

TO:	Mayor and Borough Assembly
FROM:	Emily Deach, Deputy Borough Manager
DATE:	June 12, 2023
SUBJECT:	Authorization to Submit S'áxt' Héeni (Devil's Club River) Subdivision Application to the Planning & Zoning Commission

At its meeting on May 30, 2023, the Public Works Committee reviewed the draft plat for the S'áxt' Héeni (Devil's Club River) Subdivision and voted to recommend to the Assembly that the plat be submitted to the Planning and Zoning Commission. The draft application and plat are in the meeting packet. Please also see the attached comments from the Dyea Community Advisory Board.

There are several items in the draft application that will need to be completed prior to submission of the application:

- Information regarding site conditions, to be completed by the engineer when finalizing the preliminary plat for submission;
- Percolation and water-table depth data which provide for analysis of the feasibility of septic tanks;
- Hydrology report.

Also, pursuant to the West Creek Levee Condition report (also in your packet), the state of the levee needs to be addressed before lots are developed or sold. Staff requested a proposal from RESPEC for engineering/design of a levee rehabilitation project; when received, it will be forwarded to the Assembly for consideration. This design work can occur in the fall of FY23 and be completed in early FY24.

The work needed to fully complete the subdivision application and to design a levee rehabilitation project in FY23 will need to be funded through a budget amendment. Currently, the subdivision engineering work is funded from the Land Fund contractual line item (130-1130-5010) and we anticipate the need to budget at least an additional \$100,000 in this fiscal year.

Staff's current recommended phasing for the S'áxt' Héeni Subdivision development is:

Phase 1: Levee rehabilitation design and construction.

- a. Design: Fall of 2023
- b. Construction: Fall of 2024

Phase 2: S'áxt' Héeni Subdivision planning and local permitting:

- a. Planning: site condition assessment, percolation and water-table depth data, and hydrology report (Summer/Fall 2023)
- b. Permitting: finalize subdivision application for consideration by Planning and Zoning Commission

Phase 3: Subdivision design and construction:

- a. Design: Spring/Summer 2024 (Roads, Utilities, Drainage)
- b. Construction: Summer 2025

Phase 4: Sell parcels.

I would like to request that the Assembly consider a motion **to authorize staff to move forward with Phase 1 of the S'áxt' Héeni (Devil's Club River) Subdivision development.** If desired, Phase 2 can be conducted in parallel with Phase 1.

Emily Deach

Subject: Dyea Subdivision

From: Bruce Weber

Sent: Saturday, April 22, 2023 8:55 AM

To: Emily Deach <e.deach@skagway.org>

Subject: [External Email] Dyea Subdivision

Thanks for all the communications. It makes going forward much easier. I have sent a letter to Orion with our concerns.

Here is a letter to Planning and Zoning about our concerns for the subdivision.

The Dyea Community Advisory Board has several questions and concerns about the plat map for the new subdivision in Dyea. During the last high water event, according to witnesses, some of West Creek exceeded bank height. We are not sure if the current dike has been examined by an engineer to see if it can handle future high water levels. We think that an examination of the dike and proposals for action could go a long way to preventing possible damage. Secondly, looking at the map, it is difficult to tell if the municipality has good access for repairs to the dike.

Damage might also be prevented by raising building sites. While that is not the municipalities responsible, alerting new residents to the value of raising building sites might help reduce damage

Thank you
Bruce Weber
DCAB.