




**PLANNING COMMISSION STAFF REPORT
 CONDITIONAL USE PERMIT USE2025 0001
 HEARING DATE: MARCH 11, 2025**

(907) 586-0715

CDD_Admin@juneau.gov

www.juneau.org/community-development

155 Heritage Way • Juneau, AK 99801

DATE: February 27, 2025
TO: Mandy Cole, Chair, Planning Commission
BY: Irene Gallion, Senior Planner 
THROUGH: Jill Lawhorne, Director, AICP

PROPOSAL: Site plan revision: fire turnaround relocation.

STAFF RECOMMENDATION: Approval, no new conditions.

KEY CONSIDERATIONS FOR REVIEW:

- Proposal meets standards for fire apparatus turn-around.
- Snow removal surface area increased. Snow storage accommodated.

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
 - 49.80

INFORMATION	
Property Owner	Chilkat Vistas LLC
Applicant	Chilkat Vistas LLC
Property Address	Hillcrest Ave
Legal Description	CHILKAT VISTAS TR A3
Parcel Number	7B1001160015
Zoning	D15
Land Use Designation	Medium Density Residential (MDR, Map H)
Lot Size	92,914 square feet, 2.133 acres
Water/Sewer	CBJ
Access	Hooter Lane
Existing Land Use	Under development
Associated Applications	USE2024 0006

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 (ROW)	Hooter Lane
East (D15)	Residential
West (D15)	Residential/undeveloped
South (D5)	Residential

SITE FEATURES	
Anadromous	No
Flood Zone	Zone X, Panel 02110C 1551E
Hazard	None mapped
Hillside	Yes
Wetlands	No
Parking District	No
Historic District	No
Overlay Districts	Uran Mining Exclusion

BACKGROUND INFORMATION

Project Description – This application requests relocation of a previously-approved fire apparatus turn-around (Attachment A, B).

This report highlights the differences between the previously-approved project and the modification proposed.

Background – USE2024 0006 approved 48 three 16-unit apartment structures for a total of 48 single-room occupancies with private facilities. That decision and supporting documents are available for review here: <https://juneau.org/community-development/short-term-projects>

Construction of the project has begun under BLD2024 0543, which includes site preparation and construction of Building A. Permits for Building B (BLD2024 0544) and Building C (2024 0545) are in review as of this report.

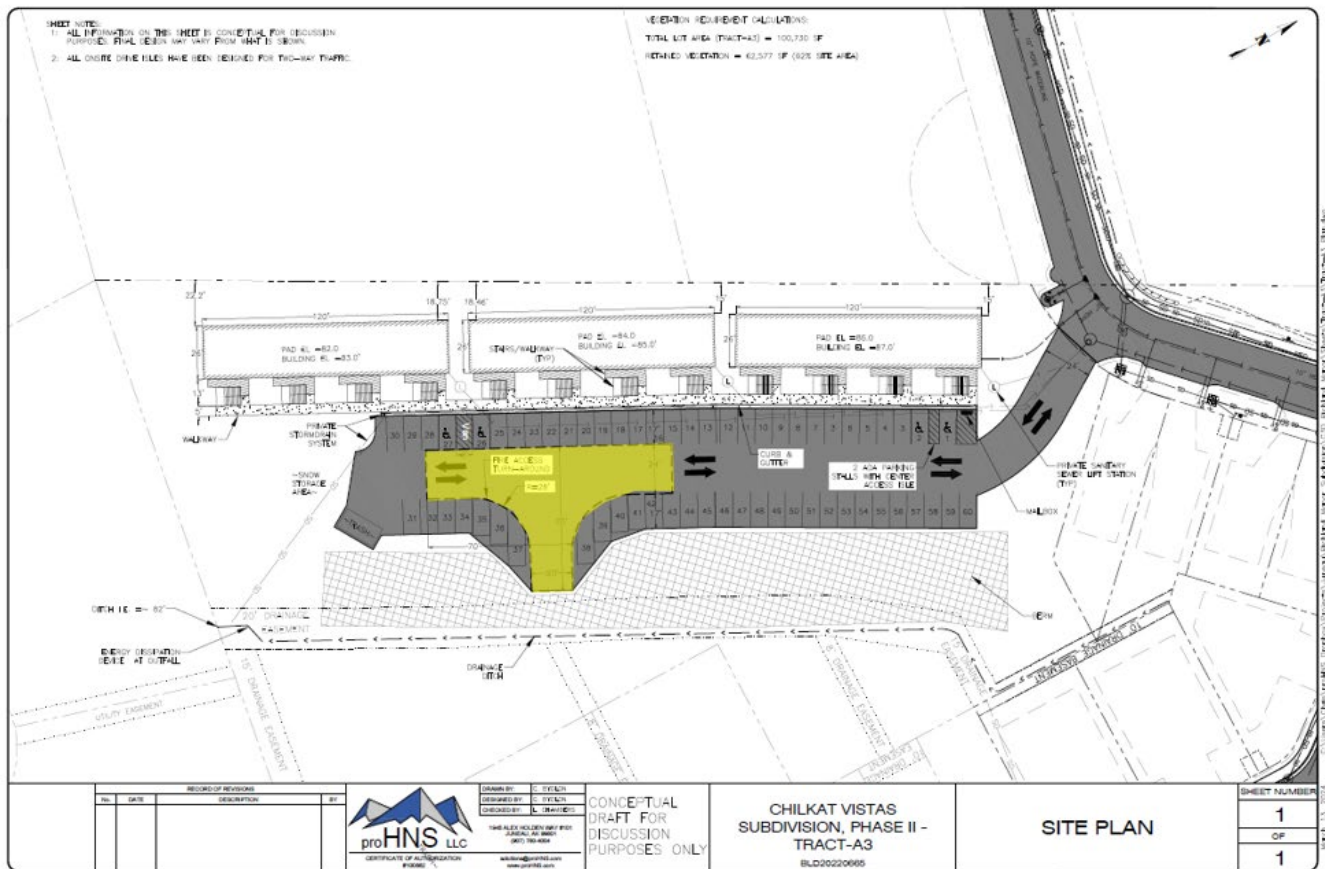
ZONING REQUIREMENTS

No changes from USE2024 0006.

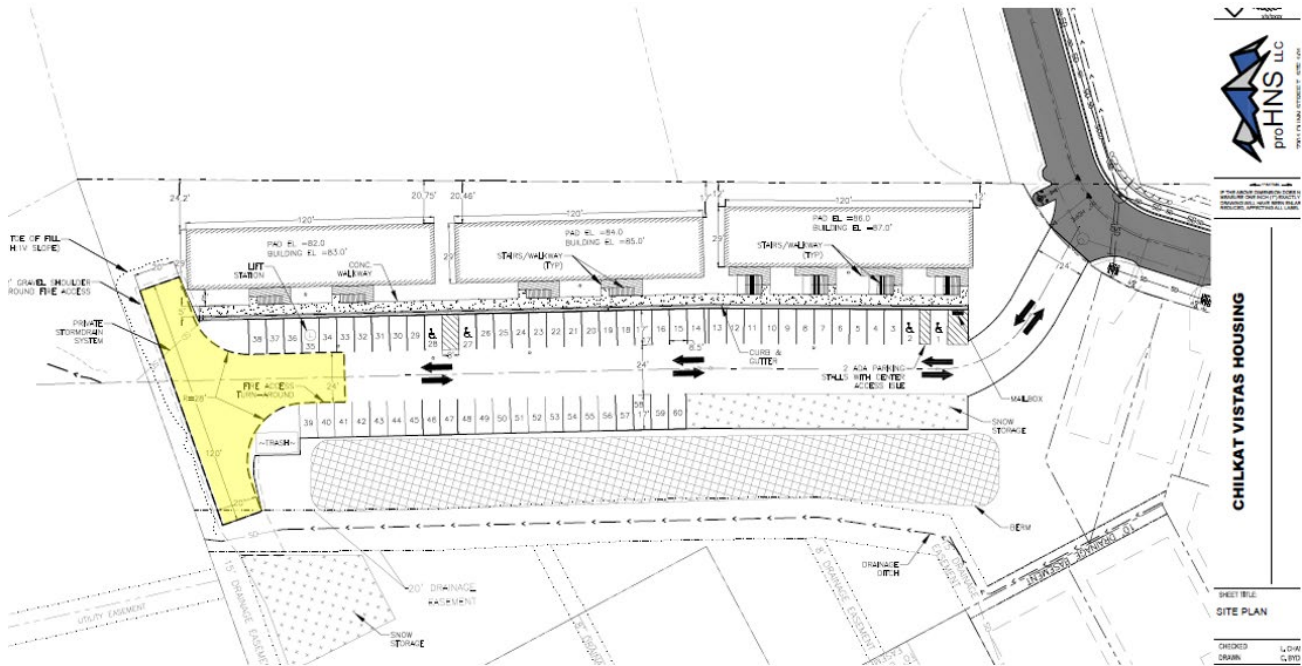
ANALYSIS

Project Site –

The original approval included fire apparatus turn-around mid-parking lot (**Attachment C**):



The proposed site plan relocates the fire apparatus turn-around to the south end of the project (**Attachment A, B**).



USE2024 0006 required that Hooter Lane be accepted by CBJ, and that a new plat of Lot A3 be recorded.

Hooter Lane has been accepted by CBJ for ownership and maintenance.

The purpose of the new plat was to adjust the lot line to qualify for High Density Tax Abatement Program. The lot line adjustment has been completed, and the condition requiring a new plat has been addressed (Plat 2024-38, Attachment D).

No Temporary Certificates of Occupancy (TCOs) have been issued at this time.

Condition: No additional conditions.

Project Design – CBJ fire apparatus accommodation requirements (Attachment E) state that a hammerhead alternative requires 120-foot length, with a 20-foot width and a 28-foot turn radius. The proposed modification meets the requirements.

Condition: No additional conditions.

Traffic – No changes from USE2024 0006.

Vehicle Parking & Circulation – Parking requirements remain the same as USE2024 0006. 60 off-street parking spaces are required, 76 are provided. Four ADA spaces meet CBJ code requirements [CBJ 49.40.210(b)].

The access aisles are 24 feet, meeting aisle width required in CBJ code [CBJ 49.40.235(2)].

Condition: No additional conditions.

Noise – No changes from USE2024 0006.

Condition: No additional conditions.

Lighting – USE2024 0006 required a lighting plan submission before a building permit was issued. The condition has been met.

Condition: No additional conditions.

Vegetative Cover & Landscaping – Minimum vegetative cover is 30 percent in a D15 zone. The original proposal included approximately 62 percent vegetative cover. Reorientation of the fire apparatus turnaround has reduced vegetative cover to 61 percent.

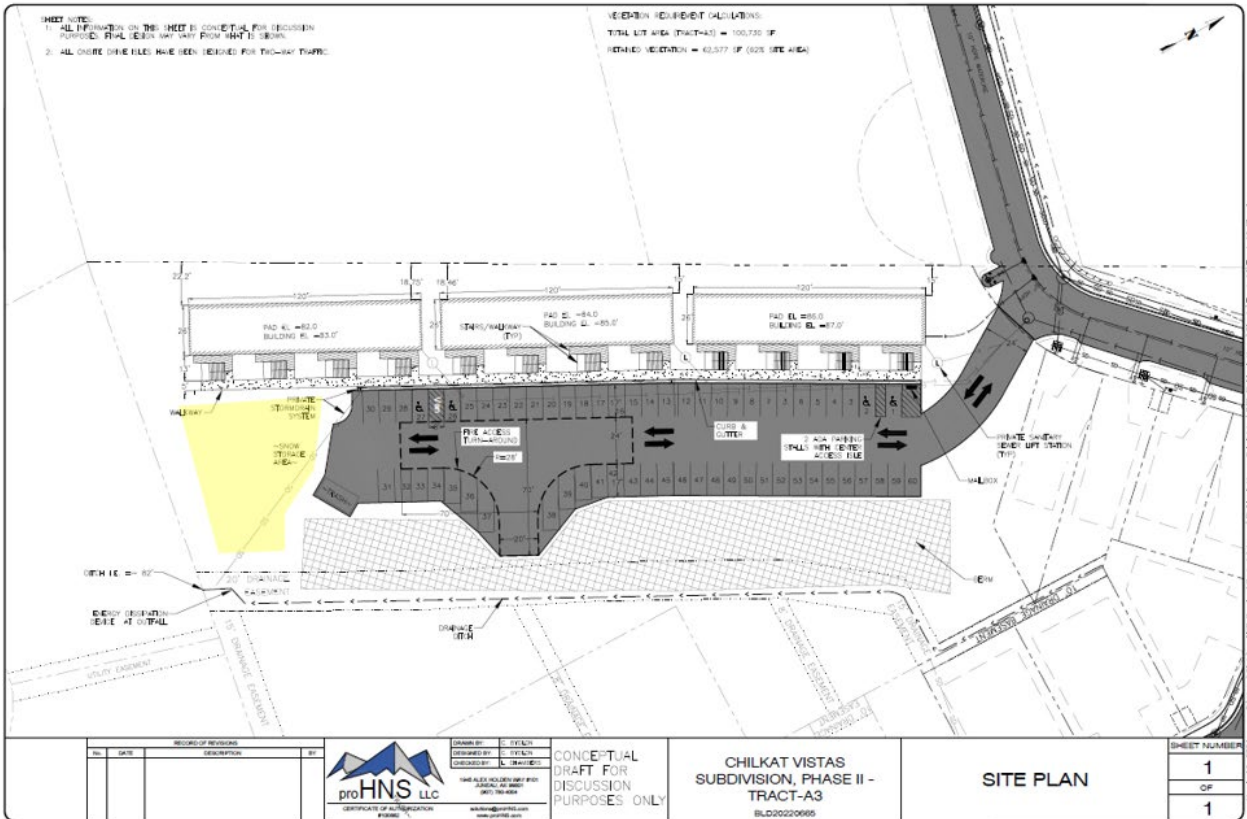
Condition: No additional conditions.

Habitat - No changes from USE2024 0006.

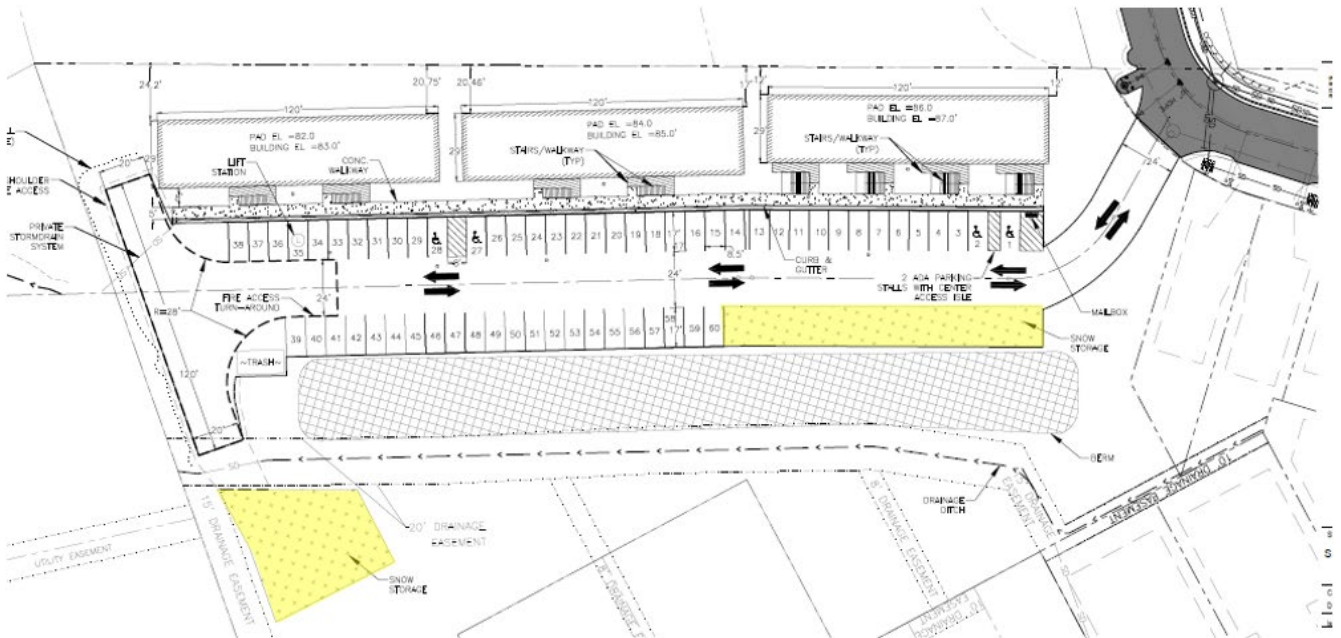
Condition: No additional conditions.

Drainage and Snow Storage – Snow storage has expanded from an approximately 4,600 square foot area to an approximately 4,900 square foot area.

Approved (**Attachment C**):



Proposed (Attachment B):



Approximately 2,300 square feet near the access for the development is a slope of approximately five percent, allowing snow to be stacked against the 20-foot berm that is intended to mitigate multi-family impacts on adjacent single-family structures. The developer says this is the primary snow storage area, making snow “easily accessible” for removal to another storage location if needed.

The second snow storage site is toward the southeast end of the project, providing an additional 2,600 square feet of storage. Like the primary snow storage area, slope is approximately five percent.

Juneau does not have a standard for snow storage size based on area cleared. Tahoe uses a 20 percent “rule of thumb.” Tahoe gets approximately 215 inches of snow in the average year, whereas Juneau gets 93.

Feature	Approved USE2024 0006	Proposed USE2025 0001
Area to be cleared	21,000 sf	26,000 sf
20% rule of thumb	4,200 sf	5,200 sf
Area provided	4,600 sf	4,900 sf

CBJ General Engineering reviewed proposed drainage.

Condition: No additional conditions.

Hazard Zones - No changes from USE2024 0006.

Condition: No additional conditions.

Public Health, Safety, and Welfare – The proposed relocation of fire apparatus turn-around does not materially endanger public health, safety or welfare.

Condition: No additional conditions.

Property Value or Neighborhood Harmony – No changes from USE2024 0006.

Condition: No additional conditions.

AGENCY REVIEW

CDD conducted an agency review comment period between January 2, 2025, and February 17, 2025, and received the following responses (**Attachment F**):

Agency	Summary
CDD Building Division	No comment.
Capital City Fire and Rescue	Acceptable.
CBJ E&PW General Engineering	Pending.

PUBLIC COMMENTS

CDD conducted a public comment period between January 29, 2025 and February 17, 2025. Public notice was mailed to property owners within 500 feet of the proposed development (**Attachment G**). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment H**). No public comments were received as of report publication.

CONFORMITY WITH ADOPTED PLANS

No changes from USE2024 0006.

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: The application focuses on the modification of fire apparatus turn-around from a design previously approved under USE2024 0006.

Finding: *Yes, the application is complete.*

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

Analysis: No change from USE2024 0006. The original application was for 48 SROs with private facilities. The use is listed at CBJ 49.25.300, Section 1.610.

Finding: *Yes. The requested permit is appropriate according to the Table of Permissible Uses.*

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

Analysis: No change from USE2024 0006.

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

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

Analysis: The proposed fire apparatus turn-around meets fire safety standards.

Finding: *No. The requested modification to fire apparatus turn-around will not materially endanger 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 change from USE2024 0006.

Finding: *No. With appropriate conditions, the requested single-room occupancies with private facilities in a D15 zoning district are consistent with the value and harmony with the property in the neighboring area.*

6. Will the proposed development conform with the Land Use Plan, Thoroughfare Plan, or other officially adopted plans?

Analysis: No change from USE2024 0006.

Finding: *Yes. The proposed SROs with private facilities with the recommended conditions, will conform with the 2013 Comprehensive Plan, the 2015 Economic Development Plan, and the 2016 Housing Action Plan.*

RECOMMENDATION

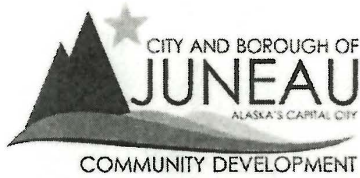
Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permit. The permit would modify the location of the fire apparatus turn-around approved under USE2024-0006.

Conditions from USE2024 0006 have been completed.

1. Prior to Temporary Certificate of Occupancy, Hooter Lane must be accepted by the CBJ for maintenance.
2. Prior to TCO, a new plat of Chilkat Vistas Tract A3 must be recorded.
3. 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 be at the discretion of the Community Development Department, according to the requirements at CBJ 49.40.230(d).

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Original application, accepted January 17, 2025.
Attachment B	Revised snow storage, received February 13, 2025.
Attachment C	Site plan approved under USE2024 0006.
Attachment D	Plat 2024-38, required under USE2024 0006.
Attachment E	General Requirements to Fire Apparatus Access, Hydrant & Signage
Attachment F	Agency Comments
Attachment G	Abutters Notice
Attachment H	Public Notice Sign



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant	PROPERTY LOCATION	
	Physical Address	1013 Hooter Lane
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot)	Chilkat Vistas Tract A3
	Parcel Number(s)	ZB 1001160015
	<input type="checkbox"/> This property located in the downtown historic district <input type="checkbox"/> This property located in a mapped hazard area, if so, which _____	
	LANDOWNER/ LESSEE	
	Property Owner	Chilkat Vistas LLC
	Contact Person	Mike Hummon
	Mailing Address	Chilkat Vistas@gmail.com
	E-mail Address	P.O. Box 34024 99803
Phone Number(s)	971-261-8014	
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	 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"		
Applicant	SAME	
Contact Person		
Mailing Address		
E-mail Address		
Phone Number(s)		
X	 Applicant's Signature	
	 Date of Application	

DEPARTMENT USE ONLY BELOW THIS LINE

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Intake Initials	
Date Received	1/17/25

Case Number	USE25-01
Date Received	1/17/25



ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

See reverse side 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 Relocate Hammer Head, Tract A3

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED
 Accessory Apartment – Accessory Apartment Application (AAP)
 Use Listed in 49.25.300 – Table of Permissible Uses (USE)
 Table of Permissible Uses Category: _____

IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL? YES – Case # USE 24-06 NO

UTILITIES PROPOSED WATER: Public On Site SEWER: Public On Site

SITE AND BUILDING SPECIFICS
 Total Area of Lot _____ square feet Total Area of Existing Structure(s) _____ square feet
 Total Area of Proposed Structure(s) _____ square feet

EXTERNAL LIGHTING
 Existing to remain No Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures
 Proposed No Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

ALL REQUIRED DOCUMENTS ATTACHED

Narrative including:

- Current use of land or building(s)
- Description of project, project site, circulation, traffic etc.
- Proposed use of land or building(s)
- How the proposed use complies with the Comprehensive Plan

Plans including:

- Site plan
- Floor plan(s)
- Elevation view of existing and proposed buildings
- Proposed vegetative cover
- Existing and proposed parking areas and proposed traffic circulation
- Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)

If this is a modification or extension include:

- Notice of Decision and case number
- Justification for the modification or extension
- Application submitted at least 30 days before expiration date

DEPARTMENT USE ONLY BELOW THIS LINE

ALLOWABLE/CONDITIONAL USE FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>1,000.00</u>			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ <u>750</u>			
Pub. Not. Sign Deposit	\$ <u>8100</u>			
Total Fee	\$ <u>1,150.00</u>			

*3x 16 units
Class IV*

This form and all documents associated with it are public record once submitted.

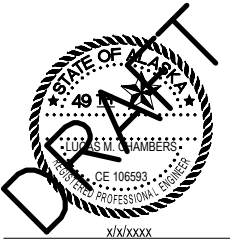
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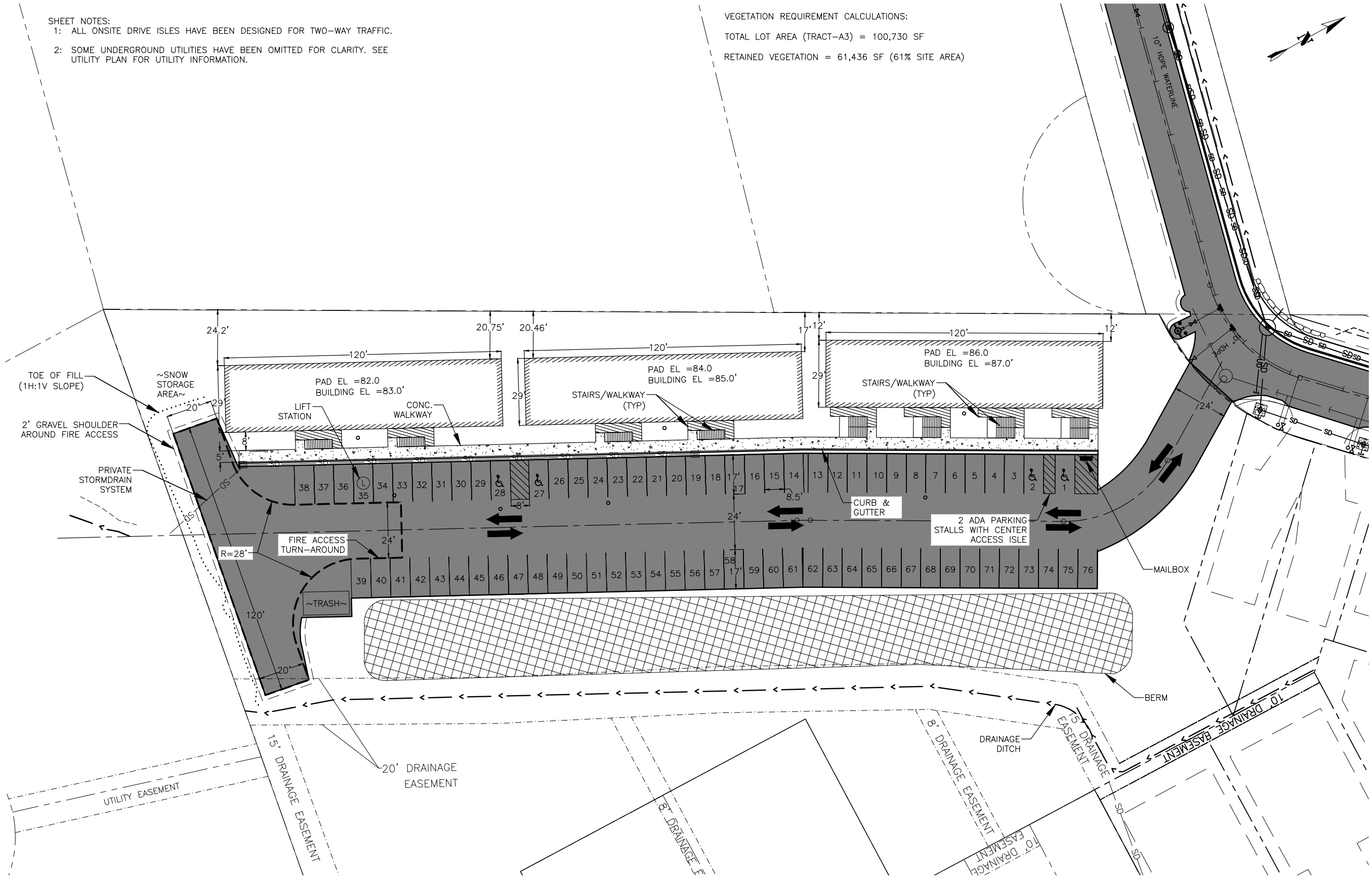
Case Number	Date Received
<u>USE 25-01</u>	<u>1/17/25</u>

SHEET NOTES:
 1: ALL ONSITE DRIVE ISLES HAVE BEEN DESIGNED FOR TWO-WAY TRAFFIC.
 2: SOME UNDERGROUND UTILITIES HAVE BEEN OMITTED FOR CLARITY. SEE UTILITY PLAN FOR UTILITY INFORMATION.

VEGETATION REQUIREMENT CALCULATIONS:
 TOTAL LOT AREA (TRACT-A3) = 100,730 SF
 RETAINED VEGETATION = 61,436 SF (61% SITE AREA)



IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.



CHILKAT VISTAS HOUSING

JUNEAU, ALASKA

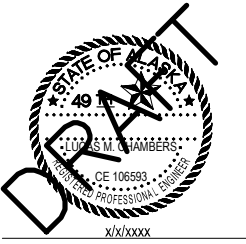
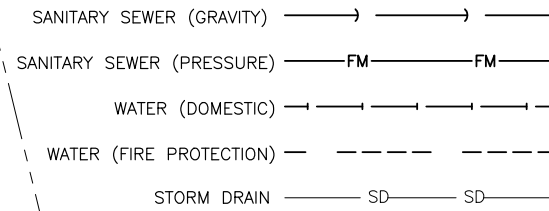
SHEET TITLE:
SITE PLAN

CHECKED	L. CHAMBERS
DRAWN	C. BYDLON
issue	date description

SHEET # **C0.0**
 ISSUE DATE 8/8/2024

SHEET NOTES:
 1: ENERGY DISSIPATION DEVICES SHALL BE SIZED PER THE CBJ MANUAL OF STORMWATER BEST MANAGEMENT PRACTICES.

PIPE LEGEND

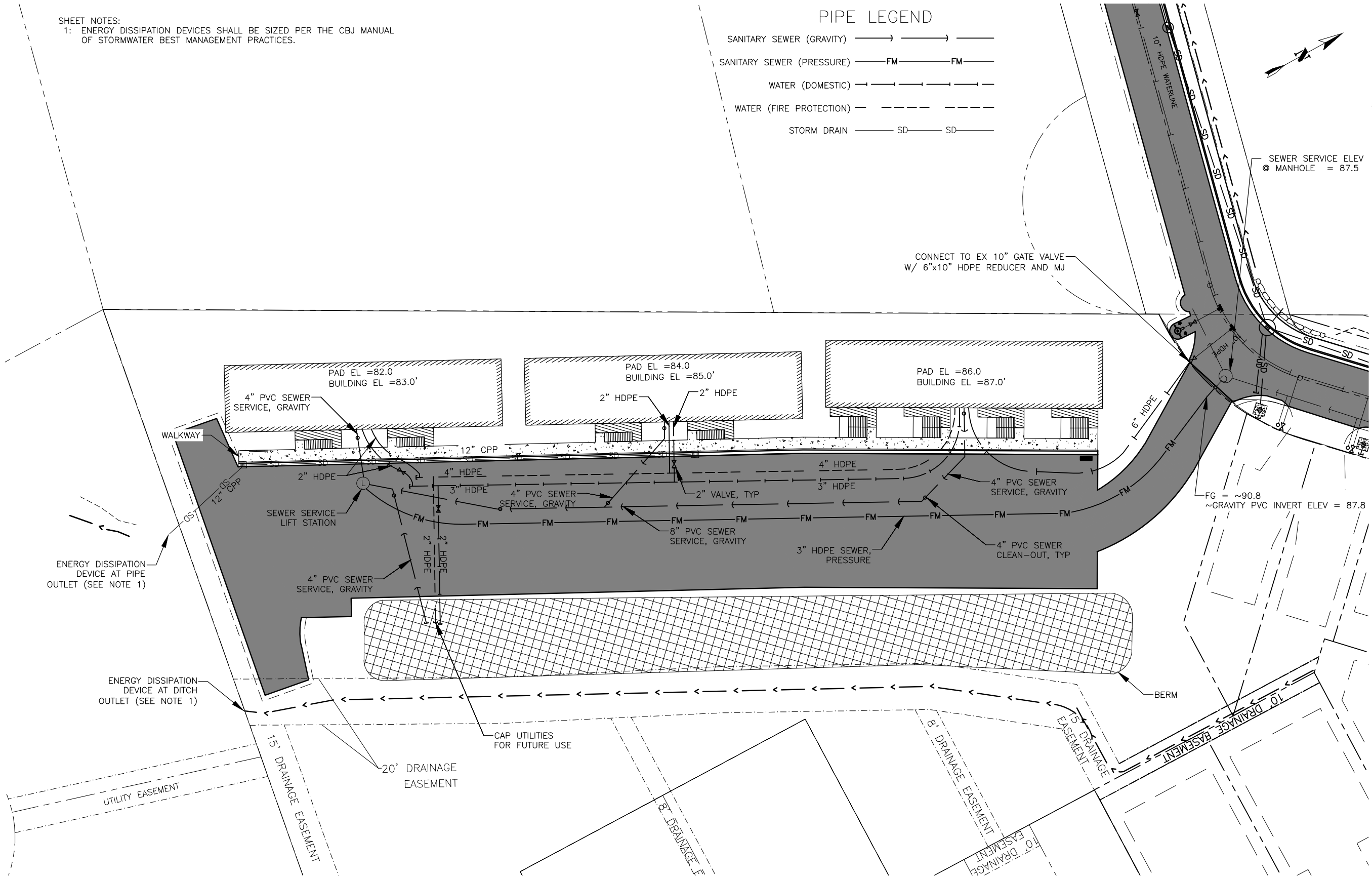


proHNS LLC
 2201 DUNN STREET, STE 101
 JUNEAU, AK 99801
 (907)-780-4004

SEWER SERVICE ELEV
 @ MANHOLE = 87.5

CONNECT TO EX 10" GATE VALVE
 W/ 6"x10" HDPE REDUCER AND MJ

IF THE ABOVE DIMENSION DOES NOT
 MEASURE ONE INCH (1") EXACTLY, THIS
 DRAWING WILL HAVE BEEN ENLARGED OR
 REDUCED, AFFECTING ALL LABEL SCALES.



CHILKAT VISTAS HOUSING

JUNEAU, ALASKA

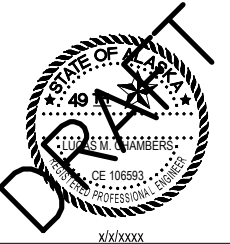
SHEET TITLE:
UTILITY PLAN

CHECKED	L. CHAMBERS
DRAWN	C. BYDLON
issue	date description

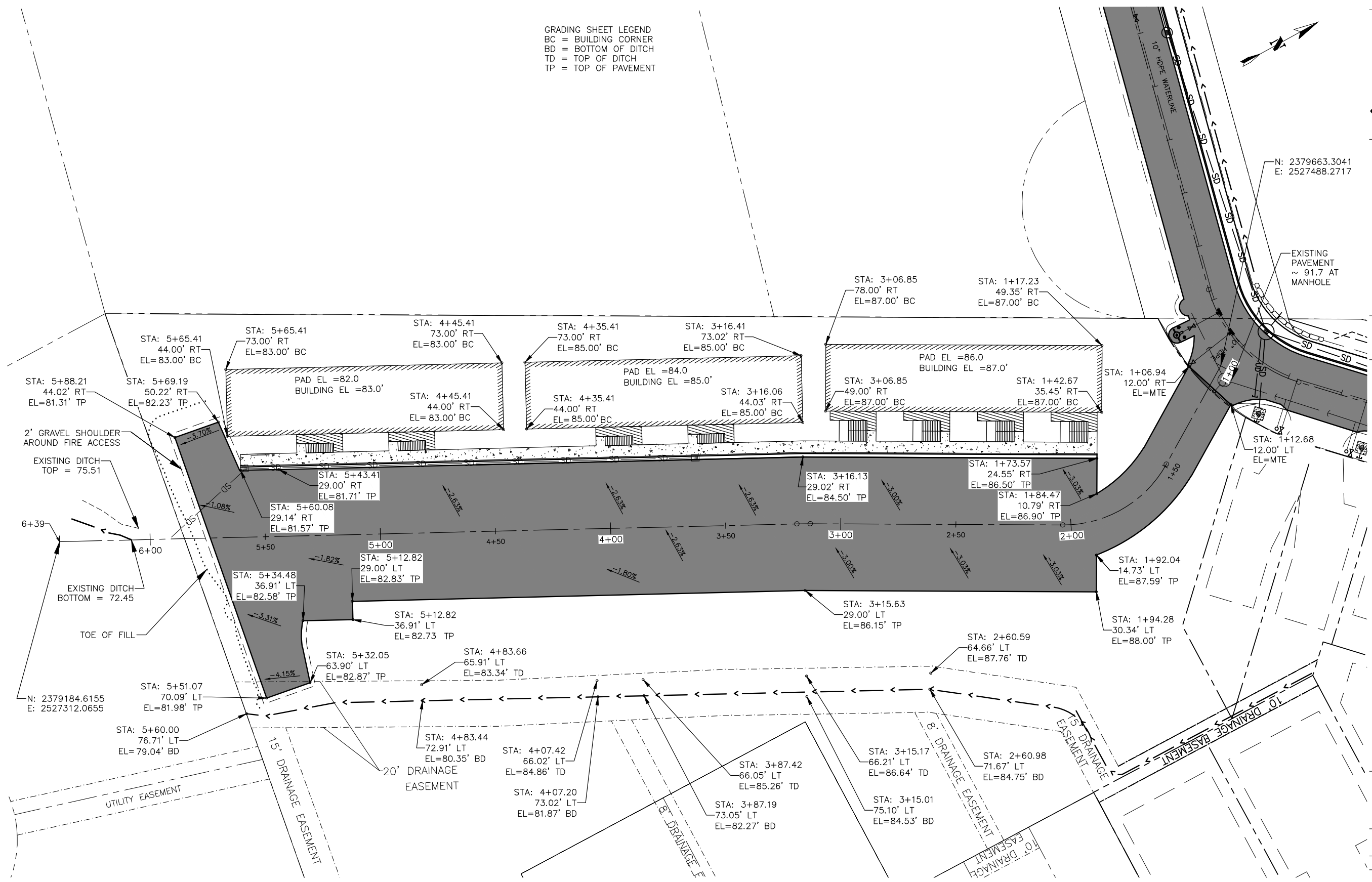
SHEET # **C1.0**

ISSUE DATE 8/8/2024

GRADING SHEET LEGEND
 BC = BUILDING CORNER
 BD = BOTTOM OF DITCH
 TD = TOP OF DITCH
 TP = TOP OF PAVEMENT



proHNS LLC
 2201 DUNN STREET, STE 101
 JUNEAU, AK 99801
 (907) 780-4004



IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

CHILKAT VISTAS HOUSING

JUNEAU, ALASKA

SHEET TITLE:
GRADING PLAN

CHECKED	L. CHAMBERS
DRAWN	C. BYDLON
Issue	date description

SHEET # **C2.0**

ISSUE DATE 8/8/2024

Chilkat Vistas LLC

1-9-25

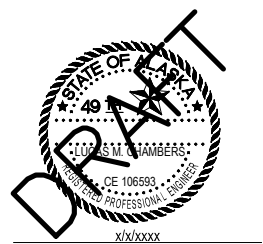
Hammerhead Relocation Narrative:

The purpose of this application is to relocate the fire turnaround from the middle of the parking lot to the end of the parking lot on our Chilkat Vistas Tract A3 multifamily project. This will help preserve privacy for our uphill neighbors without any other negative impacts to the project. Parking and snow storage are preserved.

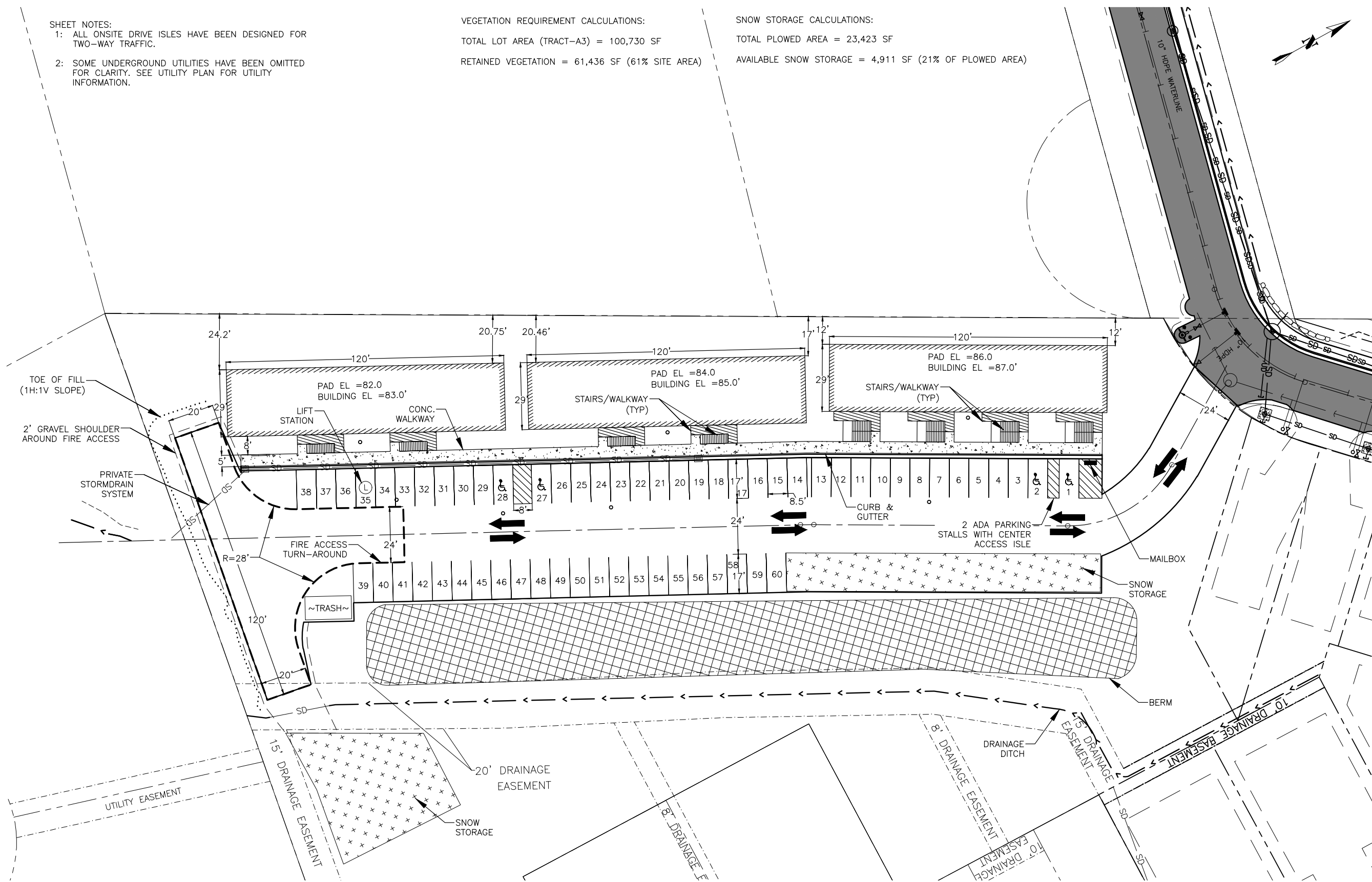
SHEET NOTES:
 1: ALL ONSITE DRIVE ISLES HAVE BEEN DESIGNED FOR TWO-WAY TRAFFIC.
 2: SOME UNDERGROUND UTILITIES HAVE BEEN OMITTED FOR CLARITY. SEE UTILITY PLAN FOR UTILITY INFORMATION.

VEGETATION REQUIREMENT CALCULATIONS:
 TOTAL LOT AREA (TRACT-A3) = 100,730 SF
 RETAINED VEGETATION = 61,436 SF (61% SITE AREA)

SNOW STORAGE CALCULATIONS:
 TOTAL PLOWED AREA = 23,423 SF
 AVAILABLE SNOW STORAGE = 4,911 SF (21% OF PLOWED AREA)



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 JUNEAU, AK 99801
 (907)-780-4004



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CHILKAT VISTAS HOUSING

JUNEAU, ALASKA

SHEET TITLE:
SITE PLAN

CHECKED	L. CHAMBERS
DRAWN	C. BYDLON
issue	date description

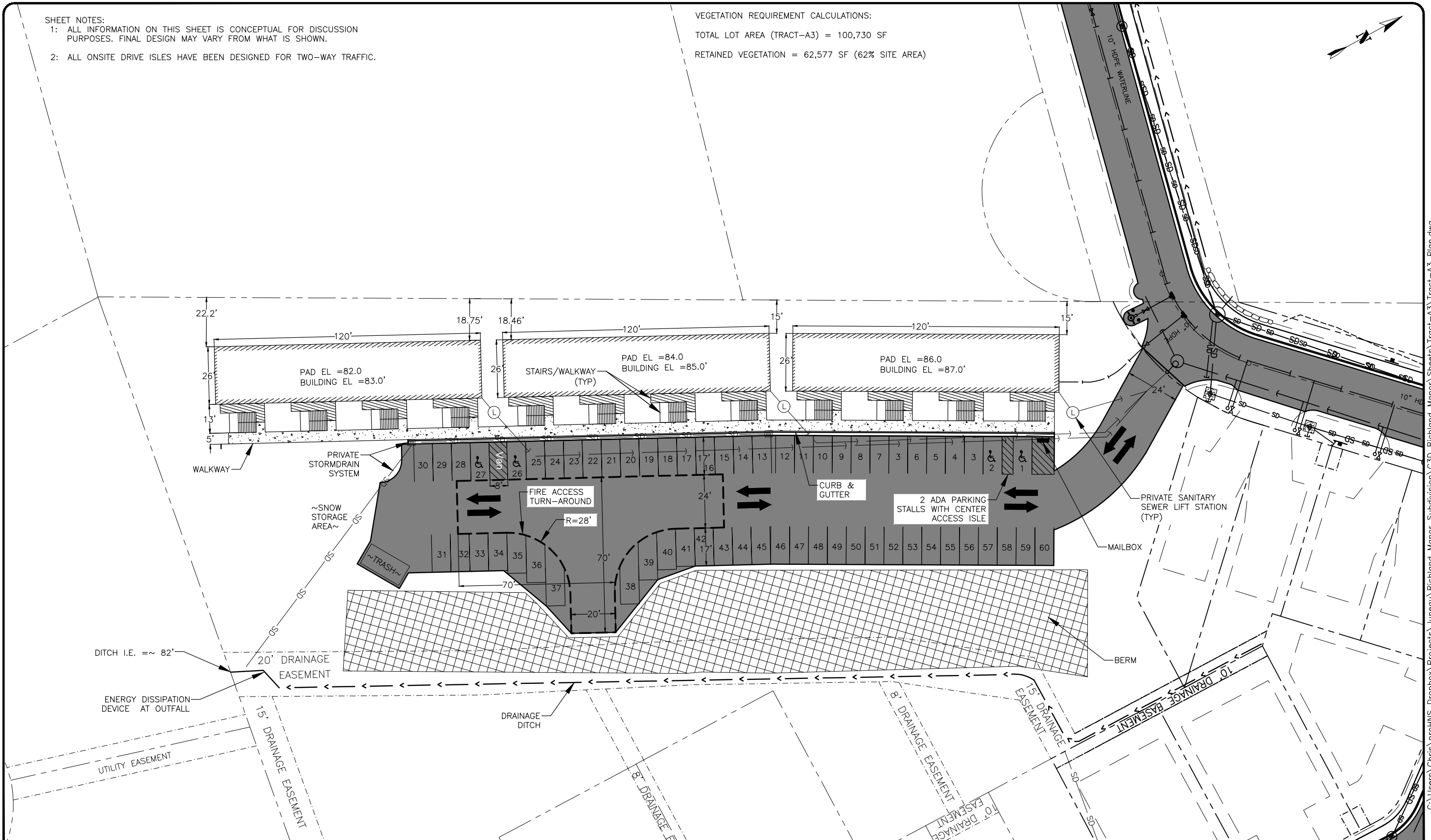
SHEET # **C0.0**
 ISSUE DATE 8/8/2024

SHEET NOTES:

- 1: ALL INFORMATION ON THIS SHEET IS CONCEPTUAL FOR DISCUSSION PURPOSES. FINAL DESIGN MAY VARY FROM WHAT IS SHOWN.
- 2: ALL ONSITE DRIVE ISLES HAVE BEEN DESIGNED FOR TWO-WAY TRAFFIC.

VEGETATION REQUIREMENT CALCULATIONS:

TOTAL LOT AREA (TRACT-A3) = 100,730 SF
 RETAINED VEGETATION = 62,577 SF (62% SITE AREA)



RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY

proHNS LLC
 CERTIFICATE OF AUTHORIZATION
 #100662

DRAWN BY: C. BYDLON
 DESIGNED BY: C. BYDLON
 CHECKED BY: L. CHAMBERS

1945 ALEX HOLDEN WAY #101
 JUNEAU, AK 99801
 (907) 780-4004

solutions@proHNS.com
 www.proHNS.com

CONCEPTUAL
 DRAFT FOR
 DISCUSSION
 PURPOSES ONLY

**CHILKAT VISTAS
 SUBDIVISION, PHASE II -
 TRACT-A3**

BLD20220665

SITE PLAN

SHEET NUMBER
1
OF
1

Attachment C – Site plan approved under USE2024 0006

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S 89° 52'00" E AS DELINEATED ON THE OFFICIAL PLAT OF US SURVEY 4807 SUBDIVISION, APPROVED 23 MARCH 1965, BETWEEN FOUND PRIMARY MONUMENTS WHICH MARK CORNER 1 AND CORNER 2, US SURVEY 4807 AS SHOWN ON THIS PLAT.

CERTIFICATE OF PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN 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, JUNEAU, ALASKA.

DATED September 25, 2024

[Signature]
JULIA W. HORN, DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY AND BOROUGH OF JUNEAU



ATTEST:
[Signature]
CLERK, CITY AND BOROUGH OF JUNEAU

LOT 2
PLAT 91-9
BASIS OF BEARING
S 89° 52'00" E 726.81(726.81)R3

CORPORATE OWNERSHIP CERTIFICATE:

I HEREBY CERTIFY THAT CHILKAT VISTAS, LLC IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I, AS MANAGER, HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

DATE: September 24, 2024

[Signature]
MICHAEL P. HEUMANN, MANAGER
CHILKAT VISTAS, LLC

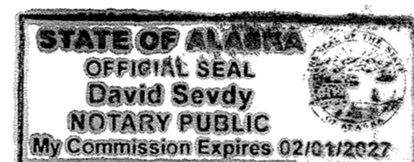
NOTARY ACKNOWLEDGEMENT:

UNITED STATES OF AMERICA)
)
STATE OF ALASKA)

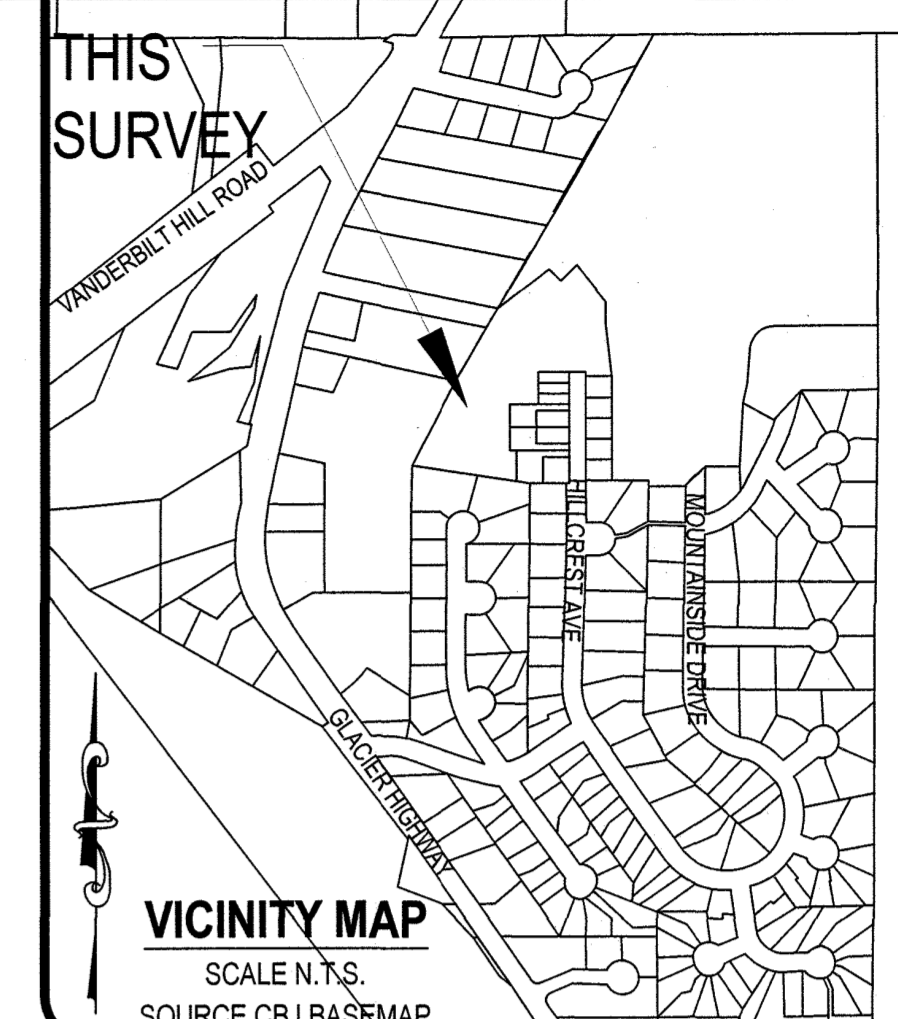
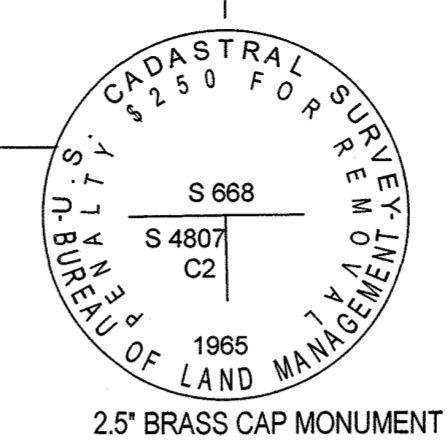
THIS IS TO CERTIFY THAT ON THIS 24 DAY OF September, 2024, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED MICHAEL P. HEUMANN, TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON HE REPRESENTS HIMSELF TO BE AND THE MANAGER OF CHILKAT VISTAS, LLC WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE FREE ACT AND DEED OF THE SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED, BEING FULLY AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC FOR ALASKA



02/01/2027
MY COMMISSION EXPIRES:



LEGEND:

- BLM PRIMARY MONUMENT RECOVERED
- JW BEAN 3650-S PRIMARY MONUMENT RECOVERED
- CHILKAT SURVEYING PRIMARY MONUMENT RECOVERED
- 12314-S SECONDARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- PROPERTY LINES
- UNSURVEYED LINES
- EASEMENT BOUNDARY
- VACATED BOUNDARY
- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 4807
- (N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 83-146
- (S00°06'33"W)R3 RECORD INFORMATION FROM PLAT No. 97-47
- (S00°06'33"W)R4 RECORD INFORMATION FROM PLAT No. 2020-27
- ELECTRICAL EASEMENT PLAT 2023-07

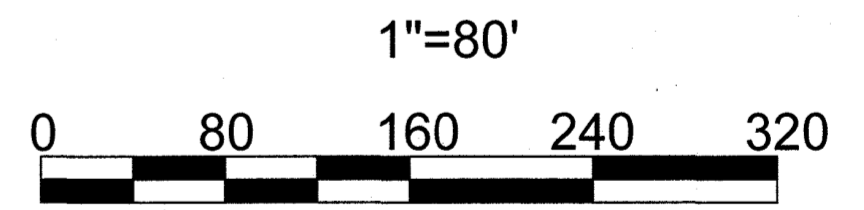
TYPICAL SET MONUMENT DETAIL



5/8" x 3/8" REBAR WITH RED PLASTIC CAP
N.T.S.

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) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF US SURVEY 3263; US SURVEY 4807, PLAT OF SUBDIVISION OF LOTS 9 AND 10 US SURVEY 3263 TRACT A PLAT NO. 298 RECORDED 9 AUGUST 1961; MOUNTAINSIDE SUBDIVISION PLAT NO. 83-146 RECORDED 23 SEPTEMBER 1983; FAIRWEATHER SUBDIVISION PLAT NO. 83-147 RECORDED 23 SEPTEMBER 1983; DESERET SUBDIVISION PLAT NO. 91-9 RECORDED 28 FEBRUARY 1991; MOUNTAINSIDE SUBDIVISION II PLAT NO. 88-39 RECORDED 28 DECEMBER 1988; RICHLAND MANOR SUBDIVISION PLAT NO. 97-47 RECORDED 24 JULY 1997; VANDERBILT HILL SUBDIVISION PLAT NO. 99-52 RECORDED 29 OCTOBER 1999; A PLAT OF RESUBDIVISION OF LOT 1 CHILKAT VIEW SUBDIVISION PLAT NO. 2003-23; RECORDED 9 SEPTEMBER 2003; CHILKAT VIEW SUBDIVISION II PLAT NO. 2005-20 RECORDED 20 APRIL 2005; A PLAT OF FALLING TREE SUBDIVISION PLAT NO. 2009-18 RECORDED 7 JULY 2009; PLAT OF LOT 2A, CHILKAT VIEW SUBDIVISION II AND TRACT 1A1, US SURVEY 3246 PLAT NO. 2015-41 RECORDED 6 OCTOBER 2015; RAVENWOOD SUBDIVISION PLAT NO. 2019-3 RECORDED 28 JANUARY 2019; CHILKAT VISTAS SUBDIVISION PHASE 1 PLAT NO. 2020-27 RECORDED 11 AUGUST 2020; CHILKAT VISTAS SUBDIVISION PHASE 2 PLAT NO. 2023-7 RECORDED 13 MARCH 2023; AMENDED CHILKAT VISTAS SUBDIVISION PHASE 2 PLAT NO. 2024-5 RECORDED 21 FEBRUARY 2024; EASEMENT AGREEMENT RECORDED 25 JULY 2024 DOCUMENT NUMBER 2024-002381-0 ON FILE WITH THE ALASKA DEPARTMENT OF NATURAL RESOURCES RECORDERS OFFICE IN THE JUNEAU RECORDING DISTRICT.
- 4) WHERE DIFFERENT FROM RECORD OR CALCULATED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORDED PLAT (R#).
- 5) DOMESTIC WATER & SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
- 6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 7) WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY PER 49.15.411(i). WETLANDS DELINEATED BY KOREN BOSWORTH NOVEMBER 2018.
- 8) OTHER THAN SHOWN, THERE IS AN IMPLIED PRIVATE DRAINAGE EASEMENT ALONG ALL SIDE PROPERTY LINES WITHIN THE SUBDIVISION BEING 10 FEET IN WIDTH CENTERED ON EACH ADJOINING PROPERTY LINE.
- 9) AT THE TIME OF PLAT RECORDING, STRUCTURES ON LOT 24A WERE LIMITED TO ONE 1,000 SQUARE FOOT DETACHED SINGLE-FAMILY RESIDENCE PER LOT; OTHER RESTRICTIONS APPLY AS WELL. SEE THE CITY & BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.



2024-38
Plat #
Juneau
Rec Dist
10/2
Date
9:17 AM

A PLAT OF
TRACT A3A LOT 18A AND LOT 24A
A LOT LINE ADJUSTMENT OF TRACT A3, LOT 18 AND LOT 24
CHILKAT VISTAS SUBDIVISION PHASE 2
A FRACTION OF US SURVEY 4807
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDERS OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908 COA #164023

OWNERS
CHILKAT VISTAS, LLC
PO BOX 34024 JUNEAU, ALASKA 99803

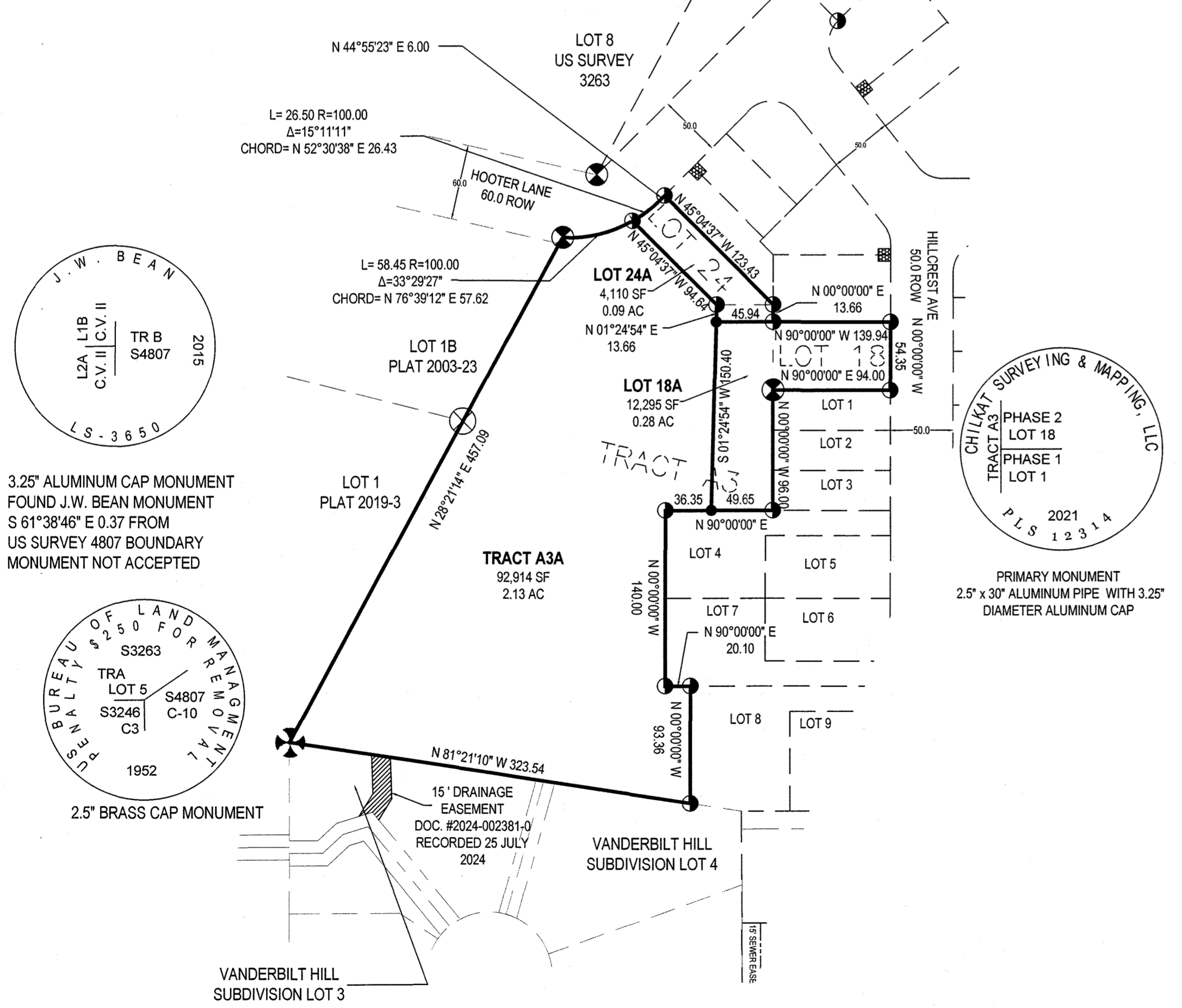
MIP: 2024-0004 SCALE: 1" = 80' DATE: 13 SEPTEMBER 2024 SHEET NO. 1 OF 1

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND 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, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.



DATED: 13 SEPTEMBER 2024





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:

CHILKAT VISTAS LLC

Current Owner

CHILKAT VISTA TR A3

Legal Description

7B1001160014

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

July 11, 2024

Date

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

Certificate of Taxes Paid (Pending)



Treasury Division
155 S Seward St
Juneau AK 99801
907.586.5215 x4907 Phone
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CHILKAT VISTAS LLC

Current Owner

CHILKAT VISTA LT 18

Legal Description

7B1001200180

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.

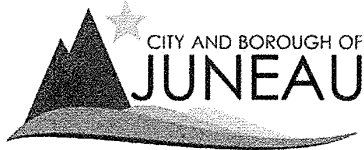

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Current Owner

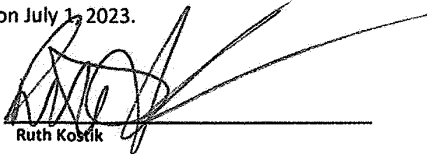
CHILKAT VISTA LT 24

Legal Description

7B1001200240

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 Kosfik

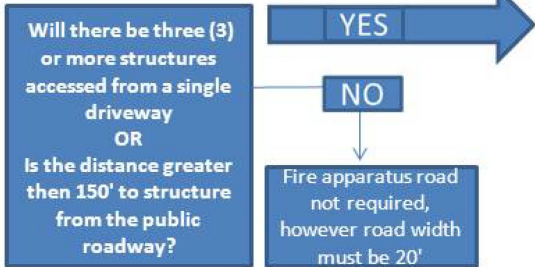
July 11, 2024

Date

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Certificate of Taxes Paid (Pending)

General Requirements to Fire Apparatus Access, Hydrant & Signage



As each situation may present unique circumstances, other conditions may need to be met. These include but are not limited to:

- Commercial and industrial developments
 - Aerial fire apparatus access roads
- Multiple-Family Residential Developments
 - Increased fire-flow and hydrant requirements

For further information, please contact



Capital City Fire Rescue
Fire Marshal's Office
820 Glacier Avenue
Juneau, AK 99801
(907) 586-5322 / FAX: (907)586-8323

FIRE APPARATUS ROAD REQUIRED

- REQUIRED:** Approved driving surface designed to be capable of supporting a minimum apparatus weight of 75,000 lbs. (IFC 2009 D102.1)
- REQUIRED:** Apparatus road shall not exceed 10% in grade unless approved by the fire chief. (IFC 2009 D103.1)
- REQUIRED:** Road width shall be a minimum of 20'. If the distance from the public roadway to the structure is greater than 500', road width shall be increased to 26' (IFC 2009 D103.4)

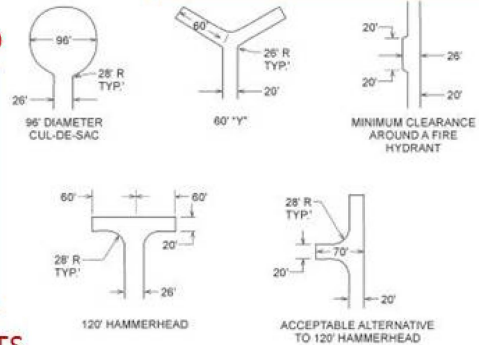


SIGNAGE

- REQUIRED:** "No Parking - Fire Lane" signage (IFC 2009 D103.6)

TURNAROUND

- REQUIRED:** An approved fire apparatus turnaround such as a hammerhead, "Y", or cul-de-sac is required. (IFC 2009 103.4)



FIRE HYDRANTS

- REQUIRED:** Hydrants supplying 1750 gpm or less, shall be located such that all points on streets and access roads adjacent to a building have a maximum distance of 250' from access road frontage to nearest hydrant. This distance shall be reduced by 50' for dead-end streets or roads. (IFC 2009 C105.1)
- REQUIRED:** Minimum road width at hydrant shall be 26' (See minimum clearance around fire hydrant diagram) (IFC 2009 C103.1)

Irene Gallion

From: Irene Gallion
Sent: Tuesday, January 28, 2025 10:42 AM
To: Bridget LaPenter
Subject: FW: Tract A3 Apartments site plan revision
Attachments: APP_USE25-01.pdf

Hi Bridget, did you have any GE concerns on this one? (Application attached)

From: Theresa Ross <Theresa.Ross@juneau.gov>
Sent: Thursday, January 2, 2025 3:13 PM
To: Irene Gallion <Irene.Gallion@juneau.gov>
Subject: RE: Tract A3 Apartments site plan revision

That should be just fine, it has the 120' x 20'

Thanks!

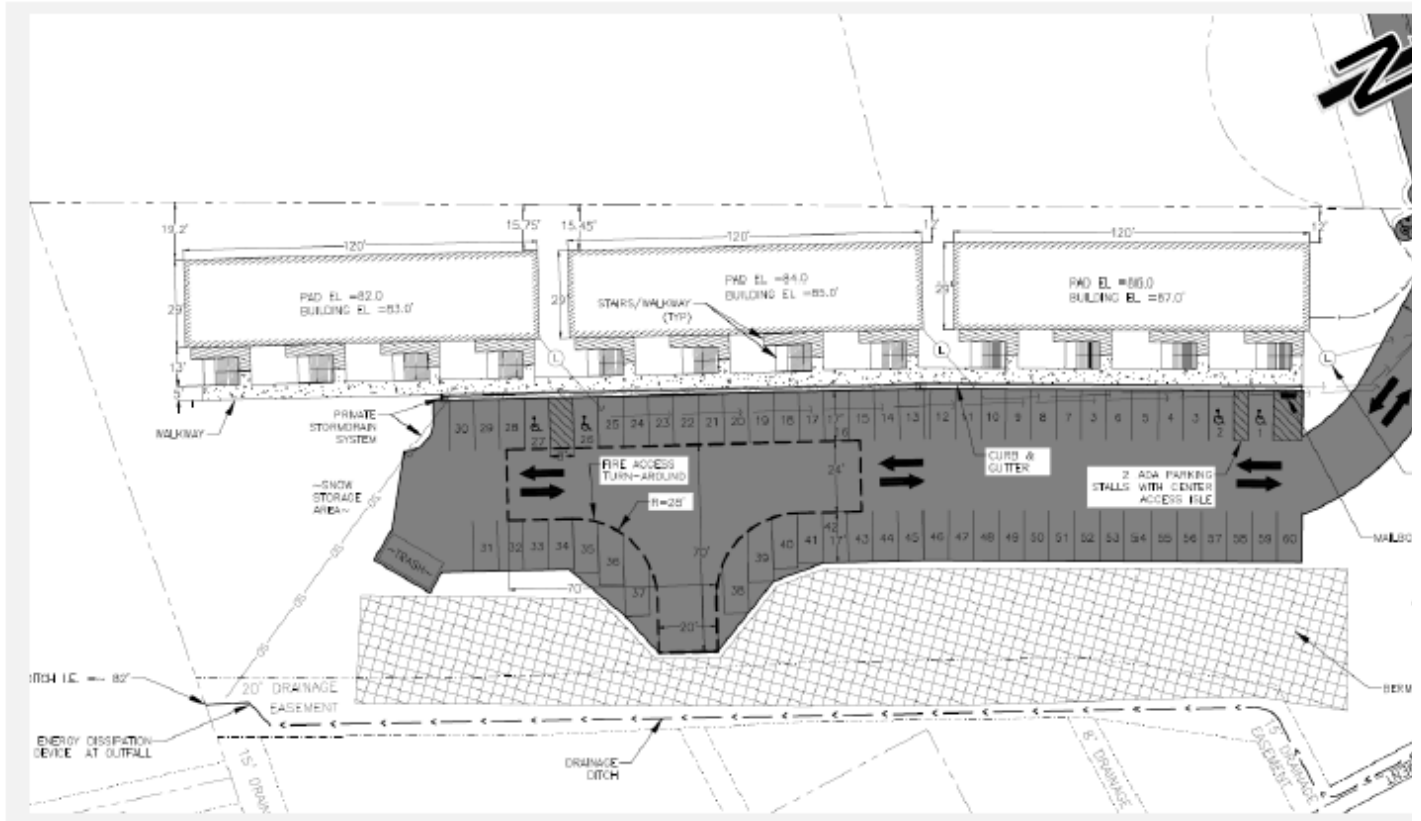
Theresa Ross, Fire Marshal
Capital City Fire Rescue
820 Glacier Avenue
Juneau AK 99801
907-586-5322 ext. 4323
<https://www.juneau.org/fire>



From: Irene Gallion <Irene.Gallion@juneau.gov>
Sent: Thursday, January 2, 2025 2:53 PM
To: Theresa Ross <Theresa.Ross@juneau.gov>
Subject: FW: Tract A3 Apartments site plan revision

Hi Theresa,

See attached for a proposed modification to an approved apartment complex fire turnaround. The original is screen printed below.



The proposal moves the turn-around to the south part of the lot.

Do you have any concerns? I am concerned that part of it is in a drainage easement, and that the trash bin is so close to the turn radius.

IMG

From: chilkatvistas@gmail.com <chilkatvistas@gmail.com>

Sent: Thursday, January 2, 2025 12:14 PM

To: Bridget LaPenter <Bridget.LaPenter@juneau.gov>; Irene Gallion <Irene.Gallion@juneau.gov>

Cc: chris@prohns.com

Subject: Tract A3 Apartments site plan revision

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

Hi Bridget and Irene,

We'd like to relocate the hammerhead on this project. Our engineering shows its possible to do and maintain parking spaces etc. What process do we need to follow to make this modification? Does this have to go back to the PC?

Thanks!

Mike Heumann
Chilkat Vistas LLC
(971) 261-8014

Irene Gallion

From: Jeffrey Hedges
Sent: Tuesday, January 28, 2025 1:44 PM
To: Irene Gallion
Subject: RE: Tract A3 Apartments site plan revision

Hey,

I think Fire and or Streets would be the only ones with concerns.

Thanks,

Jeff Hedges, MCP, CBO, CSP | Building Code Official
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0767 ext. 4137 Cell: 312.213.2245



Fostering excellence in development for this generation and the next.

How are we doing? Provide feedback here: <https://juneau.org/community-development/how-are-we-doing>

From: Irene Gallion <Irene.Gallion@juneau.gov>
Sent: Tuesday, January 28, 2025 11:04 AM
To: Jeffrey Hedges <Jeffrey.Hedges@juneau.gov>
Subject: FW: Tract A3 Apartments site plan revision

Hi Jeff,

Chilkat Apartments are proposing relocation of the fire turnaround per attached. Let me know if you have concerns from the BLD side, thanks!

From: Irene Gallion <Irene.Gallion@juneau.gov>
Sent: Tuesday, January 28, 2025 10:42 AM
To: Bridget LaPenter <bridget.lapenter@juneau.gov>
Subject: FW: Tract A3 Apartments site plan revision

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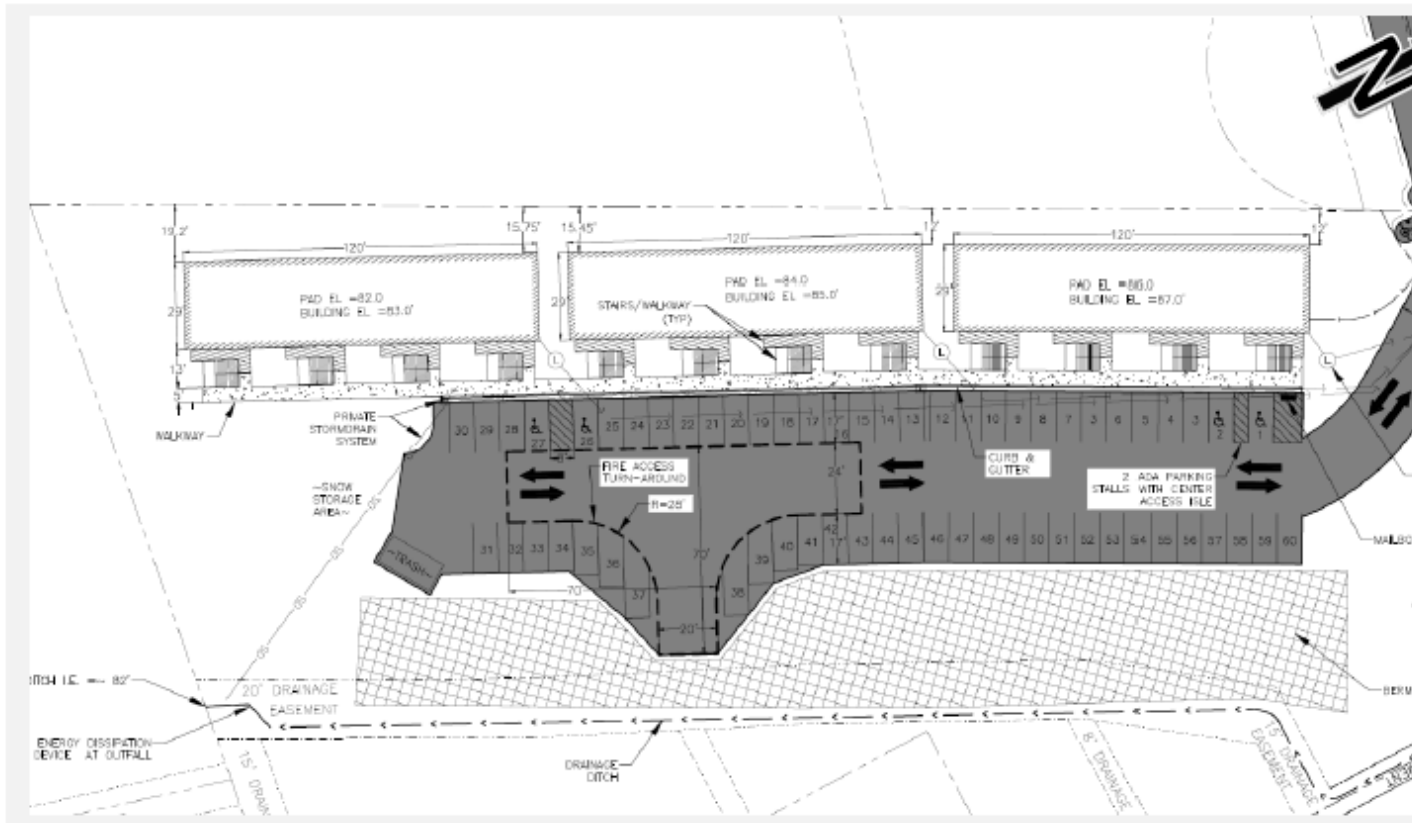
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Cc: chris@prohns.com

Subject: Tract A3 Apartments site plan revision

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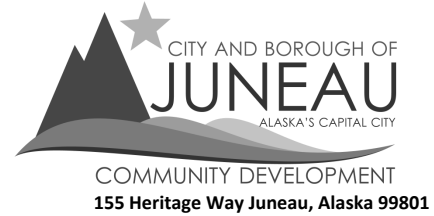
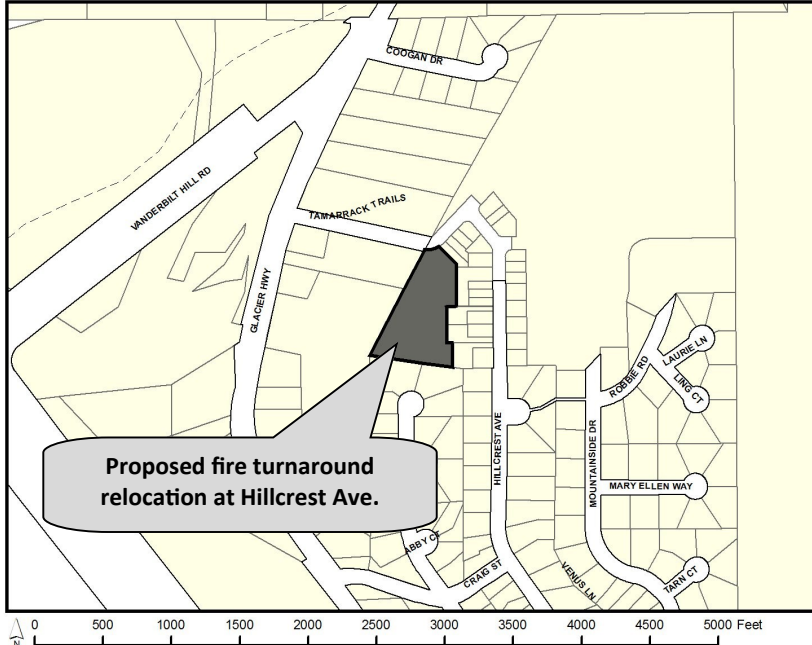
Thanks!

Mike Heumann
Chilkat Vistas LLC
(971) 261-8014

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



TO

A Conditional Use Permit has been submitted for consideration and public hearing by the Planning Commission for a **fire turnaround relocation** at **Hillcrest Avenue** in a **D15** 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, March 3, 2025** at

<https://juneau.org/community-development/planning-commission>

Find hearing results, meeting minutes, and more here, as well.

Now through Feb. 20	Feb. 21— noon, March 7	HEARING DATE & TIME: 6:00 pm, March 11,2025	March 12
<p>Comments received during this period will be sent to the Planner, Irene Gallion, to be included as an attachment in the staff report.</p>	<p>Comments received during this period will be sent to Commissioners to read in preparation for the hearing.</p>	<p>This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/85421744892 and use the Webinar ID: 854 2174 4892 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).</p> <p>You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.</p>	<p>The results of the hearing will be posted online.</p>
<p>FOR DETAILS OR QUESTIONS, Phone: (907)586-0753 ext. 4130 Email: pc_comments@juneau.gov or Irene.Gallion@juneau.gov Mail: Community Development, 155 Heritage Way, Juneau AK 99801</p> <div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>Case No.: USE2025 0001 Parcel No.: 7B1001160015 CBJ Parcel Viewer: http://epv.juneau.org</p> </div>			

Irene Gallion

From: Chilkat Vistas <chilkatvistas@gmail.com>
Sent: Tuesday, February 25, 2025 3:30 AM
To: Irene Gallion
Subject: Re: USE25-01: Just checking on the sign

Follow Up Flag: Follow up
Flag Status: Flagged

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

I'm out of town but it's up.

I'll make sure we get the receipt taken off today...

Verified by DP on 2/26/2025



Attachment H – Public Notice Sign