

# **Additional Materials**

## **Regular Planning Commission Meeting**

Assembly Chambers  
7:00 p.m.  
Meeting Date: August 23, 2022

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**1. PAD2022 0002:**

- a. Memo from Joseph Meyers (page 2)

**2. USE2022 0010:**

- a. Memo from Jennifer Shields (page 3 – 12)
- b. Public Comment – Jodee Dixon and Shane Hooton, received 8-5-22 (page 13)
- c. Second Memo from Jennifer Shields (page 14)



(907) 586-0715  
CDD\_Admin@juneau.org  
www.juneau.org/community-development  
155 S. Seward Street • Juneau, AK 99801

August 19, 2022

**MEMO**

**From: Joseph Meyers, Housing & Land Use Specialist**

**To: Planning Commission**

**Case Number: PAD2022 0002**

**RE: Comments Received from resident**

This memo is being included in the additional materials packet to touch on a number of points raised by resident Michael Higgs regarding the land swap on North Douglas Highway (PAD2022 0002).

The four requests made are as follows:

1. Salmon waterway setbacks.
2. Maybe an Environmental Impact Study (EIS) will be required
3. Consider an upgrade to the current utilities
4. With the addition of a future development, there will be an increase in traffic congestion, a traffic assessment is warranted.

I will address each of these points in the order listed above.

1. **"Salmon waterway setbacks."** – The Comprehensive Plan (Policy 7.3 DG2) specifies that 200-foot stream buffers should be maintained from the Ordinary High Water Mark of anadromous fish streams on publicly-owned lands. Grant Creek has an existing 200-foot buffer that would be extended by the disposal portion of this land swap. It should also be noted that according to the Alaska Department of Fish and Game, the portion of Grant Creek above North Douglas Highway is no longer delineated as an anadromous stream due to upstream migration barriers (Attachment E, packet page 83).
2. **"Maybe an EIS will be required."** – An EIS is not a CBJ process.
3. **"Consider an upgrade to the current utilities."** – Assessment of utilities will occur during the subdivision phase. General Engineering will work with the applicant to determine what upgrades are required for this project.
5. **"With the addition of a future development, there will be an increase in traffic congestion, a traffic assessment is warranted."** – A traffic impact analysis may be required under CBJ 49.40.300 for any project that exceeds 250 average daily trips.



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155 S. Seward Street • Juneau, AK 99801

**August 17, 2022**

**MEMO**

**From:** Jennifer Shields, Planner II *Jennifer L. Shields*  
**To:** Michael Levine, Chair, Planning Commission  
**Through:** Jill Maclean, AICP, Director  
**Parcel No.:** 4B2601020042  
**Legal Description:** Black Bear Lot 2  
**Case Number:** USE2022 0010

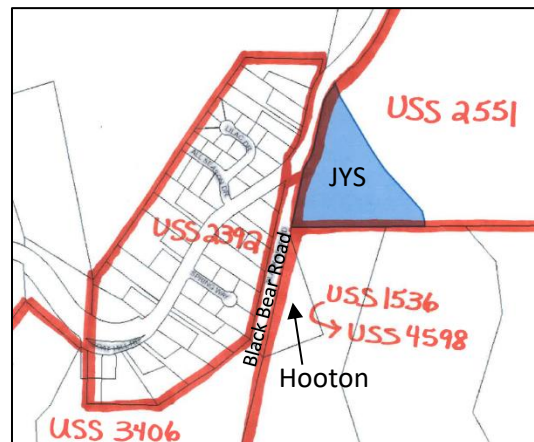
**RE: Black Bear Road**

On August 5, 2022, staff received an email from adjacent property owner Shane Hooton and Jodee Dixon, regarding safety concerns on Black Bear Road (Attachment A). Following is a history of the Black Bear Road development.

**Background**

Development of the area surrounding, and ultimately creating the strip of land known as Black Bear Road, involved the platting of several U.S. Surveys:

- 1926 – U.S. Survey 1536 (Mendenhall Valley Elimination)
- 1940 – U.S. Survey 2392
- 1945 – U.S. Survey 2551
- 1958 – U.S. Survey 3406; at this time the remainder strip of land between U.S. Survey 1536 and U.S. Survey 2392 was included within the boundaries of this survey.
- 1962 – U.S. Survey 4598 (within the boundaries of U.S. Survey 1536)



In 1963, the Bureau of Land Management transferred the land within U.S. Survey 3406 to the State of Alaska. In 2003, the State transferred the land to CBJ with Patent 18044, subject to the creation of a 66 foot wide public access easement from Mendenhall Loop Road to U.S. Survey 4598; this created what is now known as “Black Bear Road”.

Black Bear Road is not, however, an accepted or maintained CBJ right-of-way (ROW), and only two private property owners – Juneau Youth Services (JYS) and Shane Hooton – utilize it for ingress and/or egress.

#### Hooton Developments – 10991 & 11001 Black Bear Road

In 1992, CBJ granted access to the Hooton lot by issuing a grading permit to create a 16-foot-wide gravel driveway of approximately 700-750 feet (“Black Bear Road”) to establish a building site.

In 1997, Larry Hooton, owner of the Hooton property at that time, platted the Black Bear Estates, a 16-lot subdivision (Attachment C, not to be confused with the JYS Black Bear Subdivision). However, in 2004 this subdivision was vacated with Plat 2004-53 (Attachment D), and Black Bear Road was never constructed and accepted as a CBJ ROW.

Since the gravel driveway was first established in 1992, the Hooton property has had the following developments: a single-family detached dwelling (1995), a two-story addition (2001), a detached storage building (2008), and a detached accessory apartment with a garage (2016). No improvements to Black Bear Road were required.



### Road Improvements

In 2006, the Black Bear Road driveway access onto Mendenhall Loop Road was improved as part of the JYS development of Black Bear House; the distance is approximately 140 feet up an approximately 11% slope (see below).

CDD forwarded the Hooton/Dixon email to the Alaska Department of Transportation and Public Facilities (DOT&PF) and the CBJ Engineering Department for review, with comments summarized below (Attachment B).

Agency	Summary
Alaska DOT&PF	Referred to PCM commercial approach requirements or superior, as required by CBJ municipal code, and attached Plat 2006-61 showing the Mendenhall Loop Road ROW intersection with Black Bear Road.
CBJ Engineering	Black Bear Road is not a CBJ accepted or maintained road and referred maintenance to the two property owners currently using it for ingress and/or egress.

Staff does not recommend any additional conditions of approval at this time.

### Attachments

Attachment A – Email from Shane Hooton and Jodee Dixon Dated August 5, 2022

Attachment B – Emails from DOT&PF and CBJ Engineering

Attachment C – Black Bear Estates Subdivision Plat (Vacated)

Attachment D – Hooton Lot 12 Plat (Vacation of Black Bear Estates)



**From:** Jodee Dixon <jodee@modern-mechanical.com>  
**Sent:** Friday, August 5, 2022 10:42 AM  
**To:** PC\_Comments  
**Subject:** Case No.: USE2022 0010. Conditional Use Permit for Juneau Youth Services

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

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To Community Development,

We am the neighbors who shares the driveway and access on Black Bear Road with Juneau Youth Services. My family has lived on this driveway since the 1970's.

When the JYS facility was established, the traffic plan required a new entrance off Mendenhall Loop Road, and Black Bear Road was made the exit. The new traffic plan required Black Bear Road to be paved and in the process, narrowed the apron and turning radius.

The proposed modification will increase traffic and with the current traffic plan, this is unsafe and we strongly opposed this.

Currently, JYS staff exits their facility via Black Bear Rd onto Mendenhall Loop Road. This is the same access used to enter our home. When driving from the South/Auke Bay, the turn onto Black Bear Road is a sharp right-hand turn. If another vehicle is attempting to exit JYS, there is little room and one vehicle typically waits at the top or bottom before proceeding. In the winter this is a greater hazard with snow and ice. Additionally, the beginning of Black Bear Road has a downward slope, making it difficult to see other vehicles and the potential to slide off the road which has a steep and deep ditch. This turn is not possible when towing a trailer or boat. We must access through JYS parking area or plan ahead and drive home from the North.

During the winter we plow and sand this access early in the morning. We have assisted JYS vehicles stuck on the road blocking access to our home and even towed their winter maintenance person out of the ditch. I hope this description paints a picture on how any increase in traffic will have a negative impact on safely accessing our home.

If the modifications are approved for Juneau Youth Services, I urge CBJ to require an improvement to the traffic plan.

Sincerely,

Jodee Dixon and Shane Hooton

11001 Black Bear Road

Juneau, AK 99801

**From:** [Bizzarro, Caleb T \(DOT\)](#)  
**To:** [Jennifer Shields](#); [Harp, Kelly M \(DOT\)](#)  
**Cc:** [Schuler, Michael K \(DOT\)](#)  
**Subject:** RE: USE22-10 Juneau Youth Services at 10685 Mendenhall Loop Road  
**Date:** Monday, August 8, 2022 11:19:45 AM  
**Attachments:** [68542\\_pg 9.pdf](#)

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

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Good morning Jennifer,

I would be happy to provide some feedback in Michael's absence. Firstly, thank you for confirming sight distance is being maintained at Black Bear Road. This is critical for safe operation of Black Bear and Back Loop Rd as you are aware.

Further conditions to be made aware of in relation to Jodee Dixon and Shane Hooton's feedback, is approach requirements in accordance with the [Alaska Highway Preconstruction Manual](#) (PCM) - driveway standards excerpt.

In the instance of this CBJ ROW approach, it should conform to the PCM commercial approach requirements or superior, as required by CBJ municipal code. Please see the below list of parameters to be made aware of within State Right of Way;

- a. **Return Radius:** For a commercial driveway the paved return radii must be 40Ft
- b. **Approach Width:** drivable edge to drivable edge (must be between 24 – 34Ft)
- c. **Landing length:** Must be at least 30ft from the edge of pavement along the roadway, or longer as desired.
- d. **Landing Grade:** May be -1, -2, 0, 1, 2%

If Black Bear Road does not comply with these standards or superior CBJ approach standards, then CBJ should examine potential remedies for this access along Mendenhall Loop Road. Please be aware, any work to be performed within state property shall be approved by DOT&PF Southcoast Region Right of Way Section. Lastly, please find the attached Mendenhall Loop Road ROW call out from centerline (~50ft, Plat 2006-61).

Thank you for the opportunity to provide comments,

**Caleb Bizzarro**

Right Of Way Agent

Department of Transportation & Public Facilities

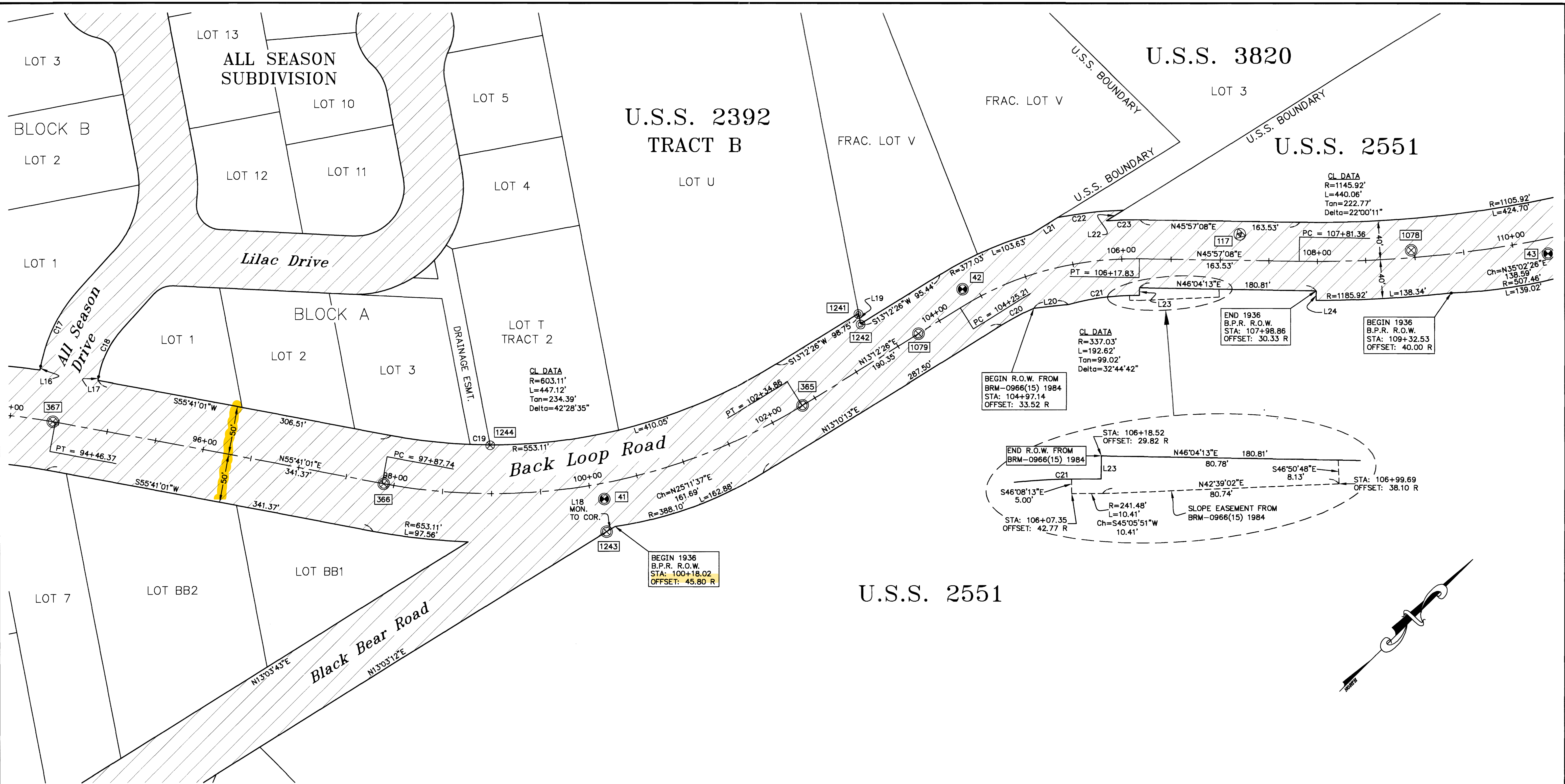
Southcoast Region Design & Engineering Services

Ph: (907) 465 4519

Email: [caleb.bizzarro@alaska.gov](mailto:caleb.bizzarro@alaska.gov)

**Telework:** Tuesday & Thursday, 7:30AM – 4:30PM

G:\Juni\68542\BVI\BACK LOOP ROAD\DWG\68542\_MASTER.DWG Mon, 30/Oct/06 08:37AM



PROPERTY MONUMENTS RECOVERED

POINT	STATION	OFFSET	NORTHING	EASTING	DESCRIPTION
1244	98+98.42	49.61_LT	514429.840	491630.987	ALCAP3.25"_L3_AS-SUBD/L7_TR-2
1243	100+09.11	49.53_RT	514451.275	491777.623	BPR_BC3"_S1536/USFS
1242	103+29.44	39.12_LT	514785.595	491811.448	IP_FND_1"HEX-BAR
1241	103+33.10	49.54_LT	514791.541	491802.137	IP_FND_1"HEX-BAR

GPS BRIDGE MONUMENTS

POINT	STATION	OFFSET	NORTHING	EASTING	DESCRIPTION
117	107+19.52	26.79_LT	515125.099	492019.674	GPS_BC_MONTANA_95-J-17

CENTERLINE MONUMENTS REMOVED THIS PROJECT

POINT	STATION	OFFSET	NORTHING	EASTING	DESCRIPTION
368	91+54.16	0.00_RT	513918.354	491103.009	CL_MON_DOH
367	94+43.80	0.00_LT	514130.341	491296.698	CL_MON_DOH
366	97+89.49	0.00_RT	514325.232	491582.221	CL_MON_DOH
365	102+35.36	0.00_LT	514685.067	491828.035	CL_MON_DOH
1079	103+74.77	0.00_RT	514820.786	491859.889	CL_MON_DOH
1078	108+96.78	7.63_LT	515238.050	492155.697	CL_MON_DOH

SHOULDER MONUMENTS SET THIS PROJECT

POINT	STATION	OFFSET	NORTHING	EASTING	DESCRIPTION
41	100+12.73	16.20_RT	514473.293	491752.313	SH_MON_DOT
42	104+36.88	15.21_RT	514885.199	491859.596	SH_MON_DOT
43	110+33.56	15.35_RT	515334.200	492256.158	SH_MON_DOT

LINE TABLE

LINE	BEARING	LENGTH
L16	N34°29'26"W	3.98'
L17	N34°29'26"W	3.71'
L18	N13°03'12"E	11.60'
L19	S55°49'04"E	10.71'
L20	S38°31'42"W	35.27'
L21	S12°55'56"W	31.84'
L22	N13°03'12"E	20.59'
L23	N43°55'47"W	7.93'
L24	S44°55'22"E	9.67'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C17	87.82'	160.00'	31°26'55"	S18°45'59"E	86.72'
C18	54.89'	100.00'	31°26'55"	S18°45'59"E	54.20'
C19	20.45'	553.11'	2°07'07"	N46°14'10"E	20.45'
C20	37.41'	256.48'	8°21'26"	S17°20'55"W	37.38'
C21	73.10'	246.48'	16°59'32"	S37°41'30"W	72.83'
C22	67.25'	387.03'	9°57'20"	S38°28'04"W	67.17'
C23	34.26'	377.03'	5°12'25"	S43°20'56"W	34.25'

DATE	REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES RIGHT OF WAY MAP ALASKA PROJECT NO. 68542 JUNEAU BACK LOOP ROAD REHABILITATION		
DRAWN	ROW	DATE
CHECKED	DATE	SCALE
		1"=50'
		SHEET 9 OF 17

**From:** [John Bohan](#)  
**To:** [Jennifer Shields](#)  
**Subject:** RE: Case No.: USE2022 0010. Conditional Use Permit for Juneau Youth Services  
**Date:** Wednesday, August 10, 2022 2:19:20 PM

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Hi Jennifer –

Black Bear road is not a CBJ accepted or maintained road. It may be a platted ROW or shared driveway, but CBJ has nothing to do with it. I don't know if Hooton's and JYS have a joint access or maintenance agreement for using the entrance, but since they are the only 2 users of the non CBJ accepted or maintained ROW, I would think the onus would be on the two owners to get along and figure it out.

Sorry this wasn't more helpful. jb

*Thanks*  
*John Bohan, PE*  
CBJ Chief CIP Engineer  
155 S. Seward St  
Juneau AK 99801  
(907)586-0800 x-4188  
fax 463-2606

---

**From:** Jennifer Shields <Jennifer.Shields@juneau.org>  
**Sent:** Tuesday, August 9, 2022 10:24 AM  
**To:** John Bohan <John.Bohan@juneau.org>  
**Subject:** FW: Case No.: USE2022 0010. Conditional Use Permit for Juneau Youth Services

Hi John,

Juneau Youth Services is wanting to convert dorm rooms in one of their buildings into administrative offices for 12 additional staff members at 10685 Mendenhall Loop Road. The other two buildings will remain dorms. Last week I received a public comment from the Hootons with concerns about safety on Black Bear Road (see below). They live at 10991 Black Bear Road, adjacent to JYS.

Do you have any comments regarding this project, or the Hooton's concerns? Previous conditions of approval required them to clear and maintain the vegetation along Mendenhall Loop Road to maintain clear sight distance from the Black Bear Road driveway. I visited the site last week and found this condition appears to be met at both the entrance and exit.

Also, I've attached DOT's response to the Hooton's concerns and it references PCM standards – does Black Bear Road conform to this by CBJ standards?

Thank you!

**Jennifer L. Shields | Planner II**

Community Development Department | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 4<sup>th</sup> Floor Marine View Building

**Office: 907.586.0753 ext. 4139**



*Fostering excellence in development for this generation and the next.*

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**From:** Jodee Dixon <[jodee@modern-mechanical.com](mailto:jodee@modern-mechanical.com)>

**Sent:** Friday, August 5, 2022 10:42 AM

**To:** PC\_Comments <[PC\\_Comments@juneau.org](mailto:PC_Comments@juneau.org)>

**Subject:** Case No.: USE2022 0010. Conditional Use Permit for Juneau Youth Services

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

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Sincerely,

Jodee Dixon and Shane Hooton  
11001 Black Bear Road

# STATEMENT OF OWNERSHIP:

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND THAT I (WE) DEDICATE ALL STREETS, ALLEYS, WALLS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS INDICATED.

Date: 9-17-96, 1996

Witness: John K. Kowale Owner: J.W. Bean

Witness: \_\_\_\_\_ Owner: \_\_\_\_\_

# NOTARY'S ACKNOWLEDGEMENTS:

UNITED STATES OF AMERICA )  
STATE OF ALASKA ) S.S.

THIS IS TO CERTIFY THAT ON THIS 3<sup>rd</sup> DAY OF October, 1996, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND KNOWN, PERSONALLY APPEARED;

Larry C. Hoffer  
KNOWN TO ME TO BE THE PERSON (PERSONS) DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

Notary Public for Alaska  
My Commission Expires 7/7/97

# PLANNING COMMISSION CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NO. 1996-16, DATED 8-21-96, 1996, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, JUNEAU, ALASKA.

Dated: Jan. 7, 1997

Attest: John K. Kowale  
Clerk City and Borough of Juneau Planning Commission

# LEGEND

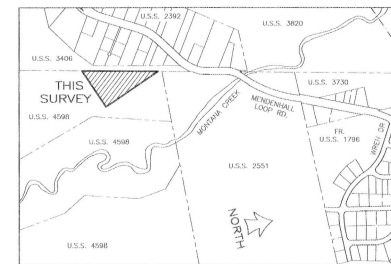
- G.L.O./B.L.M. 2-1/2" BRASS MONUMENT RECOVERED THIS SURVEY
- 3" ALUMINUM MONUMENT SET THIS SURVEY AS SHOWN BY J.W. BEAN
- SECONDARY MONUMENT SET THIS SURVEY AS SHOWN BY J.W. BEAN



PRIMARY MONUMENT  
3" ALUM. CAP. ON  
5/8" ALUM. PIPE

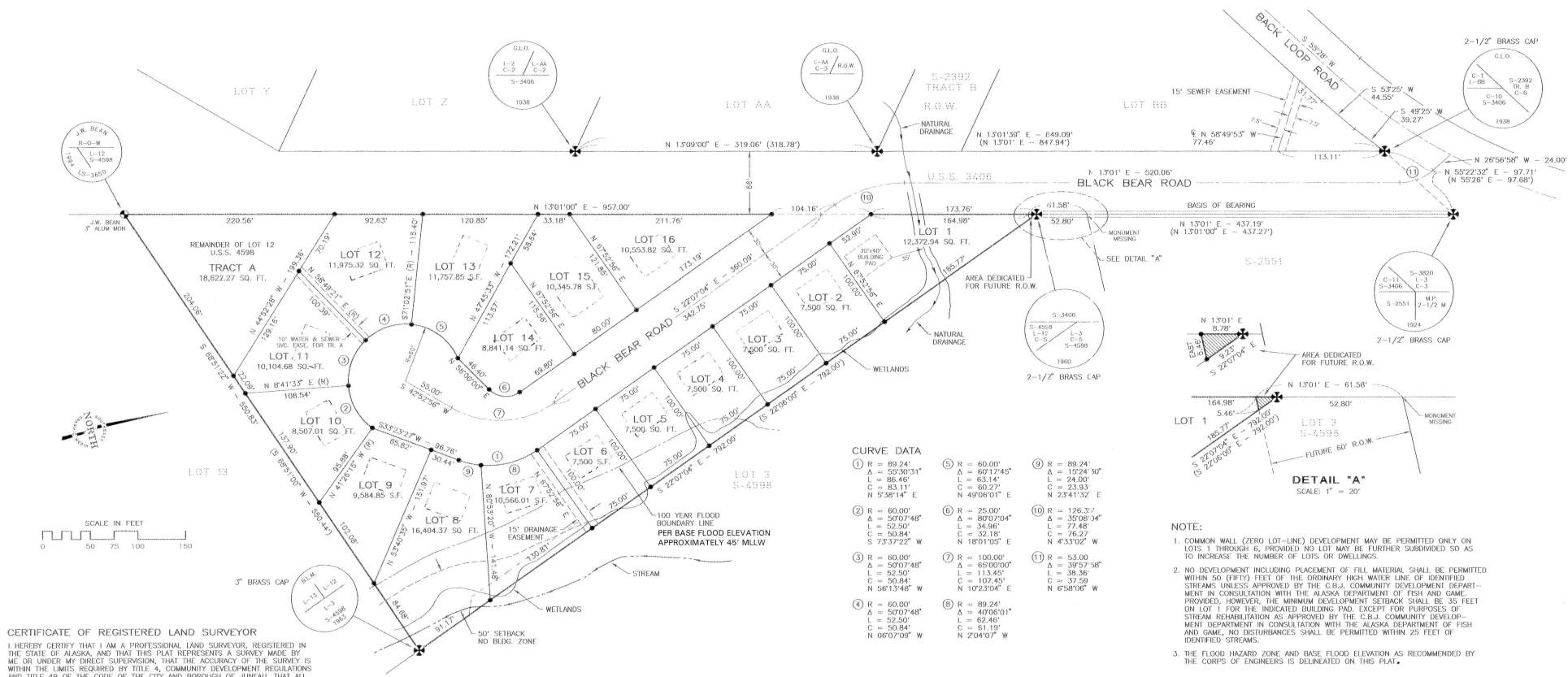


TYP. CAL. J.W.B. MONUMENTS



VICINITY MAP

SOURCE: C.B.J. BASEMAP SERIES SHEETS "M-2, M-3 & M-6" - SCALE: 1" = 50'



CURVE DATA		
① R = 89.24' Δ = 55°30'31" L = 86.48' C = 83.11' N 53°14' E	⑤ R = 60.00' Δ = 60°17'45" L = 63.14' C = 60.27' N 49°06'01" E	⑨ R = 89.24' Δ = 15°24'30" L = 24.00' C = 23.93' N 23°41'32" E
② R = 60.00' Δ = 50°07'48" L = 52.50' C = 50.84' N 56°13'45" W	⑥ R = 25.00' Δ = 80°07'04" L = 34.96' C = 32.18' N 16°01'05" E	⑩ R = 126.31' Δ = 35°08'34" L = 77.48' C = 76.27' N 4°33'02" W
③ R = 60.00' Δ = 50°07'48" L = 52.50' C = 50.84' N 56°13'45" W	⑦ R = 100.00' Δ = 65°00'00" L = 113.45' C = 107.45' N 10°23'04" E	⑪ R = 53.00' Δ = 35°07'38" L = 36.36' C = 37.59' N 6°58'06" W
④ R = 60.00' Δ = 50°07'48" L = 52.50' C = 50.84' N 06°07'09" W	⑧ R = 89.24' Δ = 40°08'01" L = 62.46' C = 61.19' N 20°40'07" W	

# NOTE:

- COMMON WALL (ZERO LOT-LINE) DEVELOPMENT MAY BE PERMITTED ONLY ON LOTS 1 THROUGH 6, PROVIDED NO LOT MAY BE FURTHER SUBDIVIDED SO AS TO INCREASE THE NUMBER OF LOTS OR DWELLINGS.
- NO DEVELOPMENT INCLUDING PLACEMENT OF FILL MATERIAL SHALL BE PERMITTED WITHIN 50 (FIFTY) FEET OF THE ORDINARY HIGH WATER LINE OF IDENTIFIED STREAMS UNLESS APPROVED BY THE C.B.J. COMMUNITY DEVELOPMENT DEPARTMENT IN CONSULTATION WITH THE ALASKA DEPARTMENT OF FISH AND GAME. PROVIDED, HOWEVER, THE MINIMUM DEVELOPMENT SETBACK SHALL BE 35 FEET ON LOT 1 FOR THE INDICATED BUILDING PAD, EXCEPT FOR PURPOSES OF STREAM REHABILITATION AS APPROVED BY THE C.B.J. COMMUNITY DEVELOPMENT DEPARTMENT IN CONSULTATION WITH THE ALASKA DEPARTMENT OF FISH AND GAME. NO DISTURBANCES SHALL BE PERMITTED WITHIN 25 FEET OF IDENTIFIED STREAMS.
- THE FLOOD HAZARD ZONE AND BASE FLOOD ELEVATION AS RECOMMENDED BY THE CORPS OF ENGINEERS IS DELINEATED ON THIS PLAT.
- POTENTIAL BUILDING SITES ILLUSTRATED. OTHER BUILDING SITES AVAILABLE FOR EACH LOT.

# CERTIFICATE OF REGISTERED LAND SURVEYOR

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 4, COMMUNITY DEVELOPMENT REGULATIONS, AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

Date: 9-17-96



LAST UPDATE: 9-19-1996  
REVISED: 9-11-1996  
REVISED: 3-15-1996  
REVISED: 2-15-1996  
REVISED: 7-6-1995

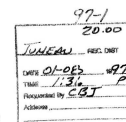
DRAWN BY: SANDERS-S.G.M.  
CHECKED BY: J.W.B.  
DATE: 9-20-1994  
FIELD BOOK:  
SCALE: 1" = 50'  
JOB NO.: 11607-1  
GRID



**J.W. BEAN**  
PROFESSIONAL SURVEYOR  
1070 ARCTIC CIRCLE  
JUNEAU, ALASKA  
99907 769-0580  
SURVEYOR - PLANNER

# NOTES:

- ALL PLAT BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASES OF BEARINGS.
- ALL DISTANCES SHOWN ARE REDUCED TO HORIZONTAL.
- RECORDED BEARINGS AND DISTANCES ARE SHOWN ENCLOSED IN PARENTHESES, MEASURED OR CALCULATED BEARINGS AND/OR DISTANCES ARE SHOWN WITHOUT PARENTHESES.



**A PLAT OF  
BLACK BEAR ESTATES  
A SUBDIVISION OF  
LOT 12, U.S. SURVEY No. 4598**  
WITHIN CITY & BOROUGH OF JUNEAU, ALASKA  
JUNEAU RECORDING DISTRICT

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND THAT WE DEDICATE ALL STREETS, ALLEYS, WALLS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS INDICATED.

Witness \_\_\_\_\_ Owner Shane Horton  
Witness \_\_\_\_\_ Owner James C. Horton

UNITED STATES OF AMERICA )  
STATE OF ALASKA ) S.S.

Shane Hooten  
Larry Hooten

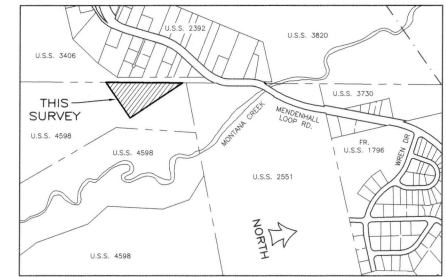
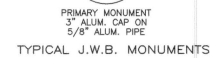
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE  
FIRST ABOVE WRITTEN.

STATE OF ALASKA  
OFFICIAL SEAL  
Alicia Armstrong  
NOTARY PUBLIC  
My Commission Expires 5/8/08

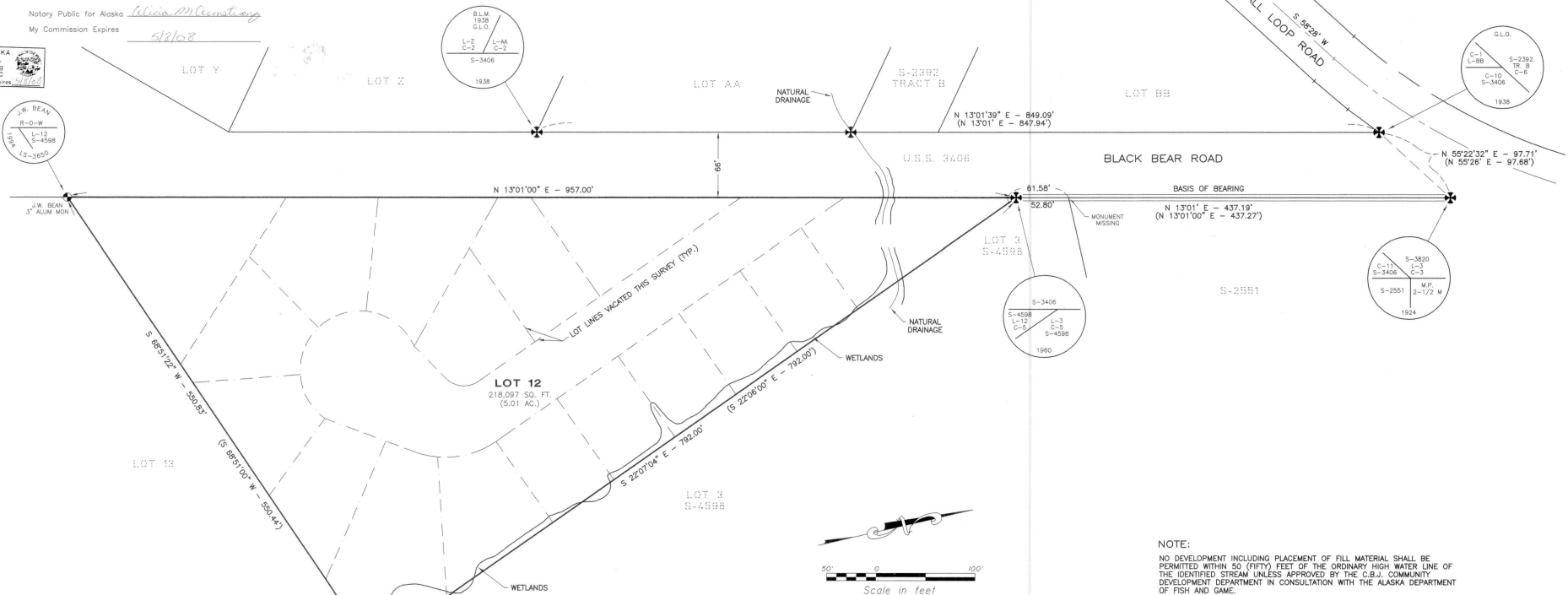
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NO. \_\_\_\_\_ DATED: \_\_\_\_\_, 2002, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, JUNEAU, ALASKA.

Attest: *Daniel Bruce*  
Clerk  
City & Borough of Juneau

3" ALUMINUM MONUMENT SET THIS SURVEY AS SHOWN BY J.W. BEAN



SOURCE: C.B.J. BASEMAP SERIES SHEETS "M-2, M-3 & M-6" - SCALE: 1" = 500'



NO DEVELOPMENT INCLUDING PLACEMENT OF FILL MATERIAL SHALL BE PERMITTED WITHIN 50 (FIFTY) FEET OF THE ORDINARY HIGH WATER LINE OF THE IDENTIFIED STREAM UNLESS APPROVED BY THE C.B.J. COMMUNITY DEVELOPMENT DEPARTMENT IN CONSULTATION WITH THE ALASKA DEPARTMENT OF FISH AND GAME.

THE FLOOD HAZARD ZONE AND BASE FLOOD ELEVATION AS RECOMMENDED BY THE CORPS OF ENGINEERS IS DELINEATED ON THIS PLAT BY "WETLANDS" LINE.

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 4, COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

	DRAIN BY: SANDERS-GDM
	CHECKED BY: J.W.B.
	DATE: 11-18-2004
	FIELD BOOK:
	SCALE: 1" = 50'
	JOB No.: 11607-BLACKBEAR
REVISED:	GRID



**J.W. BEAN**  
PROFESSIONAL SURVEYOR  
1070 ARCTIC CIRCLE  
JUNEAU - ALASKA  
(907) 789-0590  
SURVEYOR - PLANNER

1. ALL PLAT BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS.
2. ALL DISTANCES SHOWN ARE REDUCED TO HORIZONTAL.
3. RECORDED BEARINGS AND DISTANCES ARE SHOWN ENCLOSED IN PARENTHESIS. MEASURED OR CALCULATED BEARINGS AND/OR DISTANCES ARE SHOWN WITHOUT PARENTHESIS.

CBJ FILE COPY  
The official recorded copy of this document is on file at the Juvenile Recording District as:  
Plat No. 2004-53  
Recorded on: 12/23/04  
CDD No:  
S082004-00040

**A PLAT OF  
LOT 12, U.S. SURVEY No. 4598  
A VACATION OF  
BLACK BEAR ESTATES**  
WITHIN CITY & BOROUGH OF JUNEAU, ALASKA  
JUNEAU RECORDING DISTRICT

**From:** Jodee Dixon <jodee@modern-mechanical.com>  
**Sent:** Friday, August 5, 2022 10:42 AM  
**To:** PC\_Comments  
**Subject:** Case No.: USE2022 0010. Conditional Use Permit for Juneau Youth Services

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

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To Community Development,

We am the neighbors who shares the driveway and access on Black Bear Road with Juneau Youth Services. My family has lived on this driveway since the 1970's.

When the JYS facility was established, the traffic plan required a new entrance off Mendenhall Loop Road, and Black Bear Road was made the exit. The new traffic plan required Black Bear Road to be paved and in the process, narrowed the apron and turning radius.

The proposed modification will increase traffic and with the current traffic plan, this is unsafe and we strongly opposed this.

Currently, JYS staff exits their facility via Black Bear Rd onto Mendenhall Loop Road. This is the same access used to enter our home. When driving from the South/Auke Bay, the turn onto Black Bear Road is a sharp right-hand turn. If another vehicle is attempting to exit JYS, there is little room and one vehicle typically waits at the top or bottom before proceeding. In the winter this is a greater hazard with snow and ice. Additionally, the beginning of Black Bear Road has a downward slope, making it difficult to see other vehicles and the potential to slide off the road which has a steep and deep ditch. This turn is not possible when towing a trailer or boat. We must access through JYS parking area or plan ahead and drive home from the North.

During the winter we plow and sand this access early in the morning. We have assisted JYS vehicles stuck on the road blocking access to our home and even towed their winter maintenance person out of the ditch. I hope this description paints a picture on how any increase in traffic will have a negative impact on safely accessing our home.

If the modifications are approved for Juneau Youth Services, I urge CBJ to require an improvement to the traffic plan.

Sincerely,

Jodee Dixon and Shane Hooton

11001 Black Bear Road

Juneau, AK 99801



{907} 586-0715  
CDD\_Admin@juneau.org  
www.juneau.org/CDD  
155 S. Seward Street • Juneau, AK 99801

**August 17, 2022**

**MEMO**

**From:** Jennifer Shields, Planner II *Jennifer L. Shields*  
**To:** Michael Levine, Chair, Planning Commission  
**Through:** Jill Maclean, AICP, Director  
**Parcel No.:** 4B2601020042  
**Legal Description:** Black Bear Lot 2  
**Case Number:** USE2022 0010

**RE: Black Bear Road**

On August 22, 2022, Juneau Youth Services (JYS) made staff aware of an oversight to the Additional Materials packet distributed to the Commission on August 19, 2022.

In addition to use of Black Bear Road by JYS and the owners of 11001 Black Bear Road, the road also provides access to a trailhead to Montana Creek Trail. The trailhead is located entirely within University of Alaska property, between JYS to the north and the Hooton lot to the south.

