



City of Hoonah | P.O. Box 360 | 300 Front Street | Hoonah, AK 99829
Phone: (907) 945-3663 Fax: (907) 945-3445

Planning & Zoning Commission Meeting

Thursday, September 28, 2023 at 7 p.m.

In Council Chambers

Agenda

- I. Call to Order
- II. Roll Call
 - A. Approval of Meeting Minutes [August 24, 2023]
- III. Old Business
 - A. None
- IV. New Business
 - A. Conditional Use Permit for Construction of the Water Supply Creek Hydro
 - B. Lease Request- Todd Thingvall
 - C. Possibility of Minimum Lot Sizes at the Mobile Home Park- Thomas Courtney
- V. Future Agenda Items
 - A. Adding Tlingit Names to Street Signs
 - B. Address Continued Parking down at Haul Out
 - C. Codebook Chapter Updates
- VI. Adjournment



Planning & Zoning Commission Meeting
Thursday August 24, 2023 at 7 p.m.

Meeting Minutes

I. Call to Order

Meeting Called to Order at 7:01 p.m.

II. Roll Call

Present: Nadine Morrison, Gordon Greenwald, Mark Browning, Val Gamble-Houston (telephonically)

Absent: Thomas Courtney, Ken Meserve, Jeff Skaflestad

A. Approval of Meeting Minutes of July 27, 2023

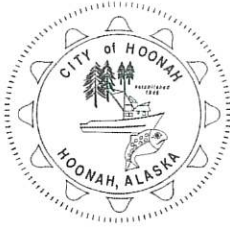
M/S N. Morrison/M. Browning made a motion for the approval of the meeting minutes of July 27, 2023.

Motion passed by voice vote.

III. New Business

A. Driveway Access Request to Front Street

Commissioner Greenwald explained that we have Margot Wiegler here from Alaska Commercial Company. She shared that she is in Hoonah to talk about who they are, what their goals are for serving Hoonah, and what they are requesting. They typically go by "AC". Alaska Commercial is the largest grocery store chain in Alaska since 1867. They specialize and service only rural markets and stores. All 35 of their stores are off the road system. They'd like to think that they specialize in serving groceries and other goods to rural communities. She shared that they see the need for food security in the state so they are in expansion mode. Their store is a full-service grocery and general merchandise, so all the stores have fresh produce, meat, dairy etc... They also sell household goods like appliances. They don't always have them on hand, but they can order them if a customer needs it. They also provide financing. The benefits they bring to rural communities is employee opportunities with benefits. Generally, when they start to serve a new area, they generally take over an already existing store so they hire all of the existing employees. A management team might come in from outside of the community, but they would hire all other employees locally. They offer financial services like check cashing. They provide community support as well. The reason she is here talking to Hoonah is because she is very excited about what is happening in Hoonah. Hoonah is thriving in a way that she doesn't see in other small rural communities. She said that the AC Company sees the population here, the needs, and resources and the amount of outshopping that seems to be common here like ordering in from Juneau and other places, and she sees that this could be a benefit. She stated that she feels that AC's goals are the same as Hoonah's goals. She also explained that she found the Hoonah Economic Development Plan and feels that their AC goals are in alignment with the Hoonah Economic Development Plan. She feels like having their store in Hoonah would provide some diversity of options here would help to keep the cost of living down.



Having an AC store in Hoonah would keep the money in Hoonah. More goods and services would be available in town. The wages paid to employees would stay in Hoonah. If there is another option for food to buy here, it makes your own community economy healthier. She explained that ACC is currently talking to HIA about leasing the lot just down the road. There is competition at the other end of town so it makes sense to have stores at opposite ends of town. If you look at the drawing provided, currently the only access is on the backside and they have concerns about that. she said that what they are requesting is permission to make access on the Front Street. She understands that the concern is that there would be too much traffic blocking the tourist flow. She thinks that having a store at either end of town would benefit the tourists and have an easy, visible way to locate it. Commissioner Morrison explained to Margot that there is a store very, very close to where ACC is wanting to have a store (Colette's Cupboard.) Margot said that ACC is willing to work with the Commission if there is a better means of access. She stated that what they really need is better access so that they can better serve the community and have a better set-up for the store. Commissioner Morrison asked about how long the term would be for leasing from HIA? Margot replied that she can't really share the terms since this is in the middle of discussion, but she did say that ACC looks to serve a community long term. Commissioner Gamble-Houston said that this presentation was great, but she was concerned about how long the store would stay? Margot explained that they do plan on staying for the long term, and most of their leases are for 10-12 years. Chairperson Greenwald reminded the Commission that our responsibility tonight is to discuss the access to the store, or no access to the store. They aren't to discuss terms etc... Chairperson Greenwald said that he briefly talked to HIA about this issue, because they also have a computer lab going in right next to where ACC is proposing being, and this is going to jam up the parking situation. HIA will need to figure out this whole issue. Commissioner Greenwald further explained that just today, he saw three traffic tie-ups right in that same location. He proposes exiting out of this site, and turning right only, towards the City Hall, and that would help alleviate traffic jams. He asked why there would be a problem entering from the backside? Margot explained that they'd like delivery trucks to be delivering at the backside, plus if you had one car trying to enter and one car trying to leave there isn't enough space there. It makes sense for folks to come in on one side and exit the other side. Gordon explained that HIA already has a state permit so we can't deny them, but it's better to work with HIA to make this work as best we can.

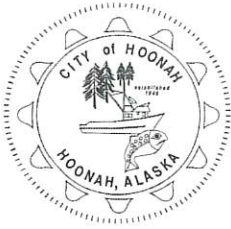
Commissioner Greenwald explained that this was just informational; no action was taken.

B. Property Lot Line Adjustment- Coho Creek

Administrator Gray explained that they did the realignment of the right-of-way in Coho Creek two months after they did the adjustments. What happened is Lot 1D lost some square footage. Mr. Clerget came in and talked about that, so they drew in some additional 7,000 square foot parcel to his Lot 1A. Lot 1B is shorted, but Clerigets are willing to take additional square acreage of 7,000 square footage in Lot 1A. The City added an additional 5 feet in width and the full length of 1A to the back. The Clergets are happy with this.

M/S N. Morrison/M. Browning made a motion to approve the new plat.

Motion passed by voice vote.



C. Map With Vendor's Location- Two Spots

Commissioner Greenwald said that it was the wish of the Council that P & Z discuss where we should have two spots for vendors to be located. Administrator Gray clarified that the Council wanted to have a map in two spots that shows the vendor's location. He explained that he doesn't support this request because businesses come and go (like the aquarium this year). He doesn't feel that this is the role of the City, but the Council made the request so that is why it has now come before the Commission. Commissioner Morrison feels like the HEDC would be the proper group to create something like this, not the City. Councilmember Shawn McConnell shared that maps are a thing of the past. Everyone has a smart phone now and can use google maps etc... What people really need is a little picture like Billy Mills has on a small placard that can be placed on a sign board and changed out yearly if need be. The City doesn't need to do a whole lot of work except to put the signboard up and make sure it's not getting trashy. Administrator Gray shared that the harbor would be a good spot to put a board up, but the problem is that it falls on him and there are other pressing things that need to be dealt with other than a signboard. Commissioner Greenwald said that he envisions, if someone wants to come in and advertise their business, they can come in to the City and pay their \$5 for the placard and they can go put it up on the board. Administrator Gray explained that Gopher Sign Company does a good job with signs and boards, so he will reach out to them. Councilmember McConnell stated that he envisions a metal background with a cover that swings open on hinges and has a couple screws on the sign. The City could explain that by May 15th, you have to have your sign up and we are going to screw the board shut. If someone quits, they can take their sign down. We can tell the merchant that it has to be a magnetic 6 x 10 sign. The City doesn't have to advertise or babysit anyone. The merchants can open and close it and take care of it themselves. Commissioner Greenwald thought that right at the end of the Veteran's Memorial Walkway by the ferry would be a good spot to have a signboard too. Administrator Gray again said that he would talk to Gopher Sign about this and see what suggestions they have.

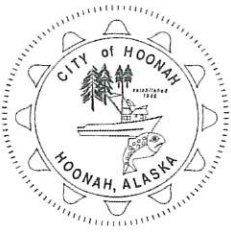
IV. Comments-

Commissioner Greenwald asked if the Administration has had a chance to set up a meeting with IPEC? Administrator Gray explained that right now we are in the middle of evicting the Skaflestads from the armory building. The Mayor has worked out a plan to have this building up behind the City Shop. Brandon Shaw is supposed to come out next week and we will get a date set up to talk with him. We did give Mr. Shaw the load demands.

Commissioner Greenwald asked Administrator Gray what the possibility is to phasing the development down at the airplane float, like putting in a culvert and start filling it? Administrator Gray said that the first step is to get the permitting done first. If we can get a motion from the Commission to pursue permitting, then it would keep things on the radar. Army Corps permits require a lot of paperwork.

M/S G. Greenwald/ N. Morrison made a motion to direct Council to pursue permitting for this development as far as they can financially get it.

Motion passed by Voice Vote



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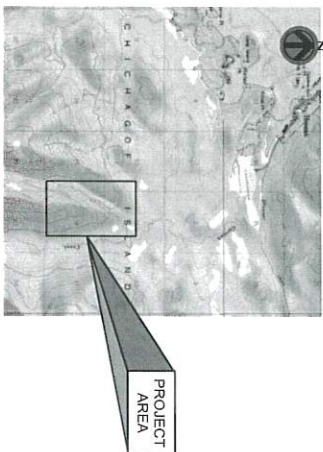
Future Agenda Items-

Chairperson Greenwald shared that he would still like to see about getting Tlingit names added to the street signs.

V. Adjournment

Meeting adjourned at 8:03 p.m.

WATER SUPPLY CREEK HYDROELECTRIC PROJECT GENERAL CONSTRUCTION



DRAWING INDEX

GENERAL	CONTINUED	CIVIL
G-001 PROJECT MAP & DRAWING INDEX		
G-002 PROJECT SITE MAP		
CIVIL		
C-101 INTAKE SITE PLAN	C-501 POWERHOUSE SITE PLAN	C-310 PENSTOCK AND ACCESS ROAD PLAN AND PROFILE, STA. 0+00 TO STA. 18+44
C-105 TEMPORARY DIVERSION DURING CONSTRUCTION INTAKE AREA	C-505 POWERHOUSE PLAN	C-311 PENSTOCK AND ACCESS ROAD PLAN AND PROFILE, STA. 18+44 TO STA. 40+40
C-111 INTAKE SECTIONS, SHEET 1	C-521 POWERHOUSE SECTIONS, SHEET 1	C-320 ACCESS ROAD AND PENSTOCK, TYPICAL SECTIONS AND DETAILS
C-112 INTAKE SECTIONS, SHEET 2	C-522 POWERHOUSE SECTIONS, SHEET 2	C-330 PENSTOCK REINFORCEMENT SECTIONS
C-121 INTAKE REINFORCEMENT PLAN	C-541 POWERHOUSE REINFORCEMENT SECTIONS	
C-122 INTAKE REINFORCEMENT SECTIONS	C-540 POWERHOUSE ELEVATIONS	
	C-801 MISCELLANEOUS STEEL DETAILS, SHEET 1	
	C-802 MISCELLANEOUS STEEL DETAILS, SHEET 2	
	C-803 MISCELLANEOUS CONCRETE DETAILS	
	M-151 INTAKE MECHANICAL PLAN AND SECTIONS, SHEET 1	
	M-152 INTAKE MECHANICAL SECTIONS, SHEET 2	

ISSUE	DATE	DESCRIPTION

PROJECT MANAGER P. BERKSHIRE

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CHECKED BY	
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PROJECT NUMBER 10331000

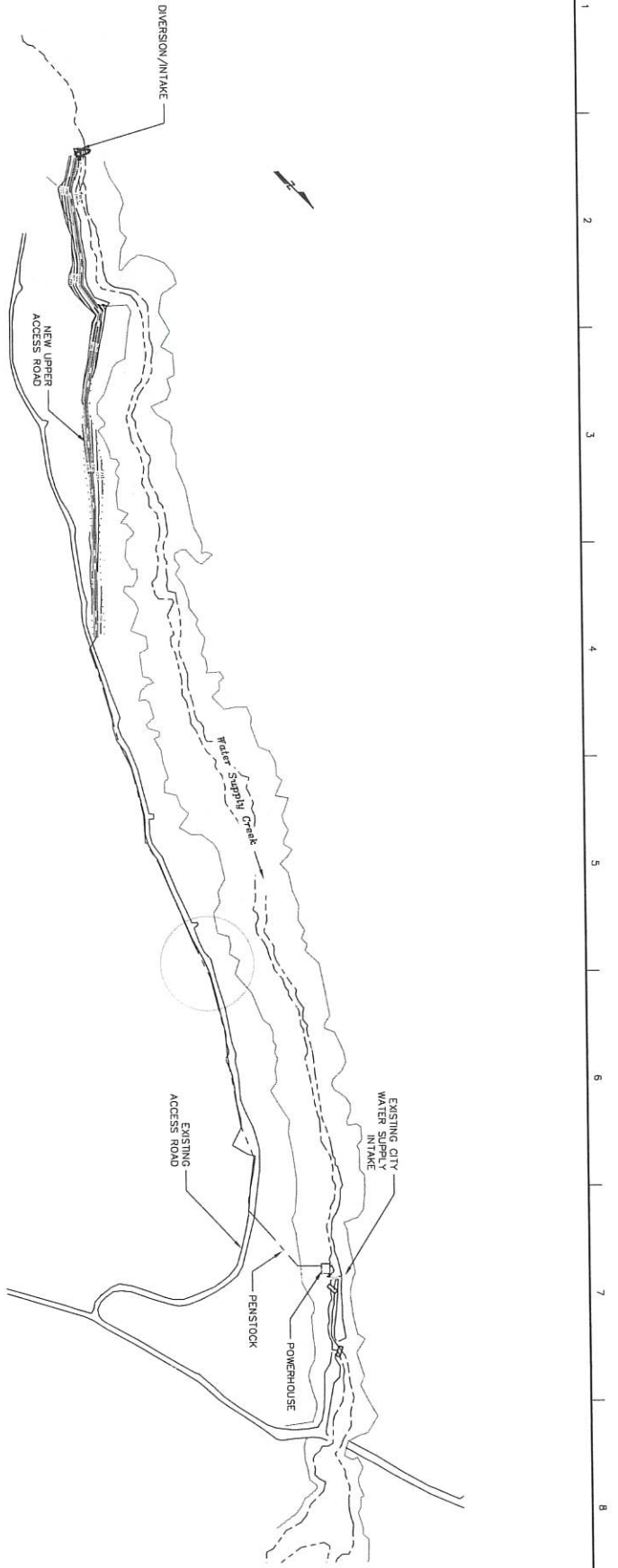
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NOT FOR CONSTRUCTION

INTEGRATED PROJECT ENGINEERING
WATER SUPPLY CREEK
HYDROELECTRIC PROJECT
HOONAH, ALASKA

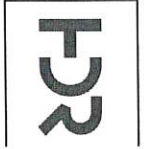
PROJECT MAP &
DRAWING INDEX

FILENAME	G-001.dwg
SCALE	AS SHOWN

SHEET
G-001



PLAN
SCALE: 1" = 200'



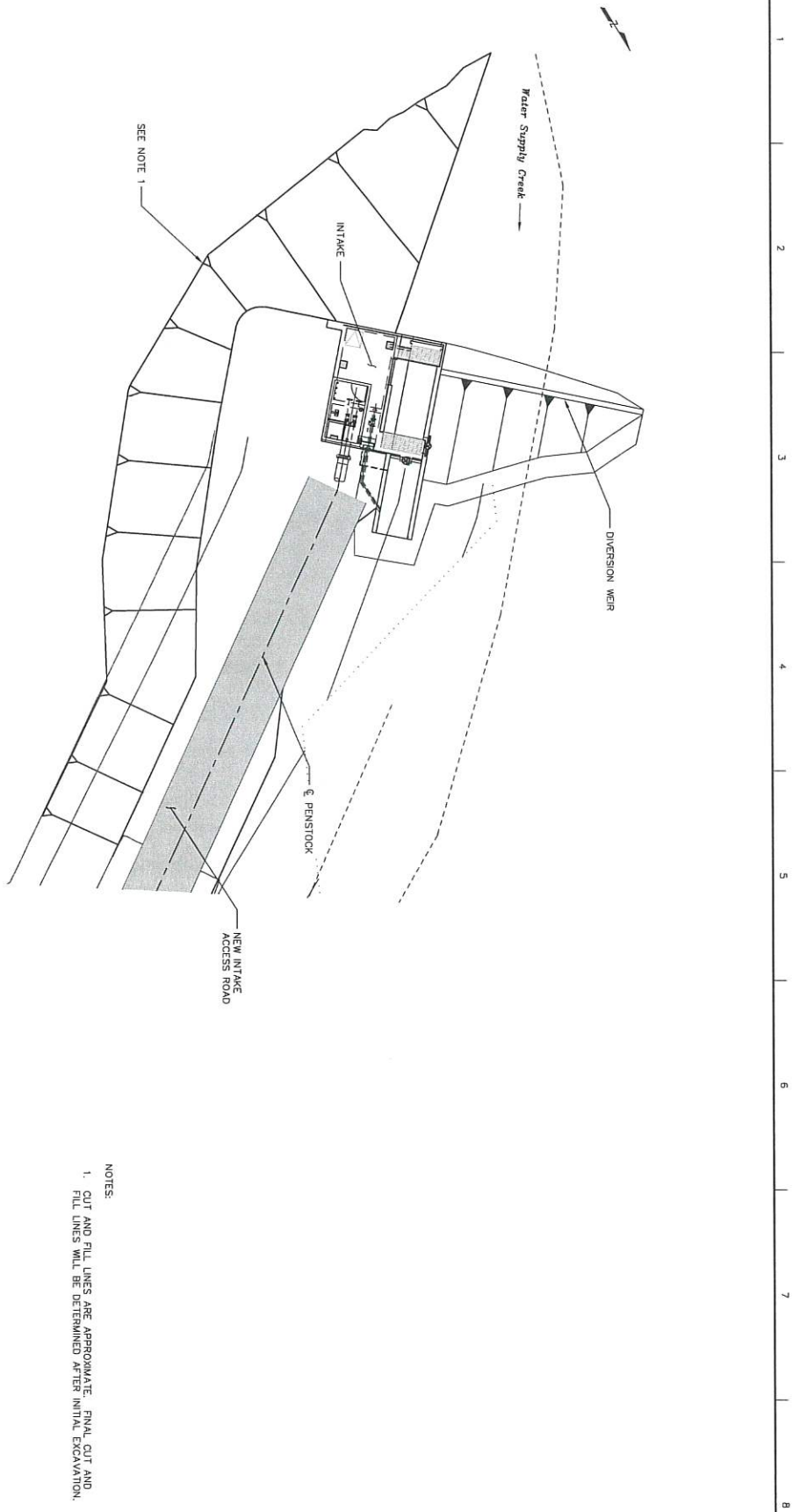
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DRAWN BY	
DESIGNED	
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PROJECT NUMBER	10331000

95% DESIGN REVIEW
NOT FOR CONSTRUCTION

IPEC
INSIDE PASSAGE ELECTRIC COOPERATIVE
**WATER SUPPLY CREEK
HYDROELECTRIC PROJECT**
HOONAH, ALASKA

PROJECT SITE MAP		SHEET
FILENAME	W50-BASE-TOPO.dwg	G-002
SCALE	1" = 200'	



SEE NOTE 1

**INTAKE
SITE PLAN**
1"=10'

- NOTES:
1. CUT AND FILL LINES ARE APPROXIMATE. FINAL CUT AND FILL LINES WILL BE DETERMINED AFTER INITIAL EXCAVATION.



SCALE	DATE	DESCRIPTION

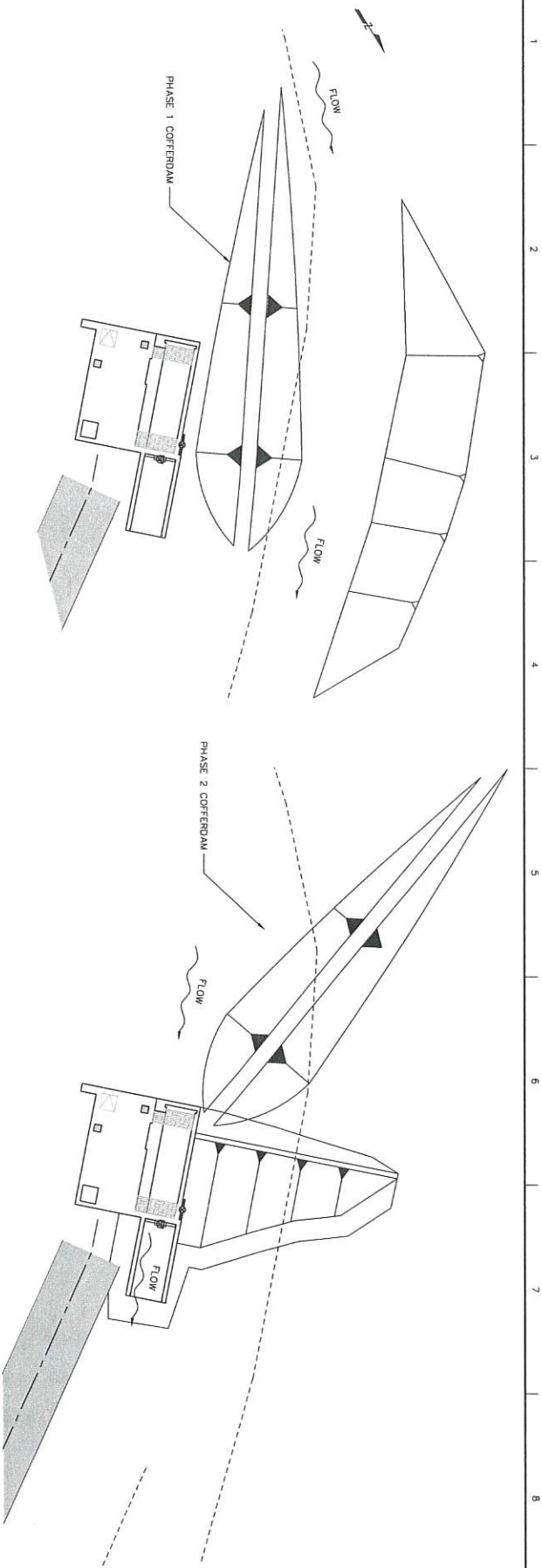
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P. BENSHEINE	
CHECKED BY	DRAWN BY
DESIGNED	PROJECT NUMBER
	10331000

95% DESIGN REVIEW
NOT FOR CONSTRUCTION

**WATER SUPPLY CREEK
HYDROELECTRIC PROJECT**
HOONAH, ALASKA

INTAKE SITE PLAN	
FILENAME	W3C-BASE-Topo.dwg
SCALE	AS SHOWN

SHEET
C-101



PHASE 1
SCALE: 1"=10'

PHASE 2
SCALE: 1"=10'

DIVERSION SEQUENCE:

- PHASE 1**
EXCAVATE THE DIVERSION CHANNEL AND CONSTRUCT INTAKE STRUCTURES TO DIVERT WATER AROUND THE CONSTRUCTION AREA.
EXCAVATE AND CONSTRUCT THE INTAKE STRUCTURE, SLICEMAIL, AND PORTION OF DIVERSION.
PHASE 2
DIVERT ALL OF THE CREEK FLOW THROUGH THE SLICEMAIL AND SLUICE GATE BY REMOVING THE INTAKE STRUCTURE AND CONSTRUCTING THE PHASE 2 COFFERDAM.
FOLLOWING COMPLETION OF THE DIVERSION DAM, THE COFFERDAMS SHALL BE REMOVED.

NOTES:

- DIVERSION OF WATER DURING CONSTRUCTION AS SHOWN ON THIS DRAWING REPRESENTS A SUGGESTED SCHEME FOR THE CONTRACTOR TO PERFORM THE WORK IN THE DRY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING THE DETAILED CONSTRUCTION PLAN THEY WILL USE TO PROTECT THE WORK.
- CONTRACTOR SHALL MINIMIZE THE AMOUNT OF INSTREAM WORK TO THE GREATEST EXTENT POSSIBLE.
- CONTRACTOR SHALL CONSULT WITH AND OBTAIN APPROVAL FROM THE CITY OF HOONAH WATER DEPARTMENT REGARDING THE DESIGN OF THE DIVERSION DAM PRIOR TO STARTING ANY DAM WORK AT LEAST 30 DAYS PRIOR TO STARTING THE WORK.
- CUT AND FILL LINES ARE APPROXIMATE.



ISSUE	DATE	DESCRIPTION

DESIGNED	PROJECT MANAGER P. BERKSHIRE
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PROJECT NUMBER	10331000

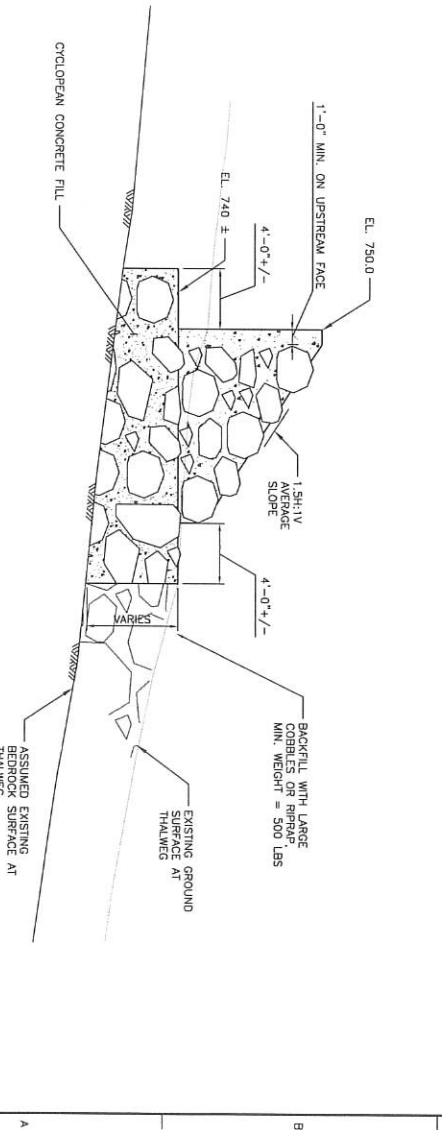
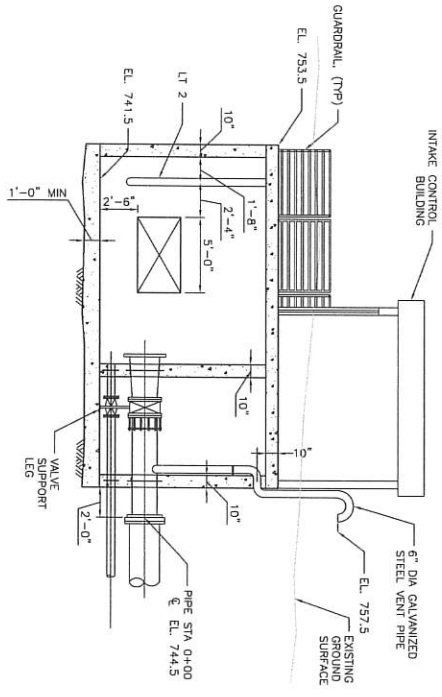
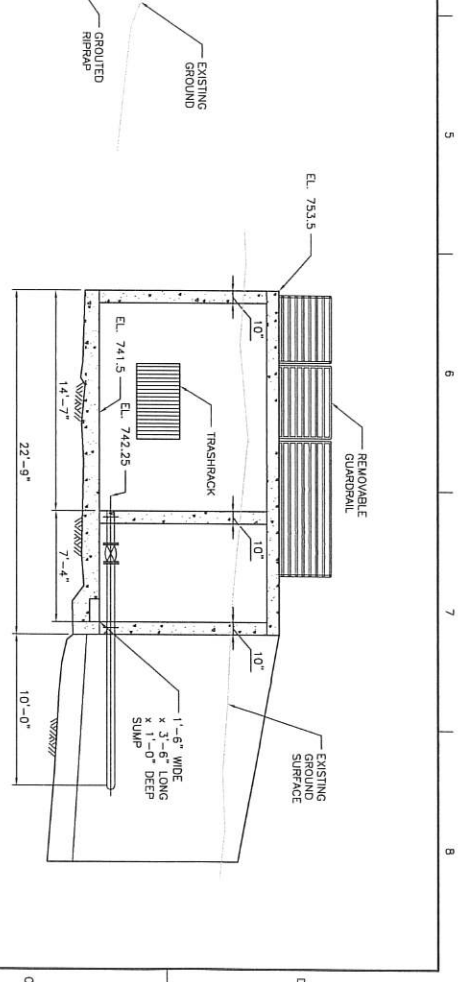
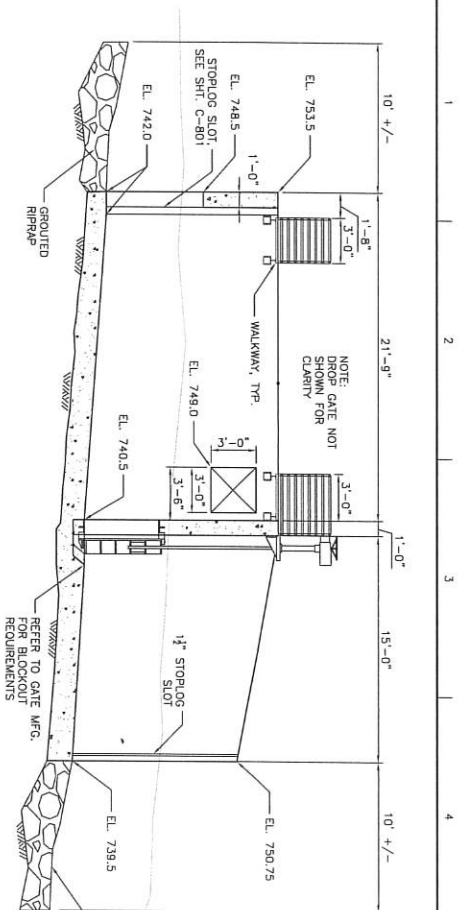
95% DESIGN REVIEW
NOT FOR CONSTRUCTION



TEMPORARY DIVERSION
DURING CONSTRUCTION
INTAKE AREA

FILENAME	W5C-BASE-Topo.DWG
SCALE	AS SHOWN

SHEET
C-105



ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	P. BERNGRUBE
DESIGNED	
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DESIGNED	
CHECKED BY	
PROJECT NUMBER	10331000

95% DESIGN REVIEW
NOT FOR CONSTRUCTION

IPEC
INTEGRATED POWER ELECTRIC COOPERATIVE
WATER SUPPLY CREEK
HYDROELECTRIC PROJECT
HOONAH, ALASKA

INTAKE SECTIONS SHEET 1
FILENAME: C-111.dwg
SCALE: AS SHOWN
SHEET: C-111

HDR	REVISION	DATE	DESCRIPTION
PROJECT MANAGER: P. BERSHIRE			
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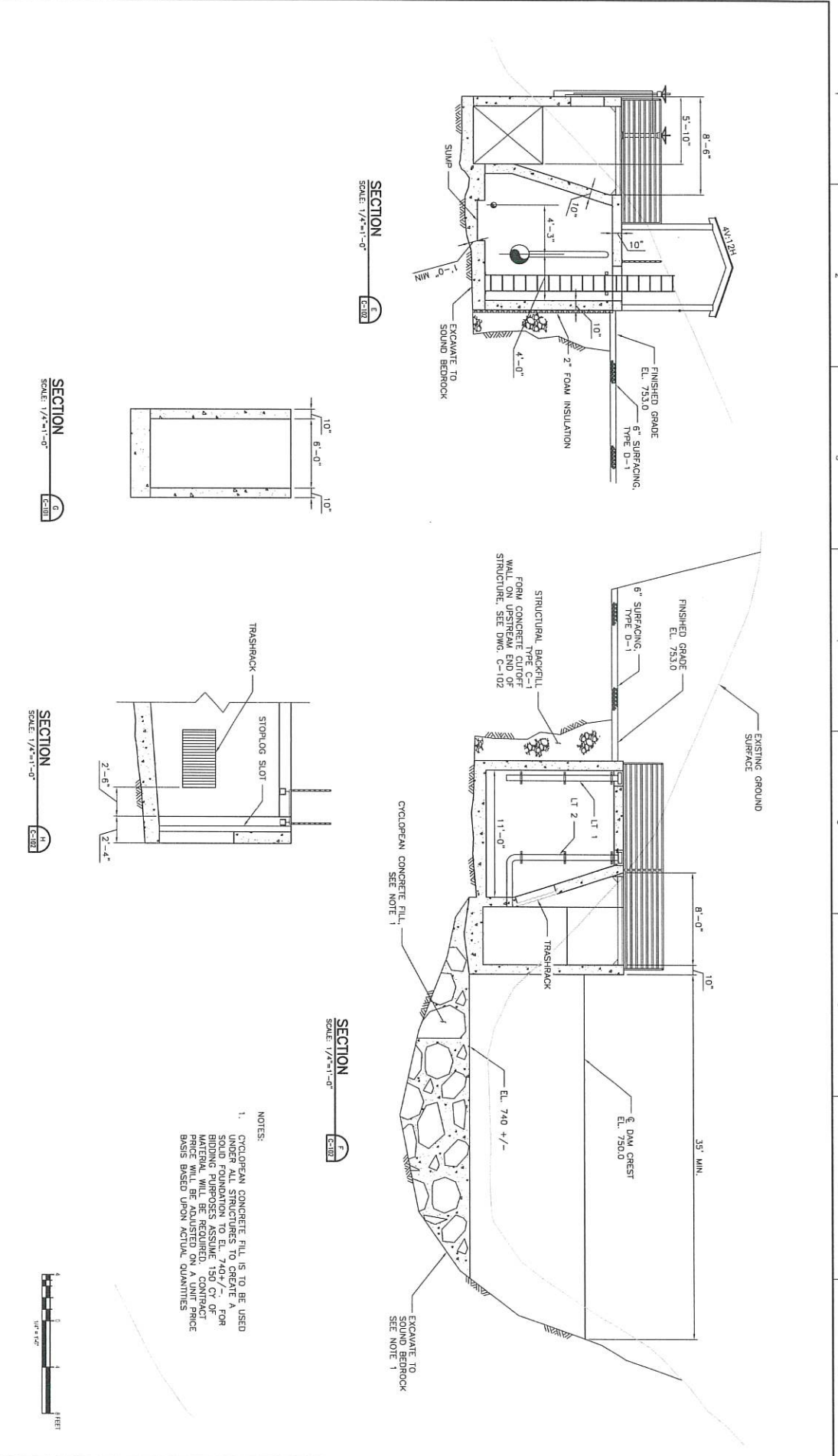


IPEC
INDIAN PASSAGE ELECTRIC COOPERATIVE

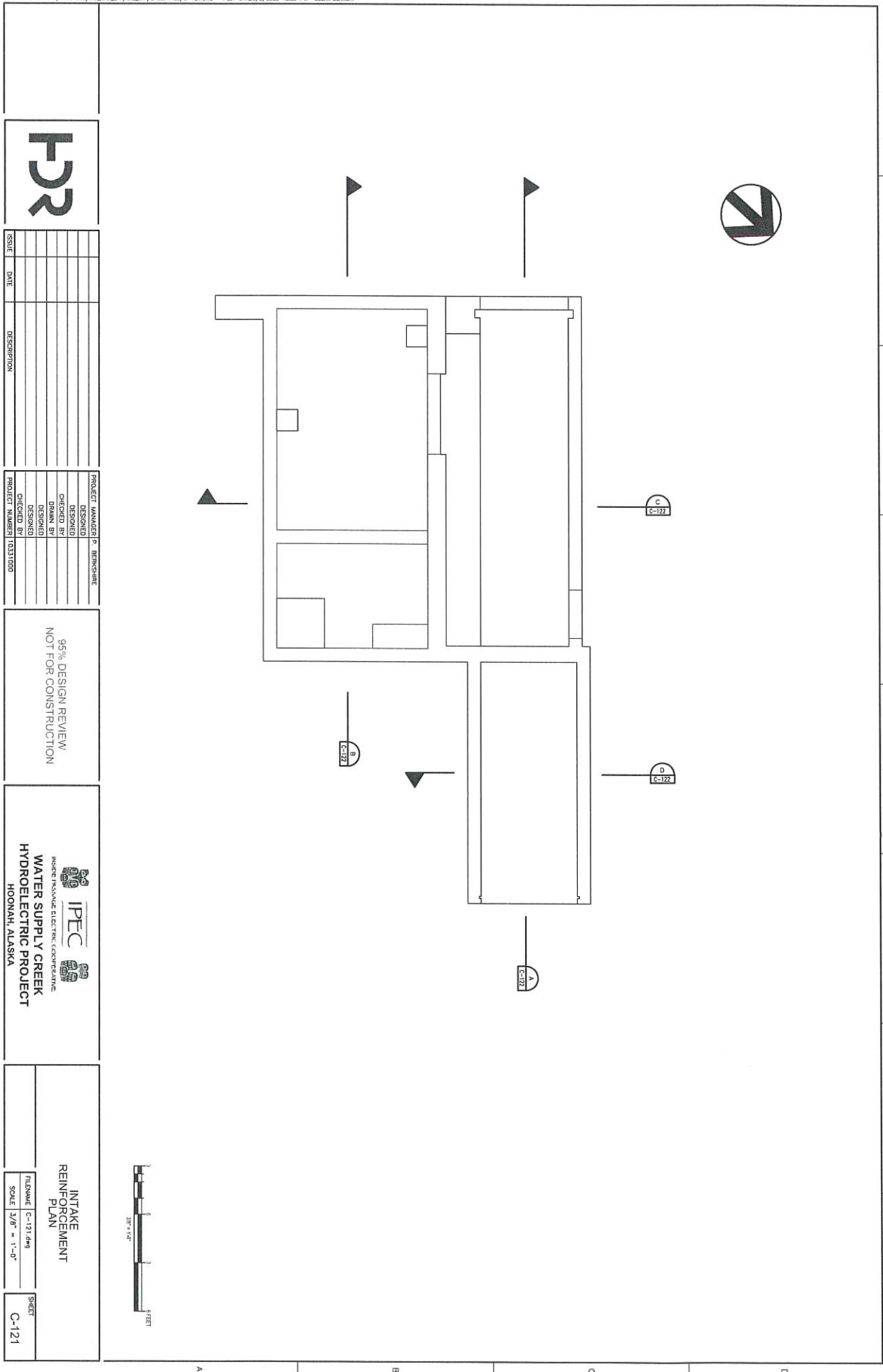
**WATER SUPPLY CREEK
HYDROELECTRIC PROJECT**

HOONAH, ALASKA

INTAKE SECTIONS SHEET 2		SHEET C-112
FILENAME	C-112.dwg	
SCALE	AS SHOWN	



- NOTES:
1. CYCLOPEAN CONCRETE FILL IS TO BE USED UNDER ALL STRUCTURES TO CREATE A SOLID FOUNDATION TO EL. 740 +/- FOR BIDDING PURPOSES ASSUME 150 CY OF MATERIAL WILL BE REQUIRED. CONTRACTOR SHALL BE REQUIRED TO PROVIDE A UNIT PRICE BASIS BASED UPON ACTUAL QUANTITIES



ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	P. BIRNESHIRE
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PROJECT NUMBER	10331000

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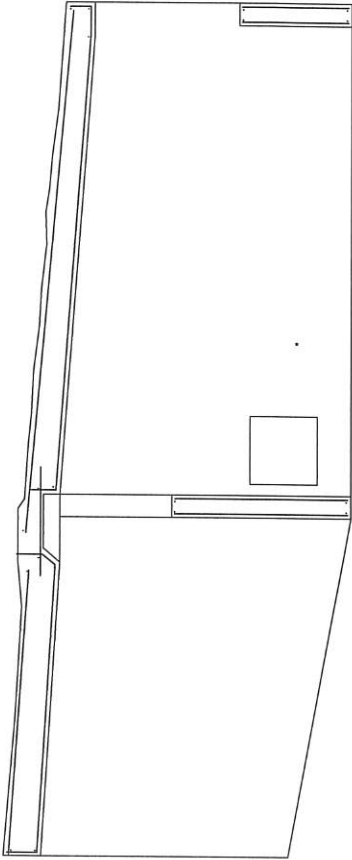
IPEC
INTEGRATED PROJECT ENGINEERING CORPORATION
WATER SUPPLY CREEK
HYDROELECTRIC PROJECT
HOONAH, ALASKA

**INTAKE
REINFORCEMENT
PLAN**

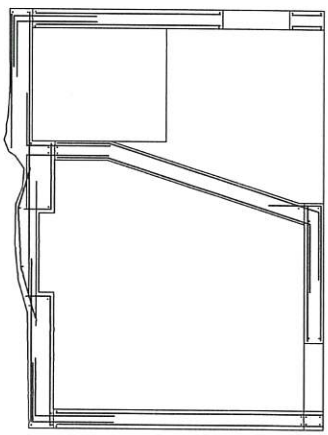
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SCALE: 3/8" = 1'-0"

SHEET
C-121

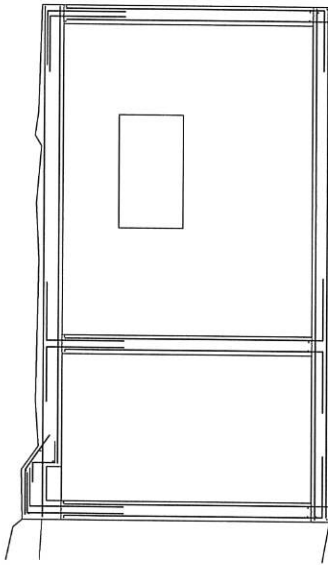
1 2 3 4 5 6 7 8



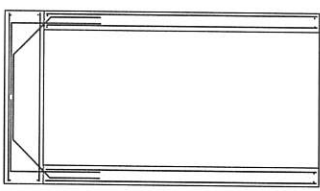
SECTION 1-1



SECTION 2-2



SECTION 3-3



SECTION 4-4

- NOTES:
1. ALL REINFORCEMENT SHALL BE #5 @ 12" EW, EF, UNO.
 2. PROVIDE 3" CLEAR BETWEEN BOTTOM BARS AND GROUND.
 3. SEE SHEET C-803 FOR TYPICAL CONCRETE DETAILS.



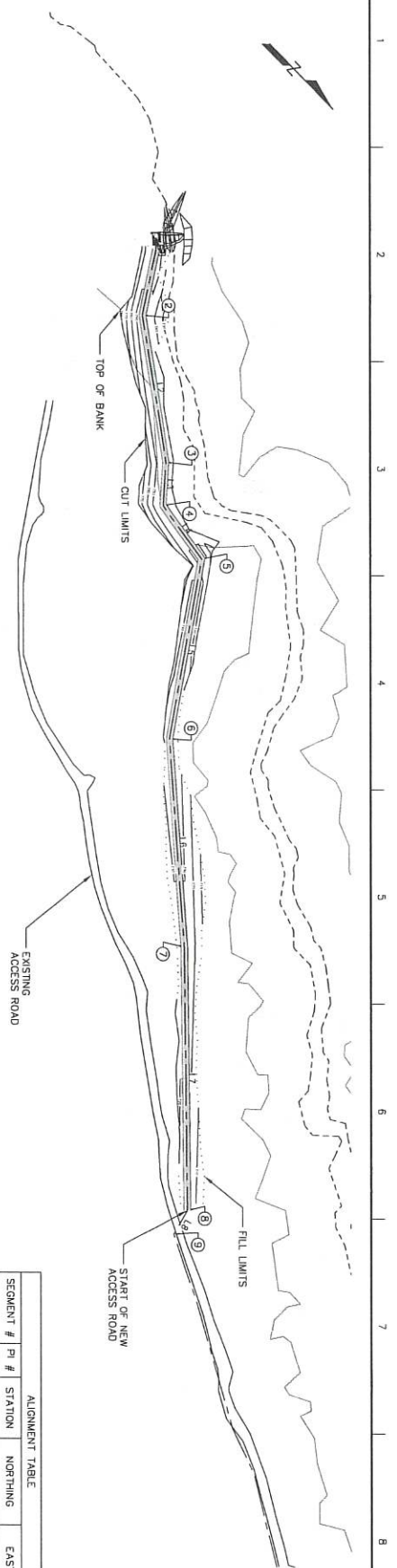
ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	P. BIRNESHINE
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DESIGNED	
PROJECT NUMBER	10331000

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NOT FOR CONSTRUCTION

IPEC
 INDIAN RIVER ELECTRIC COOPERATIVE
 WATER SUPPLY CREEK
 HYDROELECTRIC PROJECT
 HOONAH, ALASKA

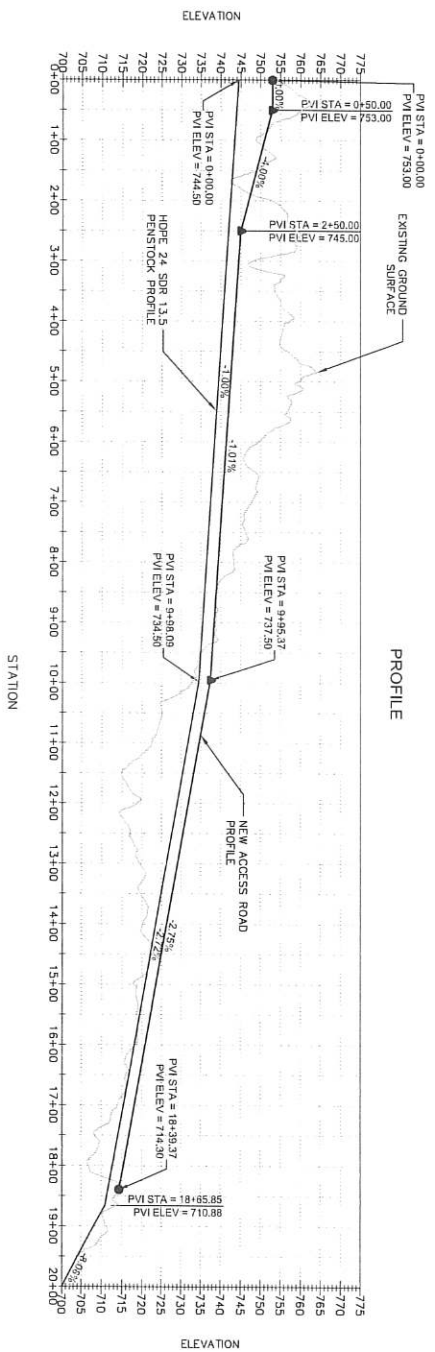
INTAKE REINFORCEMENT SECTIONS	FILENAME: C-122.dwg	SHEET: C-122
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ALIGNMENT TABLE

SEGMENT #	PI #	STATION	NORTHING	EASTING
L2	2	4+03.93	N 2276493.65	E 2348281.48
L3	3	4+84.24	N 2276547.07	E 2349341.45
L4	5	6+08.25	N 2276667.89	E 2349358.47
L5	5	9+43.49	N 2276682.08	E 2349634.19
L6	6	13+28.38	N 2277155.06	E 2349883.79
L7	7	18+12.85	N 2277504.12	E 2350219.75
L8	8	18+82.97	N 2277517.38	E 2350288.09

PLAN
SCALE = 1" = 100'



PROFILE



ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	DESIGNED	CHECKED	DRAWN	DESIGNED	PROJECT NUMBER
P. BERNSHIRE					10331000

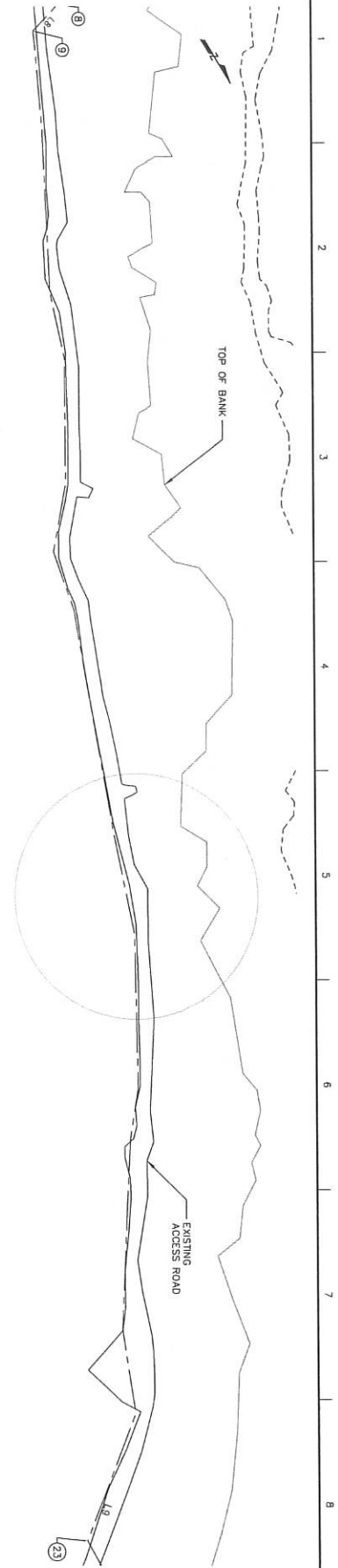
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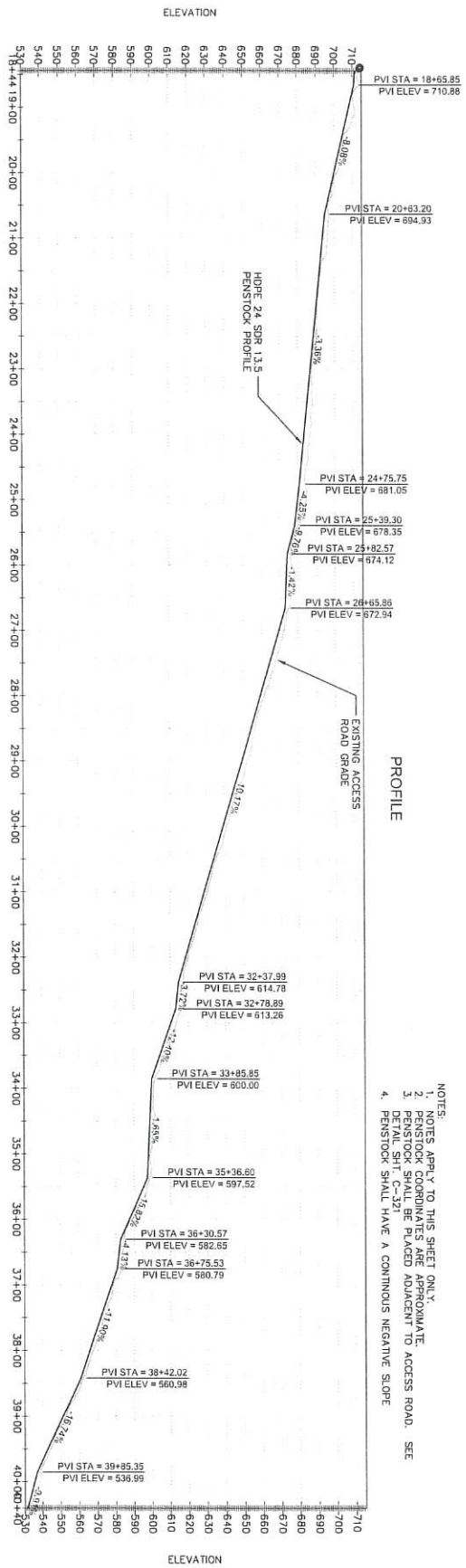
PENSTOCK AND ACCESS ROAD
PLAN AND PROFILE
STA. 0+00 TO STA. 18+44

FILENAME: WSC-BASE-TOPO.dwg
SCALE: AS SHOWN

SHEET: C-310



PLAN
SCALE: 1" = 50'



PROFILE

- NOTES:
1. NOTES APPLY TO THIS SHEET ONLY.
 2. PENSTOCK COORDINATES ARE APPROXIMATE.
 3. PENSTOCK SHALL BE PLACED ADJACENT TO ACCESS ROAD. SEE DETAIL SHIT. C-321
 4. PENSTOCK SHALL HAVE A CONTINUOUS NEGATIVE SLOPE



ISSUE	DATE	DESCRIPTION

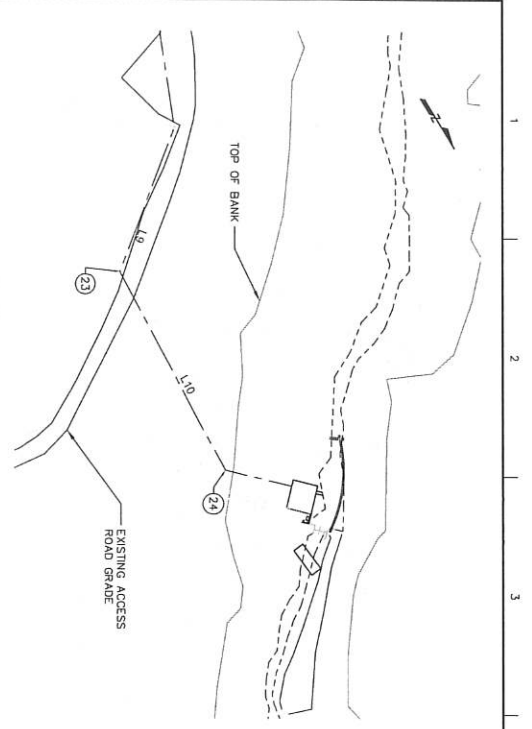
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95% DESIGN REVIEW
NOT FOR CONSTRUCTION

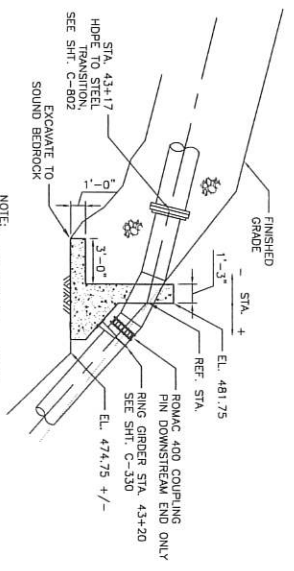
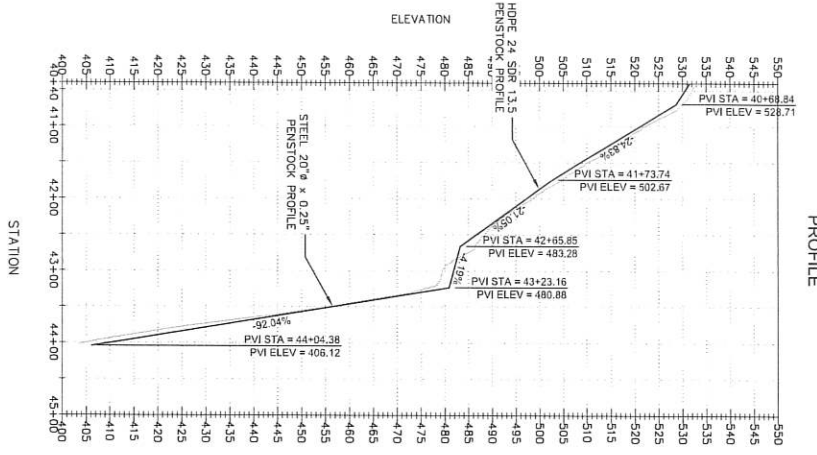
IPEC
INDIAN INSULATED ELECTRIC CORPORATION
**WATER SUPPLY CREEK
HYDROELECTRIC PROJECT**
HOONAH, ALASKA

PENSTOCK
PLAN AND PROFILE
STA. 18+44 TO STA. 40+40

FILENAME: IPEC-BASE-TOPO.dwg
SCALE: AS SHOWN
SHEET: C-311



SEGMENT #	PI #	STATION	NORTHING	EASTING
L9	23	40+35.19	N 2279386.11	E 2351312.95
L10	24	43+15.66	N 2279666.27	E 2351326.26



STA. 43+23.16 DETAIL
SCALE: 1/4"=1'-0"

NOTE:
THRUST BLOCK WIDTH = 4'-0"



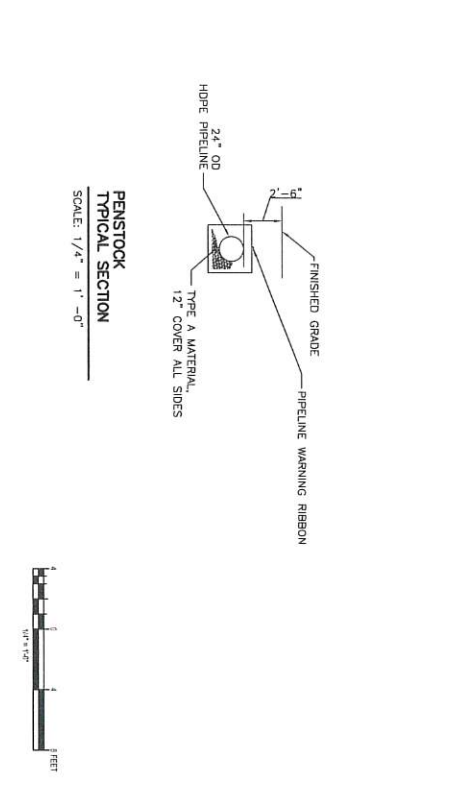
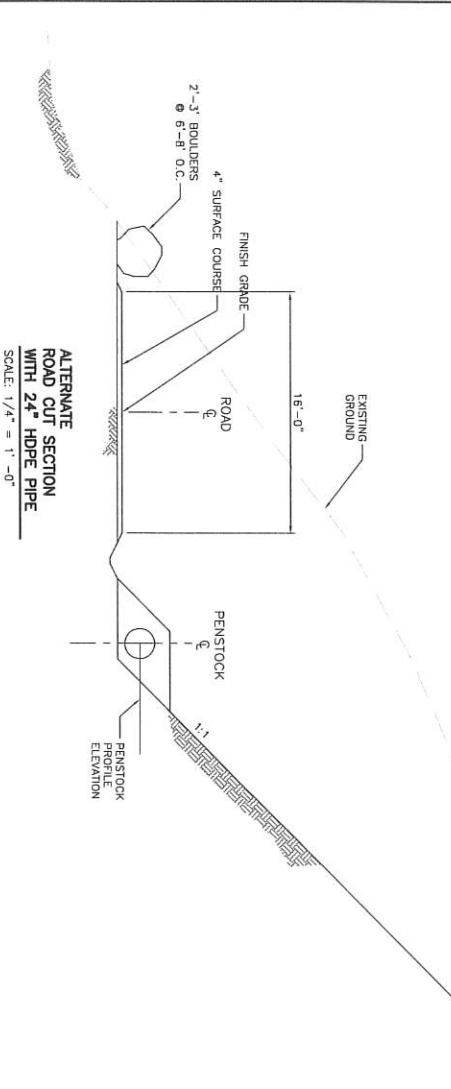
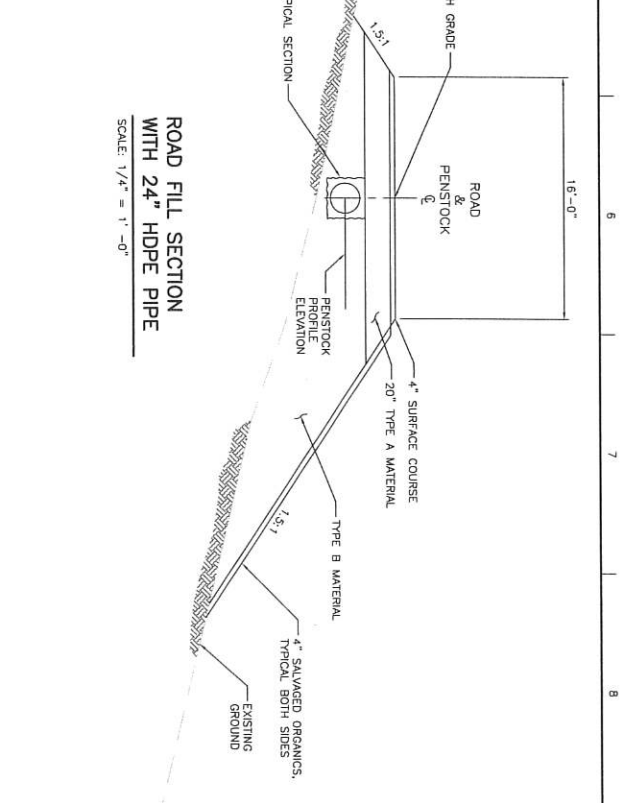
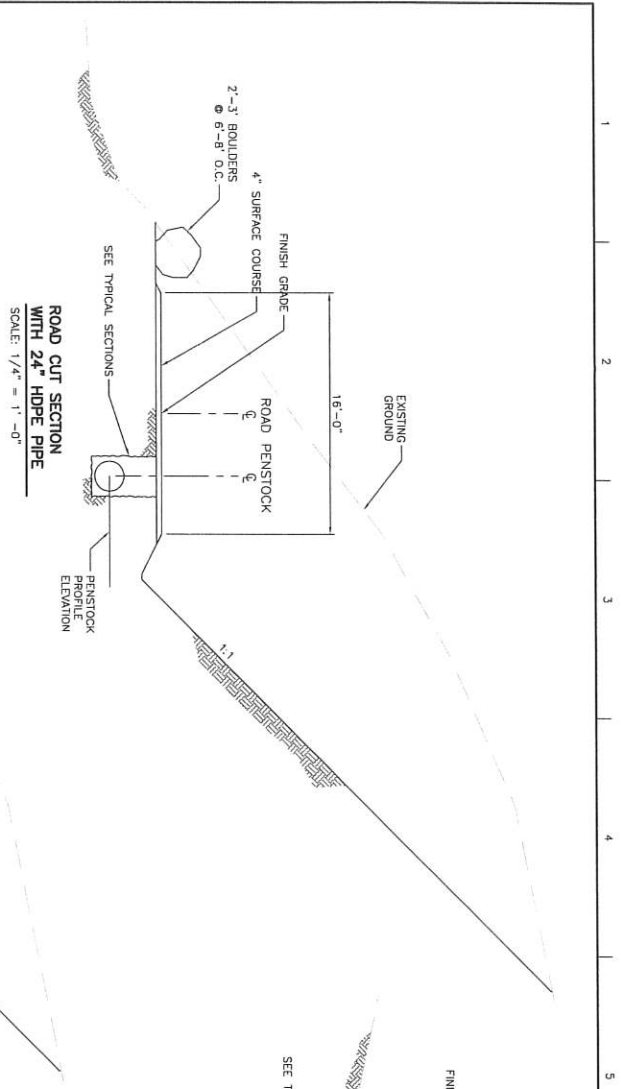
ISSUE	DATE	DESCRIPTION

PROJECT NUMBER	DESIGNED	CHECKED BY	DRAWN BY	DESIGNED	DESIGNED
16331000					

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IPEC
INTEGRATED PROJECT ENGINEERING
WATER SUPPLY CREEK
HYDROELECTRIC PROJECT
HOONAH, ALASKA

PENSTOCK PLAN AND PROFILE STA. 40+40 TO STA. 44+04		SHEET
FILENAME	WSC-BASE-TOPG.dwg	C-312
SCALE	AS SHOWN	



ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	BERKSHIRE
DESIGNED	
CHECKED BY	
DESIGNED	
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CHECKED BY	
PROJECT NUMBER	10331000

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IPEC

 INDEPENDENT PUBLIC ENGINEERING CORPORATION

WATER SUPPLY CREEK

HYDROELECTRIC PROJECT

 HOONAH, ALASKA

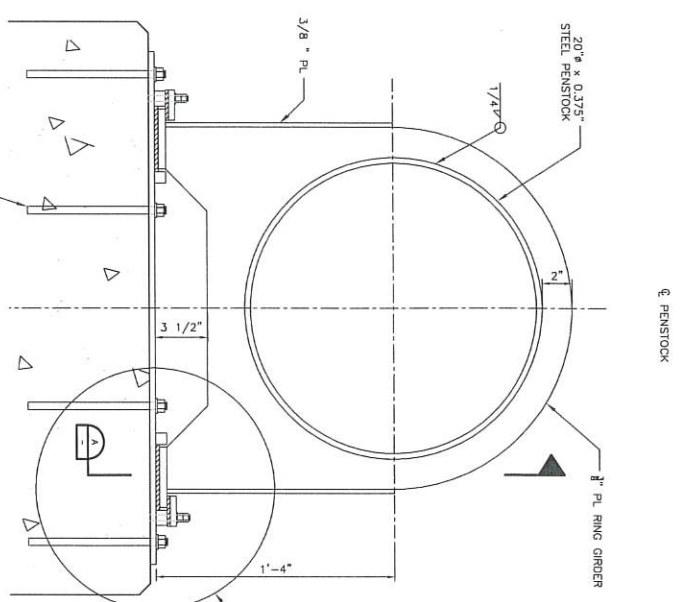
ACCESS ROAD AND PENNSTOCK
 TYPICAL SECTIONS AND DETAILS

TENSURE C-320
 SCALE AS SHOWN

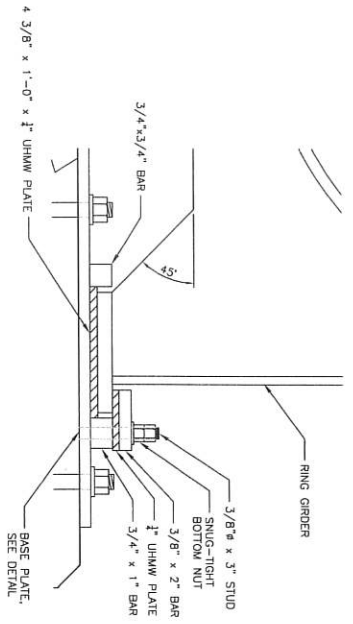
SHEET
 C-320

A B C D

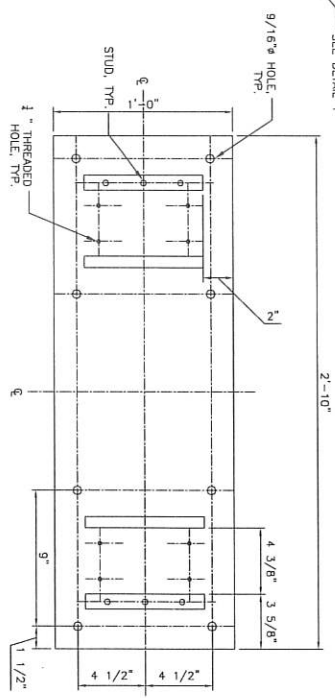
1 2 3 4 5 6 7 8



RING GIRDER SUPPORT SECTION
SCALE: 3/4"=1'-0"

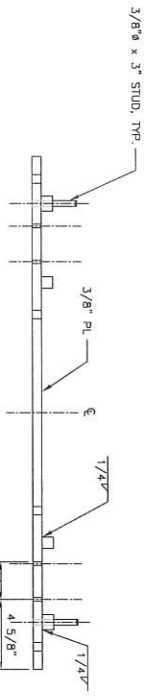


DETAIL 1
SCALE: 6/8"=1'-0"

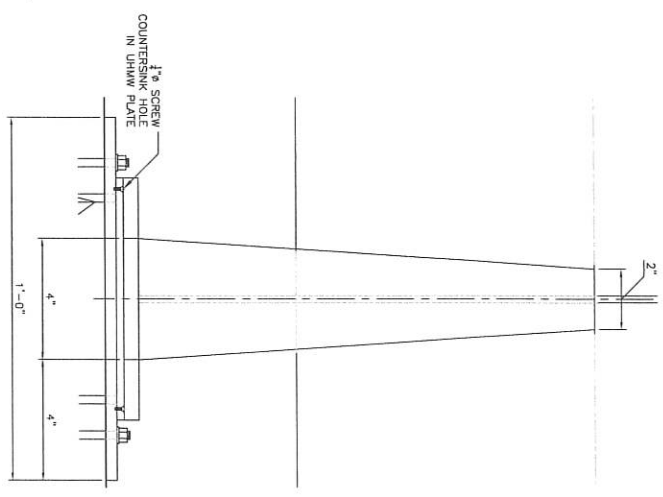


BASE PLATE PLAN
SCALE: 3/4"=1'-0"

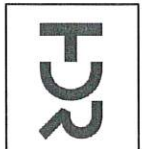
NOTE: DIMENSIONS AND CALLOUTS ARE SYMMETRICAL AROUND CENTERLINES OF BASE PLATE



BASE PLATE SECTION
SCALE: 3/4"=1'-0"



SECTION
SCALE: 6/8"=1'-0"



ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	DESIGNED
P. BENSINGE	
CHECKED BY	DESIGNED
DRAWN BY	DESIGNED
CHECKED BY	DESIGNED
PROJECT NUMBER	10331000

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 HYDROELECTRIC PROJECT
 HOONAH ALASKA

PENSTOCK DETAILS		SHEET
FILENAME	C330.DWG	C-330
SCALE	AS SHOWN	



ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	DESIGNED
P. BIRNBAUM	
CHECKED BY	DRAWN BY
DESIGNED	PROJECT NUMBER
	1031700

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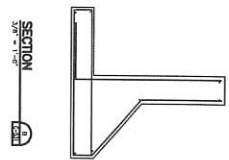


IPEC
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WATER SUPPLY CREEK
HYDROELECTRIC PROJECT
HOONAH, ALASKA

PENSTOCK
REINFORCEMENT
SECTION

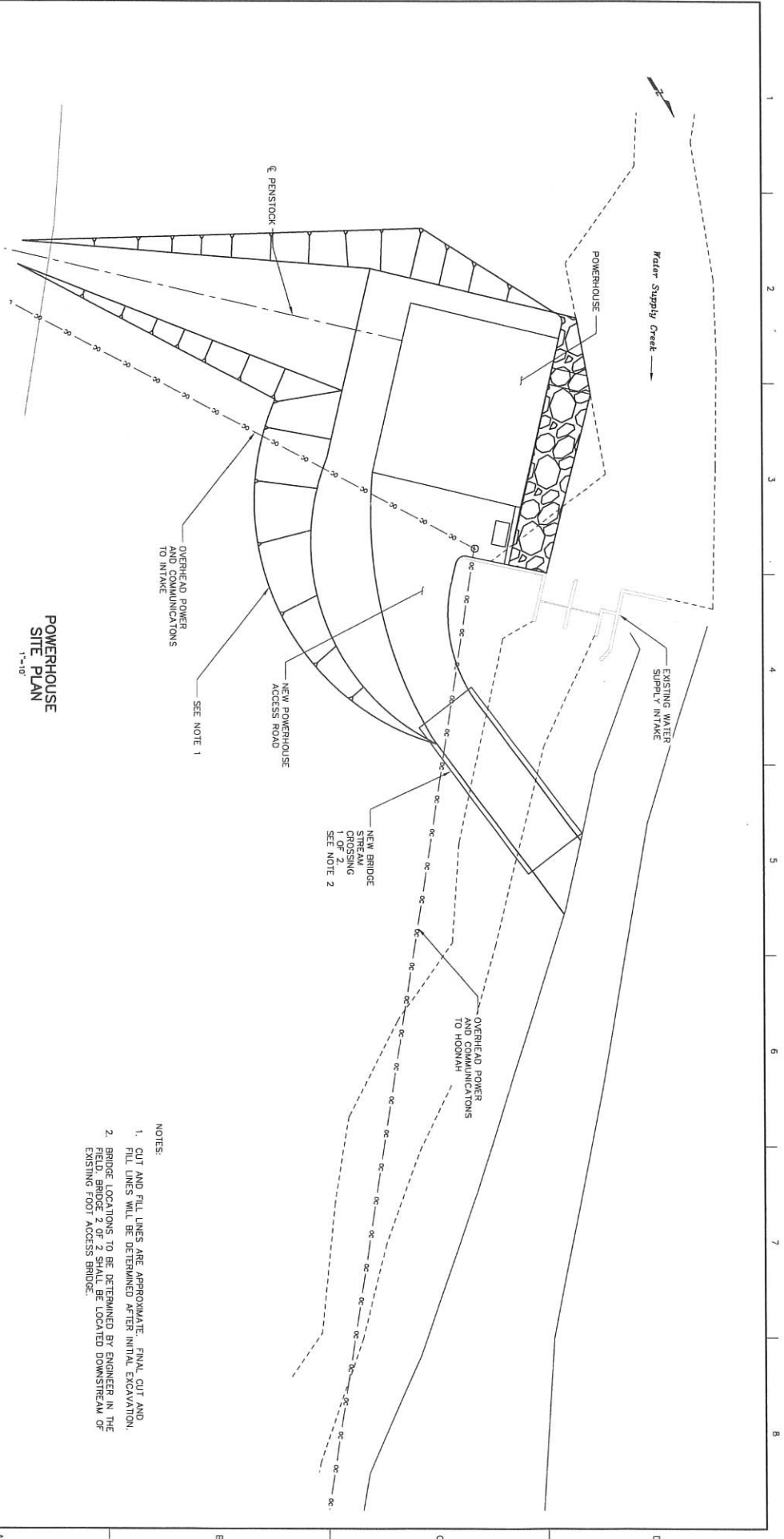
FILENAME: C-331.dwg
SCALE: AS SHOWN

SHEET
C-331



- NOTES:
- ALL REINFORCEMENT SHALL BE #5 @ 12" EW. EF. UNO.
 - PROVIDE 3" CLEAR BETWEEN BOTTOM BARS AND GROUND.
 - SEE SHEET C-803 FOR TYPICAL CONCRETE DETAILS.





**POWERHOUSE
SITE PLAN**
1"=10'

OVERHEAD POWER AND COMMUNICATIONS TO INTAKE
NEW POWERHOUSE ACCESS ROAD
SEE NOTE 1

NEW BRIDGE STREAM CROSSING
1 OF 2
SEE NOTE 2

OVERHEAD POWER AND COMMUNICATIONS TO HOONAH

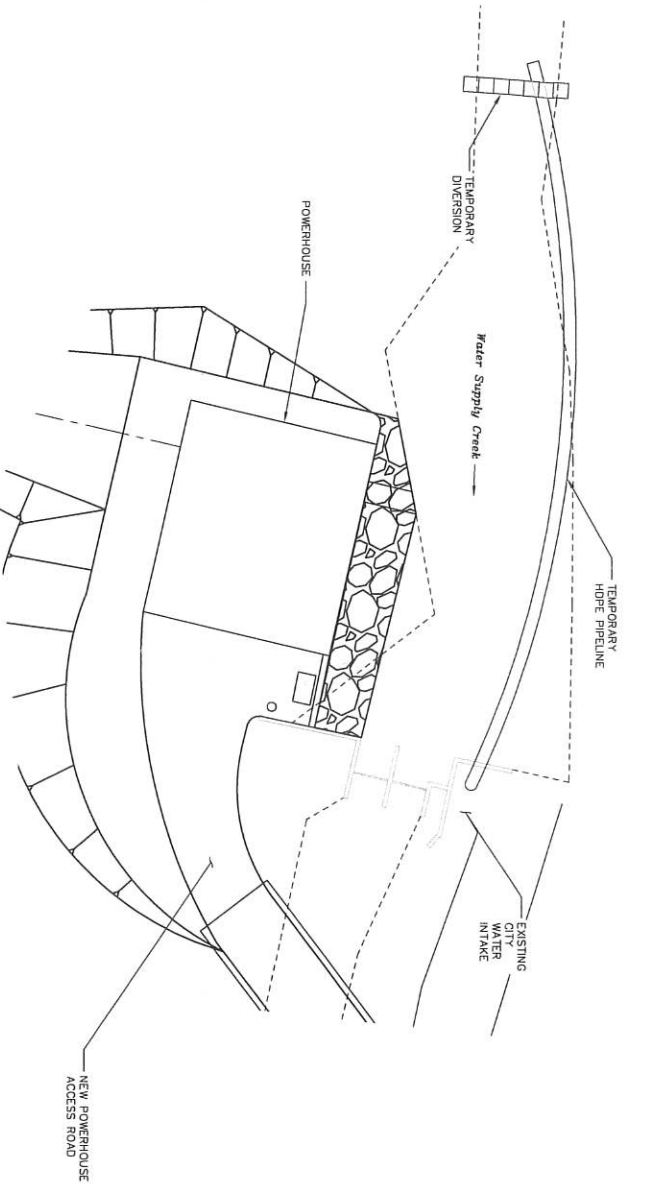
Water Supply Creek

EXISTING WATER SUPPLY INTAKE

NOTES:

1. CUT AND FILL LINES ARE APPROPRIATE. FINAL CUT AND FILL LINES WILL BE DETERMINED AFTER INITIAL EXCAVATION.
2. BRIDGE LOCATIONS TO BE DETERMINED BY ENGINEER IN THE FIELD. BRIDGE 2 OF 2 SHALL BE LOCATED DOWNSTREAM OF EXISTING FOOT ACCESS BRIDGE.

HJR							
ISSUE	DATE	DESCRIPTION	PROJECT NUMBER	DESIGNED BY	CHECKED BY	DRAWN BY	DESIGNED BY
			10202839				
95% DESIGN REVIEW/ NOT FOR CONSTRUCTION				IPEC <small>INDIAN PENINSULA ELECTRIC CORPORATION</small> WATER SUPPLY CREEK HYDROELECTRIC PROJECT <small>HOONAH, ALASKA</small>			
POWERHOUSE SITE PLAN				FILENAME	SCALE		
				HSC-BASE-460.DWG	AS-SHOWN		
				SHEET		C-501	



**POWERHOUSE
AREA PLAN**
1'-10"

DIVERSION SEQUENCE:
CONSTRUCT A TEMPORARY DIVERSION UPSTREAM OF THE CONSTRUCTION SITE USING 1 CY MATERIAL BAGS FILLED WITH SAND AND GRAVEL.
INSTALL A HOPE PIPE THROUGH DIVERSION AND ROUTE TO EXISTING CITY WATER INTAKE.
FOLLOWING COMPLETION OF THE POWERHOUSE, THE DIVERSION AND PRELINE SHALL BE REMOVED.

- NOTES:**
1. DIVERSION OF WATER DURING CONSTRUCTION AS SHOWN ON THIS DRAWING REPRESENTS A SUGGESTED SCHEME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING THE DEWATERING PLAN THEY WILL USE TO PROTECT THE WORK.
 2. CONTRACTOR SHALL MINIMIZE THE AMOUNT OF INSTREAM WORK TO THE GREATEST EXTENT POSSIBLE.
 3. CONTRACTOR SHALL CONSULT WITH AND OBTAIN APPROVAL FROM THE CITY OF HOONAH WATER DEPARTMENT REGARDING THE DESIGN OF THE DEWATERING PLAN AND THE TIMING OF INSTREAM WORK AT LEAST 30 DAYS PRIOR TO STARTING THE WORK.
 4. CUT AND FILL LINES ARE APPROXIMATE.



ISSUE	DATE	DESCRIPTION

DESIGNED	PROJECT MANAGER	BERKSHIRE
CHECKED BY	DRAWN BY	
DESIGNED	CHECKED BY	
	PROJECT NUMBER	10331000

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TEMPORARY DIVERSION CONSTRUCTION POWERHOUSE AREA		SHEET
FILENAME	WPC-BAE-46P.DWG	C-505
SCALE	AS-SHOWN	

H2R

ISSUE	DATE	DESCRIPTION

PROJECT MANAGER P. BIRNESHIRE	DESIGNED
CHECKED BY	DESIGNED BY
DRAWN BY	DESIGNED BY
CHECKED BY	DESIGNED BY
PROJECT NUMBER 1311000	

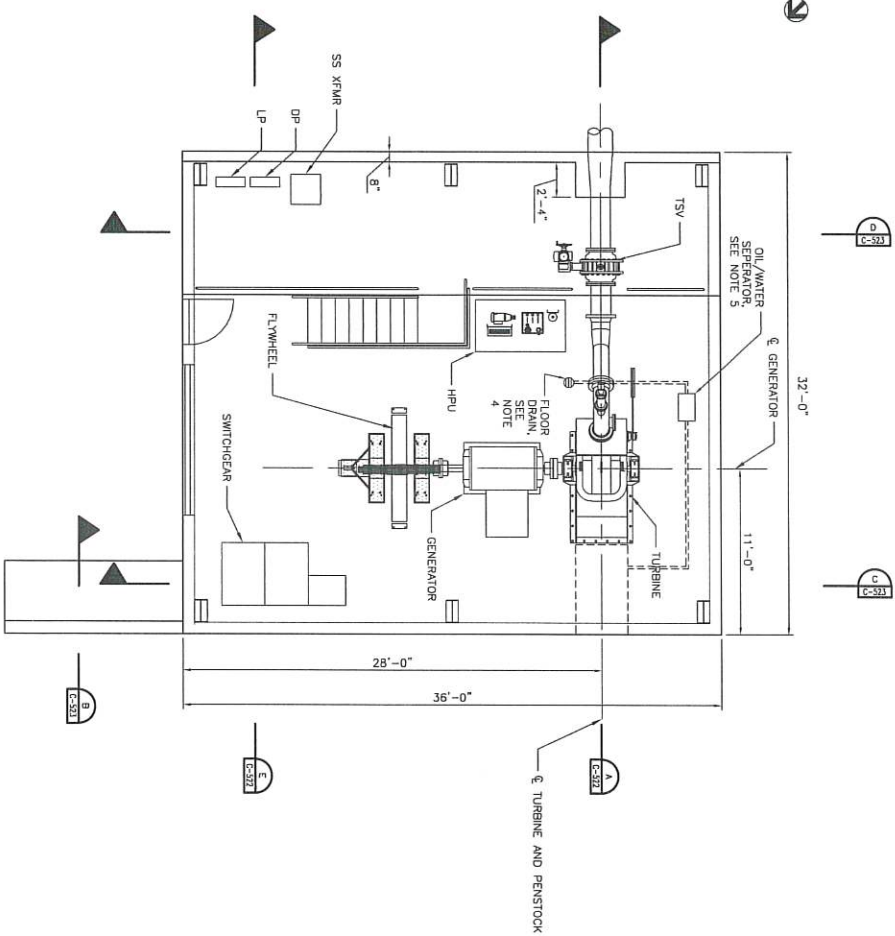
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**WATER SUPPLY CREEK
 HYDROELECTRIC PROJECT**
 HOONAH, ALASKA

POWERHOUSE PLAN

FILENAME	C-521.dwg
SCALE	AS-SHOWN

SHEET
C-521



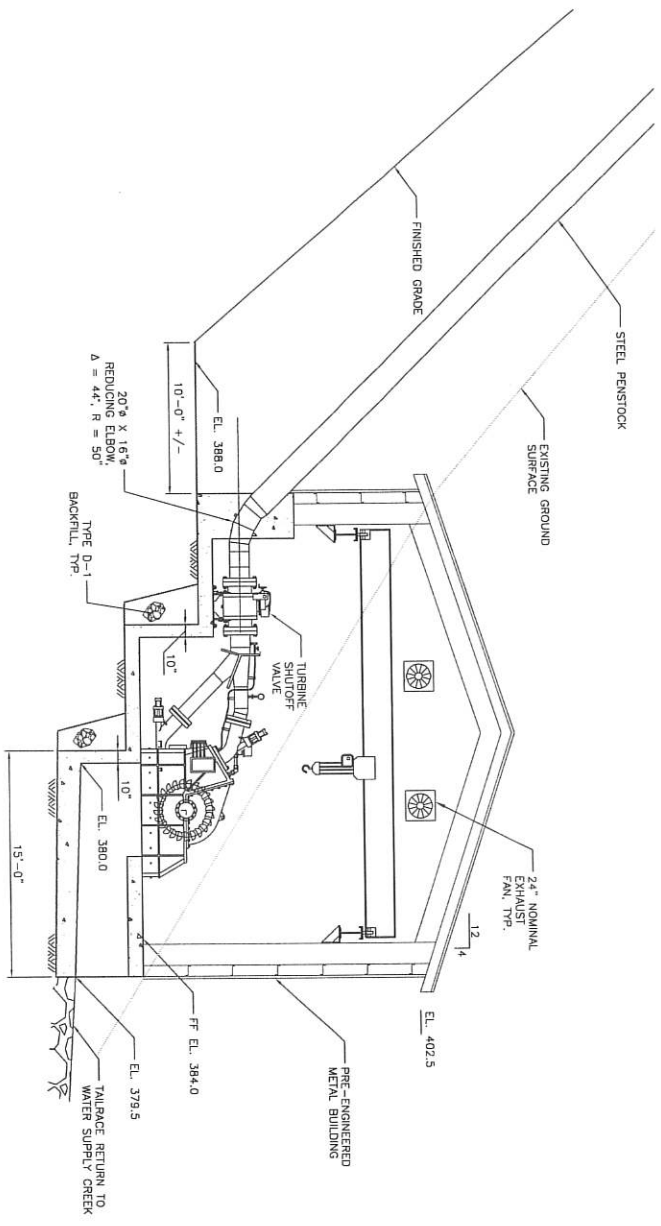
PLAN
SCALE 1/4" = 1'-0"



ABBREVIATIONS:

SS XFMR STATION SERVICE TRANSFORMER
 DP DISTRIBUTION PANEL
 LP LIGHT PANEL
 TSV TURBINE SHUTOFF VALVE
 HPU HYDRAULIC POWER UNIT

- NOTES:
1. TURBINE/GENERATOR DIMENSIONS SUBJECT TO CHANGE BASED UPON FINAL EQUIPMENT SELECTION
 2. ELECTRICAL COMPONENT LOCATIONS ARE APPROXIMATE. REFER TO ELECTRICAL DRAWINGS.
 3. CONCRETE FINISH SCHEDULE:
 - A. BROUWEL FINISH ON INTERIOR FLOOR SLABS AND EQUIPMENT BASES.
 - B. BROOM FINISH ON REMAINDER OF ALL EXPOSED CONCRETE SURFACES.
 - C. GROUT CLEANED FINISH ON REMAINDER OF ALL EXPOSED CONCRETE SURFACES.
 4. 8" CAST IRON FLOOR DRAIN. CONNECT TO OIL/WATER SEPARATOR USING 2" GALV. PIPE. SLOPE FLOOR TO DRAIN.
 5. ZURN Z-1188-6 SIZE 400 OIL/WATER SEPARATOR OR APPROVED EQUAL. CONNECT DRAIN TO TAILRACE USING 2" GALV. PIPE.



SECTION A-A
 SCALE: 1/4"=1'-0"



ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	P. BIRNESHIRE
DESIGNED	
CHECKED BY	
DRAWN BY	
DESIGNED	
CHECKED BY	
PROJECT NUMBER	16311000

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 NOT FOR CONSTRUCTION

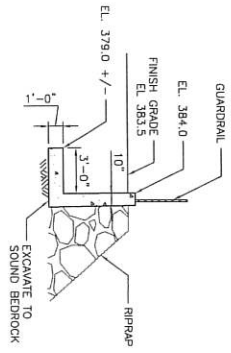
IPEC
 UNDER PASSAGE ELECTRIC COOPERATIVE
 WATER SUPPLY AND CREEK
 HYDROELECTRIC PROJECT
 HOONAH, ALASKA

POWERHOUSE SECTIONS
SHEET 1

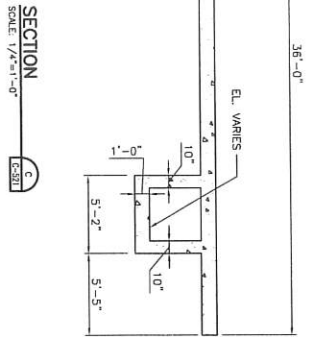
FILENAME	C-522.dwg
SCALE	AS SHOWN

SHEET
 C-522

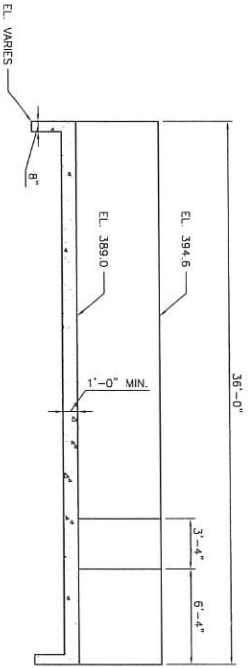




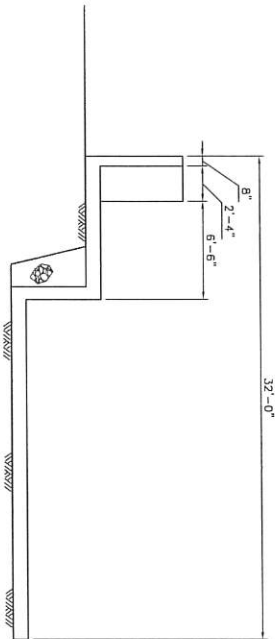
SECTION B
SCALE: 1/4"=1'-0"



SECTION C
SCALE: 1/4"=1'-0"



SECTION D
SCALE: 1/4"=1'-0"



SECTION E
SCALE: 1/4"=1'-0"



ISSUE	DATE	DESCRIPTION

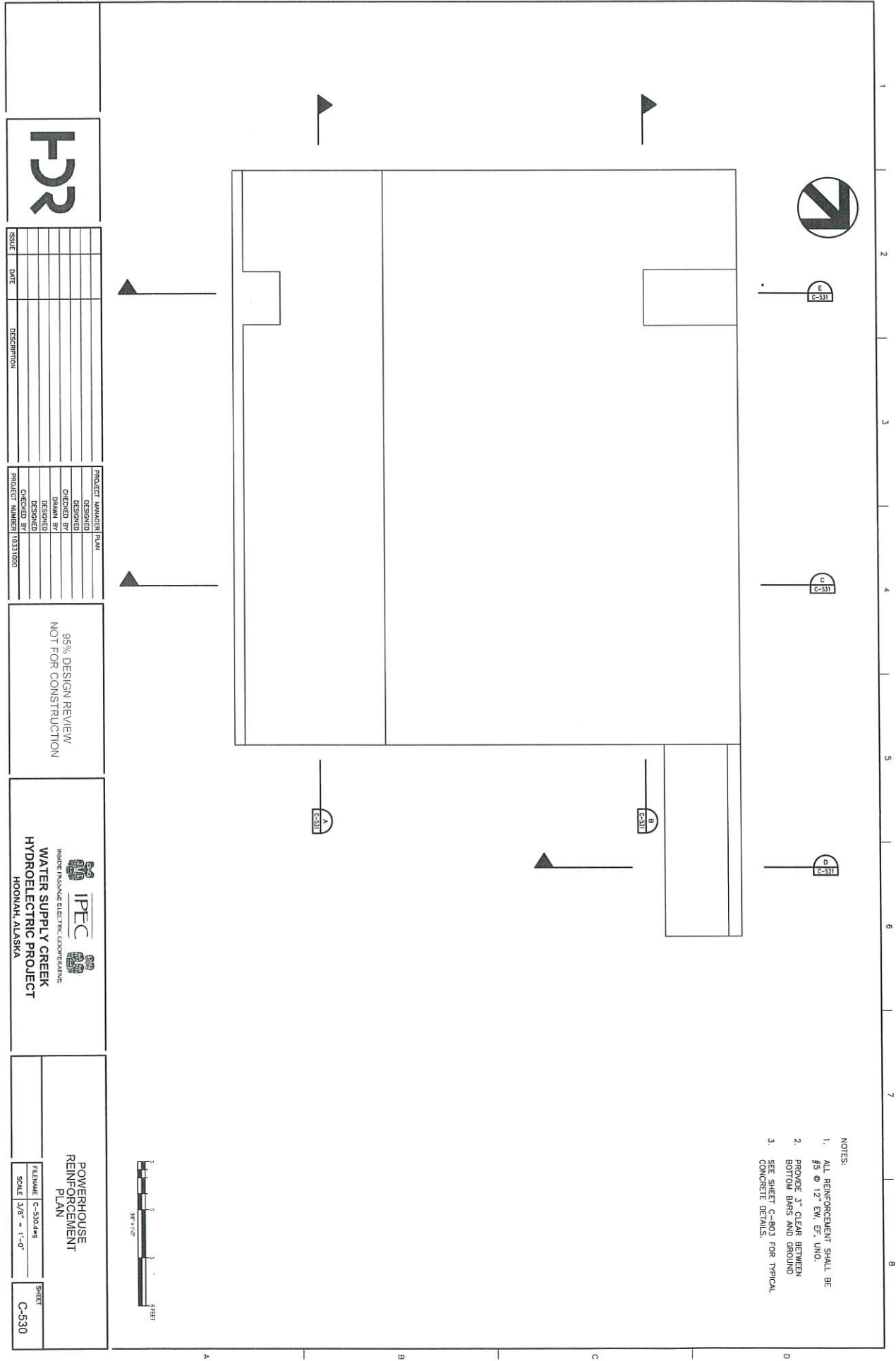
PROJECT MANAGER	BERNSHIRE
DESIGNED BY	
CHECKED BY	
DESIGNED BY	
CHECKED BY	
PROJECT NUMBER	1031000

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INDIGENOUS ELECTRICAL COOPERATIVE
**WATER SUPPLY CREEK
HYDROELECTRIC PROJECT**
HOONAH, ALASKA

**POWERHOUSE SECTIONS
SHEET 2**

FILENAME: C-523.dwg
SCALE: AS SHOWN
SHEET: C-523



- NOTES:
1. ALL REINFORCEMENT SHALL BE #5 @ 12" EW. EF. UNO.
 2. PROVIDE 3" CLEAR BETWEEN BOTTOM BARS AND GROUND
 3. SEE SHEET C-B03 FOR TYPICAL CONCRETE DETAILS.

HJR

ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	PLANN
DESIGNED	
CHECKED BY	
DRAWN BY	
DESIGNED	
CHECKED	
PROJECT NUMBER	10331000

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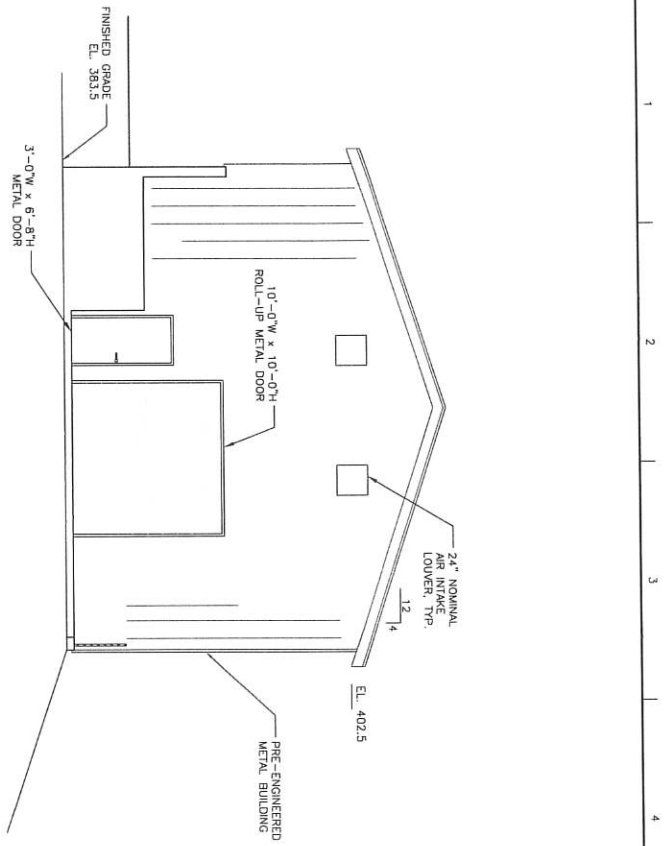
IPEC
INDIAN PASSAGE ELECTRIC COOPERATIVE

**WATER SUPPLY CREEK
HYDROELECTRIC PROJECT**
HOONAH, ALASKA

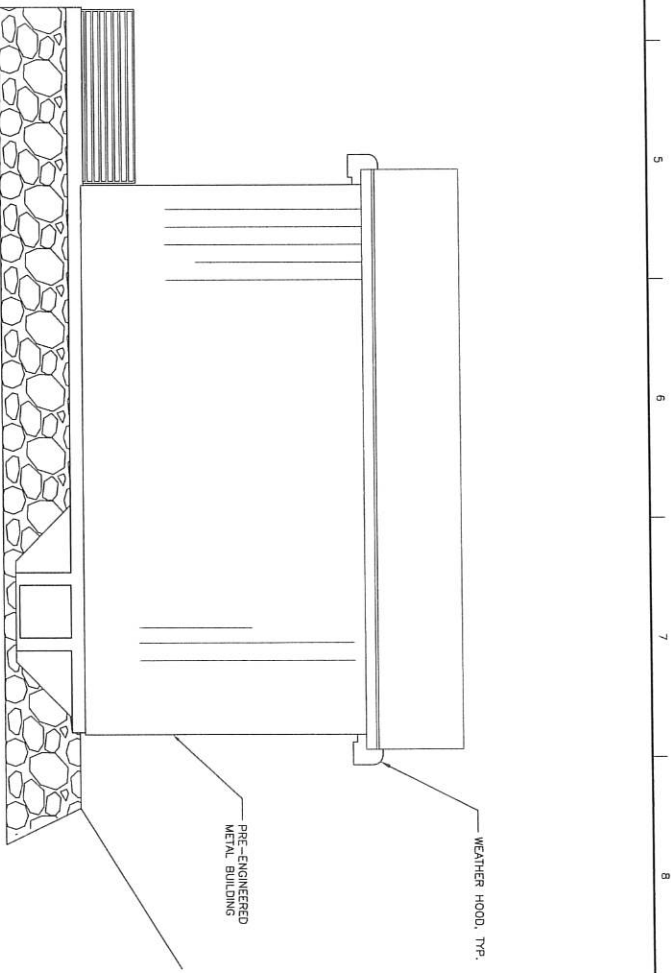
**POWERHOUSE
REINFORCEMENT
PLAN**

DESIGNED BY: [Blank]
SCALE: 3/8" = 1'-0"

PLANNING SHEET
C-530



NORTHWEST ELEVATION
SCALE: 1/4"=1'-0"



NORTHEAST ELEVATION
SCALE: 1/4"=1'-0"



ISSUE	DATE	DESCRIPTION

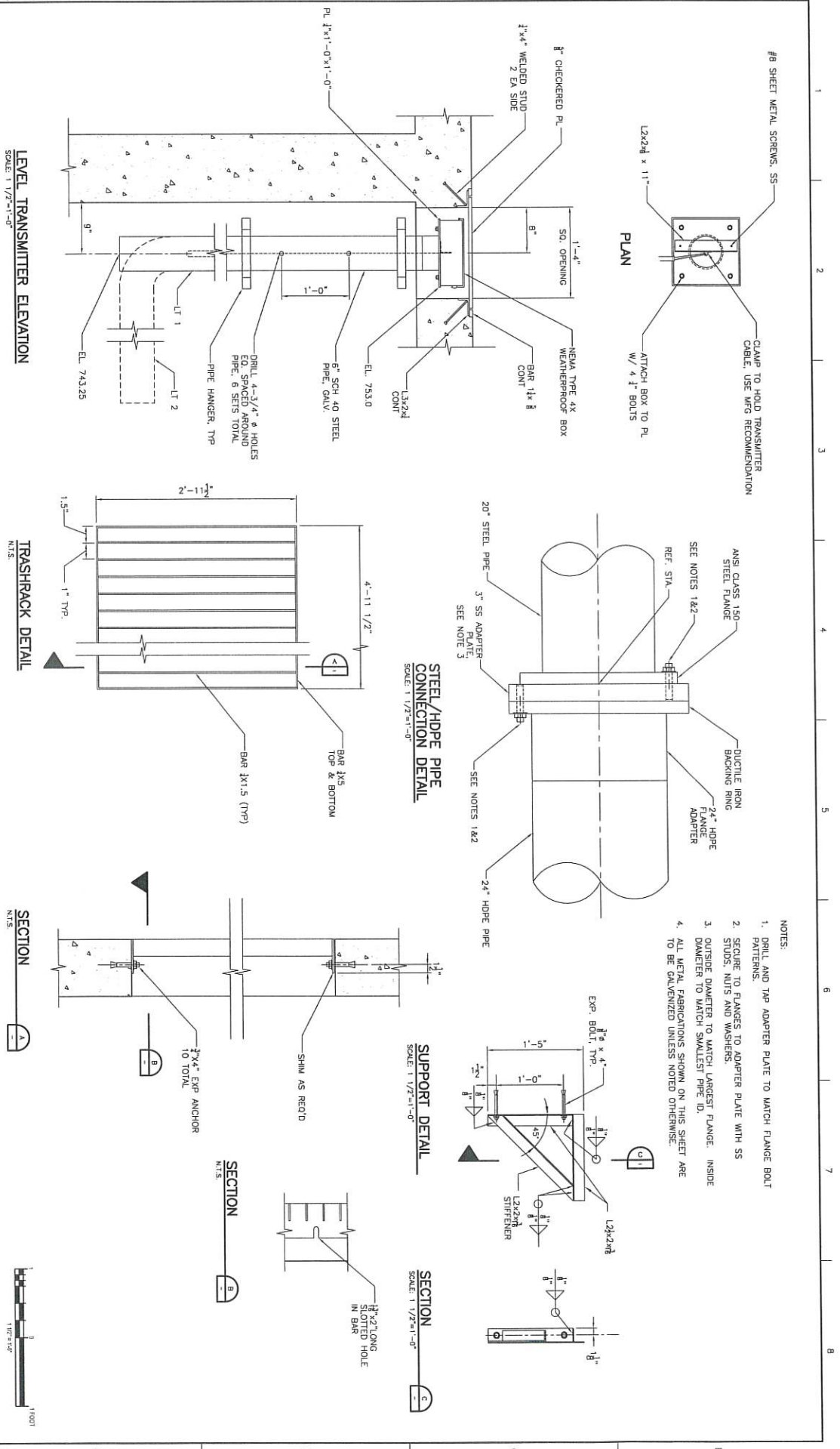
PROJECT MANAGER	P. BIRKSHIRE
DESIGNED	
CHECKED BY	
DRAWN BY	
DESIGNED	
CHECKED	
PROJECT NUMBER	10331000

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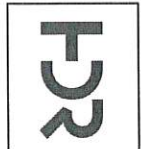
POWERHOUSE ELEVATIONS

FILENAME: C-540.dwg
SCALE: AS-SHOWN

SHEET: C-540



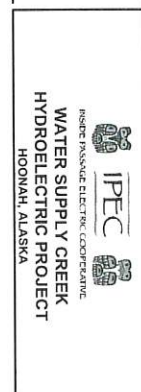
- NOTES:
1. DRILL AND TAP ADAPTER PLATE TO MATCH FLANGE BOLT PATTERNS.
 2. SECURE TO FLANGES TO ADAPTER PLATE WITH SS STUDS, NUTS AND WASHERS.
 3. OUTSIDE DIAMETER TO MATCH LARGEST FLANGE. INSIDE DIAMETER TO MATCH SMALLEST PIPE ID.
 4. ALL METAL FABRICATIONS SHOWN ON THIS SHEET ARE TO BE GALVANIZED UNLESS NOTED OTHERWISE.



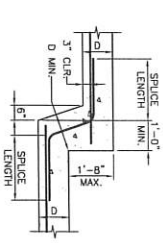
ISSUE	DATE	DESCRIPTION

PROJECT MANAGER P. BENSCHIRE
DESIGNED BY
CHECKED BY
DRAWN BY
DESIGNED BY
CHECKED BY
PROJECT NUMBER 10331000

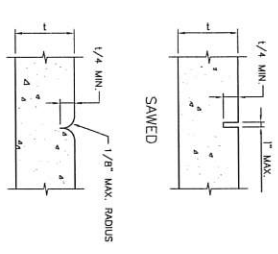
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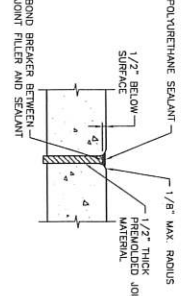
MISCELLANEOUS STEEL DETAILS SHEET 2	FILENAME C-801.dwg	SHEET C-802
SCALE AS SHOWN	SCALE AS SHOWN	



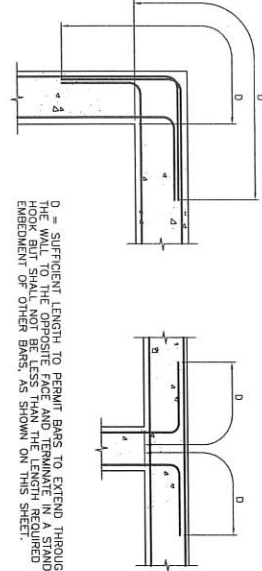
STEPPED FOOTING DETAIL
1/2" = 1'-0"



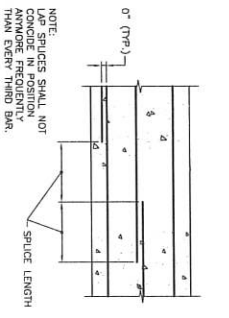
TYPICAL CONTRACTION JOINT
NTS



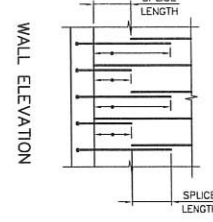
TYPICAL ISOLATION JOINT
NTS



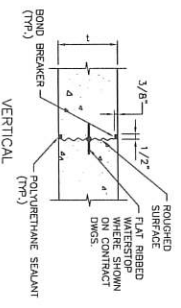
TYPICAL CORNER REINFORCING DETAILS
NTS



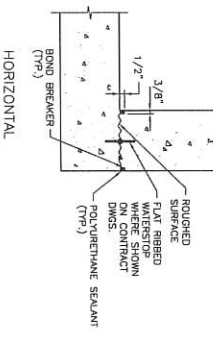
SLAB AND WALL REINFORCING SPLICE DETAILS
NTS



WALL ELEVATION



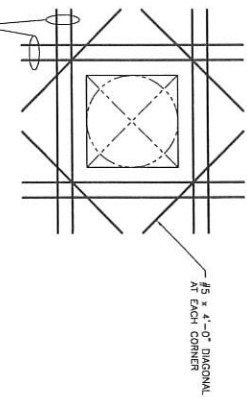
TYPICAL CONSTRUCTION JOINT
NTS



TYPICAL CONSTRUCTION JOINT
NTS

BAR SIZE	MIN. LAP SPLICE (TYPICAL)	MIN. LAP SPLICE (TYPICAL)	TENSION EMBEDMENT LENGTH L _h
3	22	29	16
4	29	38	22
5	36	47	28
6	43	56	33
7	50	65	40
8	57	74	46
9	64	83	52
10	71	92	59
11	78	101	66

(l_c = 3d_b, l_v = 6d_b)



REINFORCING AROUND OPENINGS IN SLABS AND WALLS
NTS

PROVIDE ADDITIONAL REINFC. ON EACH SIDE OF OPENING EQUAL TO AT LEAST 50% OF THE AREA OF THE BARS INTERRUPTED BY THE OPENING BUT NOT LESS THAN 2 #5 BARS. REINFC. SHALL MATCH THAT OF BARS INTERRUPTED.

ISSUE	DATE	DESCRIPTION

PROJECT MANAGER P. BIRNSHIRE

DESIGNED BY _____

CHECKED BY _____

DESIGNED BY _____

CHECKED BY _____

PROJECT NUMBER 10331000

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MISCELLANEOUS CONCRETE DETAILS

FILENAME: C-803.dwg
SCALE: AS-SHOWN

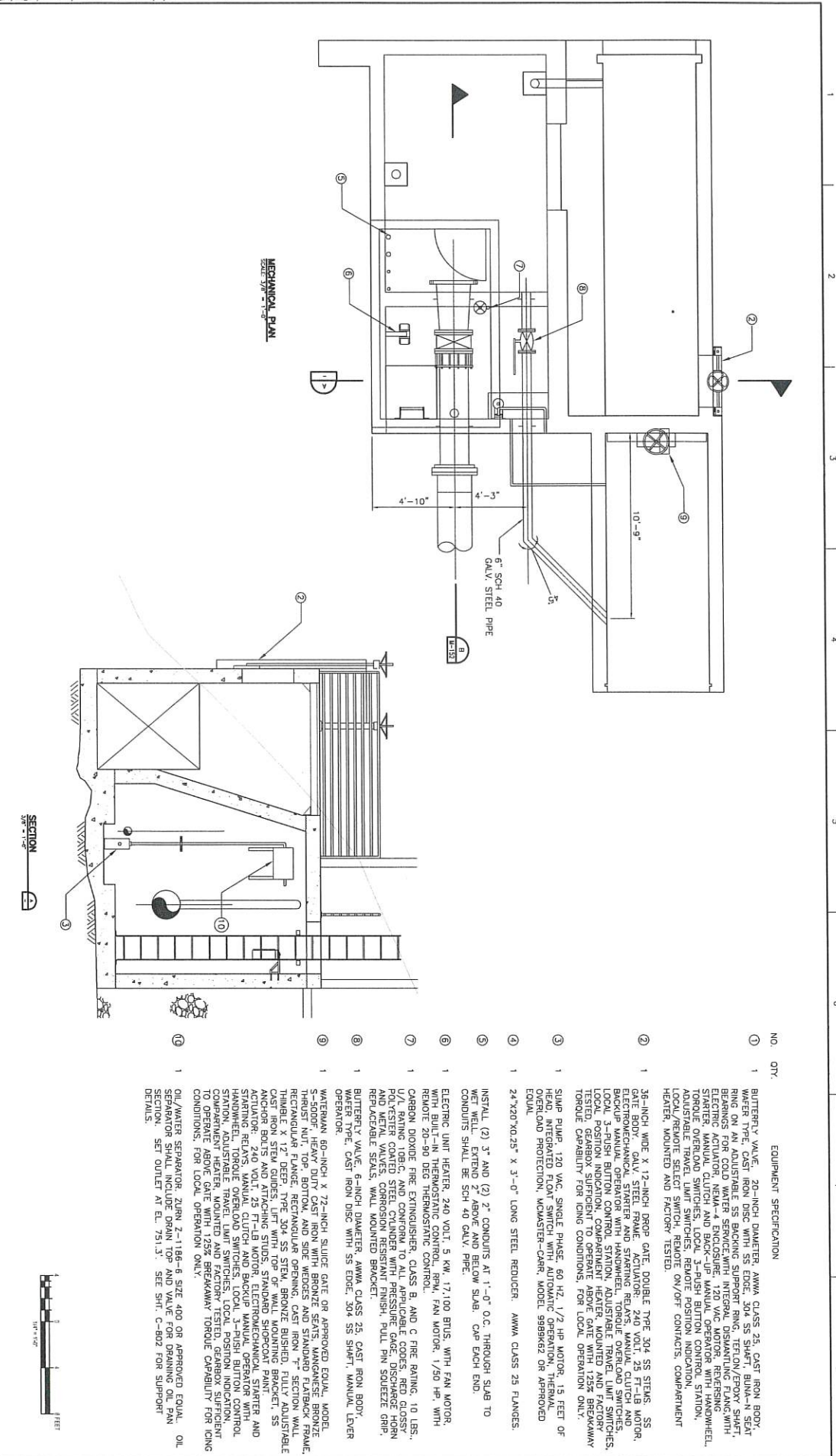
SHEET
C-803

HDR		ISSUE	DATE	DESCRIPTION
PROJECT MANAGER: P. BIRNOSHAIK				
DESIGNED BY				
CHECKED BY				
DRAWN BY				
DESIGNED BY				
CHECKED BY				
PROJECT NUMBER: 10331700				

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IPEC
INTEGRATED PROJECTS & CONSULTANTS
WATER SUPPLY CREEK
HYDROELECTRIC PROJECT
HOONAH, MALAYSIA

MECHANICAL PLAN AND SECTIONS SHEET 1		SHEET M-151
FILENAME	U-151.dwg	
SCALE	AS-SHOWN	

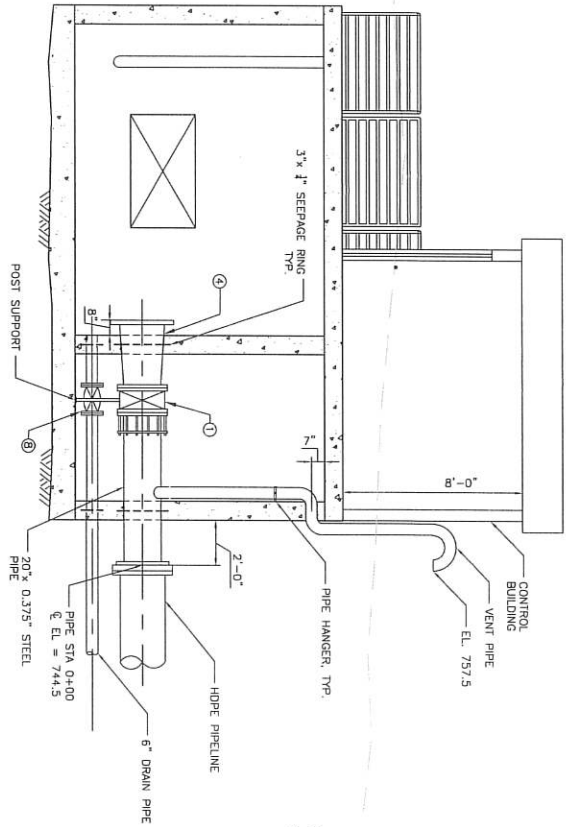


MECHANICAL PLAN
SCALE: 1/4" = 1'-0"

SECTION
SCALE: 1/4" = 1'-0"



- | NO. | QTY. | EQUIPMENT SPECIFICATION |
|-----|------|--|
| 1 | 1 | BUTTERFLY VALVE, 20-INCH DIAMETER, ANMA CLASS 25, CAST IRON BODY, WATER TYPE, CAST IRON DISC, BAKING SUPPORT RING, TERNON/EPoxy SHAFT, 1255 BREAKAWAY TORQUE CAPABILITY, REMOTE POSITION INDICATION, LOCAL/REMOTE SELECT SWITCH, REMOTE ON/OFF CONTACTS, COMPARTMENT HEATER, MOUNTED AND FACTORY TESTED. |
| 2 | 1 | 36-INCH WIDE X 12-INCH DROP DATE, DOUBLE TYPE 304 SS STEPS, SS GATE BODY, 1255 BREAKAWAY TORQUE CAPABILITY, REMOTE POSITION INDICATION, LOCAL/REMOTE SELECT SWITCH, REMOTE ON/OFF CONTACTS, COMPARTMENT HEATER, MOUNTED AND FACTORY TESTED. |
| 3 | 1 | SLUMP PUMP, 120 VAC, SINGLE PHASE, 60 HZ, 1/2 HP MOTOR, 18 FEET OF HEAD, INTEGRATED FLOW SWITCH WITH 1/2" O.C. THROUGH SLAB TO GET WELL, EXTEND 2" ABOVE AND BELOW SLAB, CAP EACH END. |
| 4 | 1 | 24"x20"x0.25" X 3'-0" LONG STEEL REDUCER, ANMA CLASS 25 FLANGES. |
| 5 | 1 | INSTALL (2) 3" AND (2) 2" CONDUITS AT 1'-0" O.C. THROUGH SLAB TO GET WELL, EXTEND 2" ABOVE AND BELOW SLAB, CAP EACH END. |
| 6 | 1 | ELECTRIC UNIT HEATER, 240 VOLT, 5 KW, 17,100 BTUS, WITH FAN MOTOR, WITH BUILT-IN THERMOSTATIC CONTROL, RPM, FAN MOTOR, 1/50 HP, WITH REMOTE 20-90 DEG THERMOSTATIC CONTROL. |
| 7 | 1 | CARBON DIOXIDE FIRE EXTINGUISHER, CLASS B, AND C FIRE RATING, 10 LBS., U/L RATING 10B,C, AND CONFORM TO ALL APPLICABLE CODES, REE CROSS AND STEEL VALVES, CORROSION RESISTANT FINISH, PULL PIN SQUEEZE GRIP, REPLACABLE SEALS, WALL MOUNTED BRACKET. |
| 8 | 1 | BUTTERFLY VALVE, 6-INCH DIAMETER, ANMA CLASS 25, CAST IRON BODY, WAFER TYPE, CAST IRON DISC WITH SS EDGE, 304 SS SHAFT, MANUAL LEVER OPERATOR. |
| 9 | 1 | WATERWAY 60-INCH X 72-INCH SLUICE GATE OR APPROVED EQUAL, MODEL 5-500FF, HEAVY DUTY CAST IRON WITH BRONZE SEATS, MANGANESE BRONZE THRUST NUT, TOP, BOTTOM, AND SIDE WEBS AND STANDARD FIBROTEC FRAME, REINFORCED CONCRETE, 1255 BREAKAWAY TORQUE CAPABILITY, REMOTE POSITION INDICATION, LOCAL/REMOTE SELECT SWITCH, REMOTE ON/OFF CONTACTS, COMPARTMENT HEATER, MOUNTED AND FACTORY TESTED, FULLY ADJUSTABLE CAST IRON STEM GUIDES, LIFT WITH TOP OF WALL MOUNTING BRACKET, SS ANCHOR BOLTS AND ATTACHING STUDS, STANDARD SHOPCOAT PAINT. |
| 10 | 1 | ACTUATOR, 240 VOLT, 25 FT-LB MOTOR, ELECTROMECHANICAL STARTER AND HANDWHEEL, TORQUE OVERLOAD SWITCHES, LOCAL 3-PUSH BUTTON CONTROL, STATION, ADJUSTABLE TRAVEL LIMIT SWITCHES, LOCAL POSITION INDICATION, COMPARTMENT HEATER, MOUNTED AND FACTORY TESTED, GEARBOX SUFFICIENT TO OPERATE ABOVE GATE WITH 1255 BREAKAWAY TORQUE CAPABILITY FOR LONG CONDITIONS, FOR LOCAL OPERATION ONLY. |
| 11 | 1 | OIL/WATER SEPARATOR, ZURN Z-1186-6 SIZE 400 OR APPROVED EQUAL, OIL SEPARATOR SHALL INCLUDE DRAIN TOP AND VALVE FOR DRAINING OIL PAN SECTION, SET OUTLET AT EL. 751.3'. SEE SHIT. C-802 FOR SUPPORT DETAILS. |



SECTION
A-A
1/4\"/>

NOTES:
1. SEE SHIT. M-1151 FOR NUMBERED CALLOUTS.

CONTROL BUILDING CONSTRUCTION
 WALLS: 2x6 DF. #2 OR BETTER, PRESSURE TREATED BASE PLATE. ANCHOR TO CONCRETE USING 3\"/>



REVISION	DATE	DESCRIPTION

DESIGNED BY	P. BERKDH
CHECKED BY	
DRAWN BY	
DESIGNED	
CHECKED BY	
PROJECT NUMBER	10331000

95% DESIGN REVIEW
NOT FOR CONSTRUCTION

IPEC
 INDIANAPOLIS ELECTRIC CORPORATION
 WATER SUPPLY CREEK
 HYDROELECTRIC PROJECT
 HOONAH, ALASKA

INTAKE MECHANICAL PLAN AND SECTIONS SHEET 2	FILENAME M--152.dwg	SHEET M-152
SCALE AS SHOWN		

RECEIVED SEP 14 2023



City of Hoonah

APPLICATION TO APPEAR BEFORE PLANNING AND ZONING

Date: 9/15/23

Name: Todd Thingvall

Address: P.O. Box 375, Hoonah, AK, 99829

Phone: (907) 723-3986

I hereby request to be scheduled for the Planning & Zoning meeting the 28 day of September, 2023.

Purpose of Request:

Informal discussion about possible tideland lease from city of Hoonah located to the S.W. of Lot T-12A, sub subdivision of Alaska Tidelands survey No. 29. (AKA Hoonah Beach House)

Note: Final approval of this application is subject to all necessary paperwork submitted, as well as City code requirements being met. This application must be submitted no later than 4PM one week prior to the regularly scheduled Thursday Planning & Zoning meeting. All plats, drawings and/or visual materials must also be submitted at that time.

[Signature of City Administrator]

City Administrator

9/15/23

Date

RECEIVED SEP 21 2023



City of Hoonah

APPLICATION TO APPEAR
BEFORE PLANNING AND ZONING

Date: 9-21-23

Name: Thomas Courtney

Address: P.O. Box 279

Phone: 713-4280

I hereby request to be scheduled for the Planning & Zoning meeting the 28 day of September, 2023.

Purpose of Request:

I am requesting to discuss the possibility of
having smaller ~~lot~~ minimum lot sizes at the
mobile home park.

Note: Final approval of this application is subject to all necessary paperwork submitted, as well as City code requirements being met. ***This application must be submitted no later than 4PM one week prior to the regularly scheduled Thursday Planning & Zoning meeting.*** All plats, drawings and/or visual materials must also be submitted at that time.

City Administrator

Date