MEMORANDUM

CITY/BOROUGH OF JUNEAU 155 South Seward Street, Juneau, Alaska 99801

DATE:

February 6th, 2013

TO:

Planning Commission

FROM:

Eric Feldt, Planner

Community Development Department

FILE NO.:

SMP2012 0001

PROPOSAL:

Montana Creek West PUD Phase 2A: Major Subdivision resulting in 12 lots.

GENERAL INFORMATION

Applicant:

Bicknell Incorporated

Property Owner:

Roscoe G Bicknell III

Legal Description:

Montana Creek West Lot 30

Parcel Code No.:

4-B29-0-116-030-0

Site Size:

3 Acres – Phase 2A

Comprehensive Plan Future

Land Use Designation:

Urban Low Dense Residential (ULDR)

Zoning:

D-3

Utilities:

City Water & Sewer

Access:

Lone Wolf Drive

Existing Land Use:

Residential Planned Unit Development

Surrounding Land Use:

North – D-3; Vacant Private Land; Montana Creek Rd

South – D-3; Single Family Dwelling; Blueberry Ln

East – D-1 & D-5; Single Family Dwelling; Trappers Ln & Ninnis Dr

West - RR; Vacant CBJ Lands



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Vicinity Map



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ATTACHMENT

Attachment A Ph 1 Montana Creek West Plat
Attachment B Ph 2A Montana Creek West Prop. Plat

Attachment C Phase 2A Construction Drawings

BACKGROUND

In 2006 the Planning Commission approved a Planned Unit Development (PUD) subdivision called Montana Creek West, located along Montana Creek Road in the northern part of the Mendenhall Valley. Once complete, this multi-phase subdivision will consist of 114 dwelling units and 86 lots (Figure 1). This subdivision was approved through major subdivision permits SUB2005-00048 (Preliminary Plat) & SUB2006-00018 (Final Plat) and designed as a PUD. The applicant completed the first phase (Attachment A) and has filed the subject major subdivision permit to start the second phase, which includes 12 new lots and a new road called Timberwolf Lane (Attachments B & C).

The entire Montana Creek West subdivision was permitted with varied lots sizes, yard setbacks, and housing types through the Planned Unit Development (PUD). PUDs provide flexible subdivision designs by requiring open spaces, vegetative buffers, and pedestrian pathways (CBJ §49.15.670). As discussed in memorandums SUB2005-00048 & SUB2006-00018, nearly one-third of the overall site is preserved as open space wetlands and cannot be developed (Figure 1), while the remaining area was allowed to be developed with a mixture of lot sizes and housing types. The overall density of the subdivision complies with the allowable density of the D-3 district.

Subsequent phases of the Montana Creek West subdivision are required to be consistent with the specific PUD and Major Subdivision standards, as well as any conditions established in the original subdivision permits (SUB2005-00048 & SUB2006-00018). Also, each phase will require additional subdivision review through the subdivision permitting process.

The proposal of Phase 2A is a Major Subdivision and thus must meet the standards of 1) Preliminary Plat Approval (CBJ §49.15.430) and later 2) Final Plat Approval (CBJ §49.15.440). Both of these approvals will be reviewed by the Planning Commission through the Conditional Use permitting process. The Preliminary Plat Approval (subject of this memorandum) establishes the subdivision layout of parcels, roads, utilities, etc. for construction. Once finished with construction, the second step (Final Plat Approval) involves ensuring all improvements are completed per code and the recording of the subdivision plat.

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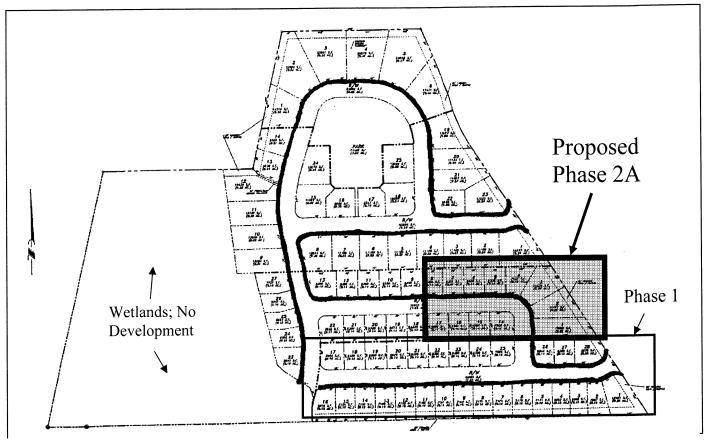


Figure 1: Montana Creek West Subdivision full build out. Wetlands to the west are required to be preserved as a no build open space area, as required by the Planning Unit Development standards. Sidewalks are shown as thick black lines along the streets.

ANALYSIS

The Phase 2A proposed plat and construction drawings are provided under Attachments B & C, respectively. The proposed plat meets the preliminary platting requirements of CBJ § 49.15.430(1)(A-R). The applicable conditions of SUB2005-00048 & SUB2006-00018 are shown below.

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Conditions of Preliminary Plat Approval of SUB2005-00048:

1. The total number of dwelling units allowed in the subdivision shall not exceed 114-units, and they shall be distributed as shown on the attached drawing entitled "proposed structure location".

This applies to all phases of the Montana Creek West subdivision.

2. Prior to final plat approval the number of dwelling units allowed per a lot must be identified on plat.

This is met as plat note #1 of Attachment B.

3. There shall be no disturbance or development within 25-feet of the exterior boundary of Montana Creek West PUD. Fences, sheds, decks, patios, and all other structures are not to be allowed in the perimeter buffer. Disturbance to this buffer is limited to selective trimming of branches, and small bushes.

This continues to be applied for all phases of the Montana Creek West subdivision.

4. Final plat shall contain a note stipulating the requirements of condition #3.

This is met as Plat note #2 of Attachment B.

5. Final Plat shall contain a note stipulating the requirements of ordinance of 2005-31.

This is met. Ordinance 2005-31 requires the dedication of a No Development Common Open Space area on Lot 29 on Attachment B. This serves as a wetland mitigation area for the development of wetlands. All development phases of the Montana Creek West subdivision will occur outside of the no development common open space area.

6. An easement in favor of the residents of Montana Creek West PUD shall be dedicated on all common open spaces, and the purpose of such easement shall be to provide access for recreational uses, and allow for the development of hiking/walking trails.

This continues to be applied for all phases of the Montana Creek West subdivision.

7. Final plat shall contain a note stipulating the requirements of condition #6.

This is met as Plat note #4 on Attachment B.

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8. Final Plat shall show the floodplain boundary.

This is met on Attachment B.

9. A 10-foot maintenance easement shall be dedicated on the lot adjacent to the lot whereon structures are situated on the common lot line; such easement shall extend the length of the lot.

This easement was not carried over onto the final plat as recorded.

10. Final plat shall show and describe maintenance easement required by condition #9

See response to item 9 above.

11. Final Plat shall not be approved until temporary cul-de-sacs are provided, where necessary (as determined by CBJ Community Development) for each phase of the development.

Attachment B shows a cul-de-sac at the end of Timberwolf Lane that has been accepted by the CBJ Community Development, Engineering. Staff had also solicited comments from Capital City Fire/Rescue Department, but no comments were received as of the date of this memorandum. This condition is satisfied.

12. Final Plat shall not be approved until a ROW is dedicated to the adjacent Barrett parcel to the south as shown in Submittal dated January 11, 2006, or until an easement over parcel "A" in favor of CBJ for the construction of rights of way is recorded.

This condition was met during the platting of Phase 1 (Attachment A).

13. Prior to issuance of a grading permit or PFT, the developer must submit a drainage plan and construction drawings illustrating all public improvements. Such plans must include provisions for addressing stormwater runoff during construction, and be approved by the CBJ Engineering Department.

This condition is met on the construction drawings under Attachment C.

14. Proposed building envelope shall be shown on the final plat for each lot within the PUD.

This condition is applicable during the Final Plat Approval review.

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15. Final plat shall contain a note indicating, "No additional dwelling units are allowed on lots beyond what is indicated."

This has been stated as being met under item 2 above.

16. With the exception of parks and public trails, all development within this PUD must be setback from the exterior boundary of this development at least 25-feet.

This has been stated as being met under item 4 above.

17. Building setbacks for proposed development shall be those recommended by staff in this report.

Building setbacks for Phase 2A will not change from what was established during the platting of Phase 1.

18. Required building setbacks shall be noted on the final plat.

This is met as Plat Note 7 on Attachment B.

- 19. Prior to Final Plat approval the developer must:
 - a. Verify the existing contents and depths of the pond to the satisfaction of the CBJ Engineering Department prior to any more filling.
 - b. All existing organics must be removed from the ponds prior to the commencement of any filling.
 - c. The developer must submit engineered plans for filling the dredge ponds; such plans must be approved by the Engineering Department and include calculations that address liquefaction in a seismic event, as well as static loading. Recommended methods for achieving consolidation may include surcharging, vibroflotation, and or other methods proposed by the developers Engineer and approved by the CBJ Engineering Department.
 - d. All fill must be placed in accordance with such engineered plan.
 - e. The developer's Engineer must verify consolidation at all depths after filling efforts are complete, and identify methods for such.
 - f. An appropriate bond and inspection fee will be required to guarantee for the satisfactory completion of such fill.

If applicable to the area of Phase 2A, these conditions will be assessed during the Final Plat Approval process.

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20. With the approval of this preliminary plat all authorizations granted by USE1999-00016, to extract, process and otherwise use, or sell sand and gravel are revoked. The restoration plan submitted with USE1999-00016 shall remain a permit requirement until such time that the applicant provides the necessary engineered drawings for the filling of the dredge ponds, and provides the necessary bonding to guarantee for such.

This condition relates to item 19 above, and (if applicable) will be assessed during Final Plat Approval process.

21. Advisory: the applicant is required to submit a stormwater and pollution prevention plan with the Alaska Department of Environmental Conservation.

The applicant has been informed on this advisory condition during Phase 1, and will continue to apply during each later phases of the Montana Creek West subdivision.

JCMP Recommended Conditions

- 1. The applicant shall utilize Best Management Practices listed below for installation of required subdivision improvements:
 - A. Diverted or construction-related water shall not be directed into receiving waters unless sediment retention structures and water quality control devices are used prior to discharge.
 - B. The duration and area of exposed soil shall be minimized to reduce erosion potential. Revegetation shall be completed within one growing season.
 - C. Soils or fill shall not be placed near stream banks where it may be transported into the watercourse.
 - D. Runoff from the site after project completion shall not contribute to the impairment of water quality.
 - E. Erosion and sedimentation control devices shall be installed between construction areas and streams prior to grading and maintained throughout the construction period.
 - F. Equipment shall not be serviced or washed within 100 feet from streams.
 - G. Spill containment and cleanup supplies shall be stored within a 15-minute transport time to construction sites.
 - H. Storage of excavated or fill materials must be placed at least 25 feet from streams.
 - I. Sediment traps or stilling basins shall be installed to prevent untreated sediment and runoff from entering streams.
 - J. Construction runoff will be filtered through silt fences before reentering streams.

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Staff recommends these JCMP conditions as continuing conditions for the approval of Phase 2A

Conditions of Final Plat Approval of SUB2006-00018:

- 1. Prior to final recording, the plat shall receive a final technical review by the CBJ Engineering Department to ensure the plat is in conformance with required surveying and accuracy standards.
- 2. All subdivision improvements must be constructed or bonded for prior to final plat recording.

These two conditions above apply during the Final Platting Approval process for Phase 2A, and are not applicable during the Preliminary Plat Approval process.

All applicable conditions of SUB2005-00048 & SUB2006-00018 are met. In addition to those conditions above, the following excerpt in memorandum of SUB2005-0048 applies to Phase 2A.

Memorandum of SUB2005-0048 excerpt:

Phase 2 with 6.0-acres would be a continuation of the Phase 1 design, with smaller more affordable homes. It would consist of 27 lots, three of which could be developed with duplexes (lots 13, 22 and 23), for a total of 30-dwelling units in this phase. The combined density of phase 1 & 2 would be approximately 4.5-dwelling units per an acre. The median lot size in this phase would be approximately 6,300-square feet.

The proposal is half as big as the originally planned second phase, with only 12 lots and half the distance of a new road. Phase 2A covers approximately three acres of land. The number of units proposed is less than half of what is allowed. The lots with the planned duplexes are shown in the second half of phase 2. Therefore, there will not be any duplexes in Phase 2A. The combined density of Phase 1 and partial Phase 2 is 4.5 dwelling units/acre¹. Since this calculation is not of the entire second phase, it is not an equal comparison with the anticipated density of 4.5, but does prove it is exactly half of Phase 2. Therefore, this density is consistent. The median lot size of half of Phase 2 is 6,300 square feet and is consistent with the anticipated median lot size. Staff finds the proposal is consistent with the parameters established under SUB2005-0048.

Specific setbacks of the Montana Creek West were established under the original subdivision permits, and are different than those required under the D-3 district. These setbacks are stated on the proposed plat (Attachment B).

¹ Staff calculated the density of Phase 1 (30 units) (6.21 acres) + partial Phase 2 (12 units) (3 acres) by dividing number of total units (42) over land area (9.21 acres) = 4.5 dwelling units/ acre.

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Street Design Standards

The design and construction standards of new streets must comply with CBJ § 49.35 *Public Improvements* and applicable CBJ Street Standards of 102A-D. Attachment C shows a new street, called Timberwolf Lane, having a 60-foot wide ROW with two, 12.5-foot wide travel lanes, one five-foot wide sidewalk with curb and gutter on the southern side, and new utilities lines and street lights. The proposed street design complies with CBJ § 49.35 and applicable CBJ Street Standards.

Drainage

Sheet C3 of Attachment C show drainage from the new street being managed with a storm drain system. Sheet C9 shows a typical lot grading plan and private drainage easement. There will be a 20-foot drainage easement connecting Timberwolf Lane and Montana Creek Road, shown on Attachment B.

Wetlands

Wetlands affected by the overall development of the Montana Creek West are allowed to be filled with the preservation of Lot 29 (Attachment B). This was a condition of SUB2005-00048. However, the applicant is responsible for obtaining necessary permits from the US Army Corps of Engineers (COE) prior to filling any wetlands, when needed during each development phase. The COE has been notified of the subject proposal.

Habitat

Beyond wetlands, there are no other sensitive habitats regulated by Title 49 that will be negatively affected with the subject proposal.

Access

As stated earlier, the Montana Creek West subdivision is accessible from Montana Creek Road. Phase 2A will be accessible from Lone Wolf, and each new house of the proposed phase will have direct access from Timberwolf Lane.

Traffic Analysis

Title 49 requires a traffic impact analysis (TIA) for developments with a generated Average Daily Trip (ADT) count of 500 or more, or 250 ADT if warranted by site conditions. The *Institute of Transportation Engineers* (ITE) *Trip Generation* manual, calculated an average of 9.57 ADT generated by one single-family detached dwelling². Phase 2A consist of 12 lots with an anticipation of 12 single family houses. Therefore, a total average of 114.84 ADT is anticipated from Phase 2A. The combined ADT of Phase 1 (258.39) and Phase 2A is 373.23 trips. This falls below the 500 but above 250 ADT. The Community Development Department Director will not require a TIA for Phase 2A. Staff notes that there was no TIA required under the original subdivision permits for the Montana Creek West subdivision.

² Institute of Transportation Engineers (2003). Trip Generation. 7 Edition, Vol. 2 & 3

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Pedestrian Access

Pedestrian access is required by this PUD, as new roads are built. A sidewalk along one side of the street through the entire Montana Creek West subdivision is required and established under the original subdivision permits. See Figure 1. The sidewalk will continue as designed during Phase 2A.

Staff finds the proposed plat and construction drawings for Phase 2A consistent with the overall Montana Creek West subdivision standards established under memorandums SUB2005-00048 & SUB2006-00018, compliant with street improvement standards (CBJ § 49.35 *Public Improvements* and applicable CBJ Street Standards of 102A-D) and Planned Unit Development standards (CBJ §49.15.670).

Adopted Plans

2008 Comprehensive Plan

The Comprehensive Plan is a +20-year guiding plan that provides policies on a wide array of community elements such as Housing, Land Use, Transportation, Environment, etc. The subject parcel is located in the Urban Low Dense Residential (ULDR) land use category of the 2008 Comprehensive Plan. See land use category definition below.

Urban Low Density Residential

These lands are characterized by urban or suburban residential lands with detached single-family units, duplex, cottage or bungalow housing, zero lot- line dwelling units and manufactured homes on permanent foundations at densities of <u>one to six units per acre</u>. Any commercial development should be of a scale consistent with a single family residential neighborhood. (Emphasis added)

The overall density of the Montana Creek West subdivision does not exceed the underlying D-3 district density due to the required open spaces and wetland preservation. Therefore, it is also consistent with the ULDR density range. As mentioned earlier, only one dwelling unit is allowed on each lot of Phase 2A per a required plat note.

The following policies of the Housing chapter of the 2008 Comprehensive Plan apply to the proposal:

POLICY 4.2. IT IS THE POLICY OF THE CBJ TO FACILITATE THE PROVISION OF AN ADEQUATE SUPPLY OF VARIOUS HOUSING TYPES AND SIZES TO ACCOMMODATE PRESENT AND FUTURE HOUSING NEEDS FOR ALL ECONOMIC GROUPS.

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Through the Planned Unit Development subdivision design of the Land Use Code, the applicant was able to create a mixture of lot sizes and housing types. This will offer housing needs to diverse economic groups

4.2.SOP1 Designate on the Comprehensive Plan Land Use Maps adequate sites and supporting infrastructure within the Urban Service Area Boundary to accommodate a diversity of housing types, size, price and types of neighborhood scale and character to satisfy the desires of all residents.

The Montana Creek West Subdivision is located in the Urban Service Boundary and will create diverse housing sizes and styles through the PUD.

4.2.IA2 Review planned unit development (PUD) provisions in the Land Use Code to ensure maximum opportunity for flexible siting, design, and construction of residential developments. Clustering of new structures and provision of mixed densities within each new subdivision should be encouraged.

The Montana Creek West Subdivision took advantage of the PUDs flexibility in residential design through clustering the buildable lots and protecting sensitive habitats.

The proposal is consistent with the land use designation and meets the applicable policies. Therefore, the project is consistent with the 2008 Comprehensive Plan.

2009 Non-Motorized Transportation Plan

The goal of this plan is to promote active transportation by guiding development of a community wide bicycle and pedestrian network that can be used by all Juneau residents. The Plan acts as a design guideline that recommends pedestrian amenities for existing and future development; it does not establish development standards like the Land Use Code.

Though the Plan does not specifically mention Montana Creek West subdivision or Lone Wolf Drive, it does state the following safety measures that are germane to the proposal:

- Sidewalks to be at least five feet wide with curb cuts or ramps at intersections w/ tactile warning;
- Narrower travel lanes to shorten the pedestrian crossing distance and slow traffic;
- Additional street lights to increase visibility of pedestrians and bicyclists;
- Tighten corner curb radii to slow traffic, shorten pedestrian crossing distances and provide space for perpendicular curb ramps; and
- Crosswalks that are easy to see and last a long time. Continental or ladder style crosswalks
 are marked with thick white lines perpendicular to the direction of travel, are easy to see and
 long lasting.

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As discussed earlier, Phase 2A will continue the approved subdivision design with the creation of a new road with street lights and a sidewalk on one side of the road. As the whole subdivision is built, future streets and sidewalks will be created. Attachment C shows a five-foot wide sidewalk, street lights, a continental-style cross walk with ramps & tactile warning. The curb radii of Lone Wolf and Timberwolf Lane is of a typical width. The applicant wants to keep the same width for both streets and keep the new intersection radii at a typical width. Since the width of the new street and intersection radii comply with the CBJ Engineering Street Standards, the applicant does not have to change it to meet other codes. Revising these two elements would make the proposal more consistent with the Plan. Overall, staff finds the proposal meeting the intent of the Non-Motorized Transportation Plan.

FINDINGS

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

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

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

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

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

Per CBJ §49.15.300 (e)(1)(A through C), Review of Director's Determinations, the Director makes the following findings on the proposed development:

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

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

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

Yes. The proposed subdivision is appropriate according to the Table of Permissible Uses. The Conditional Use permit is listed at CBJ §49.25.300, Section 25.1 for the D-5 zoning district.

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

Yes. The proposed subdivision complies with the other requirements of this chapter. Public notice of this project was provided in the February 1st and 11th issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public right of way.

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

No. The proposal of Phase 2A was previously discussed as part of the whole subdivision under the previous subdivision cases. The amount of traffic volume, noise, building potential resulting of Phase 2A will be similar to existing residential neighbors in the area. Also, Greg Browning, CBJ Police Chief, stated he did not have any issues with the proposal. As of the date of this memorandum, staff did not receive comments from the CCF/R. Staff finds that the approval of Phase 2A will not 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?

No. Phase 2A will be developed with dwelling units that will likely be similar in scale to existing residences in the area. Further, the individual phases of Montana Creek West will be developed to a density and design established under the previous subdivision permits that created the overall subdivision layout. As required by plat note, each lot of Phase 2A can only have one dwelling unit. This restriction will limit the intensity of each development phase of the overall subdivision.

Therefore, staff does not find that the approval of Phase 2A will substantially decrease the value of or be out of harmony with property in the neighboring area.

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

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Yes. As stated earlier, Phase 2A complies with the Preliminary Plat Approval and PUD sections of the Land Use Code, as well as the applicable conditions of the original subdivision permits establishing the entire Montana Creek West subdivision. The proposal is consistent with 2008 Comprehensive Plan and meets the intent of the 2009 Non-Motorized Transportation Plan.

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

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

Not Applicable. As noted earlier, there are several conditions of SUB2005-00048 relating to the Juneau Coastal Management Program that staff recommends as conditions of approval.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the Director's analysis and findings and grant the requested Preliminary Plat permit of Phase 2A, Montana Creek West subdivision. We further recommend that the approval be subject to the following conditions:

- 1. Prior to final plat recording, the plat shall receive a final technical review by the CBJ Engineering Department to ensure the plat is in conformance with required surveying and accuracy standards.
- 2. Prior to final plat recording, all subdivision improvements must be constructed or bonded for.

MAJOR SUBDIVISION OR PLATTING APPLICATION

(CHANGING OR CREATING 5 OR MORE LOTS) **Project Number** Project Name (15 characters) Case Number Date Received SMP70170001 TYPE OF MAJOR SUBDIVISION OR PLATTING APPROVAL REQUESTED (please see submittal requirements on reverse) N Preliminary Plat (SMP) Final Plat (SMF) Planned Unit Development-(PDP) **Planned Unit Development -**(PDF) **Preliminary Plan Approval** Final Plan Approval Other _ Please attach a cover letter to fully explain the project if there is not adequate space on this form. LEGAL DESCRIPTION(S) OF PROPERTY TO BE SUBDIVIDED OR PLATTED: Lot 30 Montera Creek West Phase 1 BE COMPLETED BY THE APPLICANT Number of Existing Parcels Total Land Area Number of Resulting Lots or Parcels EXISTING BUILDING(S) OR STRUCTURES ON THE LAND: NO CURRENT USE OF LAND OR BUILDING(S): 0 PROPOSED USE OF LAND OR BUILDING(S): _ **UTILITIES AVAILABLE:** WATER: Public On Site SEWER: X On Site UNIQUE CHARACTERISTICS OF LAND OR BUILDING(S): _ SUBDIVISION/PLATTING/PUD FEES For more information regarding the Fees Check No. permitting process and the submittals Receipt Date required for a complete application, **Application Fees** please see the reverse side. Admin. of Guarantee If you need any assistance filling out Adjustment this form, please contact the Permit Pub. Not. Sign Fee Center at 586-0770. Pub. Not. Sign Deposit **Total Fee**

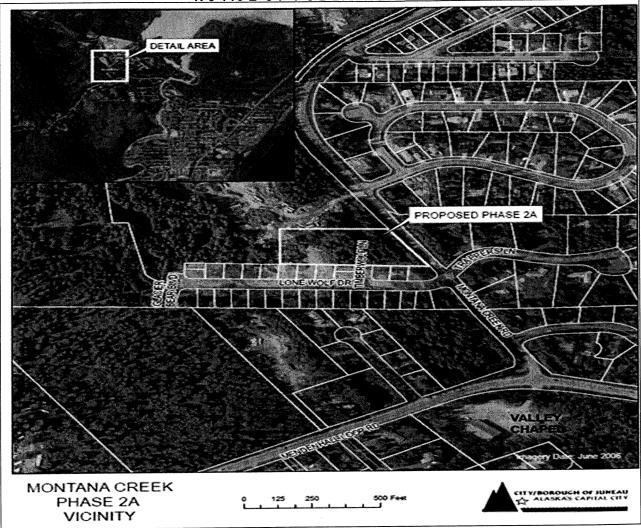
NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

DEVELOPMENT PERMIT APPLICATION

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Street Address Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) Minton Creek West J Assessor's Parcel Number(s) LANDOWNER/ LESSEE Property Owner's Name ROSCOE British Mailing Address Home Phone: Fax Number:								
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	LANDOWNER/ LESSEE CONSENT *****Required for Planning Permits, not needed on Building/ Engineering Permits****							
APPLICANT	I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application. X Landowner/Lessee Signature Date							
٥	Landowner/Lessee Signature		Date					
_	NOTICE: The City and Borough of Juliandowner in addition to the formal contenting date.	uneau staff may need access to the subject property du onsent given above. Further, members of the Planning	ring regular business hours and v Commission may visit the proper	vill attempt to contact the ty before the scheduled public				
Ш		the same as OWNER, write "SAME" and sign and date						
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Δ.	F!! B d d d a a a a	unellinc.com	Other Contact Phone Number					
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(Small, Large, Rural, Extraction, Exploration) ign Approval (If more than one, fill in all applicable permit #'s) ubdivision (Minof, Major) PUD, St. Vacation, St. Name Change)		4/12/2012	SMP	72120001	
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(Minor, Major) PUD, St. Vacation, St. Name Change)		4/12/2012	SMP	72120001	
Annual Allewable Conditional Cottage Housing			100	<u> </u>	
Mobile Home Parks, Accessory Apartment)					
ariance Case (De Minimis and all other Variance case types)					
Vetlands Permits					
one Change Application					
Other (Describe)					
***Public Notice Sign Form filled out and in the file.					
s:				Permit Intake	
V	(De Minimis and all other Variance case types) etlands Permits one Change Application ther (Describe) ***Public Notice Sign	(De Minimis and all other Variance case types) etlands Permits one Change Application ther (Describe) ***Public Notice Sign Form file	(De Minimis and all other Variance case types) etlands Permits one Change Application ther (Describe) ***Public Notice Sign Form filled out and in the fil	(De Minimis and all other Variance case types) etlands Permits one Change Application ther (Describe) ***Public Notice Sign Form filled out and in the file.	

NOTICE OF PUBLIC HEARING



PROPOSAL: Montana Creek West PUD Phase 2A: Major Subdivision rsulting in 12 new lots.

FILE NO:

SMP2012 0001

TO:

Adjacent Property Owners

HEARING DATE: Feb 12, 2013

HEARING TIME: 7:00pm

PLACE:

Assembly Chambers

Municipal Building 155 South Seward St Juneau, Alaska 99801 APPLICANT: Bicknell Incorporated

Property PCN: 4-B 29-0-116-030-0

Size: 3 acres Ph 2A

Zoned: D3

Owner(s): Roscoe G Bicknell III &

Roscoe G Bicknell IV

Site Address: 5401 Montana Creek Road

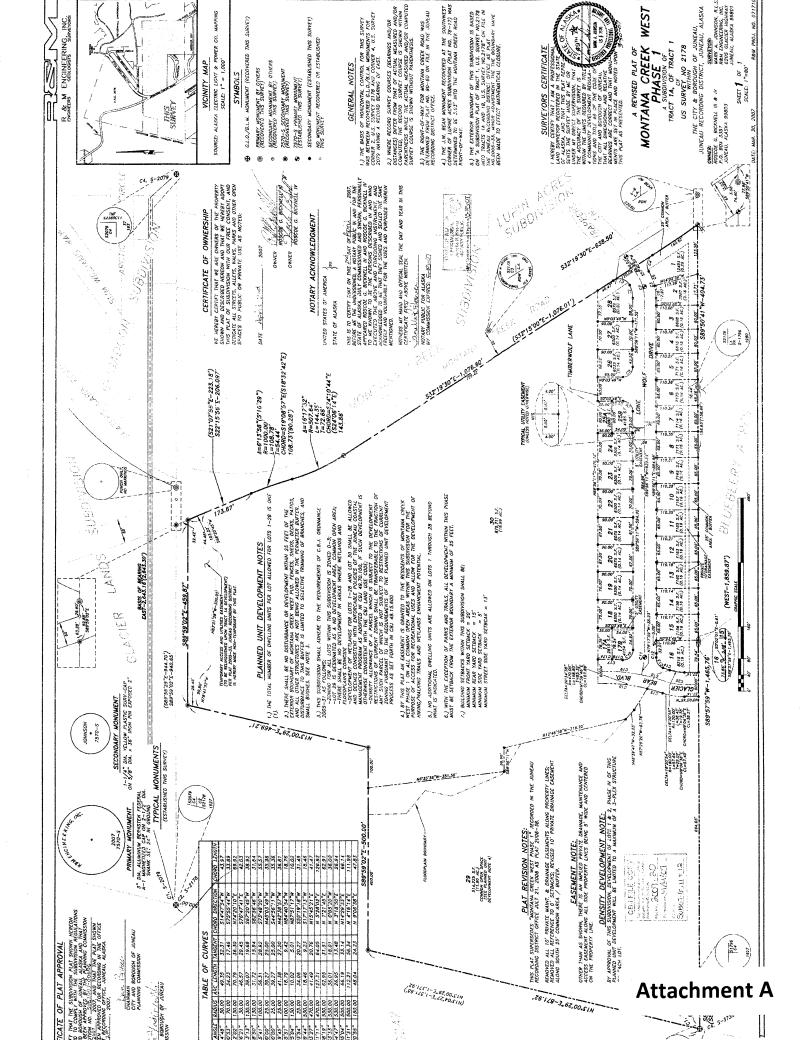
Accessed via: Montana Creek Road

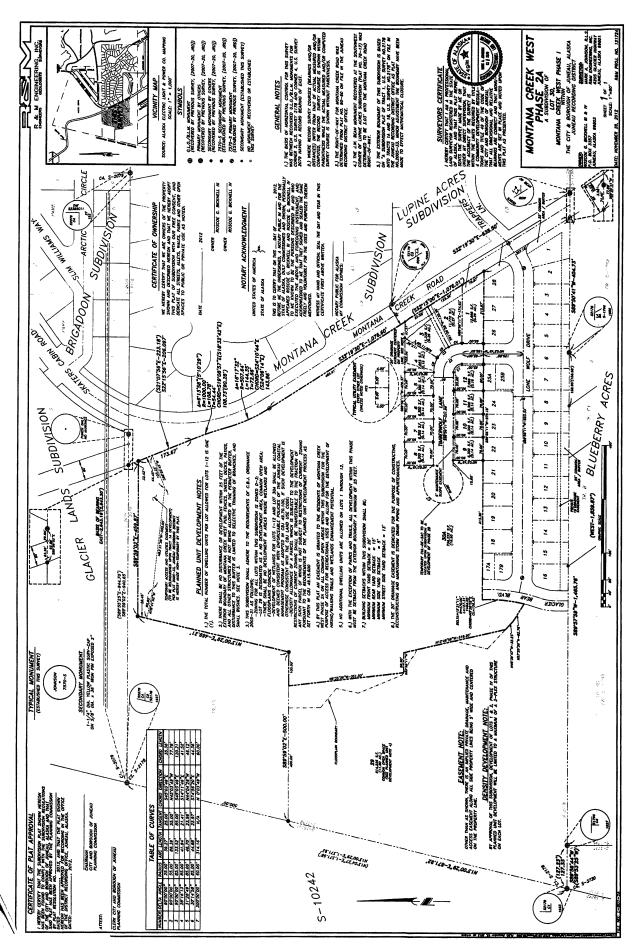
PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

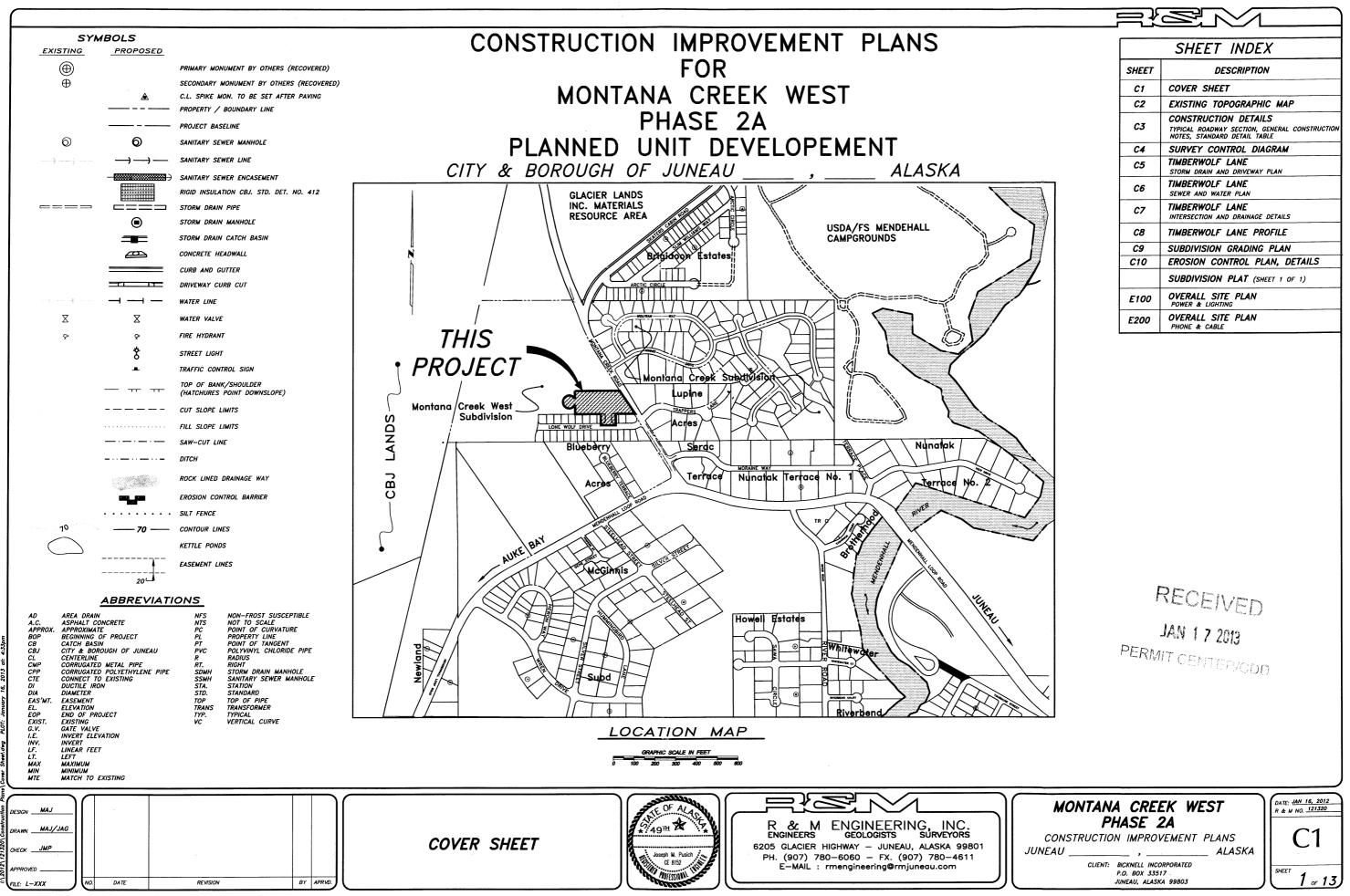
lf you have questions, please contact Eric Feldt at eric_feldt@ci.juneau.ak.us or at 907-586-0764

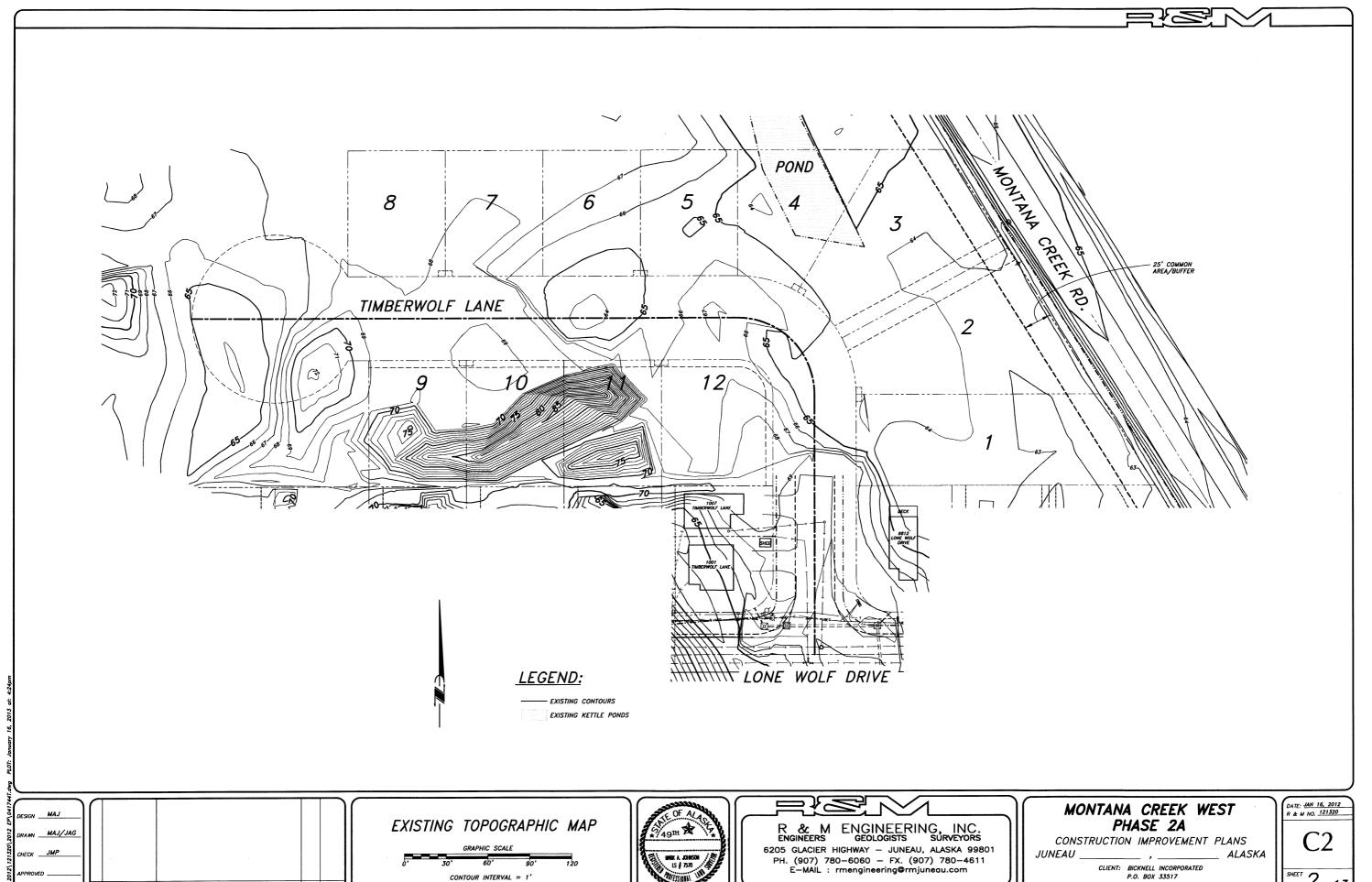
Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm.





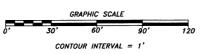
Attachment B





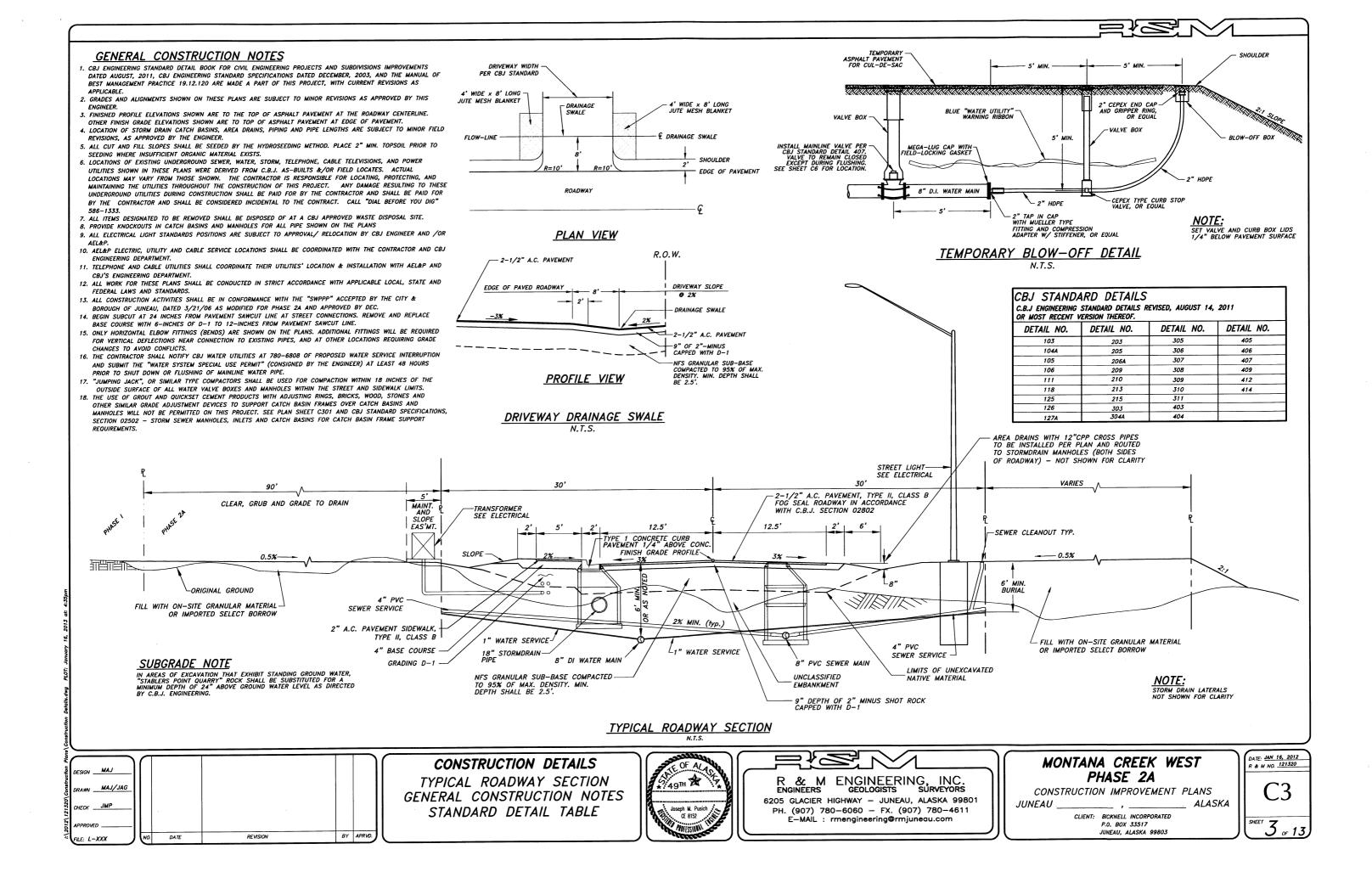
FILE: L-XXX

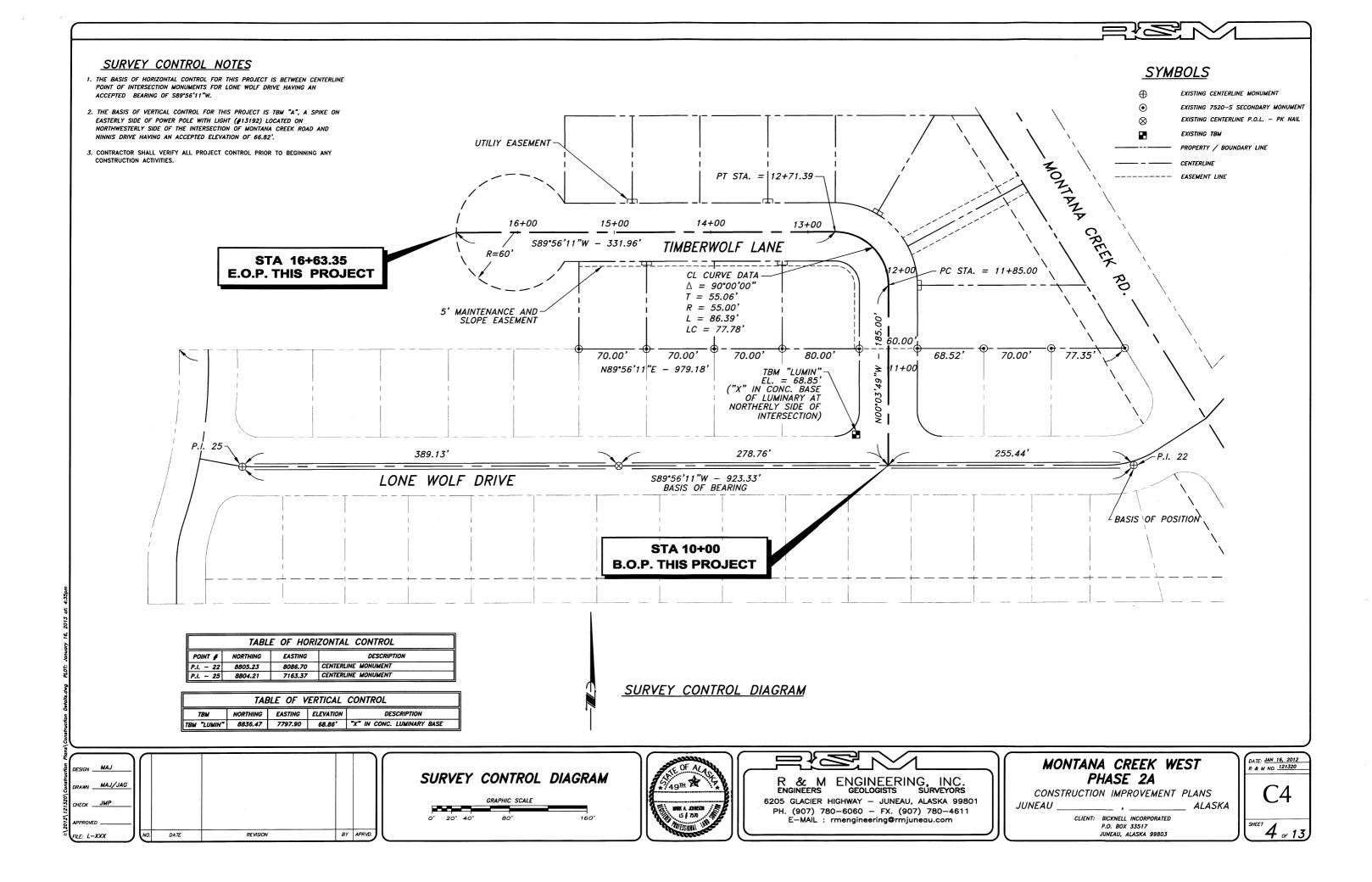


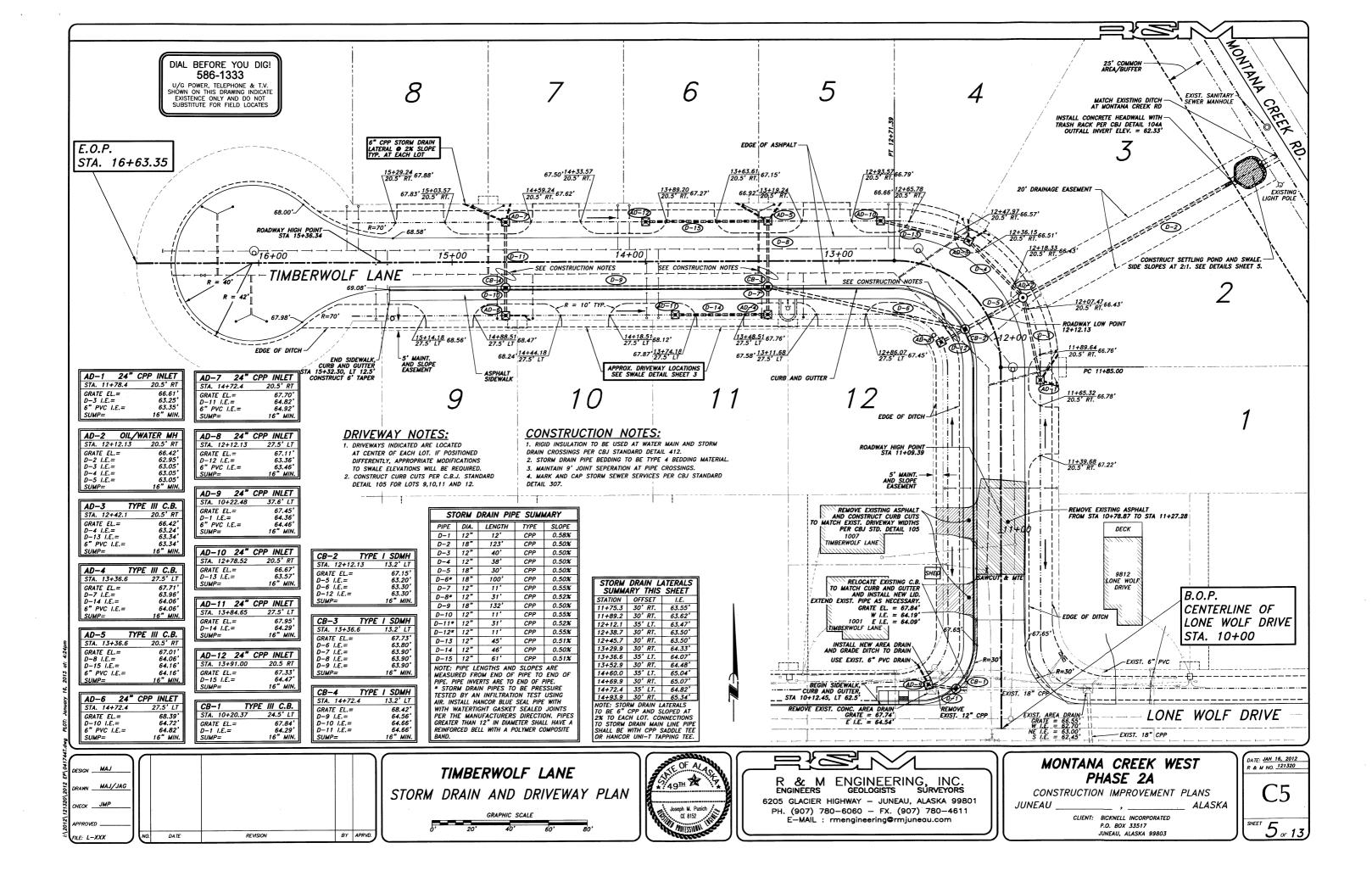


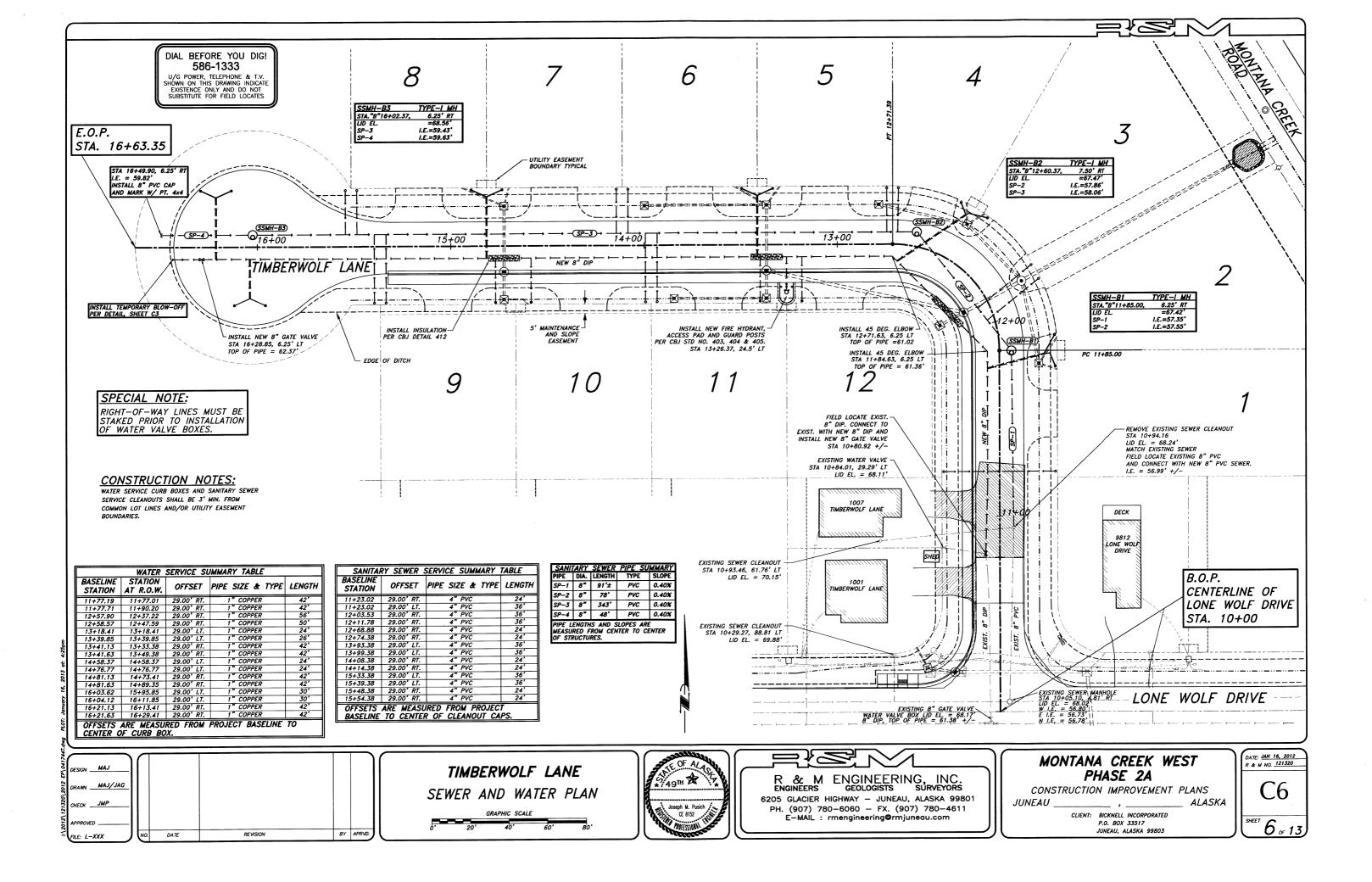


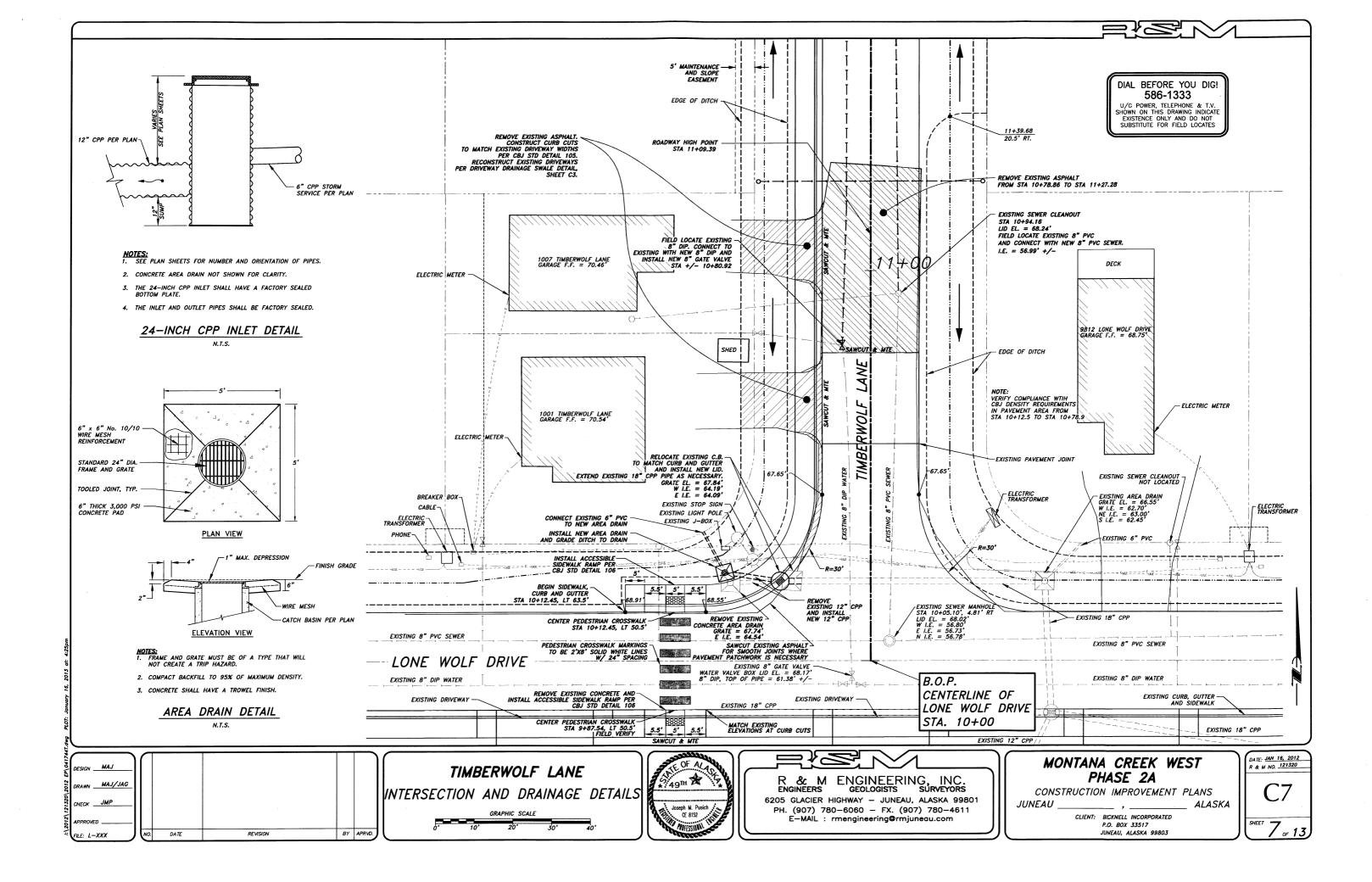
CLIENT: BICKNELL INCORPORATED P.O. BOX 33517 JUNEAU, ALASKA 99803

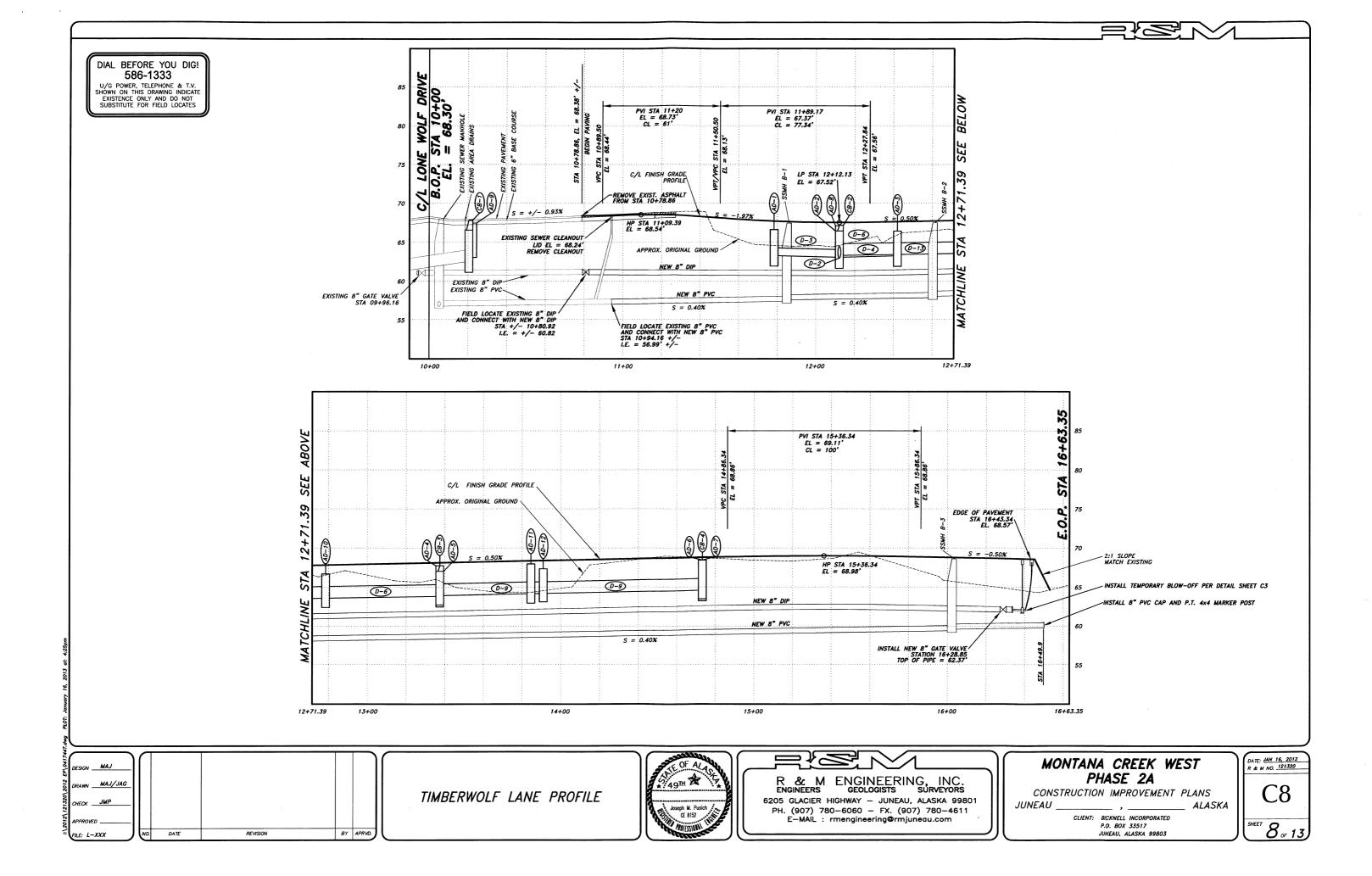


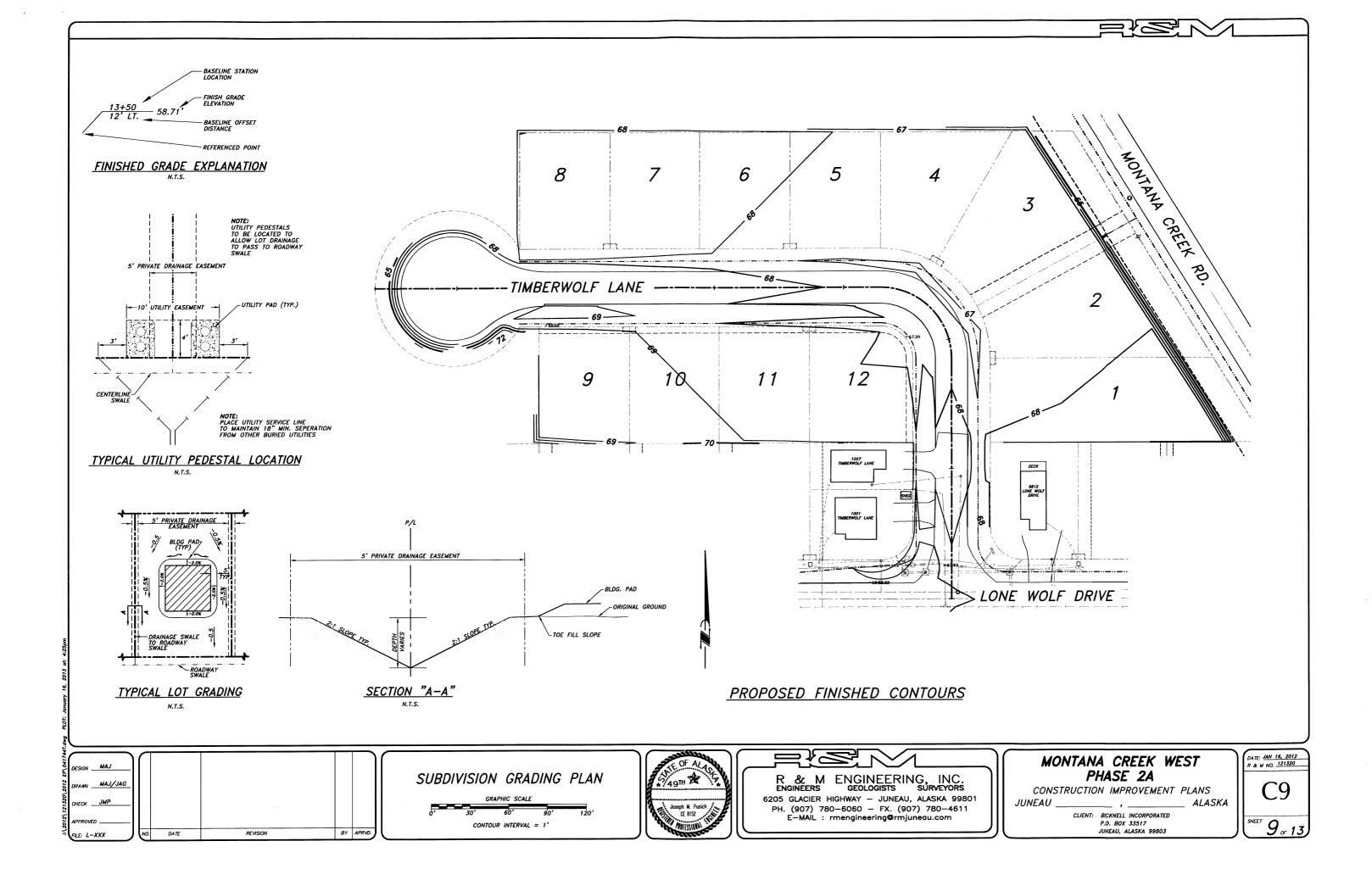


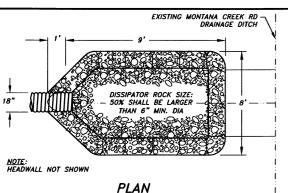












<u>PLAN</u>

CONCRETE HEADWALL PER CBJ DETAIL 104 CONSTRUCT SETTLING POND AND SWALE

THICKNESS ('d')=1.5 x MAX. ROCK DIAMETER - 12" MIN.

<u>SECTION</u>

NOTES:

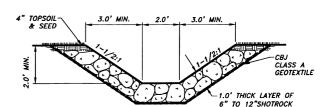
1. LENGTH OF ROCK APRON SHALL BE OF SUFFICIENT LENGTH TO DISSIPATE ENERGY.

2. FILTER MATERIAL SHALL BE FILTER FABRIC UNDER 6" THICK MINIMUM GRADED GRAVEL LAYER.

CULVERT DISCHARGE ENERGY DISSIPATOR/ <u>SETTLING POND</u>

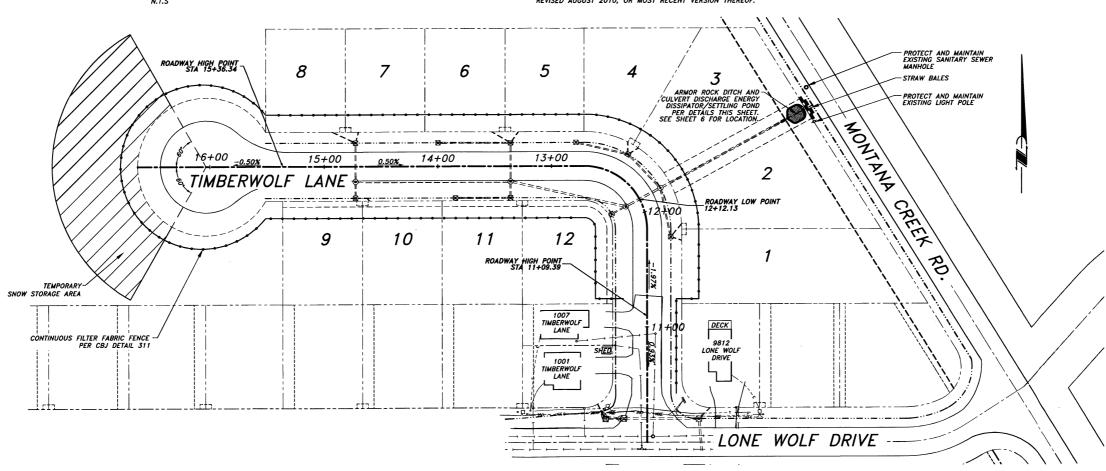
EROSION AND SEDIMENT CONTROL **NOTES:**

- 1. EROSION CONTROL BARRIERS SHALL BE PLACED BEFORE ANY CONSTRUCTION ACTIVITIES PER THE MOST CURRENT VERSION OF THE ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES "ALASKA STORM WATER POLLUTION PREVENTION PLAN GUIDE"
- 2. BARRIERS WILL BE MAINTAINED AND SERVICED THROUGH-OUT CONSTRUCTION.
- 3. COLLECTED SEDIMENT WILL BE DISPOSED OF OFFSITE AT AN APPROVED DUMP SITE.
- 4. ALL CONSTRUCTION SHALL ADHERE TO THE ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES "ALASKA STORM WATER POLLUTION PREVENTION PLAN GUIDE.
- 5. A WEEKLY SUMMARY DETAILING "STORM WATER POLLUTION PREVENTION PLAN" (SWPPP) SHALL BE PROVIDED TO CBJ ENGINEERING.
- 6. TEMPORARY EROSION & SEDIMENTATION CONTROL BARRIER SHALL BE CONSTRUCTED PER C.B.J. STD. DETAIL 312 OR AS DIRECTED BY THE ENGINEER. ACTUAL LOCATIONS MAY VARY AND MAY BE RELOCATED AS DIRECTED BY THE ENGINEER.
- 7. EROSION CONTROL AND SNOW STORAGE MEASURES TO COMPLY WITH CRJ GUIDE FOR STORMWATER BEST MANAGEMENT PRACTICES. REVISED AUGUST 2010, OR MOST RECENT VERSION THEREOF.



ARMOR ROCK DITCH

N.T.S. EAST OUTLET OF PIPE D-2



EROSION CONTROL PLAN



DESIGN ___MAJ ORAWN MAJ/JAG CHECK ___JMP DATE REVISION BY APRVD. FILE: L-XXX

EROSION CONTROL PLAN, DETAILS



R & M ENGINEERING, INC. ENGINEERS GEOLOGISTS SURVEYORS

6205 GLACIER HIGHWAY - JUNEAU, ALASKA 99801 PH. (907) 780-6060 - FX. (907) 780-4611 E-MAIL: rmengineering@rmjuneau.com

MONTANA CREEK WEST PHASE 2A

CONSTRUCTION IMPROVEMENT PLANS

ALASKA JUNEAU _ _____,____

CLIENT: BICKNELL INCORPORATED P.O. BOX 33517 JUNEAU, ALASKA 99803

DATE: JAN 16, 2012 R & M NO. 121320

