DATE: June 6, 2014

TO: Planning Commission

FROM: Chrissy McNally, Planner
       Community Development Department

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)
Planning Commission  
File No.: CSP2014 0011  
June 6, 2014  
Page 5 of 5

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

CITY and BOROUGH of JUNEAU

Project Number

Project Name
(City Staff is Assign Name)

Project Description
Provide additional highway lanes 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.

Work Phone:
465-4483

Mailing Address
6860 Glacier Highway

Home Phone:
Fax Number:
465-3506

Email Address
david.epstein@alaska.gov

Other Contact Phone Number(s):
209-7995

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 permit for development on my (our) property is made with my complete understanding and permission.

B. (For property) I 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
5/12/14

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 this same as OWNER, write "SAME" and sign and date at X below

Applicant's Name
SAME

Contact Person:

Work Phone:

Mailing Address

Home Phone:

Fax Number:

Email Address:

Other Contact Phone Number(s):

X
Applicant's Signature

Date of Application
5/12/14

OFFICE USE ONLY BELOW THIS LINE

Permit Type
Building/Grading Permit

City/State
Project Review and City Land Action

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, Conditioned, Cottage Housing, Mobile Home Parks, Accessory Apartment)

Variance Case
(Derogation and all other Variance case types)

Wetlands
Permits

Zone Changes
Application

Other
(Describe)

Date Received
5/12/11

Application Number(s)
011

SIGN

PUBLIC NOTICE SIGN FORM FILLED OUT AND IN THE FILE

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

Revised November 2009

Attachment A
CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

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<tr>
<th>Project Number</th>
<th>Project Name (15 characters)</th>
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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 #  87826

**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.

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**CITY/STATE PROJECT FEES**

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**NOTE:** MUST BE ACCOMPANYED BY DEVELOPMENT PERMIT APPLICATION FORM &
EVEN IF THE PROPOSED PROJECT IS ASSOCIATE WITH OTHER LAND USE PERMITS, THIS APPLICATION MUST BE FILLED OUT

Revised March 17, 2011; JIFORMS\Applications  
Page 1 of 2
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,

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

THE FOLLOWING STANDARD DRAWINGS APPLY TO THIS PROJECT:

A-1  D-04.21  I-02.11  S-03.12  T-02.03
C-04.12  E-00.90  L-03.13  S-06.10  T-07.00
C-05.10  E-20.30  L-03.81  S-04.00  T-05.22
D-09.22  E-13.00  E-02.12  S-09.01  T-21.02

VEHICLE LADING: 4026
**PROPOSAL:** Installation by DOT&PF of additional street light at the intersection of Back Loop Road and Montana Creek Road.

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**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.junefeu.org/plancomm](http://www.junefeu.org/plancomm).