

MEMORANDUM

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

DATE: June 6, 2014

TO: Planning Commission

FROM: Chrissy McNally, Planner
Community Development Department *Chrissy McNally*

FILE NO.: CSP2014 0011

PROPOSAL: Installation by DOT&PF of additional street light at the intersection of Back Loop Road and Montana Creek Road.

GENERAL INFORMATION

Applicant: City and Borough of Juneau

Property Owner: City and Borough of Juneau

Property Address: Mendenhall Back Loop Road and Montana Creek Road

Legal Description: N/A

Parcel Code No.: 0 Parcel

Site Size: 35 feet in height

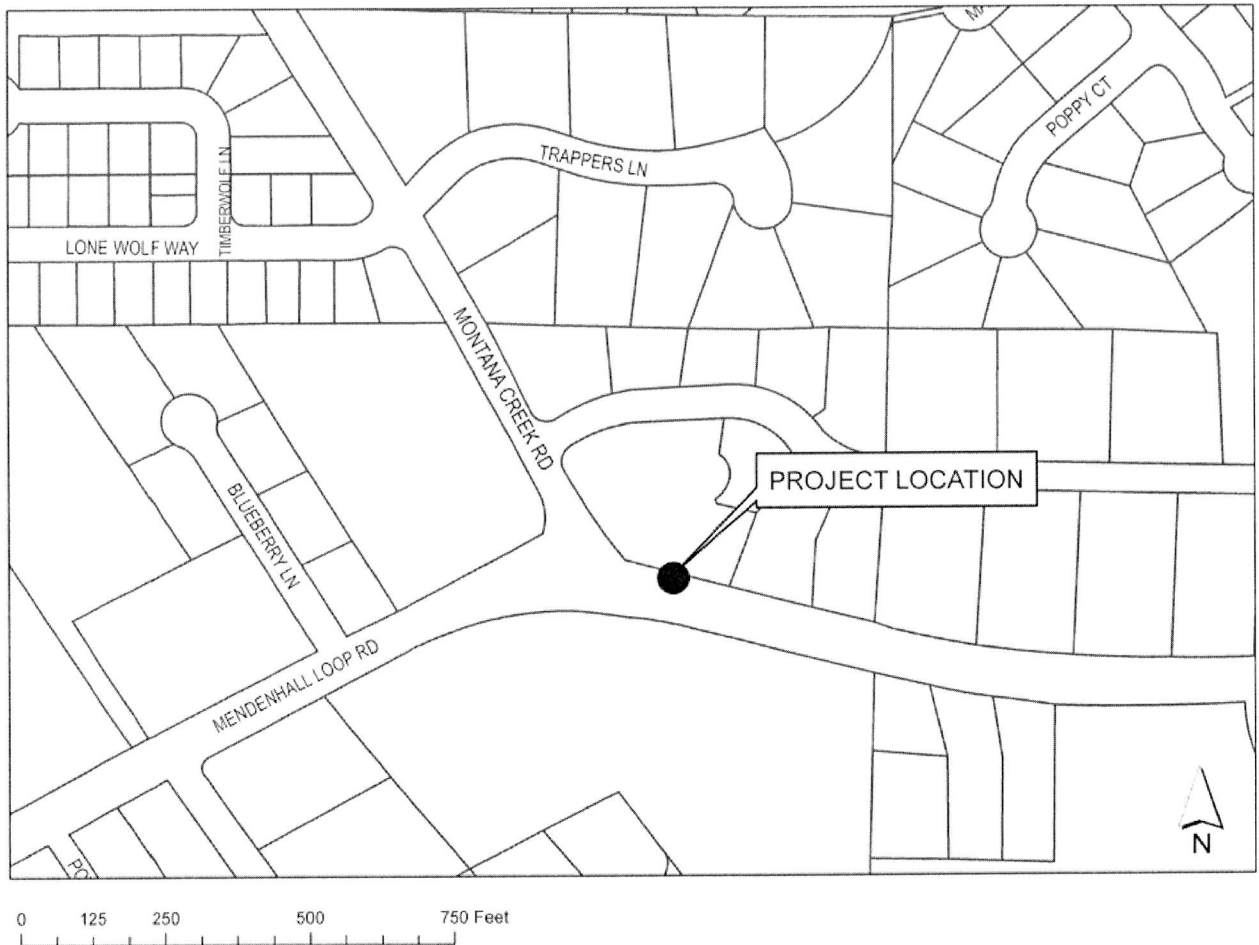
Comprehensive Plan Future Land Use Designation: Urban Low Density Residential

Zoning: N/A

Existing Land Use: Right-of-Way

Surrounding Land Use:
North - D1- Single Family Residence
South - D3 - Right-of-Way/ Valley Chapel
East - D1- Right-of-Way
West - D3 - Right - Way/ Single Family Residence





Attachments

Attachment A: City Project Application
Attachment B: Abutters Notice

BACKGROUND

The Alaska Department of Transportation and Public Facilities (DOT&PF) has submitted a proposal for the installation of an additional street light at the intersection of Back Loop Road and Montana Creek Road for local consistency review. Local review and concurrence is required for State projects by CBJ 49.15.580

The Commission shall review proposed Alaska State Capital Improvement Projects for consistency with this title pursuant to AS 35.30.010, and may impose conditions on and modifications to such projects.

Montana Creek Road accesses Brigadoon Subdivision south of Skater's Cabin Road, Montana Creek Subdivisions (east of Montana Creek Road) and Montana Creek West (west of Montana Creek Road). The road also provides access to popular recreation sites such as Mendenhall Lake and West Glacier Trail. In 2005, improvements were made to Montana Creek Road and included a separated bike lane. That project was reviewed for local consistency with CSP2005 0001.

Both Mendenhall Back Loop Road and Montana Creek Road are classified by CBJ as collector streets. CBJ 49.80.120 defines a collector as a "*street which collects traffic from local streets and connects the minor and major arterials.*" DOT&PF classifies Mendenhall Loop Road as a major collector and Montana Creek Road as a local roadway. According to DOT&PF data from 2010 Average Annual Daily Traffic (AADT) from Mendenhall Back Loop Road to Montana Creek Road is 4,788 to 5,274 AADT.

ANALYSIS

The installation of additional lighting at the intersection of Mendenhall Loop Road and Montana Creek is intended to increase safety for motorized and non-motorized traffic. A street light currently exists on the northwest corner of the intersection. The proposed street light will provide illumination from the northeast corner of the intersection.

CONFORMITY WITH ADOPTED PLANS

The proposed project was reviewed for conformance with the following CBJ-adopted plans and policies:

Comprehensive Plan (2013)
Area-Wide Transportation Plan (2001)
Non-Motorized Transportation Plan (2009)

Comprehensive Plan (2013):

The Comprehensive Plan recognizes the importance of investing in public and private utilities and facilities, stating that “A full complement of services and facilities to promote the public’s health, safety and quality of life is needed to provide adequately for the density and intensity of land uses envisioned in the Urban Service Area and proposed New Growth Area...” (p. 197) Chapter 12, Public and Private Utilities and Facilities, provides policy support for the city’s continued investment in the services necessary to support growth within the Urban Service Area:

POLICY 12.1 TO PLAN FOR THE TIMELY AND EFFICIENT PROVISION OF AN APPROPRIATE LEVEL OF PUBLIC FACILITIES IN ALL DEVELOPED AND DEVELOPING AREAS WITHIN THE URBAN SERVICE AREA.

The number of residences served by Montana Creek Road continues to grow with the expansion of Montana Creek West Subdivision. As traffic at the intersection of Back Loop Road and Montana Creek Road increases, additional street lighting will prove a service to motorized and non-motorized users.

The 2013 Comprehensive Plan does not specifically address street lighting. However, Chapter 8 does reference the Area Wide Transportation Plan (AWTP) which specifically addresses street lighting.

IMPLEMENTING ACTION 8.8-IA14 IMPLEMENT SUBAREA IMPROVEMENTS FOR THE MENDENHALL VALLEY CALLED FOR IN THE AREA WIDE TRANSPORTATION PLAN AS FUNDING BECOMES AVAILABLE. WHERE THERE IS A PUBLIC NEED FOR THOSE IMPROVEMENTS IN THE IMMEDIATE FUTURE, ACTIVELY PURSUE THE FUNDING NEEDED TO COMPLETE THOSE IMPROVEMENTS.

Area-Wide Transportation Plan (AWTP) (2001)

Need ID #59 of the AWTP cites needed improvements to Back Loop Road and Montana Creek Road;

“From the river to Auke Bay, construct pedestrian and bicycle facilities, bus pullouts/shelter and intersection street lighting.”

Non-Motorized Transportation Plan (NMTP) (2009)

Chapter 7 of the NMTP calls for improvements to intersections for non-motorized users including additional street lighting. However, intersection improvements at Back Loop Road and Montana Creek Road were identified as a low priority in the NMTP. As previously noted, significant improvements were made to bike and pedestrian safety with the 2005 Montana Creek Road improvements.

HABITAT

There are no sensitive habitats protected by the Land Use Code that will be affected by the installation of the street light.

FINDINGS

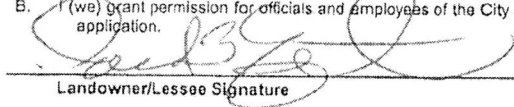
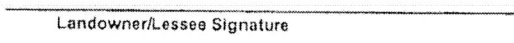

Staff finds CSP2014 0011 consistent with Title 49, the Comprehensive Plan, and the Capital Improvement Program as described above.

RECOMMENDATION

Staff recommends that the Planning Commission recommend that the Assembly **approve** the proposed project, as prescribed at CBJ 49.10.170(c).

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received:
Project Name (City Staff to Assign Name)		

INFORMATION	Project Description Provide additional highway luminaire on Back Loop Road at the Montana Creek Road intersection.		
	PROPERTY LOCATION		
	Street Address Back Loop Road and Montana Creek Road		City/Zip Juneau 99801
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot)		
	Assessor's Parcel Number(s)		
	LANDOWNER/ LESSEE		
	Property Owner's Name State of Alaska DOT&PF		Contact Person: David Epstein, P.E.
	Mailing Address 6860 Glacier Highway		Work Phone: 465-4483
	E-mail Address david.epstein@alaska.gov		Home Phone: 465-3506
			Other Contact Phone Number(s): 209-7995
PROJECT / APPLICANT	LANDOWNER/ LESSEE CONSENT ****Required for Planning Permits, not needed on Building/ Engineering Permits****		
	I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:		
	A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.		
	B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.		
	X		5/12/14
		Landowner/Lessee Signature	Date
	X		
		Landowner/Lessee Signature	Date
	NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.		
	APPLICANT If the same as OWNER, write "SAME" and sign and date at X below		
Applicant's Name SAME		Contact Person:	
Mailing Address		Work Phone:	
E-mail Address		Home Phone:	
		Fax Number:	
		Other Contact Phone Number(s):	
X		5/12/14	
	Applicant's Signature	Date of Application	

OFFICE USE ONLY BELOW THIS LINE					
STAFF APPROVALS	<input checked="" type="checkbox"/>	Permit Type	SIGN	Date Received	Application Number(s)
		Building/Grading Permit			
	X	City/State Project Review and City Land Action		5/12/14	CSPII-011
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
		Mining Case (Small, Large, Rural, Extraction, Exploration)			
		Sign Approval (If more than one, fill in all applicable permit #'s)			
		Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
		Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
		Variance Case (De Minimis and all other Variance case types)			
		Wetlands Permits			
		Zone Change Application			
		Other (Describe)			
	***Public Notice Sign Form filled out and in the file.				
	Comments:				Permit Intake Initials

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

FORMS 2010 Applications Revised November 2009

CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

Project Number	Project Name (15 characters)	Case Number CSP 7-0111 0011	Date Received 5/12/14
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TYPE OF PROJECT REVIEW:

☐ City Project Review
 ☐ City Land Acquisition /Disposal
 ☒ State Project Review

DESCRIPTION OF PROJECT

Improve intersection visibility on the upland side of Back Loop Road east of Montana Creek Road intersection by installing a new highway luminaire. New light will be approx. 200 ft east of existing luminaire.

Please attach a cover letter to fully explain the project if there is not adequate space on this form.

CURRENT USE OF LAND OR BUILDING(S):

State highway right-of-way

PROPOSED USE OF LAND OR BUILDING(S):

Same as current use.

PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:

Is this project associated with any other Land Use Permits? ☒ No ☐ Yes Case No.: _____

Capital Improvement Program # (CIP) _____

Local Improvement District # (LID) _____

State Project # 67826

ESTIMATED PROJECT COST: \$ 20,000

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

CITY/STATE PROJECT FEES

	Fees	Check No.	Receipt	Date
Application Fees	\$ 9			
Total Fee	\$			

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

&

EVEN IF THE PROPOSED PROJECT IS ASSOCIATE WITH OTHER LAND USE PERMITS, THIS APPLICATION MUST BE FILLED OUT

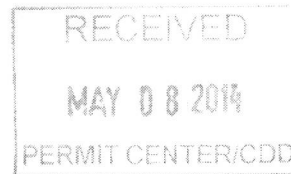


THE STATE
of **ALASKA**
GOVERNOR SEAN PARNELL

Department of Transportation
and Public Facilities

SOUTHEAST REGION
DESIGN & ENGINEERING SERVICES
Preconstruction

6860 Glacier Highway
PO Box 112506
Juneau, Alaska 99811-2506
Main: 907.465.4444
Toll free: 800.575-4540
Fax: 907.465.4414



May 7, 2014

Mr. Hal Hart, Community Development Director
City and Borough of Juneau
155 South Seward Street
Juneau, AK 99801

RE: Federal Project No. 0003167 - State Project No. 67826
Montana Creek Road Additional Illumination

Dear Mr. Hart:

We are submitting the enclosed plans for your review and comment. In addition to a general review, please specifically review for compliance in accordance with AS 35.30.020.

Under AS 35.30.020, the Department must comply with local planning and zoning ordinances and other regulations in the same manner and to the same extent as other landowners. If you believe that the Department's construction of this project would result in a violation of planning, zoning, or other regulations generally applicable to landowners, please identify the portions of the project that would be in violation, and the specific planning, zoning, or other regulations that you believe would be violated.

If we have not received comments regarding the project's compliance with planning and zoning ordinances within 90 days after submittal of these plans, the Department will proceed with the project as planned. If you have any questions, I can be reached by phone at: (907) 465-4483, or by e-mail at: david.epstein@alaska.gov.

Sincerely,

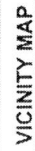
A handwritten signature in black ink, appearing to read "David B. Epstein".

David B. Epstein, P.E.
DOT&PF Project Manager

Enclosure: Preliminary Project Plans

"Keep Alaska Moving through service and infrastructure."

**MONTANA CREEK ROAD
ADDITIONAL ILLUMINATION
0003167 ~ 67826**



B.O.P. (BACK LOOP ROAD) TO E.O.P.

THE FOLLOWING STANDARD DRAWINGS APPLY TO THIS PROJECT:

	D-04.21	I-20.13	M-23.12	S-20.10	T-22.03
A-1	E-00.00	E-03.10	S-00.10	S-31.00	
C-04.12	E-00.00	E-03.10	S-00.10	S-31.00	
C-05.10	E-00.00	E-23.01	S-01.00	T-20.02	
D-21.02	E-13.00	M-20.12	S-05.01	T-21.02	

CONSTRUCTION PROJECT MANAGER

STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
ALASKA	0003167/67826	2014	A1	8

[illegible]

ROUTE:	MILEPOINT:
PATH: Q:\Jcu\67826\Profile\67826_A1_I-SHT.dwg Fri 02/May/14 07:41AM dastevens	

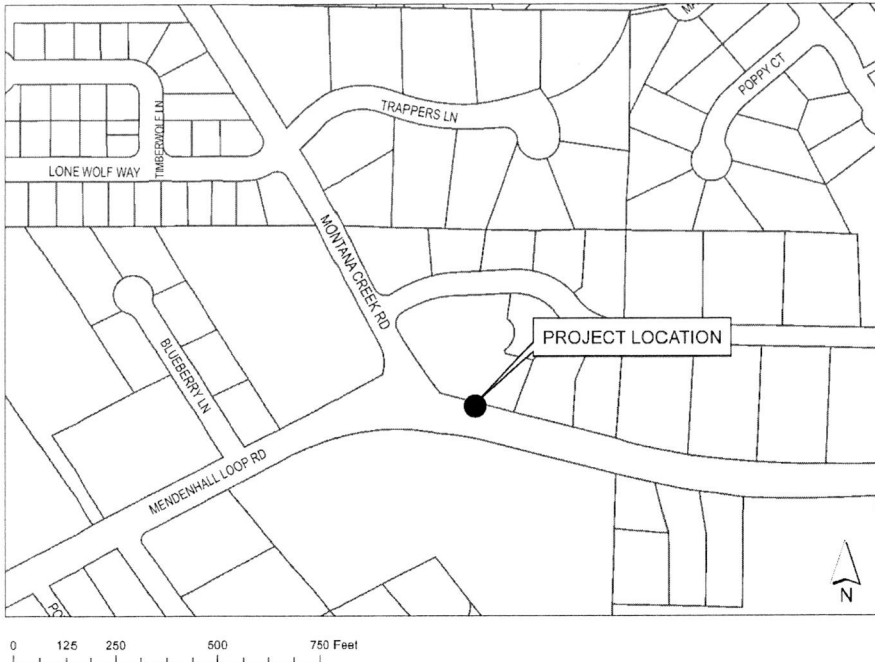
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
& PUBLIC FACILITIES
STATEWIDE DESIGN & ENGINEERING SERVICES DIVISION



DIRECTOR, S.E. REGION
ALBERT H. CLOUGH, CPG



NOTICE OF PUBLIC HEARING



City & Borough of Juneau
Community Development Department
155 S Seward Street • Juneau, Alaska 99801

SHIP TO:



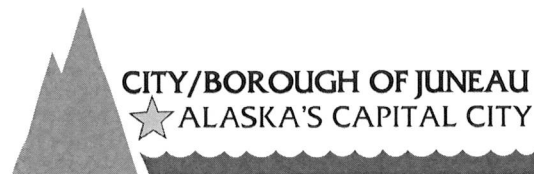
PROPOSAL: Installation by DOT&PF of additional street light at the intersection of Back Loop Road and Montana Creek Road.

File No:	CSP2014 0011	Applicant:	State of Alaska
To:	Adjacent Property Owners	Property PCN:	0
Hearing Date:	June 24, 2014	Owner:	State of Alaska
Hearing Time:	7:00 PM	Height:	35 Feet
Place:	Assembly Chambers	Zoned:	N/A
	Municipal Building	Site Address:	Montana Creek Road
	155 South Seward Street	Accessed Via:	Mendenhall Loop Road
	Juneau, Alaska 99801		

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 14 days prior to 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.

If you have questions, please contact Chrissy McNally at Chrissy_mcnally@ci.juneau.ak.us or at 586-0761.



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

Attachment B

Date notice was printed: May 27, 2014