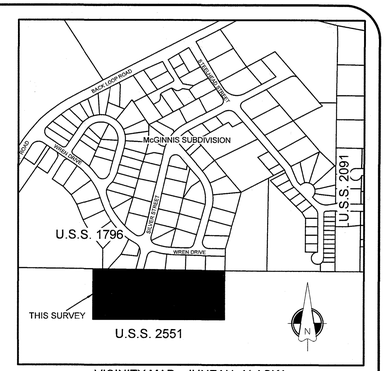
M Cole DATE 2/13/2025

CHAIRPERSON OF THE PLANNING COMMISSION
CITY & BOROUGH OF JUNEAU

ATTEST: Diane Cathcart, CMC

MUNICIPAL CLERK, Deputy
CITY AND & BOROUGH OF JUNEAU

CITY & BOROUGH OF JUNEAU



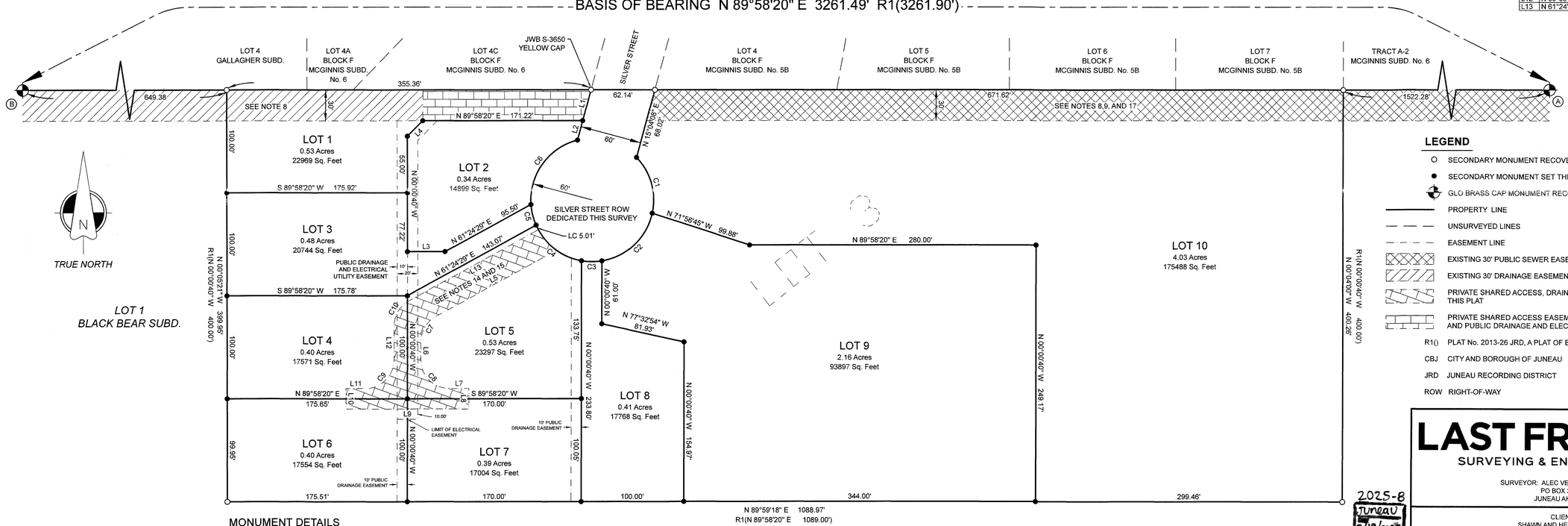
VICINITY MAP - JUNEAU, ALASKA
SOURCE: CITY AND BOROUGH OF JUNEAU GIS
NOT TO SCALE

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	58.75'	60.00'	56°06'10"	N 15°43'53" W	56.43'
C2	71.72'	60.00'	68°29'24"	N 46°33'54" E	67.53'
C3	20.09'	60.00'	19°11'19"	N 89°35'44" W	20.00'
C4	58.59'	60.00'	55°57'07"	N 52°01'31" W	56.29'
C5	20.76'	60.00'	19°49'17"	N 14°08'19" W	20.65'
C6	84.23'	60.00'	80°25'55"	N 35°59'17" E	77.48'
C7	30.02'	28.00'	61°25'09"	N 30°41'55" E	28.60'
C8	43.99'	28.00'	90°01'00"	N 45°01'10" W	39.60'
C9	43.97'	28.00'	89°59'00"	N 44°58'50" E	39.59'
C10	30.02'	28.00'	61°25'09"	N 30°41'55" E	28.60'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 15°04'08" E	31.07'
L2	N 15°04'08" E	19.57'
L3	N 89°58'20" E	36.73'
L4	N 44°58'50" E	21.22'
L5	S 61°24'29" W	134.38'
L6	S 00°00'40" E	17.14'
L7	N 89°58'20" E	18.99'
L8	S 00°00'40" E	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'



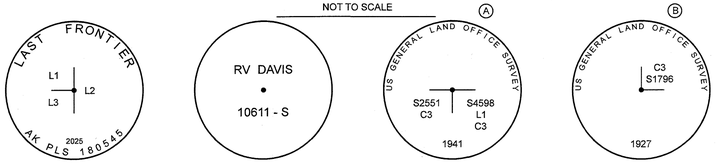
LEGEND

- 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

R1() 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.

SCALE
1 INCH = 50 FEET
0 50 100 150 200 FEET
0 25 50 METERS



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.

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: SMP2024-0002

2025-8
JUNEAU
2/19/2025
9:29 AM

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

Juneau Recording District PL2025-8

CITY AND BOROUGH OF JUNEAU

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

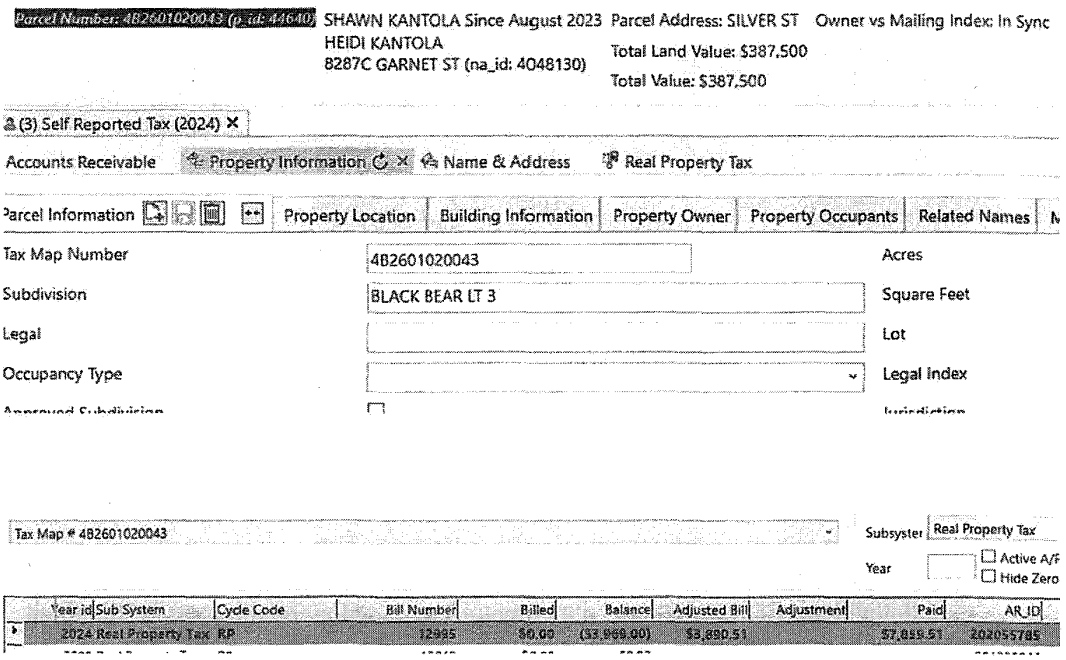
and that, all Real Property taxes and assessments levied by the City and Borough of Juneau against said Real Property have been paid in full. If approval is sought between January 1 and the date of levy, there is an amount sufficient to pay Real Property tax for the current year based on current available 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

Juneau Recording District PL2025-8



= Primary Residence/Duplex

= Shop/ADU's

=Possible locations for Chickens & Farm Animals

60'

N 15° 68

C6

C1

60'

SILVER STREET ROW
DEDICATED THIS SURVEY

.50'

C5

LC 5.01'

N 71°56'45" W 99.88'

N 89°58'20" E 280.00'

LOT 10
4.03 Acres
175488 Sq. Feet

C4

C2

C3

N 00°00'40" W 61.00'

N 77°32'54" W
81.93'

5
es
Feet

133.75'

N 00°00'40" W 233.80'

W

10' PUBLIC
AINAGE EASEMENT

100.05'

s
eet

LOT 8
0.41 Acres
17768 Sq. Feet

LOT 9
2.16 Acres
93897 Sq. Feet

N 00°00'40" W 154.97'

N 00°00'40" W 249.17'

100.00'

344.00'

299.46'

N 89°59'18" E 1088.97'
R1(N 89°58'20" E 1089.00')

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.

SILVER STREET

S 15°03'29" W

LOT 10

S 71°57'24" E 99.88'

S 89°57'41" W 280.00'

S 00°01'19" E 61.00'

N 77°33'33" W 81.93'

LOT 9
2.16 ACRES

PROPOSED COOP AND
ANIMAL PENS

DRIVEWAY LIMITS

191'

DRIVEWAY LIMITS

CROWN DRIVEWAY, 2% MAX

1.5" WATERLINE

4" SEWER SERVICE

PAD LIMITS

LOT 10

N 00°01'19" W 249.17'

LOT 8

S 00°01'19" E 154.97'

130'

PAD LIMITS

PROPOSED
DUPLEX

53'

66'

PROPOSED
SHOP
W/APARTMENT

60'

16'

52'

32'

26'

100.00'

344.00'

N 89°58'39" E 1089.00'

LOT 1 BLACK BEAR SUBD.

GRADE PAD TO DRAIN,
2% MAX AWAY FROM BUILDINGS

N

SCALE

1 INCH = 40 FEET 11"x17" SIZE PAPER

0 40 80

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

DATE: 03/01/2026

LAST FRONTIER SURVEYING AND ENGINEERING LLC
ALEC VENECHUK PLS, PE
PO BOX 32346
JUNEAU, AK 99803

Planning Commission
(907) 586-0715
PC_Comments@juneau.gov
www.juneau.org/community-development/planning-commission
155 Heritage Way • Juneau, AK 99801

PLANNING COMMISSION
NOTICE OF DECISION
Date: August 5, 2024
File No.: SMP2024 0002

Shawn Kantola
8287C Garnet Street
Juneau AK, 99801
shawnkantola@yahoo.com

Proposal:	Preliminary plat review for a subdivision that will result in ten (10) lots. The lots will consist of three (3) panhandle lots and one (1) private shared access serving four (4) lots. Additionally, Lots 9 & 10 may be further subdivided into private shared access subdivisions in the future.
Property Address:	Silver Street
Legal Description:	BLACK BEAR LT 3
Parcel Code No.:	4B2601020043
Hearing Date:	May 28th, 2024

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated May 29, 2024, and approved this preliminary plat with the following conditions and plat notes:

Conditions:

1. 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.
2. 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.
3. 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.
4. Prior to approval of final plat, CDD will work with the developer to develop a plat note that will care for public access along the existing utility easement.

Plat notes:

1. LOTS 6, 7, 8, 9 AND 10 MUST HAVE A 15 FOOT SIDE YARD SETBACK FOR SIDE YARDS ABUTTING BLACK BEAR LOT 1.
2. WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
3. ACCESS SUBJECT TO CBJ 49.15.423 'PANHANDLE LOTS'. ACCESS TO LOTS 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.
4. LOTS 1, 3 AND 8 ARE A PANHANDLE SUBDIVISION. AT THE TIME OF PLAT RECORDING, FURTHER SUBDIVISION OF LOTS 1, 3 AND 8 IS SUBJECT TO CBJ 49.15.423 'PANHANDLE LOTS'. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.
5. 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.
6. 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.
7. 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.

Attachment: May 29, 2024 memorandum from David Peterson, Community Development, to the CBJ Planning Commission regarding SMP2024 0002.

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, May 28, 2024.

Expiration Date: The permit will expire five (5) years after the effective date, or May 28, 2029 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.

mandy cole

Mandy Cole, Chair
Planning Commission

8/5/2024
Date

Nicoletta Chappell

Filed With City Clerk

8/8/2024
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.

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

PLANNING COMMISSION STAFF REPORT
MAJOR SUBDIVISION SMP2024 0002
HEARING DATE: MAY 14, 2024

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

DATE: May 20, 2024

TO: Mandy Cole, Chair, Planning Commission

BY: David Matthew Peterson, Planner II

THROUGH: Jill Lawhorne, Director, AICP

PROPOSAL: Applicant requests a preliminary plat review for a subdivision that will result in ten (10) lots. The lots will consist of three (3) panhandle lots and one (1) private shared access serving four (4) lots. Additionally, Lots 9 & 10 may be further subdivided into private shared access subdivisions in the future.

STAFF RECOMMENDATION: Approval with conditions

KEY CONSIDERATIONS FOR REVIEW:

- Considered Major Subdivision due to future phases.
- Lots 9 & 10 intended to be Private Shared Access (PSA) Subdivisions at later date.
- Silver Street will be extended and a cul-de-sac constructed.

GENERAL INFORMATION	
Property Owner	Shawn Kantola
Applicant	Shawn Kantola
Property Address	Silver Street
Legal Description	BLACK BEAR LT 3
Parcel Number	4B2601020043
Zoning	D3
Lot Size	435,600 square feet/10.00 acres
Water/Sewer	CBJ water/sewer provided
Access	Silver Street
Existing Land Use	Vacant
Associated Applications	None

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-6 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 49.15.402
  - CBJ 49.15.411
  - CBJ 49.35
  - CBJ 49.80

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (D3)	Residential
South (D1)	Vacant
East (D1)	Vacant
West (D1)	Vacant

SITE FEATURES	
Anadromous	N/A
Flood Zone	N/A, 02110C110C1238E
Hazard	N/A
Hillside	N/A
Wetlands	N/A
Parking District	N/A
Historic District	N/A
Overlay Districts	Mining & Exploration Surface Activities Exclusion District.

BACKGROUND INFORMATION

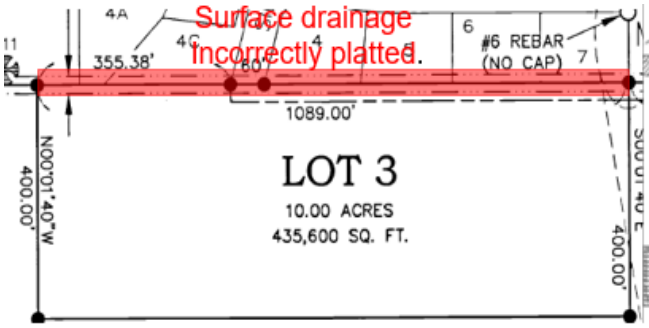
Project Description – The applicant is proposing a subdivision that will result in ten (10) lots. The lots will consist of three (3) panhandle lots and one (1) private shared access serving four (4) lots. Additionally, Lots 9 & 10 may be further subdivided into private shared access subdivisions in the future.

The Director is classifying this as a major subdivision due to phasing as the subdivision would result in a potential 16 lots, or more.

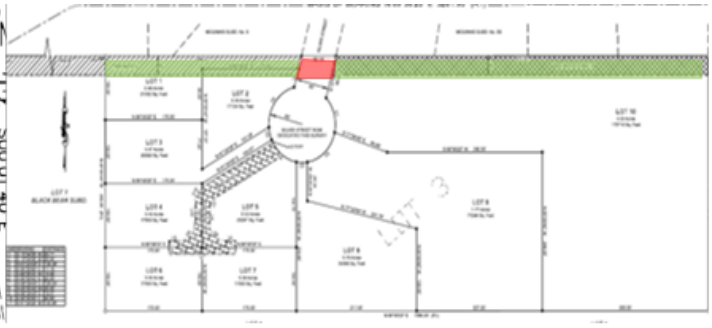
A surface drainage easement was incorrectly platted. Per Book 321 page 493 refers to the easement as being south of the common boundary. Plat 2013-26 shows it as straddling the property line, in error (image below, left). However, property owners did not authorize the easement (Lots 4A, 4C, 4, 5, 6, and 7). On the submitted Preliminary Plat, the surface drainage easement has been relocated to be entirely on the Silver Acres Subdivision, while a portion that would otherwise go through the Silver Street ROW has been vacated.

NOTE 1: Developer will need to address how Lot 1 will maintain access through the surface drainage easement.

NOTE 2: There is a CBJ trail for the purposes of providing access to a pump station. This is not a Parks and Recreation owned trail. The neighbors in the area use the trail to access wetland areas beyond. Neighbors have expressed concern over the trail being preserved for their continued use.



2013-26 Plat



SMP2024-0002 Preliminary Plat

Background –

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

Item	Summary
2023 – Warranty Deed	Warranty Deed which transferred Lot 3, Black Bear Subdivision from the Grantor, Southeast Alaska Regional Health Consortium, to Shawn Kantola and Heidi Kantola.
2014 - Zoning Ordinance	An Ordinance Amending the Official Zoning Map of the City and Borough to change the Zoning of Black Bear, Lot 3, Located at the South End of Silver Street in the Northwest Mendendhall Valley, from D1 to D3.
2013 - Plat	A subdivision of the Homestead of Bill Sakieff into 3 lots creating the Black Bear Subdivision. This plat has the incorrectly conveyed 30-foot surface drainage easement.
2006 – Zoning Map	Zoning map designating the Lot as D1.
1989 – Surface Drainage Easement	Access easement describing a 30-foot strip of land immediately adjacent, South of and parallel to the common property line.
1945 US Survey No. 2551	Plat establishing the Homestead of Bill Sakieff. This would later become the lot that would be subdivided to create Lot 3.

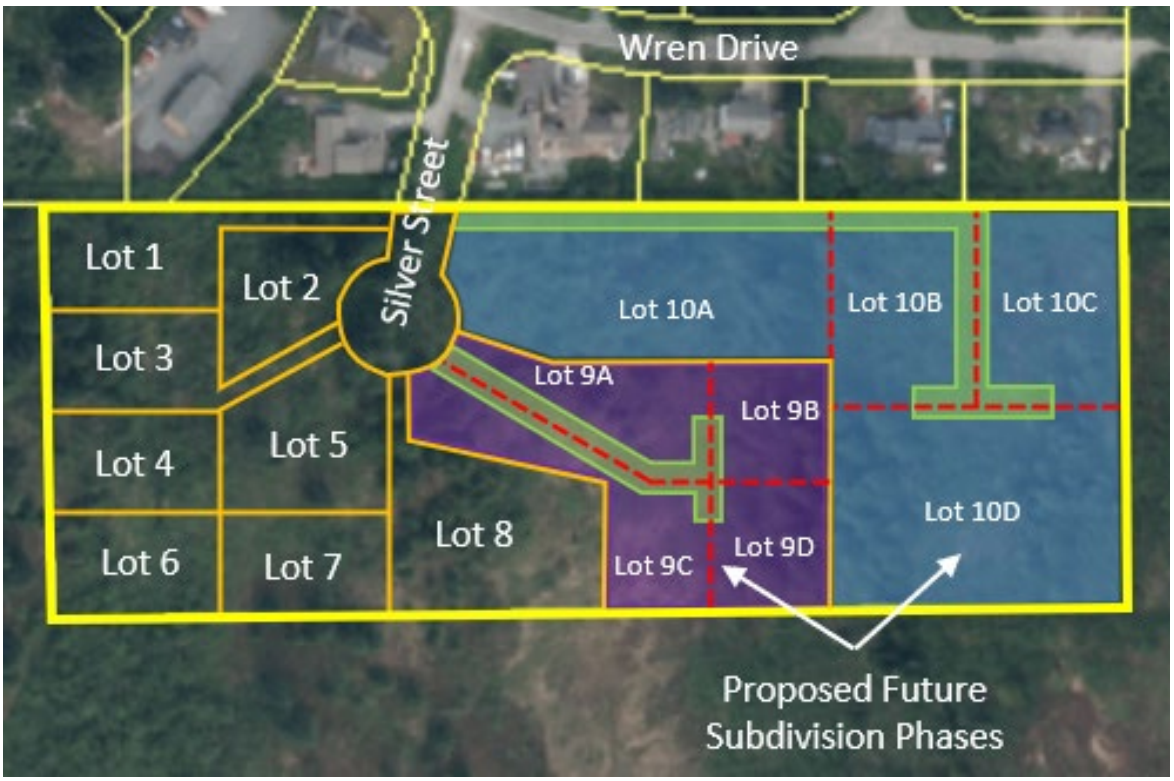
ANALYSIS

Phasing – Lot 3 was rezoned in October of 2014 from D1 to D3 with Zoning Ordinance 2014-46 (**Attachment I**). The D3 minimum lot size is 12,000 square feet. New Lots, 9 and 10, would have ample space to be subdivided into four (4) or more lots. The Developer intends to subdivide Lots 9 and 10 in the future. Proposed Lot 9 has 77,246 square feet/1.77 acres, and Lot 10 has 175,716 square feet/4.03 acres (**Attachment E).**

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 CBJ 49.15.402(a) - A *major subdivision permit is required for subdivisions resulting in 14 or more lots.*

It should be noted that the proposed sketch plat found in **Attachment E** will require revision and is only demonstrates that enough land is present to further subdivide. Additionally, it is being recommended that the Commission consider advising the developer to relocate the Private Shared Access (PSA) for future Lots 10A, B, C, and D onto the developer's property instead of planning a road directly behind existing housing.



Minimum Lot Dimensions – The proposed lots as shown on the preliminary plat meet or exceed the dimensional standards listed in CBJ 49.25.400. The CBJ 49.25.400 Dimensional Standards are listed below.

Dimensional Standard	Requirement	Met?
Minimum Lot Size, Square Feet	12,000	☒Meets/Exceeds ☐Not met
Minimum Lot Width, Lineal Feet	100	☒Meets/Exceeds ☐Not met

Access to the proposed subdivision will be through a new cul-de-sac at the end of the existing Silver Street stub. Per 49.15.421, if a proposed lot fronts on a cul-de-sac or a similar sharply curved right-of-way and the commission for major subdivisions makes a determination that meeting minimum lot width at the front building line in accordance with the table of dimensional standards in CBJ 49.25.400 is impractical, the minimum width may be reduced as necessary to achieve a reasonable lot configuration.

It should be noted that in D3 zoning typically has four to five (4-5) lots fronting a cul-de-sac. There are two instances where nine (9) lots are fronting a cul-de-sac in a D5 zoned neighborhood. This cul-de-sac will have the greatest number of lots to be accessed by a cul-de-sac.

Lot #	Lot Type	Lot Frontage in Linear Feet	Lot Size in Square Feet
1	Panhandle	**20.71**	21,032
2	Standard	114.16	17,104
3	Panhandle	**20.76**	20,292
4	Private Shared Access	N/A	17,500
5	Standard	**58.59**	23,297
6	Private Shared Access	N/A	17,500
7	Private Shared Access	N/A	17,000
8	Panhandle	**20.09**	34,369
9	Standard	**71.72**	77,246
10	Standard	114.16	175,716

Setbacks – Per 49.25.400, Note 3, of the Table of Dimensional Standards: Where one district abuts another, the greater of the two setbacks is required for both uses on the common property line.

Lot 3, zoned D3, is bound on three (3) sides by a property that is zoned D1, and the D1 setbacks apply along these shared lot lines. The only difference between D3 and D1 zoning applies to the side yard setbacks which are 15 feet for D1 zoning versus 10 feet in D3 zones.



Condition: N/A

PLAT NOTE: N/A

Density – The table below demonstrates how many dwelling units each lot can accommodate after the proposed subdivision has been completed.

All lots exceed 125 percent of the minimum lot size for the zoning district, so each single-family home built on these lots could have an Accessory Apartment.

Lot Number	Lot Square Footage	Applicable Square Footage	Maximum Number of Dwelling Units
1	21,032	175%	One (1) Duplex, or One (1) Single Family Detached Dwelling with an Accessory Apartment not to exceed 600 square feet.
2	17,104	143%	One (1) Single Family Detached Dwelling with an Accessory Apartment not to exceed 600 square feet.
3	20,292	169%	One (1) Duplex, or one (1) Single Family Detached Dwelling with an Accessory Apartment not to exceed 600 square feet.
4	17,500	146%	One (1) Single Family Detached Dwelling While Lot 4 has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
5	23,297	194%	One (1) Single Family Detached Dwelling While Lot 5 has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
6	17,500	146%	One (1) Single Family Detached Dwelling While Lot 6 has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
7	17,000	142%	One (1) Single Family Detached Dwelling While Lot 7 has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
8	34,369	286%	One (1) Duplex, or two (2) Single Family Detached Dwellings each with an Accessory Apartment not to exceed 1,000 square feet or 50% of the main dwelling square footage.

Lot Number	Lot Square Footage	Applicable Square Footage	Maximum Number of Dwelling Units
9	77,246	644%	One (1) Duplex, or two (2) Single Family Detached Dwellings each with an Accessory Apartment not to exceed 1,000 square feet or 50% of the main dwelling square footage.
9A	23,249	194%	One (1) Single Family Detached Dwelling While Lot 9A has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
9B	13,632	114%	One (1) Single Family Detached Dwelling.
9C	25,726	214%	One (1) Single Family Detached Dwelling While Lot 9C has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
9D	14,638	122%	One (1) Single Family Detached Dwelling.
10	175,716	1,464%	One (1) Duplex, or two (2) Single Family Detached Dwellings each with an Accessory Apartment not to exceed 1,000 square feet or 50% of the main dwelling square footage.
10A	55,713	464%	One (1) Single Family Detached Dwelling While Lot 10A has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
10B	29,988	250%	One (1) Single Family Detached Dwelling While Lot 10B has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
10C	30,003	250%	One (1) Single Family Detached Dwelling While Lot 10C has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
10D	60,013	500%	One (1) Single Family Detached Dwelling While Lot 10D has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-

Lot Number	Lot Square Footage	Applicable Square Footage	Maximum Number of Dwelling Units
			family structure and an accessory apartment.

Under the current private shared access subdivision code, lots 9 and 10 could be subdivided and create six more lots accommodating single-family structures, each with an ADU.

Habitat – Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. No known anadromous waterbodies are on the subject parcel, or within 50 feet.

Condition: N/A

Plat Note: WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.

Hazard Zones – No recorded hazards in CBJ record.

Condition: N/A

Plat Note: N/A

LOT DESIGN

Panhandle Lots – Proposed Lots 1, 3, and 8 will be panhandle lots. All panhandle lots adhere to the requirements set forth in Title 49, Section 49.15.423.

Standard	Requirement	Met?	Conditions and Plat Notes
CBJ 49.15.423(a)(1)(A) Dimensional Requirements	The front and panhandle lots must meet all dimensional and area requirements.	☒Meets/Exceeds ☐Not met	
CBJ 49.15.423(a)(1)(B) Panhandle Width	No part of the panhandle shall be less than 20 feet in width.	☒Meets/Exceeds ☐Not met	
CBJ 49.15.423(a)(1)(C) Panhandle Length	The panhandle portion of the lot shall not be longer than 300 feet in D1 zones, and one and one-half times the minimum lot depth in other residential zoning districts.	☒Meets/Exceeds ☐Not met	
CBJ 49.15.423(a)(1)(D) Structures Prohibited	No buildings are allowed within the panhandle portion of the lot.	☒Meets/Exceeds ☐Not met	
CBJ 49.15.423(a)(1)(E) Lot Depth	In a D1 zoning district, 30 feet of the width of the	☒Meets/Exceeds ☐Not met	Not applicable.

Standard	Requirement	Met?	Conditions and Plat Notes
	panhandle of the rear lot may be used in determining the width of the front lot.		
CBJ 49.15.423(a)(1)(F) Lot Width	The lot width for the panhandle lot shall be the distance between its side lot lines measured behind the back lot line of the front lot.	☒Meets/Exceeds ☐Not met	
CBJ 49.15.423(a)(3)(A) Shared Driveway	Access for the lots shall be located in the panhandle. A lot fronting a right-of-way may have a separate and additional access if approved by the government entity that controls rights-of-way. Access to each lot shall be designated on the plat in the form of an easement.	☒Meets/Exceeds ☐Not met	
CBJ 49.15.423(a)(3)(C)/(D) Parking	A parking plan is required showing the feasibility of off-street parking – no back-out parking is allowed unless approved by the Director.	☒Meets/Exceeds ☐Not met	
CBJ 49.15.423(a)(3)(E) Easement and Maintenance Agreement	The applicant has provided an easement for all common access and parking areas and a maintenance agreement will be recorded with the final plat.	☒Meets/Exceeds ☐Not met	
CBJ 49.15.423(a)(3)(F)	The applicant has demonstrated that any portion of the driveway not located in a public right-of-way can comply with emergency service access requirements. A profile of the proposed driveway was included with the application.	☒Meets/Exceeds ☐Not met	

Standard	Requirement	Met?	Conditions and Plat Notes
CBJ 49.15.423(a)(3)(H)	The portion of the panhandle in the right-of-way, or the first 20 feet from the edge of the public roadway, has been paved, whichever length is greater.	☒Meets/Exceeds ☐Not met	

TRAFFIC

Traffic – According to CBJ 49.40.300(2) a traffic impact analysis IS NOT required.

Use	Average Daily Trips (ADT)	Number of Possible Dwellings	Total ADT
Single Family Residential (210)	9.52	19	180.88
Apartment (220)	6.65	4	26.6
		Total ADTs:	**207.48**

ACCESS AND PUBLIC IMPROVEMENTS

Access – Per CBJ 49.35.250(a), staff has determined that the primary access to the subdivision is Silver Street. The applicant has demonstrated that Lots 1, 2, 3, 4, 8,9, and 10 will have direct and practical access to a new cul-de-sac public right-of-way through the frontage of the lot, as required by CBJ 49.35.250(b). Lots 4, 5, 6, and 7 will have a Private Shared Access to Silver Street per the standards outlined in 49.35.262.

Lot Number	Primary access
1	Silver Street
2	Silver Street
3	Silver Street
4	Private Shared Access to Silver Street
5	Private Shared Access to Silver Street
6	Private Shared Access to Silver Street
7	Private Shared Access to Silver Street
8	Silver Street
9	Silver Street
10	Silver Street

Conditions: N/A

Plat notes:

ACCESS SUBJECT TO CBJ 49.15.423 'PANHANDLE LOTS'. ACCESS TO LOTS 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 4A and 4B 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.

CBJ 49.35.240 Table of Roadway Construction Standards –

Condition: 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.

Plat Note: N/A

ADTs	TIA	Sidewalks	Travel Way Width	Street Lights	ROW Width	Paved	Publicly Maintained
207.48	No	No	22 foot	No	60 foot	Yes	Yes

Drainage – An Engineered Drainage Report has been submitted and is being reviewed by CBJ's General Engineering Department. (**Attachment D**).

Condition: NA

Plat Note:

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.

AGENCY REVIEW

CDD conducted an agency review comment period between April 10, 2024 – April 24, 2024. Agency review comments can be found in **Attachment G**.

Agency	Summary
Capital City Fire and Rescue	All comments addressed through initial review.
Cartography	All comments addressed through initial review.
General Engineering	Bonding requirements are being created.
Zoning	All comments addressed through initial review.

PUBLIC COMMENTS

CDD conducted a public comment period between April 4, 2024 – May 20,2024. Public notice was mailed to property owners within 500 feet of the subject parcel (**See Attachment F**). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment K**). Public comments submitted at time of writing this staff report can be found in **Attachment H**.

Name	Summary
Tina and Josh Martin	1. Preservation of a trail that is present on the existing Lot 10. 2. Drainage concerns along the property line between the subdivision. Who maintains it? Who will have access to it?
Raymond Pastorino	1. Preservation of a trail that is present on the existing Lot 10.
Margaret Custer	1. Concerns over development impacts to abutting wetland habitats.
Sheryl Weinberg	1. Question regarding building pad locations 2. Are there any CC&R's?
Ren Scott	1. Preservation of a trail that is present on the existing Lot 10.

FINDINGS

Major Subdivision Preliminary Plat Approval Criteria - Per CBJ 49.15.402(c)(4), the Director makes the following findings on the proposed development:

1. Does the preliminary plat comply with CBJ 49.15.411?

Analysis: No additional analysis needed.

Finding: Yes. With recommended conditions, the preliminary plat complies with preliminary plating requirements listed in CBJ 49.15.411.

2. Will applicable subdivision development standards be met, or can reasonably be met with conditions?

Analysis: The applicant is required to plat a 60 foot Right-of-way, and install a paved 44 foot wide street with a 96 foot diameter cul-de-sac, and provide water and sewer to all lots.

Finding: Yes. With recommended conditions, all applicable subdivision development standards can be reasonably met.

3. Will the proposed subdivision provide suitable building sites for the zoning district?

Analysis: Lots created through this subdivision will not have the adequate frontage along the right-of-way, thought the commission may allow for the proposed configuration per 49.15.421 where lots that front on a cul-de-sac the commission for major subdivisions makes a determination that meeting the minimum lot width a the front of the building line in accordance with the table of dimensional standards is impractical, the minimum lot width may be reduced as necessary to achieve a reasonable lot configuration.

Finding: Yes. The proposed subdivision does not meet the lot frontage requirements at the cul-de-sac but would meet the required frontage when measured from the front of the building line.

4. Will the proposed street names be unique or continuations of existing streets?

Analysis: The street will be an extension of an existing street (Silver Street).

Finding: Yes. Proposed street names are unique or are extensions of existing streets.

5. Has the director of Engineering and Public Works reviewed the application and determined that:

(i) The subdivision can be constructed to conform to applicable drainage and water quality requirements;

(ii) The streets, pioneer paths, and pedestrian ways as proposed accommodate anticipated traffic, align with, and, where appropriate, connect with streets and pedestrian ways serving adjacent properties;

(iii) Any proposed improvements conform to the requirements of this Title 49 and can be feasibly constructed; and,

Analysis: No further analysis needed.

Finding: Yes. Engineering and Public Works has reviewed the proposed subdivision application and

supplemental materials and believes the above criteria can be met.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested preliminary plat for the Silver Acres Subdivision. This permit would allow the applicant to submit for the final plat application.

This approval is subject to the following conditions:

1. 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.
2. 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.
3. 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.

Plat notes:

1. LOTS 6, 7, 8, 9 AND 10 MUST HAVE A 15 FOOT SIDE YARD SETBACK FOR SIDE YARDS ABUTTING BLACK BEAR LOT 1.
2. WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
3. ACCESS SUBJECT TO CBJ 49.15.423 'PANHANDLE LOTS'. ACCESS TO LOTS 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.
4. LOTS 1, 2 AND 3 ARE A PANHANDLE SUBDIVISION. AT THE TIME OF PLAT RECORDING, FURTHER SUBDIVISION OF LOTS 4A and 4B IS SUBJECT TO CBJ 49.15.423 'PANHANDLE LOTS'. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.
5. 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.
6. 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.
7. 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.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Preliminary Plat
Attachment C	Closure Report
Attachment D	Preliminary Drainage Report
Attachment E	Sketch Plat
Attachment F	Abutters Notice with Mailing List Sent 4/3/24
Attachment G	Agency review comments
Attachment H	Public comment
Attachment I	Ordinance 2014-46
Attachment J	Public Notice Sign

CITY AND BOROUGH OF JUNEAU

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 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.

Ruth Kostik

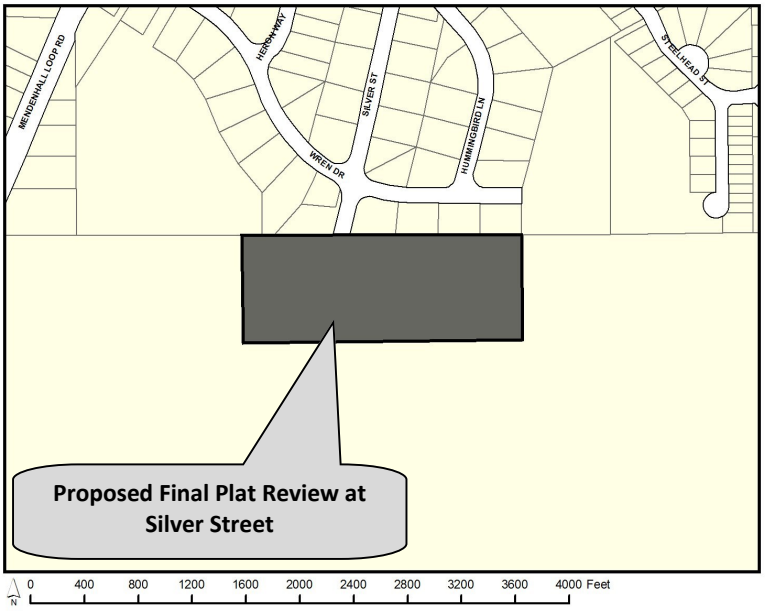
September 13, 2024
Date

This Certification of Payment of Taxes is valid through December 31, 2024

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT
155 Heritage Way Juneau, Alaska 99801

TO

Final Plat Review has been submitted for consideration and public hearing by the Planning Commission for **ten (10) lot Silver Acres Subdivision** at **Silver Street** in a **D3(T)D18** zone.

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 **September 16** at
https://juneau.org/community-development/planning-commission
Find hearing results, meeting minutes, and more here, as well.

Now through Sept. 9	Sept. 10 — noon, Sept. 20	HEARING DATE & TIME: 7:00 pm, September 24	Sept. 25
Comments received during this period will be sent to the Planner, **David Peterson,** 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 by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/82256333971 and use the Webinar ID: 822 5633 3971 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).	The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: **(907)586-0753 ext. 4132**
Email: **pc_comments@juneau.gov or david.peterson@juneau.gov**
Mail: **Community Development, 155 Heritage Way, Juneau AK 99801**

Case No.: SMF2024 0002
Parcel No.: 4B2601020043
CBJ Parcel Viewer: http://epv.juneau.org

Printed August 23, 2024



SOUTHEAST ALASKA LAND TRUST

119 Seward Street, Suite 2, Juneau, AK 99801
(907) 586-3100 | F (907) 586-3125
SoutheastAlaskaLandTrust.org

September 9, 2024

RE: Final Plat Review for Silver Acres Subdivision on Silver Street
Case Number: SMF2024 0002

To Whom It May Concern,

The Southeast Alaska Land Trust (SEALT) received notice that an application for a Final Plat Review has been submitted for consideration and public hearing by the City & Borough of Juneau (CBJ) Community Development Planning Commission. The Case Number for this application is SMF2024 0002.

The proposed project is located directly adjacent to SEALT's Montana Creek Wetlands mitigation site (Black Bear Lot 1; CBJ Tax ID 4B2601020041). This mitigation site provides compensatory mitigation for seven Department of the Army permits, overseen by the US Army Corps of Engineers (USACE), and included a significant portion of the mitigation required for the 2009 Juneau International Airport improvements project (USACE permit: POA-1981-320-M22).

As described in SEALT's management plan for the Montana Creek Wetlands property, the purpose of its conservation is to preserve "wetland habitat for wildlife, open space for public enjoyment, and outdoor recreation and education opportunities for the general public." The property is open to the public for uses such as hiking, walking, skiing, snowshoeing, wildlife viewing, picnicking, berry picking, fishing, hunting, and educational programs. Additionally, the property contains approximately 113 acres of high-functioning palustrine wetlands.

Black Bear Lot 3 (the parcel in question for the proposed Silver Acres subdivision) is likewise classified as palustrine wetlands under the National Wetlands Inventory and makes up part of the greater wetlands complex containing the Montana Creek Wetlands mitigation site. Among other important functions, the extent and healthy functioning of these wetlands provide flood attenuation and protection to surrounding residential areas, particularly significant due to the nearby Mendenhall River and its associated floodplain which have been impacted in the last 12 years by glacial outburst flooding. Notably, the frequency and severity of glacial outburst flooding has risen in recent years and remains an ongoing concern for properties in close proximity to the Mendenhall River, including Black Bear Lot 3 and surrounding parcels. Incremental and cumulative developments in the area

have filled wetland areas that would otherwise provide flood mitigation in periods of rising water.

SEALT therefore recommends that the Planning Commission exercise special caution in considering the additional fill and fragmentation of wetlands and streams in a residential area that is already highly vulnerable to flooding, and which could expose the newly developed area and homes in the surrounding area to preventable flooding.

Under the proposed subdivision plan, eight of the ten resulting plots would directly border SEALT's mitigation site, with the applicant noting a potential intent to further subdivide lots 9 and 10 into additional lots in the future. Increased development adjacent to the mitigation site poses a direct threat to the property and its conservation values and may create additional management responsibilities for the land trust. The proposed subdivision would also, importantly, require wetland mitigation of its own for unavoidable impacts to aquatic resources.

In addition to construction-related impacts such as sediment runoff and risk of pollutant contamination, a substantial increase in the number of privately-owned lots abutting the mitigation site permanently increases the threat of future encroachments and impacts to the property. An increase in nearby development can change the character of the conservation property and its capacity as a mitigation site.

SEALT requests that the Planning Commission thoroughly review and discuss potential effects to the adjacent wetland mitigation site, the flood attenuation provided by the wetlands under consideration for fill and development, and the habitat that would be impacted when evaluating the application and proposed subdivision.

If you have any questions, please contact the Southeast Alaska Land Trust at (907) 586-3100 or info@sealt.org.

Sincerely,



Margaret Custer
Executive Director

Planning Commission
(907) 586-0715
PC_Comments@juneau.gov
www.juneau.org/community-development/planning-commission
155 Heritage Way • Juneau, AK 99801

PLANNING COMMISSION
NOTICE OF DECISION
Date: October 1, 2024
File No.: SMF2024 0002

Shawn Kantola
8287C Garnet Street
Juneau, AK 99801
shawnkantola@yahoo.com

Proposal:	Final Plat approval for the ten (10) lot Silver Acres Subdivision in accordance with the conditions outlined in SMP2024-0002.
Property Address:	Silver Street
Legal Description:	BLACK BEAR LT 3
Parcel Code No.:	4B2601020043
Hearing Date:	September 24, 2024

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated September 16, 2024, and approved the final plat to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. 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.

Attachment: September 16, 2024, memorandum from David Matthew Peterson, Community Development, to the CBJ Planning Commission regarding SMF2024 0002.

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

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

Effective Date: The permit is effective upon approval by the Commission, September 24, 2024.

(*For Phased Subdivisions Only***)** [Approval of a final plat consisting of a portion of the preliminary plat will not extend the expiration date of the remaining lots.]

FOR Mandy Cole, Chair
Planning Commission

10/1/24
Date

Nicolette Chappell
Filed With City Clerk

10/1/24
Date

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.

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

PLANNING COMMISSION STAFF REPORT
MAJOR SUBDIVISION SMF2024 0002
HEARING DATE: SEPTEMBER 24, 2024

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

DATE: September 16, 2024

TO: Mandy Cole, Chair, Planning Commission

BY: David M Peterson, Planner II

THROUGH: Scott Ciambor, Planning Manager

PROPOSAL: Final Plat approval for the ten (10) lot Silver Acres Subdivision in accordance with the conditions outlined in SMP2024-0002.

STAFF RECOMMENDATION: Approval

KEY CONSIDERATIONS FOR REVIEW:

- 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.
- 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.
- Applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010.
- CDD will work with the developer to develop a plat note that will care for public access along the existing utility easement.
- Plat notes added per SMP2024-0002, Notice of Decision (NOD), dated August 5, 2024.

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 49.15.402
  - CBJ 49.15.412
  - CBJ 49.35.140
  - CBJ 49.55.010
  - CBJ 49.80

GENERAL INFORMATION	
Property Owner	Shawn Kantola
Applicant	Shawn Kantola
Property Address	Silver Street
Legal Description	BLACK BEAR LT 3
Parcel Number	4B2601020043
Zoning	D3
Lot Size	435,600 square feet/10.00 acres
Water/Sewer	CBJ water/sewer provided
Access	Silver Street
Existing Land Use	Vacant
Associated Applications	None

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (D3)	Residential
South (D1)	Vacant
East (D1)	Vacant
West (D1)	Vacant

SITE FEATURES	
Anadromous	N/A
Flood Zone	N/A, Per Panel 02110C110C1238E
Hazard	N/A
Hillside	N/A
Wetlands	N/A
Parking District	N/A
Historic District	N/A
Overlay Districts	Mining and Exploration Surface Activities Exclusion District.

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.*

BACKGROUND INFORMATION

Project Description – The applicant has requested approval for the Final Plat of the Silver Acres Subdivision. This review addresses the final plat for the subdivision. Property taxes and bonding for required improvements are still pending. The revised final plat complies with all other conditions outlined in the Notice of Decision for SMP2024-0002.

The Preliminary Plat was approved with conditions under the Notice of Decision for case SMP2024-0002, signed by Chairperson Mandy Cole on August 5, 2024.

Background -

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

Item	Summary
NOD SMP2024-0002	The Notice of Decision, approving the Silver Acres Subdivision, with conditions, was approved on August 5, 2024, and signed by Chairperson, Mandy Cole. (**Attachment E**)
SMP2024-0002	A preliminary plat for the Silver Acres Subdivision, proposing ten (10) lots, was submitted to the Planning Commission on May 14, 2024. The development includes three (3) panhandle lots and one (1) private shared access serving four (4) lots. Additionally, Lots 9 and 10 may be further subdivided into private shared access subdivisions in the future. (**Attachment F**)
PAC2024-0006	A Pre-Application Conference was held on January 31, 2024. It was determined that the proposed subdivision would be part of a phased development, potentially yielding sixteen (16) or more lots, and should therefore be considered a Major Subdivision. (**Attachment A pg.11**)

ANALYSIS

Compliance with Title 49 - The revised final plat meets the requirements of 49.15.402 for Major Subdivisions as well as the requirements set forth in 49.15.412 for the Final Plat requirements.

Preliminary Plat Conditions of Approval -

Condition	Status	Summary
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.	☒Met ☐Unmet ☐On-going	Certification from the CBJ Treasurer has been received (**Attachment G**).
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	☒Met ☐Unmet ☐On-going	A full set of construction plans for the development of the Silver Street cul-de-sac and utilities, along with a drainage report

Condition	Status	Summary
review by the director of Engineering & Public Works for compliance with CBJ 49.35.140.		prepared by Pro HNS LLC has been submitted (**Attachments C & D**).
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.	☒Met ☐Unmet ☐On-going	Applicant has provided a financial guarantee in accordance with CBJ 49.55.010, with bond number: XXXXXXXXX (**Attachment XXXX**)
Prior to approval of final plat, CDD will work with the developer to develop a plat note that will care for public access along the existing utility easement.	☒Met ☐Unmet ☐On-going	A plat note was approved by the City and Borough of Juneau Legal department that ensures public access along the existing utility easement (**See note 17 of Attachment B**).
Plat Notes to be included from Notice of Decision.	☒Met ☐Unmet ☐On-going	Plat notes added per SMP2024-0002, Notice of Decision, dated August 5, 2024, have been added to the Final Plat for SMF20204-0002 (**See Notes 10-16 in Attachment B**).

AGENCY REVIEW

CDD conducted an agency review comment period between August 6, 2024 – August 20, 2024. The agencies consulted were: CBJ General Engineering, CBJ Cartography, CBJ Zoning, and Capital City Fire and Rescue. None of the agencies expressed any concerns with the final plat or construction drawings.

PUBLIC COMMENTS

CDD conducted a public comment period between August 23, 2024 – September 10, 2024. Public notice was mailed to property owners within 500 feet of the subject parcel. A public notice sign was also posted on-site two weeks prior to the scheduled hearing. The Southeast Alaska Land Trust (SEALT) submitted concerns regarding the proposed development proximity to the Montana Creek Wetlands mitigation site. See **Attachment J**.

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: The Applicant has bonded for the improvements as outlined in the construction plans, has paid the property taxes for the calendar year, and made the requested revisions to the final plat.

   Finding: Yes. All conditions of preliminary plat approval have been met.

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

   Analysis: Per Title 49 the major subdivision would require paving the Silver Street spur and new cul-de-sac, with appropriate water and sewer improvements.

   Finding: Yes. The applicant has provided a financial guarantee.

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

   Analysis: Capital City Fire and Rescue, Cartography, Zoning, General Engineering, and Streets have all reviewed and approved the proposed Final Plat (**Attachment B**).

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

RECOMMENDATION

Staff recommends APPROVAL of the Final Plat, with the conditions that full payment of property taxes, and the construction of, or establishment of bonding for improvements prior to final plat recording. The permit would allow for recording of the Final Plat for the Silver Acres subdivision that will create ten (10) lots. The subdivision includes three (3) panhandle lots and one (1) private shared access serving four (4) lots. The purpose of the Final Plat Review is to ensure that the plat has been revised to comply with the conditions outlined in the Notice of Decision (NOD) for SMP2024-0002. (**Attachment E**)

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Final Plat
Attachment C	Construction Plans
Attachment D	Final Drainage Report
Attachment E	SMP2024 0002 Preliminary Plat Notice of Decision
Attachment F	Staff Report for SMP2024 0002 Preliminary Plat
Attachment G	2024 Certificate of Taxes Paid

Item	Description
Attachment H	Abutters Notice
Attachment I	Image of Public Notice Sign
Attachment J	Public Comments
Attachment L	Agency Comments

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

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant

PROPERTY LOCATION

Physical Address: NHN Silver St.

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot): Lot 3 Black Bear Subdivision

Parcel Number(s): 4B2601020043

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

LANDOWNER/ LESSEE

Property Owner: Shawn Kantola
Contact Person: Shawn Kantola
Mailing Address: 8287C Garnet St.
Phone Number(s): 907-209-3900
E-mail Address: shawnkantola@yahoo.com

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.

Shawn Kantola — Landowner
Landowner/Lessee (Printed Name) — Title (e.g.: Landowner, Lessee)

X _____ 03/13/2024
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 — If same as LANDOWNER, write "SAME"

Applicant (Printed Name): SAME
Contact Person
Mailing Address
Phone Number(s)
E-mail Address

X _____ _____
Applicant's Signature — Date of Application

DEPARTMENT USE ONLY BELOW THIS LINE

Intake Initials: 7/29/24

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number: SMF24-02
Date Received: 7/29/24

I:\FORMS\PLANFORM\DPA_Final Draft.docx

Updated 6/2022– Page 1 of 1

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

SUBDIVISION AND DEVELOPMENT PLAN APPLICATION

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.

To be completed by Applicant

PROJECT SUMMARY

Finish the Silver St. stub st and add a Cul-de-sac to access 10 new residential lots.

Number of Existing Parcels 1 Total Land Area 10 Acres Number of Resulting Parcels 10

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)	MAJOR DEVELOPMENT (changing or creating 14 or more lots)
○ Preliminary Plat (MIP)	○ Preliminary Plat (SMP) SMP24-02
○ Final Plat (MIF)	◉ Final Plat (SMF)
○ Panhandle Subdivision	○ Preliminary Development Plan – PUD (PDP)
○ Accretion Survey	○ Final Development Plan – PUD (PDF) Preliminary
○ Boundary Adjustment	○ Development Plan – ARS (ARP) Final
○ Lot Consolidation (SLC)	○ Development Plan – ARS (ARF)
○ Bungalow Lot Subdivision	○ Bungalow Lot Subdivision
○ Common Wall/Zero Lot Subdivision	○ Common Wall/Zero Lot Subdivision
○ Other _____	○ Other _____

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	$ 700 ~~00~~		$70 per lot, 49.85.100(4)	
Admin. of Guarantee	$			
Adjustment	$ 150	public notice Sign		
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
SMF24-02	7/29/24

I:\FORMS\PLANFORM\Subdivision Application.docx

Revised October 2019 - Page 1 of 1

CBJ Permit Department

03/13/2024

Preliminary Plat Application for a Major Subdivision:

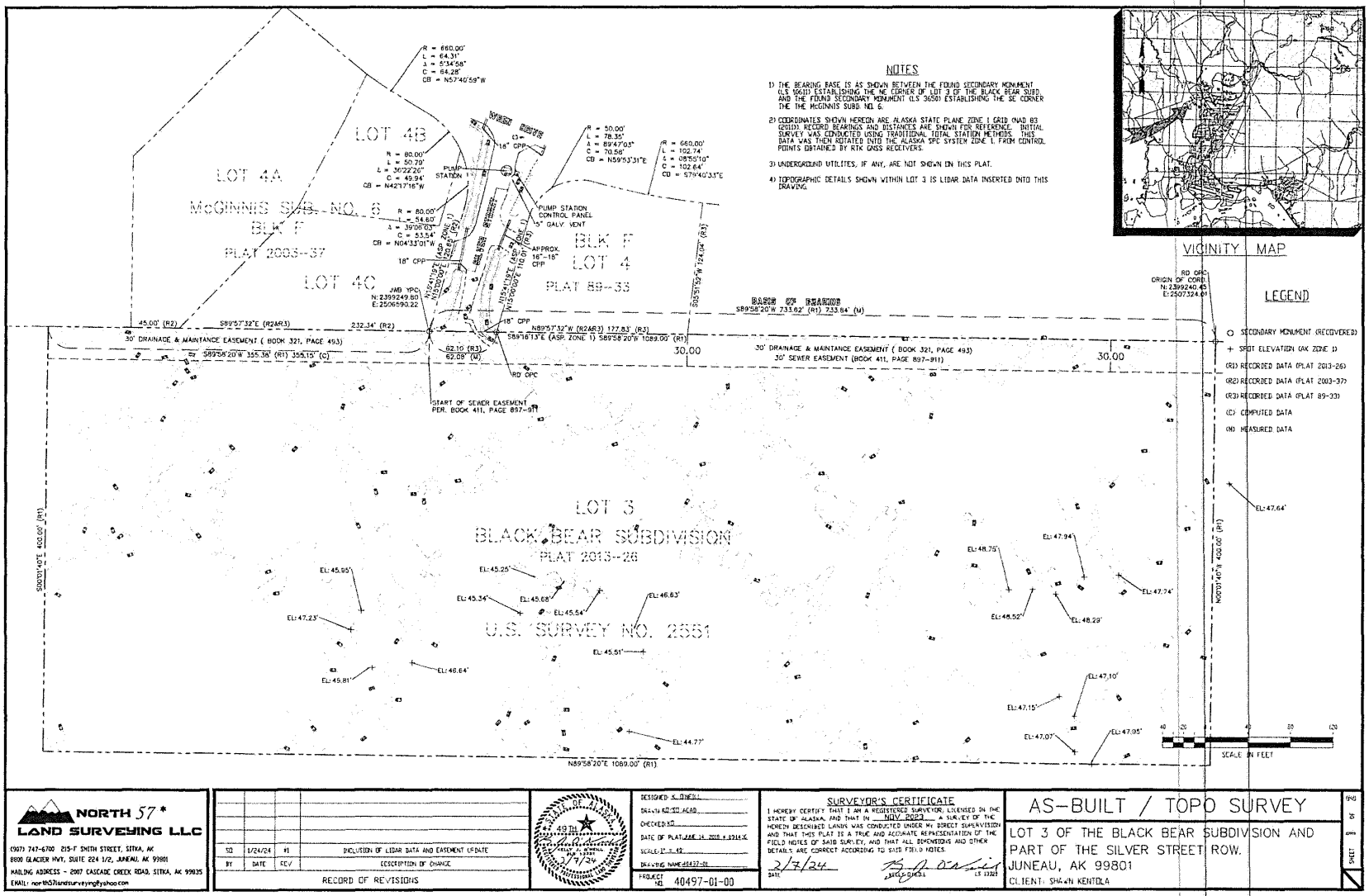
I am the owner of the property located at NHN Silver St. parcel #4B2601020043. Legal description: lot 3, Black Bear Subdivision. The site is currently vacant with no improvements (except the drainage and sewer easement shown in the plat). The property is zoned D-3 and is currently accessed by the Silver St. stub. With this subdivision I am proposing to bring the stub street up to city standards, and build a small public ROW cul-de-sac onto this lot. The proposed subdivision would result in a total of ten lots (four of them would be accessed via a private shared access). Lots 9 & 10 are large enough to potentially later subdivided into Private Shared access subdivisions.

There are public water and sewer available at Wren Dr/Silver St. and I would extend both onto this parcel and provide services to each of the proposed lots.

Please let me know if there are any questions or if there is any additional information needed.

Shawn Kantola

907-209-3900



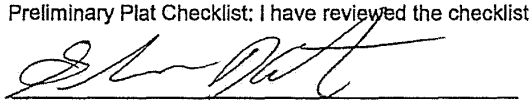
Attachment A - Application Packet
Attachment C - 2024_NOD_SMF24-02_Final Bundle

PRELIMINARY PLAT CHECK LIST

Name of Proposed Subdivision: Silver Acres Subdivison

The following items must be included with the initial submittal of a Preliminary Plat:

- [x] Application, filled out completely
- [x] Application fee (see fee schedule)
- [x] Project Narrative
- [x] Five (5) – 24" by 36" Copies
- [x] Pre-application Conference Report
- [x] Lot Closure Report
- [x] Disclosure of all known environmental hazards and any proposed mitigation measures recommended in the applicable environmental document.
- [x] Preliminary Plat Checklist: I have reviewed the checklist and all submittals for completeness and accuracy.



Applicant or Surveyor - Signature

3-13-24

Date

Shawn Kantola

Applicant or Surveyor - Print Name

GENERAL REQUIREMENTS

- [x] The preliminary plat shall be prepared by a professional land surveyor, registered in the State of Alaska
- [x] The preliminary plat shall be submitted on 22 by 34 inch sheets. The director of engineering and public works may approve alternate sheet sizes
- [x] The preliminary plat shall be drawn with black ink to a scale of one-inch to 100 feet or less, or other suitable scale approved by the director of engineering and public works
- [x] The preliminary plat shall be oriented with north toward the top of the sheet.
- [x] A vicinity map shall be located in the upper right-hand corner of the sheet
- [x] The vicinity map shall be oriented in the same direction as the plat
- [x] A suitable north arrow shall be shown for the plat and vicinity map
- [x] All line work and lettering must be of professional quality, and all line widths and lettering sizes must be of such size that all information can be clearly shown without overlap or confusion

GRAPHIC REQUIREMENTS - A preliminary plat shall contain the following information:

Title block - An enclosed title block in the lower right-hand corner containing the following information:

- [x] The proposed name of the subdivision
- [x] The legal description of the parcel to be subdivided including U.S. Survey, U.S. Mineral Survey, A.T.S. number or section, township, and range number, as applicable
- [x] "City and Borough of Juneau, Alaska"
- [x] "State Recorder's Office at Juneau"
- [x] The date the preliminary plat was prepared and revised
- [x] The horizontal scale
- [x] The name and address of the owner of record
- [x] The name, address, and telephone number of the surveyor preparing the preliminary plat

Lot, block, and street information:

- ☑ The area of each lot
- ☑ The dimensions in feet and hundredths of a foot
- ☑ An identifying number and letter for lots and blocks
- ☑ Lots numbered consecutively, commencing with the number "1," with no omissions or duplications
- ☑ If the remainder of an original parcel being subdivided is relatively large, it shall be designated as a "tract" with an identifying number
- ☑ All parcels of land intended to be dedicated for public use or reserved for the use of all of the property owners in the proposed subdivision shall be shown as lots, and consecutively numbered. The purpose and any conditions or limitations on the use of the parcel shall be noted on the plat
- ☑ Abutting properties shall be shown with dashed lines, numbers, and/or letters
- ☑ For resubdivisions or public way vacations, the lines and legal description of the previous lots shall be shown with light dashed lines, numbers, and/or letters, or by a separate plat on the same sheet showing the previous lot lines
  - ☑ The minimum data shown for each curve shall be as follows:
    - ☑ Length
    - ☑ Central angle
    - ☐ Radius
    - ☐ Bearing and distance of long chord
  - ☐ Setbacks shall be shown on all corner lots and any lots with multiple frontage. Setbacks shall be shown on typical lots

Boundary lines:

- ☐ All boundary lines of the subdivision with bearings and distances described
- ☑ All retraced boundary lines shall show record and measured bearings and distances where they differ. Record dimension information shall be shown within parentheses and include a record source identification
- ☑ The exterior boundary lines of the subdivision shall be a solid black opaque line that is of a width that distinguishes it from all other property lines shown on the plat
- ☐ If phasing is proposed, then the boundaries and number of each phase, sequential lot numbering, and a subdivision name consistent with previous phases shall be shown

Monumentation:

- ☑ The monuments used to establish the basis of bearing
- ☑ Each monument found or set shall be identified on the plat by a symbol
- ☑ A complete description of the monument, including type and all information printed on the cap. A typical drawing shall be shown for each type of monument cap set
- ☑ A legend showing the symbols for all the types of monuments
- ☑ The identification, description location, elevation, and datum of the benchmark used to establish vertical control

Site access, circulation, and utilities:

- ☑ The widths and names of existing rights-of-way within the subdivision and within 100 feet of the subdivision boundary
- ☐ Proposed rights-of-way, including their widths and proposed names
- ☐ The grades of existing and proposed streets within these rights-of-way
- ☐ The width, ownership, use, and record reference of all proposed and existing easements within the subdivision and within 100 feet of the subdivision boundary
- ☑ The width, ownership, and use of all proposed easements

Attachment A - Application Packet
Attachment C - 2024_NOD_SMF24-02_Final Bundle

- ☑ All proposed and existing easements shall have sufficient dimensions shown to determine their location on the ground
- ☑ Existing trails or pathways within the subdivision and within 100 feet of the subdivision boundary, including the width of any associated rights-of way or easements
- ☑ Proposed trails or pathways and widths of their rights-of-way
- ☑ If the plat submitted covers only a part of the tract under the control of the applicant, a sketch plat of the prospective street system of the unplatted part shall be submitted
- ☑ The location of any existing or proposed driveways/curb cuts that access or are proposed to access any existing or proposed street

Topographic information:

- ☑ For slopes of less than five percent, show one foot contour lines and include spot elevations at all breaks in grade, along all drainage channels or swales, and at selected points not more than 100 feet apart in all directions
- ☑ For slopes between five percent and ten percent, show two foot contour lines
- ☑ For slopes greater than ten percent, show five foot contour lines
- ☑ Every fifth elevation contour shall be distinctive and clearly labeled
- ☑ Dashed lines shall represent existing contours
- ☑ Mapping shall include any significant features which can materially affect the design of the subdivision, including, but not limited to, structures, fences, walls, and utility poles
- ☑ If irregular slopes or special features are present, additional contour information may be required by the director of engineering and public works for planning or construction purposes. Additional required information may include projecting the topography of the site after grading has taken place, showing such items as:
  - ☐ Pad elevations and drainage patterns for each lot
  - ☑ Tops and toes of all manufactured slopes, including daylight lines
  - ☑ Existing and proposed retaining wall locations and heights
- ☑ For subdivisions located in hillside areas with slopes greater than eighteen percent, additional requirements apply in accordance with CBJ 49.70, Article II

Sewer and water:

- ☑ Existing sewer and water mains within the tract with pipe sizes and grades
- ☐ A draft plan for proposed water and sewer lines showing the size, approximate slope, and connection points with elevations for the purpose of determining the feasibility of construction

Multisheet plats:

- ☐ When a plat requires more than one sheet, exclusive of a certificate sheet, an index sheet shall be included. When a plat requires more than three sheets, a cover sheet shall also be included, showing the subdivision title, a key map, and all certificates. Each additional sheet shall include the following data:
  - ☐ North arrow
  - ☐ Legend
  - ☐ Surveyor's seal and signature
  - ☐ Title block
  - ☐ Sheet _____ of _____
  - ☐ Scale
  - ☐ All plat notes
  - ☐ Vicinity map

Attachment A - Application Packet
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ADDITIONAL MAPPING OR REPORTS: *At the pre-application meeting, it will be determined if any of the following additional mapping or reports are required to be submitted with the preliminary plat. If required, the following additional mapping or reports shall be submitted:*

Hazard and Special Habitat Areas:

- ☐ Any portion of a special flood hazard area, landslide or avalanche area, habitat area as defined by CBJ 49.70.310, or watersheds, either existing at the proposed subdivision site or shown on the overlay maps, adopted pursuant to this title, to exist at the proposed subdivision site, must be depicted on the preliminary plat
- ☐ The boundaries of any wetland areas must be depicted on the preliminary plat. Boundaries must be determined by a person qualified to perform wetland delineations

Soils report:

- ☐ A soils report prepared by an engineer licensed by the State of Alaska shall be required if the proposed subdivision is located farther from the existing public sewer system than specified in CBJ 49.35, and the applicant chooses to provide on-lot waste disposal rather than to connect to the public system. A soils report shall include the following:
  - ☐ Certification that the proposed lots are large enough and have soil of sufficient permeability to permit the construction of approved waste treatment systems for on-lot waste disposal
  - ☐ The location and size of drain fields for each lot
  - ☐ The locations and logs of test borings, percolation test results, and a hydrological evaluation of on-site sewage disposal
  - ☐ If the soils report indicates that the soils found on the site are not of sufficient permeability or the lots are not large enough to permit the construction of systems for on-lot waste disposal, the size of the proposed lots must be increased or alternate methods for waste disposal proposed
  - ☐ The soils report shall describe the nature of the subsurface soils and any soil conditions that would affect the design of the proposed development. The soils report shall state whether the proposed subdivision plan is feasible and provide general solutions for all known geotechnical conditions or problems

Drainage report:

- ☑ A preliminary report specifying the method by which the applicant proposes to manage surface and subsurface drainage for the subdivision and the effect of such method on adjacent areas. Unlike the drainage plan required by CBJ 49.35.510, the preliminary drainage report does not need to be prepared by a licensed engineer. The report must address the following:
  - ☑ A calculation of the increase in stormwater runoff resulting from the proposed development as well as the runoff from all drainage areas associated with the site. Runoff calculations shall be based on a fully-developed subdivision and a 25-year storm event
  - ☑ How drainage from the proposed subdivision will join an established drainage channel or channels, unless the director of engineering and public works approves use of an alternative drainage way
  - ☑ An evaluation of existing drainage ways and structures located between the subdivision and the receiving water body, and verification that the existing drainage ways can accommodate the increased runoff. If the increased runoff cannot be handled, the plan must propose solutions to the problem
  - ☑ All required improvements, on or off site, that are shown on the construction plans in accordance with CBJ 49.35, Article V, and that will be constructed as part of the subdivision

Water:

- ☑ For subdivisions of five or more lots, including major subdivisions, the following shall be included, where applicable, in accordance with CBJ 49.15.412:
  - ☐ If a proposed subdivision is located at greater distance from the existing public water system than specified in CBJ 49.35, Article III, and the applicant chooses not to connect to the public system, a statement that the applicant will provide a community water system or that individual wells will be used

Attachment A - Application Packet
Attachment C - 2024_NOD_SMF24-02_Final Bundle

☐ A report by a registered engineer or geologist that clearly supports the legal and physical availability of adequate water. Methods for proof of water availability and the standards for quantity are listed in CBJ 49.35, Article III

☐ A copy of the State application for a permit to appropriate water in the quantity required to meet the subdivisions demands

☐ This does not apply to remote subdivisions unless: the subdivider of the remote subdivision chooses to provide potable water, a public water system is available and the subdivision falls within the criteria outlined in CBJ 49.35.310(a), or the subdivision has four or fewer lots.

☐ The director for minor subdivisions, and the planning commission for major subdivisions, may, for good cause, temporarily waive the requirement to provide a water report and proof of water, and condition the approval of the preliminary plat upon the provision of both documents as part of the final plat application and approval process.

Erosion control:

☐ A report explaining the method by which the applicant proposes to control erosion and manage runoff, and potential impacts to adjacent properties or water bodies. The report shall include a plan for preservation of ground cover in areas where runoff and resulting erosion need to be minimized.

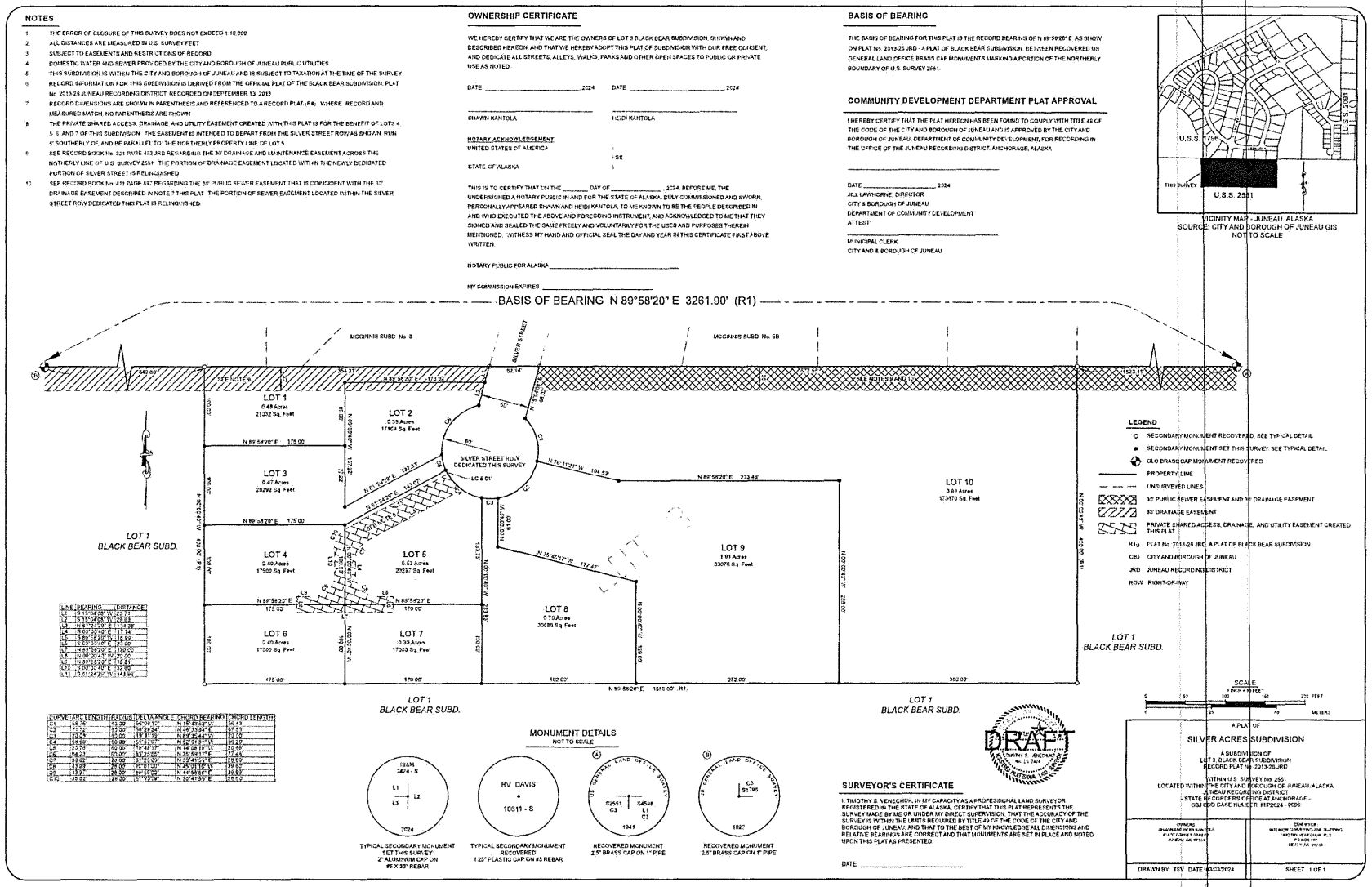
Traffic study:

☐ A traffic impact analysis may be required with the preliminary plat in accordance with CBJ 49.40.300.

Shadow plats:

☐ For subdivisions of five or more lots in transition areas, a shadow plat shall be submitted according to CBJ 49.70.710. The shadow plat shall consist of a sketch superimposed on the proposed subdivision layout. This sketch shall reflect any future resubdivision of the parcels into smaller lots consistent with the higher density and the lot size allowed under the transition zoning.

Attachment A - Application Packet
Attachment C - 2024_NOD_SMF24-02_Final Bundle


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. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD
4. DOMESTIC WATER AND SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES
5. THIS SUBDIVISION IS WITHIN THE CITY AND BOROUGH OF JUNEAU AND IS SUBJECT TO TAXATION AT THE TIME OF THE SURVEY
6. 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
7. RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORD PLAT (R#); WHERE RECORD AND MEASURED MATCH, NO PARENTHESIS ARE SHOWN
8. THE PRIVATE SHARED ACCESS, DRAINAGE, AND UTILITY EASEMENT CREATED WITH THIS PLAT IS FOR THE BENEFIT OF LOTS 4, 5, 6, AND 7 OF THIS SUBDIVISION. THE EASEMENT IS INTENDED TO DEPART FROM THE SILVER STREET ROW AS SHOWN, RUN 5' SOUTHERLY OF, AND BE PARALLEL TO, THE NORTHERLY PROPERTY LINE OF LOT 5
9. 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
10. SEE RECORD BOOK No. 411 PAGE 697 REGARDING THE 30' PUBLIC SEWER EASEMENT THAT IS CONSIDENT 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.
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 _____ 2024
SHAWN KANTOLA
DATE _____ 2024
HEIDI KANTOLA
NOTARY ACKNOWLEDGEMENT
UNITED STATES OF AMERICA)
) SS
STATE OF ALASKA)
THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2024 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 _____
MY COMMISSION EXPIRES _____
BASIS OF BEARING
THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 89°58'20" E AS SHOW 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.
COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL
I HEREBY CERTIFY THAT THE PLAT HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT, FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.
DATE _____ 2024
JILL LAWHORNE, DIRECTOR
CITY & BOROUGH OF JUNEAU
DEPARTMENT OF COMMUNITY DEVELOPMENT
ATTEST
MUNICIPAL CLERK
CITY AND BOROUGH OF JUNEAU
U.S.S. 1796
U.S.S. 2551
THIS SURVEY
U.S.S. 2551
VICINITY MAP - JUNEAU, ALASKA
SOURCE: CITY AND BOROUGH OF JUNEAU GIS
NOT TO SCALE
BASIS OF BEARING N 89°58'20" E 3261.90' (R1)
MCGINNIS SUBD. No. 8
MCGINNIS SUBD. No. 6B
SILVER STREET
SEE NOTE 9
SEE NOTES 9 AND 10
LOT 1
0.48 Acres
21032 Sq. Feet
LOT 2
0.39 Acres
17104 Sq. Feet
LOT 3
0.47 Acres
20292 Sq. Feet
LOT 4
0.40 Acres
17500 Sq. Feet
LOT 5
0.53 Acres
23097 Sq. Feet
LOT 6
0.40 Acres
17500 Sq. Feet
LOT 7
0.39 Acres
17000 Sq. Feet
LOT 8
0.70 Acres
30685 Sq. Feet
LOT 9
1.91 Acres
83076 Sq. Feet
LOT 10
3.98 Acres
173470 Sq. Feet
SILVER STREET ROW DEDICATED THIS SURVEY
LOT 1
BLACK BEAR SUBD.
LOT 1
BLACK BEAR SUBD.
LOT 1
BLACK BEAR SUBD.
LOT 1
BLACK BEAR SUBD.
LINE BEARING DISTANCE
L1 S 13°04'08" W 20.71
L2 S 13°04'08" W 19.89
L3 N 81°24'29" E 134.28
L4 S 60°23'40" E 11.12
L5 N 89°58'20" E 10.00
L6 S 60°23'40" E 23.00
L7 N 82°58'20" E 138.00
L8 N 90°00'43" W 20.00
L9 N 89°58'20" E 150.61
L10 S 60°23'40" E 132.00
L11 S 61°24'27" W 144.86
CURVE ARC LENGTH RADIUS DELTA ANGLE CHORD BEARING CHORD LENGTH
C1 55.10 53.00 59°33'57" N 15°47'53" W 52.61
C2 57.10 53.00 61°43'24" N 46°33'54" E 54.33
C3 49.99 53.00 19°31'12" N 89°32'44" W 49.80
C4 98.68 60.00 157°13'10" N 82°01'31" W 90.27
C5 20.76 60.00 19°49'17" N 14°08'59" W 20.66
C6 54.27 53.00 167°23'55" N 35°58'57" E 77.46
C7 23.00 24.92 51°28'39" N 32°41'53" E 28.92
C8 23.00 24.92 51°28'39" N 45°31'32" W 28.92
C9 23.27 28.00 47°36'07" N 44°58'56" E 30.53
C10 23.00 28.00 47°06'12" N 92°41'55" E 28.92
MONUMENT DETAILS
NOT TO SCALE
IS&M 7424 - S
2024
TYPICAL SECONDARY MONUMENT SET THIS SURVEY 2" ALUMINUM CAP ON #5 X 30" REBAR
RV DAVIS 10511 - S
TYPICAL SECONDARY MONUMENT RECOVERED 1.25" PLASTIC CAP ON #5 REBAR
RECOVERED MONUMENT 2.5" BRASS CAP ON 1" PIPE
1941
RECOVERED MONUMENT 2.5" BRASS CAP ON 1" PIPE
1927
SURVEYOR'S CERTIFICATE
I, TIMOTHY S. 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.
DATE _____
DRAFT
LEGEND
SECONDARY MONUMENT RECOVERED, SEE TYPICAL DETAIL
SECONDARY MONUMENT SET THIS SURVEY, SEE TYPICAL DETAIL
GLO BRASS CAP MONUMENT RECOVERED
PROPERTY LINE
UNSURVEYED LINES
30' PUBLIC SEWER EASEMENT AND 30' DRAINAGE EASEMENT
30' DRAINAGE EASEMENT
PRIVATE SHARED ACCESS, DRAINAGE, AND UTILITY EASEMENT CREATED THIS PLAT
R1) 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
SCALE
1 INCH = 50 FEET
0 50 100 150 200 FEET
0 25 50 METERS
A PLAT OF
SILVER ACRES SUBDIVISION
A SUBDIVISION OF
LOT 3, BLACK BEAR SUBDIVISION
RECORD PLAT No. 2013-26 JRD
WITHIN U.S. SURVEY No. 2551
LOCATED WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT
- STATE RECORDERS OFFICE AT ANCHORAGE -
CBJ CCO CASE NUMBER: ATP2024 - 0004
OWNERS
SURVEYOR
DRAWN BY: TSV DATE: 03/23/2024
SHEET 1 OF 1

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

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

Silver St. Subdivision

Case Number:	PAC2024 0006
Applicant:	Shawn Kantola
Property Owner:	Shawn Kantola
Property Address:	TBD/Silver Street
Parcel Code Number:	4B2601020043
Site Size:	435,000 square feet/10.00 acres
Zoning:	D3 – Single Family/Duplex
Existing Land Use:	Vacant

Conference Date:	January 31, 2024
Report Issued:	February 28, 2024

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	ShawnKantola@yahoo.com
David Peterson	Planning	David.Peterson@juneau.gov
Sydney Hawkins	Permitting	Sydney.Hawkins@juneau.gov
Bridget LaPenter	General Engineering	Bridget.LaPenter@juneau.gov
Jill Lawhorne	CDD Director	Jill.Lawhorne@juneau.gov

Conference Summary

What will the improvement requirements be? i.e. Sidewalks, water/sewer, etc...
What type of development would this be considered?
Would the director approve the substandard lot width for the Lots on the cul-de-sac based on the wetness of the lot?

Project Overview

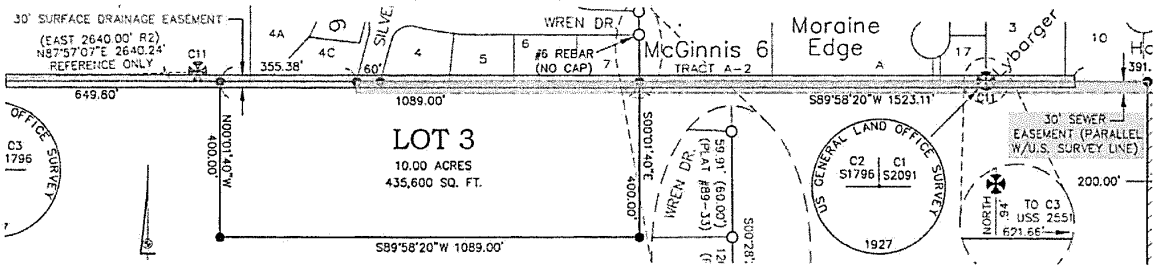
The owner of the property located at NHN Silver Street, Parcel #4B2601020043 is proposing changes to the original proposal outlined in PAC2023-0039. The proposal includes finishing the stub street (Silver Street) and creating a public Right of Way (ROW) complete with cul-de-sac. The plan involves eight lots in total, with future plans to subdivide lots 7 and 8 into Private Shared access subdivisions.

Per 49.15.220(1) - Unless otherwise specified in this title, minor development shall require department approval. If the director determines that a series of applications for minor developments, taken together, constitute a major development, the applications shall be subject to the appropriate major development permit procedures and standards.

Per 49.15.402(a) – A major subdivision permit is required for subdivisions resulting in 14 or more lots.

The Director is classifying this as a major subdivision as the endgame of the subdivision would be a potential phased development of 14 lots, or more depending on the future requirements of Division 2, 49.35.260 - Private Shared Access code.

NOTE: There is a Surface Drainage Easement that was incorrectly platted per Book 321 page 493 which refers to the easement as being south of the common boundary. Plat 2013-26 shows it straddling the property line, in error. Per plat 2013-26, a 30' surface drainage easement was recorded on the plat, but the property owners did not authorize the easement (Lots 4A, 4C, 4, 5, 6, and 7).



Planning Division

1. Zoning – Lot 3 is zoned D3.

a. Per Title 49, Table of Dimensional Standards: 49.25.400 - D3 zoning requirements include:

i. Standard lot size = 12,000 square feet; Bungalow lot size = 6,000 square feet. Duplex lot size = 18,000 square feet.

ii. Lot Width = Standard = 100 feet; Bungalow = 50 feet.

iii. Maximum Lot Coverage: Permissible/Conditional = 35%.

2. Table of Permissible Uses –

a. Per Title 49, Table of Permissible Uses, 49.25.300, and the Table of Dimensional Standards, 49.25.400, a D3 Zoned area is allowed:

i. Up to two (2) dwellings per lot with a 1,000 square foot (or 50% of the primary dwelling

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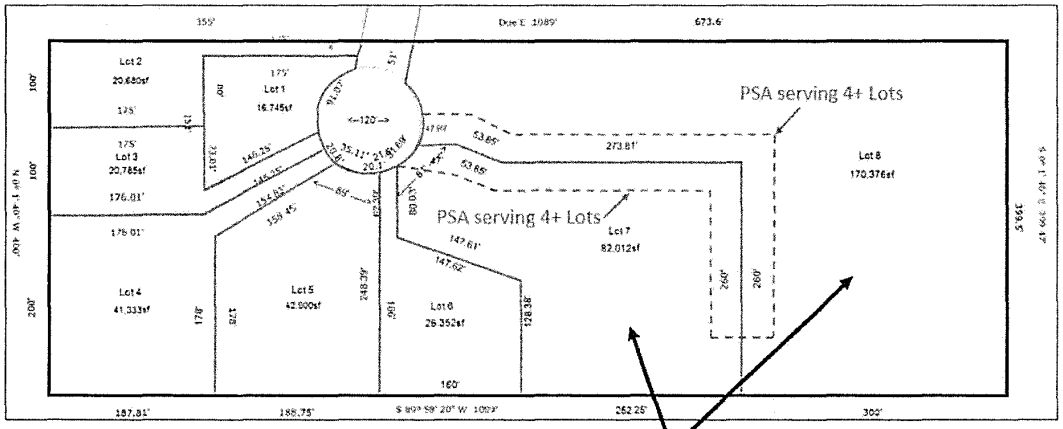
unit's net floor area) accessory apartments are permitted when lot is 250% of the minimum required lot size (30,000 square feet).

ii. Up to two (2) dwellings per lot without accessory apartments are permitted when lot is 200% of the minimum required lot size (24,000 square feet).

iii. A single-family detached dwelling with a 1,000 square foot apartment (or 50% of the primary dwelling unit's net floor area) accessory apartment when lot is 125% of the minimum lot size (15,000 square feet).

iv. A single-family detached dwelling with an accessory apartment of with a net square footage of 600 square feet will need to be 100% of the minimum lot size (12,000 square feet).

3. **Subdivision –**



4. **Setbacks** – Per 49.25.400, Note 3, of the Table of Dimensional Standards: Where one district abuts another, the greater of the two setbacks is required for both uses on the common property line. The lot is bound by another lot that is zoned D1, and the D1 setbacks apply along these shared lot lines.

Standard		Requirement D3 Zoning	Requirement D1 Zoning
Setbacks	Front	25 ft.	25 ft.
	Rear	25 ft.	25 ft.
	Side	10 ft.	15 ft.
	Side	**10 ft.**	**15 ft.**
	Street Side	17 ft.	17 t.

5. **Height** – Permissible uses 35 feet: Accessory/Bungalow uses 25 feet.

6. **Access –**

   a. Per T49 section 49.35.250(a) – Access – Principal access to the subdivision. The department shall designate one right-of-way as principal access to the entire subdivision. Such Access, if not already accepted for public maintenance, shall be improved to the applicable standards for public acceptance and maintenance. It shall be the responsibility of the Subdivider to pay the cost of the right-of-way improvements.

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b. 49.35.250(b) – Access – All Lots must satisfy the minimum frontage requirement and have direct and practical access to the right-of-way through the frontage. The minimum frontage requirement on a right-of-way is 30 feet or the minimum lot width for the zoning district or use as provided in CBJ T49 49.25.400.

(1) Dedication of a new right-of-way with construction of the street to public standards. This street must connect to an existing publicly maintained street;
(2) Use of an existing publicly maintained street;
(3) Upgrading the roadway within an existing right-of-way to public street standards. This existing right-of-way must be connected to another publicly maintained street; or
(4) A combination of the above.

b. Silver Street stub is not a maintained CBJ ROW and will need to be improved to CBJ right-of-way Standards. It will then need to be accepted as a CBJ ROW in order to be considered acceptable direct and practical access that is required for the subdivision per 49.35.250(b).

Per the table in T49 49.35.240, improvements would require a paved 22-foot travel way and **streetlights** in order to be considered a publicly maintained ROW.

Per the 2016 LID-62, was formed by the Assembly in June of 2015 through Ordinance 2015-28 to waive the installation of srteet lighting in the McGinnis Subdivision.

Per 49.35.240(b)(2) – The Director may reduce minimum right-of-way width requirements for streets with fewer than 500 average daily trips may reduce the platted ROW width by up to 25 feet.

Per 49.35.240(i)(2) – *Street waivers* may apply if criteria are met.

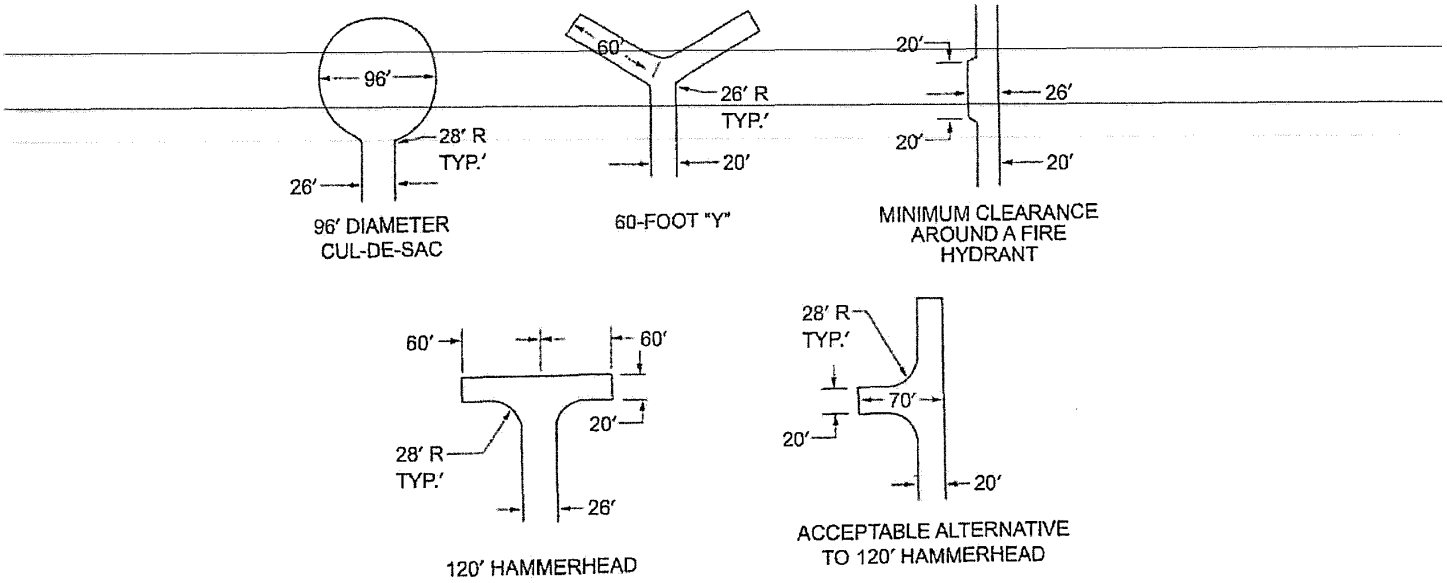
7. **Parking & Circulation** – Reference T49 - 49.40.210

a. Single family / duplex – two (2) off-street parking spaces per dwelling unit.

b. Accessory apartments – one (1) off-street parking space per unit.

Reference D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and tur around provisions in accordance with Table D103.4.

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8. **Lot Coverage** – Permissible/Conditional = 35%
9. **Vegetative Coverage** – Per 49.50.300, Minimum Vegetative cover for D3 = 20%
10. **Lighting** – N/A
11. **Noise** – 49.20.095(c): Disturbing the Peace: *Construction of buildings and projects.* It is unlawful to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or similar heavy construction equipment, before 7:00 a.m. or after 10:00 p.m., Monday through Friday, or before 9:00 a.m. or after 10:00 p.m., Saturday and Sunday, unless a permit shall first be obtained from the City and Borough building official. Such a permit shall be issued by the building official only upon a determination that such operation during hours not otherwise permitted under this section is necessary and will not result in unreasonable disturbance to surrounding residents. The building official may revoke any noise permit after making written findings that the construction activity has resulted in unreasonable disturbance to surrounding residents or that operation during hours not otherwise permitted is not necessary.
12. **Flood** – Per panel 02110C1238E eff. 9/18/2020 – N/A
13. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – No recorded hazards in CBJ record.
14. **Wetlands** – Per panel 02110C1238E eff. 9/18/2020. If wetlands are discovered on parts of the proposed development, special regulations may apply. Please include a plat note that states: THIS SITE CONTAINS MAPPED WETLANDS.
15. **Habitat** –Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. No known anadromous waterbodies are on the subject parcel, or within 50 feet.
16. **Plat or Covenant Restrictions** – There is a Surface Drainage Easement that was improperly conveyed in the 2013 plat (plat 2013-26). The easement was established in Book 321, Page 493, and refers to the easement as being south of the common boundary. The easement will need to be shown as completely on the Lot 3 subdivision area.

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Should the Surface Drainage easement, or Sewer easement on the northern boundary of Lot 3 need to be relocated/rerouted, the Developer would need to address all concerns of CBJ General Engineering department.

17. **Traffic** – No traffic impact analysis required.
18. **Nonconforming situations** – No nonconforming situations known at the time of Pre-Application Conference (PAC)

Building Division

19. **Building** – N/A
20. **Outstanding Permits** – None.

General Engineering/Public Works

21. **Engineering** – Utility and access easements must be identified on preliminary plat.
22. **Drainage** – An engineered drainage plan must be submitted with preliminary plat application.
23. **Utilities** – (water, power, sewer, etc.) A detailed utility plan is required at time of preliminary plat.

CBJ Wastewater Utility offers two options for tie-in to the city sewer:
- Option 1 (preferred). Run the "new mainline" from the subdivision to the manhole on Wren Dr. If that proves feasible, it would be the easiest option.
- Option 2. Add a manhole just outside the lift station and make a penetration into the lift station wet well. This method would require an additional manhole installed plus a bar screen added to the interior of the wet well to catch large debris from going into the pumps. (see photos, below) If this is engineered properly, going straight into the wet well may be acceptable in this case.

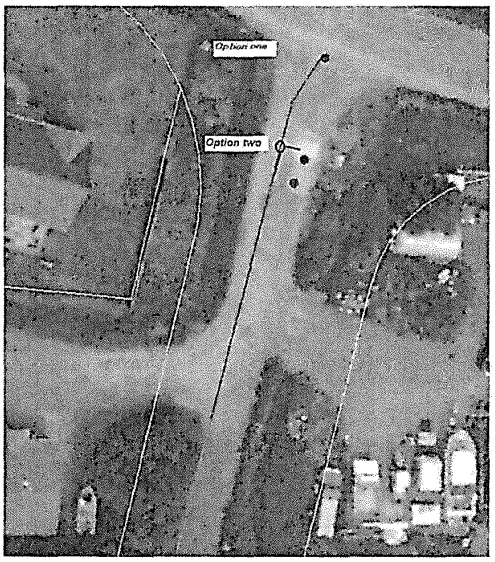


Image 1. Proposed Options 1 and 2

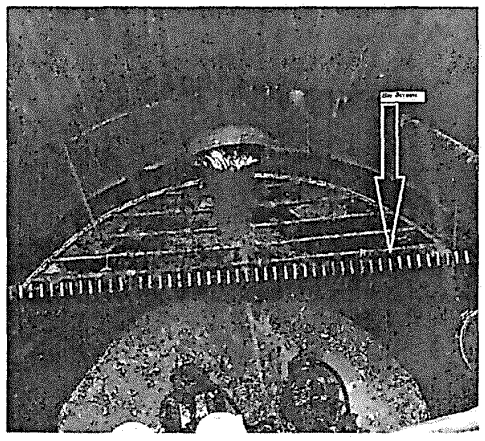


Image 2. Typical Bar Screen

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Fire Marshal

24. Fire Items/Access – No comments at this time.

Other Applicable Agency Review

25. N/A

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.

1. Development Permit Application – (DPA)
2. Subdivision Application (Major)

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.

1. Required applications (DPA/Subdivision App.)
2. Project Narrative
3. A copy of this pre-application conference report.
4. A 24x36 pdf. of the preliminary plat submitted individually
5. Closure Report
6. As-built/Construction Drawing

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.

1. 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. 49.85.100(2)(A) Subdivision creating additional lots, $400.00 plus $25 for each resulting lot.
2. 49.15.401(f)(2) The applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010.

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 email to permits@juneau.gov
OR in person with payment made to:

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City & Borough of Juneau, Permit Center
230 South Franklin Street
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Web: www.juneau.org/community-development

Attachments:
Development Permit Application
Subdivision Application
Subdivision Preliminary Plat Checklist

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

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant

PROPERTY LOCATION

Physical Address

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot)

Parcel Number(s)

☐ This property is located in the downtown historic district
☐ 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.

_____
Landowner/Lessee (Printed Name) **Title (e.g.: Landowner, Lessee)**

X _____ _____
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 If same as LANDOWNER, write "SAME"

Applicant (Printed Name)	Contact Person
Mailing Address	Phone Number(s)
E-mail Address	

X _____ _____
Applicant's Signature **Date of Application**

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

	Intake Initials
Case Number	Date Received

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

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

SUBDIVISION AND DEVELOPMENT PLAN APPLICATION

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.

To be completed by Applicant

PROJECT SUMMARY

Number of Existing Parcels _____ Total Land Area _____ Number of Resulting Parcels _____

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)	MAJOR DEVELOPMENT (changing or creating 14 or more lots)
◯ Preliminary Plat (MIP)	◯ Preliminary Plat (SMP)
◯ Final Plat (MIF)	◯ Final Plat (SMF)
◯ Panhandle Subdivision	◯ Preliminary Development Plan – PUD (PDP)
◯ Accretion Survey	◯ Final Development Plan – PUD (PDF) Preliminary
◯ Boundary Adjustment	◯ Development Plan – ARS (ARP) Final
◯ Lot Consolidation (SLC)	◯ Development Plan – ARS (ARF)
◯ Bungalow Lot Subdivision	◯ Bungalow Lot Subdivision
◯ Common Wall/Zero Lot Subdivision	◯ Common Wall/Zero Lot Subdivision
◯ Other _____	◯ Other _____

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

PRELIMINARY PLAT CHECK LIST

Name of Proposed Subdivision: _____

The following items must be included with the initial submittal of a Preliminary Plat:

- ☐ Application, filled out completely
- ☐ Application fee (see fee schedule)
- ☐ Project Narrative
- ☐ Five (5) – 24" by 36" Copies
- ☐ Pre-application Conference Report
- ☐ Lot Closure Report
- ☐ Disclosure of all known environmental hazards and any proposed mitigation measures recommended in the applicable environmental document.
- ☐ Preliminary Plat Checklist: I have reviewed the checklist and all submittals for completeness and accuracy.

_____ _____

Applicant or Surveyor - Signature Date

_____

Applicant or Surveyor - Print Name

GENERAL REQUIREMENTS

- ☐ The preliminary plat shall be prepared by a professional land surveyor, registered in the State of Alaska
- ☐ The preliminary plat shall be submitted on 22 by 34 inch sheets. The director of engineering and public works may approve alternate sheet sizes
- ☐ The preliminary plat shall be drawn with black ink to a scale of one-inch to 100 feet or less, or other suitable scale approved by the director of engineering and public works
- ☐ The preliminary plat shall be oriented with north toward the top of the sheet.
- ☐ A vicinity map shall be located in the upper right-hand corner of the sheet
- ☐ The vicinity map shall be oriented in the same direction as the plat
- ☐ A suitable north arrow shall be shown for the plat and vicinity map
- ☐ All line work and lettering must be of professional quality, and all line widths and lettering sizes must be of such size that all information can be clearly shown without overlap or confusion

GRAPHIC REQUIREMENTS - A preliminary plat shall contain the following information:

Title block - An enclosed title block in the lower right-hand corner containing the following information:

- ☐ The proposed name of the subdivision
- ☐ The legal description of the parcel to be subdivided including U.S. Survey, U.S. Mineral Survey, A.T.S. number or section, township, and range number, as applicable
- ☐ "City and Borough of Juneau, Alaska"
- ☐ "State Recorder's Office at Juneau"
- ☐ The date the preliminary plat was prepared and revised
- ☐ The horizontal scale
- ☐ The name and address of the owner of record
- ☐ The name, address, and telephone number of the surveyor preparing the preliminary plat

Lot, block, and street information:

- ☐ The area of each lot
- ☐ The dimensions in feet and hundredths of a foot
- ☐ An identifying number and letter for lots and blocks
- ☐ Lots numbered consecutively, commencing with the number "1," with no omissions or duplications
- ☐ If the remainder of an original parcel being subdivided is relatively large, it shall be designated as a "tract" with an identifying number
- ☐ All parcels of land intended to be dedicated for public use or reserved for the use of all of the property owners in the proposed subdivision shall be shown as lots, and consecutively numbered. The purpose and any conditions or limitations on the use of the parcel shall be noted on the plat
- ☐ Abutting properties shall be shown with dashed lines, numbers, and/or letters
- ☐ For resubdivisions or public way vacations, the lines and legal description of the previous lots shall be shown with light dashed lines, numbers, and/or letters, or by a separate plat on the same sheet showing the previous lot lines
    - ☐ The minimum data shown for each curve shall be as follows:
        - ☐ Length
        - ☐ Central angle
        - ☐ Radius
        - ☐ Bearing and distance of long chord
    - ☐ Setbacks shall be shown on all corner lots and any lots with multiple frontage. Setbacks shall be shown on typical lots

Boundary lines:

- ☐ All boundary lines of the subdivision with bearings and distances described
- ☐ All retraced boundary lines shall show record and measured bearings and distances where they differ. Record dimension information shall be shown within parentheses and include a record source identification
- ☐ The exterior boundary lines of the subdivision shall be a solid black opaque line that is of a width that distinguishes it from all other property lines shown on the plat
- ☐ If phasing is proposed, then the boundaries and number of each phase, sequential lot numbering, and a subdivision name consistent with previous phases shall be shown

Monumentation:

- ☐ The monuments used to establish the basis of bearing
- ☐ Each monument found or set shall be identified on the plat by a symbol
- ☐ A complete description of the monument, including type and all information printed on the cap. A typical drawing shall be shown for each type of monument cap set
- ☐ A legend showing the symbols for all the types of monuments
- ☐ The identification, description location, elevation, and datum of the benchmark used to establish vertical control

Site access, circulation, and utilities:

- ☐ The widths and names of existing rights-of-way within the subdivision and within 100 feet of the subdivision boundary
- ☐ Proposed rights-of-way, including their widths and proposed names
- ☐ The grades of existing and proposed streets within these rights-of-way
- ☐ The width, ownership, use, and record reference of all proposed and existing easements within the subdivision and within 100 feet of the subdivision boundary
- ☐ The width, ownership, and use of all proposed easements

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- ☐ All proposed and existing easements shall have sufficient dimensions shown to determine their location on the ground
- ☐ Existing trails or pathways within the subdivision and within 100 feet of the subdivision boundary, including the width of any associated rights-of way or easements
- ☐ Proposed trails or pathways and widths of their rights-of-way
- ☐ If the plat submitted covers only a part of the tract under the control of the applicant, a sketch plat of the prospective street system of the unplatted part shall be submitted
- ☐ The location of any existing or proposed driveways/curb cuts that access or are proposed to access any existing or proposed street

Topographic information:

- ☐ For slopes of less than five percent, show one foot contour lines and include spot elevations at all breaks in grade, along all drainage channels or swales, and at selected points not more than 100 feet apart in all directions
- ☐ For slopes between five percent and ten percent, show two foot contour lines
- ☐ For slopes greater than ten percent, show five foot contour lines
- ☐ Every fifth elevation contour shall be distinctive and clearly labeled
- ☐ Dashed lines shall represent existing contours
- ☐ Mapping shall include any significant features which can materially affect the design of the subdivision, including, but not limited to, structures, fences, walls, and utility poles
- ☐ If irregular slopes or special features are present, additional contour information may be required by the director of engineering and public works for planning or construction purposes. Additional required information may include projecting the topography of the site after grading has taken place, showing such items as:
    - ☐ Pad elevations and drainage patterns for each lot
    - ☐ Tops and toes of all manufactured slopes, including daylight lines
    - ☐ Existing and proposed retaining wall locations and heights
- ☐ For subdivisions located in hillside areas with slopes greater than eighteen percent, additional requirements apply in accordance with CBJ 49.70, Article II

Sewer and water:

- ☐ Existing sewer and water mains within the tract with pipe sizes and grades
- ☐ A draft plan for proposed water and sewer lines showing the size, approximate slope, and connection points with elevations for the purpose of determining the feasibility of construction

Multisheet plats:

- ☐ When a plat requires more than one sheet, exclusive of a certificate sheet, an index sheet shall be included. When a plat requires more than three sheets, a cover sheet shall also be included, showing the subdivision title, a key map, and all certificates. Each additional sheet shall include the following data:
    - ☐ North arrow
    - ☐ Legend
    - ☐ Surveyor's seal and signature
    - ☐ Title block
    - ☐ Sheet _____ of _____
    - ☐ Scale
    - ☐ All plat notes
    - ☐ Vicinity map

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ADDITIONAL MAPPING OR REPORTS- *At the pre-application meeting, it will be determined if any of the following additional mapping or reports are required to be submitted with the preliminary plat. If required, the following additional mapping or reports shall be submitted:*

Hazard and Special Habitat Areas:

- ☐ Any portion of a special flood hazard area, landslide or avalanche area, habitat area as defined by CBJ 49.70.310, or watersheds, either existing at the proposed subdivision site or shown on the overlay maps, adopted pursuant to this title, to exist at the proposed subdivision site, must be depicted on the preliminary plat
- ☐ The boundaries of any wetland areas must be depicted on the preliminary plat. Boundaries must be determined by a person qualified to perform wetland delineations

Soils report:

- ☐ A soils report prepared by an engineer licensed by the State of Alaska shall be required if the proposed subdivision is located farther from the existing public sewer system than specified in CBJ 49.35, and the applicant chooses to provide on-lot waste disposal rather than to connect to the public system. A soils report shall include the following:
  - ☐ Certification that the proposed lots are large enough and have soil of sufficient permeability to permit the construction of approved waste treatment systems for on-lot waste disposal
  - ☐ The location and size of drain fields for each lot
  - ☐ The locations and logs of test borings, percolation test results, and a hydrological evaluation of on-site sewage disposal
  - ☐ If the soils report indicates that the soils found on the site are not of sufficient permeability or the lots are not large enough to permit the construction of systems for on-lot waste disposal, the size of the proposed lots must be increased or alternate methods for waste disposal proposed
  - ☐ The soils report shall describe the nature of the subsurface soils and any soil conditions that would affect the design of the proposed development. The soils report shall state whether the proposed subdivision plan is feasible and provide general solutions for all known geotechnical conditions or problems

Drainage report:

- ☐ A preliminary report specifying the method by which the applicant proposes to manage surface and subsurface drainage for the subdivision and the effect of such method on adjacent areas. Unlike the drainage plan required by CBJ 49.35.510, the preliminary drainage report does not need to be prepared by a licensed engineer. The report must address the following:
  - ☐ A calculation of the increase in stormwater runoff resulting from the proposed development as well as the runoff from all drainage areas associated with the site. Runoff calculations shall be based on a fully-developed subdivision and a 25-year storm event
  - ☐ How drainage from the proposed subdivision will join an established drainage channel or channels, unless the director of engineering and public works approves use of an alternative drainage way
  - ☐ An evaluation of existing drainage ways and structures located between the subdivision and the receiving water body, and verification that the existing drainage ways can accommodate the increased runoff. If the increased runoff cannot be handled, the plan must propose solutions to the problem
  - ☐ All required improvements, on or off site, that are shown on the construction plans in accordance with CBJ 49.35, Article V, and that will be constructed as part of the subdivision

Water:

- ☐ For subdivisions of five or more lots, including major subdivisions, the following shall be included, where applicable, in accordance with CBJ 49.15.412:
  - ☐ If a proposed subdivision is located at greater distance from the existing public water system than specified in CBJ 49.35, Article III, and the applicant chooses not to connect to the public system, a statement that the applicant will provide a community water system or that individual wells will be used

☐ A report by a registered engineer or geologist that clearly supports the legal and physical availability of adequate water. Methods for proof of water availability and the standards for quantity are listed in CBJ 49.35, Article III

☐ A copy of the State application for a permit to appropriate water in the quantity required to meet the subdivisions demands

☐ This does not apply to remote subdivisions unless: the subdivider of the remote subdivision chooses to provide potable water, a public water system is available and the subdivision falls within the criteria outlined in CBJ 49.35.310(a), or the subdivision has four or fewer lots.

☐ The director for minor subdivisions, and the planning commission for major subdivisions, may, for good cause, temporarily waive the requirement to provide a water report and proof of water, and condition the approval of the preliminary plat upon the provision of both documents as part of the final plat application and approval process.

Erosion control:

☐ A report explaining the method by which the applicant proposes to control erosion and manage runoff, and potential impacts to adjacent properties or water bodies. The report shall include a plan for preservation of ground cover in areas where runoff and resulting erosion need to be minimized.

Traffic study:

☐ A traffic impact analysis may be required with the preliminary plat in accordance with CBJ 49.40.300.

Shadow plats:

☐ For subdivisions of five or more lots in transition areas, a shadow plat shall be submitted according to CBJ 49.70.710. The shadow plat shall consist of a sketch superimposed on the proposed subdivision layout. This sketch shall reflect any future resubdivision of the parcels into smaller lots consistent with the higher density and the lot size allowed under the transition zoning.

Attachment A - Application Packet
Attachment C - 2024_NOD_SMF24-02_Final Bundle

Silver Acres Preliminary Plat Lot Closure Reports

Lot 1 Polyline Report

Northing	Easting	Bearing	Distance
6493.837	3697.606		
		S 00°00'40" E	100.000
6393.837	3697.625		
		N 89°58'20" E	175.000
6393.922	3872.625		
		N 00°00'40" W	80.000
6473.922	3872.610		
		N 89°58'20" E	173.918
6474.006	4046.528		
		N 15°04'08" E	20.714
6494.008	4051.913		
		S 89°58'20" W	354.307
6493.837	3697.606		

Closure Error Distance> 0.00000

Total Distance> 903.940

Polyline Area: 21032 sq ft, 0.48 acres

Lot 2 Polyline Report

Northing	Easting	Bearing	Distance
6382.416	3993.219		
Radius: 60.000	Chord: 77.481	Degree: 95°29'35"	Dir: Right
Length: 84.228	Delta: 80°25'55"	Tangent: 50.733	
Chord BRG: N 35°59'17" E	Rad-In: N 85°46'20" E	Rad-Out: S 13°47'45" E	
Radius Point: 6386.840,4053.056			
6445.109	4038.748		
	N 15°04'08" E 29.926		
6474.006	4046.528		
	S 89°58'20" W 173.918		
6473.922	3872.610		
	S 00°00'40" E 80.000		
6393.922	3872.625		
	S 00°00'40" E 77.225		
6316.697	3872.640		
	N 61°24'29" E 137.325		
6382.416	3993.219		

Closure Error Distance> 0.00000

Total Distance> 582.623

Polyline Area: 17104 sq ft, 0.39 acres

lot 3 Polyline Report

Northing	Easting	Bearing	Distance
6362.388	3998.264		
		Radius: 60.000 Chord: 20.654 Degree: 95°29'35" Dir: Right	
		Length: 20.757 Delta: 19°49'17" Tangent: 10.483	
		Chord BRG: N 14°08'19" W Rad-In: N 65°57'02" E Rad-Out: N 85°46'20" E	
		Radius Point: 6386.840,4053.056	
6382.416	3993.219		
		N 90°00'00" E	0.000
6382.416	3993.219		
		S 61°24'29" W	137.325
6316.697	3872.640		
		N 00°00'40" W	77.225
6393.922	3872.625		
		S 89°58'20" W	175.000
6393.837	3697.625		
		S 00°00'40" E	100.000
6293.837	3697.645		
		N 89°58'20" E	175.000
6293.922	3872.645		
		N 61°24'29" E	143.066
6362.388	3998.264		

Closure Error Distance> 0.00000

Total Distance> 828.373

Polyline Area: 20292 sq ft, 0.47 acres

Lot 4 Polyline Report

Northing	Easting	Bearing	Distance
6293.837	3697.645		
		S 00°00'40" E	100.000
6193.837	3697.664		
		N 89°58'20" E	175.000
6193.922	3872.664		
		N 00°00'40" W	100.000
6293.922	3872.645		
		S 89°58'20" W	175.000
6293.837	3697.645		

Closure Error Distance> 0.00000

Total Distance> 550.000

Polyline Area: 17500 sq ft, 0.40 acres

Lot 5 Polyline Report

Northing	Easting	Bearing	Distance
6327.751	4042.638		
		Radius: 60.000 Chord: 56.292 Degree: 95°29'35" Dir: Right	
		Length: 58.593 Delta: 55°57'07" Tangent: 31.870	
		Chord BRG: N 52°01'31" W Rad-In: N 09°59'55" E Rad-Out: N 65°57'02" E	
		Radius Point: 6386.840,4053.056	
6362.388	3998.264		
		S 61°24'29" W 143.066	
6293.922	3872.645		
		S 00°00'40" E 100.000	
6193.922	3872.664		
		N 89°58'20" E 170.000	
6194.004	4042.664		
		N 00°00'40" W 133.747	
6327.751	4042.638		

Closure Error Distance> 0.00000

Total Distance> 605.406

Polyline Area: 23297 sq ft, 0.53 acres

Lot 6 Polyline Report

Northing	Easting	Bearing	Distance
6193.837	3697.664		
		S 00°00'40" E	100.000
6093.837	3697.684		
		N 89°58'20" E	175.000
6093.922	3872.684		
		N 00°00'40" W	100.000
6193.922	3872.664		
		S 89°58'20" W	175.000
6193.837	3697.664		

Closure Error Distance> 0.00000

Total Distance> 550.000

Polyline Area: 17500 sq ft, 0.40 acres

Lot 7 Polyline Report

Northing	Easting	Bearing	Distance
6193.922	3872.664		
		S 00°00'40" E	100.000
6093.922	3872.684		
		N 89°58'20" E	170.000
6094.004	4042.684		
		N 00°00'40" W	100.000
6194.004	4042.664		
		S 89°58'20" W	170.000
6193.922	3872.664		

Closure Error Distance> 0.00000

Total Distance> 540.000

Polyline Area: 17000 sq ft, 0.39 acres

Lot 8 Polyline Report

Northing	Easting	Bearing	Distance
6327.610	4062.638		
		Radius: 60.000 Chord: 20.001 Degree: 95°29'35" Dir: Right	
		Length: 20.094 Delta: 19°11'19" Tangent: 10.142	
		Chord BRG: N 89°35'44" W Rad-In: N 09°11'24" W Rad-Out: N 09°59'55" E	
		Radius Point: 6386.840,4053.056	
6327.751	4042.638		
		N 90°00'00" E 0.000	
6327.751	4042.638		
		S 00°00'40" E 233.747	
6094.004	4042.684		
		S 89°58'52" E 192.000	
6093.941	4234.684		
		N 00°00'40" W 129.000	
6222.941	4234.659		
		N 75°45'17" W 177.465	
6266.610	4062.650		
		N 00°00'40" W 61.000	
6327.610	4062.638		

Closure Error Distance> 0.00000

Total Distance> 813.307

Polyline Area: 30601 sq ft, 0.70 acres

Lot 9 Polyline Report

Northing	Easting	Bearing	Distance
6374.037	4111.674		
		Radius: 60.000 Chord: 67.528 Degree: 95°29'35" Dir: Right	
		Length: 71.722 Delta: 68°29'24" Tangent: 40.845	
		Chord BRG: S 46°33'54" W Rad-In: N 77°40'47" W Rad-Out: N 09°11'24" W	
		Radius Point: 6386.840,4053.056	
6327.610	4062.638		
		S 00°00'40" E 61.000	
6266.610	4062.650		
		S 75°45'17" E 177.465	
6222.941	4234.659		
		S 00°00'40" E 129.000	
6093.941	4234.684		
		N 89°56'12" E 252.000	
6094.219	4486.683		
		N 00°00'40" W 255.000	
6349.219	4486.634		
		S 89°58'20" W 273.461	
6349.087	4213.173		
		N 76°11'21" W 104.521	
6374.037	4111.674		

Closure Error Distance> 0.00000

Total Distance> 1324.170

Polyline Area: 83096 sq ft, 1.91 acres

Lot 10 Polyline Report

Northing	Easting	Bearing	Distance
6428.355	4096.374		
Radius: 60.000	Chord: 56.432	Degree: 95°29'35"	Dir: Right
Length: 58.751	Delta: 56°06'10"	Tangent: 31.972	
Chord BRG: S 15°43'53" E	Rad-In: S 46°13'02" W	Rad-Out: N 77°40'47" W	
Radius Point: 6386.840,4053.056			
6374.037	4111.674		
		N 90°00'00" E 0.000	
6374.037	4111.674		
		S 76°11'21" E 104.521	
6349.087	4213.173		
		N 89°58'20" E 273.461	
6349.219	4486.634		
		S 00°00'40" E 255.000	
6094.219	4486.683		
		N 89°58'20" E 300.000	
6094.365	4786.683		
		N 00°00'40" W 399.999	
6494.363	4786.606		
		S 89°58'20" W 672.548	
6494.039	4114.058		
		S 15°04'08" W 68.022	
6428.355	4096.374		

Closure Error Distance> 0.00000

Total Distance> 2132.301

Polyline Area: 173669 sq ft, 3.99 acres

Silver Street right-of-way Polyline Report

Northing	Easting	Bearing	Distance
6445.109	4038.748		
Radius: 60.000 Chord: 60.012 Degree: 95°29'35" Dir: Left			
Length: 314.146 Delta: 299°59'13" Tangent: 34.650			
Chord BRG: S 73°47'21" E Rad-In: S 13°47'45" E Rad-Out: S 46°13'02" W			
Radius Point: 6386.840,4053.056			
6428.355	4096.374		
		N 15°04'08" E	68.022
6494.039	4114.058		
		S 89°58'18" W	62.145
6494.008	4051.913		
		S 15°04'08" W	50.640
6445.109	4038.748		

Closure Error Distance> 0.00000

Total Distance> 494.953

Polyline Area: 14543 sq ft, 0.33 acres

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

SUBDIVISION AND DEVELOPMENT PLAN APPLICATION

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.

To be completed by Applicant

PROJECT SUMMARY

Subdivde a 10 acre parcel into 10 lots which include a prviate shared access subdivision with four lots fronting the private shared access.

Number of Existing Parcels 1 Total Land Area 10 acres Number of Resulting Parcels 10

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)	MAJOR DEVELOPMENT (changing or creating 14 or more lots)
◯ Preliminary Plat (MIP)	◉ Preliminary Plat (SMP)
◯ Final Plat (MIF)	◯ Final Plat (SMF)
◯ Panhandle Subdivision	◯ Preliminary Development Plan – PUD (PDP)
◯ Accretion Survey	◯ Final Development Plan – PUD (PDF) Preliminary
◯ Boundary Adjustment	◯ Development Plan – ARS (ARP) Final
◯ Lot Consolidation (SLC)	◯ Development Plan – ARS (ARF)
◯ Bungalow Lot Subdivision	◯ Bungalow Lot Subdivision
◯ Common Wall/Zero Lot Subdivision	◯ Common Wall/Zero Lot Subdivision
◯ Other _____	◯ Other _____

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

Attachment A - Application Packet

Attachment C - 2024_NOD_SMF24-02_Final Bundle

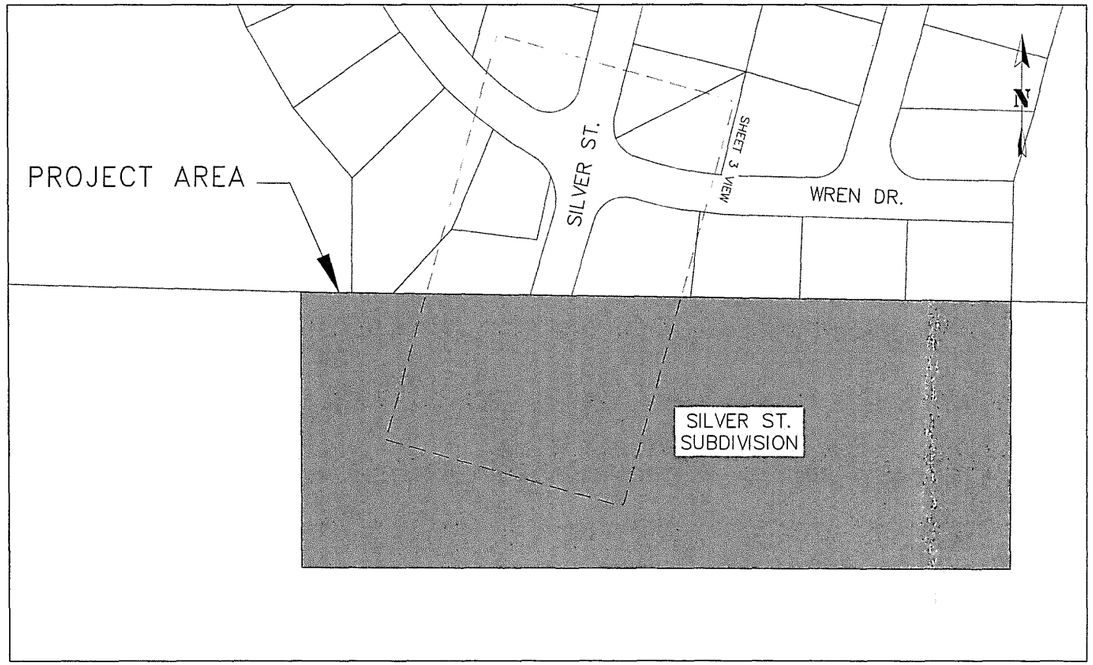
SILVER ST. SUBDIVISION

JUNEAU, AK

PREPARED FOR:

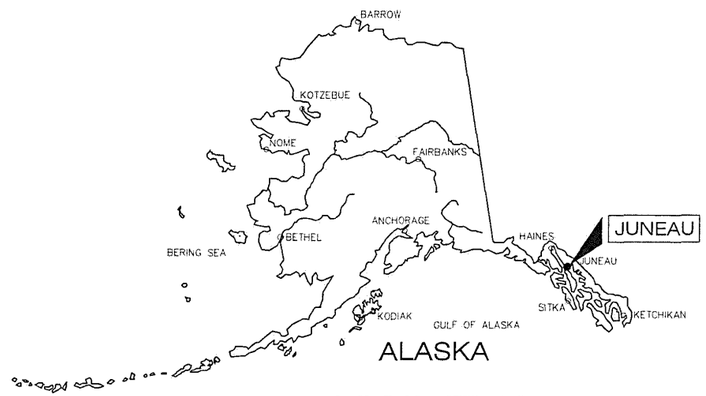
SOUTHEAST ENDEAVORS, LLC

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	LEGEND, ABBREVIATIONS & GENERAL NOTES
3	DRAFT UTILITY PLAN



PROJECT LOCATION MAP

NTS



VICINITY MAP

NTS

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

DRAWN BY:	E. ROEMELING
DESIGNED BY:	E. ROEMELING
CHECKED BY:	L. CHAMBERS

CBJ REVIEW

APPROVED:_____

DATE:_____

SILVER STREET SUBDIVISION

SOUTHEAST ENDEAVORS LLC, SHAWN KANTOLA

COVER SHEET

SHEET NUMBER 1 OF 3

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March 13, 2024

LEGEND

DESCRIPTION	EXISTING	PROPOSED
BUILDING		
BENCHMARK		
DITCH FLOW LINE		
EASEMENT LINE		
FIRE HYDRANT		
PROPERTY LINE		
ROAD ASPHALT		
SANITARY SEWER CLEANOUT		
SANITARY SEWER PIPE	PIPE SIZE & TYPE	
SANITARY SEWER MANHOLE		
SAWCUT & MTE LIMITS		
WATER LINE PIPE	PIPE SIZE & TYPE	
WATER VALVE BOX		

ABBREVIATIONS

ACS	ALASKA COMMUNICATIONS SYSTEMS
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
CBJ	CITY & BOROUGH OF JUNEAU
C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED POLYETHYENE PIPE
DIP	DUCTILE IRON PIPE
DWG	DRAWING
ELEV	ELEVATION
FT	FEET
GCI	GENERAL COMMUNICATION INC.
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
LT	LEFT
MIN	MINIMUM
MTE	MATCH TO EXISTING
NO	NUMBER
NTS	NOT TO SCALE
PERF	PERFORATED
P/L	PROPERTY LINE
POLY	POLYETHYLENE PLASTIC PIPE
PVC	POLYVINYL CHLORIDE PIPE
RT	RIGHT
SQFT	SQUARE FEET
STA	STATION
STD	STANDARD
TYP	TYPICAL

RECORD OF REVISIONS

No.	DATE	DESCRIPTION	BY

proHNS LLC
CERTIFICATE OF AUTHORIZATION #100662
1945 ALEX HOLDEN WAY #101
JUNEAU, AK 99801
(907) 760-4004
solutions@proHNS.com
www.proHNS.com

DRAWN BY:	E. ROEMELING
DESIGNED BY:	E. ROEMELING
CHECKED BY:	L. CHAMBERS

CBJ REVIEW

APPROVED:_____

DATE:_____

SILVER STREET SUBDIVISION

SOUTHEAST ENDEAVORS LLC, SHAWN KANTOLA

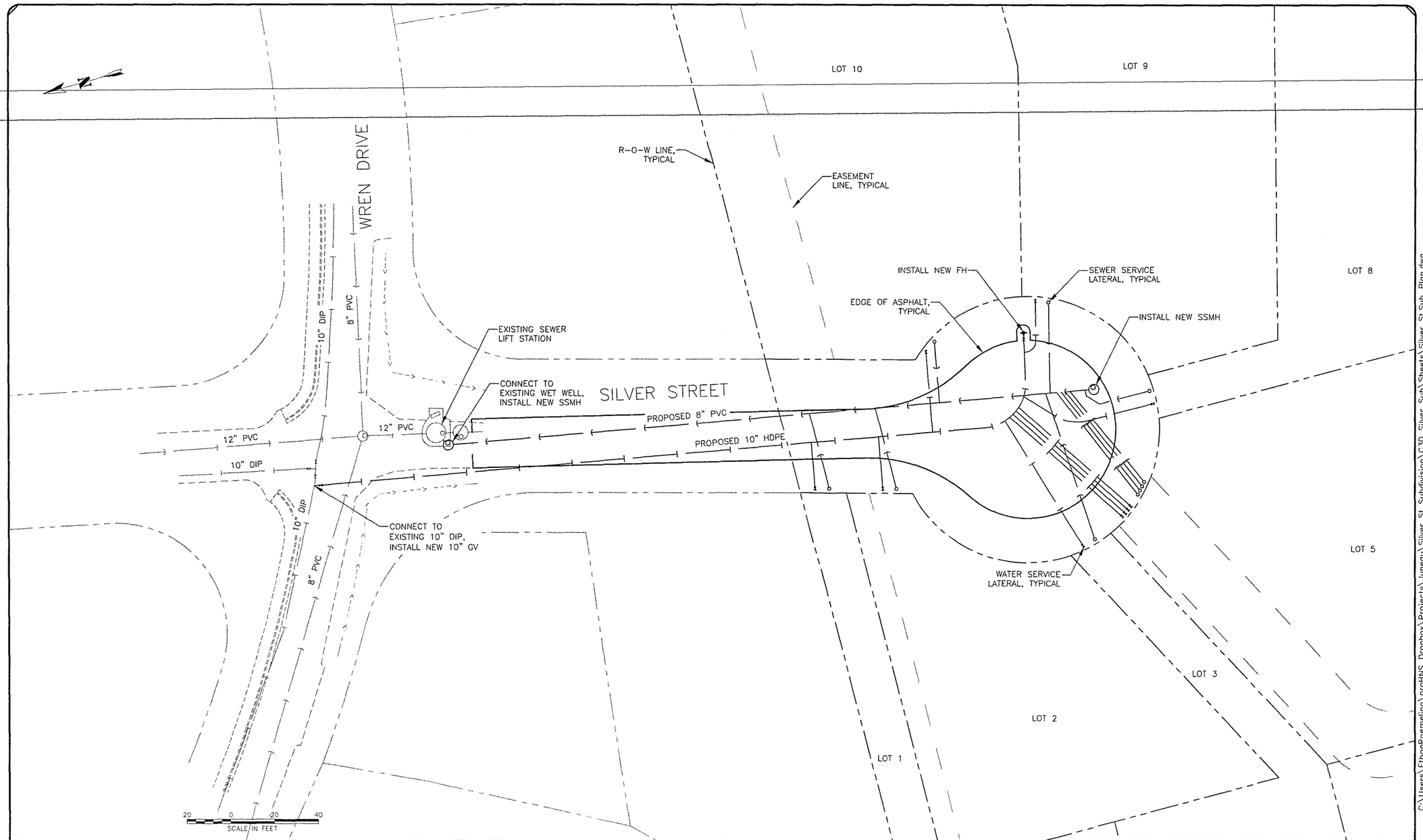
LEGEND, ABBREVIATIONS & GENERAL NOTES

SHEET NUMBER 2 OF 3

March 13, 2024

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Attachment A - Application Packet
Attachment C - 2024_NOD_SMF24-02_Final Bundle



RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY

proHNS LLC
CERTIFICATE OF AUTHORIZATION #100682

1945 ALEX HOLDEN WAY #101
JUNEAU, AK 99801
(907) 760-4004
solutions@proHNS.com
www.proHNS.com

DRAWN BY:	E. ROEMELING
DESIGNED BY:	E. ROEMELING
CHECKED BY:	L. CHAMBERS

CBJ REVIEW

APPROVED:_____

DATE:_____

SILVER STREET SUBDIVISION

SOUTHEAST ENDEAVORS LLC, SHAWN KANTOLA

DRAFT UTILITY PLAN

SHEET NUMBER 3 OF 3

March 13, 2024

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NOTES

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5,000.
2. ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. DOMESTIC WATER AND SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
5. THIS SUBDIVISION IS WITHIN THE CITY AND BOROUGH OF JUNEAU AND IS SUBJECT TO TAXATION AT THE TIME OF THE SURVEY.
6. 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.
7. RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORD PLAT (R#). WHERE RECORD AND MEASURED MATCH, NO PARENTHESIS ARE SHOWN.
8. 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.
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 THIS PLAT. THE PORTION OF SEWER EASEMENT LOCATED WITHIN THE SILVER STREET ROW DEDICATED THIS PLAT IS RELINQUISHED.
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.
11. WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
12. 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.
13. LOTS 1, 2 AND 3 ARE A PANHANDLE SUBDIVISION. AT THE TIME OF PLAT RECORDING, FURTHER SUBDIVISION OF LOTS1, 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.
14. 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.
15. 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.
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.
17. A PORTION THE 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: _____, 2024

_____
SHAWN KANTOLA

DATE: _____, 2024

_____
HEIDI KANTOLA

NOTARY ACKNOWLEDGEMENT

UNITED STATES OF AMERICA)
) SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2024, 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 _____

MY COMMISSION EXPIRES _____

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.

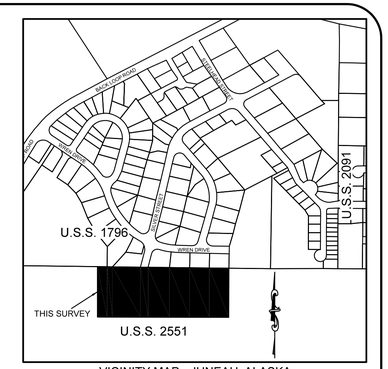
COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

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

_____

DATE _____, 2024
JILL LAWHORNE, DIRECTOR
CITY & BOROUGH OF JUNEAU
DEPARTMENT OF COMMUNITY DEVELOPMENT
ATTEST:

_____
MUNICIPAL CLERK
CITY AND & BOROUGH OF JUNEAU

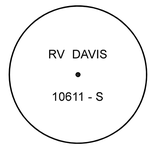


VICINITY MAP - JUNEAU, ALASKA
SOURCE: CITY AND BOROUGH OF JUNEAU GIS
NOT TO SCALE

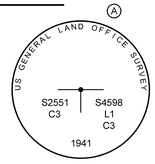
MONUMENT DETAILS
NOT TO SCALE



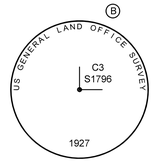
TYPICAL SECONDARY MONUMENT
SET THIS SURVEY
2" ALUMINUM CAP ON #5 X 30" REBAR



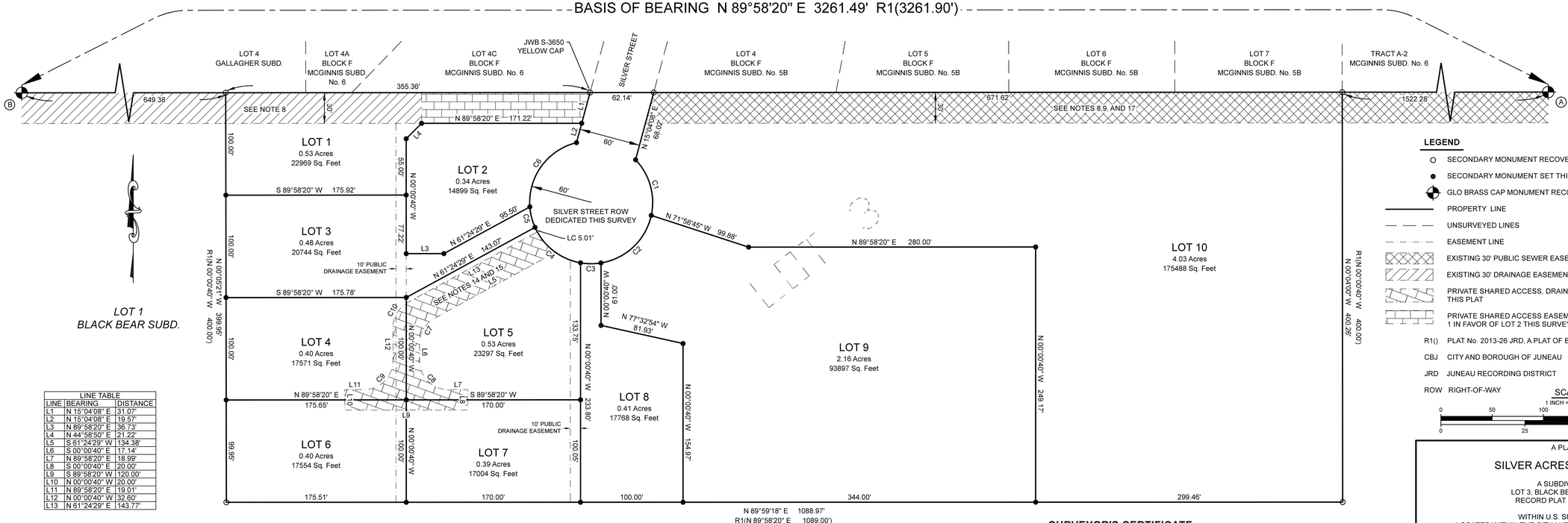
TYPICAL SECONDARY MONUMENT
RECOVERED
1.25" ORANGE CAP ON #5 REBAR



RECOVERED MONUMENT
2.5" BRASS CAP ON IRON PIPE



RECOVERED MONUMENT
2.5" BRASS CAP ON 1" PIPE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 15°04'08" E	31.07'
L2	N 15°04'08" E	19.57'
L3	N 89°58'20" E	36.73'
L4	N 44°58'50" E	21.22'
L5	S 61°24'29" W	134.38'
L6	S 00°00'40" E	17.14'
L7	N 89°58'20" E	18.89'
L8	S 00°00'40" E	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'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	58.75'	60.00'	56°06'10"	N 15°43'53" W	56.43'
C2	71.72'	60.00'	68°29'24"	N 46°33'54" E	67.53'
C3	20.09'	60.00'	19°11'19"	N 89°35'44" W	20.00'
C4	58.59'	60.00'	55°57'07"	N 52°01'31" W	56.29'
C5	20.76'	60.00'	19°49'17"	N 14°08'19" W	20.65'
C6	84.23'	60.00'	80°25'55"	N 35°59'17" E	77.48'
C7	30.02'	28.00'	61°25'09"	N 30°41'55" E	28.60'
C8	43.99'	28.00'	90°01'00"	N 45°01'10" W	39.60'
C9	43.97'	28.00'	89°59'00"	N 44°58'50" E	39.59'
C10	30.02'	28.00'	61°25'09"	N 30°41'55" E	28.60'

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 CREATED THIS PLAT, ACROSS LOT 1 IN FAVOR OF LOT 2 THIS SURVEY, PUBLIC DRAINAGE EASEMENT REMAINS

R1() 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

SCALE
1 INCH = 50 FEET
0 50 100 150 200 FEET
0 25 50 METERS

DRAFT
STATE OF ALASKA
TIMOTHY S. VENECHUK
No. LS 7424
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATE

I, TIMOTHY S. 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.

DATE: _____

A PLAT OF

SILVER ACRES SUBDIVISION

A SUBDIVISION OF
LOT 3, BLACK BEAR SUBDIVISION
RECORD PLAT No. 2013-26 JRD

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: SMP2024-0002

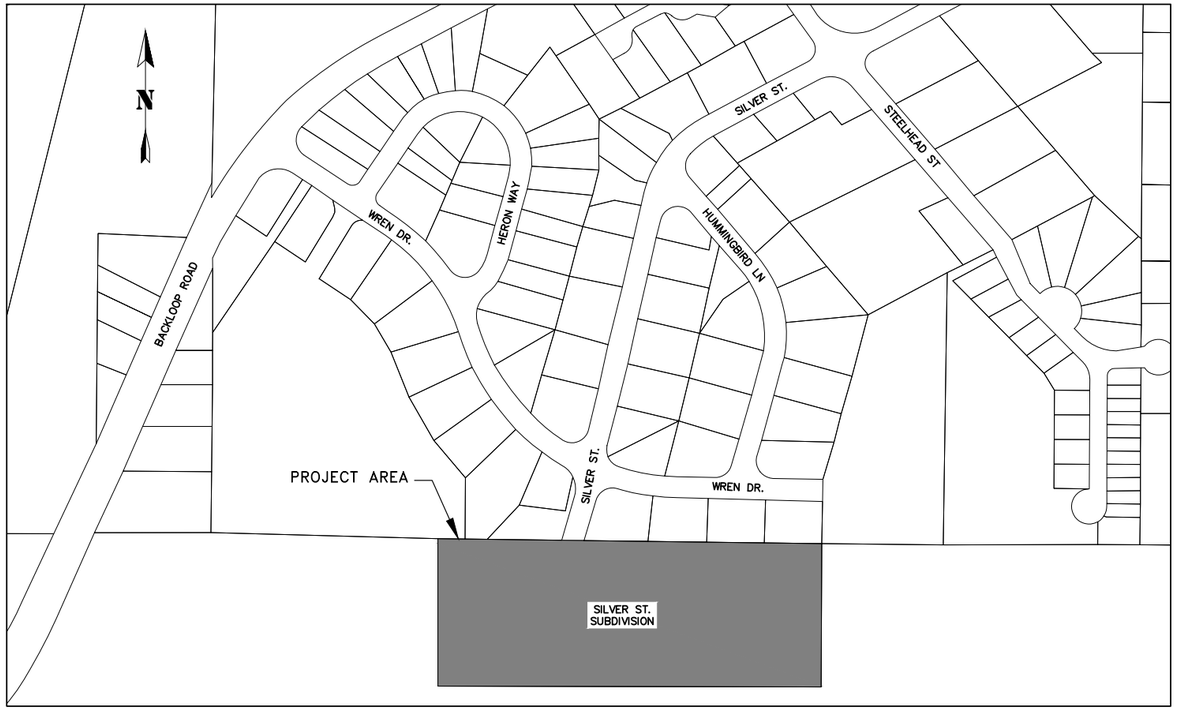
OWNERS:	SURVEYOR:
SHAWN AND HEIDI KANTOLA 8287C GARNET STREET JUNEAU, AK 99801	INTERIOR SURVEYING AND MAPPING TIMOTHY VENECHUK, PLS PO BOX 338 HEALY, AK 99743
DRAWN BY: TSV DATE: 07/02/2024	SHEET: 1 OF 1

SILVER STREET SUBDIVISION

JUNEAU, AK

PREPARED FOR:

SOUTHEAST ENDEAVORS, LLC



PROJECT LOCATION MAP

NTS

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	LEGEND, ABBREVIATIONS & GENERAL NOTES
3	TYPICAL SECTIONS
4–7	DETAILS
8	SILVER ST ROW PLAN OVERVIEW
9–10	SILVER ST ROW PLAN
11	SILVER ST ROW PROFILE
12–13	SILVER ST GRADING PLAN
14	SUBDIVISION PLAN OVERVIEW
15	SURVEY CONTROL SHEET

CBJ STANDARD DRAWINGS	
NO.	DESCRIPTION
103A	DRIVEWAY FOR STREETS WITHOUT CURB & GUTTER
104B	CULVERT HEADWALL WITHOUT HINGED TRASH RACK
107	LOCAL ACCESS STREET CUL–DE–SAC
110	GUARDRAIL
116	CANTILEVERED SINGLE MAILBOX
117	CANTILEVERED DOUBLE MAILBOX
125	PAVEMENT RESURFACING AND TRENCH DETAIL
203	SANITARY SEWER MANHOLE TYPE I&II
204	SANITARY SEWER DROP MANHOLE
205	MANHOLE HEIGHTS
206A	STANDARD MANHOLE COVER & FRAME
209	MANHOLE CONNECTION DETAILS
213	SANITARY SEWER SERVICE LATERAL
215	SANITARY SEWER CROSSING
304B	TYPE IV CATCH BASIN
310	AREA DRAIN DETAIL
403	FIRE HYDRANT (REVISED PER DETAIL 1 SHEET 5)
404	HYDRANT GUARD POSTS
405	HYDRANT PAD
406A	WATER SERVICE (REVISED PER DETAIL 2 SHEET 5)
412	RIGID INSULATION



VICINITY MAP

NTS

DRAFT FOR REVIEW ONLY

RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY

proHNS LLC
CERTIFICATE OF AUTHORIZATION #100662
2201 DUNN STREET, STE 2
JUNEAU, AK 99801
(907) 780-4004
solutions@proHNS.com
www.proHNS.com

DRAWN BY:	R. CIECKO
DESIGNED BY:	L. CH-MBERS
CHECKED BY:	G. GL-DSJO

CBJ REVIEW

APPROVED:_____

DATE:_____

SILVER STREET SUBDIVISION

SHAWN KANTOLA

COVER SHEET

SHEET NUMBER 1 OF 15

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July 12, 2024

Attachment C - Construction

Attachment C - 2024_NOD_SMF24-02_Final Bundle

LEGEND

DESCRIPTION	EXISTING	REMOVE	PROPOSED
ASPHALT	EDGE OF ASPHALT		HATCHED AREA
BOLLARDS			
CONCRETE			
CURB & GUTTER			
CUT (TOP)			
DITCH/DRAINAGE CHANNEL CENTERLINE			
EDGE GRAVEL			
FENCE			
FILL (TOE)			
FIRE HYDRANT			
PROPERTY EASEMENT LINE			
PROPERTY LINE			
SANITARY SEWER CLEANOUT			
SANITARY SEWER PIPE	PIPE SIZE & TYPE	PIPE SIZE & TYPE	PIPE SIZE & TYPE
SANITARY SEWER MANHOLE			SS-1
SIDEWALK RAMP			
SAWCUT & MTE LIMITS			
SIGN			
STORM DRAIN CATCH BASIN			S-1
STORM DRAIN PIPE	PIPE SIZE & TYPE SD SD	PIPE SIZE & TYPE SD SD	P-1 SD SD
STORM DRAIN MANHOLE, GRATE			S-1
STORM DRAIN UNDERDRAIN	UD UD UD		UD UD UD
TREES			
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 HP		PIPE SIZE & TYPE HP HP
WATER VALVE BOX			

ABBREVIATIONS

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 POLYETHYENE 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
EX	EXISTING
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

GENERAL NOTES

1. CBJ ENGINEERING STANDARD DETAILS BOOK FOR CIVIL ENGINEERING PROJECTS AND SUBDIVISION IMPROVEMENTS FOURTH 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 DEVISES AS SPECIFIED IN THE PROJECT SPECIFIC SWPPP.
4. 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.
5. THE CONTRACTOR SHALL PERFORM A CLOSED LEVEL LOOP THROUGH ALL TBM'S AS LISTED HEREON TO VERIFY ELEVATIONS PRIOR TO BEGINNING ANY WORK.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE, EXCEPT AS NOTED IN THE CONTRACT DOCUMENTS.
12. PROVIDE KNOCKOUTS IN PRECAST STORM DRAIN STRUCTURES FOR ALL PIPES SHOWN ON THE PLANS.
13. "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.
14. 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.
15. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF BURIED ELECTRICAL AND COMMUNICATION CONDUITS & CABLES PRIOR TO INSTALLATION OF NEW STORM DRAIN AND SANITARY SEWER PIPES.

DRAFT FOR REVIEW ONLY

RECORD OF REVISIONS

No.	DATE	DESCRIPTION	BY

proHNS LLC
CERTIFICATE OF AUTHORIZATION #100662
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DRAWN BY:	R. CIECKO
DESIGNED BY:	L. CHAMBERS
CHECKED BY:	G. GLADSJO

CBJ REVIEW

APPROVED:_____

DATE:_____

SILVER STREET SUBDIVISION

SHAWN KANTOLA

LEGEND, ABBREVIATIONS AND GENERAL NOTES

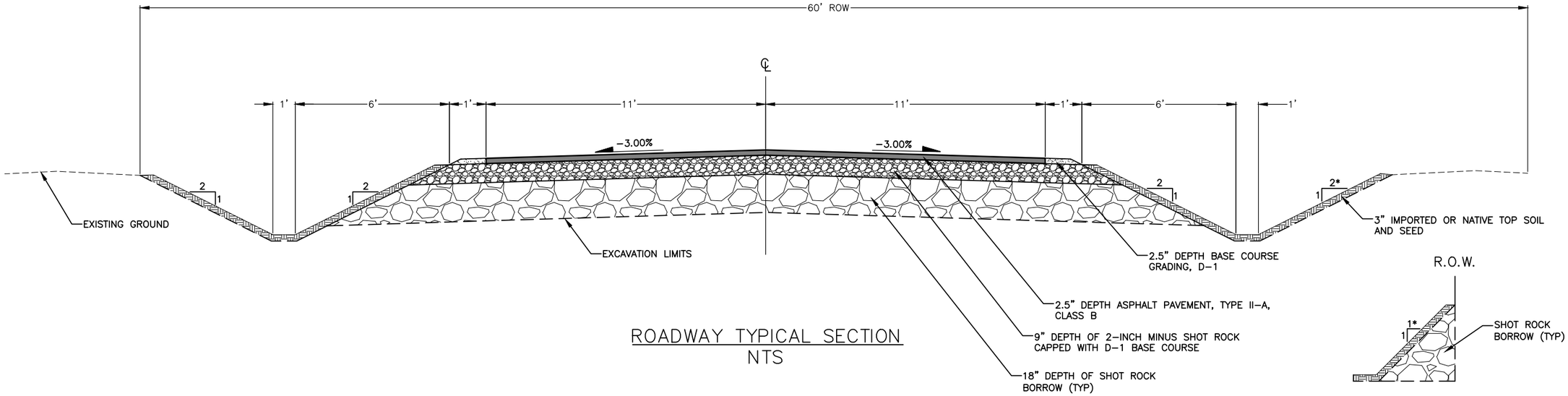
SHEET NUMBER 2 OF 15

July 12, 2024

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Attachment C - Construction

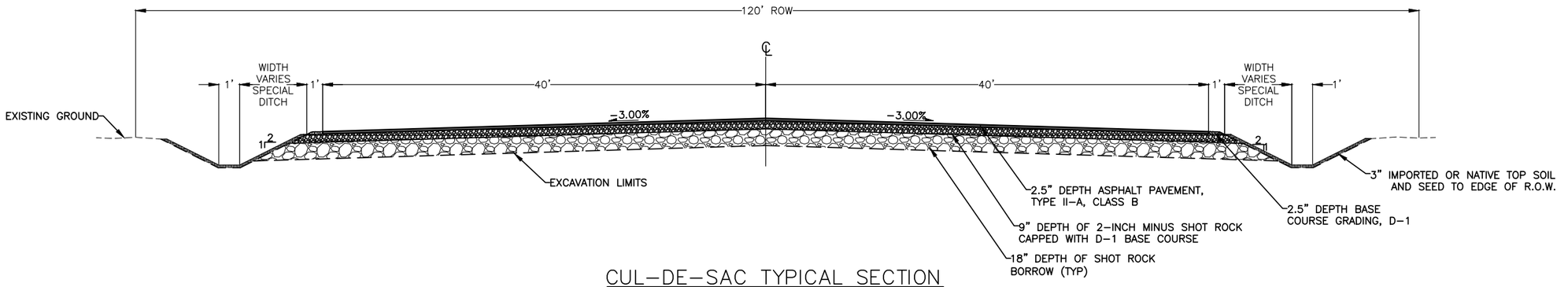
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ROADWAY TYPICAL SECTION
NTS

STEEP DITCH SLOPE
NTS

* 1:1 STA 2+05 – 2+30
* 1:1.25 STA 2+30 – 2+50
* 1:1.5 STA 2+50 – 3+05



CUL-DE-SAC TYPICAL SECTION
NTS

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www.proHNS.com

DRAWN BY:	R. CIECKO
DESIGNED BY:	L. CHAMBERS
CHECKED BY:	G. GLADSJO

CBJ REVIEW

APPROVED:_____

DATE:_____

SILVER STREET SUBDIVISION

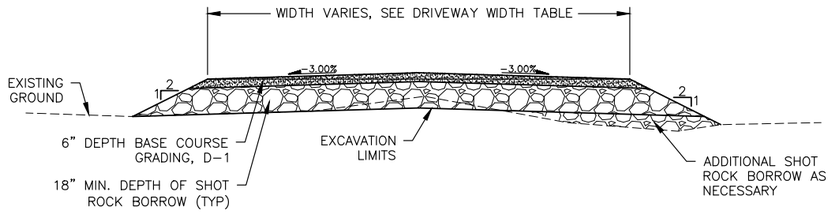
SHAWN KANTOLA

TYPICAL SECTIONS

SHEET NUMBER 3 OF 15

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July 12, 2024

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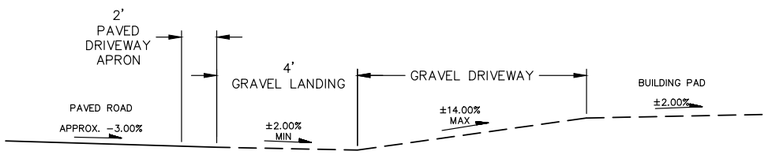


1/4 DRIVEWAY TYPICAL SECTION

SCALE: NOT TO SCALE

DETAIL 1/4 NOTES:

1. CLEAR AND GRUB PRIOR TO PLACING FILL MATERIAL.
2. SHOT ROCK BORROW CAN BE SUBSTITUTED WITH USABLE EXCAVATION.
3. ADDITIONAL SHOT ROCK FILL MAY BE REQUIRED TO MEET PLAN GRADES.
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 TOPPED W/ NATIVE SOIL AND SEEDED.

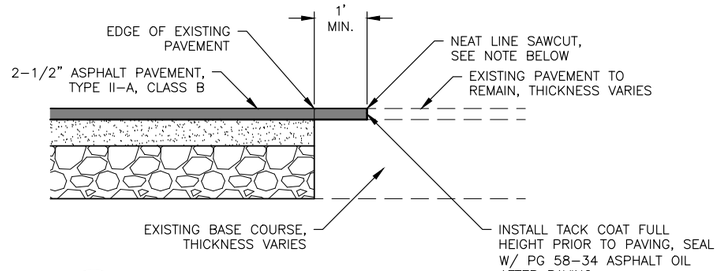


2/4 DRIVEWAY PROFILE FOR PRIVATE LOTS

SCALE: NOT TO SCALE

DETAIL 1/4 NOTES:

1. SEE CBJ STD. DWG. 103A FOR ADDITIONAL DETAILS.
2. PROVIDE A SMOOTH TRANSITION BETWEEN GRADE BREAKS.
3. THIS DETAIL SHOW MIN & MAX ALLOWABLE SLOPES. SEE GRADING PLAN FOR DRIVEWAY SPECIFIC SLOPES.

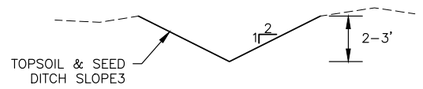


3/4 PAVEMENT MATCH JOINT

SCALE: NOT TO SCALE

DETAIL 1/4 NOTES:

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



4/4 INDEPENDENT DRIANGE DITCH

SCALE: NOT TO SCALE

DRAFT FOR REVIEW ONLY

RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY

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

DRAWN BY:	R. CIECKO
DESIGNED BY:	L. CHAMBERS
CHECKED BY:	G. GLADSJO

CBJ REVIEW

APPROVED:_____

DATE:_____

SILVER STREET SUBDIVISION

SHAWN KANTOLA

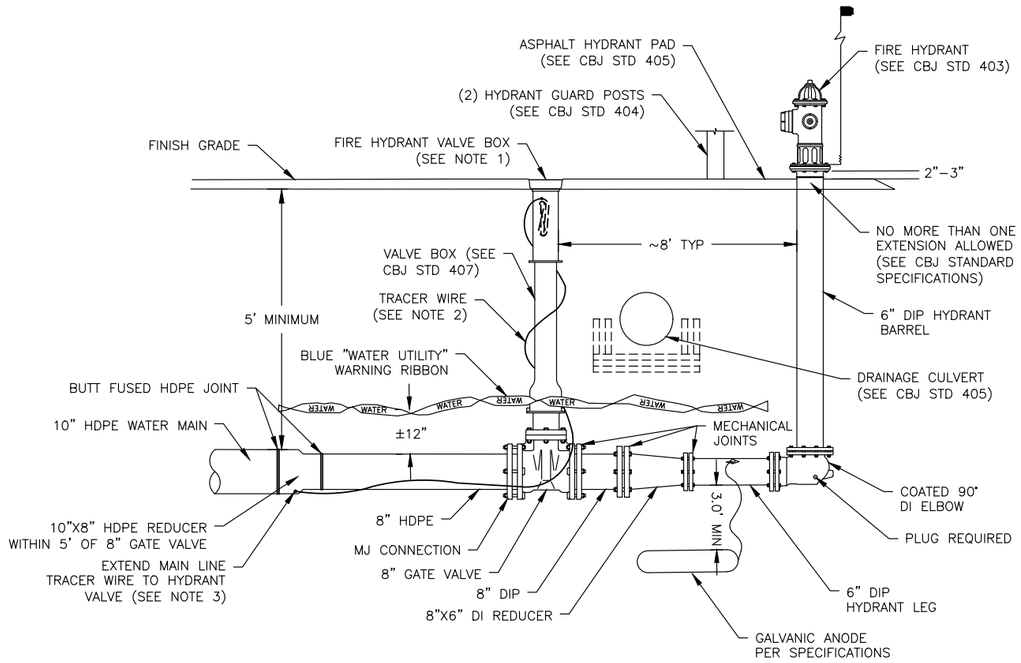
CONSTRUCTION DETAILS - 1

SHEET NUMBER 4 OF 15

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July 12, 2024

Attachment C - Construction
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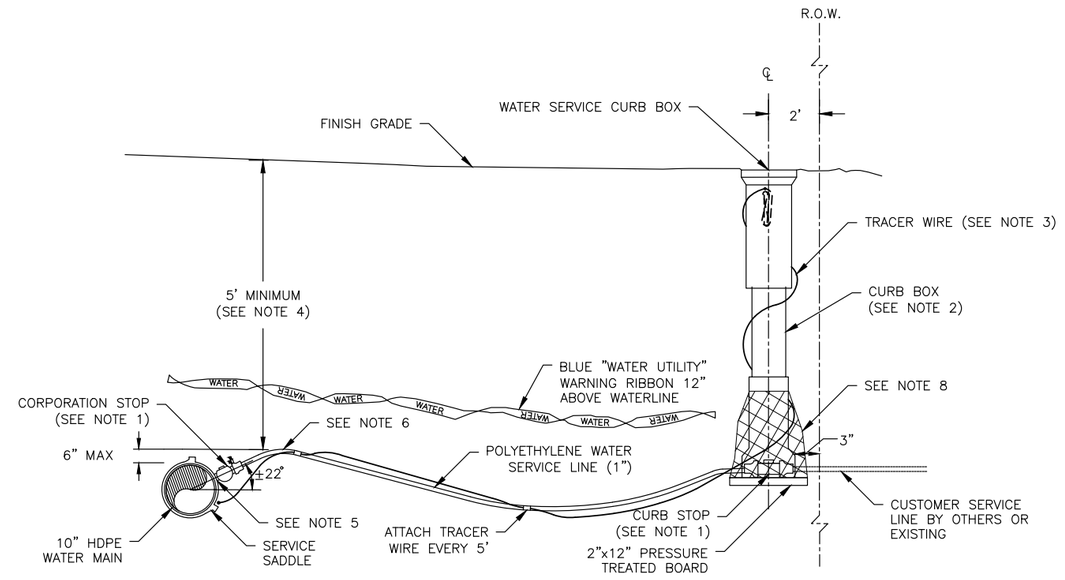


1/5 MODIFIED FIRE HYDRANT ASSEMBLY DETAIL

SCALE: NOT TO SCALE

DETAIL 1/5 NOTES:

1. FIRE HYDRANT VALVE BOX TO BE INSTALLED SO THAT THE LID IS A MINIMUM OF 3/8", MAXIMUM OF 5/8" BELOW FINISHED PAVEMENT, SEE CBJ STANDARD DETAIL 407.
2. 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.
3. TRACER SPLICE CONNECTION ARE TO BE CONSTRUCTED USING DRYCONN WATERPROOF DIRECT BURY LUGS AS MANUFACTURED BY KING INNOVATION OR APPROVED EQUAL.
4. HYDRANT BARREL AND VALVE BOX SHALL BE PLUMB.
5. GROUND COVER SHALL BE 5' MINIMUM. ADDITIONAL COVER (MORE THAN 5') MAY BE REQUIRED BY THE ENGINEER.
6. ALL HYDRANTS SHALL BE PAINTED CATERPILLAR 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.
7. 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.
8. ALL BOLTS TO HAVE THREADED ZINC ANODE CAP, SEE DETAIL 3 SHEET 6.



2/5 POLYETHYLENE WATER SERVICE DETAIL

SCALE: NOT TO SCALE

DETAIL 2/5 NOTES:

1. USE MUELLER CORPORATION STOP NO. B25025, FORD CORPORATION STOP NO. FB700–4, OR APPROVED EQUAL. USE MUELLER CURB STOP NO. H15201, OR NO. H15204, FORD CURB STOP B22–444 OR APPROVED EQUAL.
2. CURB BOX SHALL BE KEJRIWAL PACIFIC 145R 49"–62" LID, TOP, MIDDLE AND BOTTOM OR APPROVED EQUIVALENT.
3. 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. SERVICES 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.
4. ALL SERVICES MUST HAVE A MINIMUM OF 5' OF COVER BELOW EXISTING CULVERTS AND DITCHES. ADDITIONAL DEPTH MAY BE REQUIRED BY THE ENGINEER. INSULATE SERVICE LINES PER CBJ STD 412 WHERE NEEDED.
5. HOLE DRILLED IN THE MAIN FOR THE CORPORATION STOP SHALL BE THE SAME DIAMETER AS THE SERVICE PIPE.
6. PROVIDE AN ADDITIONAL 12" OF SERVICE PIPE BEYOND STRAIGHT LINE LENGTH REQUIRED. LOOP AS SHOWN AT THE CORP STOP. MAINTAIN 5' MINIMUM BURIAL AT HIGH POINT OF SERVICE LINE.
7. MAINTAIN A MINIMUM OF 18" OF SEPARATION BETWEEN VALVE BOXES, AND BETWEEN VALVE BOXES AND OTHER STRUCTURES.
8. WRAP BOTTOM OF CURB BOX WITH FABRIC OR PLASTIC PRIOR TO BACKFILLING TO KEEP MATERIAL FROM INFILTRATING THE BOX.
9. SERVICE BOXES SHALL BE LOCATED 2 FEET INSIDE OF THE RIGHT–OF–WAY LINE.
10. CONTRACTOR TO SUPPLY ALL NECESSARY PARTS AND FITTINGS TO CONNECT THE PROPOSED 1" WATER SERVICES TO THE EXISTING WATER SERVICES AFTER THE CURB STOP.

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No.	DATE	DESCRIPTION	BY

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CBJ REVIEW

APPROVED:_____

DATE:_____

SILVER STREET SUBDIVISION

SHAWN KANTOLA

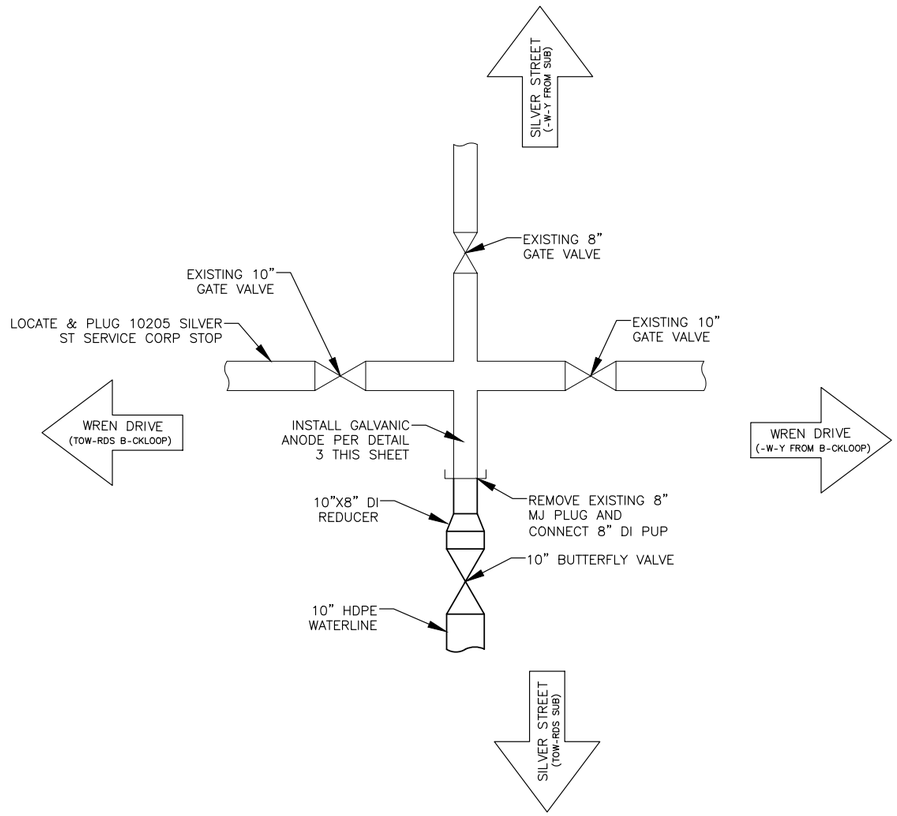
CONSTRUCTION DETAILS - 2

SHEET NUMBER 5 OF 15

July 12, 2024

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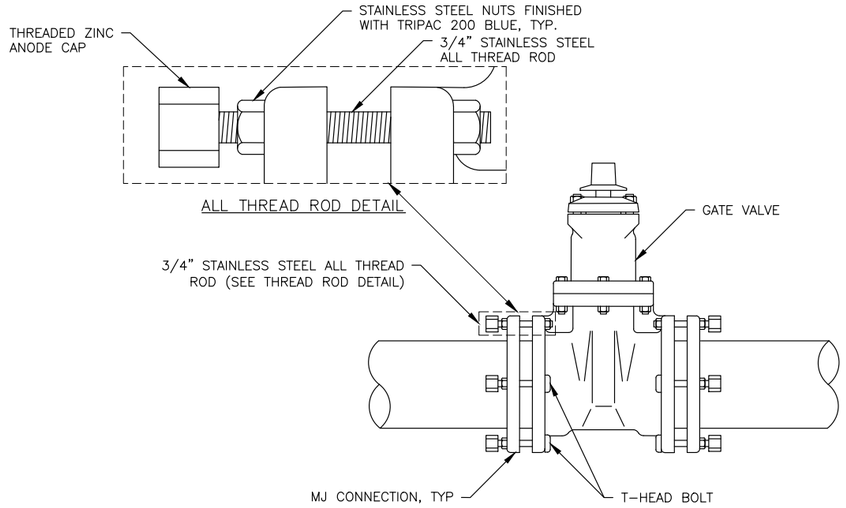


1/6 WATERLINE CONNECTION INTERSECTION SILVER ST & WREN DR

SCALE: NOT TO SCALE

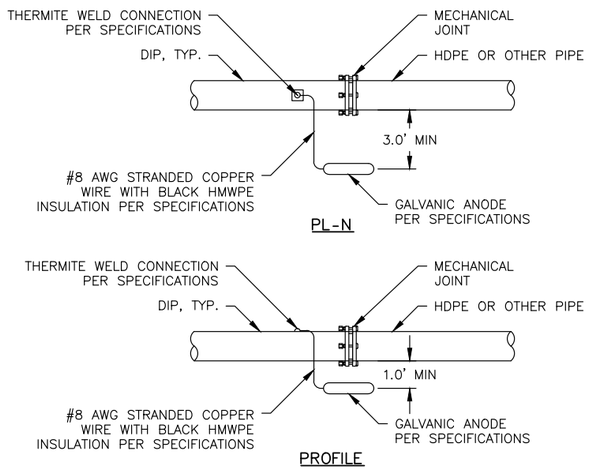
DETAIL 1/6 NOTES:

1. ADDITIONAL PARTS MAY BE NECESSARY FOR CONNECTION. CONTRACTOR TO PROVIDE ALL PARTS AND FITTINGS TO MAKE CONNECTION.
2. THE BUTT FUSION WELD SHALL BE PERFORMED IN OR ABOVE THE TRENCH. THE USE OF ELECTROFUSION COUPLERS WILL NOT BE ALLOWED.
3. FIELD LOCATES INDICATE BENDS AND/OR DEFLECTION IN EXISTING WATERLINE. CONTRACTOR TO PROVIDE HDPE BENDS/FITTINGS OR SWEEPS, AS NECESSARY, FOR NEW WATERLINE CONNECTION.
4. TERMINATE TRACER WIRE IN NEW 10" VALVE BOX.



2/6 VALVE BOLT CONNECTION DETAIL

SCALE: NOT TO SCALE



3/6 GALVANIC ANODE INSTALLATION FOR PIPE MATERIAL TRANSITION DETAIL

SCALE: NOT TO SCALE

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CBJ REVIEW

APPROVED:_____

DATE:_____

SILVER STREET SUBDIVISION

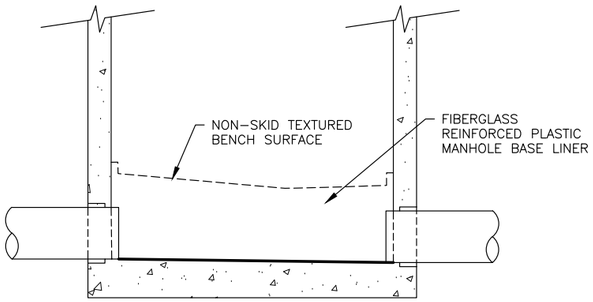
SHAWN KANTOLA

CONSTRUCITON DETAILS - 3

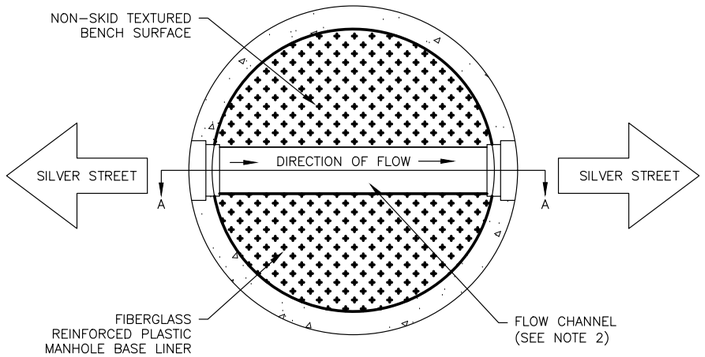
SHEET NUMBER 6 OF 15

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SECTION --



PL-N

1/7 PRECAST MANHOLE WITH FIBERGLASS REINFORCED PLASTIC BASE LINER DETAIL

SCALE: NOT TO SCALE

DETAIL 1/7 NOTES:

1. THE MANHOLE BASE LINER SHALL BE FIBERGLASS REINFORCED PLASTIC (FRP) OR APPROVED EQUAL.
2. FRP BASE LINER SHALL HAVE A MINIMUM DROP OF 0.05' BETWEEN INLET AND OUTLET PIPES.
3. FRP BASE LINER SHALL BE PRE MANUFACTURED TO MATCH THE PIPE SIZES, ANGLES, SLOPES AND INVERTS AS SHOWN IN THE DESIGN DRAWINGS.
4. FIBERGLASS REINFORCED PLASTIC BASE LINERS SHALL USE FLEXIBLE SEAL ADAPTER FOR ALL PIPES.
5. NOTES AND REQUIREMENTS IN CBJ DETAIL 203 FOR STANDARD SANITARY SEWER MANHOLE TYPE I & II APPLY TO THIS DETAIL.

WATER SERVICE SUMMARY

LOT #	STATION & OFFSET	SIZE/TYPE/NOTES
1	SILVER: STA: 3+60.61, OFF: 25.019 RT	1" SIDR7 POLY
2	SILVER: STA: 4+24.76, OFF: 51.201 RT	1" SIDR7 POLY
3	SILVER: STA: 4+77.76, OFF: 54.074 RT	1" SIDR7 POLY
4	SILVER: STA: 4+95.94, OFF: 41.41 RT	1" SIDR7 POLY
5	SILVER: STA: 4+97.32, OFF: 39.945 RT	1" SIDR7 POLY
6	SILVER: STA: 4+98.64, OFF: 38.427 RT	1" SIDR7 POLY
7	SILVER: STA: 4+99.92, OFF: 36.856 RT	1" SIDR7 POLY
8	SILVER: STA: 5+11.44, OFF: 13.780 LT	1" SIDR7 POLY
9	SILVER: STA: 4+82.27, OFF: 51.829 LT	1" SIDR7 POLY
10	SILVER: STA: 3+61.43, OFF: 33.489 LT	1" SIDR7 POLY
10205 SILVER	SILVER: STA: 2+55.76, OFF: 22.121 RT	1" SIDR7 POLY
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. SERVICES 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 INSTERED INTO THE VALVE BOX THROUGH A 3/4" DRILLED HOLE WITHIN 9"-12" OF THE TOP 0.5' OF ADDITIONAL TRACER WIRE SHALL BE NEATLY COILED WITHIN THE VALVE BOX.		
2: SPLICE TRACER WIRE TO MAIN WITH DRYCONN WATERPROFF DIRECT BURY LUGS.		
3: ATTACH TRACER WIRE TO SERVICE EVERY 5 FEET.		
4: INSULATE WATER SERVICES PER STD 412 AT STORM DRAIN OR DITCH CROSSINGS WHERE 5 FEET OF COVER/SEPARATION CANNOT BE OBTAINED.		

SEWER SERVICE SUMMARY

LOT #	STATION & OFFSET	SIZE/TYPE/NOTES
1	SILVER: STA: 3+63.22, OFF: 25.09 RT	4" SDR 35 PVC
2	SILVER: STA: 4+27.40, OFF: 52.628 RT	4" SDR 35 PVC
3	SILVER: STA: 4+37.40, OFF: 53.638 RT	4" SDR 35 PVC
4	SILVER: STA: 5+03.47, OFF: 31.814 RT	4" SDR 35 PVC
5	SILVER: STA: 5+04.55, OFF: 30.019 RT	4" SDR 35 PVC
6	SILVER: STA: 5+05.57, OFF: 28.163 RT	4" SDR 35 PVC
7	SILVER: STA: 5+06.54, OFF: 26.245 RT	4" SDR 35 PVC
8	SILVER: STA: 5+10.73, OFF: 16.492 LT	4" SDR 35 PVC
9	SILVER: STA: 4+84.52, OFF: 50.539 LT	4" SDR 35 PVC
10	SILVER: STA: 3+58.83, OFF: 33.579 LT	4" SDR 35 PVC
0205 SILVER S	SILVER: STA: 2+57.79, OFF: 22.178 RT	4" SDR 35 PVC
NOTES:		
1: ADJUST SEWER SERVICE SLOPES TO PROVIDE MAXIMUM SEPARATION UTILITY CORSSSINGS. INTSLAL SWEEPS AS REQUIRED UPON APPROVAL OF THE ENGINEER.		
2: CONSTRUCT NEW 6" PVC SEWER SERVICE AND INSTALL NEW CLEANOUT NEAR PROPERTY LINE PER CBJ STANDARD DETIAL 213 AND CONNECT TO EXISTING SEWER SERVICE.		
3: SEWER SERVICE CLEAN-OUTS TO HAVE METAL COVERS.		

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DESIGNED BY:	L. CH-MBERS
CHECKED BY:	G. GL-DSJO

CBJ REVIEW

APPROVED:_____

DATE:_____

SILVER STREET SUBDIVISION

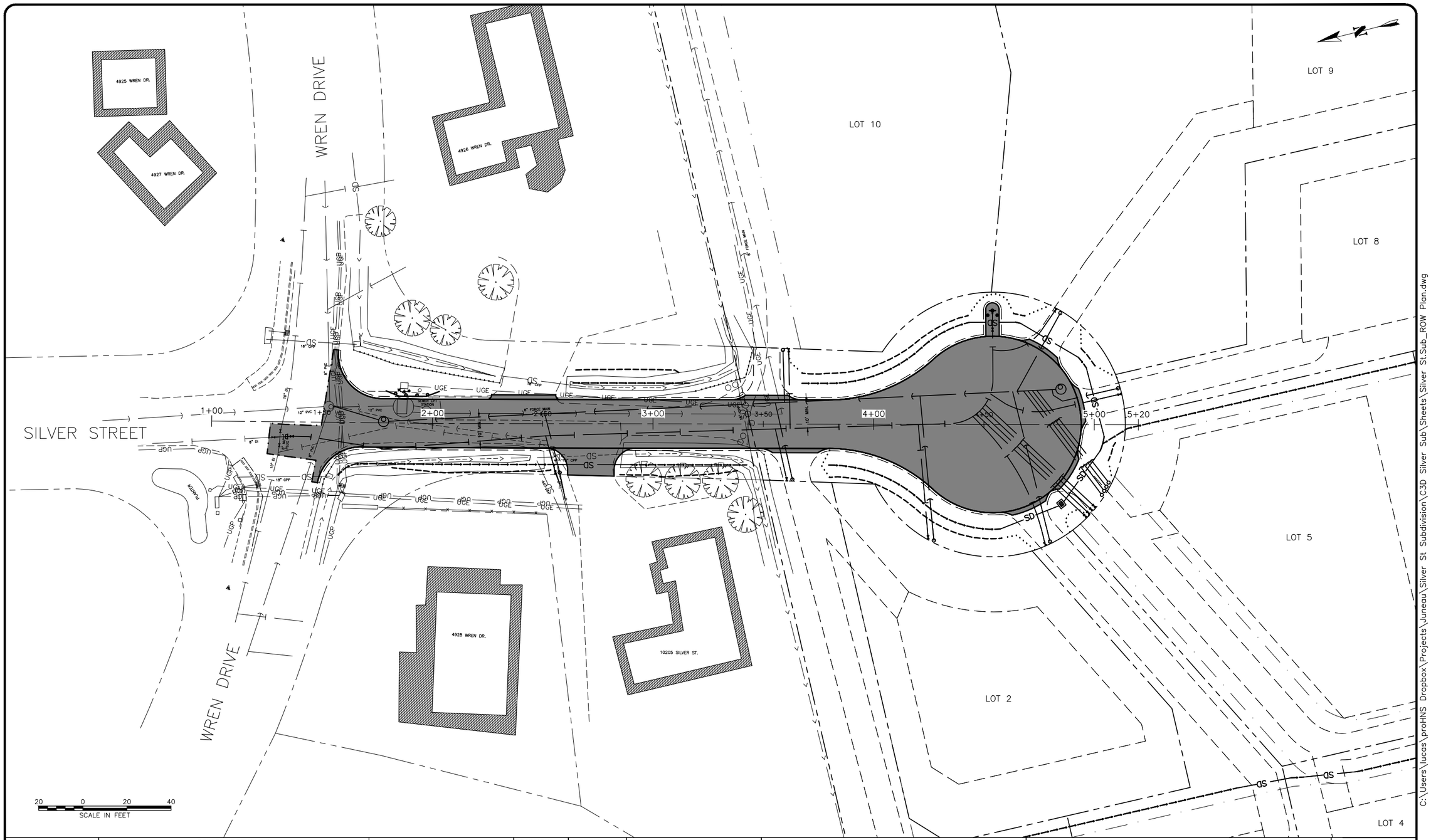
SHAWN KANTOLA

CONSTRUCTION DETAILS & SUMMARIES - 4

SHEET NUMBER 7 OF 15

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CHECKED BY:	G. GLADSJO

CBJ REVIEW

APPROVED:_____

DATE:_____

SILVER STREET SUBDIVISION

SHAWN KANTOLA

SILVER ST ROW PLAN OVERVIEW

SHEET NUMBER 8 OF 15

July 12, 2024

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Attachment C - Construction

STORM DRAIN PIPE SUMMARY								
PIPE NO.	DIA	LENGTH	TYPE	SLOPE	START INV	END INV	START STATION/OFFSET	END STATION/OFFSET
P-1	18"	36.18	CPP	-0.50%	46.49	46.31	STA: 2+53.79, 18.50 RT	STA: 2+89.97, 18.50 RT

SEWER PIPE SUMMARY							
PIPE NO.	DIA	LENGTH	TYPE	SLOPE	START INV	END INV	NOTES
SP-EX-1	8"	-	PVC	-	-	39.22	*DROP CONNECTION
SP-EX-2	12"	-	PVC	-	-	39.35	*DROP CONNECTION
SP-EX-3	8"	-	PVC	-	-	37.80	
SP-EX-4	12"	33.85	PVC	1.52%	37.54	37.025	*OUTFALL INTO LIFT STATION

SEWER PIPE SUMMARY						
PIPE NO.	DIA	LENGTH	TYPE	SLOPE	START INV	END INV
SP-1	8"	25.80	PVC	-4.87%	43.26	42.00
SP-2	8"	307.34	PVC	-0.50%	44.89	43.36

4926 WREN DR

WREN DRIVE

GRADE EXISTING SHOULDER TO DRAIN

INSTALL HEADWALL ON EXISTING DRIVEWAY CULVERT

END NEW DITCH ALIGNMENT STA: 3+16.46 LT

BEGIN NEW DITCH ALIGNMENT. REGRADE EXISTING CULVERT OUTLET & INSTALL HEADWALL

GROUT EXISTING SEWER SERVICE PENETRATION. INSTALL NEW SEWER MAIN AS DROP CONNECTION, PER CBJ STD. 204

INSTALL NEW GUARDRAIL, SEE SUMMARY

SEWER LIFT STATION

SILVER STREET

PROPOSED 10" HDPE

SEE NOTE 9

CONNECT NEW 10" HDPE WATER LINE PER DETAIL 1 SHEET 6

REMOVE EXISTING WATER SERVICE AND PLUG CORP STOP

BEGIN NEW DITCH ALIGNMENT STA: 1+57.60 OFF: 23.93 RT

STEEP DITCH, SEE TYPICALS

REMOVE END OF EXISTING 12" CPP

REMOVE AND RELOCATE EXISTING 18" CPP DRIVEWAY CULVERT. CONSTRUCT W/ NEW HEADWALLS

REMOVE VEGETATION & TREES WITHIN ROW AS NECESSARY TO CONSTRUCT NEW DITCH

REMOVE EXISTING WATER & SEWER SERVICE, CONNECT TO NEW MAIN LINES

PLANTER

4928 WREN DR

10205 SILVER ST

10 0 10 20
SCALE IN FEET

MATCHLINE STA: 0+00.00

SHEET NOTES:

1. 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.
2. THE PLAN DRAWINGS DO NOT SHOW ALL PLANTINGS, AND OTHER LANDSCAPING THAT WILL BE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES. NO PLANTINGS OR LANDSCAPING ARE TO BE REMOVED OR DAMAGED, UNLESS SHOWN ON THE DRAWINGS OR DIRECTED BY THE ENGINEER.
3. PIPE LENGTHS ARE TO CENTER OF STRUCTURE. PIPE SLOPES ARE MEASURED TO ENDS OF PIPES.
4. PROVIDE ALL PIPE EXTENSIONS, ADAPTERS, ELBOWS AND OTHER FITTINGS NECESSARY TO CONNECT TO DISSIMILAR PIPE SIZES, MATERIALS, AND DEPTHS.
5. INSTALL NEW WATER SERVICE PER CBJ STD 406A. WHERE WATER SERVICE CROSSES UNDER STORM DRAIN PIPE, INSULATE PER CBJ STD 412.
6. INSTALL NEW SEWER SERVICE AND CLEAN–OUT PER CBJ STD 213..
7. MAINTAIN 18" MINIMUM VERTICAL SEPARATION BETWEEN PROPOSED WATER PIPE AND ALL STORM AND SEWER CROSSINGS, SEE STD DETAIL 215.
8. INSTALL NEW CULVER HEADWALLS PER CBJ STD. 104B
9. EXACT LOCATION OF SEWER FORCE MAIN AND LIFT STATION POWER UNKNOWN. USE EXTREME CAUTION WHEN EXCAVATING IN THIS AREA.

GUARDRAIL SUMMARY		
STATION	OFFSET	NOTE
1+78.86	14.50 LT	END SECTION, TYPE I
1+84.64	12.25 LT	ANGLE POINT
1+97.14	12.25 LT	ANGLE POINT
2+03.27	14.50 LT	END SECTION, TYPE 2

SS-1	SSMH, TYPE- I *
STA: 1+77.89	OFF: 0.59 LT
FRAME EL=	50.13
SP-1	43.26
SP-2	43.36
*INSTALL W/ FIBERGLASS BASELINER	

SS-EX-1	EX SSMH
STA: 1+52.98	OFF: 7.24 LT
FRAME EL=	49.89
SP-1	42.00
SP-EX-1	39.22
SP-EX-2	39.35
SP-EX-3	37.80
SP-EX-4	37.54

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DESIGNED BY:	L. CHAMBERS
CHECKED BY:	G. GLADSJO

CBJ REVIEW

APPROVED:_____

DATE:_____

SILVER STREET SUBDIVISION

SHAWN KANTOLA

SILVER ST PLAN - 1+00 TO 3+25

SHEET NUMBER 9 OF 15

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July 12, 2024

Attachment C - Construction
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STORM DRAIN PIPE SUMMARY								
PIPE NO.	DIA	LENGTH	TYPE	SLOPE	START INV	END INV	START STATION/OFFSET	END STATION/OFFSET
P-2	18"	28.52	CPP	-0.51%	45.73	45.59	STA: 4+57.51, 47.38 RT	STRUCTURE S1
P-3	18"	28.43	CPP	-0.97%	45.58	45.30	STRUCTURE S1	STA: 5+02.69, 11.86 RT
P-4	18"	32.1	CPP	-0.25%	45.38	45.30	STA: 4+96.34, 25.71 LT	STA: 5+04.47, 5.34 RT
P-5	18"	30.3	CPP	-0.50%	45.57	45.42	STA: 4+66.53, 45.84 LT	STA: 4+92.67, 30.52 LT
P-6	18"	21	CPP	-0.50%	45.68	45.58	STA: 4+43.29, 46.26 LT	STA: 4+64.29, 46.39 LT

STORM DRAIN PIPE SUMMARY						
PIPE NO.	DIA	LENGTH	TYPE	SLOPE	START INV	END INV
P-EX-2	18"	39.09	CPP	-0.59%	45.85	45.62

S-1	TYPE IV CB
STA: 4+85.12	OFF: 35.95 RT
FRAME EL=	48.60
P-2 IE=	45.59
P-3 IE=	45.58
SUMP = 16"	

SHEET NOTES:

1. 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.
2. THE PLAN DRAWINGS DO NOT SHOW ALL PLANTINGS, AND OTHER LANDSCAPING THAT WILL BE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES. NO PLANTINGS OR LANDSCAPING ARE TO BE REMOVED OR DAMAGED, UNLESS SHOWN ON THE DRAWINGS OR DIRECTED BY THE ENGINEER.
3. PIPE LENGTHS ARE TO CENTER OF STRUCTURE. PIPE SLOPES ARE MEASURED TO ENDS OF PIPES.
4. PROVIDE ALL PIPE EXTENSIONS, ADAPTERS, ELBOWS AND OTHER FITTINGS NECESSARY TO CONNECT TO DISSIMILAR PIPE SIZES, MATERIALS, AND DEPTHS.
5. STORM DRAIN STRUCTURES STATION AND OFFSET ARE GIVEN TO THE CENTER OF THE STRUCTURE. LID ELEVATION IS GIVEN TO CENTER OF STRUCTURE. FRAME ELEVATION IS GIVEN TO FRONT OF FRAME.
6. INSTALL NEW WATER SERVICE PER CBJ STD 406A. WHERE WATER SERVICE CROSSES UNDER STORM DRAIN PIPE, INSULATE PER CBJ STD 412.
7. INSTALL NEW SEWER SERVICE AND CLEAN–OUT PER CBJ STD 213..
8. MAINTAIN 18" MINIMUM VERTICAL SEPARATION BETWEEN PROPOSED WATER PIPE AND ALL STORM AND SEWER CROSSINGS, SEE STD DETAIL 215.
9. INSTALL NEW CULVER HEADWALLS PER CBJ STD. 104B.
10. EXACT LOCATION OF SEWER FORCE MAIN AND LIFT STATION POWER UNKNOWN. USE EXTREME CAUTION WHEN EXCAVATING IN THIS AREA.

SEWER PIPE SUMMARY						
PIPE NO.	DIA	LENGTH	TYPE	SLOPE	START INV	END INV
SP-1	8"	25.80	PVC	-4.87%	43.26	42.00
SP-2	8"	307.34	PVC	-0.50%	44.89	43.36

SS-2	SSMH, TYPE- I
STA: 4+48.86	OFF: 16.06 LT
FRAME EL=	44.89
SP-2	44.89
*END OF RUN MANHOLE	

PROPOSED PRIVATE LOT PROPERTY LINE, TYP
INSTALL FIRE HYDRANT STA: 4+53.75 OFF: 51.62
NEW PRIVATE LOT DRIVEWAYS INSTALL PER DETAIL
LOT 9 DRIVEWAY
EXISTING SEWER & DRAINAGE EASEMENT
PROPOSED CBJ ROW LINE
CONSTRUCT NEW DRIVEWAY TO LOT 10 SO THAT IT MAINTAINS ACCESS TO EXISTING EASEMENT
SPECIAL DITCH, TYP.
REMOVE EXISTING BARRICADE BOULDERS
LOT 10 DRIVEWAY
SEE NOTE 10
INSTALL 18' C900 SEWER PIPE CENTERED ON WATER LINE CROSSING, PER CBJ STD. 215
LOT 8 DRIVEWAY
MATCHLINE STA: 0+00.00
BEGIN SPECIAL DITCH STA: 3+67.51 OFF: 18.50 LT ELEV: 46.01
10' MIN.
SILVER STREET
PROPOSED 10" HDPE
BEGIN SPECIAL DITCH STA: 3+79.56 OFF: 18.50 RT ELEV: 46.16
PROPOSED DRAINAGE EASEMENT
NEW INDEPENDENT DRAINAGE DITCH, SLOPE AT 0.5% AWAY FROM CUL–DE–SAC, INSTALL PER DETAIL 4 SHEET 4
STA: 5+03.81 OFF: 8.67 RT ELEV: 45.25
END NEW DITCH ALIGNMENT STA: 3+42.51
EXTEND EXISTING 18" CPP AND INSTALL HEADWALL
INSTALL 18" CPP DRIVEWAY CULVERT, TYP.
INSTALL TYPE IV CB PER CBJ STD. 304B
LOT 4,5,6&7 SHARED DRIVEWAY
INSTALL 1" POLY WATER SERVICE, TYP.
INSTALL 4" PVC SEWER SERVICE, TYP.
LOT 1 DRIVEWAY
LOT 2 DRIVEWAY
LOT 3 DRIVEWAY
PROPOSED ACCESS EASEMENT
SCALE IN FEET

DRAFT FOR REVIEW ONLY

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No.	DATE	DESCRIPTION	BY

proHNS LLC
CERTIFICATE OF AUTHORIZATION #100662
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(907) 780-4004
solutions@proHNS.com
www.proHNS.com

DRAWN BY:	L. CHAMBERS
DESIGNED BY:	L. CHAMBERS
CHECKED BY:	G. GLADSJO

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

SILVER STREET SUBDIVISION
SHAWN KANTOLA

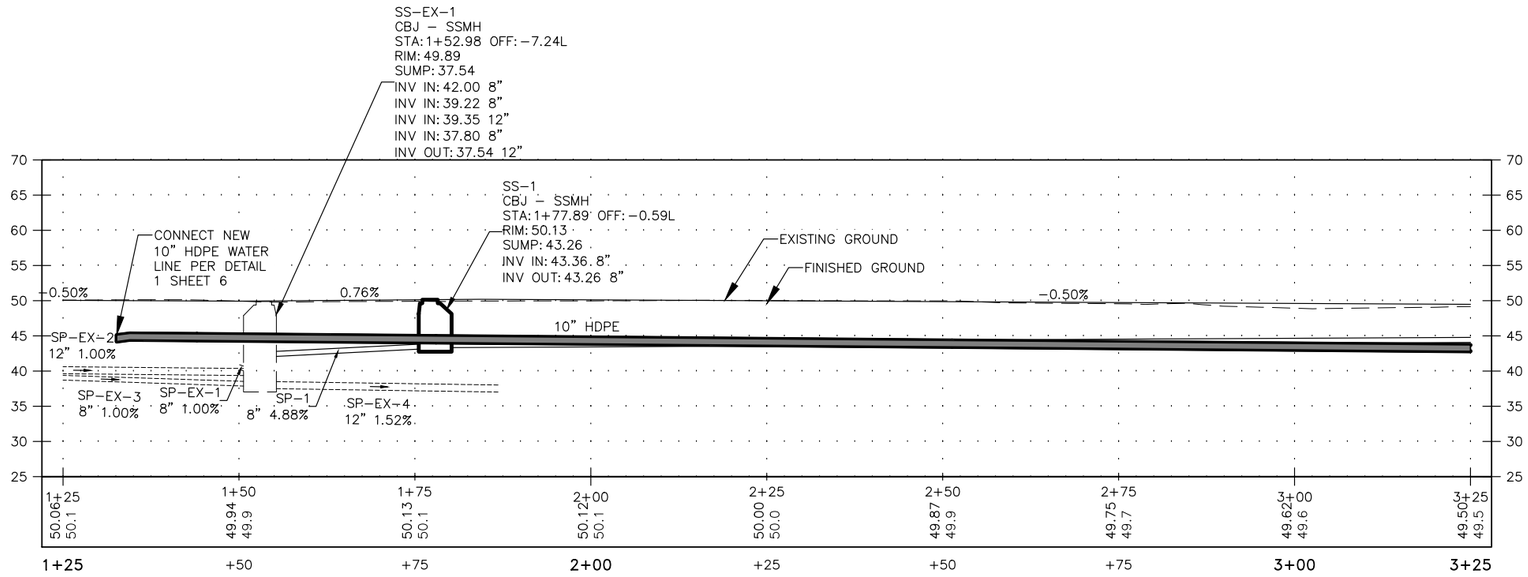
SILVER ST PLAN - 3+25 TO 5+20

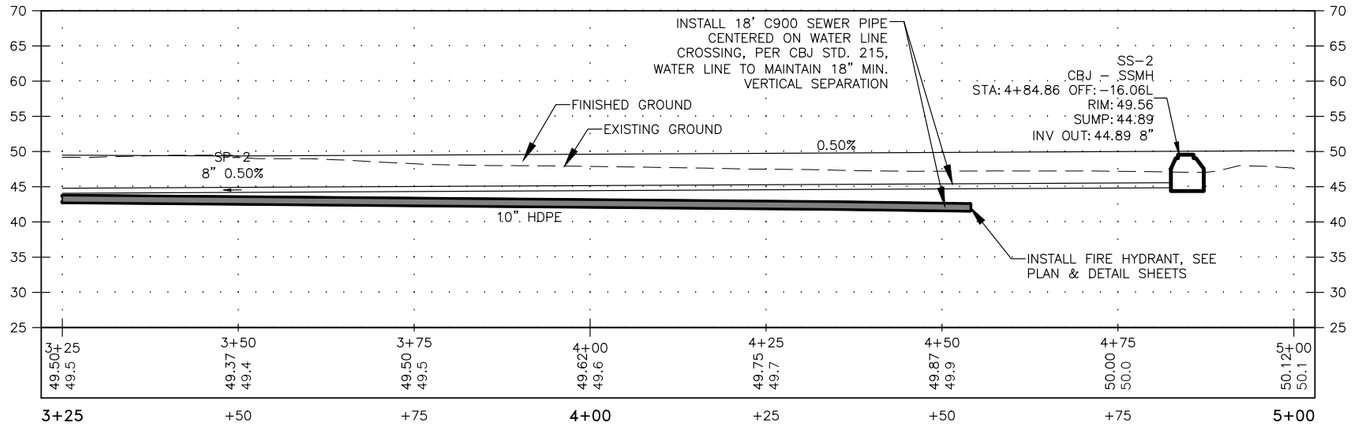
SHEET NUMBER 10 OF 15

July 12, 2024

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Attachment C - Construction
Attachment C - 2024_NOD_SMF24-02_Final Bundle





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DESIGNED BY:	L. CH-MBERS
CHECKED BY:	G. GL-DSJO

CBJ REVIEW

APPROVED:_____

DATE:_____

SILVER STREET SUBDIVISION

SHAWN KANTOLA

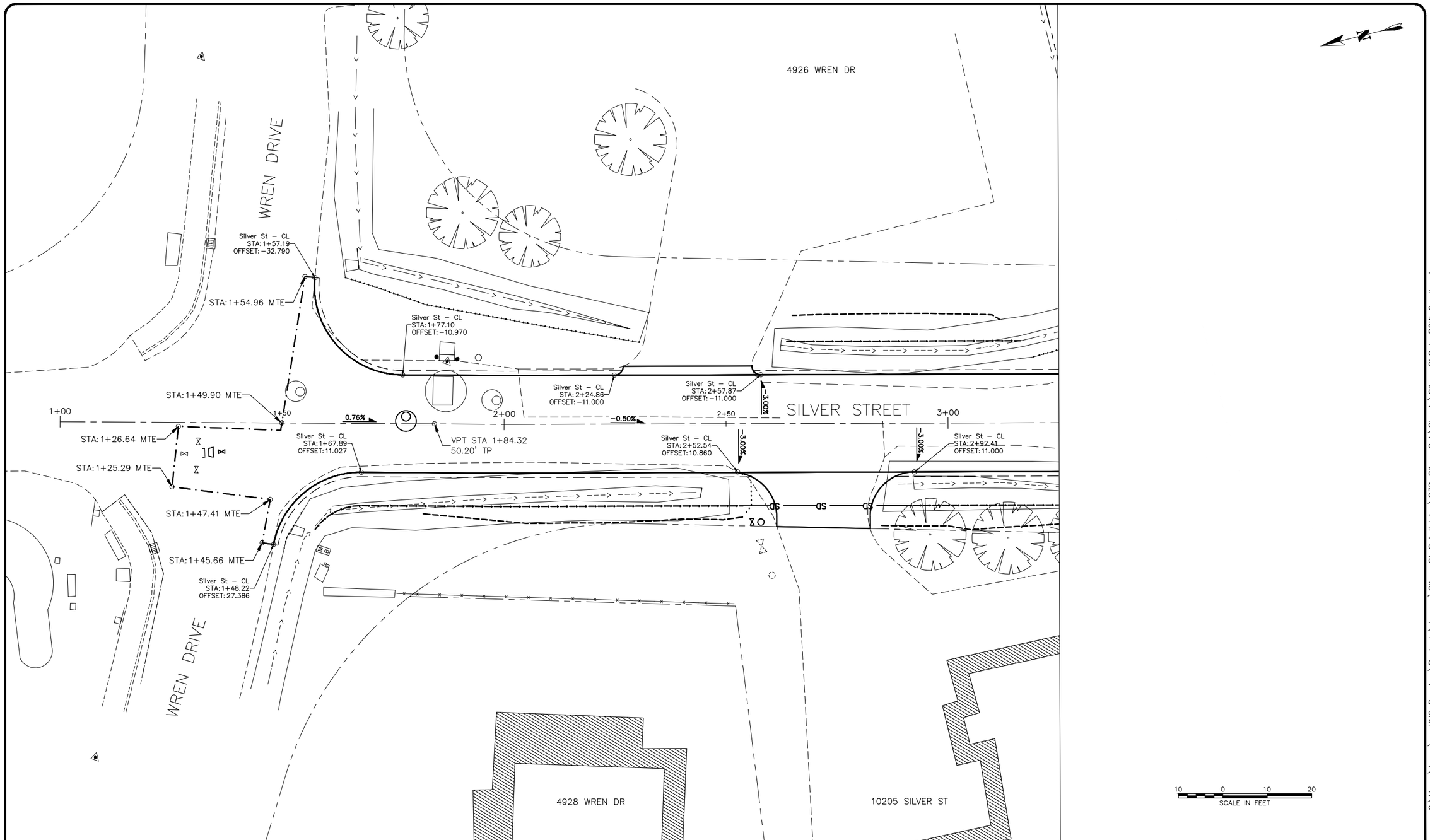
SILVER ST PROFILE

SHEET NUMBER 11 OF 15

July 12, 2024

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Attachment C - Construction
Attachment C - 2024_NOD_SMF24-02_Final Bundle



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DESIGNED BY:	L. CHAMBERS
CHECKED BY:	G. GLADSJO

CBJ REVIEW

APPROVED:_____

DATE:_____

SILVER STREET SUBDIVISION

SHAWN KANTOLA

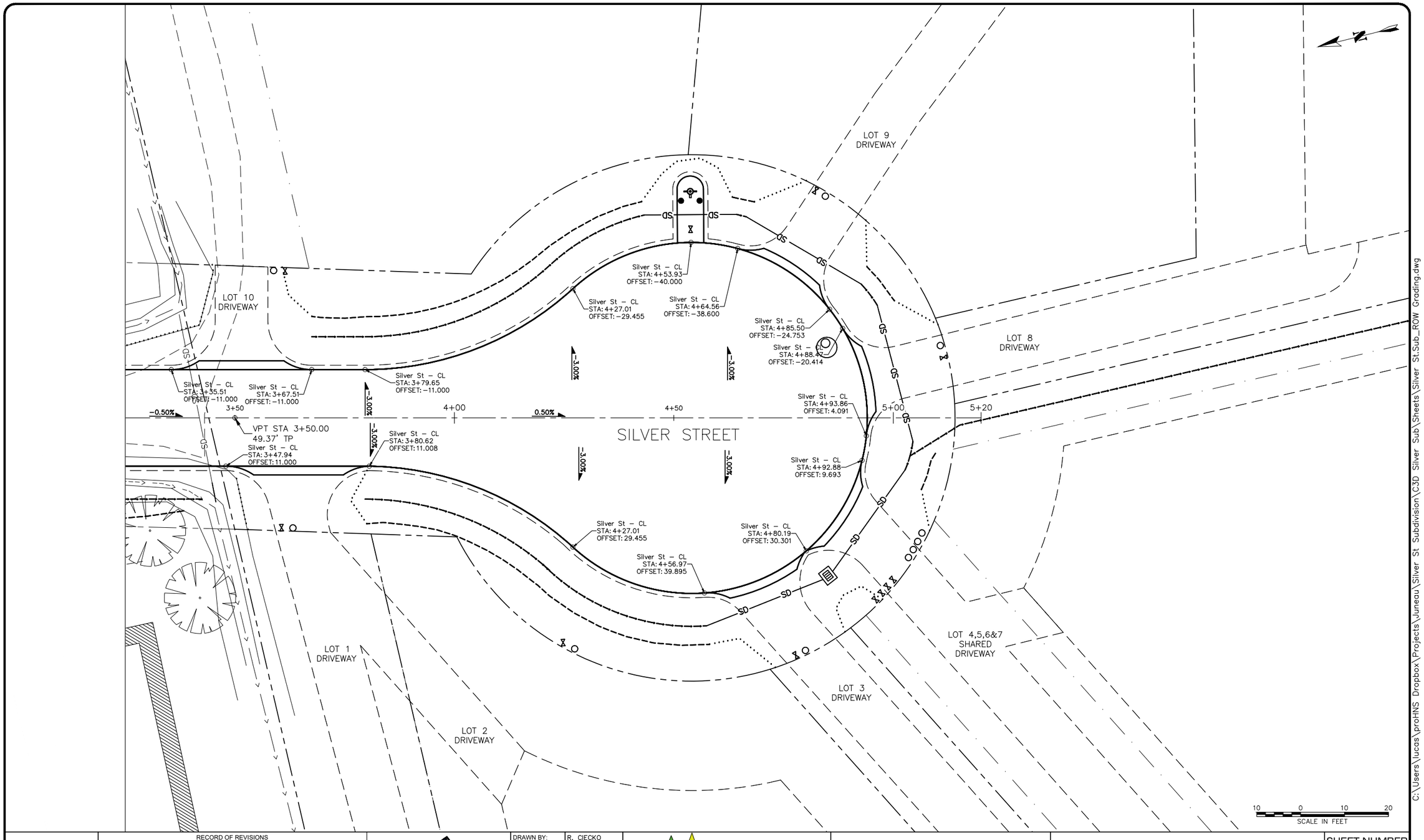
GRADING PLAN - STA 1+00 TO 3+25

SHEET NUMBER 12 OF 15

July 12, 2024

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Attachment C - Construction
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CHECKED BY:	G. GLADSJO

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ALASKA'S CAPITAL CITY
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GRADING PLAN - STA 3+25 TO 5+20

SHEET NUMBER 13
OF 15

July 12, 2024

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Attachment C - Construction
Attachment C - 2024_NOD_SMF24-02_Final Bundle

STORM DRAIN PIPE SUMMARY						
PIPE NO.	DIA	LENGTH	TYPE	SLOPE	START INV	END INV
P-7	18"	24.00	CPP	-0.50%	46.96	46.84
P-8	18"	25.10	CPP	-0.50%	46.11	45.99
P-9	18"	24.26	CPP	-0.50%	45.96	45.84
P-10	18"	34.30	CPP	-0.50%	45.56	45.38

WREN DRIVE

WREN DRIVE

SILVER STREET

PROPOSED RELOCATED DRAINAGE CHANNEL & EASEMENTS

EXISTING SEWER & DRAINAGE EASEMENT

LOT 1
0.53 Acres
22969 Sq. Feet
PAD ELEV: 48.00'

LOT 2
0.34 Acres
14899 Sq. Feet
PAD ELEV: 49.53'

LOT 3
0.48 Acres
20744 Sq. Feet
PAD ELEV: 49.47'

LOT 4
0.40 Acres
17571 Sq. Feet
PAD ELEV: 50.19'

LOT 5
0.53 Acres
23297 Sq. Feet
PAD ELEV: 49.48'

LOT 6
0.40 Acres
17554 Sq. Feet
PAD ELEV: 50.62'

LOT 7
0.39 Acres
17004 Sq. Feet
PAD ELEV: 50.60'

LOT 8
0.41 Acres
17768 Sq. Feet
PAD ELEV: 49.44'

LOT 9
2.16 Acres
93897 Sq. Feet
PAD ELEV: 48.92'

LOT 10
4.03 Acres
175488 Sq. Feet

RELOCATE EXISTING MAN MADE DRAINAGE CHANNEL

PROPOSED DRIVEWAY, TYP.

PROPOSED BUILDING PAD, TYP.

PROPOSED RELOCATED DRAINAGE CHANNEL & EASEMENTS

PROPOSED DRAINAGE CHANNEL & DRAINAGE EASEMENTS

SCALE IN FEET

DRAFT FOR REVIEW ONLY

RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY

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DESIGNED BY:	L. CHAMBERS
CHECKED BY:	G. GLADSJO

CBJ REVIEW

APPROVED:_____

DATE:_____

SILVER STREET SUBDIVISION

SHAWN KANTOLA

SUBDIVISION PLAN OVERVIEW

SHEET NUMBER 14 OF 15

July 12, 2024

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219 Main Street #13 | Haines, AK 99827 | 907-419-6070 | www.proHNS.com

August 12, 2024

Shawn Kantola
Southeast Endeavors, LLC
907-209-3900
shalwnkantola@yahoo.com

RE: Silver Acres Subdivision – Final Drainage Report

To Whom It May Concern,

The following Drainage Plan has been prepared for the Silver Acres Subdivision in Juneau, AK, a proposed major subdivision on a 10-acre site at adjacent to the Silver Street and Wren Drive intersection. This drainage report addresses the development of the single parcel into 10 new residential lots. Improvements include the extension of Silver Street through the existing CBJ right-of-way and the construction and dedication of a new cul-de-sac including the extension of public water and sewer utilities. Individual lots will be graded, shot rock base and ditches for private driveways and building pads will be constructed, and services for water and sewer utilities will be installed to the right-of-way for each new lot. 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 anticipated return period.

Attached sheets depict topographic data, existing and proposed drainage paths, proposed right-of-way improvements, calculations and rainfall data used for the drainage analysis for this subdivision.

NOTE The intent of this report is to show that the increased runoff due to the development of the proposed subdivision can be handled by the existing drainage system. This document is the revised and updated report for the preliminary report dated April 10, 2024.

Site Runoff Calculation Method:

For this project the drainage basin analyzed was the area draining through the existing Silver Street road culvert and discharging into the existing wetlands located directly south of the proposed subdivision. A total of six sub-basins were identified and analyzed. The first sub-basin was the area discharging via the west side of Silver Street. The second subbasin was the area discharging via the east side of Silver Street. The third was the predeveloped area of the proposed Silver Acres Subdivision, this sub-basin is primarily sheet flowing with no concentrated discharge location. The fourth was the west side of the post developed area of the proposed Silver Acres Subdivision. The fifth was the center of the post developed area of the proposed Silver Acres Subdivision. The final sub-basin was the east side of the post developed area of the proposed Silver Acres Subdivision, this sub-basin is primarily sheet flowing with no concentrated discharge location. The drainage basin and sub-basins were determined using as-built drawings, LiDAR data and aerial photos with the use of AutoCAD C3D software. These determinations were verified by several site visits. A delineation of the basin and sub-basin catchment areas can be found in Appendix A.

The rational method was selected to calculate site runoff. The rational method is appropriate for evaluating drainage basins with relatively small catchment areas. Appendix D of the "2010 CBJ Manual of Stormwater Best Management Practices" was utilized as a guide[1]. Calculations for the rational method can be found in Appendix B of this Report.

[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.

Anticipated Site Runoff (Q):

Using the rational method, the amount of stormwater runoff during the anticipated design storm event per catchment area was determined. Table 1.1 shows the runoff generated by each drainage sub-basin.

Tabel 1.1 Sub-Basin Runoff

Drainage Sub-Basin	Q(cfs)
West Silver Street Sub-Basin (existing)	4.0
East Silver Street Sub-Basin (existing)	6.0
West Silver Acres Sub-Basin (post developed)	0.9
Center Silver Acres Sub-Basin (post developed)	0.8

The Silver Acres Subdivision is located on the south side of the Black Bear Subdivision drainage ditch. The natural slope of this property falls away from the ditch to the south towards Montana Creek. Therefore only a small area of the subdivision along the northern property line that is directly adjacent to the drainage ditch currently enters the conveyance system. The remainder of the property sheet flows to the south into the undeveloped wetlands.

The new section of roadway and cul-de-sac included in the proposed development of the Silver Acres Subdivision will be designed such that all storm water within the right-of-way is directed towards the proposed drainage easement between lots 5 and 7 and lot 8, ultimately discharging to the south into the undeveloped wetlands. The east half of lots 2, 5 and 7 and all of lot 8 including driveways, and building pads will also drain into this proposed drainage easement.

An existing man-made drainage channel located along the west side of the proposed subdivision will be relocated between lots 1, 3, 4, 6 and lots 2, 5, 7, ultimately discharging to the south into the undeveloped wetlands. The west half of lots 2, 5, and 7 and all of lots 1, 3, 4, 6 including driveways, and building pads and will drain into this proposed drainage easement.

Lot 9 and 10 of the proposed subdivision will sheet drain to the south into the undeveloped wetlands.

Conveyance/Discharge Structure Capacities

The capacity of the existing and proposed drainage system was calculated to determine if the anticipated storm event (100-year for roadway culverts, 25-year for driveway culverts and side ditches) flows could be conveyed. The most vulnerable points of the drainage network along the analyzed flow path were evaluated. Table 1.2 shows the results, the calculations can be found in Appendix F.

Tabel 1.2 Conveyance Capacities

Drainage Sub-Basin	Q(cfs)
Silver Street Road Culvert (18” CPP)	7.54
Silver Acres West Driveway Culverts (24” CPP)	14.81
Silver Acres West Drainage Ditch	28.29
Silver Acres Center Drainage Ditch	54.19

Summary

Table 1.3 compares the anticipated runoff of the proposed development to the available hydraulic capacity of the existing conveyance system.

Tabel 1.3 Hydraulic Capacity Check

Drainage Sub-Basin	Conveyance Structure	Anticipated Runoff Q (cfs)	Capacity Check	Available Capacity Q (cfs)
East Silver Street Sub-Basin (post developed)	Roadway Culvert	6.0	<	7.54
West Silver Street Sub-Basin + East Silver Street Sub-Basin + West Silver Acres Sub-Basin (post developed)	Driveway Culvert	10.9	<	14.81
Center Silver Acres Sub-Basin (post development)	Side Ditch	0.8	<	54.19
West Silver Street Sub-Basin + East Silver Street Sub-Basin + West Silver Acres Sub-Basin (post developed)	Side Ditch	10.9	<	28.29

Our analysis shows that the existing 18" CPP cross culvert at the Silver Street cul-de-sac will provide the required capacity for the system. The analysis also shows that the proposed driveway culverts and side ditches have adequate capacity to handle flows from the altered drainage patterns as a result of the proposed Silver Acres Subdivision development.

Respectfully,

Lucas Chambers

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

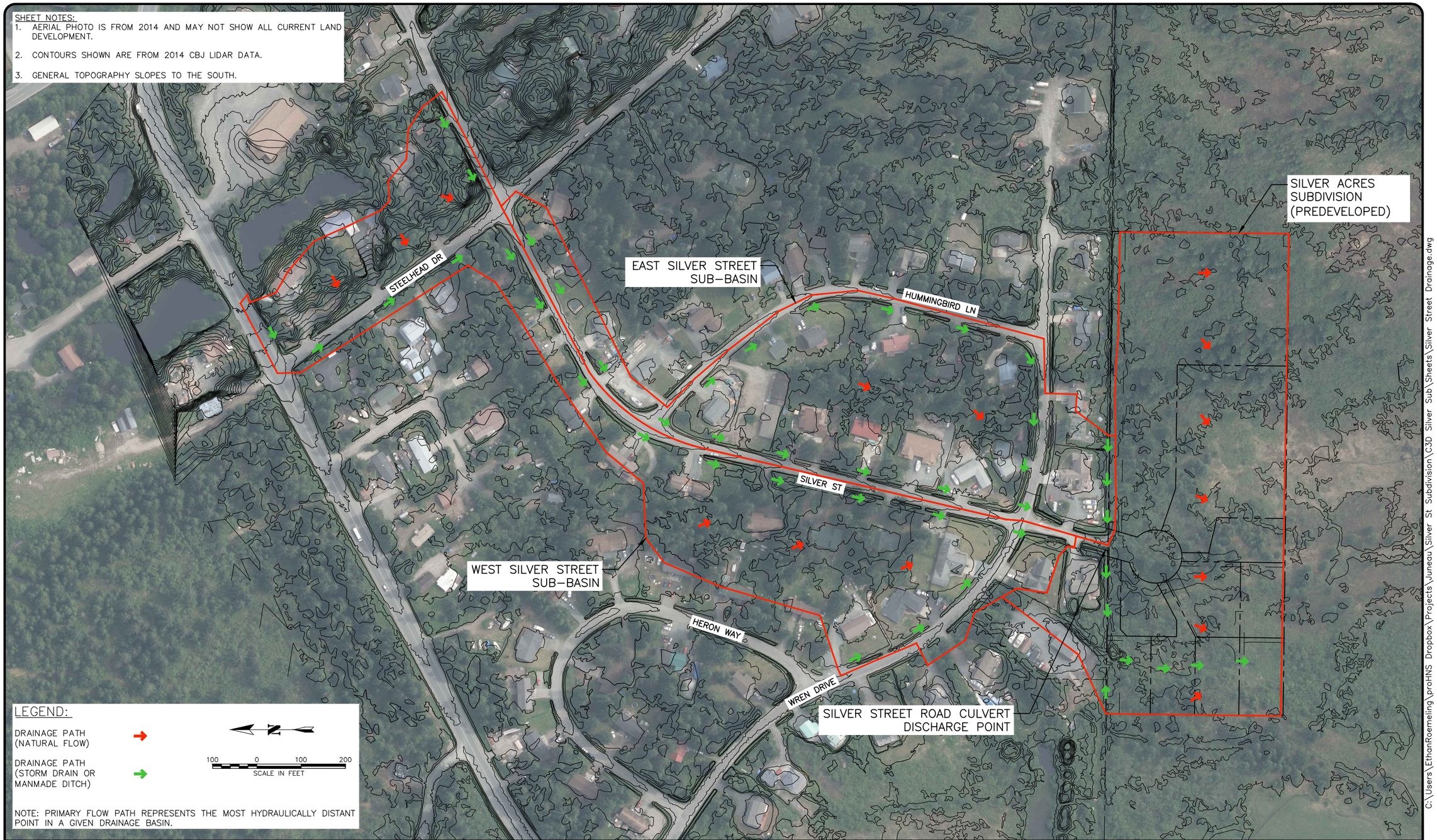
Appendixes:

A – Catchment Areas
B – Rational Method
C – Runoff Coefficient
D – Time of Concentration
E – Rainfall Intensity Data
F – Conveyance Capacity

Appendix A
Catchment Areas

Attachment D - Final Drainage Report

SHEET NOTES:
1. AERIAL PHOTO IS FROM 2014 AND MAY NOT SHOW ALL CURRENT LAND DEVELOPMENT.
2. CONTOURS SHOWN ARE FROM 2014 CBJ LIDAR DATA.
3. GENERAL TOPOGRAPHY SLOPES TO THE SOUTH.



LEGEND:

DRAINAGE PATH (NATURAL FLOW)

DRAINAGE PATH (STORM DRAIN OR MANMADE DITCH)

100 0 100 200
SCALE IN FEET

NOTE: PRIMARY FLOW PATH REPRESENTS THE MOST HYDRAULICALLY DISTANT POINT IN A GIVEN DRAINAGE BASIN.

RECORD OF REVISIONS

No.	DATE	DESCRIPTION	BY

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CERTIFICATE OF AUTHORIZATION #100662
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DESIGNED BY:	E. ROEMELING
CHECKED BY:	L. CHAMBERS

SILVER ACRES SUBDIVISION

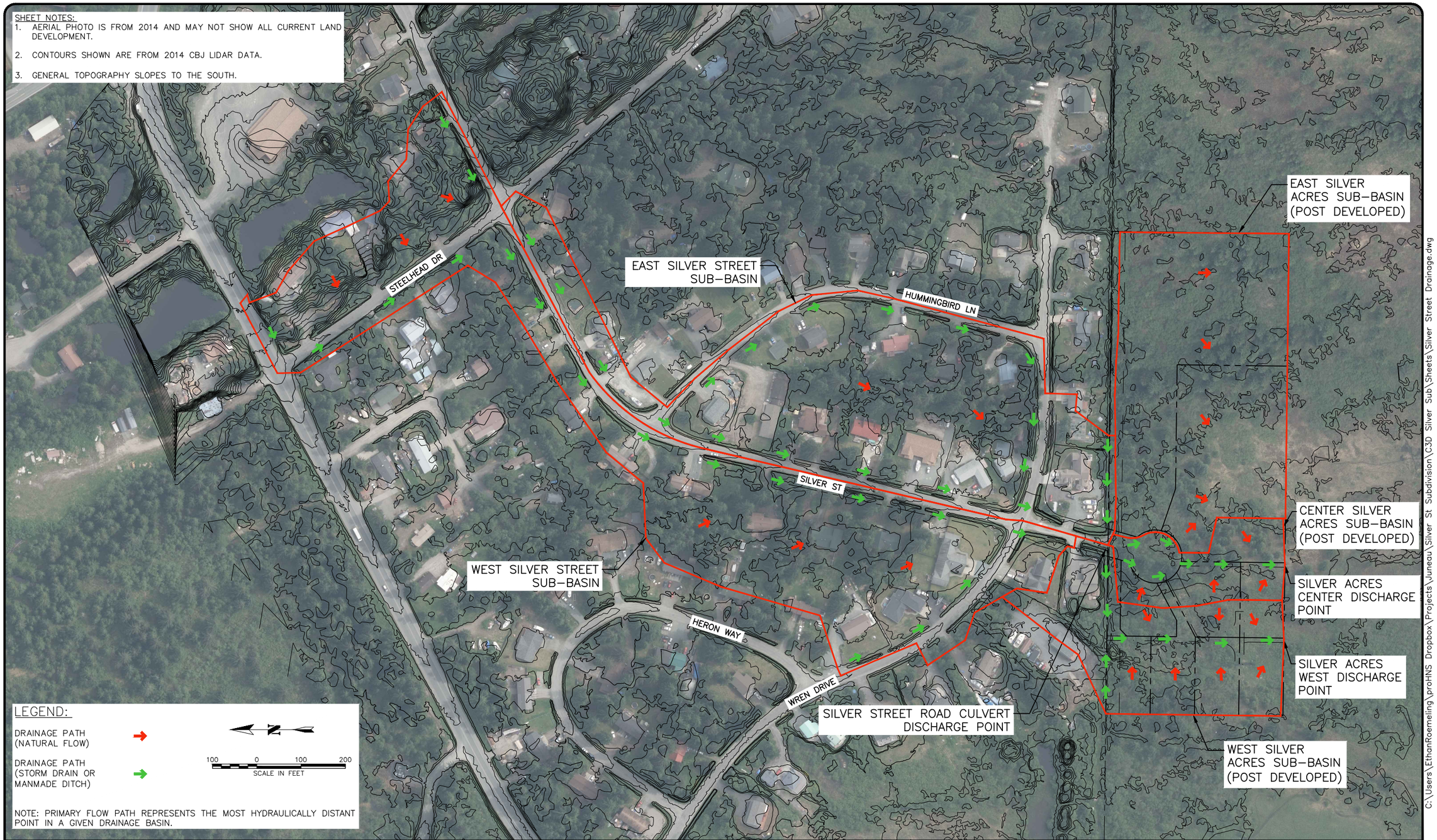
SOUTHEAST ENDEAVORS, LLC

PRE-DEVELOPED DRAINAGE MAP

SHEET NUMBER 1 OF 2

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August 7, 2024

SHEET NOTES:
1. AERIAL PHOTO IS FROM 2014 AND MAY NOT SHOW ALL CURRENT LAND DEVELOPMENT.
2. CONTOURS SHOWN ARE FROM 2014 CBJ LIDAR DATA.
3. GENERAL TOPOGRAPHY SLOPES TO THE SOUTH.



LEGEND:

DRAINAGE PATH (NATURAL FLOW)

DRAINAGE PATH (STORM DRAIN OR MANMADE DITCH)

100 0 100 200
SCALE IN FEET

NOTE: PRIMARY FLOW PATH REPRESENTS THE MOST HYDRAULICALLY DISTANT POINT IN A GIVEN DRAINAGE BASIN.

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proHNS LLC
CERTIFICATE OF AUTHORIZATION #100662

DRAWN BY:	E. ROEMELING
DESIGNED BY:	E. ROEMELING
CHECKED BY:	L. CHAMBERS

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SILVER ACRES SUBDIVISION

SOUTHEAST ENDEAVORS, LLC

POSTDEVELOPED DRAINAGE MAP

SHEET NUMBER 2 OF 2

August 7, 2024

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Appendix B
Rational Method

Site Runoff - Rational Method			
Project:	Silver Acres Subdivision		
Owner:	Southeast Endevours, LLC		
Date:	8/7/2024		
Prepared By:	Ethan Roemeling		
Checked By:	Lucas Chambers		

$$Q = CIA$$

Q = peak flow in cubic feet per second (cfs)
C = runoff coefficient (See Appendix C for Calculations)
I = rainfall intensity (in/hr)(See Appendix D for Time of Concentration Calculations and Appendix E for Rainfall Intensity data)
A = catchment area (acres)

West Silver Street Sub-Basin (existing)			
Q (cfs)	**Cc**	**I**	**A**
4.0	0.33	1.09	11.05

Notes:
1. Subasin drains through driveway culverts. Design return period is 25 years.

East Silver Street Sub-Basin (existing)			
Q (cfs)	**C**	**I**	**A**
6.0	0.35	1.84	9.25

Notes:
1. Subasin drains through silver street road culvert. Design return period is 100 years.

West Silver Acres Sub-Basin (post development)			
Q (cfs)	**C**	**I**	**A**
0.9	0.24	1.09	3.27

Notes:
1. Subasin drains through driveway culverts. Design return period is 25 years.

Center Silver Acres Sub-Basin (post development)			
Q (cfs)	**C**	**I**	**A**
0.8	0.27	2.11	1.41

Notes:
1. Subasin drains through driveway culverts. Design return period is 25 years.

Per CBJ Manual of Storm Water BMP 2010, Table 5-1, page. 5-1, design event frequencies are specified. For side ditch, a 25-year storm event is the required design return period. For road culverts, a 100-year storm event is the required design return period.We will base our analysis on a 25-year design return period for catchment areas flowing directly into the blackbear subdivision drainage ditch, and we will base our analysis on a 100-year design return period for catchment areas flowing into the Silver Street Road Culvert. 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 30 minute values. Rainfall intensity for the site was sourced from the NOAA Atlas 14, Point Precipitation Frequency Estimates, see Appendix E.
*The area currently contributing runoff was delinated in AutoCAD from aerial photos and 2014 Lidar Data provided by CBJ.

Appendix C
Runoff Coefficient

Attachment D - Final Drainage Report

Runoff Coefficient		
Project:	Silver Acres Subdivision	
Owner:	Southeast Endevours, LLC	
Date:	8/7/2024	
Prepared By:	Ethan Roemeling	
Checked By:	Lucas Chambers	

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

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)

**CBJ manual of Storm Water BMP 2010, Table D-4, pg D-9*

West Silver Street Sub-Basin (existing)				
Catchment Area	**Total Basin**	**Pavement/ Roof**	**Lawn**	**Forest**
Area (Acres)	11.05	2.52	1.08	7.45
Runnoff Coefficient	**0.33**	0.9	0.25	0.15

East Silver Street Sub-Basin (existing)				
Catchment Area	**Total Basin**	**Pavement/ Roof**	**Lawn**	**Forest**
Area (Acres)	9.25	2.24	1.43	5.58
Runnoff Coefficient	**0.35**	0.9	0.25	0.15

West Silver Acres Sub-Basin (post development)				
Catchment Area	**Total Basin**	**Pavement/ Roof**	**Lawn**	**Forest**
Area (Acres)	3.27	0.36	0.18	2.73
Runnoff Coefficient	**0.24**	0.9	0.25	0.15

Center Silver Acres Sub-Basin (post development)				
Catchment Area	**Total Basin**	**Pavement/ Roof**	**Lawn**	**Forest**
Area (Acres)	1.41	0.21	0.10	1.10
Runnoff Coefficient	**0.27**	0.9	0.25	0.15

Appendix D
Time of Concentration

Attachment D - Final Drainage Report

Time of Concentration		
Project:	Silver Acres Subdivision	
Owner:	Southeast Endevours, LLC	
Date:	8/7/2024	
Prepared By:	Ethan Roemeling	
Checked By:	Lucas Chambers	

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

$$T_t = L/60V$$

T_c = time of concentration (min)

$T_{1,2}$ = travel time across separate flow path segments (min)

Tc = See Appendix D for calculations

T_t = travel time (min)

L= the distance of flow across a given segment (feet)

V=k_R Sqrt(S_0)=average velocity (feet/sec) across land cover

k_R = time of concentration velocity factor

S_0 = slope of flow path (feet/feet)

**CBJ Manual of Storm Water BMP 2010, Table D-5, PG. D-10*

West Silver Street Sub-Basin (existing)					
Description	**Length (ft)**	**Kg**	**So (ft/ft)**	**V(ft/sec)**	**Tt (min)**
DW culvert	24.4	20.0	0.005	1.41	0.29
Ditch	102.8	15.0	0.008	1.34	1.28
S-29	34.5	20.0	0.005	1.41	0.41
S-30	10.6	20.0	0.014	2.37	0.07
Ditch	132.4	15.0	0.008	1.34	1.64
S-2	33.5	20.0	0.008	1.79	0.31
Ditch	19.6	15.0	0.008	1.34	0.24
S-3	18.6	20.0	0.008	1.79	0.17
Ditch	59.5	15.0	0.010	1.50	0.66
S-5	34.7	20.0	0.010	2.00	0.29
Ditch	103.3	15.0	0.009	1.42	1.21
S-7	34.3	20.0	0.010	2.00	0.29
Ditch	103.1	15.0	0.014	1.77	0.97
S-10	33.6	20.0	0.014	2.37	0.24
Ditch	127.8	15.0	0.007	1.25	1.70
S-12	45.6	20.0	0.007	1.67	0.45
Ditch	82.6	15.0	0.005	1.06	1.30
S-15	44.5	20.0	0.005	1.41	0.52
Ditch	99.5	15.0	0.005	1.06	1.56
S-16	43.7	20.0	0.005	1.41	0.52
Ditch	103.2	15.0	0.005	1.06	1.62
S-19	36.4	20.0	0.005	1.41	0.43
Ditch	32.2	15.0	0.008	1.34	0.40
S-20	33.1	20.0	0.006	1.55	0.36
Ditch	213.9	15.0	0.007	1.25	2.84
S-10	14.5	20.0	0.004	1.26	0.19
Ditch	69.3	15.0	0.005	1.06	1.09
S-8	28.3	20.0	0.004	1.26	0.37
Ditch	106.9	15.0	0.005	1.06	1.68
S-7	28.6	20.0	0.004	1.26	0.38
Ditch	83.5	15.0	0.005	1.06	1.31
S-4	28.2	20.0	0.004	1.26	0.37
Ditch	26.8	15.0	0.005	1.06	0.42
S-2	27.6	20.0	0.004	1.26	0.36
Ditch	145.8	15.0	0.010	1.50	1.62
Rd Culvert	39.3	20.0	0.024	3.10	0.21
Surface Flow (forest)	151.93	2.5	0.110	0.83	3.05
				Tc=	30.83

East Silver Street Sub-Basin (existing)					
Description	**Length (ft)**	**Kg**	**So (ft/ft)**	**V(ft/sec)**	**Tt (min)**
DW culvert	34.3	20.0	0.005	1.41	0.40
Ditch	61.3	15.0	0.006	1.16	0.88
S-31	35.5	20.0	0.004	1.26	0.47
S-32	11.1	20.0	0.016	2.53	0.07
Ditch	115.3	15.0	0.014	1.77	1.08
S-1	37.2	20.0	0.014	2.37	0.26
Ditch	82.4	15.0	0.010	1.50	0.92
S-4	40.9	20.0	0.012	2.19	0.31
Ditch	68.3	15.0	0.009	1.42	0.80
S-6	33.4	20.0	0.009	1.90	0.29
Ditch	80.15	15.0	0.010	1.50	0.89
S-8	34.6	20.0	0.008	1.79	0.32
Ditch	25.2	15.0	0.008	1.34	0.31
S-9	34.2	20.0	0.008	1.79	0.32
Ditch	145.0	15.0	0.007	1.25	1.93
S-11	10.0	20.0	0.007	1.67	0.10
Ditch	126.6	15.0	0.007	1.25	1.68
S-14	38.3	20.0	0.007	1.67	0.38
Ditch	129.5	15.0	0.006	1.16	1.86
S-17	38.3	20.0	0.005	1.41	0.45
Ditch	48.9	15.0	0.006	1.16	0.70
S-18	40.4	20.0	0.005	1.41	0.48
Ditch	138.2	15.0	0.006	1.16	1.98
S-21	32.6	20.0	0.011	2.10	0.26
Ditch	54.5	15.0	0.008	1.34	0.68
S-22	32.7	20.0	0.010	2.00	0.27
Ditch	94.0	15.0	0.016	1.90	0.83
Surface Flow (lawn)	37.6	7.0	0.017	0.91	0.69
				Tc=	19.61

West Silver Acres Sub-Basin (post development)					
Description	**Length (ft)**	**Kg**	**So (ft/ft)**	**V(ft/sec)**	**Tt (min)**
Surface Flow (forest/meadow)	253.36	2.5	0.005	0.18	23.89
Driveway Culvert	32.61	20.0	0.005	1.41	0.38
Ditch	145.27	15.0	0.005	1.06	2.28
Driveway Culvert	25.1	20.0	0.005	1.41	0.30
Ditch	3.64	15.0	0.005	1.06	0.06
Driveway Culvert	28.72	20.0	0.005	1.41	0.34
Ditch	51.88	15.0	0.005	1.06	0.82
Driveway Culvert	46.67	20.0	0.005	1.41	0.55
Ditch	68.12	15.0	0.005	1.06	1.07
				Tc=	29.68

Center Silver Acres Sub-Basin (post development)					
Description	**Length (ft)**	**Kg**	**So (ft/ft)**	**V(ft/sec)**	**Tt (min)**
Paved Area	146.50	20.0	0.03	3.46	0.70
Ditch	83.01	15.0	0.005	1.06	1.30
Driveway Culvert	21.00	20.0	0.005	1.41	0.25
Ditch	2.31	15.0	0.005	1.06	0.04
Driveway Culvert	30.30	20.0	0.005	1.41	0.36
Ditch	6.05	15.0	0.005	1.06	0.10
Driveway Culvert	32.10	20.0	0.005	1.41	0.38
Ditch	245.05	15.0	0.005	1.06	3.85
				Tc=	6.97

Appendix E
Rainfall Intensity Data

Attachment D - Final Drainage Report

NOAA Atlas 14, Volume 7, Version 2
Location name: Juneau, Alaska, USA*
Latitude: 58.3992°, Longitude: -134.6015°
Elevation: 50 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	**1.57** (1.24-2.04)	**1.84** (1.43-2.41)	**2.27** (1.73-3.05)	**2.63** (1.96-3.60)	**3.13** (2.28-4.40)	**3.52** (2.51-5.04)	**3.90** (2.72-5.70)	**4.46** (3.06-6.65)	**5.21** (3.48-7.94)	**5.77** (3.79-8.96)
10-min	**1.06** (0.834-1.37)	**1.24** (0.960-1.63)	**1.52** (1.16-2.05)	**1.77** (1.32-2.43)	**2.11** (1.53-2.96)	**2.36** (1.68-3.38)	**2.62** (1.83-3.82)	**2.99** (2.05-4.46)	**3.49** (2.33-5.33)	**3.87** (2.54-6.01)
15-min	**0.824** (0.652-1.07)	**0.964** (0.748-1.27)	**1.19** (0.904-1.60)	**1.38** (1.03-1.89)	**1.64** (1.19-2.31)	**1.84** (1.31-2.64)	**2.04** (1.42-2.98)	**2.34** (1.60-3.48)	**2.72** (1.82-4.16)	**3.02** (1.98-4.69)
30-min	**0.548** (0.432-0.710)	**0.640** (0.498-0.842)	**0.790** (0.600-1.06)	**0.916** (0.682-1.26)	**1.09** (0.792-1.53)	**1.22** (0.870-1.75)	**1.35** (0.946-1.98)	**1.55** (1.06-2.31)	**1.81** (1.21-2.76)	**2.00** (1.32-3.11)
60-min	**0.375** (0.296-0.486)	**0.438** (0.341-0.576)	**0.541** (0.411-0.728)	**0.627** (0.467-0.860)	**0.746** (0.542-1.05)	**0.837** (0.596-1.20)	**0.928** (0.649-1.36)	**1.06** (0.728-1.58)	**1.24** (0.829-1.89)	**1.37** (0.902-2.13)
2-hr	**0.276** (0.218-0.358)	**0.323** (0.251-0.424)	**0.400** (0.304-0.538)	**0.463** (0.345-0.635)	**0.551** (0.400-0.775)	**0.618** (0.440-0.886)	**0.684** (0.478-1.00)	**0.783** (0.537-1.17)	**0.914** (0.611-1.39)	**1.01** (0.666-1.57)
3-hr	**0.242** (0.191-0.314)	**0.283** (0.220-0.372)	**0.351** (0.266-0.472)	**0.407** (0.303-0.558)	**0.484** (0.351-0.681)	**0.543** (0.386-0.778)	**0.601** (0.419-0.878)	**0.687** (0.471-1.02)	**0.802** (0.537-1.22)	**0.889** (0.584-1.38)
6-hr	**0.194** (0.153-0.252)	**0.227** (0.177-0.299)	**0.281** (0.213-0.378)	**0.326** (0.243-0.447)	**0.387** (0.281-0.545)	**0.435** (0.310-0.624)	**0.482** (0.337-0.705)	**0.552** (0.378-0.822)	**0.644** (0.431-0.983)	**0.714** (0.469-1.11)
12-hr	**0.145** (0.114-0.187)	**0.169** (0.131-0.222)	**0.207** (0.157-0.279)	**0.239** (0.178-0.328)	**0.285** (0.207-0.401)	**0.322** (0.229-0.462)	**0.361** (0.252-0.527)	**0.413** (0.283-0.616)	**0.483** (0.323-0.737)	**0.536** (0.352-0.832)
24-hr	**0.104** (0.093-0.118)	**0.122** (0.107-0.140)	**0.148** (0.127-0.173)	**0.169** (0.144-0.202)	**0.202** (0.167-0.246)	**0.229** (0.186-0.285)	**0.259** (0.207-0.327)	**0.296** (0.233-0.381)	**0.346** (0.266-0.454)	**0.383** (0.290-0.512)
2-day	**0.070** (0.063-0.080)	**0.082** (0.072-0.094)	**0.098** (0.084-0.115)	**0.111** (0.094-0.133)	**0.131** (0.108-0.160)	**0.147** (0.120-0.183)	**0.165** (0.132-0.209)	**0.187** (0.147-0.241)	**0.216** (0.166-0.284)	**0.238** (0.180-0.318)
3-day	**0.055** (0.049-0.063)	**0.064** (0.056-0.073)	**0.076** (0.065-0.089)	**0.086** (0.073-0.103)	**0.100** (0.083-0.123)	**0.112** (0.091-0.140)	**0.125** (0.100-0.159)	**0.141** (0.111-0.181)	**0.162** (0.125-0.213)	**0.178** (0.134-0.237)
4-day	**0.047** (0.042-0.053)	**0.054** (0.047-0.062)	**0.064** (0.055-0.075)	**0.072** (0.061-0.086)	**0.084** (0.069-0.102)	**0.093** (0.076-0.116)	**0.104** (0.083-0.131)	**0.116** (0.091-0.149)	**0.133** (0.102-0.175)	**0.145** (0.110-0.194)
7-day	**0.034** (0.031-0.039)	**0.039** (0.035-0.045)	**0.046** (0.040-0.054)	**0.052** (0.044-0.062)	**0.060** (0.050-0.074)	**0.067** (0.055-0.084)	**0.075** (0.060-0.094)	**0.084** (0.066-0.108)	**0.095** (0.073-0.126)	**0.105** (0.079-0.140)
10-day	**0.029** (0.025-0.032)	**0.033** (0.029-0.037)	**0.038** (0.033-0.045)	**0.043** (0.036-0.051)	**0.050** (0.041-0.061)	**0.055** (0.045-0.069)	**0.061** (0.049-0.077)	**0.068** (0.054-0.088)	**0.078** (0.060-0.103)	**0.085** (0.065-0.114)
20-day	**0.022** (0.019-0.024)	**0.025** (0.022-0.028)	**0.029** (0.025-0.034)	**0.032** (0.027-0.038)	**0.037** (0.030-0.045)	**0.041** (0.033-0.050)	**0.045** (0.036-0.056)	**0.049** (0.039-0.064)	**0.056** (0.043-0.073)	**0.061** (0.046-0.081)
30-day	**0.019** (0.017-0.022)	**0.022** (0.019-0.025)	**0.025** (0.022-0.030)	**0.028** (0.024-0.034)	**0.032** (0.026-0.039)	**0.035** (0.029-0.044)	**0.039** (0.031-0.049)	**0.042** (0.033-0.055)	**0.048** (0.037-0.063)	**0.051** (0.039-0.069)
45-day	**0.017** (0.015-0.019)	**0.019** (0.017-0.022)	**0.022** (0.019-0.026)	**0.025** (0.021-0.030)	**0.028** (0.023-0.035)	**0.031** (0.025-0.039)	**0.034** (0.027-0.043)	**0.037** (0.029-0.047)	**0.041** (0.031-0.053)	**0.043** (0.033-0.058)
60-day	**0.015** (0.014-0.017)	**0.018** (0.015-0.020)	**0.021** (0.018-0.024)	**0.023** (0.019-0.027)	**0.026** (0.021-0.031)	**0.028** (0.023-0.035)	**0.030** (0.024-0.038)	**0.032** (0.025-0.041)	**0.035** (0.027-0.046)	**0.037** (0.028-0.049)

[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.

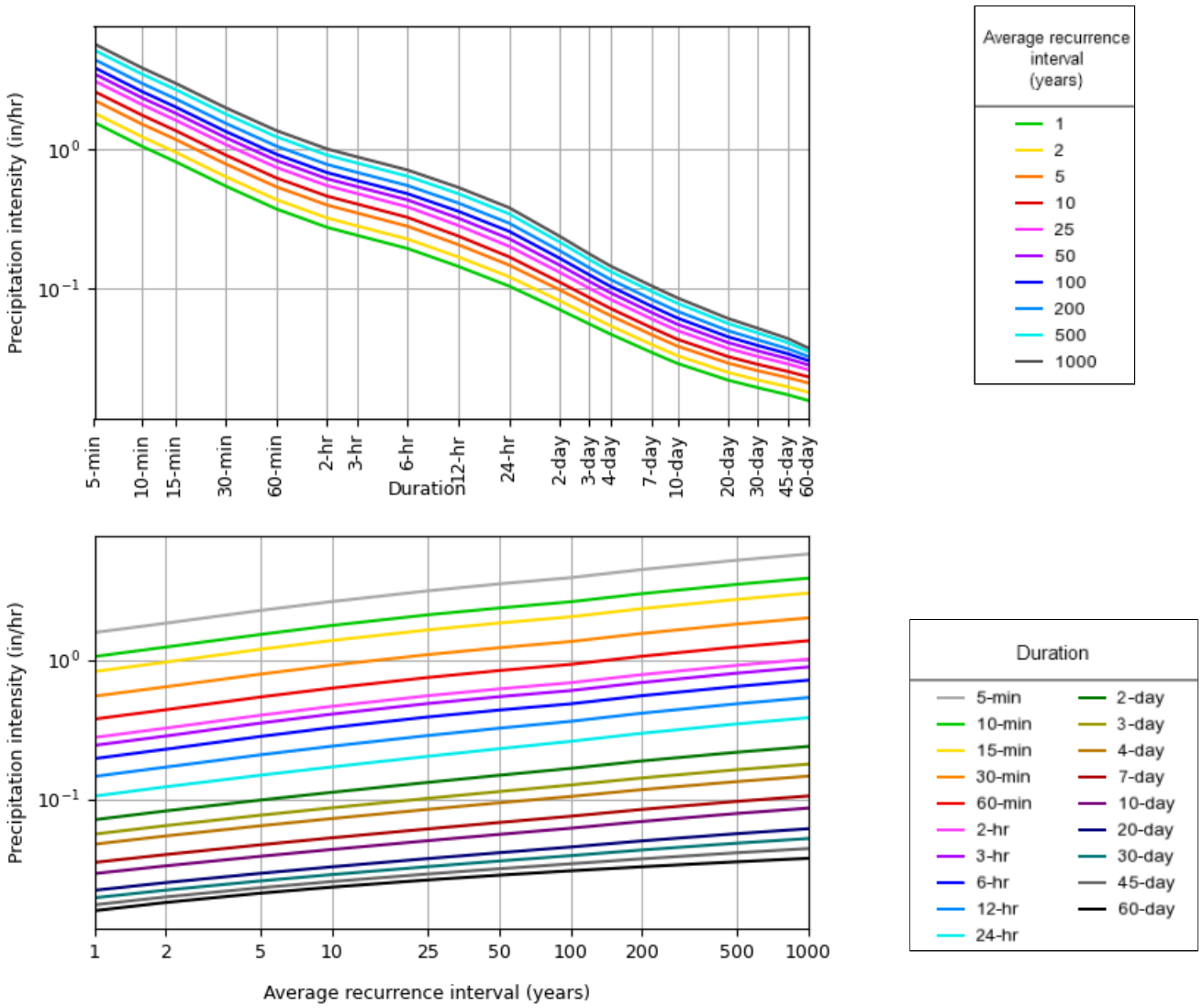
Please refer to NOAA Atlas 14 document for more information.

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PF graphical

Attachment D - Final Drainage Report
Attachment C - 2024_NOD_SMF24-02_Final Bundle

PDS-based intensity-duration-frequency (IDF) curves
Latitude: 58.3992°, Longitude: -134.6015°



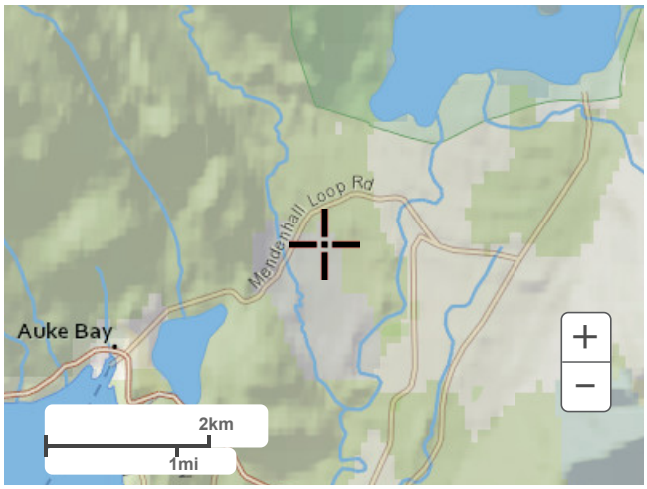
NOAA Atlas 14, Volume 7, Version 2

Created (GMT): Fri Apr 5 23:42:19 2024

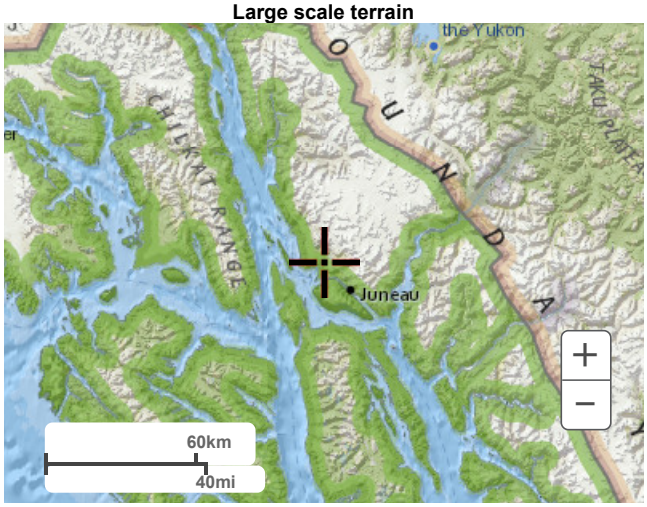
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Maps & aerials

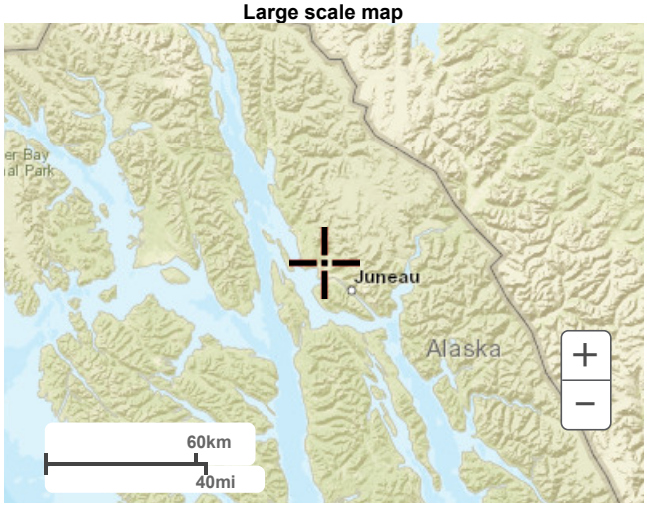
Small scale terrain



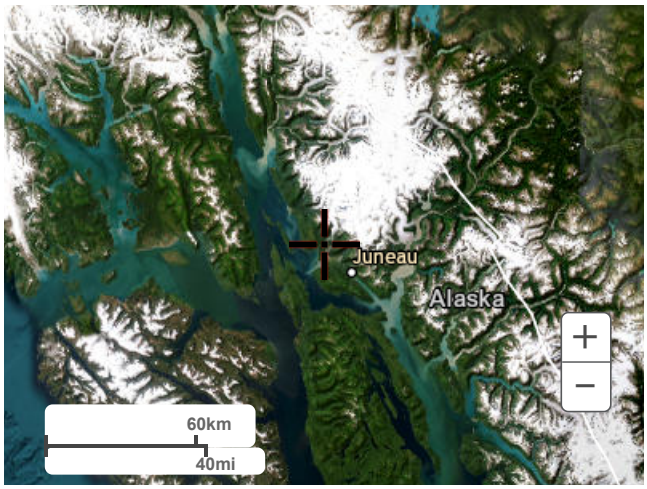
Large scale terrain



Large scale map



Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

Appendix F
Conveyance Capacity

Attachment D - Final Drainage Report

Existing Conveyance Capacities			
Project:	Silver Acres Subdivision		
Owner:	Southeast Endevours, LLC		
Date:	8/8/2024		
Prepared By:	Ethan Roemeling		
Checked By:	Lucas Chambers		

The following equation was used to calculate the capacity of the existing Mendenhall Loop uphill roadside ditch and were obtained from "Urban Drainage Design Manual: Hydraulic Engineering Circular No. 22, Third Edition". Coeffecients were sublimented from the CBJ Stormwater Manual to refelct local standards.

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

Q = discharge rate in ft^3/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 ft^2, from design surface
R = hydraulic radius, from design surface
S = slope, from design surface

Silver Street Road Culvert (18" CPP)

	K	n	A	R	S		
Q (cfs)	1.486	0.014	1.77	0.375	0.006	=	7.54

Existing Cross Culvert; Slope = 0.60%, n = 0.014. The Manning's n value of 0.014 comes from Table 5-3 (A), slope assumed minimum flow.

Silver Acres West Driveway Culverts (24" CPP)

	K	n	A	R	S		
Q (cfs)	1.486	0.014	3.14	0.5	0.005	=	14.81

Existing Drainage Ditch; Slope = 0.50%, n = 0.014. The Manning's n value of 0.014 comes from Table 5-3 (A), slope assumed minimum flow.

Silver Acres West Drainage Ditch

	K	n	A	R	S		
Q (cfs)	1.486	0.027	7.86	0.89	0.005	=	28.29

Existing Drainage Ditch; Slope = 0.5%, n = 0.027. The Manning's n value of 0.027 comes from Table D-10 (A.a.3), slope assumed minimum flow.

Silver Acres Center Drainage Ditch

	K	n	A	R	S		
Q (cfs)	1.486	0.027	12.83	1.13	0.005	=	54.19

Existing Drainage Ditch; Slope = 0.5%, n = 0.027. The Manning's n value of 0.027 comes from Table D-10 (A.a.3), slope assumed minimum flow.

Planning Commission
(907) 586-0715
PC_Comments@juneau.gov
www.juneau.org/community-development/planning-commission
155 Heritage Way • Juneau, AK 99801

PLANNING COMMISSION
NOTICE OF DECISION
Date: August 5, 2024
File No.: SMP2024 0002

Shawn Kantola
8287C Garnet Street
Juneau AK, 99801
shawnkantola@yahoo.com

Proposal:	Preliminary plat review for a subdivision that will result in ten (10) lots. The lots will consist of three (3) panhandle lots and one (1) private shared access serving four (4) lots. Additionally, Lots 9 & 10 may be further subdivided into private shared access subdivisions in the future.
Property Address:	Silver Street
Legal Description:	BLACK BEAR LT 3
Parcel Code No.:	4B2601020043
Hearing Date:	May 28th, 2024

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated May 29, 2024, and approved this preliminary plat with the following conditions and plat notes:

Conditions:

1. 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.
2. 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.
3. 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.
4. Prior to approval of final plat, CDD will work with the developer to develop a plat note that will care for public access along the existing utility easement.

Plat notes:

1. LOTS 6, 7, 8, 9 AND 10 MUST HAVE A 15 FOOT SIDE YARD SETBACK FOR SIDE YARDS ABUTTING BLACK BEAR LOT 1.
2. WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
3. ACCESS SUBJECT TO CBJ 49.15.423 'PANHANDLE LOTS'. ACCESS TO LOTS 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.
4. LOTS 1, 3 AND 8 ARE A PANHANDLE SUBDIVISION. AT THE TIME OF PLAT RECORDING, FURTHER SUBDIVISION OF LOTS 1, 3 AND 8 IS SUBJECT TO CBJ 49.15.423 'PANHANDLE LOTS'. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.
5. 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.
6. 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.
7. 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.

Attachment: May 29, 2024 memorandum from David Peterson, Community Development, to the CBJ Planning Commission regarding SMP2024 0002.

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, May 28, 2024.

Expiration Date: The permit will expire five (5) years after the effective date, or May 28, 2029 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.

mandy cole
Mandy Cole, Chair
Planning Commission

8/5/2024
Date

NicolettaChappell
Filed With City Clerk

8/8/2024
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.

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

PLANNING COMMISSION STAFF REPORT
MAJOR SUBDIVISION SMP2024 0002
HEARING DATE: MAY 14, 2024

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

DATE: May 20, 2024

TO: Mandy Cole, Chair, Planning Commission

BY: David Matthew Peterson, Planner II

THROUGH: Jill Lawhorne, Director, AICP

PROPOSAL: Applicant requests a preliminary plat review for a subdivision that will result in ten (10) lots. The lots will consist of three (3) panhandle lots and one (1) private shared access serving four (4) lots. Additionally, Lots 9 & 10 may be further subdivided into private shared access subdivisions in the future.

STAFF RECOMMENDATION: Approval with conditions

KEY CONSIDERATIONS FOR REVIEW:

- Considered Major Subdivision due to future phases.
- Lots 9 & 10 intended to be Private Shared Access (PSA) Subdivisions at later date.
- Silver Street will be extended and a cul-de-sac constructed.

GENERAL INFORMATION	
Property Owner	Shawn Kantola
Applicant	Shawn Kantola
Property Address	Silver Street
Legal Description	BLACK BEAR LT 3
Parcel Number	4B2601020043
Zoning	D3
Lot Size	435,600 square feet/10.00 acres
Water/Sewer	CBJ water/sewer provided
Access	Silver Street
Existing Land Use	Vacant
Associated Applications	None

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-6 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 49.15.402
  - CBJ 49.15.411
  - CBJ 49.35
  - CBJ 49.80

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (D3)	Residential
South (D1)	Vacant
East (D1)	Vacant
West (D1)	Vacant

SITE FEATURES	
Anadromous	N/A
Flood Zone	N/A, 02110C110C1238E
Hazard	N/A
Hillside	N/A
Wetlands	N/A
Parking District	N/A
Historic District	N/A
Overlay Districts	Mining & Exploration Surface Activities Exclusion District.

BACKGROUND INFORMATION

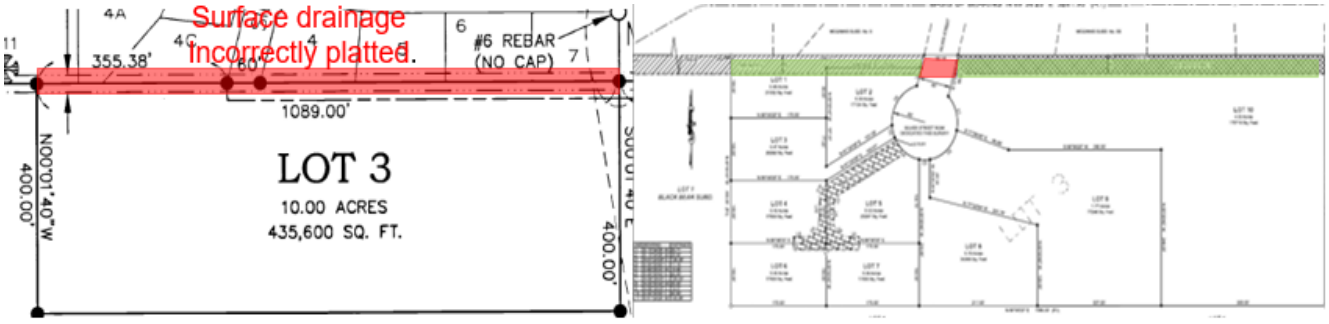
Project Description – The applicant is proposing a subdivision that will result in ten (10) lots. The lots will consist of three (3) panhandle lots and one (1) private shared access serving four (4) lots. Additionally, Lots 9 & 10 may be further subdivided into private shared access subdivisions in the future.

The Director is classifying this as a major subdivision due to phasing as the subdivision would result in a potential 16 lots, or more.

A surface drainage easement was incorrectly platted. Per Book 321 page 493 refers to the easement as being south of the common boundary. Plat 2013-26 shows it as straddling the property line, in error (image below, left). However, property owners did not authorize the easement (Lots 4A, 4C, 4, 5, 6, and 7). On the submitted Preliminary Plat, the surface drainage easement has been relocated to be entirely on the Silver Acres Subdivision, while a portion that would otherwise go through the Silver Street ROW has been vacated.

NOTE 1: Developer will need to address how Lot 1 will maintain access through the surface drainage easement.

NOTE 2: There is a CBJ trail for the purposes of providing access to a pump station. This is not a Parks and Recreation owned trail. The neighbors in the area use the trail to access wetland areas beyond. Neighbors have expressed concern over the trail being preserved for their continued use.



2013-26 Plat *SMP2024-0002 Preliminary Plat*

Background –

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

Item	Summary
2023 – Warranty Deed	Warranty Deed which transferred Lot 3, Black Bear Subdivision from the Grantor, Southeast Alaska Regional Health Consortium, to Shawn Kantola and Heidi Kantola.
2014 - Zoning Ordinance	An Ordinance Amending the Official Zoning Map of the City and Borough to change the Zoning of Black Bear, Lot 3, Located at the South End of Silver Street in the Northwest Mendenhall Valley, from D1 to D3.
2013 - Plat	A subdivision of the Homestead of Bill Sakieff into 3 lots creating the Black Bear Subdivision. This plat has the incorrectly conveyed 30-foot surface drainage easement.
2006 – Zoning Map	Zoning map designating the Lot as D1.
1989 – Surface Drainage Easement	Access easement describing a 30-foot strip of land immediately adjacent, South of and parallel to the common property line.
1945 US Survey No. 2551	Plat establishing the Homestead of Bill Sakieff. This would later become the lot that would be subdivided to create Lot 3.

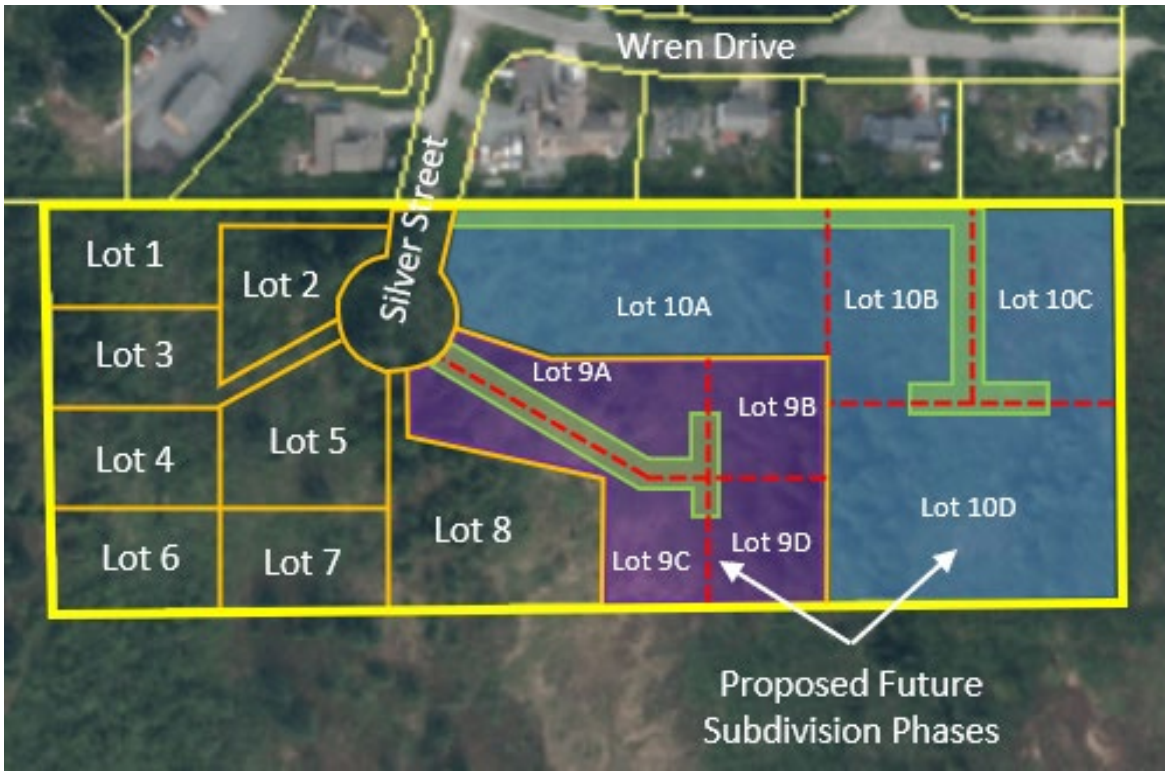
ANALYSIS

Phasing – Lot 3 was rezoned in October of 2014 from D1 to D3 with Zoning Ordinance 2014-46 (**Attachment I**). The D3 minimum lot size is 12,000 square feet. New Lots, 9 and 10, would have ample space to be subdivided into four (4) or more lots. The Developer intends to subdivide Lots 9 and 10 in the future. Proposed Lot 9 has 77,246 square feet/1.77 acres, and Lot 10 has 175,716 square feet/4.03 acres (**Attachment E).**

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 CBJ 49.15.402(a) - A *major subdivision permit is required for subdivisions resulting in 14 or more lots.*

It should be noted that the proposed sketch plat found in **Attachment E** will require revision and is only demonstrates that enough land is present to further subdivide. Additionally, it is being recommended that the Commission consider advising the developer to relocate the Private Shared Access (PSA) for future Lots 10A, B, C, and D onto the developer's property instead of planning a road directly behind existing housing.



Minimum Lot Dimensions – The proposed lots as shown on the preliminary plat meet or exceed the dimensional standards listed in CBJ 49.25.400. The CBJ 49.25.400 Dimensional Standards are listed below.

Dimensional Standard	Requirement	Met?
Minimum Lot Size, Square Feet	12,000	☒Meets/Exceeds ☐Not met
Minimum Lot Width, Lineal Feet	100	☒Meets/Exceeds ☐Not met

Access to the proposed subdivision will be through a new cul-de-sac at the end of the existing Silver Street stub. Per 49.15.421, if a proposed lot fronts on a cul-de-sac or a similar sharply curved right-of-way and the commission for major subdivisions makes a determination that meeting minimum lot width at the front building line in accordance with the table of dimensional standards in CBJ 49.25.400 is impractical, the minimum width may be reduced as necessary to achieve a reasonable lot configuration.

It should be noted that in D3 zoning typically has four to five (4-5) lots fronting a cul-de-sac. There are two instances where nine (9) lots are fronting a cul-de-sac in a D5 zoned neighborhood. This cul-de-sac will have the greatest number of lots to be accessed by a cul-de-sac.

Lot #	Lot Type	Lot Frontage in Linear Feet	Lot Size in Square Feet
1	Panhandle	**20.71**	21,032
2	Standard	114.16	17,104
3	Panhandle	**20.76**	20,292
4	Private Shared Access	N/A	17,500
5	Standard	**58.59**	23,297
6	Private Shared Access	N/A	17,500
7	Private Shared Access	N/A	17,000
8	Panhandle	**20.09**	34,369
9	Standard	**71.72**	77,246
10	Standard	114.16	175,716

Setbacks – Per 49.25.400, Note 3, of the Table of Dimensional Standards: Where one district abuts another, the greater of the two setbacks is required for both uses on the common property line.

Lot 3, zoned D3, is bound on three (3) sides by a property that is zoned D1, and the D1 setbacks apply along these shared lot lines. The only difference between D3 and D1 zoning applies to the side yard setbacks which are 15 feet for D1 zoning versus 10 feet in D3 zones.



Condition: N/A

PLAT NOTE: N/A

Density – The table below demonstrates how many dwelling units each lot can accommodate after the proposed subdivision has been completed.

All lots exceed 125 percent of the minimum lot size for the zoning district, so each single-family home built on these lots could have an Accessory Apartment.

Lot Number	Lot Square Footage	Applicable Square Footage	Maximum Number of Dwelling Units
1	21,032	175%	One (1) Duplex, or One (1) Single Family Detached Dwelling with an Accessory Apartment not to exceed 600 square feet.
2	17,104	143%	One (1) Single Family Detached Dwelling with an Accessory Apartment not to exceed 600 square feet.
3	20,292	169%	One (1) Duplex, or one (1) Single Family Detached Dwelling with an Accessory Apartment not to exceed 600 square feet.
4	17,500	146%	One (1) Single Family Detached Dwelling While Lot 4 has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
5	23,297	194%	One (1) Single Family Detached Dwelling While Lot 5 has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
6	17,500	146%	One (1) Single Family Detached Dwelling While Lot 6 has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
7	17,000	142%	One (1) Single Family Detached Dwelling While Lot 7 has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
8	34,369	286%	One (1) Duplex, or two (2) Single Family Detached Dwellings each with an Accessory Apartment not to exceed 1,000 square feet or 50% of the main dwelling square footage.

Lot Number	Lot Square Footage	Applicable Square Footage	Maximum Number of Dwelling Units
9	77,246	644%	One (1) Duplex, or two (2) Single Family Detached Dwellings each with an Accessory Apartment not to exceed 1,000 square feet or 50% of the main dwelling square footage.
9A	23,249	194%	One (1) Single Family Detached Dwelling While Lot 9A has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
9B	13,632	114%	One (1) Single Family Detached Dwelling.
9C	25,726	214%	One (1) Single Family Detached Dwelling While Lot 9C has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
9D	14,638	122%	One (1) Single Family Detached Dwelling.
10	175,716	1,464%	One (1) Duplex, or two (2) Single Family Detached Dwellings each with an Accessory Apartment not to exceed 1,000 square feet or 50% of the main dwelling square footage.
10A	55,713	464%	One (1) Single Family Detached Dwelling While Lot 10A has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
10B	29,988	250%	One (1) Single Family Detached Dwelling While Lot 10B has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
10C	30,003	250%	One (1) Single Family Detached Dwelling While Lot 10C has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
10D	60,013	500%	One (1) Single Family Detached Dwelling While Lot 10D has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-

Lot Number	Lot Square Footage	Applicable Square Footage	Maximum Number of Dwelling Units
			family structure and an accessory apartment.

Under the current private shared access subdivision code, lots 9 and 10 could be subdivided and create six more lots accommodating single-family structures, each with an ADU.

Habitat – Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. No known anadromous waterbodies are on the subject parcel, or within 50 feet.

Condition: N/A

Plat Note: WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.

Hazard Zones – No recorded hazards in CBJ record.

Condition: N/A

Plat Note: N/A

LOT DESIGN

Panhandle Lots – Proposed Lots 1, 3, and 8 will be panhandle lots. All panhandle lots adhere to the requirements set forth in Title 49, Section 49.15.423.

Standard	Requirement	Met?	Conditions and Plat Notes
CBJ 49.15.423(a)(1)(A) Dimensional Requirements	The front and panhandle lots must meet all dimensional and area requirements.	☒Meets/Exceeds ☐Not met	
CBJ 49.15.423(a)(1)(B) Panhandle Width	No part of the panhandle shall be less than 20 feet in width.	☒Meets/Exceeds ☐Not met	
CBJ 49.15.423(a)(1)(C) Panhandle Length	The panhandle portion of the lot shall not be longer than 300 feet in D1 zones, and one and one-half times the minimum lot depth in other residential zoning districts.	☒Meets/Exceeds ☐Not met	
CBJ 49.15.423(a)(1)(D) Structures Prohibited	No buildings are allowed within the panhandle portion of the lot.	☒Meets/Exceeds ☐Not met	
CBJ 49.15.423(a)(1)(E) Lot Depth	In a D1 zoning district, 30 feet of the width of the	☒Meets/Exceeds ☐Not met	Not applicable.

Standard	Requirement	Met?	Conditions and Plat Notes
	panhandle of the rear lot may be used in determining the width of the front lot.		
CBJ 49.15.423(a)(1)(F) Lot Width	The lot width for the panhandle lot shall be the distance between its side lot lines measured behind the back lot line of the front lot.	☒Meets/Exceeds ☐Not met	
CBJ 49.15.423(a)(3)(A) Shared Driveway	Access for the lots shall be located in the panhandle. A lot fronting a right-of-way may have a separate and additional access if approved by the government entity that controls rights-of-way. Access to each lot shall be designated on the plat in the form of an easement.	☒Meets/Exceeds ☐Not met	
CBJ 49.15.423(a)(3)(C)/(D) Parking	A parking plan is required showing the feasibility of off-street parking – no back-out parking is allowed unless approved by the Director.	☒Meets/Exceeds ☐Not met	
CBJ 49.15.423(a)(3)(E) Easement and Maintenance Agreement	The applicant has provided an easement for all common access and parking areas and a maintenance agreement will be recorded with the final plat.	☒Meets/Exceeds ☐Not met	
CBJ 49.15.423(a)(3)(F)	The applicant has demonstrated that any portion of the driveway not located in a public right-of-way can comply with emergency service access requirements. A profile of the proposed driveway was included with the application.	☒Meets/Exceeds ☐Not met	

Standard	Requirement	Met?	Conditions and Plat Notes
CBJ 49.15.423(a)(3)(H)	The portion of the panhandle in the right-of-way, or the first 20 feet from the edge of the public roadway, has been paved, whichever length is greater.	☒Meets/Exceeds ☐Not met	

TRAFFIC

Traffic – According to CBJ 49.40.300(2) a traffic impact analysis IS NOT required.

Use	Average Daily Trips (ADT)	Number of Possible Dwellings	Total ADT
Single Family Residential (210)	9.52	19	180.88
Apartment (220)	6.65	4	26.6
		Total ADTs:	**207.48**

ACCESS AND PUBLIC IMPROVEMENTS

Access – Per CBJ 49.35.250(a), staff has determined that the primary access to the subdivision is Silver Street. The applicant has demonstrated that Lots 1, 2, 3, 4, 8,9, and 10 will have direct and practical access to a new cul-de-sac public right-of-way through the frontage of the lot, as required by CBJ 49.35.250(b). Lots 4, 5, 6, and 7 will have a Private Shared Access to Silver Street per the standards outlined in 49.35.262.

Lot Number	Primary access
1	Silver Street
2	Silver Street
3	Silver Street
4	Private Shared Access to Silver Street
5	Private Shared Access to Silver Street
6	Private Shared Access to Silver Street
7	Private Shared Access to Silver Street
8	Silver Street
9	Silver Street
10	Silver Street

Conditions: N/A

Plat notes:

ACCESS SUBJECT TO CBJ 49.15.423 'PANHANDLE LOTS'. ACCESS TO LOTS 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 4A and 4B 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.

CBJ 49.35.240 Table of Roadway Construction Standards –

Condition: 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.

Plat Note: N/A

ADTs	TIA	Sidewalks	Travel Way Width	Street Lights	ROW Width	Paved	Publicly Maintained
207.48	No	No	22 foot	No	60 foot	Yes	Yes

Drainage – An Engineered Drainage Report has been submitted and is being reviewed by CBJ's General Engineering Department. (**Attachment D**).

Condition: NA

Plat Note:

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.

AGENCY REVIEW

CDD conducted an agency review comment period between April 10, 2024 – April 24, 2024. Agency review comments can be found in **Attachment G**.

Agency	Summary
Capital City Fire and Rescue	All comments addressed through initial review.
Cartography	All comments addressed through initial review.
General Engineering	Bonding requirements are being created.
Zoning	All comments addressed through initial review.

PUBLIC COMMENTS

CDD conducted a public comment period between April 4, 2024 – May 20,2024. Public notice was mailed to property owners within 500 feet of the subject parcel (**See Attachment F**). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment K**). Public comments submitted at time of writing this staff report can be found in **Attachment H**.

Name	Summary
Tina and Josh Martin	1. Preservation of a trail that is present on the existing Lot 10. 2. Drainage concerns along the property line between the subdivision. Who maintains it? Who will have access to it?
Raymond Pastorino	1. Preservation of a trail that is present on the existing Lot 10.
Margaret Custer	1. Concerns over development impacts to abutting wetland habitats.
Sheryl Weinberg	1. Question regarding building pad locations 2. Are there any CC&R's?
Ren Scott	1. Preservation of a trail that is present on the existing Lot 10.

FINDINGS

Major Subdivision Preliminary Plat Approval Criteria - Per CBJ 49.15.402(c)(4), the Director makes the following findings on the proposed development:

1. ***Does the preliminary plat comply with CBJ 49.15.411?***

   Analysis: No additional analysis needed.

   Finding: Yes. With recommended conditions, the preliminary plat complies with preliminary plating requirements listed in CBJ 49.15.411.

2. ***Will applicable subdivision development standards be met, or can reasonably be met with conditions?***

   Analysis: The applicant is required to plat a 60 foot Right-of-way, and install a paved 44 foot wide street with a 96 foot diameter cul-de-sac, and provide water and sewer to all lots.

   Finding: Yes. With recommended conditions, all applicable subdivision development standards can be reasonably met.

3. ***Will the proposed subdivision provide suitable building sites for the zoning district?***

   Analysis: Lots created through this subdivision will not have the adequate frontage along the right-of-way, thought the commission may allow for the proposed configuration per 49.15.421 where lots that front on a cul-de-sac the commission for major subdivisions makes a determination that meeting the minimum lot width a the front of the building line in accordance with the table of dimensional standards is impractical, the minimum lot width may be reduced as necessary to achieve a reasonable lot configuration.

   Finding: Yes. The proposed subdivision does not meet the lot frontage requirements at the cul-de-sac but would meet the required frontage when measured from the front of the building line.

4. ***Will the proposed street names be unique or continuations of existing streets?***

   Analysis: The street will be an extension of an existing street (Silver Street).

   Finding: Yes. Proposed street names are unique or are extensions of existing streets.

5. ***Has the director of Engineering and Public Works reviewed the application and determined that:***

   (i) The subdivision can be constructed to conform to applicable drainage and water quality requirements;

   (ii) The streets, pioneer paths, and pedestrian ways as proposed accommodate anticipated traffic, align with, and, where appropriate, connect with streets and pedestrian ways serving adjacent properties;

   (iii) Any proposed improvements conform to the requirements of this Title 49 and can be feasibly constructed; and,

   Analysis: No further analysis needed.

   Finding: Yes. Engineering and Public Works has reviewed the proposed subdivision application and

supplemental materials and believes the above criteria can be met.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested preliminary plat for the Silver Acres Subdivision. This permit would allow the applicant to submit for the final plat application.

This approval is subject to the following conditions:

1. 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.
2. 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.
3. 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.

Plat notes:

1. LOTS 6, 7, 8, 9 AND 10 MUST HAVE A 15 FOOT SIDE YARD SETBACK FOR SIDE YARDS ABUTTING BLACK BEAR LOT 1.
2. WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
3. ACCESS SUBJECT TO CBJ 49.15.423 'PANHANDLE LOTS'. ACCESS TO LOTS 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.
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6. 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.
7. 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.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Preliminary Plat
Attachment C	Closure Report
Attachment D	Preliminary Drainage Report
Attachment E	Sketch Plat
Attachment F	Abutters Notice with Mailing List Sent 4/3/24
Attachment G	Agency review comments
Attachment H	Public comment
Attachment I	Ordinance 2014-46
Attachment J	Public Notice Sign

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 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.

Ruth Kostik

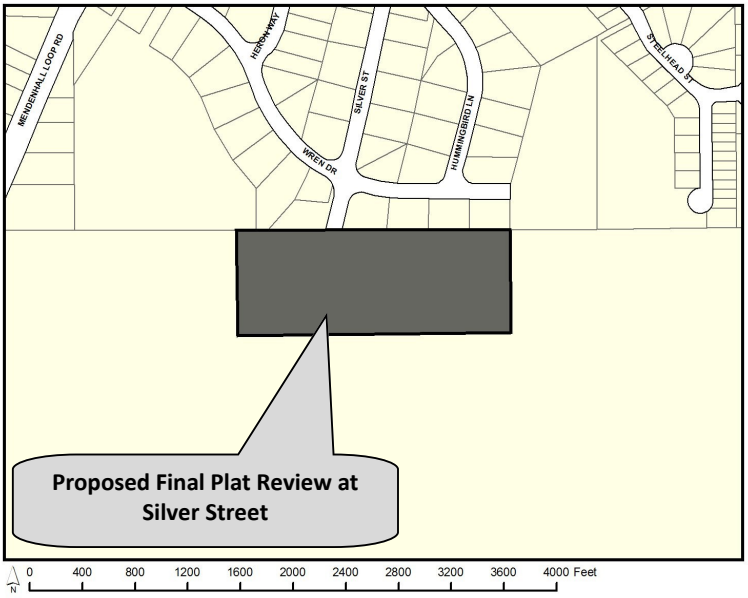
September 13, 2024
Date

This Certification of Payment of Taxes is valid through December 31, 2024

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT
155 Heritage Way Juneau, Alaska 99801

TO

Final Plat Review has been submitted for consideration and public hearing by the Planning Commission for **ten (10) lot Silver Acres Subdivision** at **Silver Street** in a **D3(T)D18** zone.

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 **September 16** at
https://juneau.org/community-development/planning-commission
Find hearing results, meeting minutes, and more here, as well.

Now through Sept. 9	Sept. 10 — noon, Sept. 20	HEARING DATE & TIME: 7:00 pm, September 24	Sept. 25
Comments received during this period will be sent to the Planner, **David Peterson,** 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 by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/82256333971 and use the Webinar ID: 822 5633 3971 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).	The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: **(907)586-0753 ext. 4132**
Email: **pc_comments@juneau.gov or david.peterson@juneau.gov**
Mail: **Community Development, 155 Heritage Way, Juneau AK 99801**

Case No.: SMF2024 0002
Parcel No.: 4B2601020043
CBJ Parcel Viewer: http://epv.juneau.org

Printed August 23, 2024



Attachment I - Image of Public Notice Sign

SOUTHEAST ALASKA LAND TRUST

119 Seward Street, Suite 2, Juneau, AK 99801
(907) 586-3100 | F (907) 586-3125
SoutheastAlaskaLandTrust.org

September 9, 2024

RE: Final Plat Review for Silver Acres Subdivision on Silver Street
Case Number: SMF2024 0002

To Whom It May Concern,

The Southeast Alaska Land Trust (SEALT) received notice that an application for a Final Plat Review has been submitted for consideration and public hearing by the City & Borough of Juneau (CBJ) Community Development Planning Commission. The Case Number for this application is SMF2024 0002.

The proposed project is located directly adjacent to SEALT's Montana Creek Wetlands mitigation site (Black Bear Lot 1; CBJ Tax ID 4B2601020041). This mitigation site provides compensatory mitigation for seven Department of the Army permits, overseen by the US Army Corps of Engineers (USACE), and included a significant portion of the mitigation required for the 2009 Juneau International Airport improvements project (USACE permit: POA-1981-320-M22).

As described in SEALT's management plan for the Montana Creek Wetlands property, the purpose of its conservation is to preserve "wetland habitat for wildlife, open space for public enjoyment, and outdoor recreation and education opportunities for the general public." The property is open to the public for uses such as hiking, walking, skiing, snowshoeing, wildlife viewing, picnicking, berry picking, fishing, hunting, and educational programs. Additionally, the property contains approximately 113 acres of high-functioning palustrine wetlands.

Black Bear Lot 3 (the parcel in question for the proposed Silver Acres subdivision) is likewise classified as palustrine wetlands under the National Wetlands Inventory and makes up part of the greater wetlands complex containing the Montana Creek Wetlands mitigation site. Among other important functions, the extent and healthy functioning of these wetlands provide flood attenuation and protection to surrounding residential areas, particularly significant due to the nearby Mendenhall River and its associated floodplain which have been impacted in the last 12 years by glacial outburst flooding. Notably, the frequency and severity of glacial outburst flooding has risen in recent years and remains an ongoing concern for properties in close proximity to the Mendenhall River, including Black Bear Lot 3 and surrounding parcels. Incremental and cumulative developments in the area

have filled wetland areas that would otherwise provide flood mitigation in periods of rising water.

SEALT therefore recommends that the Planning Commission exercise special caution in considering the additional fill and fragmentation of wetlands and streams in a residential area that is already highly vulnerable to flooding, and which could expose the newly developed area and homes in the surrounding area to preventable flooding.

Under the proposed subdivision plan, eight of the ten resulting plots would directly border SEALT's mitigation site, with the applicant noting a potential intent to further subdivide lots 9 and 10 into additional lots in the future. Increased development adjacent to the mitigation site poses a direct threat to the property and its conservation values and may create additional management responsibilities for the land trust. The proposed subdivision would also, importantly, require wetland mitigation of its own for unavoidable impacts to aquatic resources.

In addition to construction-related impacts such as sediment runoff and risk of pollutant contamination, a substantial increase in the number of privately-owned lots abutting the mitigation site permanently increases the threat of future encroachments and impacts to the property. An increase in nearby development can change the character of the conservation property and its capacity as a mitigation site.

SEALT requests that the Planning Commission thoroughly review and discuss potential effects to the adjacent wetland mitigation site, the flood attenuation provided by the wetlands under consideration for fill and development, and the habitat that would be impacted when evaluating the application and proposed subdivision.

If you have any questions, please contact the Southeast Alaska Land Trust at (907) 586-3100 or info@sealt.org.

Sincerely,



Margaret Custer
Executive Director

NOTES

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5,000.
2. ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. DOMESTIC WATER AND SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
5. THIS SUBDIVISION IS WITHIN THE CITY AND BOROUGH OF JUNEAU AND IS SUBJECT TO TAXATION AT THE TIME OF THE SURVEY.
6. 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.
7. RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORD PLAT (R#). WHERE RECORD AND MEASURED MATCH, NO PARENTHESIS ARE SHOWN.
8. 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.
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 THIS PLAT. THE PORTION OF SEWER EASEMENT LOCATED WITHIN THE SILVER STREET ROW DEDICATED THIS PLAT IS RELINQUISHED.
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.
11. WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
12. 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.
13. LOTS 1, 2 AND 3 ARE A PANHANDLE SUBDIVISION. AT THE TIME OF PLAT RECORDING, FURTHER SUBDIVISION OF LOTS1, 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.
14. 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.
15. 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.
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.
17. 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

DATE: February 10, 2025 — HEIDI KANTOLA

NOTARY ACKNOWLEDGEMENT

UNITED STATES OF AMERICA)
) SS
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

STATE OF ALASKA
OFFICIAL SEAL
Jeff Hedges
NOTARY PUBLIC
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

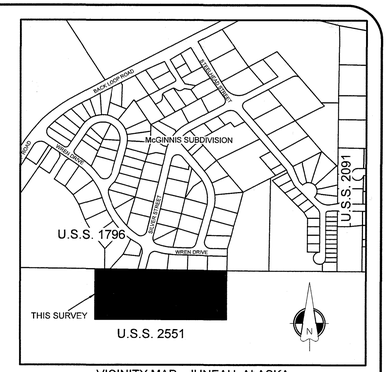
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION No. SME2024-0002, DATED 1/1/, 2025, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE JUNEAU RECORDING DISTRICT OFFICE , LOCATED IN ANCHORAGE, ALASKA.

M. Cole DATE 2/13/2025

CHAIRPERSON OF THE PLANNING COMMISSION
CITY & BOROUGH OF JUNEAU

ATTEST: Diane Cathcart, CMC
MUNICIPAL CLERK, Deputy
CITY AND & BOROUGH OF JUNEAU

CITY & BOROUGH OF JUNEAU



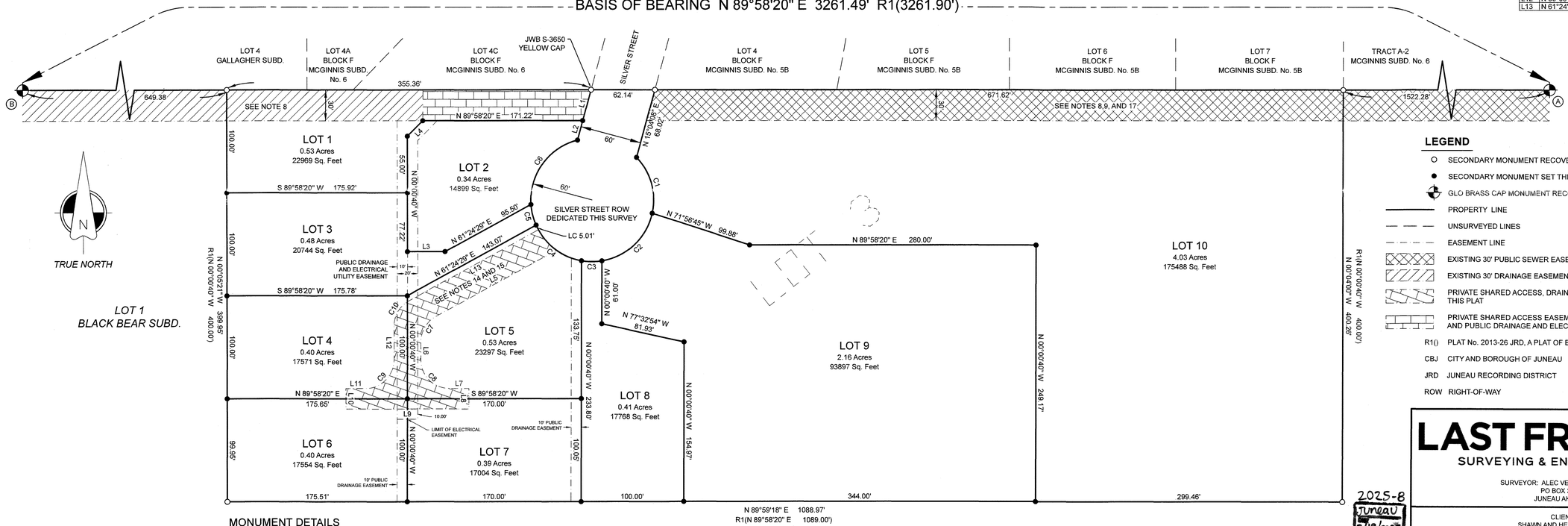
VICINITY MAP - JUNEAU, ALASKA
SOURCE: CITY AND BOROUGH OF JUNEAU GIS
NOT TO SCALE

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	58.75'	60.00'	56°06'10"	N 15°43'53" W	56.43'
C2	71.72'	60.00'	68°29'24"	N 46°33'54" E	67.53'
C3	20.09'	60.00'	19°11'19"	N 89°35'44" W	20.00'
C4	58.59'	60.00'	55°57'07"	N 52°01'31" W	56.29'
C5	20.76'	60.00'	19°49'17"	N 14°08'19" W	20.65'
C6	84.23'	60.00'	80°25'55"	N 35°59'17" E	77.48'
C7	30.02'	28.00'	61°25'09"	N 30°41'55" E	28.60'
C8	43.99'	28.00'	90°01'00"	N 45°01'10" W	39.60'
C9	43.97'	28.00'	89°59'00"	N 44°58'50" E	39.59'
C10	30.02'	28.00'	61°25'09"	N 30°41'55" E	28.60'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 15°04'08" E	31.07'
L2	N 15°04'08" E	19.57'
L3	N 89°58'20" E	36.73'
L4	N 44°58'50" E	21.22'
L5	S 61°24'29" W	134.38'
L6	S 00°00'40" E	17.14'
L7	N 89°58'20" E	18.99'
L8	S 00°00'40" E	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'



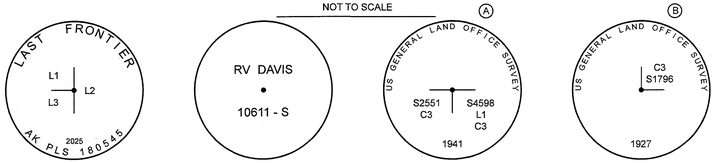
LEGEND

- 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

R1() 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.

SCALE
1 INCH = 50 FEET
0 50 100 150 200 FEET
0 25 50 METERS

STATE OF ALASKA
ALEC M. VENECHUK
No. LS 18054S
49TH
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

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: SMP2024-0002

2025-8
JUNEAU
2/19/2025
9:29 AM

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

Juneau Recording District PL2025-8

CITY AND BOROUGH OF JUNEAU

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

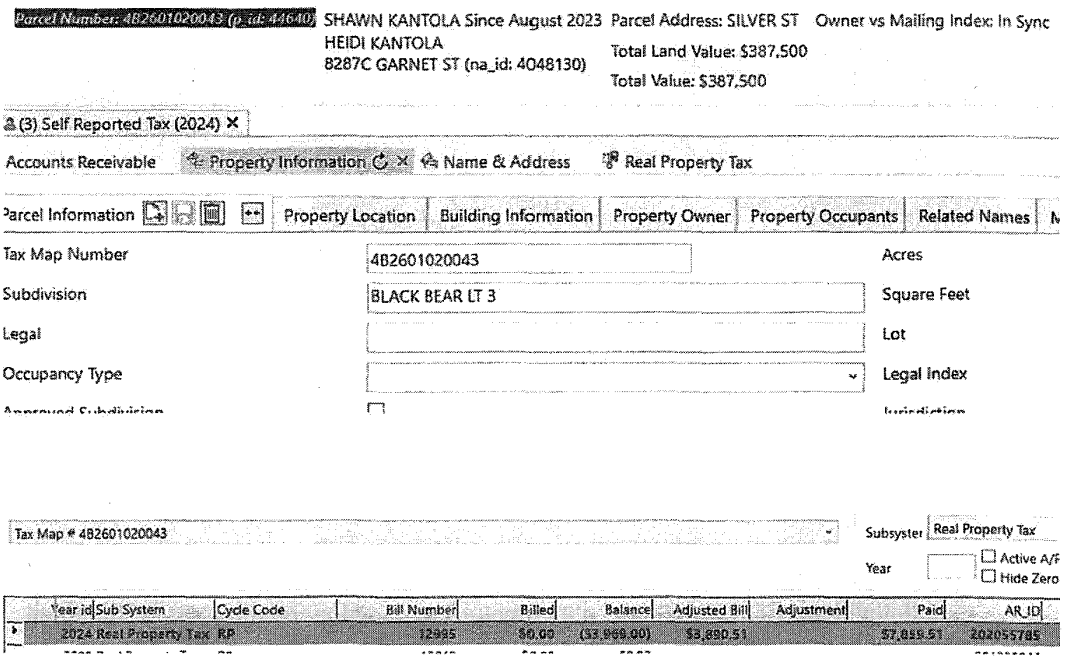
and that, all Real Property taxes and assessments levied by the City and Borough of Juneau against said Real Property have been paid in full. If approval is sought between January 1 and the date of levy, there is an amount sufficient to pay Real Property tax for the current year based on current available 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

Juneau Recording District PL2025-8



CITY & BOROUGH OF JUNEAU, ALASKA
PERMIT BLD20260143

Permit Type:	PM - Building Permits	**Project:**		**App Date:**	3/11/2026
Work Class:	BLD - Residential - New	**District:**	Juneau	**Issue Date:**	
Status:	In Review			**Exp Date:**	NOT AVAILABLE
Description:	New duplex			**Final Date:**	NOT FINALED

Parcel:	4B2601020069	Main	**Address:**	10228 Silver St Juneau, AK 99801	Main	**Zone:**	D3(Single family/duplex) Main

Applicant	**Owner**
Southeast Endeavors, LLC	SHAWN D KANTOLA
8287C Garnet ST Juneau, AK 99801	8287C GARNET ST JUNEAU, AK 99801
Home:	Home:
Business: 907-209-3900	Business:
Mobile: 907-209-3900	Mobile:

Invoice No.	**Fee**		**Fee Amount**	**Amount Paid**
INV-00000210	Residential Building Review Fee		$2,215.82	$2,215.82
	Building Permit Fee		$4,431.65	$4,431.65
		Total for Invoice INV-00000210	**$6,647.47**	**$6,647.47**
		Grand Total for Permit	**$6,647.47**	**$6,647.47**

ADDITIONAL CONDITIONS

Condition	Description	Comments
Chimney Clearance	Chimney Clearance: If roof sheathing is replaced at a chimney or chimney flashing is detached, call for inspection to verify proper clearance to combustibles before cover. Alternately a licensed contractor or owner-builder may provide written confirmation stating proper clearances are met.	
STAMPED TRUSS DRAWINGS	Provide stamped truss details on site at time of framing inspection.	
EGRESS WINDOWS	Verify egress windows.	
Water Hammer	Building water supply systems where quick-acting valves are installed shall be provided with water hammer arrester(s) to absorb high pressures resulting from the quick closing of these valves. Water hammer arresters shall be approved mechanical devices that comply with ASSE 1010 or PWI-WH 201 and shall be installed as close as possible to quick-acting valves.	
Ice Shield Required - Residential	Ice Shield Underlayment required per IBC Section 1507.5.4 and IRC section 905.2.7.1. Call for inspection of Ice Shield Underlayment installation. Alternately a licensed contractor or owner-builder may provide written confirmation stating Ice Shield Underlayment installation has been installed in accordance with the stated sections.	
Approved Plans On Site	CBJ approved plans must be on site and available to the inspector. Inspections will not be performed and additional fees may apply if approved plans are not available to the inspectors.	
Dwelling Separation	The required fire and sound separation must be approved by the building department and installed per approved design.	
Intersystem Bonding	For building final provide an Intersystem Bonding Termination Device at new and replaced electrical services as required by NEC article 250.94	
Smoke and CO Detectors	Smoke and Carbon Monoxide detectors as required by applicable code must be operational prior to temporary occupancy and/ or final inspection approval, whichever is requested first.	
Shower Anti-scald Valve	Showers and tub-shower combinations shall be provided with a control valve installed at the point of use that conforms to ASSE 1016/ ASME A112.1016/CSAB125.16 or ASME A112.18.1/CSA B125.1.	
WATER FIXTURE COUNT	Minimum 1 1/2" street service and minimum 2" building supply for a maximum 198wfu's. 2"=198wfu, 1 1/2"=78wfu, 1 1/4"=39wfu, 1"=20wfu, 3/4"=8wfu, 1/2"=2wfu	
Residential Stairways	The maximum riser height shall be 7 3/4 inches. The minimum tread depth shall be 10 inches. Nosing, 3/4 inch to 1 1/4 inches, required for solid risers unless treads are minimum 11" nose to nose. The greatest riser height, tread depth, and nosing within any flight of stairs shall not exceed the smallest by more than 3/8 inch. Open risers are permitted provided that the opening between treads does not permit the passage of a 4-inch-diameter sphere.	
Locking Caps	Refrigerant circuit access ports located outdoors shall be fitted with locking-type tamper-resistant caps or shall be otherwise secured to prevent unauthorized access.	
Seismic Strap Wtr Heater	Water heaters shall be anchored in an approved manner or strapped within the upper 1/3 and lower 1/3 of its vertical dimensions.	
Foundation Setback Verification	Foundation Setback Verification (yellow form) must be on site when pour inspection or placement of other foundation systems occurs.	

Inspections:

- INP BLD - Fire Separation/Rated Assembly
- INP BLD - Foundation, Forms & Steel
- INP BLD - Insulation/Vapor Barrier
- INP BLD - Temporary Power
- INP BLD - Yellow Tag Electrical
- INP ENG - Grading/Drainage
- INP BLD - Rough Electrical
- INP BLD - Rough Framing
- INP BLD - Rough Mechanical
- INP BLD - Rough Plumbing
- INP BLD - Final Building
- INP ENG - Final General Engineering

PERMIT BLD20260143

Notice
This permit is granted on the express conditions that the construction shall, in all respects, conform to the ordinances of the City and Borough of Juneau. It may be revoked at any time upon violation of any of said ordinances The granting of this permit does not authorize the violation of any federal, state or local law regulating construction for the violation of the terms of any deed or covenant or any zoning or other regulation. If plan review was required, this permit must be attached to the approved drawings. The permit, plans and record of inspections must always be available on site while the construction is in progress and before final inspection. This permit becomes null and void if work or construction authorized is not commenced within one year or if work or construction is suspended or abandoned for a period of one year at any time after work has commenced

Inspections
City Ordinances require a Final Inspection be approved for every Building Permit. Additional inspections to those listed above may be required. Inspection are requested online by logging in onto your CBJ Civic Access Account: https://cityandboroughofjuneauak-energovweb.tylerhost.net/apps/selfservice#/home

Work shall not proceed until the inspector has approved the various stages of construction. An approved Final Inspection is required. All inspections must be requested before noon the business day prior. Same day inspections must be requested by calling 907-586-0770. Please provide the following information: 1) Permit Number, 2) Address, 3) Type of Inspection, 4) Date and Time and, 5) Contact Name and Phone Number.

City and Borough of Juneau (CBJ) Builders Sales Tax Exemption
This Permit enables the permit holder to purchase building or construction services materials free of sales tax.Merchants must record the builder sales tax exemption number (BLD20260143) and expiration date () for proof of exemptions in sales records. The materials to be incorporated into a structure or site and the building or construction services must be performed onsite, for work performed under this City and Borough of Juneau building permit.

This tax emption may not be used for the purchase or rental of combustible supplies, tools, or equipment, or any materials for work performed without a valid CBJ permit.

CITY & BOROUGH OF JUNEAU, ALASKA
PERMIT BLD20260144

Permit Type:	PM - Building Permits	**Project:**		**App Date:**	3/11/2026
Work Class:	BLD - Residential - Addition	**District:**	Juneau	**Issue Date:**	5/8/2026
Status:	In Review			**Exp Date:**	05/08/2027
Description:	Detached shop and 2 ADU's			**Final Date:**	NOT FINALED

Parcel:	4B2601020069	Main	**Address:**	10226 Silver St Juneau, AK 99801		**Zone:**	D3(Single family/duplex) Main
				10228 Silver St Juneau, AK 99801	Main		

Applicant	**Owner**
Southeast Endeavors, LLC	SHAWN D KANTOLA
8287C Garnet ST Juneau, AK 99801	8287C GARNET ST JUNEAU, AK 99801
Home:	Home:
Business: 907-209-3900	Business:
Mobile: 907-209-3900	Mobile:

Invoice No.	**Fee**		**Fee Amount**	**Amount Paid**
INV-00000209	Building Permit Fee		$2,387.24	$2,387.24
	Residential Building Review Fee		$1,193.62	$1,193.62
		Total for Invoice INV-00000209	**$3,580.86**	**$3,580.86**
		Grand Total for Permit	**$3,580.86**	**$3,580.86**

PERMIT BLD20260144

ADDITIONAL CONDITIONS

Condition	Description	Comments
Dwelling Separation	The required fire and sound separation must be approved by the building department and installed per approved design.	
Shower Anti-scald Valve	Showers and tub-shower combinations shall be provided with a control valve installed at the point of use that conforms to ASSE 1016/ ASME A112.1016/CSAB125.16 or ASME A112.18.1/CSA B125.1.	
Residential Stairways	The maximum riser height shall be 7 3/4 inches. The minimum tread depth shall be 10 inches. Nosing, 3/4 inch to 1 1/4 inches, required for solid risers unless treads are minimum 11" nose to nose. The greatest riser height, tread depth, and nosing within any flight of stairs shall not exceed the smallest by more than 3/8 inch. Open risers are permitted provided that the opening between treads does not permit the passage of a 4-inch-diameter sphere.	
Locking Caps	Refrigerant circuit access ports located outdoors shall be fitted with locking-type tamper-resistant caps or shall be otherwise secured to prevent unauthorized access.	
Intersystem Bonding	For building final provide an Intersystem Bonding Termination Device at new and replaced electrical services as required by NEC article 250.94	
Water Hammer	Building water supply systems where quick-acting valves are installed shall be provided with water hammer arrester(s) to absorb high pressures resulting from the quick closing of these valves. Water hammer arresters shall be approved mechanical devices that comply with ASSE 1010 or PWI-WH 201 and shall be installed as close as possible to quick-acting valves.	
Approved Plans On Site	CBJ approved plans must be on site and available to the inspector. Inspections will not be performed and additional fees may apply if approved plans are not available to the inspectors.	
Smoke and CO Detectors	Smoke and Carbon Monoxide detectors as required by applicable code must be operational prior to temporary occupancy and/ or final inspection approval, whichever is requested first.	
EGRESS WINDOWS	Verify egress windows.	
Snow Stops	CBJ 19.04.R801.4 and 19.03.1504.9 require snow stops or other devices be implemented to prevent snow from discharging onto public ways, adjoining property, onto or against other buildings or in a manner that blocks exit from buildings.	
WATER FIXTURE COUNT	Minimum 1 1/2" street service and minimum 2" building supply for a maximum 198wfu's. 2"=198wfu, 1 1/2"=78wfu, 1 1/4"=39wfu, 1"=20wfu, 3/4"=8wfu, 1/2"=2wfu	
STAMPED TRUSS DRAWINGS	Provide stamped truss details on site at time of framing inspection.	
Seismic Strap Wtr Heater	Water heaters shall be anchored in an approved manner or strapped within the upper 1/3 and lower 1/3 of its vertical dimensions.	
As-built Survey Required	As-built Survey Required before final inspection approval.	
Foundation Setback Verification	Foundation Setback Verification (yellow form) must be on site when pour inspection or placement of other foundation systems occurs.	

Inspections:

- INP BLD - Fire Separation/Rated Assembly
- INP BLD - Foundation, Forms & Steel
- INP BLD - Insulation/Vapor Barrier
- INP BLD - Rough Mechanical
- INP BLD - Rough Plumbing
- INP BLD - Temporary Power
- INP BLD - Yellow Tag Electrical
- INP BLD - Rough Electrical
- INP BLD - Rough Framing
- INP BLD - Final Building

PERMIT BLD20260144

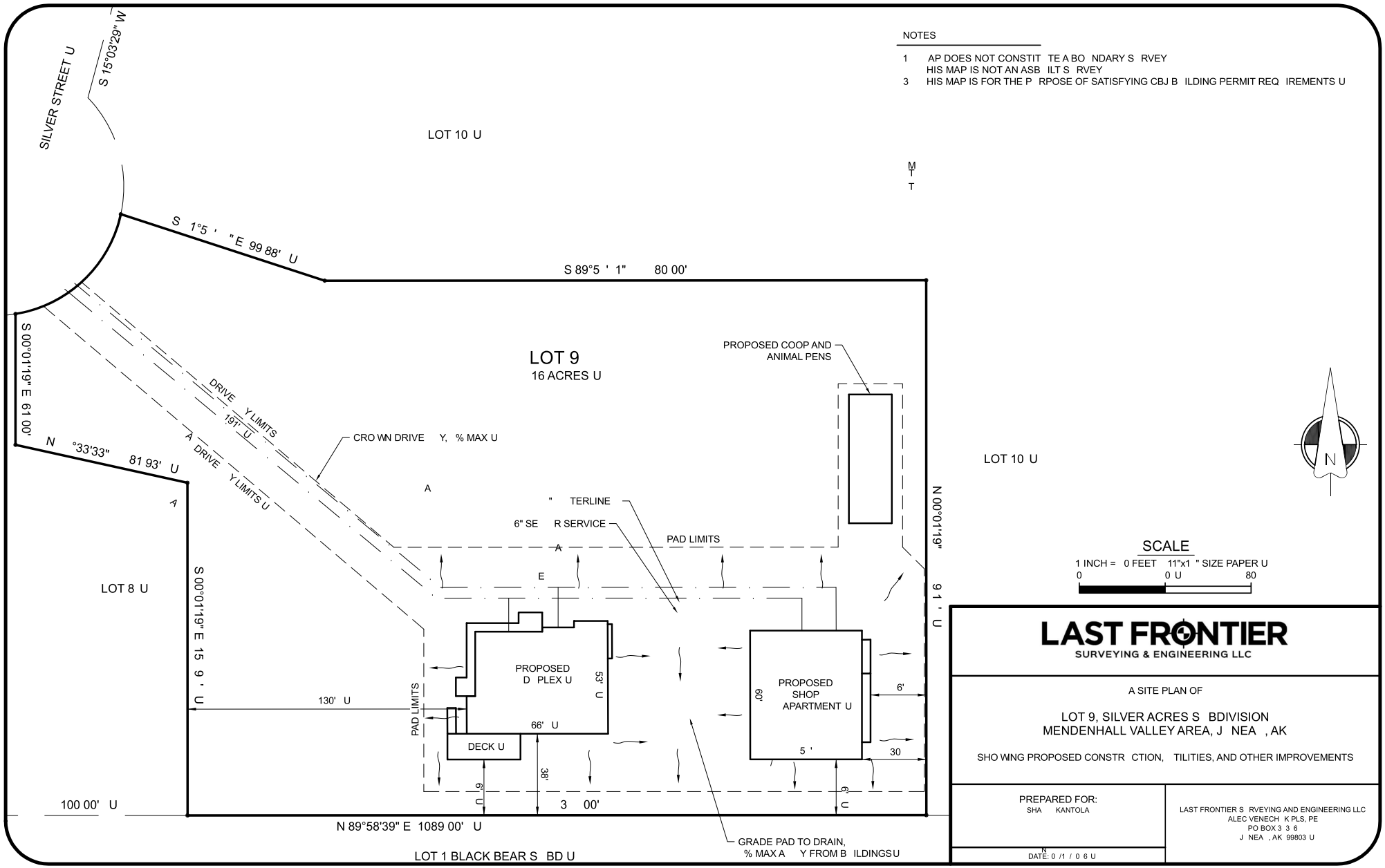
Notice
This permit is granted on the express conditions that the construction shall, in all respects, conform to the ordinances of the City and Borough of Juneau. It may be revoked at any time upon violation of any of said ordinances The granting of this permit does not authorize the violation of any federal, state or local law regulating construction for the violation of the terms of any deed or covenant or any zoning or other regulation. If plan review was required, this permit must be attached to the approved drawings. The permit, plans and record of inspections must always be available on site while the construction is in progress and before final inspection. This permit becomes null and void if work or construction authorized is not commenced within one year or if work or construction is suspended or abandoned for a period of one year at any time after work has commenced

Inspections
City Ordinances require a Final Inspection be approved for every Building Permit. Additional inspections to those listed above may be required. Inspections can be arranged by telephoning 907-586-1703 or online. For online requests, login to your CBJ Civic Access account and request an inspection: https://cityandboroughofjuneauak-energovweb.tylerhost.net/apps/selfservice#/home

Work shall not proceed until the inspector has approved the various stages of construction. An approved Final Inspection is required. All inspections must be requested before noon the business day prior. Same day inspections must be requested by calling 907-586-0770. Please provide the following information: 1) Permit Number, 2) Address, 3) Type of Inspection, 4) Date and Time and, 5) Contact Name and Phone Number.

City and Borough of Juneau (CBJ) Builders Sales Tax Exemption
This Permit enables the permit holder to purchase building or construction services materials free of sales tax.Merchants must record the builder sales tax exemption number (BLD20260144) and expiration date (5/8/2027) for proof of exemptions in sales records. The materials to be incorporated into a structure or site and the building or construction services must be performed onsite, for work performed under this City and Borough of Juneau building permit.

This tax emption may not be used for the purchase or rental of combustible supplies, tools, or equipment, or any materials for work performed without a valid CBJ permit.



Attachment G - 2026_BLD20260143-144_Site-Plan-V2

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

(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	shawnkantola@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.

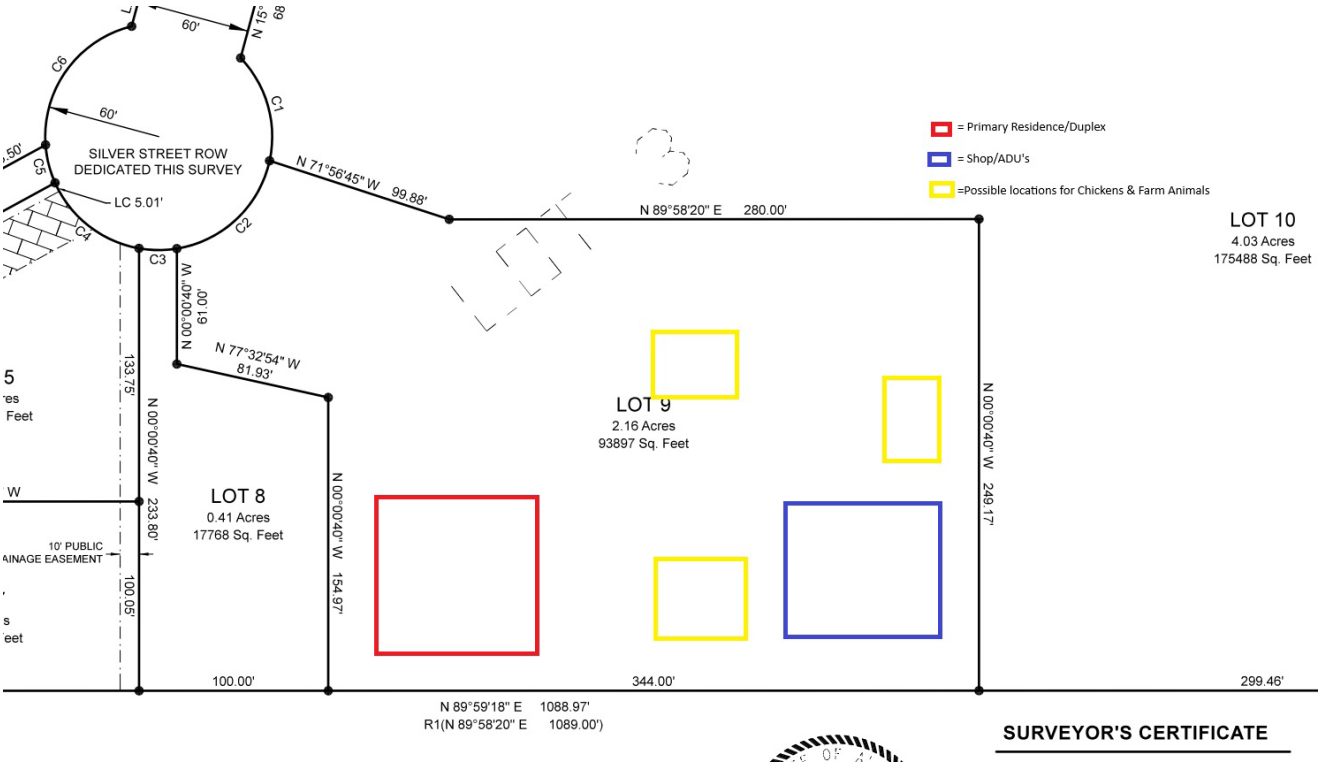
- Applicant should have an initial conversation with the State of Alaska's Department of Environmental Conservation on potential runoff mitigation.

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-energovweb.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

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5,000.
2. ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. DOMESTIC WATER AND SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
5. THIS SUBDIVISION IS WITHIN THE CITY AND BOROUGH OF JUNEAU AND IS SUBJECT TO TAXATION AT THE TIME OF THE SURVEY.
6. 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.
7. RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORD PLAT (R#). WHERE RECORD AND MEASURED MATCH, NO PARENTHESIS ARE SHOWN.
8. 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.
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 THIS PLAT. THE PORTION OF SEWER EASEMENT LOCATED WITHIN THE SILVER STREET ROW DEDICATED THIS PLAT IS RELINQUISHED.
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.
11. WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
12. 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.
13. LOTS 1, 2 AND 3 ARE A PANHANDLE SUBDIVISION. AT THE TIME OF PLAT RECORDING, FURTHER SUBDIVISION OF LOTS1, 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.
14. 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.
15. 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.
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.
17. 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

DATE: February 10, 2025 — HEIDI KANTOLA

NOTARY ACKNOWLEDGEMENT

UNITED STATES OF AMERICA)
) SS
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

NOTARY PUBLIC OFFICIAL SEAL Jeff Hedges NOTARY PUBLIC 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

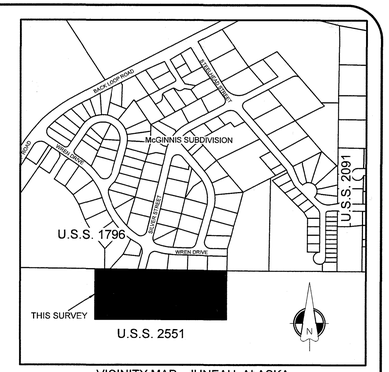
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION No. SME2024-0002, DATED 1/1/, 2025, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE JUNEAU RECORDING DISTRICT OFFICE , LOCATED IN ANCHORAGE, ALASKA.

M. Cole DATE 2/13/2025

CHAIRPERSON OF THE PLANNING COMMISSION
CITY & BOROUGH OF JUNEAU

ATTEST: Diane Cathcart, CMC
MUNICIPAL CLERK, Deputy
CITY AND & BOROUGH OF JUNEAU

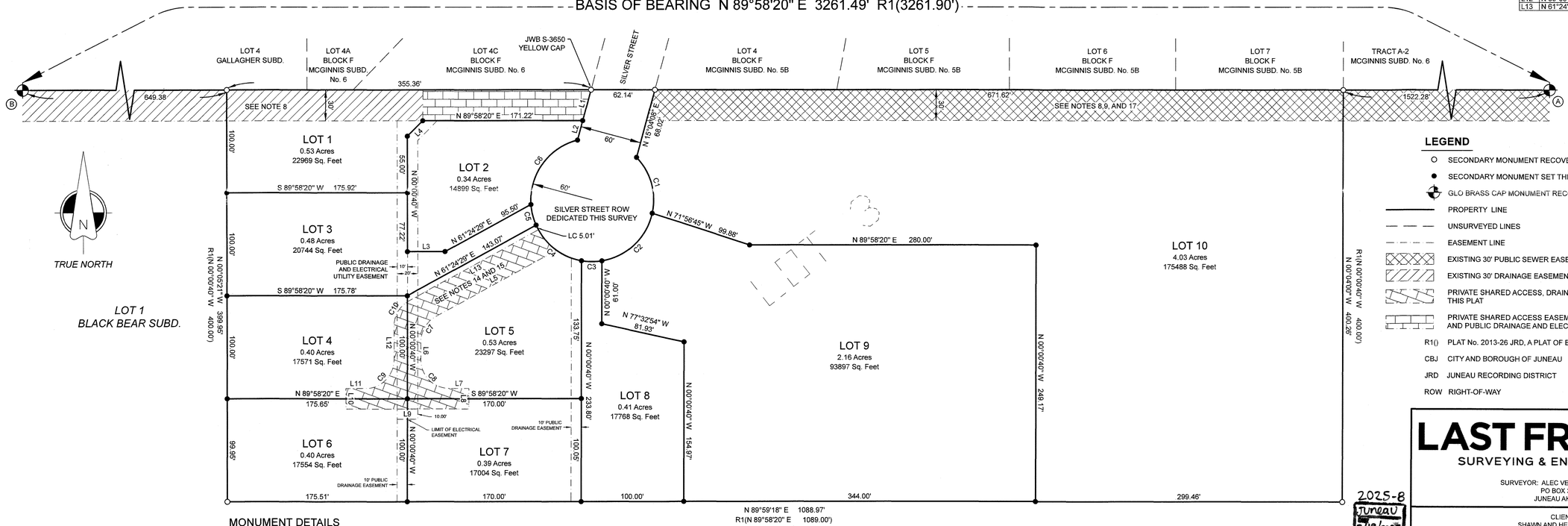
CITY & BOROUGH OF JUNEAU



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

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	58.75'	60.00'	56°06'10"	N 15°43'53" W	56.43'
C2	71.72'	60.00'	68°29'24"	N 46°33'54" E	67.53'
C3	20.09'	60.00'	19°11'19"	N 89°35'44" W	20.00'
C4	58.59'	60.00'	55°57'07"	N 52°01'31" W	56.29'
C5	20.76'	60.00'	19°49'17"	N 14°08'19" W	20.65'
C6	84.23'	60.00'	80°25'55"	N 35°59'17" E	77.48'
C7	30.02'	28.00'	61°25'09"	N 30°41'55" E	28.60'
C8	43.99'	28.00'	90°01'00"	N 45°01'10" W	39.60'
C9	43.97'	28.00'	89°59'00"	N 44°58'50" E	39.59'
C10	30.02'	28.00'	61°25'09"	N 30°41'55" E	28.60'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 15°04'08" E	31.07'
L2	N 15°04'08" E	19.57'
L3	N 89°58'20" E	36.73'
L4	N 44°58'50" E	21.22'
L5	S 61°24'29" W	134.38'
L6	S 00°00'40" E	17.14'
L7	N 89°58'20" E	18.99'
L8	S 00°00'40" E	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'



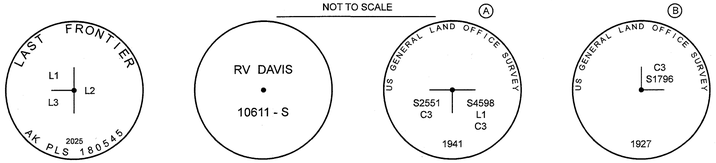
LEGEND

- 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

R1() 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.

SCALE
1 INCH = 50 FEET
0 50 100 150 200 FEET
0 25 50 METERS

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.

STATE OF ALASKA 49TH ALEC M. VENECHUK No. LS 180545 REGISTERED PROFESSIONAL LAND SURVEYOR

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: SMP2024-0002

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

2025-8 Juneau 2/19/2025 9:29 AM

Juneau Recording District PL2025-8

CITY AND BOROUGH OF JUNEAU

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

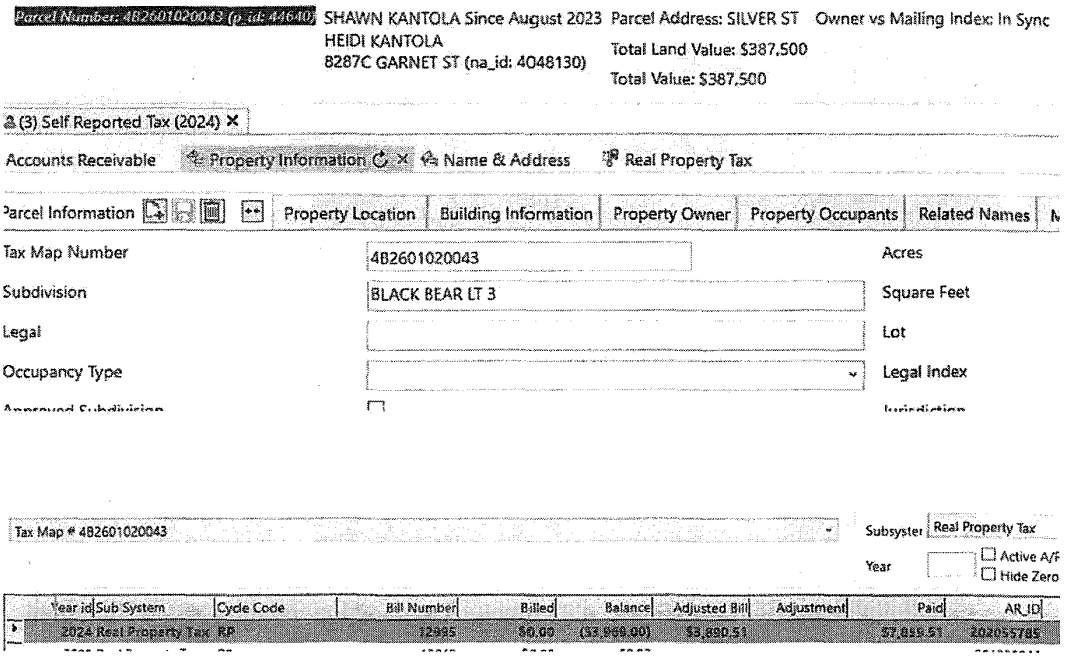
and that, all Real Property taxes and assessments levied by the City and Borough of Juneau against said Real Property have been paid in full. If approval is sought between January 1 and the date of levy, there is an amount sufficient to pay Real Property tax for the current year based on current available 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

Juneau Recording District PL2025-8



= Primary Residence/Duplex

= Shop/ADU's

=Possible locations for Chickens & Farm Animals

60'

N 15° 68

C6

C1

60'

SILVER STREET ROW
DEDICATED THIS SURVEY

.50'

C5

LC 5.01'

N 71°56'45" W 99.88'

N 89°58'20" E 280.00'

LOT 10
4.03 Acres
175488 Sq. Feet

C4

C2

C3

N 00°00'40" W 61.00'

N 77°32'54" W
81.93'

5
es
Feet

133.75'

N 00°00'40" W 233.80'

W

LOT 8
0.41 Acres
17768 Sq. Feet

LOT 9
2.16 Acres
93897 Sq. Feet

N 00°00'40" W 154.97'

N 00°00'40" W 249.17'

10' PUBLIC
AINAGE EASEMENT

100.05'

s
eet

100.00'

344.00'

299.46'

N 89°59'18" E 1088.97'
R1(N 89°58'20" E 1089.00')

SURVEYOR'S CERTIFICATE

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

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

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: CDD - Building

STAFF PERSON/TITLE: Jeff Hedges, Building Code Official

DATE: 07/09/2026

APPLICANT: Shawn Kantola

TYPE OF APPLICATION: Conditional Use Permit

PROJECT DESCRIPTION:

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

LEGAL DESCRIPTION: SILVER ACRES LT 9

PARCEL NUMBER(S): 4B2601020069

PHYSICAL ADDRESS: 10226 Silver St; 10228 Silver St

SPECIFIC QUESTIONS FROM PLANNER:

N/A

AGENCY COMMENTS:

The Building Division has no comments or concerns for USE20260003.

Outlook

[U 3] Request for Agency Co nt e

Fro randon Robinson <BBrandon.Robinson@juneau.gov> **m**
Date Thu 7/9/2026 2:01 PM
To Jenny Smith <Jenny.Smith@juneau.gov>
Cc General Engineering <General_Engineering@juneau.gov>

2 attachments (2 MB)
USE20260003_Application Packet.pdf; USE26-03-GE_Agency Comments Form.docx;

Hi Jenny,

Hope this email finds you well—

Please find attached an application for a conditional use permit for stabling farm animals in a D-3 zone as well as the associated comment form.

Please have comments to me before August 7th if you have any.

Best regards,
Brandon

Brandon Robinson | Planner I
Community Development Department | City & B ough of Juneau, Alaska
Physical Location: 230 S. Franklin Street, 4th Floor, Marine View Building **m**
Office: (907) 586-0753; Extension 4139

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

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

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: CCFR

STAFF PERSON/TITLE: Theresa Ross, Fire Marshal

DATE: 07/09/2026

APPLICANT: Shawn Kantola

TYPE OF APPLICATION: Conditional Use Permit

PROJECT DESCRIPTION:

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

LEGAL DESCRIPTION: SILVER ACRES LT 9

PARCEL NUMBER(S): 4B2601020069

PHYSICAL ADDRESS: 10226 Silver St; 10228 Silver St

SPECIFIC QUESTIONS FROM PLANNER:

N/A

AGENCY COMMENTS:

No concerns from fire at this time.

Outlook

[USE20260003] Request for Agency Comment

From Brandon Robinson <Brandon.Robinson@juneau.gov>
Date Thu 7/9/2026 2:21 PM
To Raffier, Kaitlyn M (DNR) <kaitlyn.raffier@alaska.gov>

2 attachments (2 MB)
USE26-03-DNR_Agency Comments Form.docx; USE20260003_Application Packet.pdf;

Dear Ms. Raffier,

I hope this email finds you well—

I am reaching out because we have received an application for a conditional use permit to stable farm animals in a manner that might intersect with your regulatory authority.

Please find attached an application for the stabling of farm animals in a D-3 zone as well as the associated agency comment form.

Please have comments to me before August 7th if you have any.

Very best regards,
Brandon

Brandon Robinson | Planner II
Community Development Department | City & Borough of Juneau, Alaska
Physical Location: 230 S. Franklin Street, 4th Floor, Marine View Building
Office: (907) 586-0753; Extension 4139

Outlook

[USE20260003] Request for Agency Comment

From Brandon Robinson <Brandon.Robinson@juneau.gov>
Date Thu 7/9/2026 2:37 PM
To kalie.rubalcava@alaska.gov <kalie.rubalcava@alaska.gov>

2 attachments (2 MB)
USE26-03-DEC_Agency Comments Form.docx; USE20260003_Application Packet.pdf;

Dear Ms. Rubalcava

I hope this email finds you well—

I got your contact information from the receptionist at the Juneau Office for the DEC since our previous agency contact has moved on (Ray Zimmer).

I am reaching out because we have received an application for a conditional use permit to stable farm animals in a manner that might intersect with your regulatory authority, specifically agricultural runoff.

Please find attached an application for the stabling of farm animals in a D-3 zone as well as the associated agency comment form.

Please have comments to me before August 7th if you have any.

Very best regards,
Brandon

Brandon Robinson | Planner II
Community Development Department | City & Borough of Juneau, Alaska
Physical Location: 230 S. Franklin Street, 4th Floor, Marine View Building
Office: (907) 586-0753; Extension 4139

Outlook

[USE20260003] Request for Agency Comment

From Brandon Robinson <Brandon.Robinson@juneau.gov>
Date Thu 7/9/2026 2:15 PM
To Kanouse, Kate M (DFG) <kate.kanouse@alaska.gov>

2 attachments (2 MB)
USE26-03-FG_Agency Comments Form.docx; USE20260003_Application Packet.pdf;

Dear Ms. Kanouse

Hope this email finds you well—

I am reaching out because we have received an application for a conditional use permit to stable farm animals in a manner that might intersect with your regulatory authority.

Please find attached an application for the stabling of farm animals in a D-3 zone as well as the associated agency comment form.

Please have comments to me before August 7th if you have any.

Very best regards,
Brandon

Brandon Robinson | Planner II
Community Development Department | City & Borough of Juneau, Alaska
Physical Location: 230 S. Franklin Street, 4th Floor, Marine View Building
Office: (907) 586-0753; Extension 4139

Outlook

RE: [USE20260003] Request for Agency Comment

From Locken, Amanda N CIV USARMY CEPOA (USA) <Amanda.N.Locken@usace.army.mil>
Date Fri 7/10/2026 7:28 AM
To Brandon Robinson <Brandon.Robinson@juneau.gov>

You don't often get email from amanda.n.locken@usace.army.mil. Learn why this is important

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

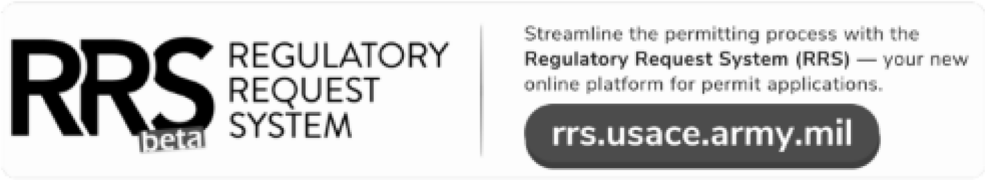
Good morning Brandon,

It appears that Mr. Kantola will need to submit an application to USACE for the proposed work. The proposed structures are outside the scope of his previous request.

If you have any other questions, please let me know.

V/r,

Amanda Locken
Regulatory Specialist
North Central Section
U.S. Army Corps of Engineers
(907) 347-6148



From: Brandon Robinson <Brandon.Robinson@juneau.gov>
Sent: Thursday, July 9, 2026 2:46 PM
To: Vigil, Randal P CIV USARMY CEPOA (USA) <Randal.P.Vigil@usace.army.mil>
Subject: [Non-DoD Source] [USE20260003] Request for Agency Comment

Dear Mr. Vigil,

I hope this email finds you well—

I am reaching out because we have received an application for a conditional use permit to stable farm animals in a manner that might intersect with your regulatory authority, specifically wetlands-related development.

Please find attached an application for the stabling of farm animals in a D-3 zone as well as the associated agency comment form.

Please have comments to me before August 7th if you have any.

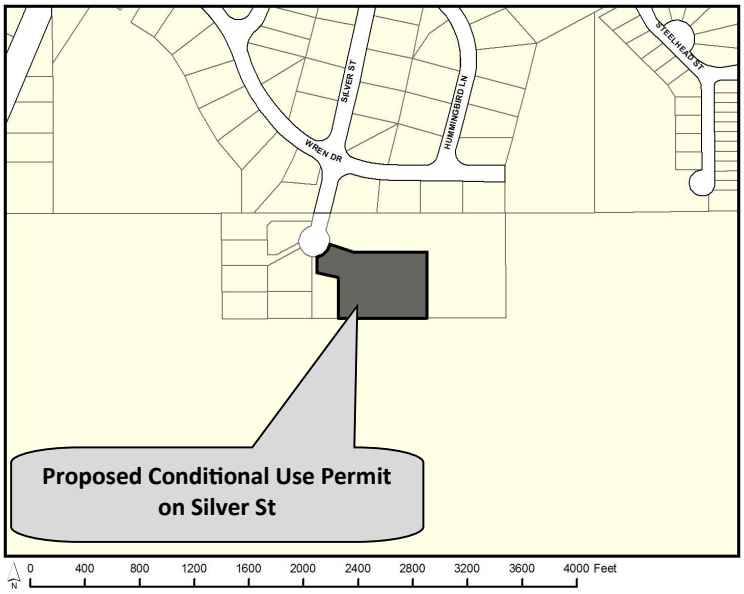
Very best regards,
Brandon

Brandon Robinson | Planner II
Community Development Department | City & Borough of Juneau, Alaska
Physical Location: 230 S. Franklin Street, 4th Floor, Marine View Building
Office: (907) 586-0753; Extension 4139

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



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

155 Heritage Way Juneau, Alaska 99801

TO

A Conditional Use Permit has been submitted for consideration and public hearing by the Planning Commission to **provide for the stabling of farm animals for personal use** in a **D3 zone**.

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 **Monday, August 3, 2026** at
https://juneau.org/community-development/planning-commission
Find hearing results, meeting minutes, and more here, as well.

Now through July 20	July 21 — noon, Aug. 7	HEARING DATE & TIME: 6:00 pm, August 11, 2026	Aug. 12
Comments received during this period will be sent to the Planner, **Brandon Robinson,** 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/86847221296 and use the Webinar ID: 868 4722 1296 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 Heritage Way Juneau, Alaska.	The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: **(907)586-0753 ext. 4139**
Email: **pc_comments@juneau.gov or Brandon.Robinson@juneau.gov**
Mail: **Community Development, 155 Heritage Way, Juneau AK 99801**

Case No.: USE2026 0003
Parcel No.: 4B2601020069
CBJ Parcel Viewer: http://epv.juneau.org

Printed July 1, 2026



Attachment Q - Public Notice Sign

Public Comment Opposing Conditional Use Permit USE20260003 7-13-26

Dear Planning Commission Members,

I am a resident of this quiet neighborhood and am writing to respectfully oppose approval of Conditional Use Permit USE20260003 as currently proposed.

While I respect a property owner's right to enjoy their land and engage in personal agricultural activities, this application goes far beyond what most residents would consider a typical hobby farm. The applicant is requesting authorization for up to **200 chickens, including roosters and meat chickens, and up to 30 unspecified farm animals** on a 2.16-acre lot within a residential D-3 zoning district. The property is currently vacant, with future plans for residential development including a duplex, accessory dwelling units, and structures for animal housing.

The scale of this proposal raises significant concerns regarding neighborhood compatibility, noise, odor, waste management, runoff, and overall quality of life for nearby residents.

1. The Proposed Scale Is Incompatible with the Residential Character of the Neighborhood

This is not a request for a modest backyard flock or a few farm animals. The applicant is seeking permission for a total of **up to 230 animals**, including 200 chickens.

Even if described as a "personal use hobby farm," the requested scale resembles a small agricultural operation rather than a typical residential use. The Planning Commission is required to consider whether a conditional use would be harmonious with surrounding properties and neighborhood character. I believe a facility housing hundreds of birds and dozens of farm animals is fundamentally inconsistent with the expectations of homeowners living in a residential subdivision.

2. Noise Impacts Are Likely to Be Significant and Incompatible with Residential Use

The applicant proposes up to **200 chickens, including roosters and meat birds, along with up to 30 additional farm animals.** This level of animal density raises serious concerns regarding noise impacts on neighboring residents.

Unlike many neighborhood noise sources that occur occasionally, animal-related noise can occur throughout the day and night. Roosters are known for crowing before sunrise and repeatedly throughout the day. Chickens create continuous flock noise during feeding, egg laying, disturbances, predator encounters, and routine activity. Additional livestock such as goats, sheep, or other farm animals may vocalize at all hours.

While a few animals may have minimal impact, the cumulative effect of hundreds of birds and dozens of livestock is very different. The constant sounds associated with a large concentration of

C2 - COLAS GROUP INTERNAL: Employees and partners who need to know.

Odors from poultry operations can travel considerable distances, particularly during warm weather. Neighbors should not be required to endure persistent odors resulting from a large concentration of animals in a residential area.

The Planning Commission should require detailed plans for:

- Manure storage and disposal;
- Odor control;
- Pest and rodent prevention;
- Fly and insect management;
- Long-term maintenance responsibilities.

4. Runoff and Environmental Concerns Remain Unresolved

The pre-application report specifically recommends that the applicant consult with the Alaska Department of Environmental Conservation regarding runoff mitigation. This recommendation indicates that stormwater and environmental impacts are legitimate concerns requiring additional review.

The report also notes wetlands in the area proposed for development. Animal waste runoff has the potential to affect surrounding land and water resources if not properly managed.

Before approving a project of this size, the Commission should ensure that adequate protections are in place for neighboring properties and environmentally sensitive areas.

5. The Application Lacks Sufficient Operational Detail

The proposal requests approval for an unusually large number of animals but provides limited details regarding:

- Animal housing capacity;
- Waste management practices;
- Odor mitigation measures;
- Predator control;
- Enforcement mechanisms;
- Monitoring and compliance procedures.

Without this information, it is difficult for neighbors or the Commission to accurately assess the long-term impacts of the operation.

6. Property Values, Marketability, and Neighborhood Investment

The Planning Commission should carefully consider the potential impact this proposal may have on surrounding property values and the long-term desirability of the neighborhood.

C2 - COLAS GROUP INTERNAL: Employees and partners who need to know.

If the Commission decides not to deny the application, I request that it impose significant restrictions, including:

- A substantial reduction in the number of chickens and farm animals allowed;
- Prohibition of roosters;
- Enhanced setbacks from neighboring properties;
- Detailed manure, drainage, and runoff management requirements;
- Mandatory fencing and vegetative screening;
- Enforceable noise limitations;
- Periodic compliance reviews;
- Automatic permit revocation for violations or nuisance conditions.

This proposal is far larger than what most residents would reasonably expect in a residential neighborhood. The potential impacts from noise, odor, waste, runoff, and overall neighborhood character have not been adequately addressed, and the scale of the operation is not compatible with the surrounding residential community.

Thank you for your consideration.

Respectfully submitted,

Name: Maureen Hansen

Address: 4915 Wren Drive

Subdivision(circle one): **McGinnis/Black Bear**

C2 - COLAS GROUP INTERNAL: Employees and partners who need to know.

Outlook

USE2026 0003 - Conditional Use Permit for stabling of farm animals for personal use on Silver Street

From ajmorcal@yahoo.com <ajmorcal@yahoo.com>
Date Tue 7/14/2026 2:36 PM
To PC_Comments <PC_comments@juneau.gov>; Brandon Robinson <Brandon.Robinson@juneau.gov>

You don't often get email from ajmorcal@yahoo.com. Learn why this is important

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

My name is Aaron Morrison, and I am a neighboring property owner.

I support the applicant's request for a conditional use permit to establish a personal-use hobby farm on Lot 9. I believe it is an appropriate use and fits the character of the neighborhood.

I have two suggestions that I believe would strengthen the permit for both the applicant and neighboring property owners.

1. The application notes that the applicant owns both Lots 9 and 10 and that the additional acreage provides the separation between the hobby farm and neighboring residences that supports this request. If the Commission relies on that separation in approving the permit, I encourage you to consider preserving it through an appropriate recorded buffer or other land use mechanism that allows reasonable future development while maintaining compatibility between the hobby farm and future residences.

2. In speaking with neighbors, one recurring question was what types of farm animals would actually be permitted. While the application specifies the number of animals, it is less clear which species are being considered. Clarifying that as part of the approval would help everyone better understand the scope of the permit.

I appreciate the applicant's proposal and hope the Commission can approve it in a manner that protects both the viability of the hobby farm and the orderly future development of adjacent property.

Thank you for your consideration.

Aaron Morrison
4916 Wren Drive
907-382-8198

Outlook

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

From PC_Comments <PC_Comments@juneau.gov>
Date Wed 7/22/2026 11:18 AM
To Brandon Robinson <Brandon.Robinson@juneau.gov>

Hi, checking pc comments inbox and saw this comment for USE26-03 so wanted to pass it along in case you haven't seen it! 😊

Nicolette Chappell | Administrative Coordinator
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0715 ext. 4120 | Web: www.juneau.org

From: Sheryl Weinberg <slwrdh@gmail.com>
Sent: Friday, July 17, 2026 3:41 PM
To: PC_Comments <PC_comments@juneau.gov>
Subject: proposal for a conditional-use permit to provide for the stabling of farm animals for personal use in a D-3 zone

You don't often get email from slwrdh@gmail.com. Learn why this is important

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

My husband, Richard Hebhardt, and I have lived at 4920 Humminbird Lane since October 1994. We are in close proximity to the applicant property. It appears that the applicant is building a lovely home and an auxiliary building with an ADU.

We support the Kantola's request to raise chickens and farm animals for their personal use. Given the numbers indicated in their application, we ask that conditions be established for noise containment and manure containment. Regarding the latter, at times all current residents of the McGinnis subdivision will be downwind from the hobby farm. Especially for those of us who reside on Wren, speaking for myself and my husband, we expect to not be adversely impacted by the hobby farm regarding noise, smell, and insects.

We appreciate the opportunity to offer comments on this proposal.

Sincerely,
Sheryl Weinberg