REGULAR PLANNING COMMISSION AGENDA

December 12, 2023 at 7:00 PM

Assembly Chambers/Zoom Webinar

https://juneau.zoom.us/j/81956826377 or 1-253-215-8782 Webinar ID: 819 5682 6377

A. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City & Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

B. ROLL CALL

C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. November 14, 2023 Regular Planning Commission Draft Minutes - **APPROVED**

E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. ITEMS FOR CONSIDERATION

H. CONSENT AGENDA

2. **USE2023 0012**: Conditional Use Permit for the construction of a new single-family dwelling with an accessory apartment on a substandard lot in a D5 zoning district. - **APPROVED WITH MINOR REVISION TO ADDRESS AN ERROR IN THE REPORT**

   Location: 5th Street

   Applicant: Douglas and Cherry Eckland

   DIRECTOR'S REPORT

   The applicant requests a Conditional Use Permit for the construction of a new single-family dwelling with an accessory apartment on a substandard lot in a D5 zoning district. The accessory apartment will be approximately 544 square feet and located on the first floor.

   STAFF RECOMMENDATION

   Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE Conditional Use Permit USE2023 0012.

3. **USE2023 0017**: Conditional Use Permit approval to construct a new 8,940 square foot Food Securities building on a 5.4-acre lot in an Industrial zoning district. - **APPROVED AS RECOMMENDED**

   Location: Anka St.

   Applicant: The Central Council of the Tlingit and Haida Indian Tribes of Alaska (CCTHITA)

DIRECTOR'S REPORT

The Central Council of the Tlingit and Haida Indian Tribes of Alaska (CCTHITA) is requesting Conditional Use Permit approval to construct a new 8,940 square foot Food Securities building on a 5.4-acre lot in an Industrial zoning district. The building will include a commercial kitchen for food processing, cooking, and preparation in support of CCTHITA's catering business.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE with conditions the requested Conditional Use Permit.

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

4. **USE2023 0008:** Conditional Use Permit request for a new six (6) story, 72-Unit Multi-Family Housing Development. - Continued from 10/24 PC. - **APPROVED AS AMENDED**

   Location: Gastineau Avenue

   Applicant: Steve Soenksen

DIRECTOR'S REPORT

The applicant requests a Conditional Use Permit to create a six (6) story, 72-unit multi-family structure in a Mapped Moderate Landslide and Avalanche Hazard Area. A Hillside Endorsement from the Planning Commission is also required.

The project site consists of three (3) vacant lots in a mixed-use zoning district. In support of this application, the applicant is in the process of consolidating the three (3) lots into one (1) lot, to eliminate the proposed structure crossing internal side lot lines. The Lot Consolidation may be approved at the Director level.

In October 2022, the CBJ Assembly approved the appropriation of $700,000 from the Juneau Affordable Housing Fund for the project.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and DENY Conditional Use Permit USE2023 0008.

K. OTHER BUSINESS

5. **APL2023 0005**: An appeal of Director's determination regarding SLC2023 0002 – consideration whether to accept the appeal per CBJ 49.20.110. - **COMMISSION WILL HEAR THE APPEAL ON THE RECORD**

   Applicant: Howard Andrew Graves

L. STAFF REPORTS

M. COMMITTEE REPORTS

N. LIAISON REPORT

O. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

P. PLANNING COMMISSION COMMENTS AND QUESTIONS

Q. EXECUTIVE SESSION

R. SUPPLEMENTAL MATERIALS

6. Additional Materials Packet

S. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org.

DRAFT MINUTES

Agenda
Planning Commission
Regular Meeting
CITY AND BOROUGH OF JUNEAU
Travis Arndt, Chair
November 14, 2023

I. LAND ACKNOWLEDGEMENT – Read by Commissioner Brown

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

II. ROLL CALL

Travis Arndt, Clerk, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in Assembly Chambers of the Municipal Building, virtually via Zoom Webinar, and telephonically, to order at 7:00 p.m.

Commissioners present:	Commissioners present in Chambers – Travis Arndt, Clerk; Erik Pedersen, Assistant Clerk; Paul Voelckers; Matthew Bell; Adam Brown; David Epstein
	Commissioners present via video conferencing – Mandy Cole, Vice Chair; Nina Keller
Commissioners absent:	Michael LeVine, Chair
Staff present:	Jill Maclean, CDD Director; Irene Gallion, Senior Planner; Ilsa Lund, CDD Administrative Assistant; Sherri Layne, Law Assistant Municipal Attorney
	Staff present via video conferencing: Lily Hagerup, CDD Administrative Assistant;
Assembly members:	Paul Kelly

III. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA - None

IV. APPROVAL OF MINUTES

A. October 24, 2023 Draft Minutes, Regular Planning Commission

MOTION: *by Mr. Epstein to approve the October 24, 2023 Planning Commission Regular Meeting minutes.*

The motion passed with no objection.

V. **BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION** – by Mr. Arndt

VI. **PUBLIC PARTICIPATION ON NON-AGENDA ITEMS** - None

VII. **ITEMS FOR RECONSIDERATION** - None

VIII. **CONSENT AGENDA** - None

IX. **UNFINISHED BUSINESS** - None

X. **REGULAR AGENDA** -Items on the regular agenda were presented and considered together.

USE2023 0013:	Conditional use permit for up to 4,000 square feet for a culture and learning center, focusing on language and traditional food with up to 1,000 square feet covered outdoor area.
Applicant:	Douglas Indian Association (DIA)
Location:	St. Ann's Avenue

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve with conditions USE2023 0013.

Director's Report

The applicant requests up to 4,000 square feet for a culture and learning center, focusing on language and traditional food with up to 1,000 square feet covered outdoor area.

Staff recommends the Commission consider VAR2023 0002 and PWP2023 0003 before deciding on this case. Both cases impact parking, which may influence approval of this conditional use permit.

The learning center is proposed on St. Ann's Avenue, overlooking the site where T'aaku Kwáan homes were burned in 1962. The facility will include a teaching kitchen, computer lab, and offices and studios for visiting educators and artists.

VAR2023 0002:	Variance requests a Non-Administrative Variance to allow nine (9) off-street back-out parking spaces for a learning facility.
Applicant:	Douglas Indian Association (DIA)
Location:	St. Ann's Avenue

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and deny VAR2023 0002. If the Commission approves the variance, they must submit amended findings, and clarify the number of spaces approved, in addition to other conditions they may see fit.

Director's Report

Applicant requests a Non-Administrative Variance to allow nine off-street back-out parking spaces for a learning facility.

This variance would allow parking spaces that back-out onto St. Ann's Avenue. The Applicant has proposed that nine spaces be built on their lot, and has offered to construct two additional spaces on CBJ property if CBJ approves. Six spaces are required for the project proposed under USE2023 0013.

PWP2023 0003:	Parking waiver requests a parking waiver to reduce required off-street parking from six (6) spaces to (5) five.
Applicant:	Douglas Indian Association (DIA)
Location:	St. Ann's Avenue

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and deny PWP2023 0003. If the Commission approves the waiver, they must submit amended findings and conditions they may see fit.

Director's Report

Applicant requests a parking waiver to reduce required off-street parking from six off-street spaces to five off-street spaces.

As described by the applicant's narrative, the request to reduce off-street parking from six off-street spaces to five off-street spaces is mainly driven by the high development cost and limited usable space. A CBJ parking study, attached to the staff report, indicates limited on-street parking in the project area. Public comments also indicate concerns about limited parking.

STAFF PRESENTATION – Director Maclean presented **USE2023-0013**, **VAR2023-0002**, and **PWP2023-0003**

QUESTIONS FOR STAFF

Mr. Voelckers referenced Parks & Rec concerns regarding downslope erosion and asked why this was not referenced or conditioned in the Staff report. Ms. Maclean answered the concerns are mitigated by standard process with engineering and grading permits.

Ms. Cole asked why backout parking is an issue in CBJ. Ms. Maclean did not know the background of why it is often disallowed in code. Ms. Maclean added backout parking is often viewed as a traffic calming measure and has an effect of slowing traffic and if it were allowed in code, it could solve traffic issues currently faced by the applicant.

Mr. Voelckers noted a condition states St. Ann's Street cannot be used for pick up or drop off and asked why that was the case when school buses routinely stop in the road along Douglas Highway. Ms. Maclean felt most school buses pull over into a pull off area or bike lane and that is not an option in the proposed location on St. Ann's.

APPLICANT PRESENTATION – Sean Boily, Northwind Architects, spoke for the applicant. The proposed project would be a learning facility focusing on traditional language and food preparation. Mr. Boily felt the limitations on parking and student drop-offs were restrictive and not necessarily in line with other areas. He noted school buses stop in traffic for student pick up and drop offs, backout parking is common along the street nearby the proposed facility location. Additionally, given that this is at the end of a cul-de-sac road, traffic speed and congestion is already reduced. He expressed surprise at recent negative comments and hoped to resolve them.

QUESTIONS FOR APPLICANT –

Mr. Voelckers asked for clarification of planned hours of operation for the facility and the possible shared use of parking.

The facility will be used intermittently with possible evening or weekend use for food preservation instruction. If they are required to provide six off street spaces, then the facility likely will not be able to share the spaces with the public. However, if the nine backout spaces are approved, those could possibly be open for public use outside of posted business hours.

Mr. Voelckers asked if there was concern of conflict with the public regarding parking during evening classes. Mr. Boily said the applicant could use cones to restrict parking for after hour events. He added that if they are allowed to pave a small additional patch, that could create two more spaces that would actually be partially on Douglas Indian Association (DIA) land and partially on CBJ land. Those spaces would be available to the public and could not be restricted by DIA.

Mr. Epstein noted that the applicant stated in the packet that demand for parking would be light and asked why they would be asking for the variance to increase the number of allowed backout spaces to nine. Mr. Boily explained 'light' is a relative term. They do not foresee ever needing twenty spaces but they could envision using nine spaces from time to time.

Mr. Voelckers asked for a description of the proposed DIA Tribal Transportation program. Mr. Boily said it is a van used by DIA to transport children and elders to and from events and around the community. This facility could be used to justify procurement of a second vehicle.

Mr. Voelckers asked about the project timeline. Mr. Boily said they have the ability to start with a contractor as soon as next week depending on the outcome of this meeting. Preliminary grading could be done right away with construction starting in the spring and completion in the year of 2025.

Mr. Bell noted the project would require landscaping and removal of soil. He asked where the good soil that was being removed would go. Mr. Boily said the applicant owns another property and the soil would go to good use there.

Mr. Pedersen asked whether this would be a museum with artifacts that would be open to the public. Mr. Boily explained it would be an educational facility and not a museum open to public. It would be open to tribal community members.

PUBLIC COMMENT

Mark Halsted, 400 St. Ann's – Spoke against the proposed educational center saying it was a misinterpretation of Section 5.110 and 5.130. Mr. Halsted said this is a trade, vocational or commercial school. This is not an allowable use within D18 zoning.

Ms. Cole asked Mr. Halsted to explain how this is a trade curriculum and not a cultural curriculum. Mr. Halsted felt the focus on only traditional foods and language was not enough to be considered a rounded education to be expected from a school.

Mr. Epstein asked Mr. Halsted if he agrees that the project is covered by 5.300 which is for a cultural center and education facility. Mr. Halsted said it would possibly be covered but he felt the narrow focus still makes it a trade school.

Rich Pratt, 205 5th Street – Mr. Pratt expressed concerns regarding the possible impacts of increased traffic and noise if this project is approved.

Dionne Cadiente-Laiti, DIA Acting Education Director [via Zoom] – Spoke in support on behalf of the applicant. Ms. Cadiente-Laiti envisions the center as a hub for education in the community. They plan to have a minimal impact on the neighborhood.

Mr. Voelckers asked for some information regarding hours of operation. Ms. Cadiente-Laiti said evening activities normally do not go beyond 8:00 p.m. Weekend activities are up to four hours on Saturdays and would often involve outdoor education at Sandy Beach and other community locations. Language archive activities would occur during weekday school hours.

Mr. Bell asked if she anticipated noise being an issue. Ms. Cadiente-Laiti did not anticipate any problems and explained they may have song and dance activities but they do not last more than an hour and are not daily.

Mr. Arndt asked if the song and dance activities would be in or outside of the building. Ms. Cadiente-Laiti said they are primarily held inside.

Erica Simpson, 113 5th Street – Spoke against the center citing safety concerns saying this would add traffic and congestion. She felt the project would be better suited if located closer to Savikko Park.

Jameel Qureshi, 113 5th Street – Said he was not opposed to the project but was opposed to locating it on St. Ann's. The area is quite steep and parking is already an issue. The area is highly trafficked by children and people using the trails. Adding construction vehicles will be dangerous.

Rachael Juzeler, 105 St. Ann's [via Zoom] – Spoke in support of the center saying this is a fantastic opportunity for DIA.

Mr. Voelckers asked Ms. Juzeler if she shared the traffic and parking concerns expressed by others. Ms. Juzeler said adding the nine parking spaces proposed would improve the traffic flow. Currently, people park in the area illegally. Adding parking spaces would help alleviate that. She has seen traffic and usage increase because people are using the Disc Golf course and the Treadwell Office Building that has been refurbished to an event venue. She added the center would be an asset to the neighborhood.

Glenn Wuyts, 226 St. Ann's – Spoke in support of the Cultural Learning Center but not the location and suggested relocating it to the Savikko Park area.

Paulette Simpson 402 Alaska Belle Court [via Zoom] – Spoke against the project saying it is not suited to the geography of the area. She disagrees with the Department's designation of the area as a low traffic area. She asked "Why does this have to be in this exact location? Will this really improve the livability of the residential neighborhood?" She suggested the center would get more use if located in another place like Sandy Beach.

Doug Eckland 215 5Th Street – Asked how many wheelchair accessible parking spaces would be included. He also asked, if this is a commercial property, would a gas station or some other commercial use be allowed there?

ADDITIONAL APPLICANT COMMENTS – Mr. Boily addressed public concerns stating protecting property owners is a purpose of the Land Use Code and reminded them the applicant is also a landowner with rights. Regarding alternative sites, this project would not be allowed on the other sites owned by the applicant. The idea of a land swap with CBJ would be a good idea but it would have to happen quickly and it cannot happen quickly enough to meet the timeline of the grant funding the project.

Mr. Voelckers noted the two parking options, the parking waiver for five spaces allows for snow storage but he did not see that mentioned in the variance for the nine spaces and asked how that would be addressed. Mr. Boily agreed that it is a tight area. In high snow periods, they could store snow in the endmost parking space. Since that is not a code-required space, the applicant did not feel that would present a problem.

Mr. Voelckers asked if it would help if there were ten or eleven parking spots. Mr. Boily did not know and stated he is not sure of the code or regulations that would prohibit that use.

QUESTIONS FOR STAFF

Mr. Epstein referenced item number six on page 329 of the packet which describes where backout parking is allowed. He does not see how this applies and asked Attorney Layne if they can even consider it. Ms. Layne said the PC could grant a variance if they believe it meets the criteria for a variance.

Ms. Cole asked for staff to explain the theory that the burning of the village created a hardship limiting DIA intended use of the land. Ms. Maclean explained the DIA lost the ability to use the land as the neighboring properties have been able to and this caused the hardship.

Mr. Pedersen noted public comment asking what in the TPU allows this use in a D18 zone. He asked if it was 5.3 Libraries, Museums and Art Galleries. Ms. Maclean agreed.

MOTION: *by Mr. Voelckers to approve **VAR2023 0002** with additional findings and condition as follows:*

a) Yes. The *site is very steep, with extremely expensive development cost to repair past damage similar to extra cost due to a stream or a cliff or something similar to a site. This particular site is of historic significance. It is critical to ensure a working level of parking at this site with the physical difficulties of the site.*

b) (unchanged)

c) Yes. Backout parking will not pose impediment or create any kind of health, safety, or welfare difficulty.

d) The variance is narrowly tailored to relieve the hardship.

e) There is a public good that is generated by this.

Condition: Applicant will post business hours and allow public use of the spaces when not necessary for program operations.

Ms. Cole spoke in support of the motion.

Mr. Brown, Mr. Pedersen, Mr. Arndt, and Mr. Epstein spoke against the motion. .

ROLL CALL VOTE
AYE: Voelckers, Bell, Keller, Cole
NO: Brown, Epstein, Pedersen, Arndt

Motion **FAILED** 4-4

MOTION: *by Ms. Cole to accept staff's findings, analysis, and recommendations, and approve **PWP2023 0003**.*

Ms. Cole spoke against the motion saying the applicant said themselves that this was not necessary.

ROLL CALL VOTE
AYE:
NO: Cole, Keller, Epstein, Pedersen, Brown, Voelckers, Bell, Arndt

Motion **FAILED** 0-8

MOTION: *by Mr. Voelckers to accept staff's findings, analysis, and recommendations, and approve* ***USE2023 0013*** *striking conditions #1 "No student or visitor loading or unloading in the street in front of the facility" and #7 "The applicant shall include in any contract agreement with construction contractors and their subcontractors the prohibition for any construction-related vehicles, including employee vehicles, to park at the parking area at St. Ann's Avenue turnabout without prior written permission from CBJ Parks and Recreation Department. A copy of the applicable portion of each contract and the signature page(s) shall be provided to the CDD prior to issuance of a building permit for this project to show that this condition has been met."*

Ms. Cole spoke in support of the motion saying this is one of the only projects in Douglas that speaks to the history of this particular piece of land.

Mr. Pedersen and Mr. Brown spoke in support of the project but expressed concerns with the parking and safety.

Mr. Epstein quoted the code saying this proposal is an allowable use but he did not feel it was compatible with the neighborhood setting where it is proposed.

Mr. Bell spoke in support of the motion saying this is DIA land where their village was burned.

Mr. Voelckers spoke in support and said this adds to the historic experience of the area. Mr. Arndt and Ms. Keller also spoke in support.

ROLL CALL VOTE
AYE: Voelckers, Cole, Keller, Bell, Arndt
NO: Brown, Epstein, Pedersen

Motion **PASSED** 5-3

AT EASE 9:09 p.m. – 9:20 p.m.

XI. OTHER BUSINESS

CONTINUED - Draft FY25 Legislative Capital Priorities –

- The commissioners each stated their preferred items for the priority list. (Shown in table)

Priority	Commissioners in Support
Telephone Hill	Cole
Lemon Creek Multi-Modal Path	Voelckers, Pedersen, Keller, Brown, Epstein, Bell
Pedersen Hill	Keller
Second Crossing	Brown, Epstein
Wastewater Treatment Compliance	Epstein
Deferred Maintenance backlog	Arndt, Pedersen, Bell

XII. STAFF REPORTS

Director Maclean reported:

- the Avalanche and Landslide Ordinance came before the Assembly last night
- next Regular meeting is December 12 – agenda includes the continuance of Gastineau Lodges
- Title 49 meeting on Thursday

Mr. Pedersen asked what happens with the Avalanche and Landslide Ordinance now. Ms. Maclean explained the Ordinance has been through committees and has received public input and will be open for public comment at the next meeting.

XIII. COMMITTEE REPORTS

Lands, Housing, Economic Development – Ms. Cole reported they met on November 6. FAA Lease renewal passed. Proposals for funding were heard. Chilkat Vistas and Coogan Alaska/Island Hills were the high scoring items on the list.

Title 49 – Mr. Arndt reported they are meeting on Thursday via Zoom and will discuss accessory dwellings.

XIV. LIAISON REPORTS – Mr. Kelly reported the Assembly approved the cold weather emergency shelter on East Alaway.

Mr. Arndt asked why the Assembly used a 5-year exemption rather than the permitting process that has been used. Mr. Kelly said he thought this was because the temperatures had already dropped and there was urgent need to get it going and making it good for 5 years alleviates the need to come back year after year as they have been recently.

Mr. Arndt asked when the applications are due for new commissioner candidates. Mr. Kelly will get back to him with that information.

XV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS –

Mr. Epstein asked why Deferred Maintenance is not already included in the priority list.

XVII. EXECUTIVE SESSION - None

XVIII. ADJOURNMENT – 9:48 p.m.

Next Regular Meeting December 12, 2023 7:00 p.m.

Respectfully submitted by *Kathleen Jorgensen Business Assists (907)723-6134*

Planning Commission
(907) 586-0715
PC_Comments@juneau.gov
www.juneau.org/community-development/planning-commission
155 Heritage Way • Juneau, AK 99801

PLANNING COMMISSION
NOTICE OF DECISION

Date: December 15, 2023
File No.: USE2023 0012

Douglas & Cherry Eckland
215 5th Street
Douglas, AK 99824

Proposal: Conditional Use Permit for the construction of a new single-family dwelling with an accessory apartment on a substandard lot in D5 zoning district.

Property Address: 5th Street

Legal Description: DOUGLAS TOWNSITE BL 48 LT 52

Parcel Code No.: 2D040T480452

Hearing Date: December 12, 2023.

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated December 1, 2023, and APPROVED the Conditional Use Permit for the construction of a new single-family dwelling with an accessory apartment on a substandard lot to be conducted as described in the project description and project drawings submitted with the application, and as amended at the hearing:

1. Zoning requirements table: Proposed side yard setbacks should be five (5) feet not zero (0) feet.

Attachments: December 1, 2023, memorandum from Emily Suarez, Community Development, to the CBJ Planning Commission regarding USE2023 0012.

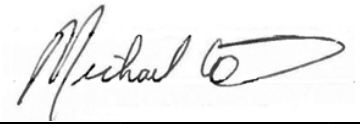
This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030(c).

Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ 49.20.120).

Effective Date: The permit is effective upon approval by the Commission, December 12, 2023.

Expiration Date: The permit will expire 18 months after the effective date, or June 12, 2025, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.



December 17, 2023

Michael LeVine, Chair
Planning Commission

Date

December 18, 2023

Filed With City Clerk

Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

PLANNING COMMISSION STA
CONDITIONAL USE PERMIT USE2023 0012
HEARING DATE: DECEMBER 12,2023

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

DATE: December 1, 2023

TO: Michael LeVine, Chair, Planning Commission

BY: Emily Suarez, Planner II

THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Applicant requests a Conditional Use Permit for a new single-family dwelling with accessory apartment on a substandard lot.

STAFF RECOMMENDATION: Approval**.**

KEY CONSIDERATIONS FOR REVIEW:

- The lot is certified nonconforming for lot size and lot width.
- Accessory apartment on substandard lot requires an approved Conditional Use Permit [49.25.510(k)(2)(E)(ii)(a)].
- For major development, the Hillside Endorsement application shall be reviewed by the Commission.
- Proposal complies with adopted plans, which contain policies promoting in-fill housing development.

GENERAL INFORMATION	
Property Owner	Douglas Eckland; Cherry Eckland
Applicant	Douglas Eckland
Property Address	5th Street
Legal Description	DOUGLAS TOWNSITE BL 48 LT 52
Parcel Number	2D040T480452
Zoning	D5
Land Use Designation	ULDR (Urban Low Density Residential)
Lot Size	5,850 square feet
Water/Sewer	CBJ Public
Access	5th Street
Existing Land Use	Vacant
Associated Applications	BLD2018-318; BLD2023-573; NCC2023-36

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
  - 49.25.510(k)
  - 49.70.210(b)
  - 49.80

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)	5th Street
South (D5)	Alley
East (D5)	Single-family dwelling
West (D5)	Single-family dwelling

SITE FEATURES	
Anadromous	No
Flood Zone	No
Hazard	No
Hillside	Yes
Wetlands	No
Parking District	No
Historic District	No
Overlay Districts	No

BACKGROUND INFORMATION

Project Description – The applicant requests a Conditional Use Permit for the construction of a new single-family dwelling with an accessory apartment on a substandard lot in D5 zoning district.

Applicant obtained the required Nonconforming Certification for substandard lot **(Attachment D)**. According to CBJ 49.25.510(k)(2)(E)(ii)(a), an accessory apartment on a substandard lot may be permissible with an approved Conditional Use Permit.

The first floor of the proposed structure will have an approximate area of 1,600 square feet (40ft. by 40ft.). The accessory apartment will have an area of 544 square feet, and the remaining space will be a two (2) car garage. The single-family dwelling will be located on the second floor, and it will have an area of 2,000 square feet (50ft. by 40ft.).

Background – The table below summarizes the relevant history of the lot and the proposed development.

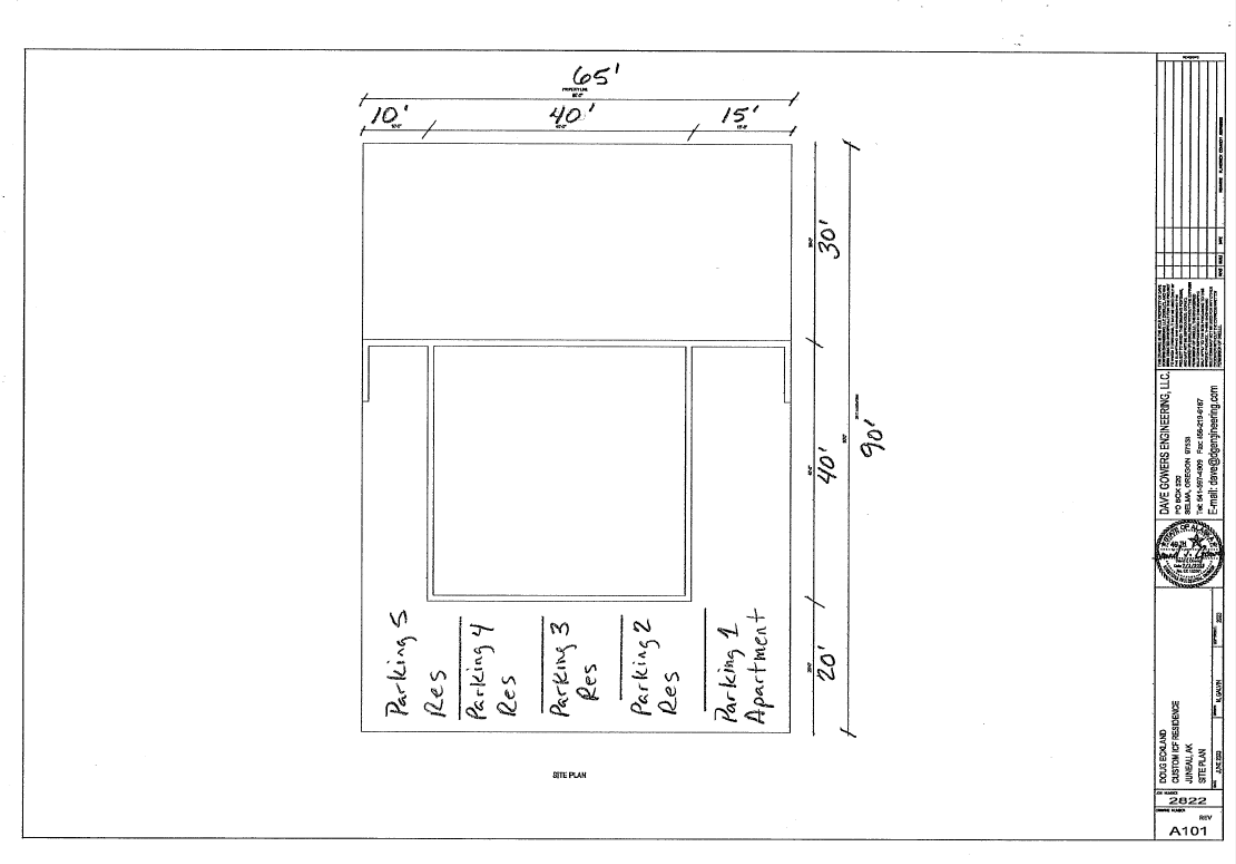
Item	Summary
Lot	The lot was created as part of the Douglas Townsite Addition in 1936.
Nonconforming Certificate	The lot is certified nonconforming for lot size and lot width (NCC2023 0036).
Grading Permit	Grading permit issued for future single-family dwelling (BLD2018-318).
Building Permit	Building permit issued prior to Conditional Use Permit (BLD2023-573).

ZONING REQUIREMENTS

Standard		Requirement	Existing	Proposed	Code Reference
Lot	Size	7,000 SF	**5,850 SF**	**No change**	CBJ 49.25.400
	Width	70 feet	**65 feet**	**No change**	CBJ 49.25.400
Setbacks	Front (N)	20 feet	Vacant	**10 feet***	CBJ 49.25.400
	Rear (S)	20 feet	Vacant	30 feet	CBJ 49.25.400
	Side (E/W)	5 feet	Vacant	**0 feet***	CBJ 49.25.400
	Street Side	13 feet	N/A	N/A	CBJ 49.25.400
Lot Coverage Maximum		50%	Vacant	~28%	CBJ 49.25.400
Vegetative Cover Minimum		20%	Vacant	~33%	CBJ 49.50.300
Height	Permissible	35 feet	Vacant	< 35 feet	CBJ 49.25.400
	Accessory	25 feet	Vacant	< 25 feet	CBJ 49.25.400
Maximum Dwelling Units (5/Acre)		1	Vacant	1	CBJ 49.25.500
Use		Residential	Vacant	Residential	CBJ 49.25.300
Parking		2 per dwelling	Vacant	6	CBJ 49.40.210

*See setback reductions section.

SITE PLAN



ANALYSIS

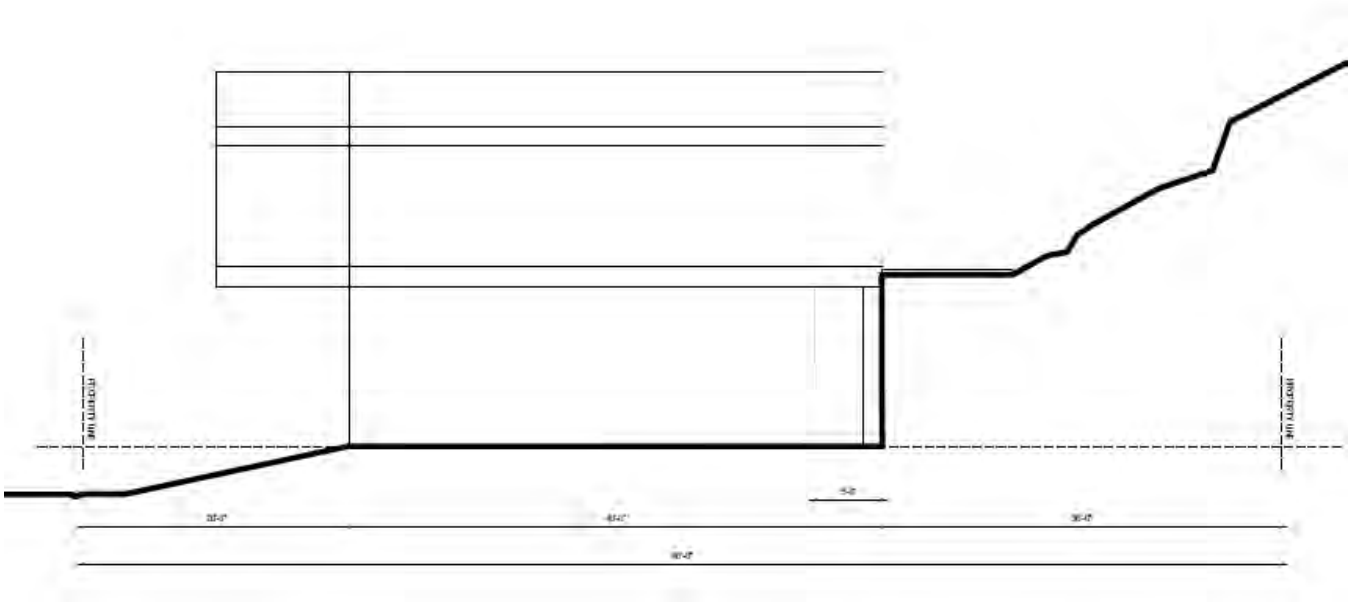
Project Site – Per NCC2023 0036, the lot is certified nonconforming for lot size and lot width. In 2018, the applicant obtained a grading permit BLD2018-318 for lot preparation for a new single-family dwelling. At the time of the application, the lot did not have city water or sewer connection. The applicant obtained a Right-of-way permit ROW2023-91 for the installation of a new 2-inch water service and a 4-inch sanitary sewer service **(Attachment G)**.

According to 2013 Lidar Contours, the lot has a slope of approximately 29%. Per 49.70.210(a), a Hillside Endorsement is required for the removal of vegetative cover, excavation, or creation of slopes that exceed 18%. The Geotech Memo from November 1, 2023, addresses the existing soil conditions and provides mitigating measures on soil stabilization for disturbed slopes **(Attachment F)**.

Condition: None

Project Design – The proposed development is for the construction of a new single-family dwelling with an accessory apartment. The accessory apartment will be approximately 544 square feet, and it will be located on the first floor adjacent to the two (2) car garage. The accessory apartment is a one-bedroom one bathroom with a combined kitchen and living area. A separate entrance from the primary dwelling unit will be located on the west side of the property.

The primary dwelling unit will be located on the second floor, and it will have 50 feet by 40 feet footprint. The 10-foot second story overhang extends into the required front yard setback. The overhang does not comply with setback requirements of 49.25.400. However, setbacks for a new building may be reduced per 49.25.430(4)(K).



Condition: None

Setback Reductions – The 10-foot second story overhang extends into the required front yard setback. Additionally, the retaining wall will extend five (5) feet onto the side yard setbacks. However, a new building may

have a front yard setback equal to the average front yard setback of the three closest adjacent buildings. The average calculation shall be made using one building per lot, and in no instance shall the required setback be less than half that required or ten feet, whichever is greater [49.25.430(4)(K)].

Address	Source	Setback	
209 St. Ann's Ave	As-Built Survey	Front	2 feet
404 Treadwell St.	As-Built Survey	Front	16.7 feet
223 5th St.	As-Built Survey	Front	3.38 feet
		Average setback	**7.36 feet**

Setback	D5 Standard	Standard Code Reduction	Description	Code Reference
Front	20 feet	10 feet	Lot may get a reduced front yard setback by averaging the setbacks of three (3) closest adjacent properties.	49.25.430(4)(K)

Condition: None.

Traffic – According to 49.40.300(a)(2), a traffic impact analysis is not required. The proposed development is anticipated to generate less than 250 Average Daily Trips (ADTs). Traffic generated by a single-family dwelling and an accessory apartment is expected to be minimal.

Use	Total Sq. Ft.	Trips Generated	Total Trips
Single-family dwelling	1	9.52 per unit	9.52
Accessory Apartment	1	6.65 per unit	6.65
		Total ADTs:	**16.17**

Condition: None

Vehicle Parking & Circulation – According to 49.40.210, the single-family dwelling requires two (2) off- street parking spaces and the accessory apartment requires one (1) off-street parking space. The proposed development will provide a two (2) car garage and additional off-street parking spaces. Per 49.40.225(a), a standard parking space must be at least 8.5 feet by 17 feet.

Per 49.40.235(b)(6), back-out parking is allowed for a single-family with or without accessory uses located in a residential zoning district. If the commission determines that back-out parking would not interfere with public health and safety, back-out parking onto the right-of-way may be permissible.

Use	Unit/Total Sq. Ft.	Spaces Required	Total Spaces
Single-family dwelling	1	2	2
Accessory Apartment	1	1	1
		Total Parking Requirement:	**3**
		Off-Street Loading Spaces Required:	**0**
		ADA Accessible Spaces Required:	**0**

Condition: None

Noise – Noise is not expected to be out of character with the existing residential neighborhood.

Condition: None

Lighting – No exterior lighting is proposed. This will be verified during the building permit review.

Condition: None

Vegetative Cover & Landscaping – The hillside area of the lot satisfies the 20% minimum vegetative cover that is required**.** Also, the Geotech Memo addresses stability of the disturbed slopes and recommends applying CBJ's standard seed mixture (or similar grass seed and topsoil) to the slopes once grading for the lot is complete.

Condition: None

Habitat – The lot does not have any known habitats regulated by the land use code.

Condition: None

Drainage and Snow Storage – According to the Geotechnical Memo, a drainage swale and an area drain are planned behind the retaining wall to capture surface runoff and direct it into CBJ's storm drain system. Also, a perforated wall drain will be installed to collect groundwater into the storm drain system.

Condition: None

Historic District – The lot is not within a designated historic district.

Condition: None

Hazard Zones - The lot is not within a mapped hazard zone.

Condition: None

Public Health, Safety, and Welfare – No information has been submitted that suggests the proposed single-family dwelling and accessory apartment will materially endanger the public health, safety, and welfare.

Condition: None

Property Value or Neighborhood Harmony – No information has been submitted that suggests the proposed single-family dwelling and accessory apartment will substantially decrease property values or be out of harmony with the neighboring properties.

Condition: None

AGENCY REVIEW

CDD conducted an agency review comment period between November 02, 2023 - November 09, 2023. Agency review comments can be found in Attachment C.

Agency	Summary
Capital City Fire & Rescue	No concerns about this proposal.
Building Division	No comments submitted.
General Engineering	No comments submitted.

PUBLIC COMMENTS

CDD conducted a public comment period between November 03, 2023 and November 20, 2023. Public notice was mailed to property owners within 500 feet of the proposed development. A public notice sign was also posted on-site two weeks prior to the scheduled hearing **(Attachment B)**. No Public comments were submitted at the time of writing this staff report.

CONFORMITY WITH ADOPTED PLANS

The proposed development is in general conformity with the 2013 Comprehensive Plan and the 2016 Housing Action Plan.

PLAN	Chapter	Page No.	Item	Summary
2013 Comprehensive Plan	3	20	Policy 3.2	Promotes compact development within the urban service area (in-fill development) to ensure efficient utilization of land resources and to facilitate cost effective provisions of the community services and facilities.
	4	37	Policy 4.2	Facilitates the provision of an adequate supply of various housing types and sizes to accommodate present and future housing needs for all economic groups.
	11	147	Land Use Designation	Complies with the Urban Low Density Residential land use designations. This land use designation allows single-family dwellings with accessory apartments.
2016 Housing Action Plan	2	35	Production Targets	Creates additional housing, which advances the City's goal of increasing housing stock in the market.

FINDINGS

Conditional Use Permit Criteria – Per CBJ 49.15.330, 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: No further analysis required.

Finding: Yes. The application contains the information necessary to conduct a full review of the proposal. The application submittal by the applicant, including the appropriate fees substantially conforms to the requirements of CBJ 49.15.

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

Analysis: The application is for a single-family dwelling with an accessory apartment in a D5 zoning district. The use is listed at CBJ 49.25.300, Section 1.130.

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: The proposed development complies with the requirements for a single-family dwelling with an accessory apartment on a substandard lot.

Finding: Yes. The proposed development will comply with Title 49, including parking, lighting, vegetative cover, and setbacks.

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

Analysis: No further analysis required.

Finding: No. There is no evidence to suggest that the proposed development, in a D5 zoning district, will materially endanger the 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 further analysis required.

Finding: No. There is no evidence to suggest that the proposed development, in a D5 zoning district will substantially decrease the value or be out of harmony with the property in the neighboring area.

6. Will the proposed development be in general conformity with the Land Use Plan, Thoroughfare Plan, or other officially adopted plans?

Analysis: No further analysis required.

Finding: Yes. The proposed development will be in general conformity with the 2013 Comprehensive Plan and 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 allow the development of a single-family dwelling with an accessory apartment in a D5 zoning district.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Abutters Notice and Public Notice Sign Photo
Attachment C	Agency Comments
Attachment D	Nonconforming Certification NCC2023 0036
Attachment E	Grading permit BLD2018-318
Attachment F	Hillside Endorsement
Attachment G	Right-of-Way permit for water & sewer connection

BLD23-573

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant

PROPERTY LOCATION

Physical Address: 213 5th st Douglas Alaska 99824 Building Permit 23-573

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot): douglas township site 48, lot 52

Parcel Number(s): 2D040T480~~542~~ 452

☐ This property is located in the downtown historic district

☐ This property is located in a mapped hazard area, if so, which _____

LANDOWNER/ LESSEE

Property Owner: Douglas, Cherry Eckland

Contact Person: Doug

Mailing Address: 215 5th st Douglas AK 99824

Phone Number(s): 9077234035

E-mail Address: douglaseckland@gmail.com

LANDOWNER/ LESSEE CONSENT

Required for Planning Permits, not needed on Building/ Engineering Permits.

Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.

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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.

Douglas Eckland — owner
Landowner/Lessee (Printed Name) — Title (e.g.: Landowner, Lessee)

X _____ 8/9/2023
Landowner/Lessee (Signature) — Date

Cherry Eckland — owner
Landowner/Lessee (Printed Name) — Title (e.g.: Landowner, Lessee)

X _____ 8/9/2023
Landowner/Lessee (Signature) — Date

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.

APPLICANT

If same as LANDOWNER, write "SAME"

Applicant (Printed Name): Same

Contact Person

Mailing Address

Phone Number(s)

E-mail Address

X _____ _____
Applicant's Signature — Date of Application

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

Intake Initials: FHC IMG

Case Number: USE 23-012

Date Received: 8.10.2023

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

BLD23-573

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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
Eckland residence BP# 23-573 Building New single family with attached garage and apartment 544sq ft

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 # _____ (●) NO

UTILITIES PROPOSED WATER: [x] Public [ ] On Site SEWER: [x] Public [ ] On Site

SITE AND BUILDING SPECIFICS
Total Area of Lot 5850 square feet Total Area of Existing Structure(s) 0 square feet
Total Area of Proposed Structure(s) 3200 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

[x] **Narrative including:**
- [x] Current use of land or building(s)
- [x] Description of project, project site, circulation, traffic etc.
- [x] Proposed use of land or building(s)
- [ ] How the proposed use complies with the Comprehensive Plan

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

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

---DEPARTMENT USE ONLY BELOW THIS LINE---

ALLOWABLE/CONDITIONAL USE FEES

	Fees	Check No.	Receipt	Date
Application Fees	$ 350			
Admin. of Guarantee	$			
Adjustment	$			
Pub. Not. Sign Fee	$ 50			
Pub. Not. Sign Deposit	$ 100			
Total Fee	$ 500.00			

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.

Case Number	Date Received
~~AAP23-08~~ DAB	8/10/23

USE23-012

BLD23-573

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant

PROPERTY LOCATION

Physical Address: 213 5th st Douglas Alaska 99824 Building Permit 23-573

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot): douglas township site 48, lot 52

Parcel Number(s): 2D040T480~~542~~ 452

☐ This property is located in the downtown historic district

☐ This property is located in a mapped hazard area, if so, which _____

LANDOWNER/ LESSEE

Property Owner: Douglas, Cherry Eckland

Contact Person: Doug

Mailing Address: 215 5th st Douglas AK 99824

Phone Number(s): 9077234035

E-mail Address: douglaseckland@gmail.com

LANDOWNER/ LESSEE CONSENT

Required for Planning Permits, not needed on Building/ Engineering Permits.

Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.

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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.

Douglas Eckland — owner

Landowner/Lessee (Printed Name) — Title (e.g.: Landowner, Lessee)

X _____ 8/9/2023

Landowner/Lessee (Signature) — Date

Cherry Eckland — owner

Landowner/Lessee (Printed Name) — Title (e.g.: Landowner, Lessee)

X Cherry B Eckland 8/9/2023

Landowner/Lessee (Signature) — Date

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.

APPLICANT If same as LANDOWNER, write "SAME"

Applicant (Printed Name): Same

Contact Person

Mailing Address

Phone Number(s)

E-mail Address

X _____ _____

Applicant's Signature — Date of Application

-DEPARTMENT USE ONLY BELOW THIS LINE-

Intake Initials	
FHC IMG	
Case Number	Date Received
AAP23-08	8.18.2023

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

BLD23-573

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

ACCESSORY APARTMENT 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: Doug Eckland
Building a single family home with an atached garage and an apartment. The lot is nonconforming and all paperwork is into the permit center. The apartment is under the 600 sq ft requierment 544 sq ft one bedroom, kitchen and bath with a small living area. BP# 23-573

ACCESSORY APARTMENT DESIGN

- (●) Attached to or Within a Single-Family Dwelling
- ( ) Within a Two-Unit Common-Wall Dwelling
- ( ) Associated With a Detached Garage
- ( ) Not Affiliated with Another Structure (Stand alone)

AREA OF APARTMENT **Net Floor Area** 544 **square feet**

Areas common to more than one dwelling unit including entry ways, furnace rooms, laundry rooms, and interior stairways are not be included in the computation of net floor area.

PARKING **Existing Spaces** 1 **Total Proposed Spaces** 1

(Parking dimensions must be a minimum of 8.5' X 17', and each parking space must be drawn to scale on the site plan.)

DEPARTMENT USE ONLY BELOW THIS LINE

SITE INFORMATION

ZONING DISTRICT _____

MINIMUM LOT SIZE (49.25.400) _____

ACTUAL LOT SIZE _____

UTILITIES AVAILABLE

WATER: ☐ Public ☐ On Site

SEWER: ☐ Public ☐ On Site

Permitting Process: ☐ Departmental Review ☐ Planning Commission

☐ Pre-Application Conference held

☐ Narrative and Pre-App notes attached

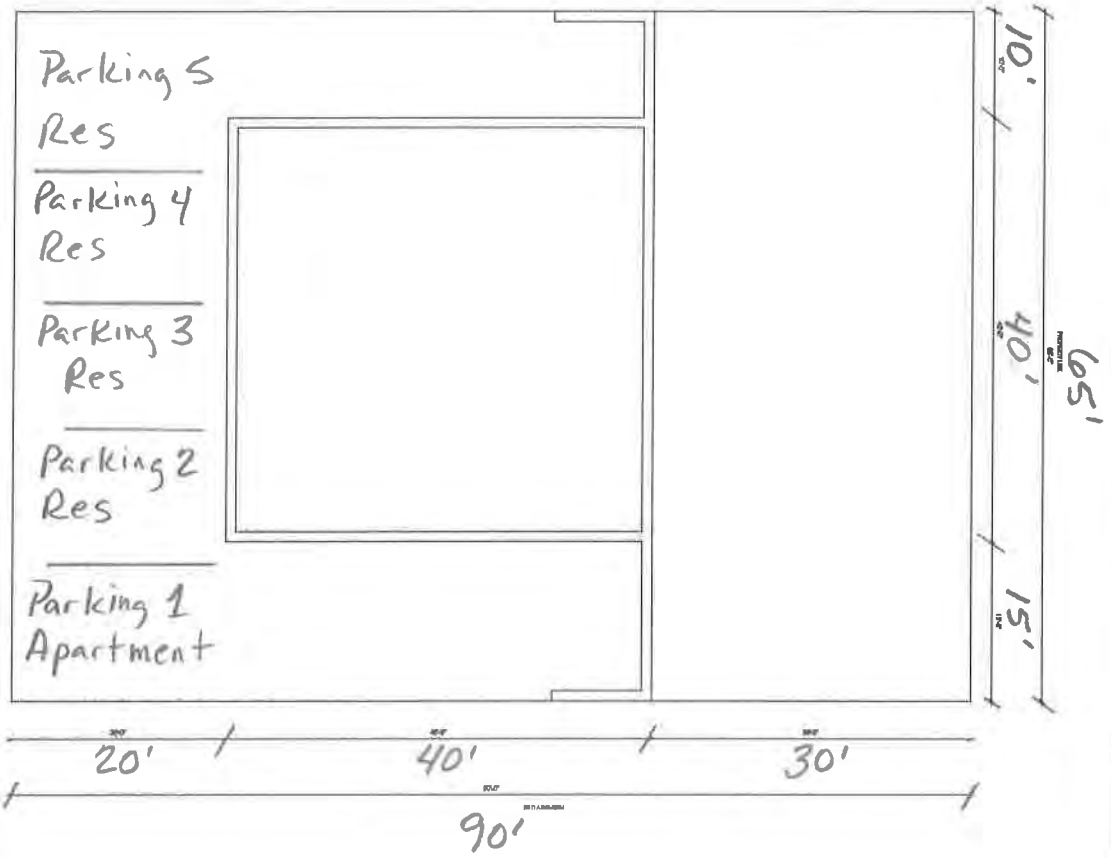
Fees (Departmental Approval)	Fees	Check No.	Receipt No.	Date
Application Fees	See Building Permit			
Fees (Conditional Use Permit)				
Application Fee	$			
Public Notice Sign Fee	$			
Public Notice Sign Deposit	$			
Total	$			

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.

Case Number	Date Received
AAP23-08	8/10/23



SITE PLAN

BP# 23-573

DOUG ECKLAND
CUSTOM ICF RESIDENCE
JUNEAU, AK
SITE PLAN

A101 | 2822 | JUNE 2023 | M. CALVIN

DAVE GOWERS ENGINEERING, LLC
PO BOX 520
SELMA, OREGON 97538
Tel: 541-597-4009 Fax: 855-218-9187
E-mail: dave@dgengineering.com

THIS DRAWING IS THE SOLE PROPERTY OF DAVE GOWERS ENGINEERING, LLC (DGE, LLC), AND WAS SPECIFICALLY FOR THE PROJECT AS SHOWN IN THIS DRAWING. THIS DRAWING PERSONAL AND MAY NOT BE REPRODUCED, COPIED, ASSIGNED OR LOANED WITHOUT THE EXPRESS PERMISSION OF DGE, LLC. THE RESERVED RIGHTS PERTAINING TO THIS DRAWING ONLY APPLY TO THE SITE PREPARED TO THIS SPECIFIC PURPOSE.

GROUND FLOOR PLAN

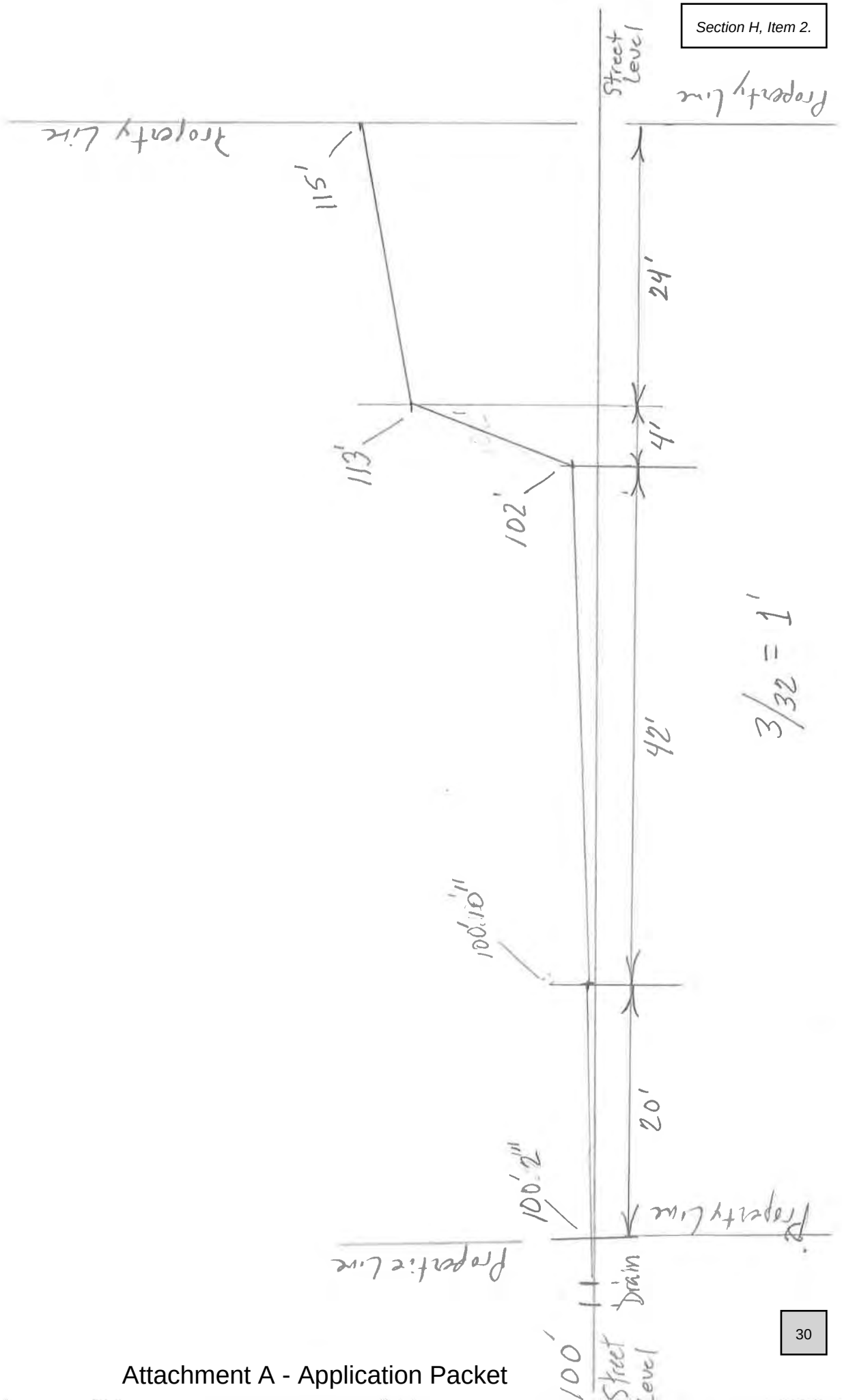
Apartment
Parking 1

First Floor
Apartment
544 sq ft

BPH 23-573

A104 REV	2822	DOUG ECKLAND CUSTOM ICF RESIDENCE JUNEAU, AK GROUND FLOOR PLAN JUNE 2023 M. GALVIN 2023	DAVE GOWERS ENGINEERING, LLC. PO BOX 520 SELMA, OREGON 97538 Tel: 541-597-4909 Fax: 866-219-6187 E-mail: dave@dgengineering.com	

Eckland Residence
Property Elevations
8-10-23
BP# 23-573



BP# 23-573

8-7-23

To the Juneau Permitting Office,

This letter is for seeking a NCC due to the small lot size about 5850 sq ft on 213 5th st. I am submitting this NCC to build a single family home with an attached garage and an apartment.

This is a proposal to build a single-family home and attached apartment on lot, Douglas Township Site 48 Lot 52. I am going to add the address to this lot 213 A/B 5th st. The lot is 65 feet across the street side and back and 90 feet across the sides. The footprint of the home is 40 feet by 40 feet set back 20 feet from the street side of property line. The sides are outside of the 5 foot set back. There will be retaining walls on both sides of the home, at the back, to the side property lines. The hillside will be dug out and the second floor will be level with the back door. The first floor will have a garage, an entry to the single family on the second floor, and an apartment that will be accessed on the side. The apartment area on the first floor is approximately 544 sq feet with a single bedroom and bath. The second floor will be 50'x40' and overhang the front of the home. This will be an unsupported overhang with a 12 foot clearance. The home will have a total of 5 parking spots. There are two drains that are already in place from the street. On the east side there is an eight inch drain and the west side has a six inch. The runoff from the property will be connected to them. There is no water or sewer to the lot and I will work with the city to put them in. The electric and phone lines are across the street and will be brought in over the road to the home.

Thank You

Doug Eckland

215 5th st

Douglas, Ak 99824

907 723 4035

douglaseckland@gmail.com

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

Case name

Case Number:	PAC2023 0009
Applicant:	Doug Eckland
Property Owner:	Cherry, and Doug Eckland
Property Address:	Douglas Township Site 48, Lot 52
Parcel Code Number:	2D040T480452
Site Size:	5,850square feet; .1343 acres
Zoning:	D5 Single Family
Existing Land Use:	Vacant Lot

Conference Date:	15 June 2023
Report Issued:	24 June 2023

DISCLAIMER: Pre-application conferences are conducted for purposes of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application, and are not a guarantee of final project approval.

List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Doug Eckland	Applicant	douglaseckland@gmail.com
David Matthew Peterson	Planning	David.Peterson@juneau.gov
	Building	xxx.xxx@juneau.gov
	General Engineering	eric.vogel@juneau.gov
David Sevdy	Permitting	David.Sevdy@juneau.gov

Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports. The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Project Overview

Applicant is seeking to build a single family home with an attached apartment on lot: Douglas Township Site 48 Lot 52.

Per 49.25.510(k)(2)(E)(ii)(a) – Unless otherwise provided, the accessory apartment shall be a one-bedroom or efficiency unit not exceeding 600 square feet in net floor area.

Lot coverage, and vegetative coverage requirements must still be met.

NOTE: Common areas such as entryways, furnace rooms, laundry rooms, and interior stairways shall not be included in the computation of the net floor area for the accessory apartment.

Conditional Use Permit required due to the lot being less than the minimum lot size. Will require Commission approval. *49.25.510(k)(2)(E)(ii)(a)*
Commission Standards:
(1) Materially endanger the public health or safety;
(2) Substantially decrease the value of or be out of harmony with property in the neighboring area; or
(3) Lack general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.
49.15.330(g)(15)

Planning Division

1. **Zoning** – D5 single family – 2 dwellings per lot. Minimum lot size - 7,000 square foot. Note: Lot is undersized for D5 zone, at 5,850 square feet. A Non-Conforming Certificate will be required prior to approval of Building Permit can be issued.
2. **Subdivision** – N/A
3. **Setbacks** – Front (NE) – 20'; Rear (SW) – 20'; Side (SE & NW) – 5'. (ref. 49.25.430)
    a. 49.25.430(4)(A) – Architectural Features and roof eaves may project into a required yard four inches for each foot of yard setback required but no closer than two feet to the side and rear lot lines.
    b. 49.25.430(4)(B) – Bay windows, garden windows, chimney and ventilation shafts, and other similar enclosed structures that do not increase the buildings floor area may project four feet into any required yard provided that the maximum length of the projection along the building does not exceed fifteen lineal feet for any one yard.
    c. 49.25.430(4)(E) - Unenclosed first story porches or decks, with or without roof, and with or without non-sight obscuring safety rails less than 44 inches in height, may project no more than six feet into any yard setback, provided, however, such projection is no closer than five feet to a lot line. Eaves may project a maximum of three feet from these structures.

d. 49.25.430(4)(F) – If the natural gradient of a sloping lot, from front to rear, exceeds 25 peercent, the front yard setback shall not be less than the established yard of a dwelling, not including, accessory structures, such as garages and storage buildings, which occupies an adjoining lot.

e. 49.25.430(4)(H) – Carports and garages. A minimum setback of five feet from any property line shall apply to carports and garages in any residential zoning district if: (i) The topography of the lot makes construction a hardship.

f. 49.25.430(4)(J) – If the lot width is less than required, the corresponding side, street side, or rear setbacks may be reduced to the same percentage that the lot width bears to the soning district requirements.

g. 49.25.430(4)(K) – A new building may have a front yard setbacks equal to the average front yard setback of the three closest adjacent buildings.

4. **Height** – Permissible – 35'; Accessory/Bungalow – 25'. When building on a slope: The height of a building is the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The reference datum shall be whichever of the following yields the greater height of building: (1) The highest point within a horizontal distance of five feet from the exterior wall of the building, when such point is not more than ten feet above the lowest point within said five-foot radius. (2) An elevation ten feet higher than the lowest point, when the highest point described in subsection (b)(1) of this section is more than ten feet above the lowest point.

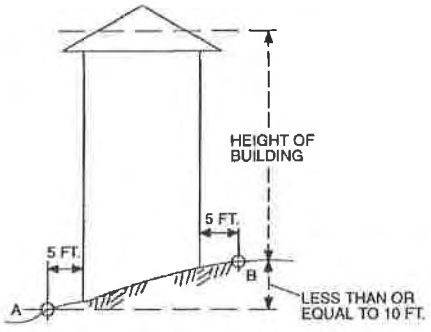


FIGURE 2-3

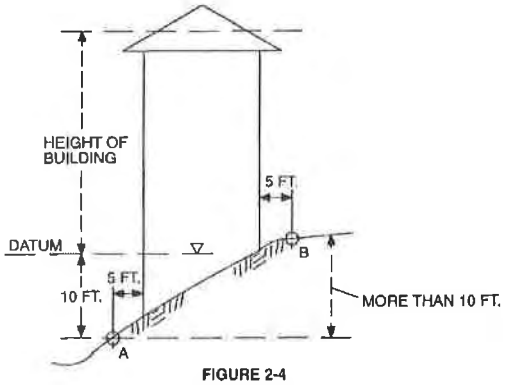


FIGURE 2-4

For SI: 1 foot = 304.8 mm.

DETERMINATION OF BUILDING HEIGHT IN FEET

5. **Access** – Lot has direct access to 5th St.
6. **Parking & Circulation**– 2 spaces per each dwelling unit. 1 for an accessory apartment.
7. **Lot Coverage** – Permissible/Conditional – 50%
8. **Vegetative Coverage** – 20% minimum.
9. **Lighting** – N/A
10. **Noise** – Per 42.20.095(c) - It is unlawful to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or similar heavy construction equipment, before 7:00 a.m. or after 10:00 p.m., Monday through Friday, or before 9:00 a.m. or after 10:00 p.m., Saturday and Sunday,
11. **Flood** – N/A per panel 02110C1569E eff. 9/18/2020
12. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – If slopes on the lot exceed 18%, a Hillside Endorsement will be required prior to issuance of a Building Permit for the future residential structure based upon CBJ 49.70.200 (see attached).

13. **Wetlands** – No recorded wetlands present in CBJ records. If wetlands are discovered on parts of the proposed development, special regulations may apply.
14. **Habitat** – (Eagle – remind applicant to check with Feds; Riparian, etc.) – Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. No anadromous waterbodies are on the subject parcel, or within 50 feet.
15. **Plat or Covenant Restrictions** – N/A
16. **Traffic** – N/A
17. **Nonconforming situations** – N/A

Building Division

18. **Building** –
19. **Outstanding Permits** – BLD20150240 Grading Permit, BLD20150178 New Single Family

General Engineering/Public Works

20. **Engineering** – The submission materials shall include a site Grading Plan. This plan shall call out all slopes and their angle ratios (2:1) retaining walls or structures shall be called out. Retaining structures over 4 feet tall (including buried components) shall be engineered. A two foot minimum setback for grading shall (typically) be utilized. See figure 19.12.100.2 below.

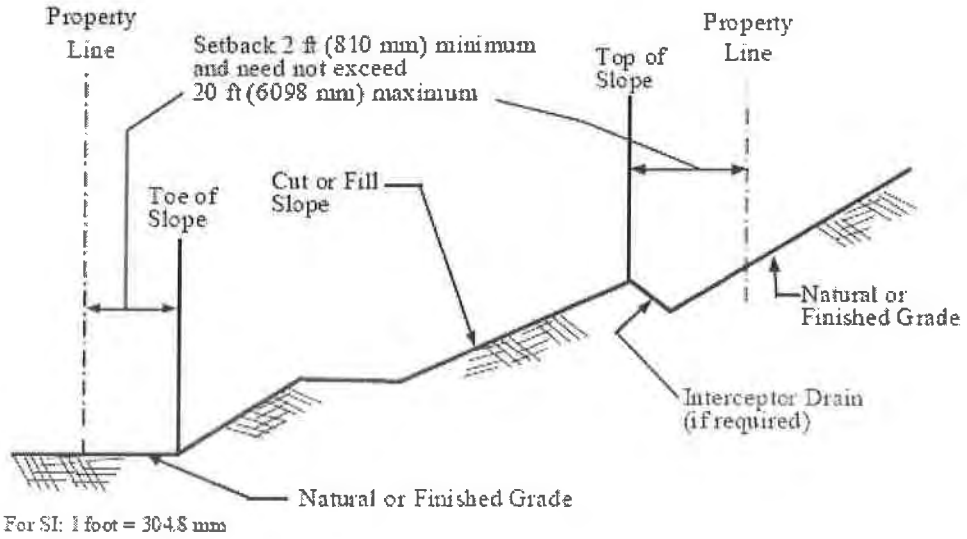


Figure 19.12.100.1 Setback Dimensions

Please see the Grading plan checklist and CBJ code 19.12.100.2 Earth Retention for more information.

21. **Drainage** – The Grading Plan shall also include drainage details such as surface water flow as well as drainage structures: culverts catch basins or swales. Please see the Grading plan checklist for more information.
22. **Utilities** – (water, power, sewer, etc.) The proposed attached apartment requires a water meter. A permit is required for water and sewer connections. Utilities shall be shown on a Utility Site Plan in the submitted permit materials. Power by others.

Fire Marshal

23. **Fire Items/Access –**

Other Applicable Agency Review

24. DOT&PF / Alcohol Beverage Control Board / Army Corps / DEC (wastewater) / DNR / USF&W / F&G / FAA / Corrections...
25.

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Development Permit Application (DPA)
2. Building Permit Application (BPA)
3. Accessory Apartment Application (AAP)
4. Non-Conforming Certificate (NCC)

Additional Submittal Requirements

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.
2. A site plan indicating
    a. Parking
    b. Topography
    c. Setbacks
    d. Proposed building footprint.

Exceptions to Submittal Requirements

Submittal requirements staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. (Add any items required with the forms that are not applicable to the Conditional Use application)
2.

Fee Estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Building permit fees are based on a the total valuation of the project. (see attachment "Fees")
2. Non-Conforming Certificate – No fee associated with NCC when submitted with any other permit.
3. Conditional Use: Accessory Apartment Application Fee - $350.00 for Class I use.

4. Public Notice Sign $150.00. Note- $100.00 is refundable if sign is returned by the Monday after the meeting.

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/community-development.

Submit your Completed Application
You may submit your application(s) online via email to permits@juneau.gov
OR in person with payment made to:

City & Borough of Juneau, Permit Center
230 South Franklin Street
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Web: www.juneau.org/community-development

Attachments:

1. 49.25.400 – Minimum Dimensional Standards
2. 49.25.420 – Measuring Building Height
3. 49.25.510 – Special Density Consideration – (Accessory Apartment Standards)
4. 49.40.210 – Parking Requirements
5. Article II – Hillside Development
6. Fees

Article IV. Dimensional Standards

49.25.400 MINIMUM DIMENSIONAL STANDARDS. There is adopted the table of minimum dimensional standards, Table 49.25.400. Minimum dimensional standards for all zoning districts shall be according to the table of minimum dimensional standards, subject to the limitations of the following sections and as otherwise specifically noted in the special area or use sections, Chapters 49.60 and 49.65. (Serial No. 98-20 § 2 (Exh. A), 1998; Serial No. 98-09 § 5 (Exh. B), 1998; Serial No. 89-32 § 2, 1989; Serial No. 87-49 § 2 (part), 1987).

49.25.420 HEIGHT OF BUILDING. (a) The height of a building is the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. Roofs with slopes greater than 75 percent shall be regarded as walls. The height of a stepped or terraced building is the height of the highest segment thereof.

(b) The reference datum shall be whichever of the following yields the greater height of building:

(1) The highest point within a horizontal distance of 5 feet from the exterior wall of the building when such point is not more than 10 feet above the lowest point within said 5-foot radius.

(2) An elevation 10 feet higher than the lowest grade when the highest point described in paragraph (1) of this subsection is more than 10 feet above the lowest point.

(c) Exceptions.

(1) Height limitations stipulated in this section shall not apply to tanks, church spires, belfries, cupolas, monuments, fire and hose towers, chimneys, flagpoles, masts, aerials, antennae, telecommunication and electrical transmission towers and other similar structures or facilities.

(2) Height calculations shall disregard any fill or construction which the director finds to have no significant purpose other than elevating the reference datum. In reaching such finding, the director shall consider only those architectural, structural, safety, aesthetic, access or other purposes claimed by the developer and supported by reasonable evidence. (Serial No. 99-26 § 2, 2000; Serial No. 87-49 § 2 (part), 1987).

49.25.510 SPECIAL DENSITY CONSIDERATIONS. (a) Fractions of Units. If a density calculation results in fractions of dwelling units allowable, such fractions shall be rounded to the nearest whole number.

(a) Factors Precluding Maximum Density. The number of units allowed by Section 49.25.500 is a maximum, achievement of which may be prevented by other factors, including topography, dimensional standards or dedication requirements.

(b) Subdivision Rights-of-way. In calculating the number of dwelling units and thereby the number of lots allowed within a proposed single-family subdivision, any proposed rights-of-way shall be included in the total square footage of the parcel. In multifamily subdivisions, rights-of-way shall not be so included.

(c) Mobile Home Subdivisions. Mobile home subdivisions shall meet the density requirements of the zoning district in which they are located, regardless of the lot size allowed.

(d) Two-Unit Dwellings.

- Duplexes. The minimum lot size for a duplex dwelling shall be at least 150 percent of the square footage required for a single-family dwelling in the same zoning district.
- Accessory apartments. The Director may, through the department approval process, allow an accessory apartment to be constructed or maintained in a dwelling unit if all of the requirements of this subsection (2) are met. No person shall construct or maintain an accessory apartment except in accordance with a permit issued under this subsection.
- The accessory apartment shall be a one bedroom or efficiency unit not exceeding 600 square feet in net floor area, or such other area as may be approved through the procedure for variances other than de minimis. Areas common to more than one dwelling unit, including entry ways, furnace rooms, laundry rooms, and interior stairways shall not be included in the computation of net floor area.
- The accessory apartment shall be located:
- within a single-family dwelling located on a lot having a square footage not less than 100 percent of that required for a single-family dwelling in that zoning district but not less than 18,000 square feet in zoning districts RR and D-1;

(ii) within a dwelling unit in a two-unit common wall development located on a lot having a square footage not less than 100 percent of that required for a detached single- family dwelling in that zoning district but not less than 18,000 square feet in zoning districts RR and D-1;

(iii) within a dwelling unit located on a lot in Service Areas 1 or 2 which existed and met the requirements for construction of a duplex dwelling under a previous version of this code; or

(iv) The accessory apartment must be atop, beneath, or connected by a common wall of at least 15 linear feet to the principal dwelling unit, provided that in the RR, D-1, and D-3 districts only, the accessory apartment may be contained within or atop a detached garage, and provided further that in the D-5 district the accessory apartment may be contained within or atop a detached garage as authorized by the Commission through the conditional use process.

(C) A permit under this subsection (2) may be issued if the applicant establishes

that:

(e) the development meets all setback requirements; and

(f) the total building footprint does not exceed the maximum lot coverage

allowable under Section 49.25.400, the table of dimensional standards, or, in the case of nonconforming structures, aggravate the nonconformity; and

(iii) the development does not violate the vegetative cover requirements imposed by Section 49.50.300; or, in the case of nonconforming structures, aggravate the nonconformity; and

(3) the development meets the parking standards required by Chapter 49.40 for a residential structure containing two dwelling units; and

(4) the building is serviced by a public or community sewer system if available, and if not, by a private sewer system approved for two dwelling units; and

(5) the building complies with all requirements of Title 19, the building code;

and

(vii) the building, except as may be necessary to accommodate residents with

disabilities, has no more than one main entrance facing the street.

(d) Accessory apartment applications shall be submitted on a form provided by the Director and except as provided in subsections (E) and (F) shall be reviewed according to the department approval process. The application shall include:

(1) a completed application form;

(2) the application fee required by Chapter 49.85;

(3) a site plan drawn to scale or dimensioned indicating all required parking, minimum setbacks and entrances for both dwelling units; and

(4) a floor plan drawn to scale or dimensioned indicating both dwelling units including each room labeled as to use.

(e) The department shall provide the owners of property adjacent to the proposed accessory apartment with written notice of the application at least ten days before deciding it, and shall keep a record of all comments received within the ten day period. If any comment gives reasonable cause to believe that the proposed accessory apartment would result in significant harmful impacts, the application shall be heard through the conditional use process.

(f) Applications which do not meet all requirement imposed by this section shall be heard through the variance process.

(f) Detached Single-family Dwellings. Two detached single-family dwellings located on a

single lot within the D1 and D3 zoning districts shall each meet one hundred percent of the applicable square-footage requirement.

(a) Replacement and Reconstruction of Certain Nonconforming Buildings. The replacement and reconstruction of certain nonconforming buildings in residential districts in service areas No. 1 and No. 2, with the exception of West Juneau, shall be governed in part by Section 49.30.500(b). The replacement and reconstruction of multifamily dwellings in all multifamily residential districts shall be governed in part by Section 49.30.500(c).

(b) The commission, through the conditional use permit process, may allow duplex and common wall structures on lots of less than the required size if the applicant can demonstrate that the same number of dwelling units already exist on the lot(s) or may lawfully be created on the lot(s) as a result of the nonconforming development provisions of CBJ Chapter 49.30. Applications of this provision include, but are not limited to, the following:

- Common wall subdivision lots of less than the required size may be created if the original parcel contains a common wall structure that was lawfully built and all other common wall structure requirements can be met.
- A duplex or a two unit common wall structure may be built on a pair of existing lots of record which together are less than the required size for a duplex or a two unit common wall structure, provided each of the lots could have been developed with a single-family dwelling when the lots were created.

(c) The commission, through the conditional use permit process, may approve the building of a two unit common wall structure on less than the required lot area if: the lot was legally platted prior to November 9, 1987; the subdivision or a portion thereof was designed specifically for two unit common wall structures; and sixty percent or more of the lots in the subdivision or of the portion thereof designed specifically for two unit common wall structures have been developed with two unit common wall structures. (Serial No. 2001-12 § 3, 2001; Serial No. 97-49 § 3, 1998; Serial No. 95-33 § 8 (part), 1995; Serial No. 94-07 § 4, 1994; Serial No. 91-01 § 2, 1991; Serial No. 89-33 § 2, 1989; Serial No. 87-49 § 2 (part), 1987).

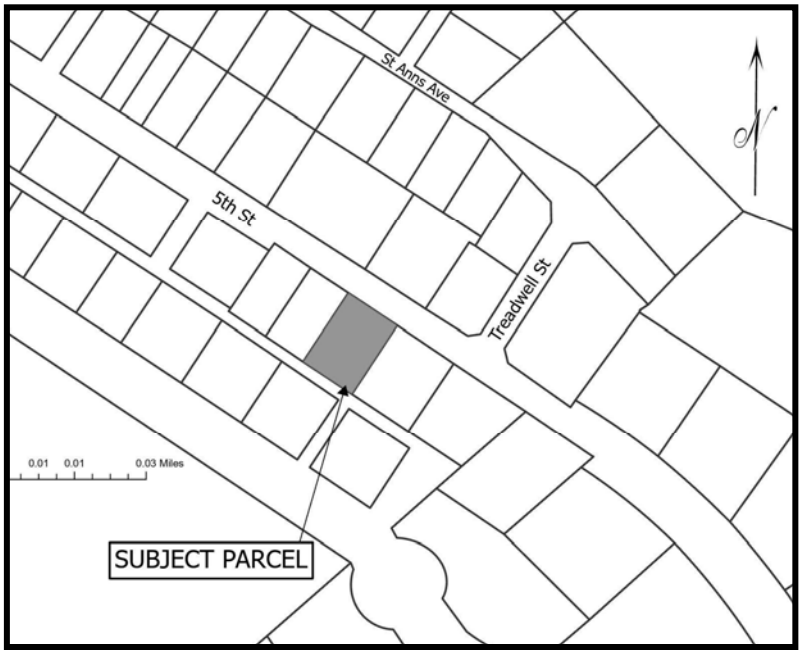
49.40.210 MINIMUM SPACE AND DIMENSIONAL STANDARDS FOR PARKING AND OFFLOADING. (a) Table of Minimum Parking Standards. The minimum number of off-street parking spaces required shall be as set forth in the following table. The number of spaces shall be calculated to the nearest whole number.

USE	SPACES REQUIRED
Single-family and duplex	2 per each dwelling unit
Multifamily units	Juneau service area (No. 1) 1.0 per one bedroom 1.5 per two bedroom 2.0 per three or four bedroom All other service areas 1.5 per one bedroom 1.75 per two bedroom 2.25 per three or four bedroom

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

155 Heritage Way Juneau, Alaska 99801

TO

A Conditional Use Permit has been submitted for consideration and public hearing by the Planning Commission for **the construction of a new single-family dwelling with an accessory apartment on a substandard lot** on **5th St. Douglas** in a **D5** zoning district.

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 **December 4th, 2023** at
https://juneau.org/community-development/planning-commission
Find hearing results, meeting minutes, and more here, as well.

Now through Nov. 20th

Comments received during this period will be sent to the Planner, **Emily Suarez,** to be included as an attachment in the staff report.

Nov. 21 — noon, Dec 8

Comments received during this period will be sent to Commissioners to read in preparation for the hearing.

HEARING DATE & TIME: 7:00 pm, Dec. 12, 2023

This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/81956826377 and use the Webinar ID: 819 5682 6377 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).

You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.

Dec. 13, 2023

The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: **(907)586-0753 ext. 4131**
Email: **pc_comments@juneau.gov or Emily.Suarez@juneau.gov**
Mail: **Community Development, 155 Heritage Way, Juneau AK 99801**

Case No.: USE2023 0012
Parcel No.: 2D040T480452
CBJ Parcel Viewer: http://epv.juneau.org

Printed November 3, 2023

Attachment B - Abutters Notice and Public Notice Sign Photo

Attachment B - Abutters Notice and Public Notice Sign Photo

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Fire

STAFF PERSON/TITLE: Daniel Jager, Fire Marshal

DATE: 11-2-2023

APPLICANT: Douglas Eckland

TYPE OF APPLICATION: USE23-12 Conditional Use Permit

PROJECT DESCRIPTION:

The proposed Conditional Use Permit is for the construction of a new single-family dwelling with an accessory apartment on a substandard lot in a D5 zoning district.

LEGAL DESCRIPTION: DOUGLAS TOWNSITE BL 48 LT 52

PARCEL NUMBER(S): 2D040T480452

PHYSICAL ADDRESS: N/A

SPECIFIC QUESTIONS FROM PLANNER:

AGENCY COMMENTS:

No fire code or fire department concerns for this project.

AGENCY COMMENTS (CONTINUED):

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

NONCONFORMING CERTIFICATE

Date: September 14, 2023
File No.: NCC2023 0036

Douglas Eckland
215 5th Street
Douglas, AK 99824

Proposal:	A Nonconforming Situation Review for Lots
Property Address:	5th Street
Property Legal Description:	DOUGLAS TOWNSITE BL 48 LT 52
Property Parcel Code No.:	2D040T480452

The Director of Community Development adopted the analysis and findings listed in the attached memorandum dated September 8, 2023, and has found the following situations on the lot to be certified nonconforming to the Title 49 Land Use Code of the City and Borough of Juneau:

- Nonconforming Lots (CBJ 49.30.260):
  - Lot size of 5,850 square feet
  - Lot width of 65 feet

This Nonconforming Certificate applies to the nonconforming situations stated above. The nonconforming rights provided herein may be relinquished under certain circumstances provided under the CBJ Title 49 Land Use Code. It is the responsibility of the owner or agent of the owner to ensure that all development on the lot is in compliance with this certification and the CBJ Title 49 Land Use Code.

CBJ 49.30.215: Accidental damage or destruction. *Structures receiving a nonconforming certification may have the right to reconstruct a nonconforming structure per CBJ Chapter 49.30.*

This Nonconforming Certificate constitutes a final decision of the Director of Community Development. Appeals must be brought to the CBJ Planning Commission in accordance with CBJ 49.20.110. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed.

If you have any questions regarding your project or anticipate any changes to your plans, please call the Community Development Department at (907) 586-0715.

Project Planner: Emily Suarez

Emily Suarez, Planner II
Community Development Department

scott ciambor, Planning Manager, for

Jill Maclean, Director, AICP
Community Development Department

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DIRECTOR'S REVIEW STAFF REPORT
NONCONFORMING CERTIFICATION
NCC2023 0036

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

DATE: September 14, 2023

TO: Jill Maclean, AICP | Director

BY: Emily Suarez, Planner II

PROPOSAL: A Nonconforming Situation Review for Lots

KEY CONSIDERATIONS FOR REVIEW:

- Lot was platted as part of Douglas Townsite Addition in 1936.
- Lot 52 was established prior to any zoning regulations.
- Lot is nonconforming for lot size and lot width.

STAFF RECOMMENDATION:

Staff recommends the following situations receive Nonconforming Certification:

- Nonconforming Lots (CBJ 49.30.260)

ABANDONMENT:

No information has been submitted to suggest the nonconforming situations on the lot have been abandoned.

NONCOMPLIANCE:

No information has been found to suggest noncompliant situations exist on the lot.

GENERAL INFORMATION	
Property Owner	Douglas Eckland; Cherry Eckland
Applicant	Douglas Eckland
Property Address	5th Street
Legal Description	DOUGLAS TOWNSITE BL 48 LT 52
Parcel Number	2D040T480452
Zoning	D5 single-family/duplex
Lot Size	5,850 square feet
Water/Sewer	CBJ
Access	5th Street
Existing Land Use	Vacant
Associated Applications	N/A

***CBJ 49.30.215: Accidental damage or destruction**. Structures receiving a nonconforming certification may have the right to reconstruct a nonconforming structure per CBJ Chapter 49.30.*

SITE FEATURES AND ZONING

SURROUNDING ZONING AND LAND USES	
North (ROW)	5th Street
South (D5)	Vacant
East (D5)	Single-family dwelling
West (D5)	Single-family dwelling

SITE FEATURES	
Anadromous	No
Flood Zone	None mapped
Hazard	None mapped
Hillside	Yes
Wetlands	No
Parking District	No
Historic District	No
Overlay Districts	No

CURRENT ZONING MAP

PLAT AT TIME OF ESTABLISHMENT

ZONING HISTORY

Year	Zoning District	Summary
1936	N/A	Lot 52 was platted as part of Douglas Townsite Addition #1936-2
1961	R1 Residential	In 1961, the lot and surrounding area was zoned R1. The R-1 zoning district required 5,000 square foot minimum lot size, 50-foot minimum lot width, and 80-foot minimum lot depth. Required front and rear setbacks were 20 feet, and 5 feet side yard setback. One (1) off-street parking space per dwelling unit. Lot was conforming for lot size and lot width.
1969	R5 Residential	In 1969, the lot and surrounding area was rezoned R5. The R-5 zoning district required 5,000 square foot minimum lot size, 50-foot minimum lot width, and 80-foot minimum lot depth. Required front setback was 20 feet, 15 feet rear yard setback, and 5 feet side yard setback. One (1) off-street parking space per dwelling unit. Lot was conforming for lot size and lot width.
1987	D5 Residential	In 1987, the lot and surrounding area was rezoned to D5. The D5 zoning district requires a 7,000 square foot minimum lot size, 70-foot minimum lot width, and 85-foot minimum lot depth*. Required front and rear setbacks are 20 feet, and 5 feet for side yard setback. Two (2) off-street parking spaces are required per dwelling unit. The lot became nonconforming for lot size and lot width.
2021	*All zoning districts – lot depth repealed	On August 23, 2021, the CBJ Assembly adopted Ordinance 2021-28, repealing lot depth as a minimum dimensional standard. Other dimensional standards for D5 remain the same.

BACKGROUND INFORMATION

The applicant requests a Nonconforming Situation Review for lots. Lot 52 was platted as part of the Douglas Townsite Addition in 1936. The lot is currently vacant, and the applicant would like to develop a single-family dwelling with an accessory apartment. Any future development will need to comply with current zoning regulations.

INFORMATION REVIEWED

Year	Type	Summary
1914	Sanborn Map	Douglas Sanborn Map **(Attachment B)**
1936	Plat	Douglas Townsite Addition Plat #1936-2 **(Attachment C)**
1954	Plat	Douglas Townsite Plat #1954-1 **(Attachment D)**
2013	Aerial Imagery	To estimate vegetative cover **(Attachment E)**
2014	Warrant Deed	To verify ownership of the lot **(Attachment F)**
2019	Assessor's Photo	To verify lot is vacant **(Attachment G)**
2023	Assessor's Database	To verify property information **(Attachment H)**

ANALYSIS

Zoning District Comparison Table – The table below lists the required standards for the D5 zoning district compared to the lot. A description of these situations is provided in the following sections. Items bolded do not meet current requirements.

Standard		Requirement	Existing	Code Reference
Lot	Size	7,000 square feet	**5,850 square feet**	CBJ 49.25.400
	Width	70 feet	**~65**	CBJ 49.25.400
Setbacks	Front	20 feet	N/A	CBJ 49.25.400
	Rear	20 feet	N/A	CBJ 49.25.400
	Side	5 feet	N/A	CBJ 49.25.400
	Side	5 feet	N/A	CBJ 49.25.400
	Street Side	13 feet	N/A	CBJ 49.25.400
Lot Coverage		50%	0%	CBJ 49.25.400
Height	Permissible	35 feet	N/A	CBJ 49.25.400
	Accessory	25 feet	N/A	CBJ 49.25.400
Maximum Dwelling Units		1	0	CBJ 49.25.500
Use		Residential	Vacant	CBJ 49.25.300
Vegetative Cover		20%	~95%	CBJ 49.50.300
Parking		2 per dwelling unit	0	CBJ 49.40.210(a)

Minimum Lot Requirements – Lot 52 was established prior to zoning regulations.

Finding: Staff finds the lot nonconforming for lot size and lot width.

Minimum Setback Requirements – The lot is currently vacant. Any future development will need to comply with current zoning requirements.

Finding: N/A

Lot Coverage – The lot is currently vacant. Any future development will need to comply with current zoning requirements.

Finding: N/A

Structure Height – The lot is currently vacant. Any future development will need to comply with current zoning requirements.

Finding: N/A

Residential Density – The lot is currently vacant. Any future development will need to comply with current zoning requirements.

Finding: N/A

Use – The lot is currently vacant and there are no uses associated with this property. Any future development will need to comply with current zoning requirements.

Finding: N/A

Vegetative Cover – 2013 GIS imagery shows that the lot exceeds the minimum vegetative cover required for D5 zoning district. Any future development will need to comply with current zoning requirements.

Finding: Staff finds the lot conforming for vegetative cover.

Parking – CBJ 49.40.210 requires two (2) off-street parking spaces. Back-out parking may be allowed for single-family dwellings in residential zoning districts per CBJ 49.40.235(b)(6)(A). Any future development will need to comply with current zoning requirements.

Finding: N/A

NONCOMPLIANT SITUATIONS

***CBJ 49.30.310(j)* Failure of a situation to qualify for nonconforming certification**. If a situation does not qualify for or is denied nonconforming certification, it is noncompliant and the property is subject to enforcement actions consistent with this title.

No information has been found to suggest noncompliant situations exist on the lot.

ABANDONMENT

CBJ 49.30.220(b) Abandonment of a nonconforming situation. *A nonconforming situation is abandoned if any of the following events occur:*

(1) The owner indicates in writing that the nonconforming situation is being permanently discontinued;

(2) The nonconforming situation is damaged, destroyed, removed or demolished intentionally by the owner or intentionally by an authorized agent of the owner;

(3) The nonconforming structure is moved;

(4) The owner takes action consistent with an intent to abandon the nonconforming situation;

(5) The structure(s) associated with the nonconforming situation has been vacant for 365 consecutive days;

(6) Except for a structure with a nonconforming residential density, the nonconforming use has ceased and not substantially resumed for 365 consecutive days; or

(7) A structure with a nonconforming residential density has been unoccupied for 1095 consecutive days.

No information has been submitted to suggest the nonconforming situations on the lot have been abandoned.

FINDINGS

1. **Was the nonconforming situation allowed, or not prohibited by law, when it was established?**

   Analysis: Lot 52 was platted as part of Douglas Townsite Addition in 1936 prior to zoning regulations**.**

   Finding: Yes. The nonconforming situation was allowed, or not prohibited by law when established.

2. **Has the nonconforming situation been abandoned?**

Analysis: No further analysis is needed.

Finding: No. The nonconforming situation has not been abandoned.

RECOMMENDATION

Staff recommends that the Director adopt the analysis and findings, and find the following situations on the lot to be NONCONFORMING to the Title 49 Land Use Code and issue a Nonconforming Certification for the following situations:

- Nonconforming Lots (CBJ 49.30.260):
  - Lot size of 5,850 square feet.
  - Lot width of 65 feet.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	1914 Sanborn Map
Attachment C	1936 Douglas Townsite Addition Plat #1936-2
Attachment D	1954 Douglas Townsite Plat #1954-1
Attachment E	2013 Aerial Imagery
Attachment F	2014 Warrant Deed
Attachment G	2019 Assessor's Photo
Attachment H	2023 Assessor's Database

23-573 BP#

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant

PROPERTY LOCATION

Physical Address: 213 5Th St Douglas Alaska 99824

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot): Douglas Township Site 48, Lot 52

Parcel Number(s): 2D040T480452

☐ This property is located in the downtown historic district
☐ This property is located in a mapped hazard area, if so, which _____

LANDOWNER/ LESSEE

Property Owner: Douglas & Cherry Eckland | Contact Person: Douglas Eckland

Mailing Address: 215 5th St Douglas Alaska 99824 | Phone Number(s): 9077234035

E-mail Address: douglaseckland@gmail.com

LANDOWNER/ LESSEE CONSENT

Required for Planning Permits, not needed on Building/ Engineering Permits.

Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.

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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.

Douglas Eckland — Owner
Landowner/Lessee (Printed Name) — Title (e.g.: Landowner, Lessee)

X _____ 8-7-23
Landowner/Lessee (Signature) — Date

Cherry Eckland — Owner
Landowner/Lessee (Printed Name) — Title (e.g.: Landowner, Lessee)

X _____ 8/7/23
Landowner/Lessee (Signature) — Date

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.

APPLICANT

If same as LANDOWNER, write "SAME"

Applicant (Printed Name): Douglas Eckland | Contact Person

Mailing Address: 215 5th Douglas AK 99824 | Phone Number(s)

E-mail Address: douglaseckland@gmail.com

X _____
Applicant's Signature — Date of Application

---DEPARTMENT USE ONLY BELOW THIS LINE---

Intake Initials	
ETS	
Case Number	Date Received
NCC23-036	8/8/2023

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

APPLICATION FOR A NONCONFORMING CERTIFICATION REVIEW

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.

TYPE OF NONCONFORMING SITUATION (CHECK ALL THAT MAY APPLY)

☐ USE ☐ STRUCTURE ☐ DENSITY ☐ PARKING ☑ LOT

Have you submitted a narrative that fully explains the above listed nonconforming situations? YES ☑ NO ☐

The narrative should explain the nature of the nonconforming situation(s). Be specific, state past and present uses of the building, property, etc.

List all relevant information being submitted. Include this material and an as-built or site plan with the application.

Relevant information to show that the ***situation was allowed when established*** may include: building or land use permits, recorded plats, zoning codes or maps, dated photographs.

Situation	Type of Documentation
Vacant lot smaller than required for D5	US Survey

Relevant information to show that the ***situation was maintained over time*** may include: business licenses, dated photographs, insurance records and maps, utility bills, property tax records, business license, telephone listing, advertisement in dated publications, leases.

Maintained Situation	Type of Documentation

NOTE: If an as-built survey is not submitted, the Community Development Department may not be able to issue a Nonconforming Certificate for setbacks. As-built surveys should show the property in its current condition.

ALL REQUIRED MATERIALS ATTACHED

- ☑ **Complete Application (Per CBJ 49.30.310)**
  - ☑ **Narrative**
  - ☑ **As-built survey or similar document**
  - ☑ **Documentation**
  - ☑ **Fees**

NONCONFORMING CERTIFICATION REVIEW FEES:

	Fees	Check No.	Receipt	Date
Application Fees	$ ~~0~~	~~FEES~~ INCLUDED		
Admin. of Guarantee	$	W/ BLD23-573		
Adjustment	$			
Total Fee	$ ~~0~~			

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 907-586-0770.

Case Number	Date Received
NCC23-036	8/8/202

BP# 23-573

8-7-23

To the Juneau Permitting Office,

This is a proposal to build a single-family home and attached apartment on lot, Douglas Township Site 48 Lot 52. I am going to add the address to this lot 213 A/B 5th st. The lot is 65 feet across the street side and back and 90 feet across the sides. The footprint of the home is 40 feet by 40 feet set back 20 feet from the street side of property line. The sides are outside of the 5 foot set back. There will be retaining walls on both sides of the home, at the back, to the side property lines. The hillside will be dug out and the second floor will be level with the back door. The first floor will have a garage, an entry to the single family on the second floor, and a bedroom that will be accessed on the side. The bedroom area on the first floor is approximately 560 sq feet with a single bedroom and bath. The second floor will be 50'x40' and overhang the front of the home. This will be an unsupported overhang with a 12 foot clearance. The home will have a total of 5 parking spots. There are two drains that are already in place from the street. On the east side there is an eight inch drain and the west side has a six inch. The runoff from the property will be connected to them. There is no water or sewer to the lot and I will work with the city to put them in. The electric and phone lines are across the street and will be brought in over the road to the home.

Thank You

Doug Eckland

215 5th st

Douglas, Ak 99824

907 723 4035

douglaseckland@gmail.com

Attachment A - Application Packet

Emily Suarez

From: Doug Eckland <douglaseckland@gmail.com>
Sent: Tuesday, August 8, 2023 10:34 AM
To: Emily Suarez
Subject: Re: NCC application - BLD23-573

Good morning Emily. Could you please add to my narrative letter that I am seeking a NCC due to the small lot size on fifth Street in Douglas. The lot size is under the 7000 square-foot minimum and is almost 5400 ft.^{2} so that is why I am submitting my NCC to build our home on fifth Street.

Thank you
Douglas Eckland

On Tue, Aug 8, 2023 at 10:23 AM Emily Suarez <Emily.Suarez@juneau.gov> wrote:

Good morning Doug,

Could you add a couple of sentences to the narrative submitted yesterday? The narrative should include that you are seeking a Nonconforming Certification Review for future development on the lot.

You can reply to this email and I will include your response with the NCC narrative application.

Thank you,

Emily Suarez | Planner II

Community Development Department | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 4th Floor Marine View Building

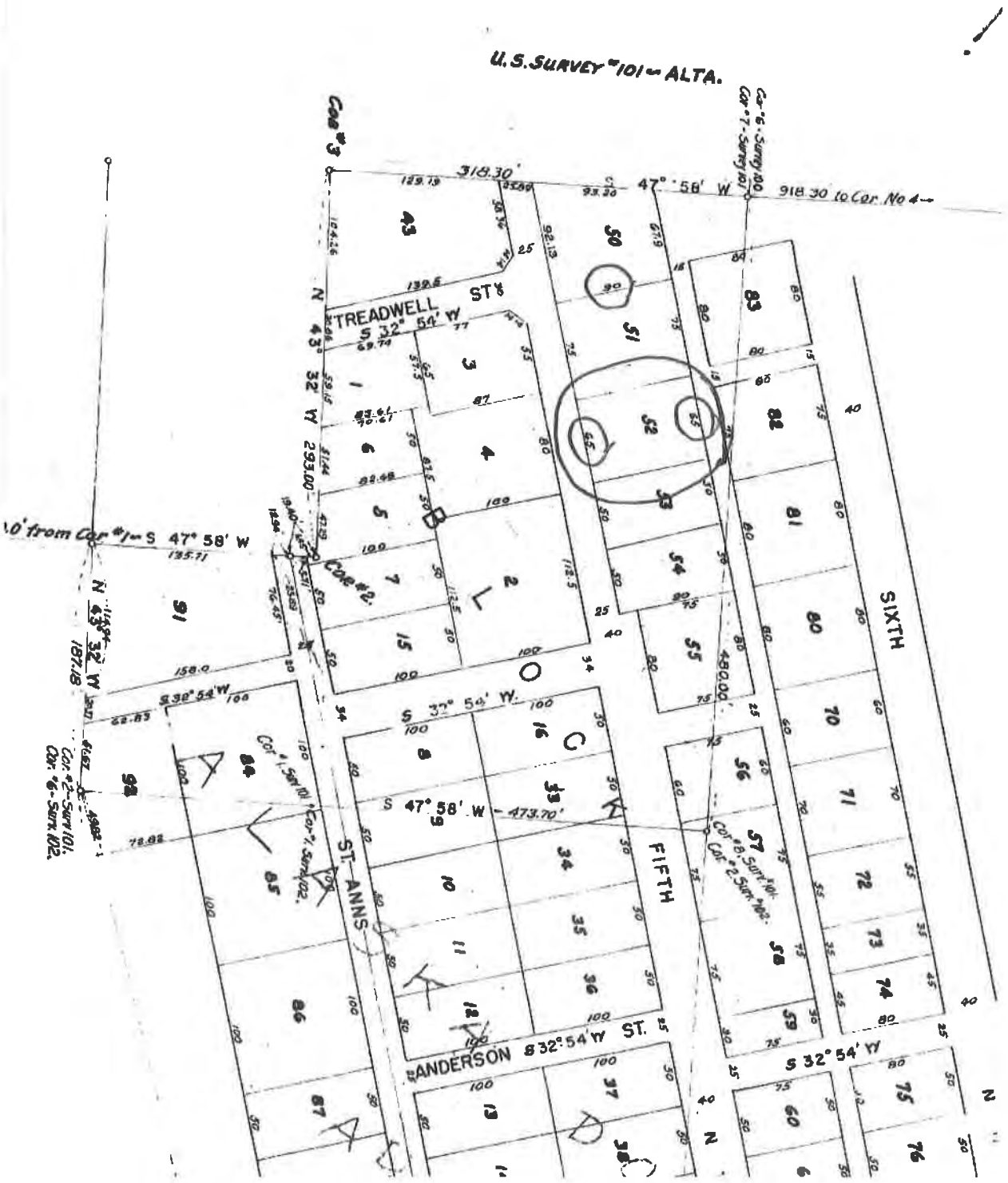
Office: 907.586.0753 ext. 4131

Email: emily.suarez@juneau.gov

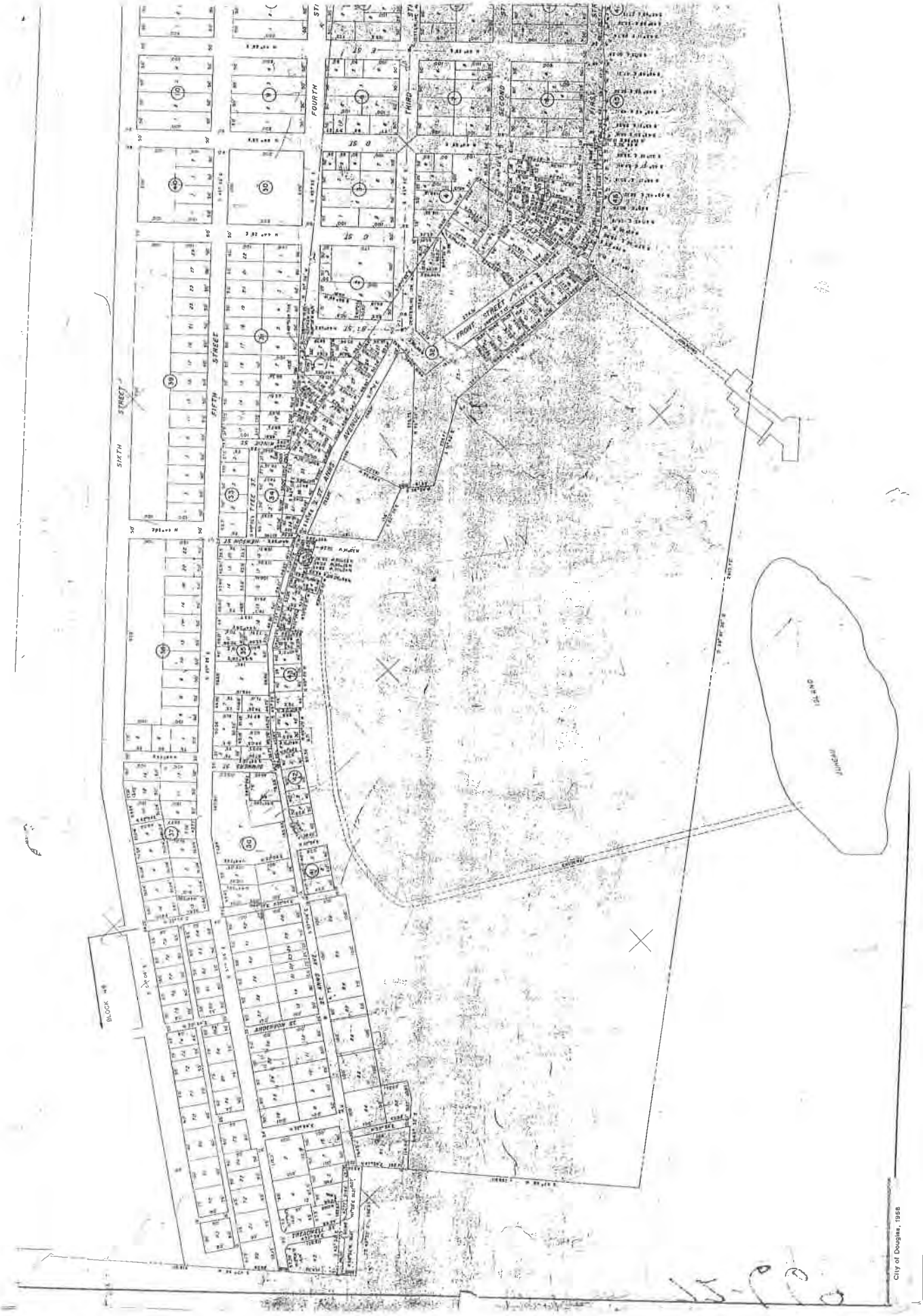
CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Attachment A - Application Packet

BP# 23-573



Attachment A - Application Packet



Attachment A - Application Packet

DEC 1 1914

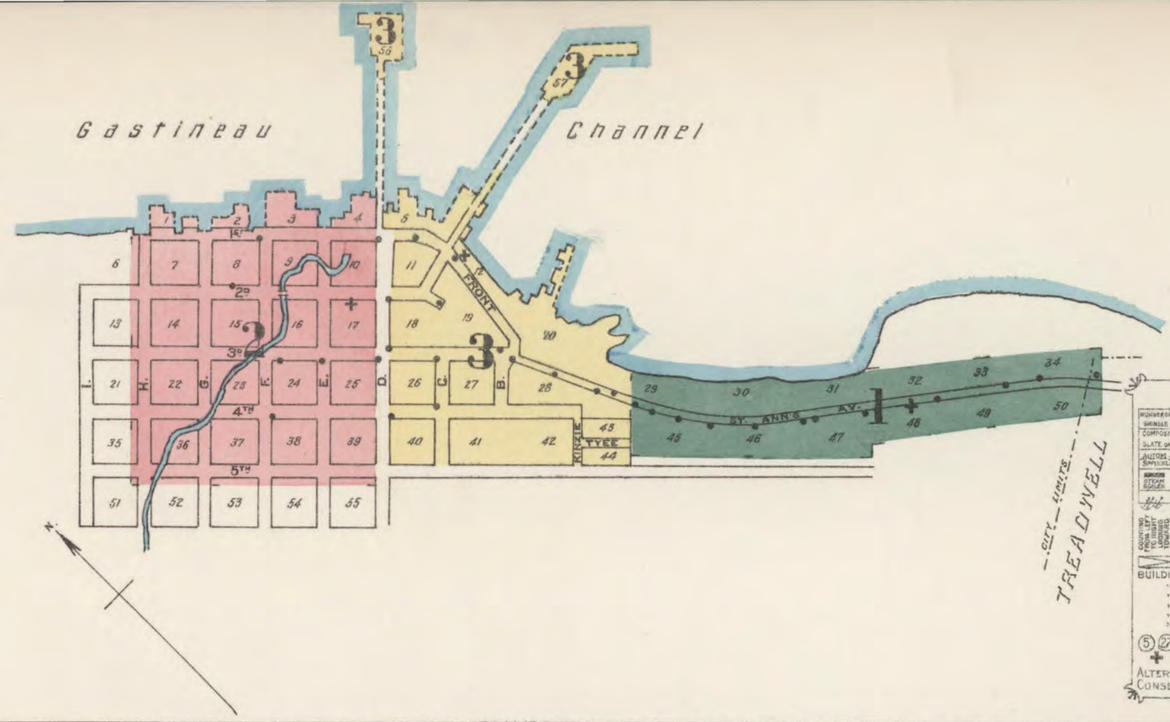
I

NOTE:

WATER FACILITIES: PRIVATELY OWNED - GRAVITY SYSTEM:- A NUMBER OF SMALL MOUNTAIN STREAMS WITH LIGHT FLOW IN VERY COLD WEATHER, ARE CONVEYED TO A 150,000 GAL. WOODEN TANK ON HILLSIDE SOUTH OF TOWN, ELEVATED ABOUT 180' ABOVE HIGH TIDE:- THE TOWN OWNS A 125,000 GAL. TANK ELEVATED ABOUT 20' ABOVE PRIVATE TANK AND IS KEPT IN RESERVE FOR FILLING THE UNITED OR DIRECT INTO MAINS.- A 125,000 GAL. SALT WATER TANK IS BEING INSTALLED NEAR THE OTHER TANKS IN A 7' DEPRESSION BLASTED OUT OF SOLID ROCK AND WILL BE FILLED BY A 7"x 10" FAIRBANKS-MORSE DUPLEX PUMP RUN BY A 35 H.P. GASOL. ENGINE WHICH NOW IS USED FOR DIRECT PRESSURE:- A THIRD SUPPLY IS THE 5" HIGH PRESSURE MAIN FROM TREADWELL WITH OVER 200 LBS. PRESSURE.- THIS PIPE IS LAID ABOVE GROUND EAST OF B. ST. AND KEPT DRY IN VERY COLD WEATHER, BUT WATER IS TURNED IN ON TELEPHONE CALL.- THE SALT WATER SYSTEM CONNECTS WITH THIS MAIN AND HYDRANTS MARKED 8½" WTR. ARE ON THIS SYSTEM.- 1¼ MILES OF MAINS.- 3 FRESH WATER HYDRANTS AND 11 FOR SALT WATER.- PRESSURE 65 TO 70 LBS - WATER WORKS INSTALLED.

FIRE DEPT.: VOLUNTEER.- CHIEF AND ASSISTANT AND ABOUT 100 MEN. 3 HOSE COS.- 3 HOSE CARTS WITH ABOUT 450' HOSE EACH.- 2-40 GAL. CHEMICAL ENGINES AND TWO MORE ORDERED TO BE KEPT IN CONGESTED DISTRICT ON THE BEACH (SHEET 1). 2400' HOSE IN GOOD CONDITION.- 300' CHEM. HOSE. 3 FIRE ALARM BELLS. NO FIRE LIMITS.

BUSINESS BUILDINGS ARE GENERALLY OF FAIR CONSTRUCTION BUT DWELLINGS ARE BELOW AVERAGE.- THE LAND COMPRISING THE TOWNSITE PROPER (SH. 2 & 3) HAS NOT BEEN PATENTED.- ON SH. 1 MOST BUILDINGS ARE ON GROUND LEASED FROM THE MINING CO. AND ARE MOSTLY OCCUPIED BY BACHELOR MINE LABORERS AND INDIANS. COMMON BUILDING MATERIAL IS SPRUCE. ANNUAL PRECIPITATION ABOUT 90 INCHES, LIGHTEST IN JUNE AND HEAVIEST IN OCT. AND NOV. GROUND ELEVATIONS ESTIMATED.



SANBORN MAP COMPANY
POPULATION 3000
PREVAILING WINDS: S.E. IN SUMMER N.E. IN WINTER
WATER FACILITIES: SEE NOTE
NO STEAM & NO HAND ENGINE
3 INDEPENDENT HOSE CARTS
NO HOOK & LADDER TRUCK
DOUGLAS
ALASKA
OCTOBER 1914
SCALE 50 FT. TO AN INCH
11 BROADWAY, NEW YORK.

COPYRIGHT, 1914, BY THE SANBORN MAP COMPANY

©CLF 26879

MAP
OF
ALASKA DOUGLAS ADDITION - Block 48
TO
DOUGLAS TOWNSITE
ALASKA

SCALE: 1 INCH = 60 FT.
SURVEYED JUNE - JULY 1936

NOTE:— *The bearings given on this plat are based on the bearings of Douglas Townsite, U. S. Surv. No 1180. The bearings of U.S. Surveys Nos 100, 101 & 102 which are in conflict with the above bearings are shown in parenthesis.—*

Permanent Monuments are located at points where indicated thus ⊹ .—

Gastineau Channel

U. S. SURV. NO. 102, JULIA

U. S. SURV. NO. 112, BONANZA KING

U. S. SURV. NO. 100, TAKOU CHIEF

U. S. SURV. NO. 101, ALTA

ST. ANNS AVE.

FIFTH ST.

SIXTH ST.

SUMMERS ST.

ANDERSON ST.

TREADWELL ST.

DOUGLAS ADDITION

ALASKA ADDITION

MILL SITE AND TYEE ADDITION

COR. 2

COR. 3

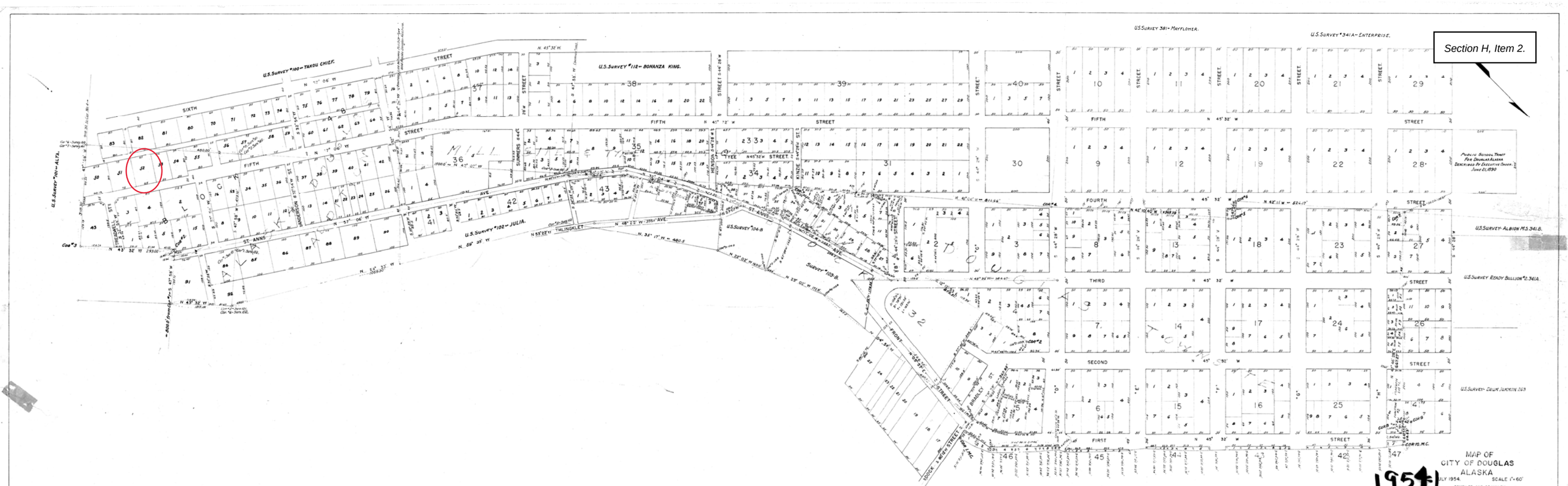
Approved by Douglas City Council, July 1st 1936 and ordered filed and recorded as The official plat of survey of the Douglas Townsite

Felix Gray
City Clerk
Douglas, Alaska

Block 48 1936-2

Filed for record July 27-1936 and filed in front pocket of Deeds Volume 3

J. Spangler, Recorder



Attachment D - Nonconforming Certification NCC2023 0036

Attachment E - 2013 Aerial Imagery

Attachment D - Nonconforming Certification NCC2023 0036

The City and Borough of Juneau is not responsible and shall not be liable to the user for damages of any kind arising out of the use of data or information provided by the City and Borough of Juneau, including the installation of the data or information, its use, or the results obtained from its use. ANY DATA OR INFORMATION PROVIDED BY THE City Borough of Juneau IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Data or information provided by the City Borough of Juneau shall be used and relied upon only at the user's sole risk, and the user agrees to indemnify and hold harmless the City Borough of Juneau, its officials, officers and employees from any liability arising out of the use of the data/information provided. NOT FOR ENGINEERING PURPOSES.

N

A L A S K A

2014-000964

Recording Dist: 101 - Juneau
3/13/2014 01:12 PM Pages: 1 of 2

AFTER RECORDING, RETURN TO:

Douglas Eckland
Cherry Eckland
8661 N. Douglas Hwy
Juneau, AK 99801

AETIA 45795

WARRANTY DEED
A.S. 34.15.030

The Grantors, **HOWARD F. GIBSON and JUDY T. GIBSON, husband and wife,** whose address is 8519 Rainbow Row, Juneau, AK 99801, for and in consideration of TEN DOLLARS ($10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, convey and warrant to **DOUGLAS ECKLAND and CHERRY ECKLAND, husband and wife as tenants by the entirety with full rights of survivorship,** Grantee, whose mailing address is 8661 N. Douglas Hwy, Juneau, AK 99801, the following-described real estate:

Lot 52 and Lot 53, Block 48, Alaska Douglas Addition to Douglas Townsite, according to the plat approved by the council of the City of Douglas July 1, 1936, recorded July 27, 1936 and filed in the front pocket of Deed Book 34, Juneau Recording District, First Judicial District, State of Alaska

SUBJECT TO the reservations and exceptions as contained in the U.S. Patent and acts relating thereto.

Attachment F - 2014 Warrant Deed

eRecorded Document

DATED this 13 day of March 2014.

GRANTORS:

Howard F. Gibson
HOWARD F. GIBSON

Judy T. Gibson
JUDY T. GIBSON

STATE OF ALASKA)
) ss.
FIRST JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this March 13, 2014, by **HOWARD F. GIBSON and JUDY T. GIBSON, husband and wife.**

WITNESS my hand and official seal on the day and year in this certificate first above written.

Audra Petersen
Notary Public in and for Alaska
My Commission Expires: 04/26/2016

STATE OF ALASKA
NOTARY PUBLIC
AUDRA PETERSEN
My Commission Expires April 26, 2016

Attachment F - 2014 Warrant Deed

Attachment G - 2019 Assessor's Photo

Assessor's Database

Current Owner

DOUGLAS ECKLAND & CHERRY ECKLAND
215 5TH ST, DOUGLAS AK 99824

Parcel #: 2D040T480452 (Map)
Address: 0 5TH ST
Legal Desc. 1: DOUGLAS TOWNSITE BL 48 LT 52
Legal Desc. 2:

Prev. Owner: JUDY T GIBSON
Site Value: $137100.00
Building PV: $0.00
Total PV: $137100.00

Use Code: Vacant
Exempt: No Data
Zoning: -Single Family and Duplex -7,000 sq.ft minimum lot size -5 units per acre
Tax Year: 2023

No. of Units: 000
Year Built: 0
Gross Liv. Area: 000000 sqft

Garage: Yes
Garage Area: 000550
Lot Size: 5850.00
Last Trans: 20140313

City Water: Yes
City Sewer: Yes

Exempt Land: 0
Exempt Building: 0
Exempt Total: 0
Road/No Road: Roaded

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).

City & Borough of Juneau
Alaska's Capital City

BUILDING PERMIT

Permit No.
BLD20

* NOTE: "Building Permit" is a generic term which includes Building Safety Inspection, Grading Permits, and permits for Electrical, Plumbing and Mechanical work.

Your special attention is called to the following:

This permit is granted on the express conditions that the construction shall, in all respects, conform to the ordinances of the City and Borough of Juneau. It may be revoked at any time upon violation of any of said ordinances.

The granting of this permit does not authorize the violation of any federal, state or local law regulating construction for the violation of the terms of any deed or covenent or any zoning or other regulation.

If plan review was required, this permit must be attached to the approved drawings. The permit, plans and record of inspections must be available on site at all times while the construction is in progress and before final inspection.

The yellow posting notice must be prominently displayed to show a permit has been issued and to assist the inspectors in location of the project. This permit becomes null and void if work or construction authorized is not commenced within one year or if work or construction is suspended or abandoned for a period of one year at any time after work has commenced.

Note: City Ordinances REQUIRE a Final Inspection be approved for every Building Permit.

Inspections

Inspections can be arranged by telephoning **586-1703** or by written or faxed notification.
The Online Building Inspection Request Form is at: **www.juneau.org/permits/inspect_request.php.**
Work shall not proceed until the inspector has approved the various stages of construction. An approved Final Inspection is required.
Call before 7:00 AM for same day inspections.
Please provide the following information: 1 Permit Number, 2 Address, 3 Type of Inspection, 4 Date and Time and 5 Contact Name and Phone Number.

Job Address: **5TH ST**
Permit Number: **BLD20180318**
Project Description: Lot prep for future single family dwelling.

Issued Date : **06/08/2018**
Parcel No: **2D040T480452**

Parcel Information : DOUGLAS TOWNSITE BL 48 LT 52

Setbacks: Zone: :
Front: 20.00 Ft. Side 1: 5.00 Ft.
Rear: 20.00 Ft. Side 2: 5.00 Ft.
Street Side: 13.00 Ft.
Comments:

Owner: DOUGLAS ECKLAND
CHERRY ECKLAND
215 5TH ST
DOUGLAS AK 99824

Applicant: DOUGLAS ECKLAND
215 5TH ST
DOUGLAS AK 99824

Fee Type	Date	Receipt	Amount Paid
BLD- Grading Plan Review	05/29/2018	55115	$40.57
BLD- Grading Permit Fee	05/29/2018	55115	$124.00
		Total Fees Paid:	$164.57

Valuation for Permit Fee Calculations:

S.F.	Type	Rate	Amount
		Total Valuation:	$0.00

Project Conditions and Holds:
Special Condition - Call for Final inspection once grading has been completed.

Inspections Required: Call for inspection before covering or concealing any of the work described below. Inspections may be combined.
E-Grading/Drainage E-Final

Staff Review Sheet

Planner

Permit Intake Initials: JB

FIRE ZONE ENG WAT SEW ARCH STRUC PLUM MECH ELEC ACCESS SPEC/INSP

5/29/2018

Case No: **BLD20180318**

Site Address: 5TH ST

Parcel No: 2D040T480452

Desc: Lot prep for future single family dwelling.

Residential NEW

FCC Code: 434

Type of Construction: VB

New Dwelling Units: 0

Existing Dwelling Units: 0

Occupancy Class: _____

Sprinkler Substitute for Type A Construction: YES NO

Sprinkler System: FULL PARTIAL NONE Required: YES NO

Alarm System: FULL PARTIAL NONE Required: YES NO

Code Edition: 2012 IRC Code Review by: VC Date: 6/7/18

Valuation for Permit Fee Calculations:

S.F.	Type	Rate	Amount

Total Valuation: $0.00

LAND USE

ZONE/UNITS: D5 /

WETLAND: _____

FLOOD ELEV: _____

FIRM ZONE: NA

FIRM MAP: _____

LOT SIZE: 5,850 SF / 0.1 ACRES

SETBACKS

Front: 20

Rear: 20

Side: 5

Other: _____

PARKING: _____

ANADROMOUS: _____

EAGLES NEST: _____

Coverage: 30% (5%) Permissible/Conditional

HEIGHT: _____ Permissible/Accessory

VEGETATION: 10%

HAZARD: _____

ENGINEERING/PUB WORKS

Dwelling Units: _____

CITY WATER:

Permit #: _____

Use: _____

Assessment: _____

Service Size: _____

Line Size: _____

Meter Size: _____

CITY SEWER:

Permit #: _____

Use: _____

Assessment: _____

Fixture Units: _____

LAND USE PERMITS

ADR Case #: _____

PLAN REVIEW APPROVALS

	Initials	Date
Fire		
Zoning	AC	5/31
Engineering	MRM	6/6/18
Water		
Sewer		
Architectural		
Structural		
Plumbing		
Mechanical		
Electrical		
Access		
Spcl Insp Form		

APPROVED FOR ISSUANCE

Signature

6/7/18 Date

PERMIT ISSUANCE FEES

Grading Plan Review Fee	$
Adjusted Plan Review Fee	$
Fast Track Fee	$
Early Start Fee	$
Building Permit Fee	$
Water Assessment Fee	$
Sewer Assessment Fee	$
Sewer Inspection Fee	$
Grading Permit Fee	$
Driveway Permit Fee	$
Bond for _____	$
Other _____	$
Total Issuance Fees	$

PERMIT ISSUANCE PAYMENTS

Date	Receipt	Check	Amount
			$
			$
			$

Parcel Tags:

CONDITIONS AND HOLDS ON PERMIT: (Continued on back of sheet)

- CALL FOR FINAL INSPECTION WHEN COMPLETED.

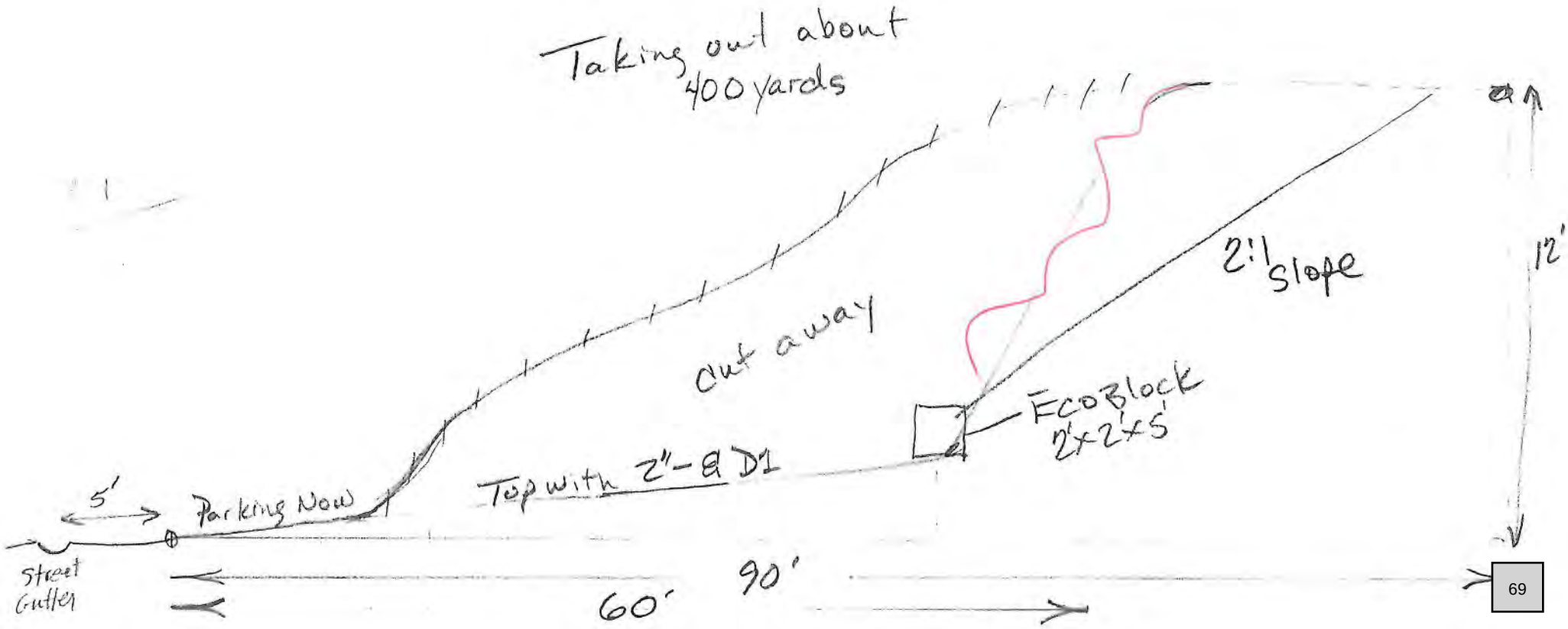
Doug Ecklund
213 5th St.
Douglas, AK 99824

Not To Scale

Bld2018 0318
RECEIVED
MAY 25 2018
PERMIT CENTER/CDD

NEED TO DRAIN
TO AN APPOVED DRAINAGE WAY

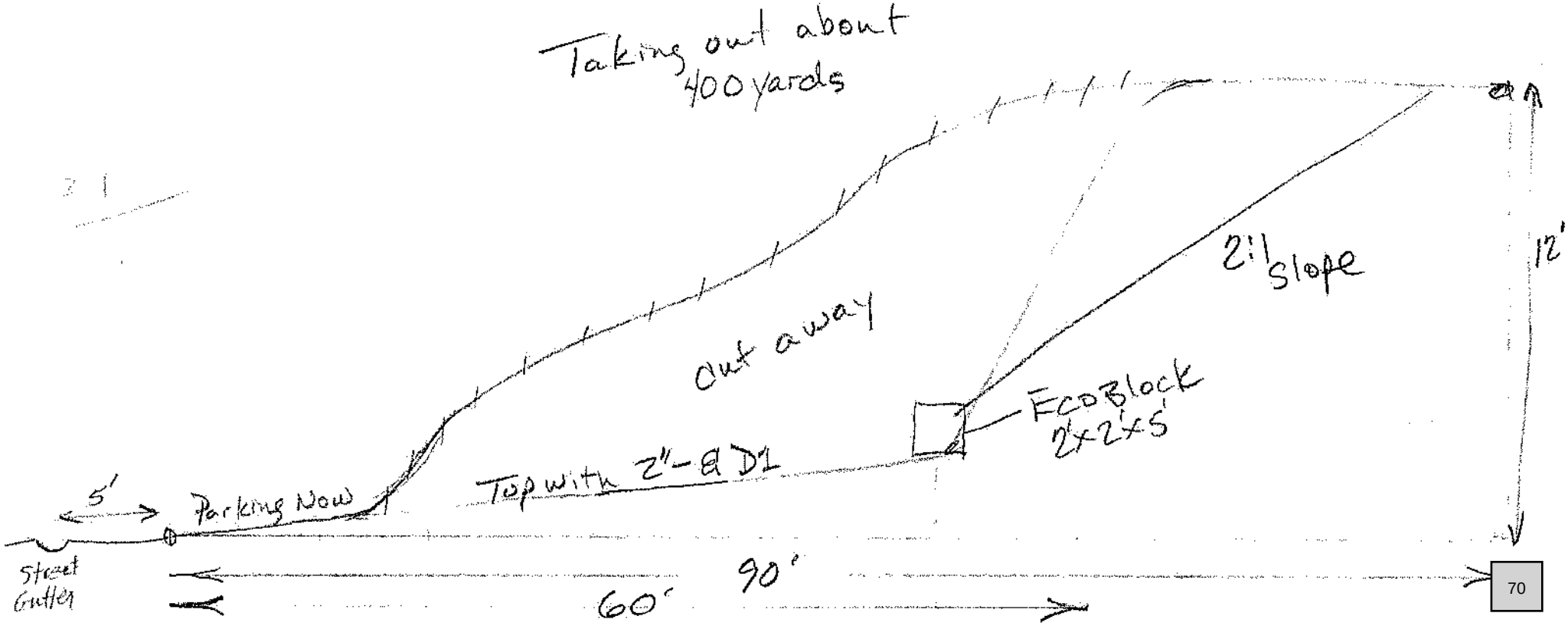
APPROVED MTRM
6/6/18

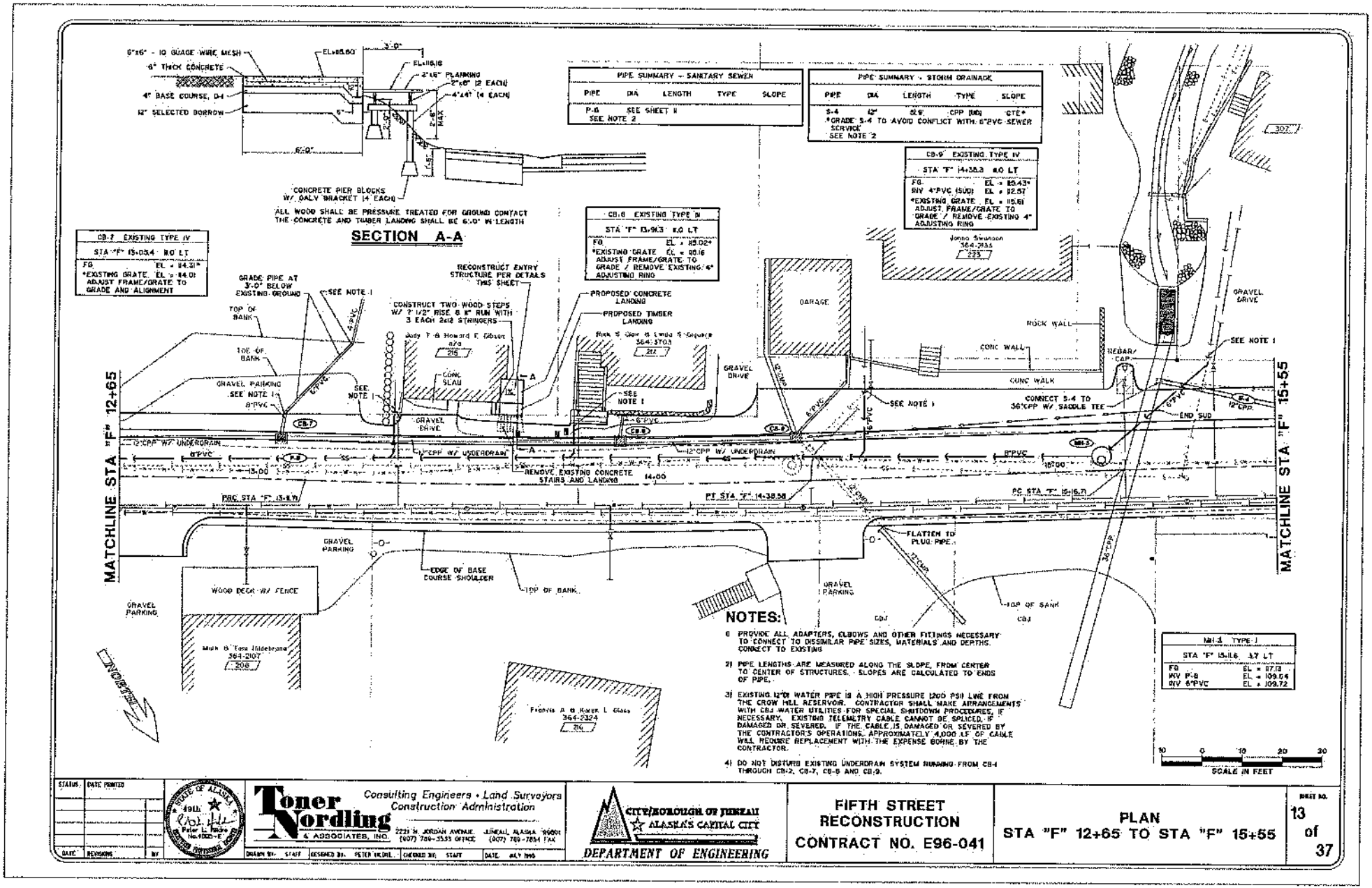


Doug Ecklund
213 5th St.
Douglas, AK 99824

Not To Scale

Bld2018 0318
RECEIVED
MAY 29 2018
PERMIT CENTER/CDD




SECTION A-A
NOTES:
MATCHLINE STA "F" 12+65
MATCHLINE STA "F" 15+55
FIFTH STREET RECONSTRUCTION
CONTRACT NO. E96-041
PLAN
STA "F" 12+65 TO STA "F" 15+55
13 of 37
Toner Nordling & Associates, Inc.
Consulting Engineers • Land Surveyors
Construction Administration
CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
DEPARTMENT OF ENGINEERING

BLD23-573

COMPLIANCE SUMMARY FOR HILLSIDE APPLICATION

49.70.240 Application.

The application shall be accompanied by the following materials, which shall be signed and stamped by a civil engineer, architect, geologist or land surveyor licensed in the State of Alaska:

(1) A vicinity map, at a clear and legible scale, showing roads, place and street names and natural waterbodies. **Page 2.**

(2) Site maps, showing the present condition of the site at a clear and legible scale compatible with the size of the development: **Page 2.**

(3) The application shall include a finished proposed site plan at a clear and legible scale: **Page 4.**

(4) The application shall include detailed engineering drawings of roads, driveways, parking areas, structural improvements for foundations, off-site stormwater runoff systems; cross sections and road elevations. **Page 4.**

(5) A description of the source and type of any off-site fill, and the site for depositing excess fill. **N/A**

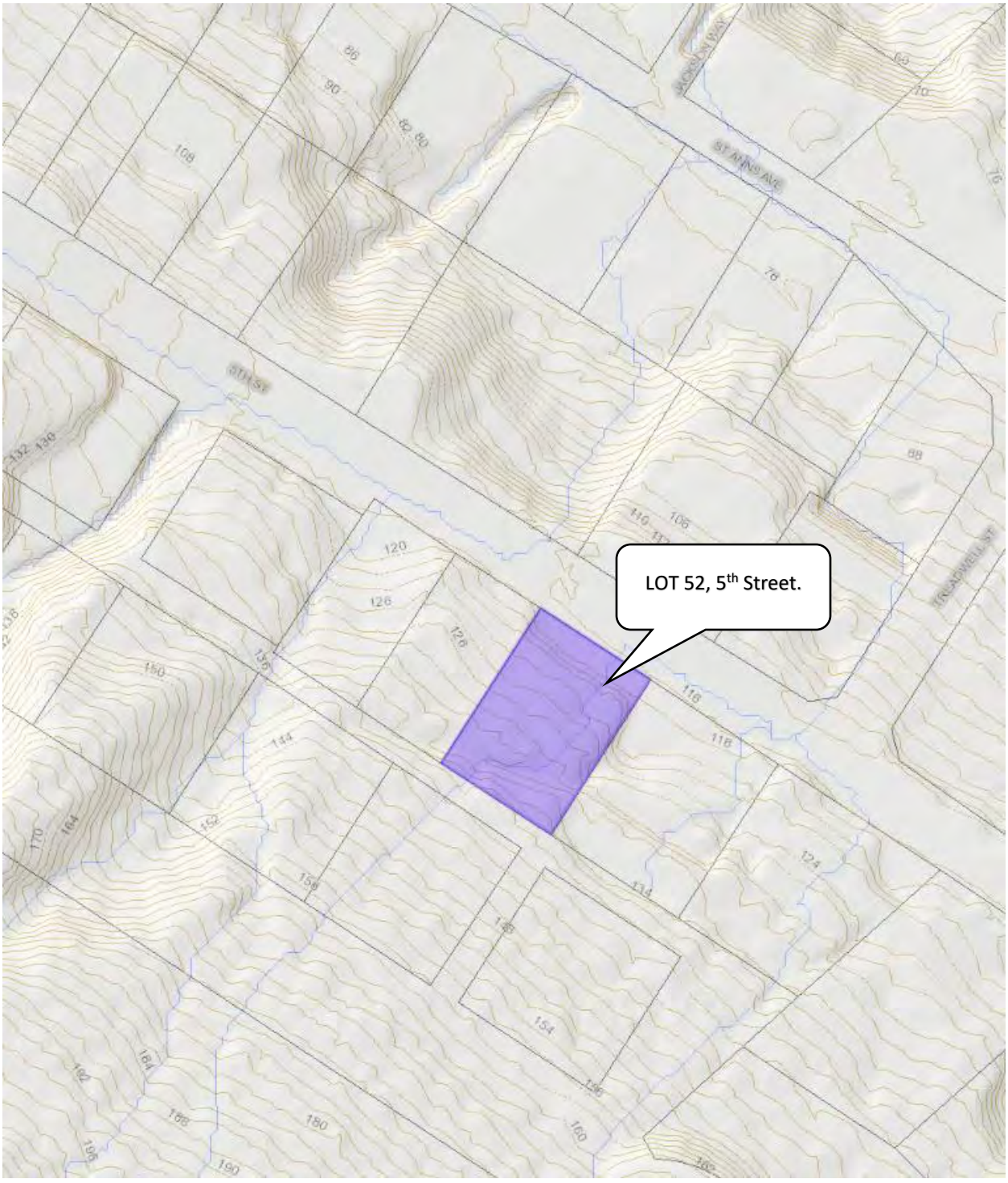
(6) A landscaping plan, including all trees to be retained in excavation areas, all plant species and locations; temporary slope protection measures; erosion and siltation control measures; seeding or sodding materials, a planting and maintenance program; and methods of stabilization and protection of bare slopes. **Geotech memo, 3rd paragraph.**

(7) An engineering geologic report, including a summary of the relevant surface and bedrock geology of the site, a discussion of active geologic processes with conclusions and recommendations regarding the effect of geologic factors on the proposed development; data regarding the nature, distribution and relevant parameters of existing soils, recommendations for grading procedures; design criteria for corrective measures as necessary, and recommendations covering the suitability of the site for the proposed development. **Geotech memo, page 3.**

(8) A work schedule, by phase. **N/A to small scale project.**

(9) Such other different or more detailed submissions as may be required.

(Serial No. 87-49, § 2, 1987; Serial No. 2015-03(c)(am), § 54, 8-31-2015)



Vicinity Map

Timberline Engineering LLC
Juneau, Alaska
907-635-1433
jagraves77@gmail.com

November 1, 2023

City & Borough of Juneau

Re: BLD23-573 – Douglas Eckland, Lot 52, Block 48, Douglas Townsite
Hillside Endorsement Geotech Memo

To Whom it May Concern,

This memo addresses the stability of the slopes located at the project site at Lot 52, 5th Street, Douglas. The site grading consisted of excavation of overburden and glacial till. The glacial till is consolidated and dry, and consists of silt, sand and gravel. A minimal amount of 2”-minus shot rock borrow was brought in to grade a foundation pad. The foundation design includes concrete foundation walls and spread footings. The southwest wall is designed to retain the hillside behind the house and it is planned to extend the retaining wall out to the property lines on each side. The concrete retaining wall design is by Dave Gowers Engineering, LLC.

A drainage swale and area drain is planned behind the retaining wall to capture surface runoff and to direct it through buried pipes to the existing CBJ storm drain system on 5th Street. A perforated wall drain will also be installed to collect groundwater into the storm drain system.

For disturbed slopes and drainage swales uphill of the retaining wall, it is recommended to provide vegetative cover to stabilize the organic soils. Apply the City & Borough of Juneau's standard seed mixture and fertilizer (or similar grass seed and topsoil) to the slopes once grading is complete.

Site grading should direct surface water away from the house foundation and towards the concrete valley gutter on 5th Street. Gutters and downspouts are also recommended to direct roof runoff away from the house. Attached is a site plan showing the proposed drainage paths.

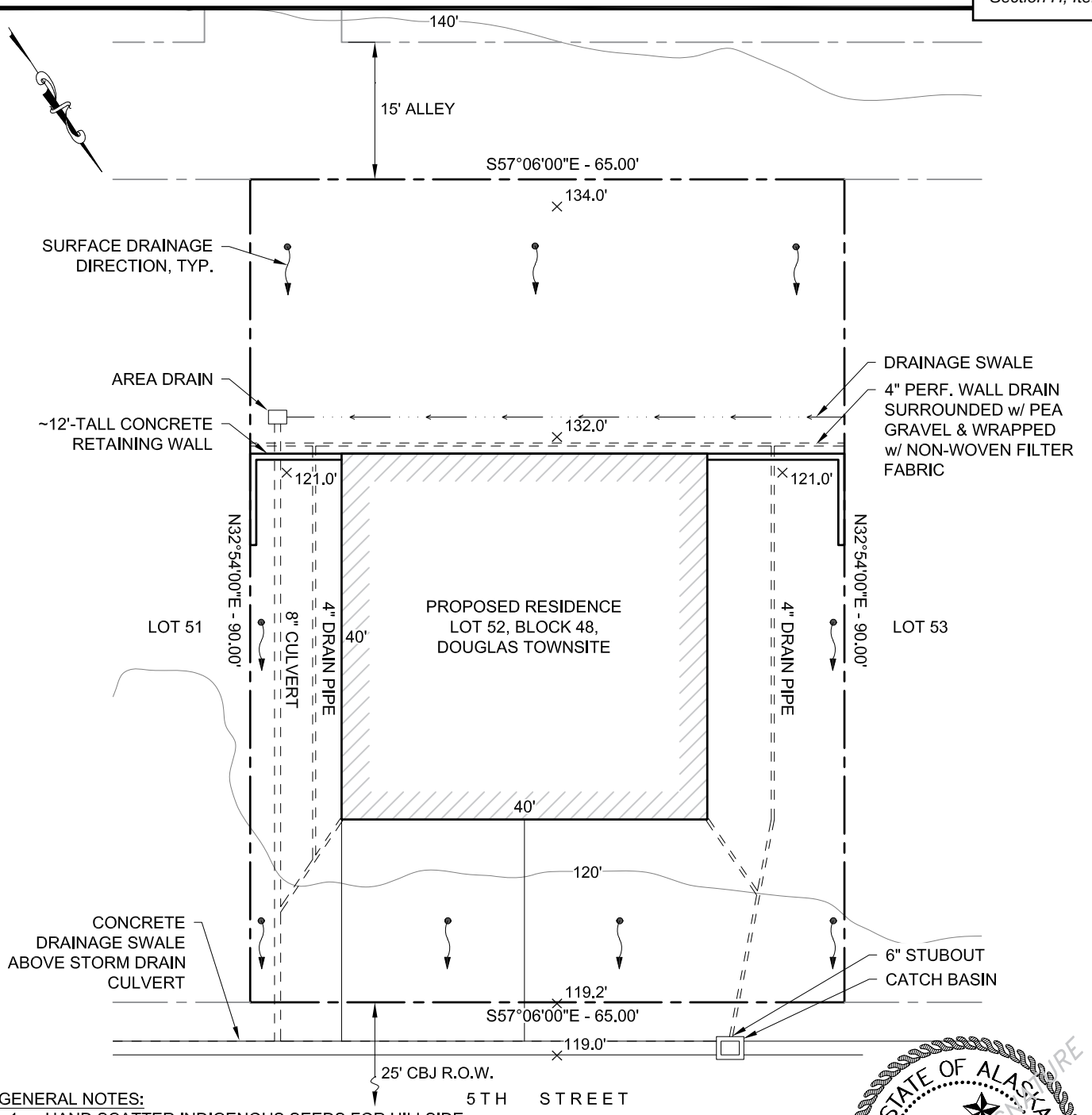
If you have any questions, please do not hesitate to contact me.

Sincerely,

Jacob Graves, P.E.

Timberline Engineering LLC
Bus. Lic. #1057118
P. Lic. #110473

11-1-2023



GENERAL NOTES:

1. HAND SCATTER INDIGENOUS SEEDS FOR HILLSIDE STABILIZATION FOR DISTURBED SLOPES LESS THAN 3:1.
2. STABILIZE DISTURBED SLOPES GREATER THAN 3:1 AND LESS THAN 1:1 WITH RIPRAP FILL.
3. PROPERTY BOUNDARIES ARE BASED ON PLAT 1936-2.
4. CONTOURS ARE DERIVED FROM 2013 CBJ LIDAR AND ARE APPROXIMATE ONLY.
5. SPOT ELEVATIONS ARE BASED ON FIELD MEASUREMENTS AND ARE APPROXIMATE ONLY.

HILLSIDE ENDORSEMENT - SITE PLAN

1" = 200'

STATE OF ALASKA 49TH
Jacob A. Graves
CE 110473
REGISTERED PROFESSIONAL ENGINEER

ELECTRONIC SIGNATURE

11-1-2023

CLIENT:

DOUG ECKLAND
215 5TH STREET, DOUGLAS, AK
907-723-4035
DOUGLASECKLAND@GMAIL.COM

PREPARED BY:

TIMBERLINE ENGINEERING LLC
TIMBERLINEENGINEERING@OUTLOOK.COM
(907) 635-1433

DATE: 11-1-2023 | SCALE: AS SHOWN | SHEET 1 OF 1

Attachment F - Hillside Endorsement

Right of Way Permit

Permit issued by:		**Permit ROW** ROW20230091
City and Borough of Juneau Department of Engineering 155 S. Seward Street Juneau, AK 99801	CITY AND BOROUGH OF JUNEAU ALASKA'S CAPITAL CITY	Office: 230 S. Franklin St. 4th Floor Phone: 586-0499 Fax: 586-4529 Inspection Request Line: 586-1703 Website: www.juneau.org/permits

Project Description New 2" water service and a new 4" sanitary sewer service.

Location of Project 215 5th Street Parcel No. 2D040T480452

Applicant's Name Douglas Eckland Phone (907) 723-4035

Mailing Address / City / Zip 2154 5th Street Douglas, Alaska 99824

On-Site Representative Paul Beck, CBJ Office Phone _____ Cell (907) 209-8833

STREET AND SIDEWALK USE PERMIT (Ord. 62.10)

Street Closed: ☐Yes ☐ No *Sidewalk Blocked:* ☐Yes ☐ No *(if either is "Yes", attach a detour diagram and plot plan)*

Parking Lane Closed: ☐Yes ☐ No *If yes, number of spaces eliminated* _____

Types of Vehicles/Equipment parking: _____

Dates Needed: From _____ To _____ *Times of Day:* From _____ To _____

PUBLIC FACILITY TRANSMISSION & EXCAVATION PERMIT (Ord. 62.05 AND 62.40)

Estimated Cost of Work in the Public Right-of-Way: $ Completed under CBJ Small Civil Term Contract

Type of Street Surface to be Cut: Asphalt ☒ Concrete ☐ Gravel ☐ Dirt ☐

Scope of Work: Sanitary Sewer ☒ Water Line ☒ Grading ☐ Asphalt Roads ☐ Storm Drain ☐

Other _____

Project Time Frame: From _____ To _____

DRIVEWAY CONSTRUCTION PERMIT (Ord. 62.36)

Work: New Driveway ☐ Driveway Repair ☐ Driveway Extension ☐

Material: Asphalt ☐ Concrete ☐ Gravel ☐ Headwalls ☐ Trash Rack ☐

Dimensions: Width _____ Culvert Size _____

The undersigned owner/applicant agrees to defend, indemnify, and hold harmless the City and Borough of Juneau, including its employees, with respect to any action, claim, or lawsuit arising out of or related to the installation, maintenance, or use of the right-of-way subject to this permit. This indemnification agreement applies to the fullest extent permitted by law and is in full force and effect whenever and wherever any action, claim, or lawsuit is initiated, filed, or otherwise brought against CBJ relating to this permit. All construction shall be in accordance with City and Borough of Juneau Construction Standards and Specifications. The applicant/permittee is responsible to call 586-1333 for underground utility location prior to excavation.

This authorization may be revoked by the City upon any stoppage of work on this project over a seven (7) day duration.

Applicant Signature_____ _____ Date _____

THIS SECTION OFFICE USE ONLY

Received By: _____ Date _____

Special Conditions of Approval: _____

Conditions (see below) 1 2 3 4 5 6 7 8 9 10

Approved _____ Date _____

PERMIT FEE	$	ACCT # 10110240101-4420-6
INSPECTION AMOUNT	$	ACCT # 10110240101-4420-6
INSPECTION DEPOSIT AMOUNT	$	ACCT # 10110240101-2400 _____- 4600
REFUNDABLE BOND AMOUNT	$	ACCT # 10110240101-2410-0007

BOND NUMBER		RECEIPT NUMBER	
PERMIT EXPIRES ON		CHECK NUMBER	
BOND/DEPOSIT RETURNED ON		ISSUED BY	

CONDITIONS OF APPROVAL

1. **SECURING PARKING SPACES:** It is the responsibility of the Street Use permit holder to visibly post no parking permit signs and properly block or barricade authorized parking spaces. If a problem should arise after an area has been properly posted the CBJ Police Department should be notified at 586-0600.

2. **POSTING OF PARKING PERMITS:** A copy of the Street Use permit must be prominently displayed on the dashboard of each authorized vehicle located in the restricted parking zone or posted clearly identifying the permitted parking zone.

3. **SNOW REMOVAL OPERATIONS:** Street Use permit holders may be required to temporarily move vehicles from their designated parking spaces for snow removal operations. The Street Use permit holders will be contacted by the CBJ should this become necessary.

4. **SIDEWALK BARRICADING**: When projects involve the use of equipment or work on or over a sidewalk, a 6' high fence or "Hurricane" type, or other approved fencing method must be installed in such a manner so as to restrict pedestrian traffic from the work area. Sidewalk closed signs must be posted and must include detour route for pedestrians.

5. **TRAFFIC CONTROL PLAN:** Submit a detour and traffic control plan for approval. The Traffic Control plan shall show the location of all barricades, closure warning signs and detour signs, including work that will be within the CBJ Right-of-Way. The Traffic Control Plan shall comply with the latest revision of the MUTCD, CBJ Standard Details, and CBJ Standard Specifications.

6. **BLOCKING LANES OF TRAFFIC:** All items identified in the Traffic Control Plan must be in place prior to blocking lanes of traffic. Orange traffic cones must be placed is such a manner to shift oncoming traffic from closed lanes to open lanes. Cones must be set a minimum of 50 feet from the point where traffic is closed and be no more than 15 feet apart. If lane closure occurs on two-way streets flaggers directing traffic must be present during all times of the lane closure.

7. **FLAGGER REQUIRED:** A State of Alaska certified flagger is required during work within the designated Right of Way, outside the confines of the staging area and shall comply with the latest revision of CBJ Standard Details, and CBJ Standard Specifications.

8. **LANE CLOSURE NOTIFICATION:** All traffic lane closures require a minimum of twenty four hour advance notice to the JPD, CCFR, Capital City Transit, and general public. Notification to the public shall be by notice in the newspaper and radio in accordance with the latest revision of the CBJ Standards Details, and CBJ Standard Specifications.

9. **TRAFFIC CONTROL DEVICES:** All traffic control devices and barricades shall comply with the latest revision of the Manual of Uniform Traffic Control Devices, (MUTCD), CBJ Standard Details, and CBJ Standard Specifications.

10. **OTHER SPECIAL CONDITIONS**:
All CBJ standard specifications for civil engineering and CBJ Standard Details applicable to this work

Planning Commission
(907) 586-0715
PC_Comments@juneau.gov
www.juneau.org/community-development/planning-commission
155 Heritage Way • Juneau, AK 99801

PLANNING COMMISSION
NOTICE OF DECISION

Date: December 14, 2023
File No.: USE2023 0017

Royal Hill
PO Box 25500
Juneau, AK 99802

Proposal: Conditional Use Permit to construct an 8,940 square foot Food Securities building on a 5.4-acre lot in an Industrial zoning district.

Property Address: 1721 Anka St

Legal Description: HORN 2 LT 3

Parcel Code No.: 5B1201040052

Hearing Date: December 12, 2023

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated November 29, 2023, and APPROVED the Conditional Use Permit to construct an 8,940 square foot Food Securities building as described in the project description and project drawings submitted with the application, and with the following conditions:

1. Prior to the issuance of a Temporary Certificate of Occupancy for the proposed Food Securities building, wheel stops shall be installed to define the location of all required parking spaces on the lot.
2. Prior to the issuance of a Temporary Certificate of Occupancy for the proposed Food Securities building, CDD-approved signage shall be posted, and blue wheel stops shall be installed, for required all van accessible parking spaces on the lot.

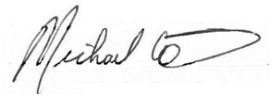
Attachments: November 29, 2023, memorandum from Jennifer Shields, Community Development, to the CBJ Planning Commission regarding USE2023 0017.

This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030(c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ 49.20.120).

Effective Date: The permit is effective upon approval by the Commission, December 12, 2023.

Expiration Date: The permit will expire 18 months after the effective date, or June 12, 2025, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.



December 17, 2023

Michael LeVine, Chair
Planning Commission

Date

December 18, 2023

Filed With City Clerk

Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

PLANNING COMMISSION STAFF REPORT
CONDITIONAL USE PERMIT USE2023 0017
HEARING DATE: DECEMBER 12, 2023

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

DATE: November 29, 2023

TO: Michael LeVine, Chair, Planning Commission

BY: Jennifer Shields, Planner II

THROUGH: Jill Maclean, AICP, Director

PROPOSAL: Applicant requests a Conditional Use Permit to construct an 8,940 square foot Food Securities building on a 5.4-acre lot in an Industrial zoning district.

STAFF RECOMMENDATION: Approval with conditions

KEY CONSIDERATIONS FOR REVIEW:

- Lot has two existing buildings totaling approximately 16,750 square feet (fleet maintenance and warehousing).
- Proposed commercial kitchen for food processing, cooking, and preparation in support of CCTHITA's catering business.

GENERAL INFORMATION	
Property Owner	Central Council of Tlingit & Haida Indian Tribes of Alaska
Applicant	Royal Hill
Property Address	1721 Anka Street
Legal Description	HORN 2 LT 3
Parcel Number	5B1201040052
Zoning	I (Industrial)
Land Use Designation	LI (Light Industrial)
Lot Size	237,088 square feet (5.44 acres)
Water/Sewer	Public water and public sewer
Access	Anka Street
Existing Land Use	Industrial
Associated Applications	N/A

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:

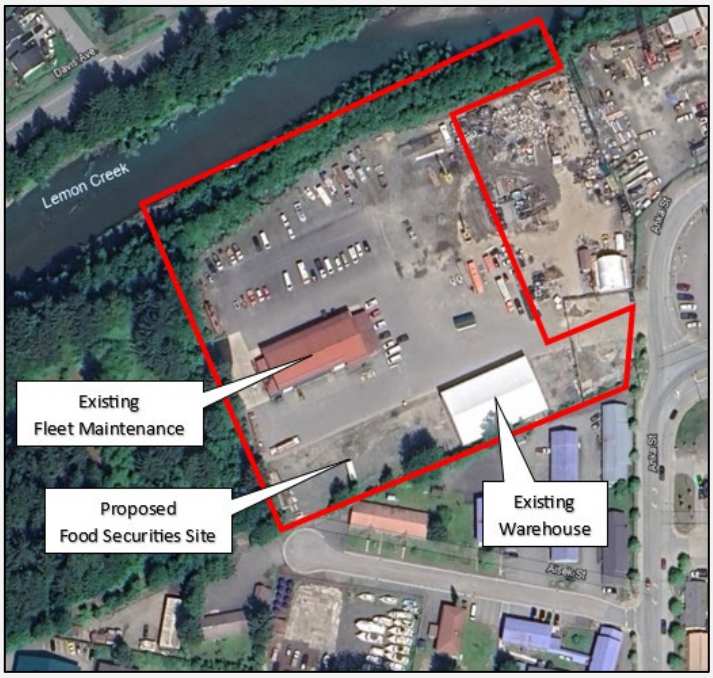
Assembly action is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval.
- Code Provisions:
  - 49.15.330
  - 49.25.210
  - 49.25.300 19.210
  - 49.40.210
  - 49.80.120

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 procedure 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 (RR)	Lemon Creek
South (GC)	Gastineau Human Services
East (I)	Anka Street, Industrial
West (GC)	Vacant, Vegetation

SITE FEATURES	
Anadromous	Yes
Flood Zone	Yes
Hazard	None Mapped
Hillside	No
Wetlands	Yes
Parking District	No
Historic District	No
Overlay Districts	No

BACKGROUND INFORMATION

Project Description – The applicant is requesting Conditional Use Permit approval to construct an 8,940 square foot Food Securities building on a 5.4-acre lot in an Industrial zoning district (Attachment A). The building will include a commercial kitchen for food processing, cooking, and preparation in support of a catering business for the Central Council of Tlingit & Haida Indian Tribes of Alaska (CCTHITA). This activity most closely fits the following land use type listed in CBJ 49.25.300 – Table of Permissible Uses:

> USE 4.050: "*Light Manufacturing - the processing and/or fabrication of materials or products where no process involved will produce noise, vibration, air pollution, fire hazard or noxious emission that will disturb or endanger neighboring properties".*

The lot has two existing buildings totaling approximately 16,750 square feet, including a fleet maintenance building and a warehouse for general storage. With the proposed Food Securities building, the combined square footage on the lot will total approximately 26,988 square feet. Per CBJ 49.25.300(c)(3)(E), in an Industrial zoning district, non-residential buildings totaling 15,000 square feet or using less than one acre of land in total constitute a Minor Development. As the site is over one acre of land, a Conditional Use Permit is required.

Background – The lot was created in 2001 with the Horn Subdivision #2 (Attachment B), following multiple lot configurations between 1982 to 2001. During that same period, multiple conditional use permits were approved in the area; the majority of these permits now relate to the adjacent Lot 4 located at 1725 Anka Street.

The existing fleet maintenance building was first approved in 1998 (USE1998-0042, USE1998-0043, and BLD1999-0825, Attachments C, D, and E), modified for a new location in 2000 (USE2000-0002, Attachment F), and expanded in 2005 (BLD2005-0049, Attachment G). The current use of the building falls under CBJ 49.25.300, USE 9.100: "Motor vehicle repair and maintenance, including body work."

The existing warehouse building was issued a building permit in 2022 and is under construction (BLD2022-0542, Attachment I). The current use of the building falls under CBJ 49.25.300, USE 10.210: "Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored – all storage within completely enclosed structures."

The table below summarizes relevant history for the lot and proposed development.

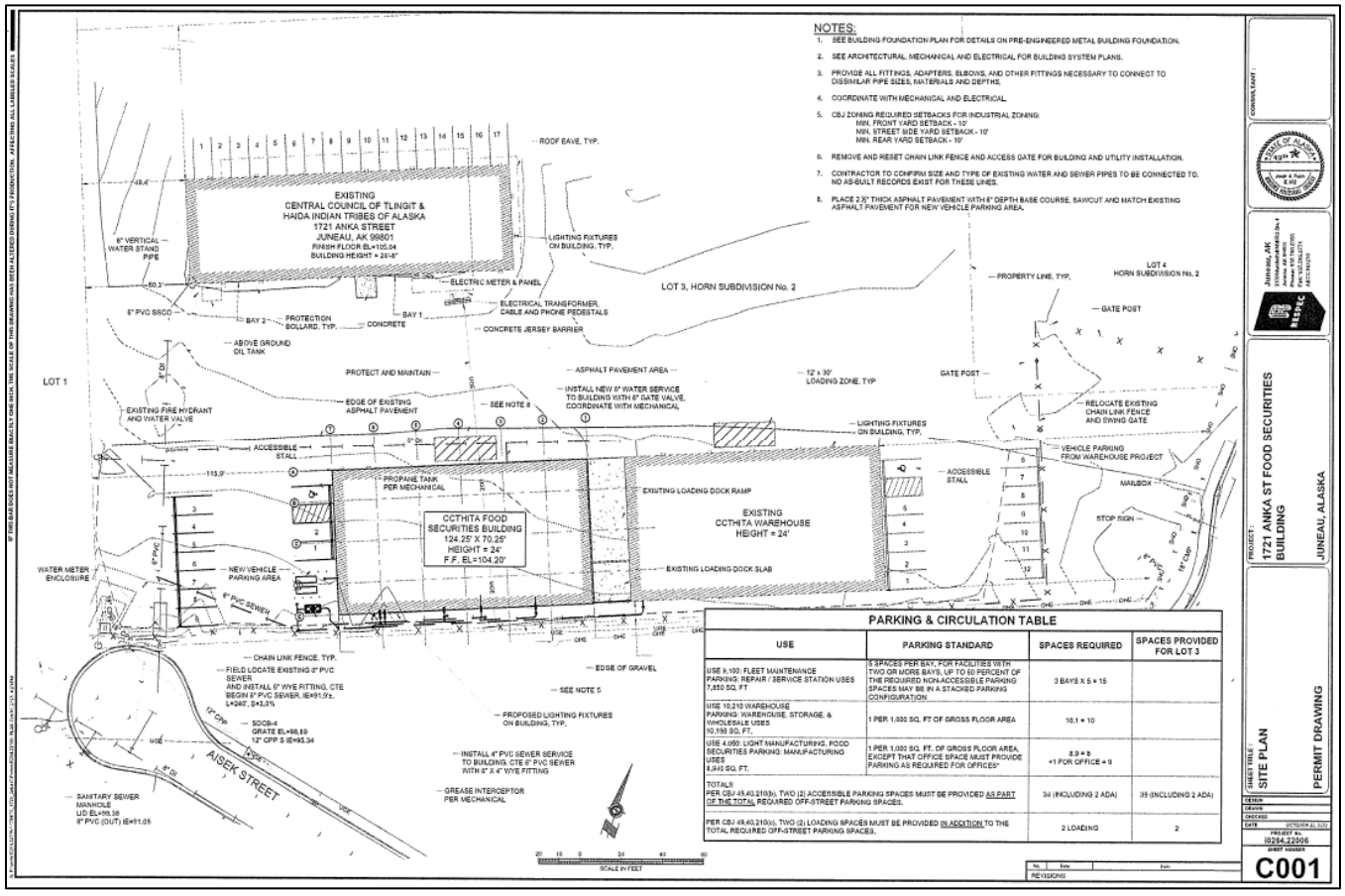
Year	Item	Summary
1998	Conditional Use Permit	USE1998-0042 approved for retail sales in an industrial zoning district, in conjunction with USE1998-0043 (Attachment C).
1998	Conditional Use Permit	USE1998-0043 approved for a 6,850 square foot maintenance and storage building and outdoor storage yard, in conjunction with USE 1998-0042 (Attachment D).
1999	Building Permit	BLD1999-0825 issued for a maintenance and storage building (Attachment E).
2000	Conditional Use Permit	USE2000-0002 approved for a modified location for a 6,850 square foot maintenance and storage building, outdoor storage yard, and office per USE1998-0043 (Attachment F).
2001	Plat	Horn 2 Subdivision plat 2001-61 (Attachment B).
2005	Building Permit	BLD2005-0049 issued for a 1,000 square foot addition on the east end of the maintenance and storage building (Attachment G).
2017	Easement Vacation	Vacation of a platted access easement on the southern side of the lot (Attachment H).
2022	Building Permit	BLD2022-0542 issued for a 10,198 square foot warehouse (Attachment I).
2023	Pre-Application Conference	Held on October 25, 2023, for a new Food Securities building (Attachment A).

ZONING REQUIREMENTS

Standard		Requirement	Existing	Proposed	Code Ref.
Lot	Size	2,000 square feet	237,088 square feet	No Change	49.25.400
	Width	20 feet	111.66 feet	No Change	49.25.400
Setbacks	Front (E)	10 feet	128.5 feet (warehouse)	No Change	49.25.400
	Rear (W, zoned GC)	10 feet	49.4 feet (fleet maintenance)	No Change	49.25.400
	Side (N, zoned RR)	15 feet	273.97 feet (fleet maintenance)	No Change	49.25.400
	Side (S, zoned GC)	10 feet	11 feet (warehouse)	No Change (Food Securities)	49.25.400
	Street Side	10 feet	N/A	N/A	49.25.400
Lot Coverage Maximum		N/A	~7.6 %	~11.4%	49.25.400

Standard		Requirement	Existing	Proposed	Code Ref.
Vegetative Cover Minimum		5%	~19%	No Change	49.50.300
Height	Permissible	N/A	~28 feet (fleet maintenance) ~26 feet (warehouse)	~26 feet (Food Securities)	49.25.400
	Accessory	N/A	N/A	N/A	49.25.400
Maximum Dwelling Units		N/A	N/A	N/A	49.25.500
Use		Industrial	Industrial	Industrial	49.25.300

SITE PLAN



ANALYSIS

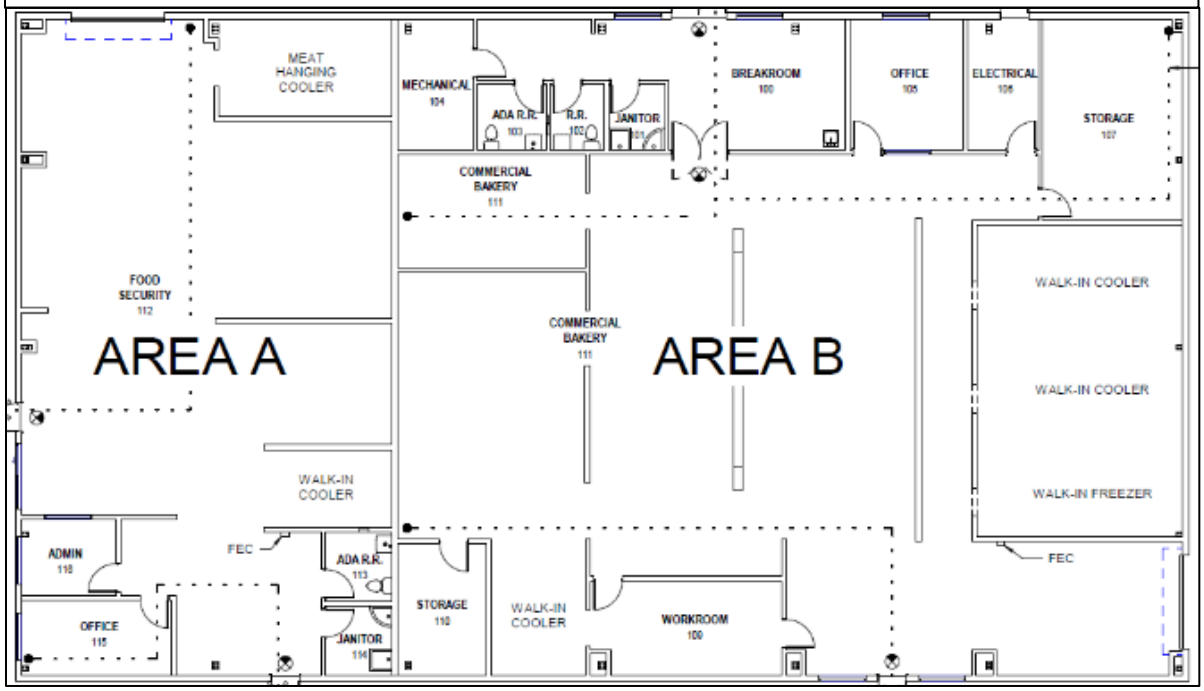
Project Site – The lot is a 5.44-acre parcel with access from Anka Street to the east. The lot is relatively flat, with the exception of the banks of Lemon Creek to the north. Gastineau Human Services Corporation owns offices and multi-family residential housing to the south and a vacant tract of land to the west.

Condition: None.

Project Design – The proposed location of the Food Securities building is on the south side of the lot, due west of the existing warehouse building. Additional parking will be added to the west, with site circulation remaining unchanged between the three buildings. A 25-foot-wide access easement along the southern lot line shown on Plat 2001-61 was vacated in 2017 (Attachment H), allowing the proposed structure to be built in this area while meeting the minimum 10-foot side yard setback requirement.

The Food Securities building will include two areas with the following features:

Proposed Food Securities Floor Plan



AREA A:
Food Security
Processing and preservation
Walk-in coolers
2 offices
Restroom
Janitor closet

AREA B:
Commercial kitchen
Commercial bakery
Walk-in cooler/freezer
Break room
Work room
Storage rooms
2 bathrooms
Janitor closet
Mechanical room
Electrical room

Condition: None.

Traffic – According to CBJ 49.40.300(2), a Traffic Impact Analysis is not required since the lot's existing and proposed uses will generate less than 250 Average Daily Trips. For this application, staff used the Institute of Transportation Engineers' Trip Generation Manual (9th Edition) projections for the categories listed in the table below. These projections represent the highest estimated Average Daily Trips (ADTs) across these categories.

Use	Trips Generated	Total Trips
USE 9.100: Fleet Maintenance ITE Category: Quick Lubrication Vehicle Shop (941) 7,850 square feet	5.19 per servicing bay	15.57
USE 10.210: Warehouse ITE Category: Warehousing (150) 10,198 square feet (including mezzanine)	3.56 per 1,000 square feet	36.30
USE 4.050: Light Manufacturing, Food Securities ITE Category: Manufacturing (140) 8,940 square feet	3.82 per 1,000 square feet	34.15
	Total ADT's:	**86.02**

Condition: None.

Vehicle Parking & Circulation – According to CBJ 49.40.210, thirty-four (34) off-street parking spaces are required for the lot's existing and proposed uses, based upon the following parking requirements, including two (2) ADA accessible spaces and two (2) loading spaces.

Use	Parking Standard	Spaces Required
USE 9.100: Fleet Maintenance Parking: repair/service station uses 7,850 square feet	5 spaces per bay. For facilities with two or more bays, up to 60 percent of the required non-accessible parking spaces may be in a stacked parking configuration.	3 bays x 5 = 15
USE 10.210: Warehouse Parking: warehouse, storage, & wholesale uses 10,198 square feet (including mezzanine)	1 per 1,000 square feet of gross floor area	10.1 = 10
USE 4.050: Light Manufacturing, Food Securities Parking: manufacturing uses 8,940 square feet	1 per 1,000 square feet of gross floor area, except that office space must provide parking as required for offices*	8.9 = 8 +1 for office = 9
Totals Per CBJ 49.40.210(b), two (2) accessible parking spaces must be provided as part of the total required off-street parking spaces.		34 (including 2 ADA)
Per CBJ 49.40.210(c), two (2) loading spaces must be provided in addition to the total required off-street parking spaces.		2 Loading

Conditions:

1. **Prior to the issuance of a Temporary Certificate of Occupancy for the proposed Food Securities building, wheel stops shall be installed to define the location of all required parking spaces on the lot.**
2. **Prior to the issuance of a Temporary Certificate of Occupancy for the proposed Food Securities building, CDD-approved signage shall be posted, and blue wheel stops shall be installed, for required all van accessible parking spaces on the lot.**

Non-motorized Transportation – Anka Street has paved curb and gutter but no sidewalks. A gravel shoulder borders the street on both sides.

Condition: None.

Proximity to Transit – Capital Transit operates Route 3 (Mendenhall Loop Counterclockwise), Route 4 (Mendenhall Loop Clockwise), Route 7 (Lemon Creek Express), and Route 8 (Valley Express) along Glacier Highway. The nearest bus stop is located approximately 1,000 feet to the southwest near the intersection of Glacier Highway and Tonsgard Court.

Condition: None.

Noise – Noise associated with the proposed development is not expected to be out of character with the existing neighborhood.

Condition: None.

Lighting – The applicant has submitted lighting information for the proposed Food Securities building (Attachment A). Structure lighting will be further evaluated during the building permit process. Parking areas will need to be suitably lit, lighting fixtures will be required to be "full cut-off," and no off-site glare is allowed.

Condition: None.

Vegetative Cover & Landscaping – CBJ 49.50.300 requires a minimum vegetative cover of 5%. This standard is met with ~19% existing vegetative cover primarily along the banks of Lemon Creek.

Condition: None.

Habitat – Lemon Creek is an anadromous waterbody. Per CBJ 49.70.310, there is a 25-foot no disturbance stream setback measured from the ordinary high-water mark, and a 50-foot no development stream setback measured from the ordinary high-water mark. The proposed Food Securities building will be approximately 300 feet away from the no development stream setback.

Condition: None.

Drainage and Snow Storage – No modifications to existing drainage are proposed at this time. The property will have ample space within the lot for snow storage.

Condition: None.

Hazard Zones – The northern portion of the lot contains both the Lemon Creek Floodway (pink hatched areas on the map to the right) and Special Flood Hazard Area Zone AE (blue shaded areas). Base flood elevations range between 29.5 feet to 30.5 feet. The proposed Food Securities building will not be located within the SFHA.

Condition: None.

Public Health, Safety, and Welfare – The proposed development will promote public health, safety, and welfare by providing a source of local food security for the Juneau community. According to an article published by the Alaska Food Policy Council in June 2021 entitled, "2021 Alaska Food Security Investment Recommendations":

- Alaska imports roughly 95% of Food purchased ($1.9 billion leaving the state).
- Alaska has a 3- to 5-day supply of most Foods in grocery stores.
- 1 in 7 Alaskans are Food insecure, including 1 in 5 kids (pre-pandemic).

Food Security is an ongoing concern of the Juneau Commission on Sustainability (JCOS) (https://juneau.org/engineering-public-works/jcos) since Juneau's Food supply is vulnerable to increasing fuel costs, longshoreman strikes, and natural disasters (https://juneau.org/community-development/Food-Security). Darren Snyder, of the University of Alaska Fairbanks Cooperative Extension, says local Food cultivation and harvesting will reduce this vulnerability (https://www.uaf.edu/ces/districts/juneau/Food-Security/Food-for-thought).

No information has been reviewed that suggests the proposal will materially endanger the public health, safety, or welfare.

Condition: None.

Property Value or Neighborhood Harmony – The proposed use is consistent with other uses within an industrial zoning district. No information has been submitted that suggests the proposed use will negatively affect property values.

Condition: None.

AGENCY REVIEW

CDD conducted an agency review comment period from November 3, 2023, and November 17, 2023:

Agency	Summary
Capital City Fire and Rescue	There are no fire code or fire department issues with this at this time.
CDD Building Division	No comments submitted.
General Engineering	No comments submitted.

PUBLIC COMMENTS

CDD conducted a public comment period from November 3, 2023, and December 8, 2023. Public notice was mailed to property owners within 500 feet of the proposed development (Attachment J). A public notice sign was posted on site two weeks prior to the scheduled hearing (Attachment K). Public comments submitted at the time of writing this staff report can be found in Attachment L.

Name	Summary
James Rogers	Supports the proposed development.

CONFORMITY WITH ADOPTED PLANS

The proposed development is in general conformity with the 2013 Comprehensive Plan, the 2015 Juneau Economic Development Plan, and the 2011 Climate Action Plan.

PLAN	Chapter	Page No.	Item	Summary
2013 Comprehensive Plan	2	10	Sustainable Policy 2.1-IA10	Support the individual and commercial production of Foods locally with careful evaluation of environmental impacts.
	10	136	Land Use Policy 10.7-IA3	Designate land for community-scale Food production, processing, and distribution.
	14	216	Community Education and Services Policy 14.1-IA2	Provide education in subject matters that promote local production or harvesting and consumption of Food and fiber.
	16	223	16.4-SOP2	Work with local native groups to build partnerships to identify and preserve significant cultural resources and sites.
2015 Juneau Economic Development Plan	2	16	Economic Strategy	Support the ability of local entrepreneurs to take advantage of trending opportunities, innovation, and creativity, including agriculture and Food production.
2011 Juneau Climate Action Plan	3.7	62-63	Goal F-1: Food Production	Increase local Food production.

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: No further analysis needed.

   Finding: Yes. The application contains the information necessary to conduct a full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

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

   Analysis: The application is for Light Manufacturing. The use is listed at CBJ 49.25.300, Section 4.050 for the Industrial zoning district.

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 further analysis needed.

Finding: Yes. With the recommended conditions, the proposed development will comply with Title 49.

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

Analysis: No further analysis needed.

Finding: No. With appropriate conditions, the requested Food Securities building, in an Industrial zoning district, will not materially endanger the 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 further analysis needed.

Finding: No. With appropriate conditions, the requested Food Securities building, in an Industrial zoning district, will not substantially decrease the value or be out of harmony with the property in the neighboring area.

6. Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

Analysis: No further analysis needed.

Finding: Yes. The proposed Food Securities building, with the recommended conditions, will be in general conformity with the 2013 Comprehensive Plan, the 2015 Juneau Economic Development Plan, and the 2011 Juneau Climate Action and Implementation Plan.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permit. The permit would allow operation of a Food Securities building. Approval is subject to the following conditions:

1. **Prior to the issuance of a Temporary Certificate of Occupancy for the proposed Food Securities building, wheel stops shall be installed to define the location of all required parking spaces on the lot.**
2. **Prior to the issuance of a Temporary Certificate of Occupancy for the proposed Food Securities building, CDD-approved signage shall be posted, and blue wheel stops shall be installed, for required all van accessible parking spaces on the lot.**

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	2001 Horn Subdivision #2 Plat 2001-61
Attachment C	1998 Conditional Use Permit USE1998-0042
Attachment D	1998 Conditional Use Permit USE1998-0043
Attachment E	1999 Building Permit BLD1999-0825
Attachment F	2000 Conditional Use Permit USE2000-0002
Attachment G	2005 Building Permit BLD2005-0049
Attachment H	2017 Access Easement Vacation
Attachment I	2022 Building Permit BLD2022-0542
Attachment J	Abutters Notice
Attachment K	Public Notice Sign Photo
Attachment L	Public Comments

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant

PROPERTY LOCATION

Physical Address: 1721 Anka St Juneau, AK 99801

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot): Horn 2 LT 3

Parcel Number(s): 5B1201040052

☐ This property is located in the downtown historic district
☐ This property is located in a mapped hazard area, if so, which _____

LANDOWNER/ LESSEE

Property Owner: Central Council Tlingit and Haida Indian Tribes of Alaska
Contact Person: Royal Hill
Mailing Address: PO 25500 Juneau, Alaska 99801
Phone Number(s): 907-723-7473
E-mail Address: rhill@tlingitandhaida.gov

LANDOWNER/ LESSEE CONSENT

Required for Planning Permits, not needed on Building/ Engineering Permits.

Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.

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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.

Tlingit and Haida — Landowner
Landowner/Lessee (Printed Name) — **Title (e.g.: Landowner, Lessee)**

x Royal Tauno Hill Jr — Digitally signed by Royal Tauno Hill Jr Date: 2023.10.31 11:48:51 -08'00' — 10/31/23
Landowner/Lessee (Signature) — **Date**

_____ — _____
Landowner/Lessee (Printed Name) — **Title (e.g.: Landowner, Lessee)**

x _____ — _____
Landowner/Lessee (Signature) — **Date**

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.

APPLICANT — If same as LANDOWNER, write "SAME"

Applicant (Printed Name): Royal Hill
Contact Person:
Mailing Address: PO 25500 Juneau, AK 99801
Phone Number(s): 907-723-7473
E-mail Address: rhill@tlingitandhaida.gov

x Royal Tauno Hill Jr — Digitally signed by Royal Tauno Hill Jr Date: 2023.10.31 11:52:49 -08'00' — 10/31/23
Applicant's Signature — **Date of Application**

----------**DEPARTMENT USE ONLY BELOW THIS LINE**----------

Intake Initials: JLS

Case Number: USE23-017
Date Received: 10-31-23

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

CCTH would like to build a building that will have a commercial kitchen to support our catering businesses. It will also house our traditional foods department, food will be prepaed in this building and brought to several different locations within the Tribe.8900 sq. ft. building, concrete foundation, slab on grad

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: 4.050 – Light Manufacturing (Food Securities)

IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL? ○ YES – Case # _____ ○ NO

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

SITE AND BUILDING SPECIFICS

Total Area of Lot 237,088 square feet Total Area of Existing Structure(s) 16,750 square feet

Total Area of Proposed Structure(s) 8900 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

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

☑ **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)

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

ALLOWABLE/CONDITIONAL USE FEES

	Fees	Check No.	Receipt	Date
Application Fees	$1000.00			
Admin. of Guarantee	$—			
Adjustment	$—			
Pub. Not. Sign Fee	$50.00			
Pub. Not. Sign Deposit	$100.00			
Total Fee	$1,150.00			

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.

Case Number	Date Received
USE23-017	10-31-23

Allowable/Conditional Use Permit Application Instructions

Allowable Use permits are outlined in CBJ 49.15.320, Conditional Use permits are outline in CBJ 49.15.330

Pre-Application Conference: A pre-application conference is required prior to submitting an application. There is no fee for a pre-application conference. The applicant will meet with City & Borough of Juneau and Agency staff to discuss the proposed development, the permit procedure, and to determine the application fees. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via e-mail at permits@juneau.org.

Application: An application for an Allowable/Conditional Use Permit will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed Allowable/Conditional Use Permit Application and Development Permit Application forms.
2. **Fees:** Fees generally range from $350 to $1,600. Any development, work, or use done without a permit issued will be subject to double fees. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the project.
4. **Plans:** All plans are to be drawn to scale and clearly show the items listed below:
    A. Site plan, floor plan and elevation views of existing and proposed structures
    B. Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances
    C. Proposed traffic circulation within the site including access/egress points and traffic control devices
    D. Existing and proposed lighting (including cut sheets for each type of lighting)
    E. Existing and proposed vegetation with location, area, height and type of plantings
    F. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)

Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

Application Review & Hearing Procedure: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the permit request the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department also sends all applications out for a 15-day agency review period. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

Hearing: All Allowable/Conditional Use Permit Applications must be reviewed by the Planning Commission for vote. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting.

Public Notice Responsibilities: Allowable/Conditional Use requests must be given proper public notice as outlined in CBJ 49.15.230:

The Community Development Department will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, CDD will mail notices to all property owners within 500-feet of the project site.

The Applicant will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of $50, and a $100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing $50 may be refunded. The Applicant may make and erect their own sign. Please contact the Community Development Department for more information.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CENTRAL COUNCIL
Tlingit and Haida Indian Tribes of Alaska
Tribal Development • Andrew Hope Building
P.O. Box 25500 • Juneau, Alaska 99802

1721 Anka Street narrative for conditional use permit

Dear Planning Commission,

In 2020 Central Council Tlingit and Haida Indian Tribes of Alaska (Tlingit & Haida) purchased 1721 Anka Street which has an existing 7,850 square foot building on a 5.44-acre lot to keep our 60 vehicles in one secure location under our Tribal Transportation Department. We are meeting a need for storage for our Tribal fleet vehicles as in the past 5 years we have exploded from 200 employees to over 500 employees. We are also providing our own vehicle maintenance for our fleet in the shop.

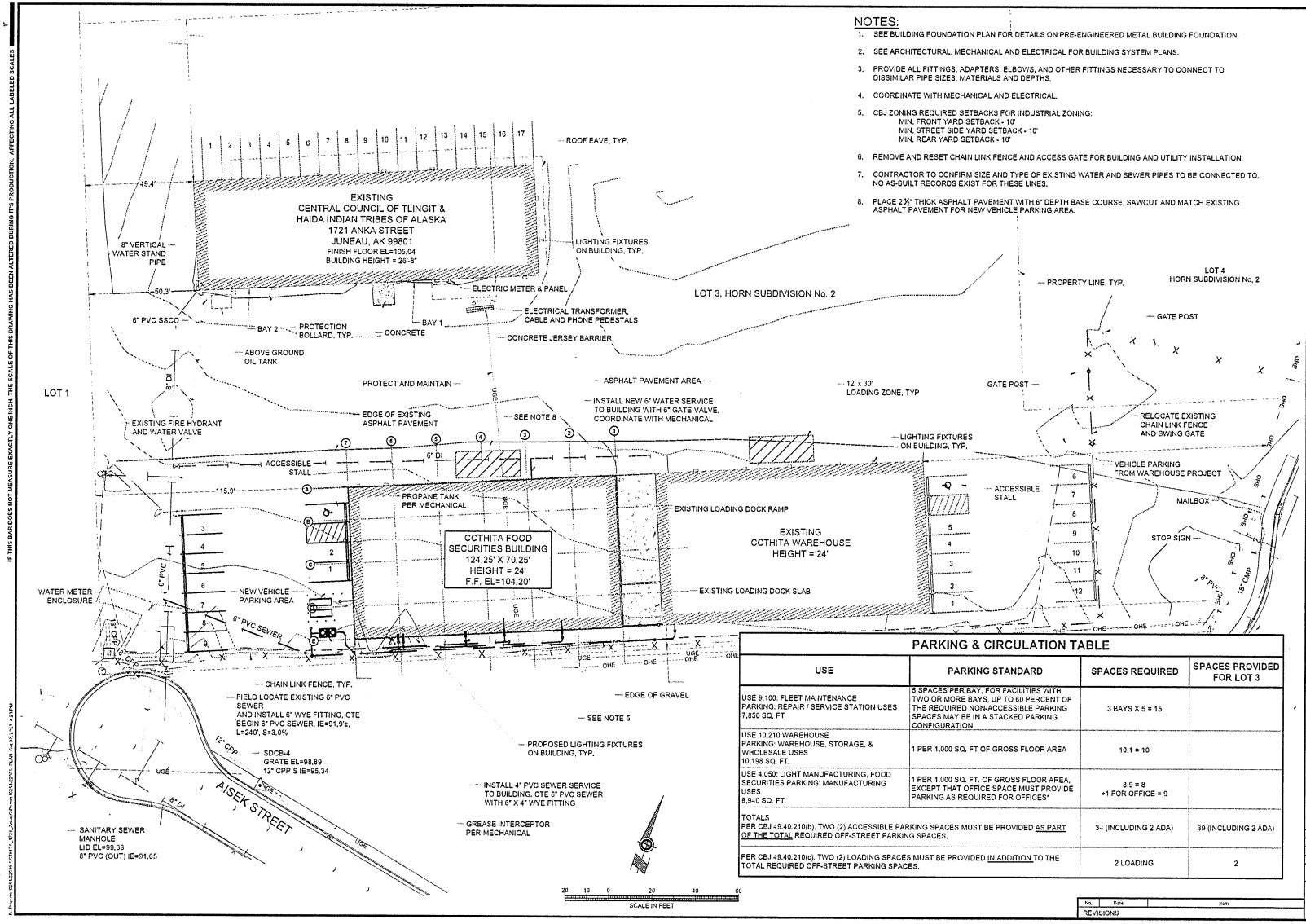
2022 Tlingit & Haida had a need for an 8900 sq. ft. warehouse for holding and securing procured goods for our more than 40 different departments and business entities around Alaska, Washington, and California.

Our food securities building is a planned 8900 sq. ft. concrete foundation slab on grade with metal building (see site plan for building location and layout). Our in-house traffic analysis concludes that there would be a statistically insignificant increase as the facility would be lightly staffed. In preliminary conversations last year with CBJ Water & Sewer Department regarding water meters for the two new buildings we were told we only needed one meter for all three buildings on the property.

Our two buildings will occupy well under one acre of land. Both buildings will be for the storage and handling of goods not related to sale or use of goods on same lot on which they are stored (10.200). The first building is strictly a warehouse to store procured items to be delivered to our departments and businesses. The second building is going to be a commercial kitchen for our catering business to be distributed to all kinds of events throughout our community. It is particularly important that we get our building permit so we can start this building foundation to try to get this building built by spring. Our total development is well under one acre.

Thank you.

Royal T. Hill Jr.
Tribal Development Department
Development Planner
Central Council of the Tlingit and Haida Indian Tribes of Alaska


NOTES:
1. SEE BUILDING FOUNDATION PLAN FOR DETAILS ON PRE-ENGINEERED METAL BUILDING FOUNDATION.
2. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL FOR BUILDING SYSTEM PLANS.
3. PROVIDE ALL FITTINGS, ADAPTERS, ELBOWS, AND OTHER FITTINGS NECESSARY TO CONNECT TO DISSIMILAR PIPE SIZES, MATERIALS AND DEPTHS.
4. COORDINATE WITH MECHANICAL AND ELECTRICAL.
5. CBJ ZONING REQUIRED SETBACKS FOR INDUSTRIAL ZONING:
MIN. FRONT YARD SETBACK - 10'
MIN. STREET SIDE YARD SETBACK - 10'
MIN. REAR YARD SETBACK - 10'
6. REMOVE AND RESET CHAIN LINK FENCE AND ACCESS GATE FOR BUILDING AND UTILITY INSTALLATION.
7. CONTRACTOR TO CONFIRM SIZE AND TYPE OF EXISTING WATER AND SEWER PIPES TO BE CONNECTED TO. NO AS-BUILT RECORDS EXIST FOR THESE LINES.
8. PLACE 2½" THICK ASPHALT PAVEMENT WITH 6" DEPTH BASE COURSE, SAWCUT AND MATCH EXISTING ASPHALT PAVEMENT FOR NEW VEHICLE PARKING AREA.
EXISTING
CENTRAL COUNCIL OF TLINGIT &
HAIDA INDIAN TRIBES OF ALASKA
1721 ANKA STREET
JUNEAU, AK 99801
FINISH FLOOR EL=105.04
BUILDING HEIGHT = 26'-8"
ROOF EAVE, TYP.
LIGHTING FIXTURES ON BUILDING, TYP.
8" VERTICAL WATER STAND PIPE
ELECTRIC METER & PANEL
ELECTRICAL TRANSFORMER, CABLE AND PHONE PEDESTALS
LOT 3, HORN SUBDIVISION No. 2
PROPERTY LINE, TYP.
LOT 4
HORN SUBDIVISION No. 2
GATE POST
6" PVC SSCO
BAY 2
PROTECTION BOLLARD, TYP.
CONCRETE
BAY 1
CONCRETE JERSEY BARRIER
ABOVE GROUND OIL TANK
LOT 1
PROTECT AND MAINTAIN
ASPHALT PAVEMENT AREA
12' x 30' LOADING ZONE, TYP
GATE POST
EXISTING FIRE HYDRANT AND WATER VALVE
EDGE OF EXISTING ASPHALT PAVEMENT
SEE NOTE 8
INSTALL NEW 6" WATER SERVICE TO BUILDING WITH 6" GATE VALVE. COORDINATE WITH MECHANICAL
RELOCATE EXISTING CHAIN LINK FENCE AND SWING GATE
LIGHTING FIXTURES ON BUILDING, TYP.
ACCESSIBLE STALL
VEHICLE PARKING FROM WAREHOUSE PROJECT
PROPANE TANK PER MECHANICAL
EXISTING LOADING DOCK RAMP
CCTHITA FOOD SECURITIES BUILDING
124.25' X 70.25'
HEIGHT = 24'
F.F. EL=104.20'
EXISTING
CCTHITA WAREHOUSE
HEIGHT = 24'
ACCESSIBLE STALL
MAILBOX
STOP SIGN
WATER METER ENCLOSURE
NEW VEHICLE PARKING AREA
EXISTING LOADING DOCK SLAB
6" PVC SEWER
CHAIN LINK FENCE, TYP.
FIELD LOCATE EXISTING 6" PVC SEWER AND INSTALL 6" WYE FITTING, CTE BEGIN 6" PVC SEWER, IE=91.9±, L=240', S=3.0%
EDGE OF GRAVEL
SEE NOTE 5
PROPOSED LIGHTING FIXTURES ON BUILDING, TYP.
SDCB-4
GRATE EL=98.89
12" CPP S IE=95.34
AISEK STREET
INSTALL 4" PVC SEWER SERVICE TO BUILDING, CTE 6" PVC SEWER WITH 6" X 4" WYE FITTING
GREASE INTERCEPTOR PER MECHANICAL
SANITARY SEWER MANHOLE
LID EL=99.38
8" PVC (OUT) IE=91.05
SCALE IN FEET
PARKING & CIRCULATION TABLE
USE
PARKING STANDARD
SPACES REQUIRED
SPACES PROVIDED FOR LOT 3
USE 9,100: FLEET MAINTENANCE
PARKING: REPAIR / SERVICE STATION USES
7,850 SQ. FT
5 SPACES PER BAY, FOR FACILITIES WITH TWO OR MORE BAYS, UP TO 60 PERCENT OF THE REQUIRED NON-ACCESSIBLE PARKING SPACES MAY BE IN A STACKED PARKING CONFIGURATION
3 BAYS X 5 = 15
USE 10,210 WAREHOUSE
PARKING: WAREHOUSE, STORAGE, & WHOLESALE USES
10,198 SQ. FT.
1 PER 1,000 SQ. FT OF GROSS FLOOR AREA
10.1 = 10
USE 4,050: LIGHT MANUFACTURING, FOOD SECURITIES PARKING: MANUFACTURING USES
8,940 SQ. FT.
1 PER 1,000 SQ. FT. OF GROSS FLOOR AREA, EXCEPT THAT OFFICE SPACE MUST PROVIDE PARKING AS REQUIRED FOR OFFICES*
8.9 = 8
+1 FOR OFFICE = 9
TOTALS
PER CBJ 49.40.210(b), TWO (2) ACCESSIBLE PARKING SPACES MUST BE PROVIDED AS PART OF THE TOTAL REQUIRED OFF-STREET PARKING SPACES.
34 (INCLUDING 2 ADA)
39 (INCLUDING 2 ADA)
PER CBJ 49.40.210(c), TWO (2) LOADING SPACES MUST BE PROVIDED IN ADDITION TO THE TOTAL REQUIRED OFF-STREET PARKING SPACES.
2 LOADING
2
REVISIONS
CONSULTANT :
STATE OF ALASKA
Joseph M. Parks
R. 812
REGISTERED MECHANICAL ENGINEER
RESPEC
Juneau, AK
9101 Mendenhall Mall Rd, Ste 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.780.6011
AECC161270
PROJECT :
1721 ANKA ST FOOD SECURITIES BUILDING
JUNEAU, ALASKA
SHEET TITLE :
SITE PLAN
PERMIT DRAWING
DESIGN
DRAWN
CHECKED
DATE
OCTOBER 31, 2023
PROJECT No.
10264.22006
SHEET NUMBER
C001
IF THIS BAR DOES NOT MEASURE EXACTLY ONE INCH, THE SCALE OF THIS DRAWING HAS BEEN ALTERED DURING ITS PRODUCTION. AFFECTING ALL LABELED SCALES

VEGETATIVE AREA = 45, 334 S.F.
VEGETATIVE AREA LINE, TYP.
PARKING AREA
PROPERTY LINE, TYP.
LOT 3, HORN SUBDIVISION No. 2
LOT 4
HORN SUBDIVISION No. 2
EXISTING
CENTRAL COUNCIL OF TLINGIT &
HAIDA INDIAN TRIBES OF ALASKA
1721 ANKA STREET
JUNEAU, AK 99801
FINISH FLOOR EL=105.04
CCTHITA FOOD
SECURITIES BUILDING
124.25' X 70.25'
HEIGHT = 24'
F.F. EL=104.20'
EXISTING
CCTHITA WAREHOUSE
HEIGHT = 24'
ANKA STREET
AISEK STREET
SCALE IN FEET
REVISIONS
CONSULTANT :
PROJECT :
1721 ANKA ST FOOD SECURITIES
BUILDING
JUNEAU, ALASKA
SHEET TITLE :
VEGETATIVE AREA
SITE PLAN
PERMIT DRAWING
DESIGN
DRAWN
CHECKED
DATE
OCTOBER 30, 2023
PROJECT No.
I0264.22006
SHEET NUMBER
C002

CODE SUMMARY

- **APPLICABLE CODE:**
  2021 INTERNATIONAL BUILDING CODE (IBC)

- **BUILDING OCCUPANCY:**
  FACTORY
  GROUP F-1 OCCUPANCY

  *PER IBC 306: BAKERIES/FOOD PROCESSING ESTABLISHMENTS AND COMMERCIAL KITCHENS MORE THAN 2,500 SF IN AREA ARE CLASSIFIED AS F-1 OCCUPANCY

- **CONSTRUCTION:**
  CONSTRUCTION TYPE: VB
  (NOT FIRE PROTECTED, ANY MATERIAL ALLOWED)

- **HEIGHT & AREA:**
  ALLOWABLE HEIGHT:
  60' (40' ALLOWABLE + 20' INCREASE)
  2 STORIES (1 STORY + 1 STORY INCREASE)

  ACTUAL HEIGHT:
  24' / 1 STORY

  *PER IBC 504.3: MAX BUILDING HEIGHT IS INCREASED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM

  ALLOWABLE AREA
  34,000 SF

  ACTUAL AREA
  8,940 SF

  *PER IBC 506.2: MAX AREA MAY INCREASE WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM

- **ZONING:**
  INDUSTRIAL

- **SPRINKLERS:**
  NOT REQUIRED PER NFPA 13 BUT PROVIDED

- **BUILDING SERVICES**
  - COMMERCIAL COOKING EQUIPMENT AND EXHAUST HOODS SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL MECHANICAL CODE - SEE MECH PLANS
  - COMMERCIAL KITCHEN HOOD VENTILATION DUCTS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 506 OF IBC

- **FIRE-RESISTANCE RATING REQUIREMENTS FOR VB:**
  - PRIMARY STRUCTURE: 0 HR
  - BEARING WALLS: 0 HR
  - NONBEARING WALLS: 0 HR
  - FLOOR: 0 HR
  - ROOF: 0 HR

- **OCCUPANCY:**
  KITCHEN, COMMERCIAL: 200 GROSS

  BUILDING AREA A: **2,889 SF**
  AREA A OCCUPANT LOAD: **15**

  BUILDING AREA B: **6,051 SF**
  AREA B OCCUPANT LOAD: **31**

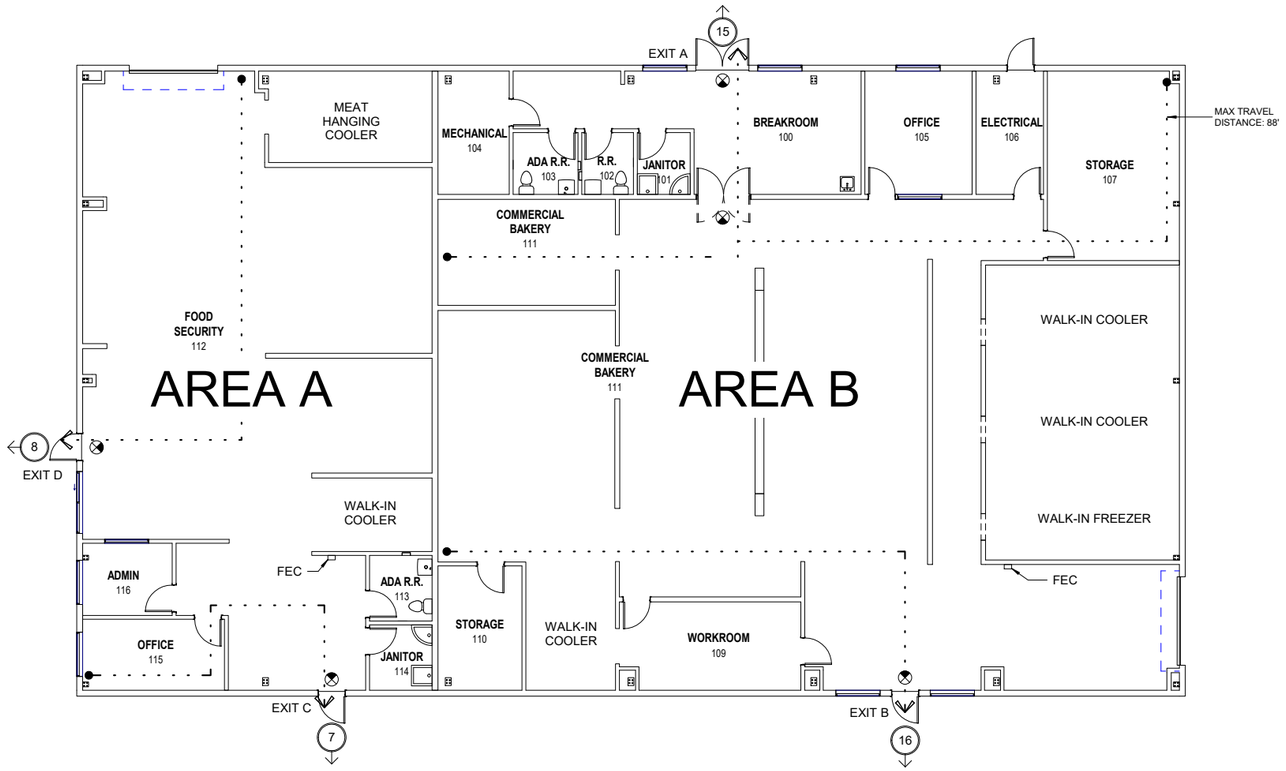
  TOTAL BUILDING AREA: **8,940 SF**
  TOTAL ALLOWABLE OCCUPANT LOAD = **46**

- **MAX COMMON PATH OF EGRESS TRAVEL:**
  WITH SPRINKLER SYSTEM: **100'**

- **MAX EXIT ACCESS TRAVEL DISTANCE:**
  WITH SPRINKLER SYSTEM: **100'**
  ACTUAL DISTANCE: **88'**

  *PER IBC 1006.3.4(2) (b): GROUP F OCCUPANCIES IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 SHALL HAVE A MAX EXIT ACCESS TRAVEL DISTANCE OF 100 FEET

- **MIN NUMBER OF EXITS PER STORY:**
  WITH 1-500 OCCUPANT LOAD: 2



1 FIRE LIFE SAFETY PLAN
1/8" = 1'-0"

GENERAL NOTES - FLS:

1. SEE SHEETS A0.0 AND A0.1 FOR DETAILED INFORMATION ON RATED HORIZONTAL ASSEMBLIES AND PARTITIONS
2. ALL FIRE RATED PARTITIONS ASSEMBLIES SHALL EXTEND AND SEAL TO THE UNDERSIDE OF THE STRUCTURE ABOVE AND TO THE SLAB BELOW, AND SHALL HAVE ALL JOINTS AND PENETRATIONS SEALED WITH DELEGATED DESIGN JOINT AND PENETRATION FIRESTOPPING.
3. ALL PARTITION ASSEMBLIES REGARDLESS OF FIRE RATING ARE ACOUSTICALLY RATED AND SHALL EXTEND AND SEAL TO THE UNDERSIDE OF THE STRUCTURE ABOVE AND TO THE SLAB BELOW, AND SHALL HAVE ALL JOINTS AND PENETRATIONS ACOUSTICALLY SEALED.
4. ALL HORIZONTAL ASSEMBLIES ARE RATED AND SHALL EXTEND AND SEAL TO ADJACENT RATED ASSEMBLIES OR TO EXTERIOR WALL ASSEMBLIES AND SHALL HAVE ALL JOINTS AND PENETRATIONS SEALED DELEGATED DESIGN JOINT AND PENETRATION FIRESTOPPING.

FLS LEGEND

- DIRECTIONAL EXIT SIGN
- 0 — OCCUPANT LOAD
- PATH OF EGRESS
- FIRE EXTINGUISHER CABINET (FEC)

CONSULTANT :
NorthWind Architects, LLC
126 Seward Street
Juneau, AK 99801

STATE OF ALASKA
49TH
JAMES F.S. BIBB
A-9949
REGISTERED PROFESSIONAL ENGINEER
9/30/2023

Juneau, AK
9109 Mendenhall Mall Rd. Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AECC:163270

PROJECT :
1721 ANKA ST FOOD SECURITIES BUILDING
JUNEAU, ALASKA

SHEET TITLE :
FIRE AND LIFE SAFTEY PLAN
100%CONSTRUCTION DOCUMENTS

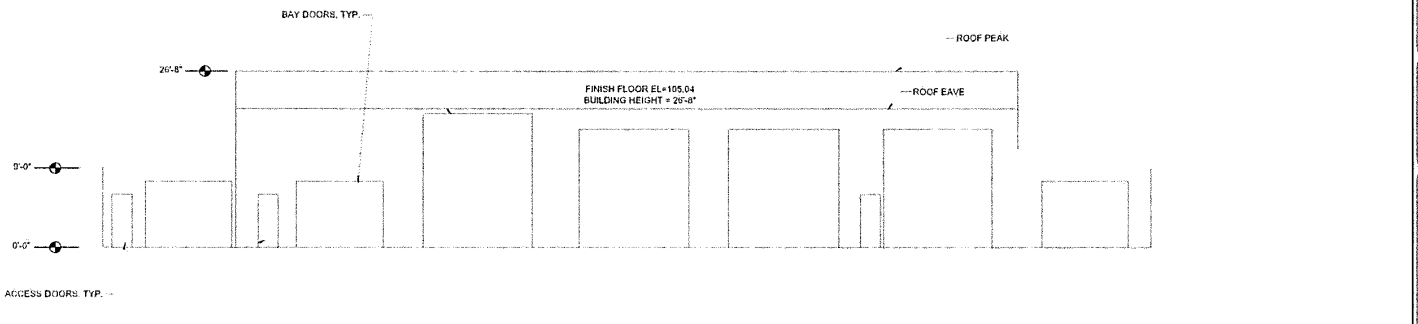
DESIGN	NWA
DRAWN	DM, SP
CHECKED	JB, EJ
DATE	09/01/2023

PROJECT No.
2244

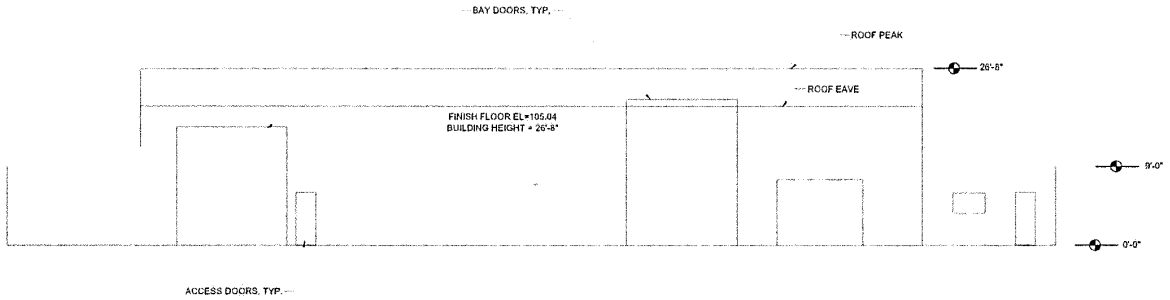
SHEET NUMBER
G-004

No.	Date	Item
REVISIONS		

IF THIS BAR DOES NOT MEASURE EXACTLY ONE INCH, THE SCALE OF THIS DRAWING HAS BEEN ALTERED DURING IT'S PRODUCTION. AFFECTING ALL LABELED SCALES
1"
C:\Users\dzmd\Documents\NWA-2244 T&H 1721 Anka_230823_Central_David_NWA.rvt
9/1/2023 4:40:03 PM



EXISTING CENTRAL COUNCIL OF TLINGIT &
HAIDA INDIAN TRIBES OF ALASKA
SECTION VIEW LOOKING SOUTH
NTS



EXISTING CENTRAL COUNCIL OF TLINGIT &
HAIDA INDIAN TRIBES OF ALASKA
SECTION VIEW LOOKING NORTH
NTS

IF THIS BAR DOES NOT MEASURE EXACTLY ONE INCH, THE SCALE OF THIS DRAWING HAS BEEN ALTERED DURING IT'S PRODUCTION. AFFECTING ALL LABELED SCALES

CONSULTANT :

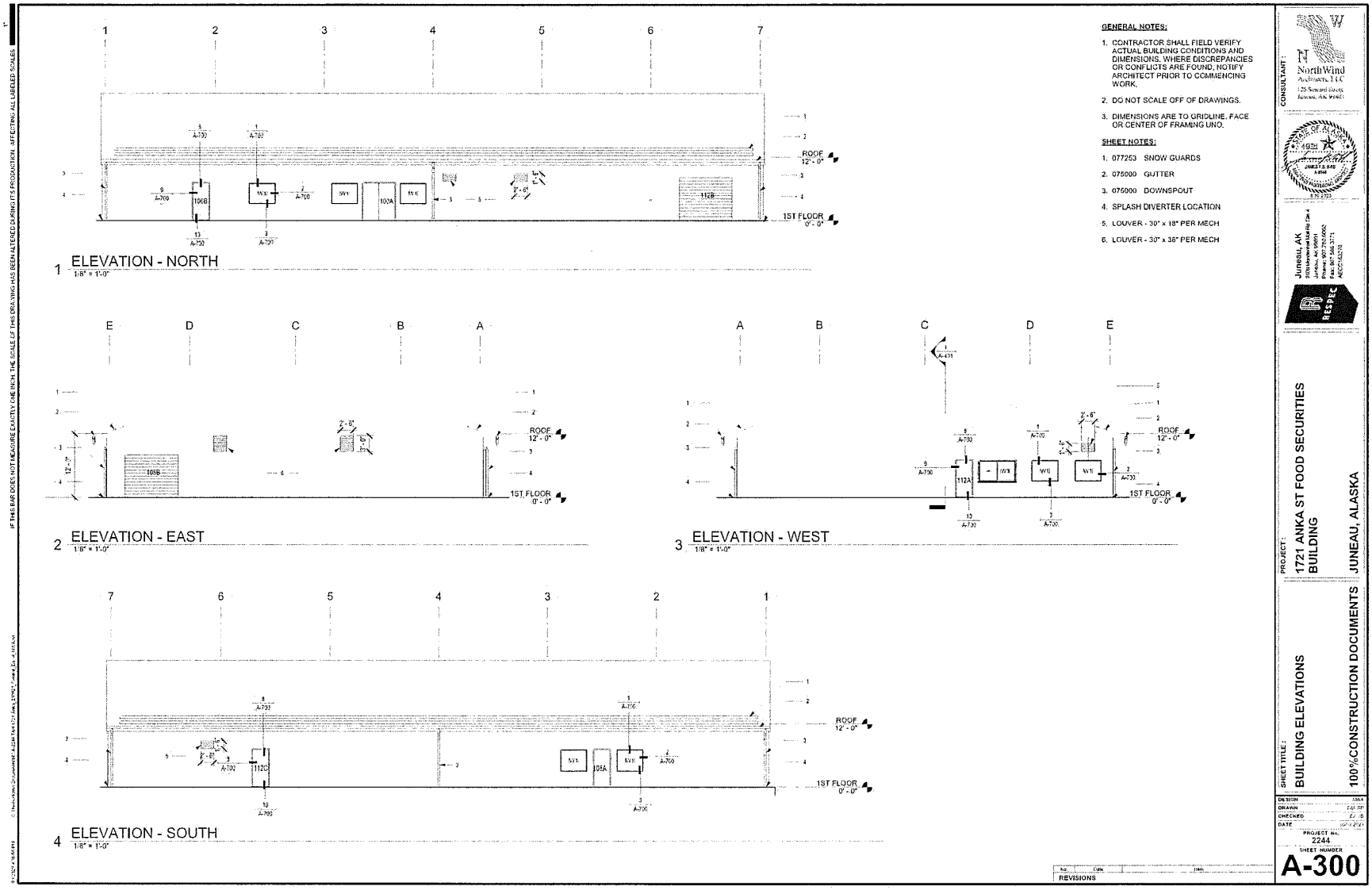
Juneau, AK

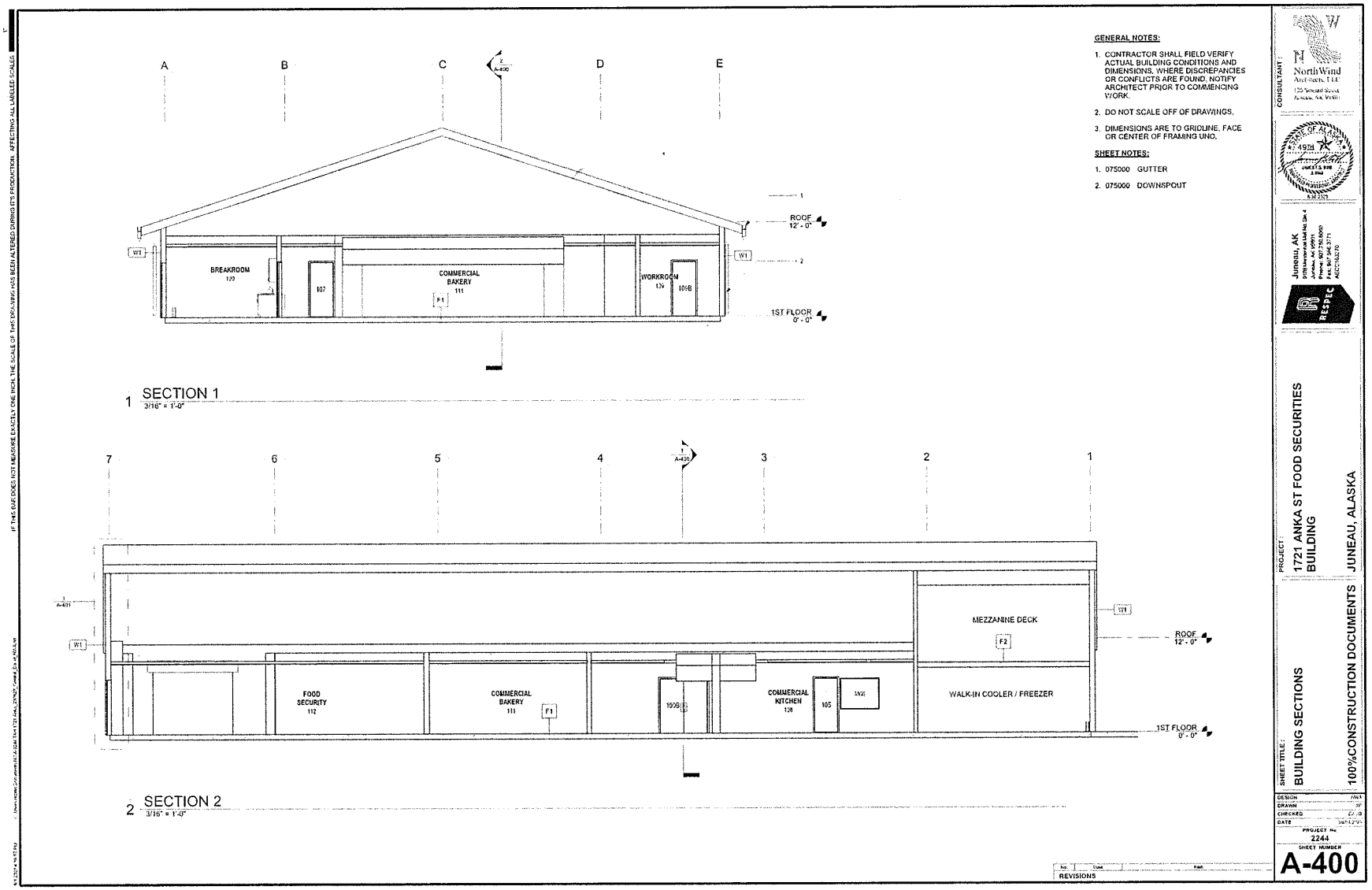
PROJECT :
1721 ANKA ST FOOD SECURITIES BUILDING
JUNEAU, ALASKA

SHEET TITLE :
SECTION VIEWS
EXISTING CCTHITA BUILDING
PERMIT DRAWING

DESIGN
DRAWN
CHECKED
DATE OCTOBER 20, 2022
PROJECT No.
I0264.22006
SHEET NUMBER
C003

No. Date Mark
REVISIONS


1 ELEVATION - NORTH
1/8" = 1'-0"
2 ELEVATION - EAST
1/8" = 1'-0"
3 ELEVATION - WEST
1/8" = 1'-0"
4 ELEVATION - SOUTH
1/8" = 1'-0"
ROOF 12' - 0"
1ST FLOOR 0' - 0"
GENERAL NOTES:
1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS.
3. DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FRAMING UNO.
SHEET NOTES:
1. 077253 SNOW GUARDS
2. 075000 GUTTER
3. 075000 DOWNSPOUT
4. SPLASH DIVERTER LOCATION
5. LOUVER - 30" x 18" PER MECH
6. LOUVER - 30" x 36" PER MECH
CONSULTANT:
NorthWind Architects, LLC
Juneau, AK
PROJECT:
1721 ANKA ST FOOD SECURITIES BUILDING
JUNEAU, ALASKA
SHEET TITLE:
BUILDING ELEVATIONS
100%CONSTRUCTION DOCUMENTS
REVISIONS
PROJECT No.
2244
SHEET NUMBER
A-300


A
B
C
D
E
ROOF
12' - 0"
1ST FLOOR
0' - 0"
BREAKROOM
COMMERCIAL BAKERY
WORKROOM
1 SECTION 1
3/16" = 1'-0"
7
6
5
4
3
2
1
MEZZANINE DECK
FOOD SECURITY
COMMERCIAL BAKERY
COMMERCIAL KITCHEN
WALK-IN COOLER / FREEZER
2 SECTION 2
3/16" = 1'-0"
GENERAL NOTES:
1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS.
3. DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FRAMING UNO.
SHEET NOTES:
1. 075000 GUTTER
2. 075000 DOWNSPOUT
CONSULTANT:
NorthWind Architects, LLC
PROJECT:
1721 ANKA ST FOOD SECURITIES BUILDING
JUNEAU, ALASKA
SHEET TITLE:
BUILDING SECTIONS
100%CONSTRUCTION DOCUMENTS
DESIGN
DRAWN
CHECKED
DATE
PROJECT No.
2244
SHEET NUMBER
A-400
REVISIONS

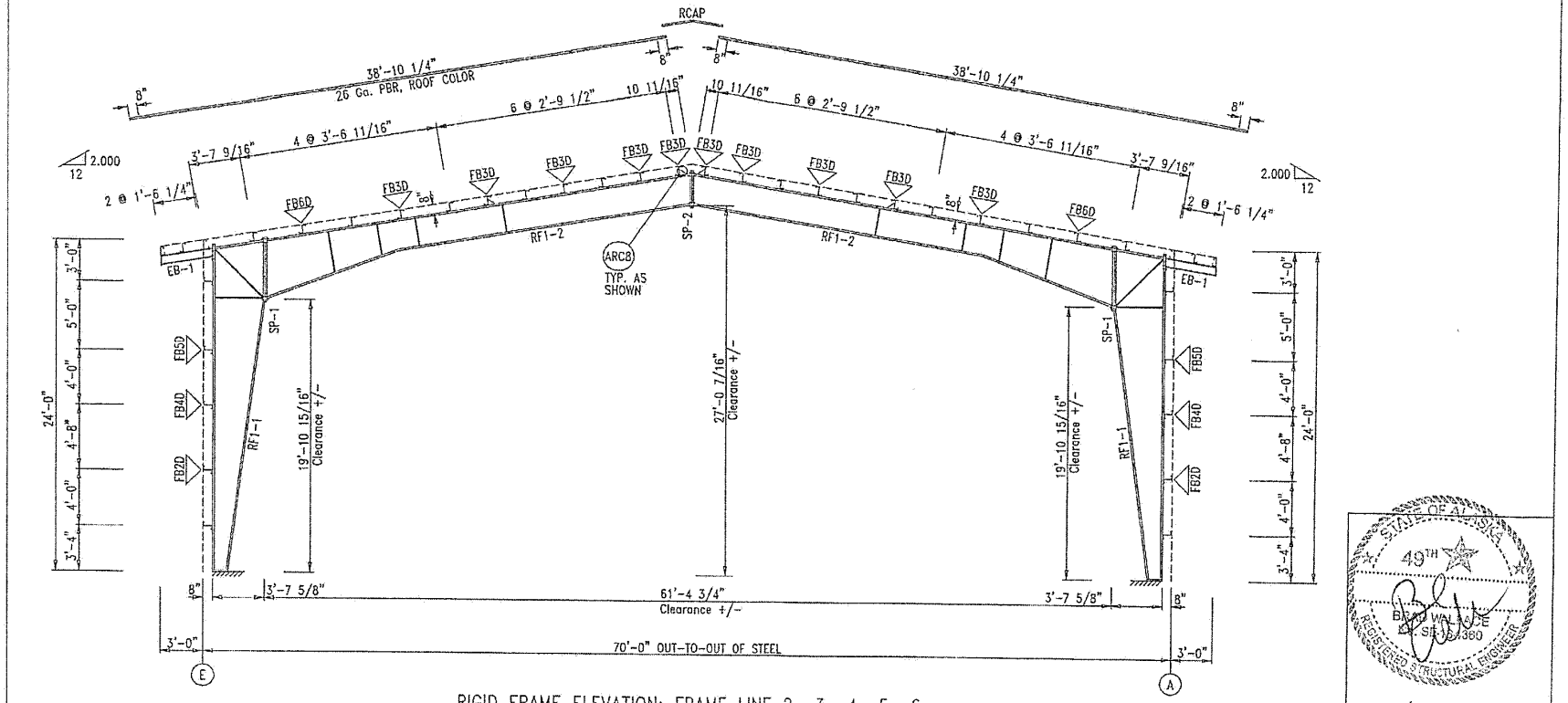
SPLICE PLATE & BOLT TABLE

Mark	Qty Top	Bot	Int	Type	Dia	Length	Width	Thick	Length
SP-1	4	4	0	A325	0.875	2.50	6"	5/8"	4'-7 13/16"
SP-2	4	4	0	A325	0.750	2.50	6"	5/8"	2'-7 3/16"

FLANGE BRACES: Both Sides(U.N.)
FBxxD(1)
D - L2x2x14

MEMBER TABLE

Mark	Web Depth Start/End	Web Plate Thick	Web Plate Length	Outside Flange W x Thk x Length	Inside Flange W x Thk x Length
RF1-1	10.0/42.8	0.250	287.3	6 x 1/4" x 269.5 6 x 5/8" x 43.5	6 x 5/8" x 237.3
RF1-2	48.0/24.0	0.250	120.0	6 x 3/8" x 372.1	6 x 3/8" x 122.3
	24.0/24.0	0.179	260.2		6 x 3/8" x 256.1
EB-1	W8x10				



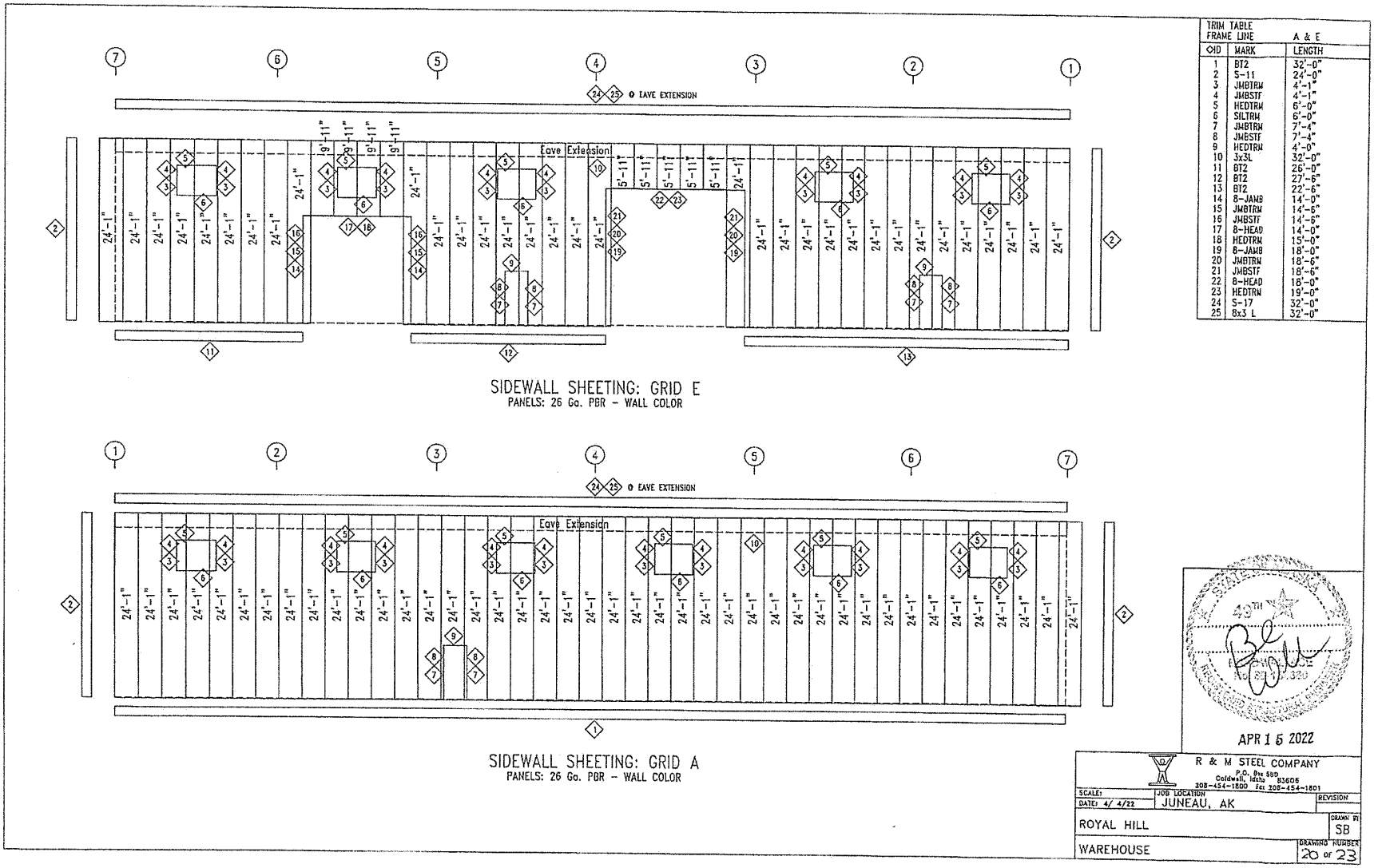
RIGID FRAME ELEVATION: FRAME LINE 2 3 4 5 6

STATE OF ALASKA
49TH
BRAD WALDUCE
SE 10380
REGISTERED STRUCTURAL ENGINEER

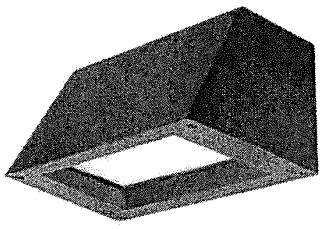
APR 15 2022

R & M STEEL COMPANY
P.O. Box 580
Caldwell, Idaho 83606
208-454-1800 Fax 208-454-1801

SCALE:	JOB LOCATION	REVISION
DATE: 4/ 4/22	JUNEAU, AK	
ROYAL HILL		DRAWN BY SB
WAREHOUSE		DRAWING NUMBER 6 of 23


TRIM TABLE
FRAME LINE
A & E
ID | MARK | LENGTH
1 | BT2 | 32'-0"
2 | S-11 | 24'-0"
3 | JMBTRM | 4'-1"
4 | JMBSTF | 4'-1"
5 | HEDTRM | 6'-0"
6 | SILTRM | 6'-0"
7 | JMBTRM | 7'-4"
8 | JMBSTF | 7'-4"
9 | HEDTRM | 4'-0"
10 | 3x3L | 32'-0"
11 | BT2 | 26'-0"
12 | BT2 | 27'-6"
13 | BT2 | 22'-6"
14 | 8-JAMB | 14'-0"
15 | JMBTRM | 14'-6"
16 | JMBSTF | 14'-6"
17 | 8-HEAD | 14'-0"
18 | HEDTRM | 15'-0"
19 | 8-JAMB | 18'-0"
20 | JMBTRM | 18'-6"
21 | JMBSTF | 18'-6"
22 | 8-HEAD | 16'-0"
23 | HEDTRM | 19'-0"
24 | S-17 | 32'-0"
25 | 8x3 L | 32'-0"
Eave Extension
0 EAVE EXTENSION
SIDEWALL SHEETING: GRID E
PANELS: 26 Ga. PBR - WALL COLOR
SIDEWALL SHEETING: GRID A
PANELS: 26 Ga. PBR - WALL COLOR
APR 15 2022
R & M STEEL COMPANY
P.O. Box 589
Caldwell, Idaho 83606
208-454-1800 Fax 208-454-1803
SCALE:
DATE: 4/ 4/22
JOB LOCATION
JUNEAU, AK
REVISION
ROYAL HILL
WAREHOUSE
DRAWN BY
SB
DRAWING NUMBER
20 OF 23

W2-W2E and W3



WST LED

Architectural Wall Sconce

Buy American

Catalog Number

Notes

Type

Specifications

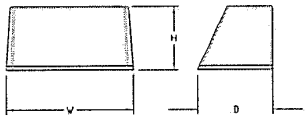
Luminaire

Height: 8-1/2" (21.59 cm)

Width: 17" (43.18 cm)

Depth: 10-3/16" (25.9 cm)

Weight: 20 lbs (9.1 kg)

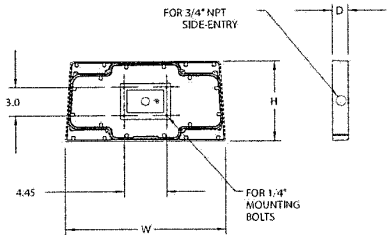


Optional Back Box (PBBW)

Height: 8.49" (21.56 cm)

Width: 17.01" (43.21 cm)

Depth: 1.70" (4.32 cm)

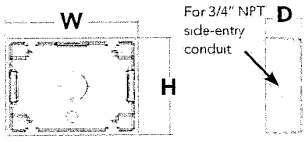


Optional Back Box (BBW)

Height: 4" (10.2 cm)

Width: 5-1/2" (14.0 cm)

Depth: 1-1/2" (3.8 cm)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background1

To learn more about A+, visit www.acuitybrands.com/aplus.

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

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A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED

Series	Performance Package	Color temperature	Distribution	Voltage	Mounting
WST LED	P1 1,500 Lumen package P2 3,000 Lumen package P3 6,000 Lumen package	27K 2700 K 30K 3000 K 40K 4000 K 50K 5000 K	VF Visual comfort forward throw VW Visual comfort wide	MVOLT[1] 120[2] 208[2] 240[2] 277[2] 347[2] 480[2]	**Shipped included** (blank) Surface mounting bracket PBBW Premium surface-mounted back box[13,14] **Shipped separately** BBW Surface-mounted back box[14]

Options		Finish (required)	
NLTAIR2 PIR	nLIGHT AIR Wireless enabled motion/ambient sensor for 8'-15' mounting heights[3,5,7]	DDBXD	Dark bronze
NLTAIR2 PIRH	nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights[5,6,7]	DBLXD	Black
PE	Photoelectric cell, button type[8]	DNAXD	Natural aluminum
PER	NEMA twist-lock receptacle only (controls ordered separate)[9]	DWHXD	White
PER5	Five-wire receptacle only (controls ordered separate)[9]	DSSXD	Sandstone
PER7	Seven-wire receptacle only (controls ordered separate)[9]	DDBTXD	Textured dark bronze
PIR	Motion/Ambient Light Sensor, 8-15' mounting height[6,7]	DBLBXD	Textured black
PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[3,6]	DNATXD	Textured natural aluminum
PIRH	180° motion/ambient light sensor, 15-30' mounting height[3,6]	DWHGXD	Textured white
PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[6,7]	DSSTXD	Textured sandstone
SF	Single fuse (120, 277, 347V)[2]		
DF	Double fuse (208, 240, 480V)[2]		
DS	Dual switching[16]		
DMG	0-10V dimming extend out back of housing for external control (control ordered separate)[17]		
E7WH	Emergency battery backup, Non CEC compliant (7W)[7,14]		
E7WC	Emergency battery backup, CA Title 20 Noncompliant (cold, 7W)[7,14]		
E7WHR	Remote emergency battery backup, CA Title 20 Noncompliant (remote 7W)[7,17]		
E20WH	Emergency battery pack 18W constant power, Certified in CA Title 20 MAEDBS[7]		
E20WC	Emergency battery pack -20°C 18W constant power, Certified in CA Title 20 MAEDBS[7,12]		
E23WHR	Remote emergency battery backup, CA Title 20 Noncompliant (remote 20W)[12,14]		
LCE	Left side conduit entry[15]		
RCE	Right side conduit entry[4]		
BAA	Buy America(n) Act Compliant		
Shipped separately			
RBPW	Retrofit back plate[3]		
VG	Vandal guard[15]		
WG	Wire guard[15]		

Accessories

Ordered and shipped separately

WSTVCPBBW DDBXD U	Premium Surface - mounted back box
WSBBW DDBTXD U	Surface - mounted back box
RBPW DDBXD U	Retrofit back plate
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)[17]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)[17]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)[17]

NOTES

1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
3 Also available as a separate accessory; see accessories information.
4 Top conduit entry standard.
5 Not available with VG or WG. See PER Table.
6 Reference Motion Sensor table.
7 Not available with 347/480V.
8 Need to specify 120, 208, 240 or 277 voltage.
9 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
10 Not available with Emergency options, PE or PER options.
11 DMG option not available with standalone or networked sensors/controls.
12 Battery pack rated for -20° to 40°C.
13 Comes with PBBW.
14 Warranty period is 3-years.
15 Not available with BBW.
16 Must order with fixture; not an accessory.
17 Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table.

Emergency Battery Operation

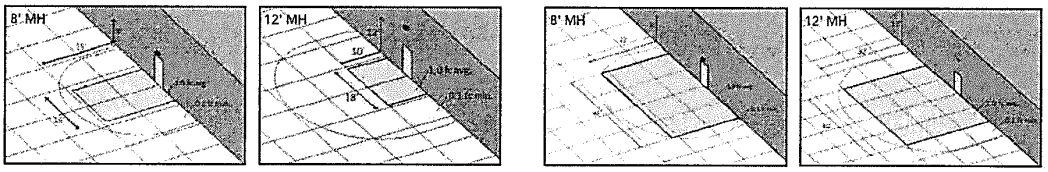
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of NFPA 70/NEC 2008 - 700.16

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.

10' x 10' Gridlines
8' and 12' Mounting Height



WST LED P1 27K VF MVOLT E7WH

WST LED P2 40K VF MVOLT E20WH

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.92	>0.87

Electrical Load

		Current (A)					
Performance package	System Watts	120	208	240	277	347	480
P1	11	0.1	0.06	0.05	0.04	---	---
	14	---	---	---	---	0.04	0.03
P1 DS	14	0.12	0.07	0.06	0.06	---	---
P2	25	0.21	0.13	0.11	0.1	---	---
	30	---	---	---	---	0.09	0.06
P2 DS	25	0.21	0.13	0.11	0.1	---	---
P3	50	0.42	0.24	0.21	0.19	---	---
	56	---	---	---	---	0.16	0.12
P3 DS	52	0.43	0.26	0.23	0.21	---	---

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Ramp-up Time	Dwell Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	3 sec	5 min	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	3 sec	5 min	5 min

*for use with site wide Dusk to Dawn control

PER Table

Control	PER (5 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture

✓ Recommended

⊘ Will not work

⚠ Alternate

*Futureproof means: Ability to change controls in the future.

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Performance Package	System Watts (MVOLT)	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	12W	VF	1,494	0	0	0	125	1,529	0	0	0	127	1,639	0	0	0	137	1,639	0	0	0	137
		VW	1,513	0	0	0	126	1,548	0	0	0	129	1,659	0	0	0	138	1,660	0	0	0	138
P2	25W	VF	3,163	1	0	1	127	3,237	1	0	1	129	3,469	1	0	1	139	3,468	1	0	1	139
		VW	3,201	1	0	0	128	3,276	1	0	0	131	3,512	1	0	0	140	3,512	1	0	0	140
P3	50W	VF	6,025	1	0	1	121	6,165	1	0	1	123	6,609	1	0	1	132	6,607	1	0	1	132
		VW	6,098	1	0	1	122	6,240	1	0	1	125	6,689	1	0	1	134	6,691	1	0	1	134

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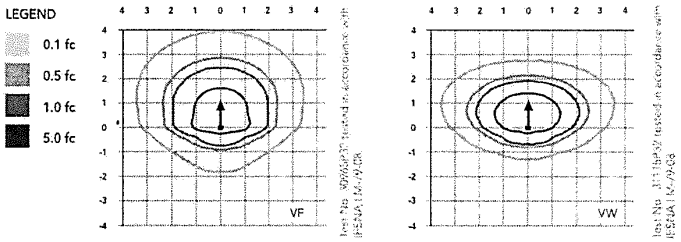
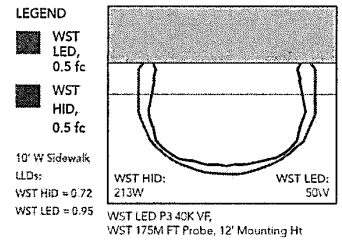
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's WST LED homepage.

Isofootcandle plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (10').



Distribution overlay comparison to 175W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE
The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) consist of 98 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L87). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. PIR and back box options are rated for wet location. Rated for -30°C to 40°C ambient

DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

BUY AMERICAN
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

Central Council of the Tlingit and Haida – Food Securities Building

Case Number: PAC2023-0044

Applicant: Royal Hill

Property Owner: Central Council of Tlingit & Haida Indian Tribes of Alaska

Property Address: 1721 Anka Street

Parcel Code Number: 5B1201040052

Site Size: 237,088 square feet (5.44 acres)

Zoning: I (Industrial)

Existing Land Use: Vehicle Storage and Maintenance, Warehousing

Conference Date:	October 25, 2023
Report Issued:	October 27, 2023

DISCLAIMER: Pre-application conferences are conducted for the purpose of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application and are not a guarantee of final project approval.

List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Royal Hill, CCTHITA	Applicant	rhill@tlingitandhaida.gov
Mark Pusich, Respec	Applicant	Mark.pusich@respec.com
Jennifer Shields	Planning	Jennifer.Shields@juneau.gov
Dave Sevdy	Permits	Dave.Sevdy@juneau.gov

Conference Summary

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Project Overview

Existing Development

The lot has two existing structures totaling approximately 16,750 square feet with the following land use types listed in CBJ 49.25.300 – Table of Permissible Uses (see attached):

(1) Fleet Maintenance:
- USE 9.100: *"Motor vehicle repair and maintenance, including body work."*
- Allowable Use
- 7,850 square feet (BLD1999-0825 finaled, BLD2005-0049 **issued**).

(2) Warehouse:
- USE 10.210: *"Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored – all storage within completely enclosed structures."*
- Allowable Use
- 10,198 square feet (BLD2022-0542 **issued, modified to add mezzanine**).

Current Request

The proposed use of a new, third building on the lot includes a commercial kitchen for food processing, cooking, and preparation. This activity will be in support of CCTHITA's catering business and most closely fits the following land use type listed in CBJ 49.25.300 – Table of Permissible Uses (see attached):

(3) Food Securities:
- USE 4.050: *"Light Manufacturing - the processing and/or fabrication of materials or products where no process involved will produce noise, vibration, air pollution, fire hazard or noxious emission that will disturb or endanger neighboring properties".*
- Conditional Use if Major Development
- 8,940 square feet

Major Development / Conditional Use Permit Required

The lot is 5.44 acres. Additionally, with the new food securities building, the combined square footage on the lot will total approximately 26,988 square feet. Per CBJ 49.25.300(c)(3)(E), in an Industrial zoning district, non-residential buildings totaling 15,000 square feet or using less than one acre of land in total constitutes a Minor Development. Minor Developments are reviewed at the department level. Major Development means all development activity that is not a Minor Development. **Major Developments are reviewed by the Planning Commission.**

Planning Division

1. **Zoning** – The property is zoned I (Industrial). The following standards apply for properties within this zoning district.
2. **Subdivision** – Not proposed at this time.

3. **Setbacks** – Per CBJ 49.25.400 – Table of Dimensional Standards, Note 3 states: When one district abuts another, the greater of the two setbacks applies to the common property lines. Requirements:
   - Front yard setback – 10 feet (Anka Street).
   - Rear yard setback – 10 feet (west).
   - Side yard setback – 15 feet (north, adjacent to Rural Reserve zoning district) plus additional setbacks for anadromous streams, as listed below.
   - Side yard setback – 10 feet (south, adjacent to General Commercial zoning district).

   Note: The easement along the southeast lot line shown on Plat 2001-61 was vacated in 2017. The original easement was recorded in Book 91 page 57 to Hildre Sand and Gravel, transferred to Juneau Redi-Mix, transferred to COALASKA, who vacated the easement.

   CUP Application: Include both the existing and proposed setback dimensions for all three structures (existing and proposed) on the Site Plan. Include all existing, recorded easements on the lot.

4. **Height** – No maximum height restrictions in the I (Industrial) zoning district.

   CUP Application: Recommended to include elevation drawings, with the height labeled, of all three structures (existing and proposed).

5. **Access –** Anka Street.

6. **Parking & Circulation–** Per CBJ 49.40.210, the following minimum number of parking spaces with dimensions of 8.5 feet x 17 feet is required on the lot. ADA space dimensions of 13 feet x 17 feet with a 8 feet x 17 feet aisle width is required.

Use	Parking Standard	Spaces Required
USE 9.100: Fleet Maintenance Parking: repair/service station uses 7,850 square feet	5 spaces per bay. For facilities with two or more bays, up to 60 percent of the required non-accessible parking spaces may be in a stacked parking configuration.	3 bays x 5 = 15
USE 10.210: Warehouse Parking: warehouse, storage, & wholesale uses 10,198 square feet (including mezzanine)	1 per 1,000 square feet of gross floor area	10.1 = 10
USE 4.050: Light Manufacturing, Food Securities Parking: manufacturing uses 8,940 square feet	1 per 1,000 square feet of gross floor area, except that office space must provide parking as required for offices*	8.9 = 8 +1 for office = 9
Totals Per CBJ 49.40.210(b), two (2) accessible parking spaces must be provided as part of the total required off-street parking spaces.		**34 (including 2 ADA)**
Per CBJ 49.40.210(c), two (2) loading spaces must be provided in addition to the total required off-street parking spaces.		**2 Loading**

*Professional offices are not a principally permitted use in the Industrial zone; therefore, offices as shown on submitted floor plans must be subordinate to the primary use and used only for the occupants of the lot.

CUP Application: Include the parking table above, either in the Narrative or on the Site Plan. Show all existing and proposed parking spaces, including accessible spaces and loading spaces, on the Site Plan as required. Label typical parking space dimensions and all drive aisle widths.

7. **Lot Coverage** – The I (Industrial) zoning district does not have a maximum lot coverage required.
8. **Vegetative Coverage** – Minimum 5% (11,854 square feet) of the total lot square footage is required. This requirement appears to be met on the northern portion of the lot along Lemon Creek.

   CUP Application: Recommended to show vegetative cover areas, if any, within developed areas of the lot as well as along Lemon Creek.
9. **Lighting** – All lighting should be full cut-off lighting to prevent glare on neighboring properties or the right-of-way. Parking and circulation standards require that parking lots should be "adequately lit."

   CUP Application: Show all existing and proposed outdoor lighting locations on the Site Plan. Provide a data sheet for intended fixtures.
10. **Noise** – Noise generated by the proposed development shall meet the following:
    - CBJ 42.20.095, *"Disturbing the Peace"*, regulates the time, place, and manner of unreasonable noise and is typically enforced by the CBJ Police Department.
    - CBJ 49.15.330(g)(11) governs Conditional Use Permits: *"Sound. Conditions may be imposed to discourage production of more than 65 dBa at the property line during the day or 55 dBa at night."*
11. **Flood** – The northern portion of the lot contains both the Lemon Creek Floodway (pink hatched areas on the map to the right) and Special Flood Hazard Area Zone AE (blue shaded areas). Base flood elevations range between 29.5 feet to 30.5 feet. The proposed new food securities building will not be located within the SFHA.

12. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – No mapped hazard areas.
13. **Wetlands** – If wetlands are to be impacted, contact the USACOE Juneau Field Office at (907) 753-2689 for permitting requirements.
14. **Habitat** –
    a. **Eagle nests** – Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling.
    b. **Anadromous Waterbody** – Lemon Creek is an anadromous waterbody. Per CBJ 49.70.310, there is a 25-foot no disturbance stream setback measured from the ordinary high-water mark, and a 50-foot no development stream setback measured from the ordinary high-water mark.
15. **Plat or Covenant Restrictions** – N/A

16. **Traffic** – According to CBJ 49.40.300(2), a Traffic Impact Analysis is not required since the project will generate less than 250 Average Daily Trips. For this application, staff used the Institute of Transportation Engineers' Trip Generation Manual (9th Edition) projections for the categories listed in the table below. These projections represent the highest estimated Average Daily Trips (ADTs) across these categories.

Use	Trips Generated	Total Trips
USE 9.100: Fleet Maintenance ITE Category: Quick Lubrication Vehicle Shop (941) 7,850 square feet	5.19 per servicing bay	15.57
USE 10.210: Warehouse ITE Category: Warehousing (150) 10,198 square feet (including mezzanine)	3.56 per 1,000 square feet	36.30
USE 4.050: Light Manufacturing, Food Securities ITE Category: Manufacturing (140) 8,940 square feet	3.82 per 1,000 square feet	34.15
	Total ADT's:	**86.02**

17. **Nonconforming situations** – N/A

Building Division

18. **Building** –

19. **Outstanding Permits** – BLD20220542, in Plan Review

BLD2007-00230 Install oil/water separator
BLD2007-00052 Install ventilation in shop.

BLD2005-00049 20' x 50' addition for tire storage

Bld2004-01096 relocate power meter at caretaker's dwelling.

General Engineering/Public Works

20. **Engineering** – No comments at this time.

21. **Drainage** – No comments at this time.

22. **Utilities** – No comments at this time.

Fire Marshal

23. **Fire Items/Access** – N/A

Other Applicable Agency Review

24. N/A

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Development Permit Application

2. Conditional Use Permit Application

Additional Submittal Requirements

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.

Exceptions to Submittal Requirements

Submittal requirements staff has determined not to be applicable or not required, given the specifics of the development proposal, are listed below. These items will not be required in order for the application to be reviewed.

1. N/A

Fee Estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85. Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Development Permit Application – N/A
2. Conditional Use Permit Application: $1,000
   Per 49.85.100(3)(D): Class IV uses, $1,000.00. Class IV uses are: (i) Commercial, mixed use or enclosed industrial uses with 20,001 to 40,000 square feet of building space or using more than three but less than six acres of land;
3. Public Notice Sign: $150, with $100 refundable if the sign is returned by the Monday after the Planning Commission meeting.

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/cdd.

Submit your Completed Application

You must submit your application(s) in person with payment made to:

City & Borough of Juneau, Permit Center
230 South Franklin Street
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Web: http://www.juneau.org/community-development

Attachments

49.15.330 – Conditional Use Permit
49.25.300 – Table of Permissible Uses
Development Permit Application
Conditional Use Permit Application

49.15.330 - Conditional use permit.

(a) *Purpose.* 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 procedure 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.

(b) *Preapplication conference.* Prior to submission of an application, the developer shall meet with the director for the purpose of discussing the site, the proposed development activity, and the conditional use permit procedure. The director shall discuss with the developer, regulation which may limit the proposed development as well as standards or bonus regulations which may create opportunities for the developer. It is the intent of this section to provide for an exchange of general and preliminary information only and no statement by either the developer or the director shall be regarded as binding or authoritative for purposes of this code. A copy of this subsection shall be provided to the developer at the conference.

(c) *Submission.* The developer shall submit to the director one copy of the completed permit application together with all supporting materials and the permit fee.

(d) *Director's review procedure.*

(1) The director shall endeavor to determine whether the application accurately reflects the developer intentions, shall advise the applicant whether or not the application is acceptable and, if it is not, what corrective action may be taken.

(2) After accepting the application, the director shall schedule it for a hearing before the commission and shall give notice to the developer and the public in accordance with section 49.15.230.

(3) The director shall forward the application to the planning commission together with a report setting forth the director's recommendation for approval or denial, with or without conditions together with the reasons therefor. The director shall make those determinations specified in subsections (1)(A)—(1)(C) of subsection (e) of this section.

(4) Copies of the application or the relevant portions thereof shall be transmitted to interested agencies as specified on a list maintained by the director for that purpose. Referral agencies shall be invited to respond within 15 days unless an extension is requested and granted in writing for good cause by the director.

(5) Even if the proposed development complies with all the requirements of this title and all recommended conditions of approval, the director may nonetheless recommend denial of the application if it is found that the development:

(A) Will materially endanger the public health or safety;

(B) Will substantially decrease the value of or be out of harmony with property in the neighboring area; or

(C) Will not be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans.

(e) *Review of director's determinations.*

(1) At the hearing on the conditional use permit, the planning commission shall review the director's report to consider:

(A) Whether the proposed use is appropriate according to the table of permissible uses;

(B) Whether the application is complete; and

(C) Whether the development as proposed will comply with the other requirements of this title.

(2) The commission shall adopt the director's determination on each item set forth in paragraph (1) of this subsection (e) unless it finds, by a preponderance of the evidence, that the director's determination was in error, and states its reasoning for each finding with particularity.

(f) *Commission determinations; standards.* Even if the commission adopts the director's determinations pursuant to subsection (e) of this section, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the hearing, that the development will more probably than not:

(1) Materially endanger the public health or safety;

(2) Substantially decrease the value of or be out of harmony with property in the neighboring area; or

(3) Lack general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

(g) *Specific conditions.* The commission may alter the director's proposed permit conditions, impose its own, or both. Conditions may include one or more of the following:

(1) *Development schedule.* A reasonable time limit may be imposed on construction activity associated with the development, or any portion thereof, to minimize construction-related disruption to traffic and neighborhood, to ensure that development is not used or occupied prior to substantial completion of required public or quasi-public improvements, or to implement other requirements.

(2) *Use.* Use of the development may be restricted to that indicated in the application.

(3) *Owners' association.* The formation of an association or other agreement among developers, homeowners or merchants, or the creation of a

special district may be required for the purpose of holding or maintaining common property.

(4) *Dedications.* Conveyance of title, easements, licenses, or other property interests to government entities, private or public utilities, owners' associations, or other common entities may be required.

(5) *Performance bonds.* The commission may require the posting of a bond or other surety or collateral approved as to form by the city attorney to guarantee the satisfactory completion of all improvements required by the commission. The instrument posted may provide for partial releases.

(6) *Commitment letter.* The commission may require a letter from a public utility or public agency legally committing it to serve the development if such service is required by the commission.

(7) *Covenants.* The commission may require the execution and recording of covenants, servitudes, or other instruments satisfactory in form to the city attorney as necessary to ensure permit compliance by future owners or occupants.

(8) *Revocation of permits.* The permit may be automatically revoked upon the occurrence of specified events. In such case, it shall be the sole responsibility of the owner to apply for a new permit. In other cases, any order revoking a permit shall state with particularity the grounds therefor and the requirements for reissuance. Compliance with such requirements shall be the sole criterion for reissuance.

(9) *Landslide and avalanche areas.* Development in landslide and avalanche areas, designated on the landslide and avalanche area maps dated September 9, 1987, consisting of sheets 1—8, as the same may be amended from time to time by assembly ordinance, shall minimize the risk to life and property.

(10) *Habitat.* Development in the following areas may be required to minimize environmental impact:

(A) Developments in wetlands and intertidal areas.

(11) *Sound.* Conditions may be imposed to discourage production of more than 65 dBa at the property line during the day or 55 dBa at night.

(12) *Traffic mitigation.* Conditions may be imposed on development to mitigate existing or potential traffic problems on arterial or collector streets.

(13) *Water access.* Conditions may be imposed to require dedication of public access easements to streams, lake shores and tidewater.

(14) *Screening.* The commission may require construction of fencing or plantings to screen the development or portions thereof from public view.

(15) *Lot size or development size.* Conditions may be imposed to limit lot size, the acreage to be developed or the total size of the development.

(16) *Drainage.* Conditions may be imposed to improve on and off-site drainage over and above the minimum requirements of this title.

(17) *Lighting.* Conditions may be imposed to control the type and extent of illumination.

(18) *Other conditions.* Such other conditions as may be reasonably necessary pursuant to the standards listed in subsection (f) of this section.

(Serial No. 87-49, § 2, 1987; Serial No. 2006-15, § 2, 6-5-2006; Serial No. 2015-03(c)(am), § 9, 8-31-2015 ; Serial No. 2017-29, § 3, 1-8-2018, eff. 2-8-2018)

ARTICLE III. - TABLE OF PERMISSIBLE USES

49.25.300 - Determining uses.

(a) (1) *Listed uses.* There is adopted the table of permissible uses, table 49.25.300. The uses permitted in a zoning area shall be determined through the table of permissible uses by locating the intersection of a horizontal, or use axis and a vertical, or zone axis. The conditions and procedures applicable to the use in the zone thus located shall be as indicated thereat by the digits "1," "2," or "3" as more fully set out in this section and by letters of the alphabet as more fully set out by footnotes in the table. The absence of a digit at the intersection of use and zone axes means that the identified use is not permitted in the identified zone.

(2) *Unlisted uses.* The permissibility of a use not listed shall be determined pursuant to section 49.20.320.

(3) *Uses listed more than once.* Where a use might be classified under more than one category, the more specific shall control. If equally specific, the more restrictive shall control.

(4) *Accessory uses.* Uses constituting an incidental or insubstantial part of a permissible use and commonly associated with the permissible use may be allowed as an accessory use.

(5) *Nonconforming uses.* Nonconforming uses, including nonconforming residential densities, are subject to chapter 49.30.

(b) (1) When used in conjunction with a particular use in the table of permissible uses, the number "1" indicates that the use requires department approval pursuant to chapter 49.15, article III, in conjunction with the issuance of a building permit. The use is allowed in the district, but limited conditions may be attached to the approval.

(2) The number "2" indicates the use requires an allowable use permit from the planning commission. Such uses are allowed in the district, but specified conditions may be attached to the allowable use permit by the commission. The permit procedure is outlined in chapter 49.15, article I.

(3) The number "3" indicates the use requires a conditional use permit from the commission. The use may or may not be allowed at a particular location, depending on a determination of its compatibility with surrounding or proposed land uses. The planning commission may attach any condition to ensure the compatibility of the proposed use. The conditional use permit procedure is outlined in chapter 49.15, article I.

(c) A combination of digits such as "1, 3" or "2, 3" indicates that the approval procedure for the identified use in the identified zone will vary depending on whether the project is a major or minor development.

(1) If the project is a minor development the first number of the combination shall indicate the applicable procedure.

(2) If the project is a major development the second number shall indicate the applicable procedure.

(3) Minor development means development which is classified by zoning district as follows:

(A) *Rural reserve district:* A residential development containing two or fewer dwelling units, two or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building totaling less than 10,000 square feet or using less than one acre of land in total.

(B) *Single-family residential districts:* A residential development containing two or fewer dwelling units, two or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building totaling less than 5,000 square feet or using less than 10,000 square feet of land in total.

(C) *Multifamily residential districts:* A residential development containing eight or fewer dwelling units, eight or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building totaling less than 5,000 square feet or using less than 10,000 square feet of land in total.

(D) *Commercial and mixed use districts:* A residential development containing 12 or fewer dwelling units, 12 or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building totaling less than 10,000 square feet or using less than one-half acre of land in total.

(E) *Industrial districts:* Non-residential buildings totaling 15,000 square feet or using less than one acre of land in total.

(4) Major development means all development activity that is not a minor development.

(5) Exceptions. Exceptions to the use of minor and major development classifications as a method of determining the applicable approval procedure shall be as noted in the table of permissible uses.

(Serial No. 87-49, § 2, 1987; Serial No. 89-01, § 2, 1989; Serial No. 89-14, § 2, 1989; Serial No. 89-16, § 2, 1989; Serial No. 89-20, § 2, 1989; Serial No. 89-28, § 2, 1989; Serial No. 89-29, § 2, 1989; Serial No. 89-30, § 2, 1989; Serial No. 89-31, § 2, 1989; Serial No. 90-21, § 2, 1990; Serial No. 90-52, § 3, 1990; Serial No. 90-54, §§ 2, 3, 1991; Serial No. 91-01, § 3, 1991; Serial No. 91-36, § 2, 1991; Serial No. 92-09, § 3, 1992; Serial No. 93-05, § 2, 1993; Serial No. 93-46, §§ 2—4(Exh. A) and (Exh. B), 1993; Serial No. 94-07, §§ 2, 3(Exh. A) and (Exh. B), 1994; Serial No. 94-40, § 2(Exh. A), 1994; Serial No. 95-09, §§ 2, 3(Exh. A) and (Exh. B), 1995; Serial No. 97-10, § 2(Exh. A), 1997; Serial No. 97-19, § 2(Exh. A), 1997; Serial No. 97-47, §§ 2, 3(Exh. A), 1997; Serial No. 98-09, § 4(Exh. A), 1998; Serial No. 98-39, §§ 2—4(Exh. A), 1998; Serial No. 98-40, § 2(Exh. A), 1999; Serial No. 99-22, § 7, 1999; Serial No. 2000-46, § 2(Exh. A), 11-20-2000; Serial No. 2001-12, § 2(Exh. A), 4-02-2001; Serial No. 2010-22, §§ 2, 3(Exh. A), 7-19-2010; Serial No. 2015-07(b)(am), § 2, 2-23-2015, eff. 3-26-2015; Serial No. 2015-03(c)(am), § 18, 8-31-2015; Serial No. 2019-37, § 2, 3-16-2020, eff. 4-16-2020.)

TABLE OF PERMISSIBLE USES - CBJ 49.25.300

			Zones																
	Use Description		RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
1.000	Residential																		
	1.100	Single-family dwellings																	
	1.110	Single-family detached, one dwelling per lot	1	1	1	1	1	1	1	1	1	1	1	1			1	1A	1A
	1.120	Single-family detached, two dwellings per lot	1	1	1														
	1.130	Single-family detached, accessory apartment [X]	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			1, 3		
	1.140	Single-family detached, two dwellings per lot, accessory apartments [X]	1, 3	1, 3	1, 3														
1.200	Duplex		1	1	1	1		1	1	1	1	1	1	1			1		
1.300	Multifamily dwellings							1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3		
1.500	Child and Day care homes																		

	1.510	Child; 12 or fewer children under the age of 12	1	1	1	1	1	1	1	1	1	1	1	1	1	1			
	1.520	Reserved																	
	1.530	Adult; 12 or fewer people, 12 years and older	1	1	1	1	1	1	1	1	1	1	1	1	1	1			
	1.540	Reserved																	
	1.550	Child care residence, 6 to 9 children under 18 years of age		3	3	3	3	3	3	3	3	3	3	3	3	3			
1.600	Miscellaneous, rooms for rent situations																		
	1.610	Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, transitional housing, and temporary residences. Owner or manager must live on site.	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1	1	1, 3	1, 3	3 [N]		
	1.620	Hotels, motels	3								1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3 [N]	3 [N]	
	1.630	Single room occupancies with private facilities						1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3		
1.700	Home occupations		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1.800	Mobile homes																		
	1.810	Residential mobile homes on individual lots [E]	3	3	3														
	1.815	Caretakers mobile homes on individual lots [E]	3	3	3	3	3	3	3	3	3	3	3	3			3	3	3
	1.820	Mobile home parks [E]					3	3	3	3	3	3							
	1.830	Mobile home subdivision [E]				3	3	3	3	3	3	3							
	1.840	Recreational vehicle parks [F]	3 [F]	3 [F]	3 [F]														
1.900	Common wall development																		
	1.910	Two dwelling units				1	1	1	1	1									
	1.911	Accessory apartments [X]	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3		
	1.920	Three or more dwelling units					1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			
	1.930	Two dwelling unit structures allowed under special density considerations, subsections 49.25.510(h)			3	3	3	3	3	3	3			3					
2.000	**Sales and Rental Goods, Merchandise or Equipment [G]**																		
2.100	With less than 5,000 square feet and less than 20 percent of the gross floor area of outside merchandising of goods																		
	2.110	Reserved																	
	2.120	Miscellaneous									1	1	1	1	1	1	3 [N]	3 [N]	3
	2.130	Marine merchandise and equipment	3 [T]								1, 3	1, 3	1, 3	1, 3	1	1	1, 3	3 [N]	3

2.200	Storage and display of goods with greater or equal to 5,000 square feet and/or 20 percent of the gross floor area of outside merchandising of goods									1, 3	1, 3	1, 3	1, 3			3 N	3 N	3
2.300	Marijuana retail store	3								3	3	3	3	3	3	3	3	3
3.000	**Professional Office, Clerical, Research, Real Estate, Other Office Services G**																	
3.050	Offices of not more than 1,000 square feet		3	3	3	3	3	3	3	1	1	1	1	1	1	1 N		
3.100	Offices greater than 1,000 but not more than 2,500 square feet						3	3	3	1	1	1	1	1	1	3 N		
3.200	Reserved																	
3.300	Research, laboratory uses	3 T								1, 3	1, 3	1, 3	1, 3	1, 3		1 N, 3 N	1 N, 3 N	1, 3
3.400	Offices greater than 2,500 square feet									1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1 N, 3 N		3 S
3.500	Marijuana testing facility	3								3	3	3	3					3
4.000	**Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods G**																	
4.050	Light manufacturing	3 T						3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1 N, 3 N	1 N, 3 N	1, 3
4.070	Medium manufacturing	3 T									3	3	3			3 N	1 N, 3 N	1, 3
4.100	Heavy manufacturing	3 T	3 Q														3 N	3
4.150	Rock crusher	3 T	1 Q	1 Q													3 N	3
4.200	Storage of explosives and ammunition	3															3 N	3
4.210	Seafood processing	3 T														3	1, 3	1, 3
4.220	Marijuana product manufacturing facility	3 AC									3	3						3
5.000	**Educational, Cultural, Religious, Philanthropic, Social, Fraternal Uses**																	
5.100	Schools																	
	5.110 Elementary and secondary schools including associated grounds and other facilities		3	3	3	3	3	3	3	3	3	3	3	3	3			
	5.120 Trade, vocational schools, commercial schools	3 T								3	3	3	3	3		3 N	3 N	3
	5.130 Colleges, universities	3 T	3	3	3	3	3	3	3	3	3	3	3	3	3	3 N	3 N	3
5.200	Churches, synagogues, temples	3 T	3	3	3	3	3	3	3	1, 3	1, 3	1,3	1, 3	3	3	1 N, 3 N	3 N	1, 3
5.300	Libraries, museums, art galleries	3 T	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3 N		
5.400	Social, fraternal clubs, lodges, union halls, yacht clubs	3T								1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1 N, 3 N	3 N	1, 3
6.000	**Recreation, Amusement, Entertainment**																	
6.100	Indoor activity conducted entirely within building or substantial structure																	
	6.110 Bowling alleys, billiard, pool halls									1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			3

	6.120	Tennis, racquetball, squash courts, skating rinks, exercise facilities, swimming pools, archery ranges				3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			3
	6.130	Theaters seating for 200 or fewer	3 T						3	3	1	1	1	1	1, 3	1, 3	3 N		3
	6.135	Theaters seating from 201 to 1,000									3	1	1	1	1, 3	1, 3	3 N		3
	6.140	Coliseums, stadiums, and other facilities in the 6.100 classification seating more than 1,000 people										3	3	3			3 N		
	6.150	Indoor shooting range	1, 3									3							3
6.200	Outdoor activity conducted outside enclosed buildings or structures																		
	6.210	Recreational facilities such as golf, country clubs, swimming, tennis courts not constructed pursuant to a permit authorizing the construction of a school	3	3	3	3	3	3	3	3	3	1, 3			1, 3	1, 3	3 N		3
	6.220	Miniature golf courses, skateboard parks, water slides, batting cages	3	3	3	3	3	3	3	3	3	1, 3	3	3	1, 3	1, 3	3 N		3
	6.240	Automobile, motorcycle racing tracks; off-highway vehicle parks	3									3							3
	6.250	Reserved																	
	6.260	Open space	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	6.262	Parks with improved facilities, not approved in conjunction with a major subdivision																	
	6.264	Capacity for up to 20 people W	1 T	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3 N	
	6.266	Capacity for more than 20 people W	3 T	3	3	3	3	3	3	3	3	3	3	3	3	3	3 N	3 N	
	6.270	Aerial conveyances and appurtenant facilities	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3 N	3 N	3
	6.280	Shooting ranges	3																3
7.000	Institutional Day or Residential Care, Health Care Facilities, Correctional Facilities																		
7.100	Hospital										3	3	3	3					
7.150	Health care clinics, other medical treatment facilities providing out-patient care							3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3				
7.200	Assisted living		3	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3				
7.300	Day care centers						3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3				
7.310	Child care centers	3	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3				
7.500	Correctional facilities	3	3	3	3	3	3	3	3	3	3	3	3						
7.600	Sobering centers									3	3	3	3						

8.000	**Restaurants, Bars, Nightclubs**																		
	8.050	Small restaurants, less than 1,000 ft ^{2} without drive through service	3 [T]					3	3	3	1	1	1	1	1	1	1 [N]		3
8.100	Restaurants, bars without drive through service		3 [T]								1, 3	1	1, 3	1, 3	1, 3	1, 3	1 [N], 3 [N]	3 [N]	3
8.200	Restaurants, coffee stands with drive through service										1, 3	1		3			1 [N], 3 [N]	3 [N]	3
8.300	Seasonal open air food service without drive through		3								1, 3	1	1, 3	1, 3	1, 3	1, 3	1 [N], 3 [N]	3 [N]	
9.000	**Boat or Motor Vehicle, Sales and Service Operations**																		
	9.050	Motor vehicle, mobile home sale or rental									1, 3	1, 3	3	3					1, 3
9.100	Motor vehicle repair and maintenance, including body work											3							1
9.200	Automotive fuel station		3 [T]								3	1							1
9.300	Car wash										3	1							1
9.400	Boat sales or rental		3 [T]								3	1					1	1	1
9.450	Boat repairs and maintenance		3 [T]									3					1	1	1
9.500	Marine fuel, water sanitation		3 [T]														1, 3	1, 3	1, 3
9.600	Marine commercial facilities including fisheries support, commercial freight, passenger traffic		3														3	3	
10.000	**Storage, Parking, Moorage**																		
10.100	Automobile parking garages or parking lots not related to a principal use on the lot										3	1	1, 3	1, 3	1, 3	1, 3			1
10.200	Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored																		
	10.210	All storage within completely enclosed structures	1, 3	3							3	1	1 [U], 3 [U]	1 [U], 3U			1 [N], 3 [N]	1N	1
	10.220	General storage inside or outside enclosed structures	1, 3	3								1, 3					1 [N], 3 [N]	1N	1
	10.230	Snow storage basin																	
	10.232	Neighborhood, less than ½ acre	3	3	3 [Z]	3 [Z]	3 [Z]	3 [Z]	3 [Z]	3 [Z]	3 [Z]	1			3 [Z]	3 [Z]	3 [Z]	1	1
	10.235	Regional, ½ to 1 acre	3	3	3 [Z]						3 [Z]	3					3 [Z]	1	1
	10.237	Area wide, over 1 acre	3	3 [Z]	3 [Z]							3 [Z]						3	3
10.300	Parking of vehicles or storage of equipment outside enclosed structures where they are owned and used by the user of the lot and parking and storage is more than a minor and incidental use of the lot		1, 3	3								1, 3					1 [N], 3 [N]	1 [N], 3 [N]	1
10.400	Temporary contractor's storage connected with construction project off-site for a specified period of time		1, 3	3	3	3	3	3	3	3	3	1, 3	3	3	3	3	3	1N	1
10.500	Moorage																		

	10.510	Public, commercial	3	3	3						3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3
	10.520	Private	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3
10.600	Floating structures supporting seasonal, commercial recreation		3	3	3										3	3	3	3	
11.000	Materials Salvage Yards, Waste Management																		
11.100	Recycling operations																		
	11.110	Enclosed collection structures [O] of less than 80 square feet total and less than six feet in height	1 [P]	1 [P]	1 [P]	1 [P]	1 [P]	1 [P]	1 [P]	1 [P]	1	1	1 [P]	1 [P]	1 [P]	1 [P]	1	1	1
	11.120	Enclosed structures for recyclable materials collection	1 [P], 3	1 [P], 3	1 [P], 3	1 [P], 3	1 [P], 3	1 [P], 3	1 [P], 3	1 [P], 3	1 [P], 3	1 [P], 3	1 [P], 3 [P]	3	3	3 [P]	3 [P]	1	1	1 [P]
	11.130	Sorting, storage, preparation for shipment occurring outside an enclosed structure																1 [N]	1
11.200	Reclamation landfill not associated with a specific use		1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			3 [N]	3 [N]	1, 3
11.300	Sanitary landfill		3																3
12.000	Services and Enterprises Related to Animals																		
12.100	Veterinary clinic		3	3	3						3	1, 3	3	3	3	3	1 [N], 3 [N]	1 [N], 3 [N]	1
12.200	Kennel		3	3							3	3							1, 3
12.250	Day animal services, grooming, walking, day care		3	3	3	3	3				3	3	3	3	1, 3	1, 3			1, 3
12.300	Zoos, aquaria, or wild animal rehabilitation facilities with a visitor component		3	3							3	3		3			3 [N]		3
12.310	Wild animal rehabilitation facilities without a visitor component		3	3	3	3					3	3					3 [N]		3
12.400	Horseback riding stables, dog team yards		3	3							3	3							3
13.000	Emergency Services																		
13.100	Fire, police, ambulance		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3 [N]	3 [N]	1, 3
14.000	Aquaculture, Agriculture, Silviculture, Mining, Quarrying Operations, Spring Water Bottling																		
14.100	Aquaculture		3	3	3						3	3	3	3	1, 3	1, 3	1	1	3
14.150	Weirs, channels, and other fisheries enhancement		1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			1	1	1
14.200	Commercial agricultural operations																		
	14.210	Excluding farm animals	1, 3	1, 3	3	3	3	3	3	3	3	3			3	3			1, 3
	14.220	Including farm animals [M]	1, 3	3															1, 3
	14.230	Stabling of farm animals [M]	3	3	3	3					3	3							1, 3

	14.240	Marijuana cultivation (500 square feet or more under cultivation)	3								3	3							3
	14.245	Marijuana cultivation (fewer than 500 square feet under cultivation)	3	3 [AB]							3	3							3
14.250	Personal use agriculture																		
	14.253	Hens, 6 maximum	1	1	1	1	1	1	3	3	1	1	3	3	1	1	1	1	1
14.300	Silviculture and timber harvesting [J]		3	3															3
14.400	Mining operations		2, 3 [K]	3	3												3 [N]	3 [N]	2
14.500	Sand and gravel operations [I]		3	3	3						3	3					3 [N]	3 [N]	3
14.800	Spring water bottling		3	3			3	3	3	3	3	3				3			1, 3
15.000	**Miscellaneous Public and Semipublic Facilities**																		
15.100	Post office		3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3 [N]	3 [N]	1, 3
15.200	Airport		3																1, 3
15.400	Military reserve, National Guard centers		3	3	3						3	3					3 [N]	3 [N]	3
15.500	Heliports, helipads		3									3					3 [N]	3 [N]	3
15.600	Transit facilities																		
	15.610	Transit center			3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3		1, 3
	15.620	Transit station		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	15.630	Park and ride not associated with transit station	3	3	3	3	3	3	3	3	1	1	3	3		3			1
15.700	Public works facility		3	3	3	3					3	3							1, 3
16.000	**Dry Cleaner, Laundromat**																		
16.100	Drop off and pickup only, no onsite laundry or dry cleaning process									1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1 [N], 3 [N]	1 [N], 3 [N]	1, 3
16.200	Full service onsite laundry and/or dry cleaning										3	1, 3	3	3	1, 3	1, 3	3 [N]	1 [N], 3 [N]	1, 3
17.000	**Utility Facilities**																		
17.100	Minor		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
17.150	Intermediate		3	3	3	3	3	3	3	3	3	1, 3	3	3	3	3	1, 3	1	1
17.200	Major		3	3	3	3	3	3	3	3	3	3			3	3	3	3	3
17.300	Driveways and private roads																		
18.000	**Towers and Related Structures**																		
18.100 [AA]	Towers and antennas 35 feet or less		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
18.200 [AA]	Towers and antennas 35 to 50 feet		1	3	3	3	3	3	3	3	1	1	1	1	3	3	1	1	1
18.300 [AA]	Towers and antennas more than 50 feet in height		3	3	3	3	3	3	3	3	3	3	3	3			3	3	1

18.400	Amateur (ham) radio towers and antennas more than 35 feet in height [R]		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
18.500	Wireless Communication Facilities					See CBJ 49.65, Wireless Communication Facilities														
19.000	**Open Air Markets, Nurseries, Greenhouses**																			
19.100	Open air markets (farm, craft, flea, and produce)		1, 3	1, 3							1, 3	1	1, 3	1, 3	1, 3	1, 3	1 [N], 3 [N]	1 [N], 3 [N]	1, 3	
19.200	Nurseries, commercial greenhouses																			
	19.210	Retail sales	3	3	3	3	3	3	3	3	1, 3	1	1 [V]	1 [V]	1, 3	1, 3			1	
	19.220	Nonretail sales	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1	1 [V]	1 [V]					1	
	19.230	Marijuana cultivation (500 square feet or more under cultivation)	3								3	3							3	
	19.240	Marijuana cultivation (fewer than 500 square feet under cultivation)	3	3 [AB]							3	3							3	
20.000	**Cemetery, Crematorium, Mortuary**																			
20.100	Cemetery		1, 3	3	3	3	3	3	3	3	3	3								
20.200	Crematorium		3																1, 3	
20.300	Funeral home		3	3	3	3	3	3			1, 3	1	3	3	1, 3	1, 3				
21.000	**Visitor-Oriented, Recreational Facilities**																			
21.100	Resort, lodge		3	3																
21.200	Campgrounds		1, 3	3																
21.300	Visitor, cultural facilities related to features of the site		3	3							3	3	3	3	3	3	3 [N]			
22.000	**Temporary Structures Associated With Onsite Construction**																			
22.100	Temporary structures used in connection with construction		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Key:

1. Department approval requires the department of community development approval only.

1, 3. Department approval required if minor development, conditional use permit required if major development.

2. Allowable use permit requires planning commission approval.

3. Conditional use permit requires planning commission approval.

2, 3. Allowable use permit required if minor development, conditional use permit required if major development.

Notes:

A. A single-family residence is allowed as an owner or caretaker residence that is accessory to an existing permitted use in the industrial zone.

B. Reserved.

C. Reserved.

D. Reserved.

E. See special use regulations for mobile homes, chapter 49.65, article III.

F. See special use regulations for recreational vehicles, chapter 49.65, article IV. This use allowed by service area designation not zoning district.

G. All uses subject to additional performance standards, chapter 49.65, article VIII.

H. Reserved.

I. Reserved.

J. Applies to over 2 acres of harvest area.

K. See special use regulations, chapter 49.65, article I. Mining operations are a conditional use in the urban mining district and an allowable use in the rural mining district.

L. See special use regulations, chapter 49.65.200, article II.

M. Only applicable to the commercial or private stabling of more than three farm animals, or where the running or stabling area is closer than 100 feet to the nearest residence other than the owner for any number of farm animals.

N. Use must be water-dependent, water-related, or water-oriented.

O. Standards for collection structures: containers must be well maintained and allow no spillage of contents; a specific person or group must be responsible for maintenance of the structure and that person or group shall have a contact telephone number posted on the collection structure; collection structure must be situated so as to not affect traffic or parking; directional signs shall be limited to six square feet and identification signs shall be limited to 24 square feet; such signs will not be included in total sign area allowed for a complex; and the structure shall not exceed a height of six feet. Identification is to be in the following format: greater prominence, the City and Borough recycling logo and the recyclable material identification; lesser prominence, the sponsor name and the contact phone number.

P. Preexisting allowable or conditional use permit: If recycling activity is determined by the director to be an accessory use to a use previously permitted under either an allowable or a conditional use permit, the activity may be approved by the department. Other conditions may be required before recycling activity is permitted.

Q. Must be in conjunction with an approved state or municipal public road construction project, and must be discontinued at the completion of the project. Road construction by private parties for subdivision development is excluded except as provided in this title. Rock crushed on-site must be used on-site. Crushing shall be limited to 8:00 a.m.—5:00 p.m. unless the director authorizes otherwise.

R. Towers shall: be for amateur use only; meet the setback requirements of the zoning district; be unlit except as required by the Federal Aviation Administration. Towers shall be installed in conformance with a valid building permit, application for which shall include a copy of the applicant's amateur station license.

S. Limited to lots directly fronting on Glacier Highway West of Industrial Boulevard.

T. Must be associated with a unique site specific feature in order to function. Example: Glacier research station - Juneau Icefield location.

U. No storage permitted on the first floor of a building.

V. Primarily intended for rooftop locations in urban areas.

W. The capacity of a park shall be determined by the Director of the Community Development Department or designee in consultation with the Director of the Parks and Recreation Department.

X. Special requirements apply to accessory apartment applications. See CBJ § 49.25.510(k).

Z. Snow storage may be permitted for a maximum of five years. After five years a new application must be filed.

AA. Does not apply to wireless communication facilities.

AB. Use is prohibited in the urban service area but allowed outside the urban service area. An owner or manager must live on site.

AC. Use is prohibited within 1,000 feet of recognized neighborhood association established in accordance with CBJ chapter 11.35.

(Serial No. 2002-14, § 2, 4-1-5-2002; Serial No. 2002-29, § 2, 11-4-2002; Serial No. 2003-27am, § 5, 6-16-2003; Serial No. 2003-41, § 2, 9-22-2003; Serial No. 2003-41, § 2, 9-8-2003; Serial No. 2004-09, § 2, 4-12-2004; Serial No. 2006-07, § 2, 4-3-2006; Serial No. 2007-39, § 8, 6-25-2007; Serial No. 2009-22(b), § 2, 10-12-2009; Serial No. 2010-22, § 3(Exh. A), 7-19-2010; 2014-32(e)am, §§ 6—8, 9-29-2014, eff. 10-29-2014; Serial No. 2015-07(b)(am), §§ 2—4, 2-23-2015, eff. 3-26-2015; Serial No. 2015-34(am), § 2, 7-20-2015, eff. 8-20-2015; Serial No. 2015-03(c)(am), § 19, 8-31-2015; Serial No. 2015-32, §§ 2, 3, 8-10-2015; Serial No. 2015-38(b)(am), § 6, 5-2-2016, eff. 6-2-2016; Serial No. 2015-39(am), §§ 2—7, 11-9-2015; Ord. No. 2018-31, § 2, 6-4-2018, eff. 7-5-2018; Serial No. 2021-35(am), § 3(Exh. A), 2-7-2022, eff. 3-10-2022)

2001---061 379.1

LEGEND

- ⊕ PRIMARY MONUMENT RECOVERED THIS SURVEY
- ● SECONDARY MONUMENT SET THIS SURVEY BY J.W. BEAN
- ○ SECONDARY MONUMENT RECOVERED THIS SURVEY

J.W. BEAN ○ L.S. 3650 — TYPICAL SECONDARY MON. 1-1/4" YELLOW PLASTIC CAP 5/8" REBAR, 36" LONG

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, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 11/19, 2001

WITNESS Sanjay Bean OWNER

NOTARY'S ACKNOWLEDGEMENTS:

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

THIS IS TO CERTIFY THAT ON THIS 19th DAY OF November, 2001 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED:

William R. Toregard

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 Marcy Johnson

MY COMMISSION EXPIRES 2/26/03

STATE OF ALASKA OFFICIAL SEAL Marcy Johnson NOTARY PUBLIC My Commission Expires 2/26/03

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY & 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: November 21, 2001.

DIRECTOR
CITY & BOROUGH OF JUNEAU
DEPARTMENT OF COMMUNITY DEVELOPMENT

ATTEST:

CLERK
CITY & BOROUGH OF JUNEAU

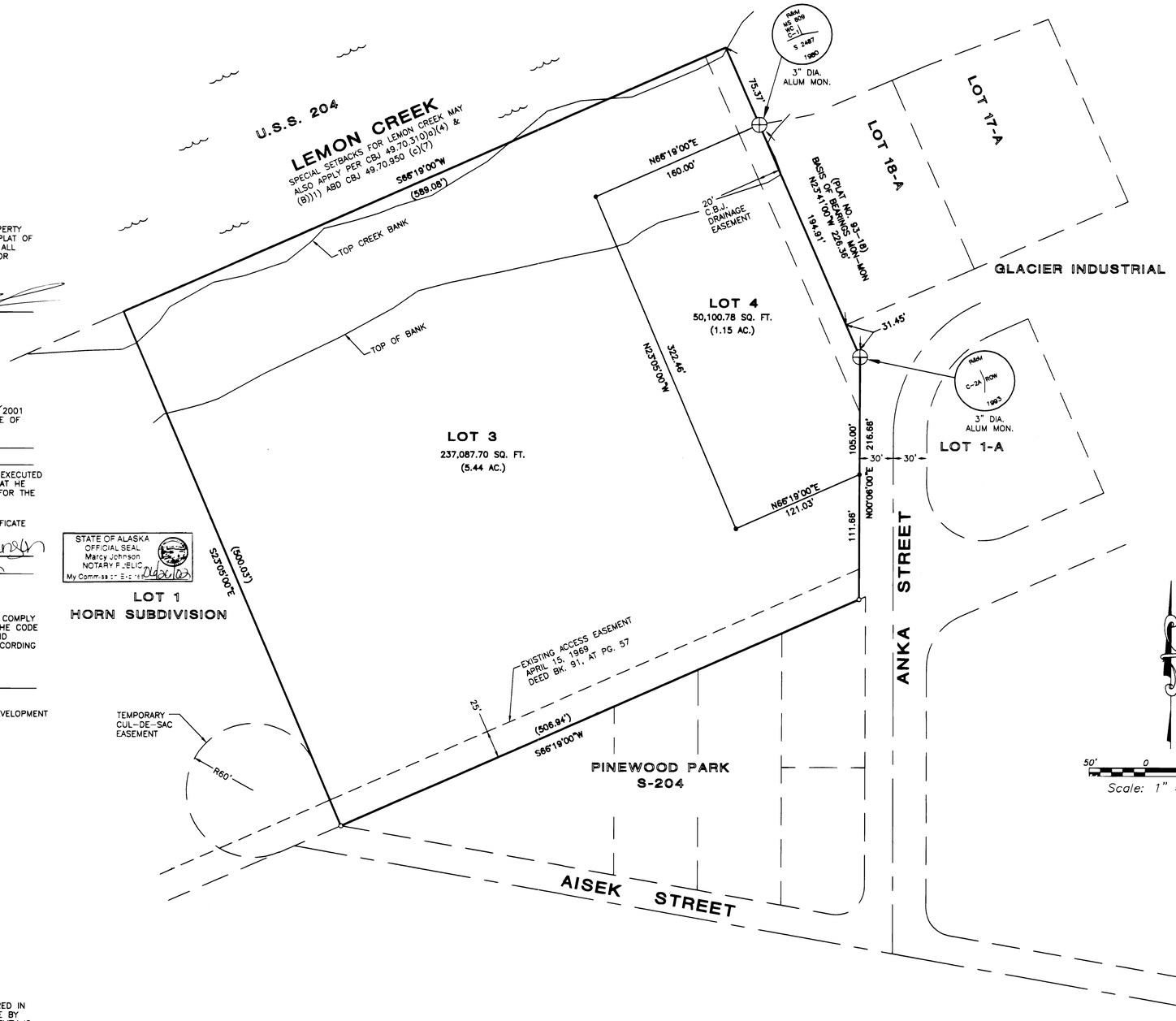
CITY & BOROUGH OF JUNEAU INCORPORATED JULY 1, 1970

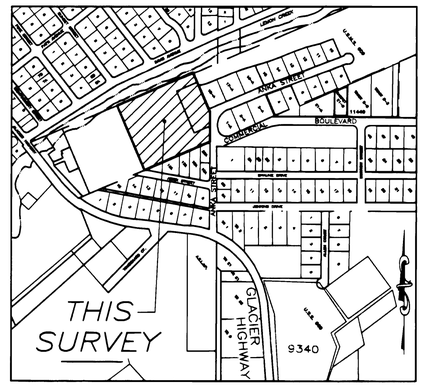
CERTIFICATE OF REGISTERED LAND SURVEYOR

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 11-5-2001

STATE OF ALASKA 49 J.W. BEAN No. 3650-S REGISTERED PROFESSIONAL LAND SURVEYOR





VICINITY MAP
SOURCE: C.B.J. BASEMAP SERIES (M-1, M-4, M-5) – SCALE: 1" = 1000'

CBJ FILE COPY
The official recorded copy of this document is on file at the office of the Juneau Recording District, as Plat No. 2001-61 recorded on 11-26-01
SUB2001-00027

	DRAWN BY: GDM Graphics
	CHECKED BY: J.W.B.
	DRAWING DATE: 11-06-2001
	FIELD BOOK:
	SCALE: 1" = 50'
	JOB No.: 12332-HORN
REVISED:	GRID

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

NOTES:
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.

A PLAT OF HORN SUBDIVISION #2 LOT 3 & LOT 4 A SUBDIVISION OF LOT 2A, HORN SUBDIVISION WITHIN U.S.S. 609

CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT – JUNEAU, ALASKA

G:\beam\12332-horn\HORN SUBD #2.dwg 11/06/01 03:32:33 PM AST

Horn Subdivision No.2
Lots 3 & 4

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION
Date: August 26, 1998

File No.: USE98-00042

Walsh Services for
Channel Construction, Inc.
2974 Foster Avenue
Juneau, Alaska 99801

Application For: An application for a conditional use permit to operate a retail business in an industrial zoning district.

Legal Description: Lot 2A, Horn Subdivision

Parcel Code No.: 5-B12-0-104-005-0

Hearing Date: August 25, 1998

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated August 19, 1998 and approved the operation of a retail business in an industrial zoning district to be conducted as described in the project description and project drawing submitted with the application and with the following conditions:

1. Prior to the issuance of any building permit, the applicant shall submit to CDD staff , for final review and approval, a site plan which indicates the following:
   A. location of the required number of parking spaces including disabled accessible spaces;
   B. areas to remain in vegetative cover to equal 5% of the total site area; and
   C. proposed fill to be out of the 25' foot no disturb/50' foot no development setback from ordinary high water of Lemon Creek, or obtain variance from the Board of Adjustment.

2. The applicant shall obtain a design review permit issued by the Design Review Board for the proposed project.

3. The applicant shall obtain all building permits required by the CBJ Building Division.

Attachment: August 19, 1998 memorandum from Gary Gillette, Community Development to the CBJ Planning Commission regarding USE98-00042.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030 (c).

Effective Date: The permit is effective upon approval by the Commission. (August 25, 1998)

Expiration Date: The permit will expire 18 months after the effective date or February 25, 2000, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days before the permit expires.

Project Planner: _____
Gary Gillette, Planner

_____ for
Johan Dybdahl, Chairman
Planning Commission

Filed With City Clerk
_____
08/28/98

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA-trained architect or other ADA trained personnel with questions about the ADA: Department of Justice - 202-272-5434, or fax 202-272-5447. NW Disability Business Technical Center - 1-800-949-4232, or fax 360-438-3208.

MEMORANDUM

CITY & BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: August 19, 1998

TO: Planning Commission

FROM: Gary Gillette, Planner
Community Development Department

FILE NO.: USE98-00042- Conditional Use

PROPOSAL: An application for a conditional use permit to operate a retail business in an industrial zoning district.

GENERAL INFORMATION

Applicant:	Walsh Services
Property Owner:	Channel Landfill, Inc.
Property Address:	1725 Anka Street
Legal Description:	Lot 2A, Horn Subdivision
Parcel Code Number:	5-B12-0-104-005-0
Site Size:	6.59 Acres
Zoning:	I, Industrial
Utilities:	CBJ Water & Sewer Services
Access:	Anka Street
Existing Land Use:	Materials Storage
Surrounding Land Use:	North - Lemon Creek South - Residential East - Industrial West - Residential

CITY & BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PROJECT DESCRIPTION

The applicant requests a conditional use permit for the development of a retail business in an industrial zoning district. The retail business will be located within a building, housing industrial related uses. The total area of the building will be 6,875 square feet thus, requiring an allowable use permit. The applicant has applied for the allowable use permit (USE98-00043).

BACKGROUND

The proposed project consists of three elements: (1) a new building to house an equipment maintenance shop, (2) use of the land surrounding the building for equipment storage, and (3) a retail business housed in a portion of the shop building. The retail use in the industrial zone requires a conditional use permit which is the subject of this report. The equipment maintenance shop and equipment storage on the site require an allowable use permit which is the subject of a separate report (USE98-00043).

The project drawings indicate an area of fill within the CBJ Land Use Code required stream setbacks. The applicant is aware of the situation and has indicated the intent to apply for a variance. The fill activity is not a part of this permit application. A separate grading permit will govern the fill activity.

ANALYSIS

Project Site - The proposed project would be sited on a 6.59 acre parcel of land with access off Anka Street. The area of the site which will be developed under this permit is relatively flat. This area will accommodate the building and surrounding paved area without significant fill.

Project Design - The proposed retail use would occupy 500 square feet of a new metal clad building containing 6,850 square feet overall. An area immediately around the proposed building would be paved. The area of pavement in front of the building and the roof drainage would be connected to the city storm drainage system.

Traffic - The retail use will sell chain saws, parts and related power tools. Given the nature of the business and the size of the retail shop it is not anticipated that the amount of traffic generated would significantly impact the current level of service on adjacent streets.

Parking and Circulation - The parking requirement for the facility is as follows:

Maintenance Shop: 4 parking spaces for each service bay plus 1 space per employee
Retail Shop: 1 space for each 200 square feet.

The project includes five service bays and approximately 5 employees plus 500 square feet of retail space. The parking requirement is as follows: 5 x 4=20 (work bays) + 5 (employees) + 500/200=2.5 (retail) thus, the total is 27.5 rounded to 28 spaces. Two of the required spaces shall be disabled accessible with one being van accessible. The five bays may count as one space per bay or 5 parking spaces. Thus, a total of 23 must be located on the site. The site plan does not indicate the location of the spaces however, there appears to be plenty of room on the site for the spaces required. The applicant will need to submit a drawing at the time of a building permit to indicate the required parking spaces.

Currently there are no defined driveways to the property thus, access points are uncontrolled. The proposed project features landscaping at the front property line which will provide delineated entrance and exit driveways. This feature will significantly improve the current situation.

Noise - The only noise expected from the retail use might be the occasional demonstration of equipment. It is not anticipated that this would be a significant impact to the surrounding areas.

Design Review - The proposed development requires Design Review Board review and approval. Specific project aspects such as building design, parking lot layout, landscaping, and exterior lighting will be examined during this review process. A design review permit will need to be obtained prior to the issuance of a building permit.

Vegetative Cover - The site is 6.59 acres or 287,060 square feet in area. The vegetative cover requirement is 5% of land area in the industrial zone. This results in a requirement of 14,353 square feet of vegetative cover on the site. A portion of the property is within the Lemon Creek flood way and below ordinary high water. Currently there exists vegetation in excess of the requirement. The applicant will need to show that the required vegetation cover is met with the proposed fill scheme at the time of the grading permit for that portion of the project.

Signs - A separate permit process per CBJ §49.45, Signs, requires that all signs proposed by the development be submitted to CDD staff for review and approval. No signs have been proposed at this time.

Public Health or Safety - The proposed project will be reviewed for related building code issues by the CBJ Building Division. The proposed driveways provide safe ingress and egress to the site. For these reasons it appears that public health and safety will be accommodated.

Property Value or Neighborhood Harmony - The proposed retail use is similar to other retail uses in the vicinity. Its small size and relationship to the maintenance facility make it a complimentary use to the industrial uses on the site. There has been no evidence presented that indicates the retail use would negatively impact property values or be out of harmony with the neighborhood.

Conformity With Adopted Plans - The retail use is a conditional use under the CBJ Land Use Code for the industrial zoning district. The area in which it is located is designated as industrial use in the Juneau Comprehensive Plan. Therefore, the proposed use is in compliance with adopted plans.

Juneau Coastal Management Program - The proposed development was reviewed for compliance with CBJ §49.70.900, the Juneau Coastal Management Program. The analysis reveals that no enforceable policies apply to the portion of the project that is a subject of this permit. The proposed fill will be reviewed under a separate permit procedure.

FINDINGS

CBJ §49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the director's report to consider:

1. Whether the application is complete; and,

2. Whether the proposed use is appropriate according to the Table of Permissible Uses;

3. Whether the development as proposed will comply with the other requirements of this chapter.

The commission shall adopt the director's determination on the three items above unless it finds, by a preponderance of the evidence, that the director's determination was in error, and states its reasoning for each finding with particularity.

CBJ §49.15.330 (f), Commission Determinations, states that even if the commission adopts the director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;

2. Substantially decrease the value of or be out of harmony with property in the neighboring area; or,

3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

Per CBJ §49.15.300 (e)(1)(A thru C), Review of Director's Determinations, the director makes the following findings on the proposed development:

1. ***Is the application for the requested conditional use permit complete?***

   Yes. We find the application contains the information necessary to conduct a full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conform to the requirements of CBJ code Chapters 49.15.

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

   Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300 section 9.100 for the Industrial zoning district.

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

   Yes. The proposed development would comply with the other requirements of this chapter provided the recommended conditions are met.

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

   No. Based on the analysis stated above the proposed retail use will not materially endanger the 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?***

   No. Based on the analysis stated above the proposed retail use will not substantially decrease the value of or be out of harmony with the property in the neighboring area.

6. ***Will the proposed development not be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?***

Yes. Based on the analysis stated above the proposed retail use complies with the officially adopted Juneau Comprehensive Plan.

7. ***Will the proposed development comply with the Juneau Coastal Management Program?***

Not Applicable. Based on the preceding staff analysis, it is found that no provisions of the Juneau Coastal Management Program apply to the proposed development.

RECOMMENDATION

It is recommended that the Planning Commission adopt the director's findings and grant the requested conditional use permit. The permit would allow the operation of a retail use in an industrial zoning district. The approval is subject to the following conditions:

1. Prior to the issuance of any building permit, the applicant shall submit to CDD staff , for final review and approval, a site plan which indicates the following:
   A. location of the required number of parking spaces including disabled accessible spaces,
   B. areas to remain in vegetative cover to equal 5% of the total site area, and
   C. proposed fill to be out of the 25' foot no disturb/50' foot no development setback from ordinary high water of Lemon Creek, or obtain variance from the Board of Adjustment.

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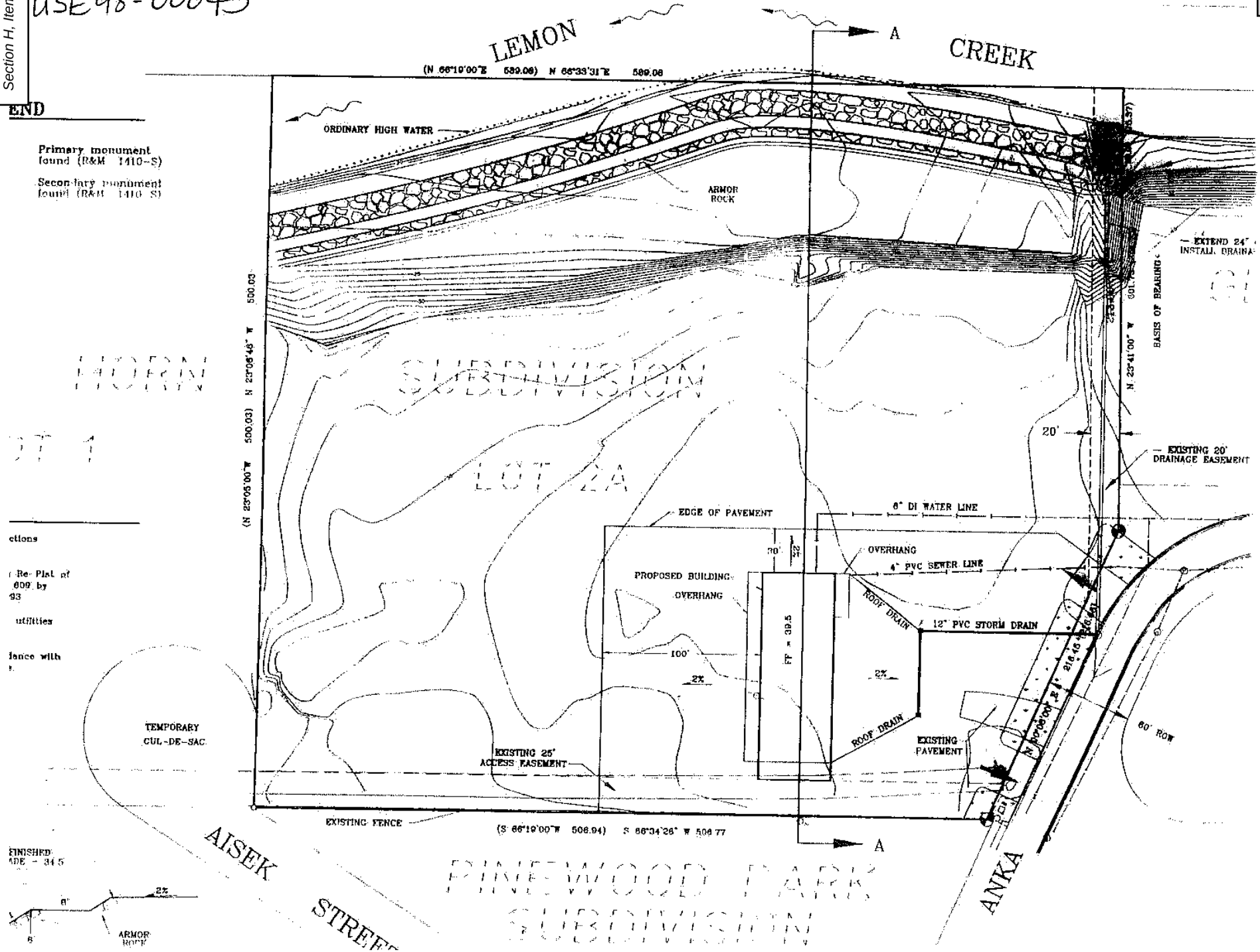
3. The applicant shall obtain all building permits required by the CBJ Building Division.

USE98-00043



Attachment C- 1998 Conditional Use Permit USE1998-0042

Walsh Planning and Development Services

Murray R. Walsh, AICP
2974 Foster Ave.
Juneau, Alaska 99801

Voice: (907) 586-4083
FAX: (907) 586-4093
E-mail: Murray-Sara-Walsh@worldnet.att.net
Optima Est

July 28, 1998

Ms. Cheryl Easterwood, Director
Community Development Department
155 South Seward Street
Juneau, Alaska 99801

RE: Allowable Use Permit - Grading Permit - Anka St. Shop

Dear Cheryl:

This is an application for an Allowable Use Permit for a 6850 square foot shop building to be located on Lot 2A, Horn Subdivision and to expand the usable area of the site by filling along the Lemon Creek boundary of the property. Appropriate CDD forms for both permits are attached.

The shop building is still in the design phase and complete drawings are a few weeks away. In the meantime, we would like to obtain a grading permit for the fill and to begin the Allowable Use Permit process. The area to be filled is not wetlands, not subject to regular flooding, and thus a permit from the Corps of Engineers will not be needed for the fill or armor rock. The Corps has concurred in this finding. This fill will match that which has been done for properties upstream of this site.

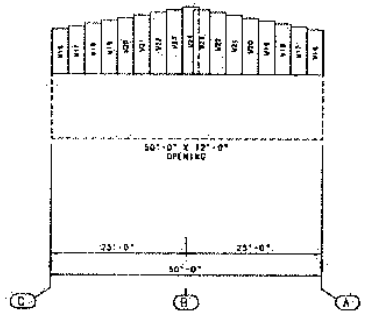
A site plan showing the building location and other improvements is attached. We have not settled on other uses for the site other than storage of vehicles, equipment and materials. The entrance area and the fill slopes will be landscaped. An eight foot wide strip of flat ground has been incorporated in the fill slope design to accommodate a creek front path should such an improvement be made for this side of the creek. I hope this letter and drawing provide enough information to process and issue the grading and Allowable Use permits. Please advise if more information is needed and thank you for your attention.

Sincerely,

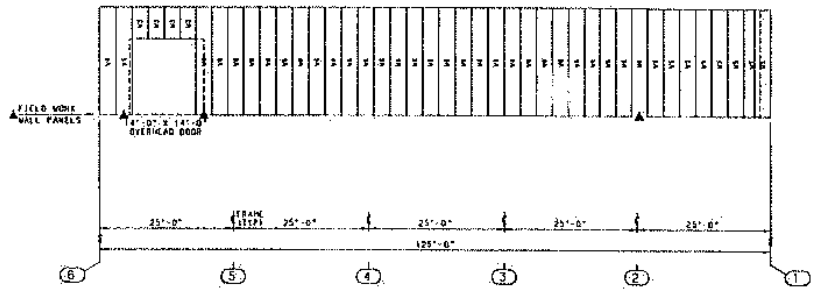
Murray R. Walsh, ACIP

Attachments

WALL PANEL SCHEDULE					
ID	PART NUMBER	EXT. SUFF.	INT. SUFF.	LENGTH	DESCRIPTION
W3	027095	999		079-4	BRII HDR SD
W5	027182	999		237-7	BRII SD
W8	027182	999		239-8	BRII SD
W16	370528	999		099-5	BRII HDR SD
W17	370528	999		105-5	BRII HDR SD
W18	370528	999		111-5	BRII HDR SD
W19	370528	999		117-5	BRII HDR SD
W20	370528	999		123-5	BRII HDR SD
W21	370528	999		129-5	BRII HDR SD
W22	370528	999		135-5	BRII HDR SD
W23	370528	999		141-5	BRII HDR SD
W24	370528	999		147-5	BRII HDR SD



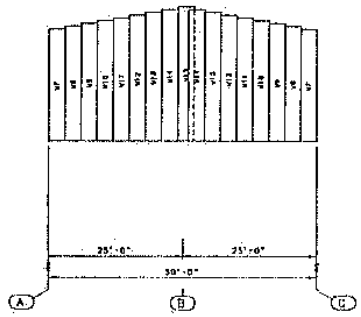
REAR ENDWALL PANELING ELEVATION
AT GRID 6



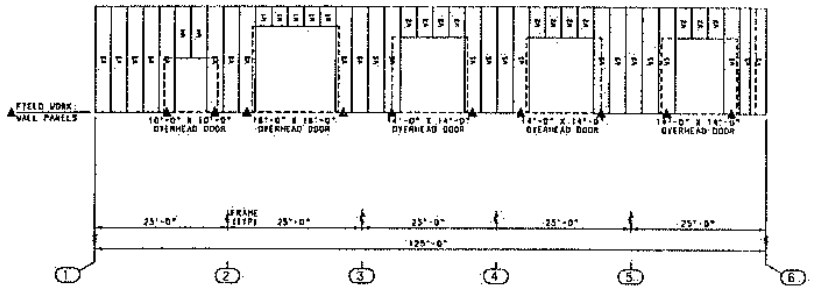
LEFT SIDEWALL PANELING ELEVATION
AT GRID A

REVISION NO.: 1 DATE: DRAWN BY: CHECKED BY:	REVISION NO.: 2 DATE: DRAWN BY: CHECKED BY:	BUTLER MANUFACTURING COMPANY GENERAL OFFICES-KANSAS CITY, MISSOURI	PRODUCT OF THE PRO/ID ORDER ENGINEERING SYSTEM	BUILDER: TLINGIT & HAIDA STEEL JUNEAU, ALASKA	PROJECT: CHANNEL CORP. JUNEAU, ALASKA	BUILDING ORDER DESCRIPTION: 50X125X20 LRF 50# Roof SL + 3#CLL 90 MPH EXP C UBC 94 SEISMIC ZONE 2B	DRAWING TITLE: WALL PANEL DRAWING	AS FILE NO: GROUP: 7 DATE: 06/12/98 DRAWING NUMBER: 098-036915-06A REV: 00

Attachment C- 1998 Conditional Use Permit USE1998-0042



FRONT ENDWALL PANELING ELEVATION
AT GRID 1



RIGHT SIDEWALL PANELING ELEVATION
AT GRID C

WALL PANEL SCHEDULE

ID	PART NUMBER	EXT. DUFF.	INT. DUFF.	LENGTH	DESCRIPTION
W1	027085	999		045-0	BRII HDR SQ
W2	027095	999		069-0	BRII HDR SQ
W4	027089	999		117-0	BRII HDR SQ
W5	027102	999		237-7	BRII SQ
W7	570527	999		241-2	BRII SQ
W8	570527	999		250-2	BRII SQ
W9	570527	999		256-2	BRII SQ
W10	570527	999		262-2	BRII SQ
W11	570527	999		268-2	BRII SQ
W12	570527	999		274-2	BRII SQ
W13	570527	999		280-2	BRII SQ
W14	570527	999		286-2	BRII SQ
W15	570527	999		292-2	BRII SQ

STANDARD NOTES:

WP0010 INSTALL OVERHEAD DOOR INTM FOR BRII WALL PANELS PER DRAWING 104219.

WP0014 BRII WALL PANEL-TO-PANEL FASTENERS ARE 097384 .174 X 3/4 T-30 TORX SELF DRILLING SCREW).

WP0018 BRII WALL PANEL-TO-STRUCTURAL TOP/BASE FASTENERS ARE 097382 (11/32 X 1 1/2 T-45 TORX SCRUBOLT).

WP0028 FOR GENERAL BRII WALL PNL INFO, REFER TO THE FOLLOWING DWGS.:

104217	-	GENERAL PANELING INFORMATION
105017	-	INSULATION AT TOP OF WALL-SIDEWALL
105018	-	INSULATION AT TOP OF WALL-ENDWALL
109385	-	WALL PANEL LENGTH CALCULATIONS
109387	-	GENERAL INSTALLATION TORX FASTENERS

WP0029 THE DIRECTION OF ERECTION FOR OUTSIDE IS WALL PANEL IS LEFT-TO-RIGHT.

IMPORTANT APPEARANCE ITEM
FIELD TRIM INSULATION SO THAT THERE IS MAXIMUM OF 3" THICKNESS BETWEEN STRUCTURALS AND FLAT SURFACE OF WALL PANEL. WHEN TRIMMING INSULATION, BE CAREFUL NOT TO CUT VAPOR RETARDER.

WP0074 BRII WALL PANEL-TO-GIRT FASTENERS ARE 097382 (11/32 X 1 1/2 T-45 TORX SCRUBOLT).

UNFRAMED DOOR SIDE GIRTS REQUIRE FIELD DRILLED 9/16" HOLES.

REVISION NO. 1	REVISION NO. 2			BUILDER:	PROJECT:	BUILDING ORDER DESCRIPTION:	DRAWING TITLE:		AS-FILE NO:
DATE:	DATE:	BUTLER MANUFACTURING COMPANY GENERAL OFFICES-KANSAS CITY, MISSOURI	PRODUCT OF THE PRO/ID ORDER ENGINEERING SYSTEM	TLINGIT & HAIDA STEEL JUNEAU, ALASKA	CHANNEL CORP. JUNEAU, ALASKA	50X125X20 LRF 50# Roof SL + 3#CLL 90 MPH EXP C UBC 94 SEISMIC ZONE 2B	WALL PANEL DRAWING	GROUP: Y	DATE: 08/13/98
DRAWN BY:	DRAWN BY:							DRAWING NUMBER: D98-036915-06	AS
CHECKED BY:	CHECKED BY:								0(

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

January 11, 2000

File Nos: BLD1999-00825
USE1999-00061
USE1999-00043

Channel Construction
2223 N. Jordan Ave.
Juneau, Alaska 99801

Re: 1725 Anka Street
BLD1999-00825 (Building Permit Application for equipment storage building)
USE1999-00061 (Conditional Use Permit for concrete recycling)
USE1999-00043 (Conditional Use Permit for equipment storage building)

Dear Mr. Tonsgard:

Your building permit application BLD 1999-00825 for the equipment storage building at 1725 Anka Street is under review. We are concerned that the multiple uses at 1725 Anka Street and the lack of an overall site plan may be slowing down the processing of this application. At this time we are unable to issue this permit in light of confusing and overlapping conditions on previous permits. It would be helpful if you or your agent could meet with us to discuss your overall goals for this site and provide a master site plan. In order to avoid delays in your projects, we hope to go over the plans you have for this site in order to coordinate the various permits, conditions and requirements. There are several issues that need to be resolved:

1. Condition #7 from the Notice of Decision on USE99-00061, dated November 16,1999, calls for berms to be installed on the North and West sides of the property, to be approved by CBJ Engineering. Any change to this condition would require Planning Commission approval.

2. The current site plan for the equipment storage building submitted with BLD1999-00825 shows the building in a different location than was approved under Allowable Use permit USE98-00043 on August 26, 1998. Conditions under the Allowable Use permit require submittal of a site plan including locations of parking spaces. It appears that the project's intent has been greatly simplified since USE98-00043 was approved. Allowable Use permit USE98-00043 will expire on February 25, 2000 if no building permit has been issued and substantial progress has not been made. BLD 1999-00825 can go forward under USE 98-00043 (extension must be applied for by January 25, 2000) however, if the intent is to build and use the building for storage only, this could be accomplished under a new "Allowable Use permit" from the Planning Commission.

3. There are a number of containers on the property that have electric power and appear to be used as office space. It is unclear under what permits these are operating and how the parking and toilets for these uses are provided. I believe that some of these issues were resolved today in your visit with Steve Shows.

In closing, it is hoped that by looking together at current permits and site plans along with anticipated projects we can come up with a speedy resolution to these issues. We are available to meet with you at your convenience.

Sincerely,

Katharine Heumann

Katharine Heumann, Planner
Community Development Dept.
586-5230 ext. 365

cc: Terry Brenner
Brad Marshall
Steve Shows
Laurie Sica
Greg Chaney

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION
Date: August 26, 1998

File No.: USE98-00043

Walsh Services for
Channel Construction, Inc.
2974 Foster Avenue
Juneau, Alaska 99801

Application For: An application for an allowable use permit to construct a heavy equipment maintenance/repair shop and associated storage yard in an industrial zoning district.

Legal Description: Lot 2A, Horn Subdivision

Parcel Code No.: 5-B12-0-104-005-0

Hearing Date: August 25, 1998

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated August 19, 1998 and approved the construction of a heavy equipment maintenance/repair shop and associated storage yard to be conducted as described in the project description and project drawing submitted with the application and with the following conditions:

1. Prior to the issuance of any building permit, the applicant shall submit to CDD staff , for final review and approval, a site plan which indicates the following:
   A. location of the required number of parking spaces including disabled accessible spaces,
   B. areas to remain in vegetative cover to equal 5% of the total site area, and
   C. proposed fill to be out of the 25' foot no disturb/50' foot no development setback from ordinary high water of Lemon Creek, or obtain variance from the Board of Adjustment.

2. The applicant shall obtain a design review permit issued by the Design Review Board for the proposed project.

3. The applicant shall obtain all building permits required by the CBJ Building Division.

Attachment: August 19, 1998, memorandum from Gary Gillette, Community Development to the CBJ Planning Commission regarding USE98-00043.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030 (c).

Effective Date: The permit is effective upon approval by the Commission. (August 25, 1998)

Expiration Date: The permit will expire 18 months after the effective date or February 25, 2000, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days before the permit expires.

Project Planner: _____
Gary Gillette, Planner

_____
Johan Dybdahl, Chairman
Planning Commission

Filed With City Clerk
_____
08/28/98

MEMORANDUM

CITY & BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: August 19, 1998

TO: Planning Commission

FROM: Gary Gillette, Planner
Community Development Department

FILE NO.: USE98-00043 - Allowable Use

PROPOSAL: An application for an allowable use permit to construct a heavy equipment maintenance/repair shop and associated storage yard in an industrial zoning district.

GENERAL INFORMATION

Applicant:	Walsh Services
Property Owner:	Channel Landfill, Inc.
Property Address:	1725 Anka Street
Legal Description:	Lot 2A, Horn Subdivision
Parcel Code Number:	5-B12-0-104-005-0
Site Size:	6.59 Acres
Zoning:	I, Industrial
Utilities:	CBJ Water & Sewer Services
Access:	Anka Street
Existing Land Use:	Materials Storage
Surrounding Land Use:	North - Lemon Creek South - Residential East - Industrial West - Residential

CITY & BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PROJECT DESCRIPTION

The applicant requests an allowable use permit for the development of a 6,850 square foot shop building and outside storage area on a 6.59 acre parcel located in an industrial zoning district. A portion of the building will house a retail outlet which requires a conditional use permit. The applicant has applied for the conditional use permit (USE98-00042).

BACKGROUND

The proposed project consists of three elements: (1) a new building to house an equipment maintenance shop, (2) use of the land surrounding the building for equipment storage, and (3) a retail business housed in a portion of the shop building. The equipment maintenance shop and equipment storage on the site require an allowable use permit which is the subject of this report. The retail use in the industrial zone requires a conditional use permit which is the subject of a separate report (USE98-00042).

The project drawings indicate an area of fill within the CBJ Land Use Code required stream setbacks. The applicant is aware of the situation and has indicated the intent to apply for a variance. The fill activity is not a part of this permit application. A separate grading permit will govern the fill activity.

ANALYSIS

Project Site - The proposed project would be sited on a 6.59 acre parcel of land with access off Anka Street. The area of the site which will be developed under this permit is relatively flat. This area will accommodate the building and surrounding paved area without significant fill.

Project Design - The project would feature a new metal clad building of 6,850 square feet. An area immediately around the proposed building would be paved. The area of pavement in front of the building and the roof drainage would be connected to the city storm drainage system.

Traffic - The proposed project is located in an industrial zone which one would expect large trucks and heavy equipment to be maneuvering through. The site currently is used to store gravels and soils. Trucks and equipment frequent the site for access to these materials. It is not anticipated that the amount of traffic generated by the proposed project would significantly impact the current level of service on adjacent streets.

Parking and Circulation - The parking requirement for the facility is as follows:

Maintenance Shop: 4 parking space for each service bay plus 1 space per employee
Retail Shop: 1 space for each 200 square feet.

The project includes five bays and approximately 5 employees plus 500 square feet of retail space. The parking requirement is as follows: 5 x 4=20 (work bays) + 5 (employees) + 500/200=2.5 (retail) thus, total is 27.5 rounded to 28 spaces. Two of the required spaces shall be disabled accessible with one being van accessible. The five bays may count as one space per bay or 5 parking spaces. Thus, a total of 23 spaces must be located on the site. The site plan does not indicate the location of the spaces however, there appears to be plenty of room on the site for the spaces required. The applicant will need to submit a drawing at the time of a building permit to indicate the required parking spaces.

Currently there are no defined driveways to the property thus, access points are uncontrolled. The proposed project features landscaping at the front property line which will provide delineated entrance and exit driveways. This feature will significantly improve the current situation.

Design Review - The proposed development requires Design Review Board review and approval. Specific project aspects such as building design, parking lot layout, landscaping, and exterior lighting will be examined during this review process. A design review permit will need to be obtained prior to the issuance of a building permit.

Vegetative Cover - The site is 6.59 acres or 287,060 square feet in area. The vegetative cover requirement is 5% of land area in the industrial zone. This results in a requirement of 14,353 square feet of vegetative cover on the site. A portion of the property is within the Lemon Creek flood way and below ordinary high water. Currently there exists vegetation in excess of the requirement. The applicant will need to show that the required vegetation cover is met with the proposed fill scheme at the time of the grading permit for that portion of the project.

Signs - A separate permit process per CBJ §49.45, Signs, requires that all signs proposed by the development be submitted to CDD staff for review and approval. No signs have been proposed at this time.

Juneau Coastal Management Program - The proposed development was reviewed for compliance with CBJ §49.70.900, the Juneau Coastal Management Program. The analysis reveals that no enforceable policies apply to the portion of the project that is a subject of this permit. The proposed fill will be reviewed under a separate permit procedure.

FINDINGS

CBJ §49.15.320 (e), Decision, states that the Planning Commission shall consider the allowable use permit application and shall review the Community Development Director's recommendation with respect to:

1. Whether the application is complete;

2. Whether the requested permit is appropriate according to the Table of Permissible Uses;

3. Whether the development as proposed will comply with the other requirements of this chapter; and,

4. Whether conditions are necessary for approval[1].

The commission shall approve the application and grant the permit unless it finds, by a preponderance of the evidence, that one or more of the criteria have not been met. In either case the commission shall adopt written findings setting forth the basis for its decision.

Per CBJ §49.15.320 (e)(1 thru 4), Decision, the director makes the following findings on the criteria for granting the requested allowable use approval:

1. ***Is the application for the requested allowable use permit complete?***

   Yes. We find the application contains the information necessary to conduct a full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conform to the requirements of CBJ code Chapters 49.15 and 49.35.

2. ***Is the requested permit appropriate according to the Table of Permissible Uses?***

   Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300 section 9.100 for the Industrial zoning district.

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

[1]CBJ §49.15.320 (f)(1 thru 12), Conditions on Approval, lists a set of conditions that may be placed on the requested allowable use permit approval

Yes. The proposed development would comply with the other requirements of this chapter provided the recommended conditions are met.

4. ***Are conditions necessary for approval of the requested allowable use permit?***

Yes. Based on the preceding staff analysis, it is found that conditions are necessary for approval of the requested permit. The conditions are listed in the following recommendation.

Per CBJ §49.70.900 (b)(3), General Provisions, the director makes the following Juneau Coastal Management Program consistency determination:

5. ***Will the proposed development comply with the Juneau Coastal Management Program?***

Not Applicable. Based on the preceding staff analysis, it is found that no provisions of the Juneau Coastal Management Program apply to the proposed development.

RECOMMENDATION

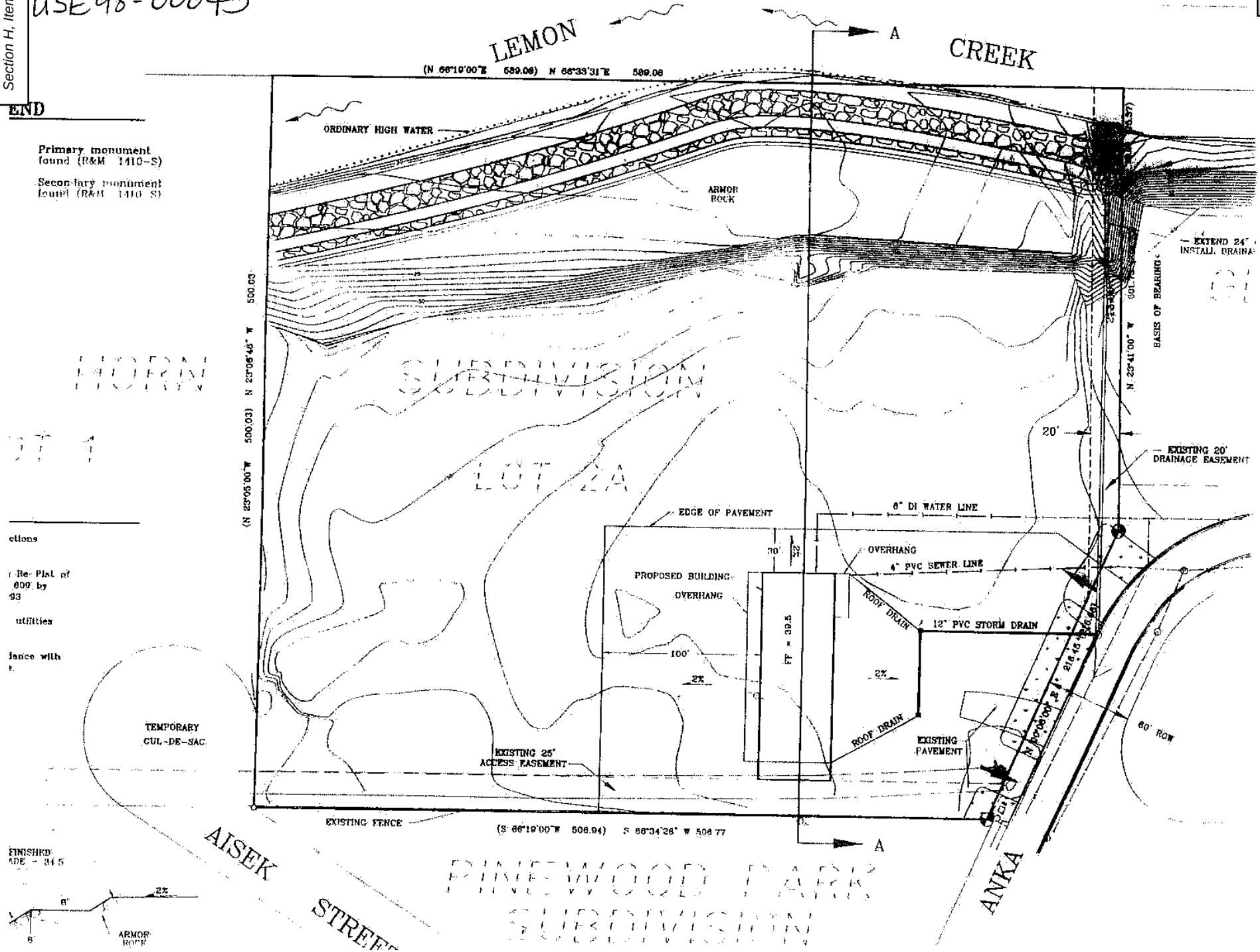
It is recommended that the Planning Commission adopt the director's findings and grant the requested allowable use permit. The permit would allow the construction of a heavy equipment maintenance/repair shop and associated storage yard in an industrial zoning district. The approval is subject to the following conditions:

1. Prior to the issuance of any building permit, the applicant shall submit to CDD staff , for final review and approval, a site plan which indicates the following:
   A. location of the required number of parking spaces including disabled accessible spaces,
   B. areas to remain in vegetative cover to equal 5% of the total site area, and
   C. proposed fill to be out of the 25' foot no disturb/50' foot no development setback from ordinary high water of Lemon Creek, or obtain variance from the Board of Adjustment.

2. The applicant shall obtain a design review permit issued by the Design Review Board for the proposed project.

3. The applicant shall obtain all building permits required by the CBJ Building Division.

USE98-00043



Attachment D- 1998 Conditional Use Permit USE1998-0043

Walsh Planning and Development Services

Murray R. Walsh, AICP
2974 Foster Ave.
Juneau, Alaska 99801

Voice: (907) 586-4083
FAX: (907) 586-4093
E-mail: Murray-Sara-Walsh@worldnet.att.net
Optima Est

July 28, 1998

Ms. Cheryl Easterwood, Director
Community Development Department
155 South Seward Street
Juneau, Alaska 99801

RE: Allowable Use Permit - Grading Permit - Anka St. Shop

Dear Cheryl:

This is an application for an Allowable Use Permit for a 6850 square foot shop building to be located on Lot 2A, Horn Subdivision and to expand the usable area of the site by filling along the Lemon Creek boundary of the property. Appropriate CDD forms for both permits are attached.

The shop building is still in the design phase and complete drawings are a few weeks away. In the meantime, we would like to obtain a grading permit for the fill and to begin the Allowable Use Permit process. The area to be filled is not wetlands, not subject to regular flooding, and thus a permit from the Corps of Engineers will not be needed for the fill or armor rock. The Corps has concurred in this finding. This fill will match that which has been done for properties upstream of this site.

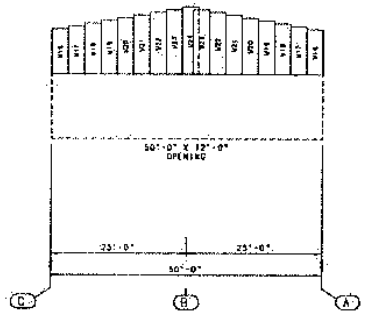
A site plan showing the building location and other improvements is attached. We have not settled on other uses for the site other than storage of vehicles, equipment and materials. The entrance area and the fill slopes will be landscaped. An eight foot wide strip of flat ground has been incorporated in the fill slope design to accommodate a creek front path should such an improvement be made for this side of the creek. I hope this letter and drawing provide enough information to process and issue the grading and Allowable Use permits. Please advise if more information is needed and thank you for your attention.

Sincerely,

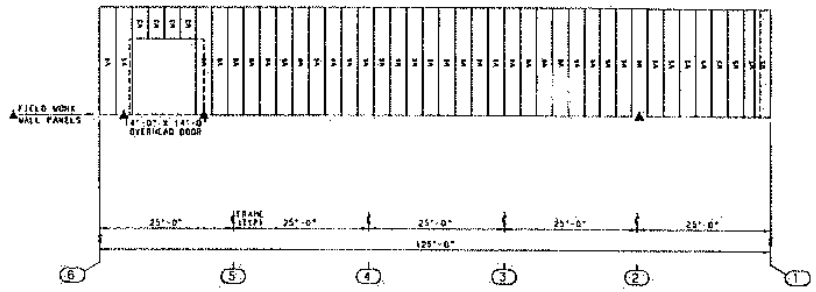
Murray R. Walsh, ACIP

Attachments

WALL PANEL SCHEDULE					
ID	PART NUMBER	EXT. SUFF.	INT. SUFF.	LENGTH	DESCRIPTION
W3	027093	999		070-4	BRII HDR SD
W5	027182	999		237-7	BRII SD
W8	027182	999		239-8	BRII SD
W16	370528	999		099-5	BRII HDR SD
W17	370528	999		105-5	BRII HDR SD
W18	370528	999		111-5	BRII HDR SD
W19	370528	999		117-5	BRII HDR SD
W20	370528	999		123-5	BRII HDR SD
W21	370528	999		129-5	BRII HDR SD
W22	370528	999		135-5	BRII HDR SD
W23	370528	999		141-5	BRII HDR SD
W24	370528	999		147-5	BRII HDR SD



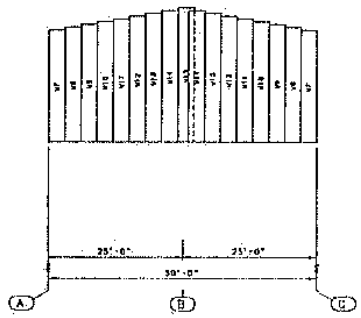
REAR ENDWALL PANELING ELEVATION
AT GRID 6



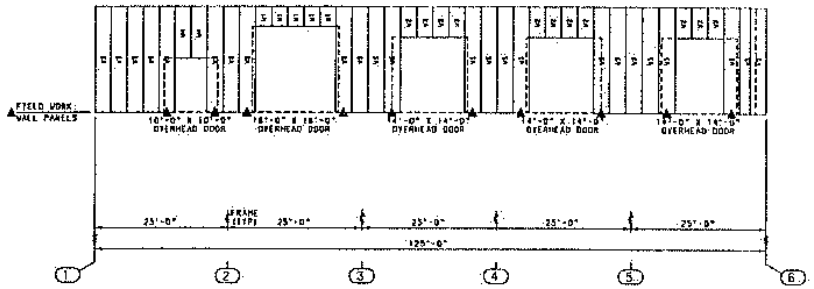
LEFT SIDEWALL PANELING ELEVATION
AT GRID A

REVISION NO.: 1 DATE: DRAWN BY: CHECKED BY:	REVISION NO.: 2 DATE: DRAWN BY: CHECKED BY:	BUTLER MANUFACTURING COMPANY GENERAL OFFICES-KANSAS CITY, MISSOURI	PRODUCT OF THE PROVID® ORDER ENGINEERING SYSTEM	BUILDER: KLINGIT & HAIDA STEEL JUNEAU, ALASKA	PROJECT: CHANNEL CORP. JUNEAU, ALASKA	BUILDING ORDER DESCRIPTION: 50X125X20 LRF 50# Roof SL + 3#CLL 90 MPH EXP C UBC 94 SEISMIC ZONE 2B	DRAWING TITLE: WALL PANEL DRAWING	AS FILE NO: GROUP: 7 DATE: 06/12/98 DRAWING NUMBER: D98-036915-06A REV: 00

Attachment D- 1998 Conditional Use Permit USE1998-0043



FRONT ENDWALL PANELING ELEVATION
AT GRID 1



RIGHT SIDEWALL PANELING ELEVATION
AT GRID C

WALL PANEL SCHEDULE

ID	PART NUMBER	EXT. SURF.	INT. SURF.	LENGTH	DESCRIPTION
W1	027085	999		045-0	BRII HDR SD
W2	027095	999		069-0	BRII HDR SD
W4	027089	999		117-0	BRII HDR SD
W5	027102	999		237-7	BRII SD
W7	570527	999		241-2	BRII SD
W8	570527	999		250-2	BRII SD
W9	570527	999		256-2	BRII SD
W10	570527	999		262-2	BRII SD
W11	570527	999		268-2	BRII SD
W12	570527	999		274-2	BRII SD
W13	570527	999		280-2	BRII SD
W14	570527	999		286-2	BRII SD
W15	570527	999		292-2	BRII SD

STANDARD NOTES:

WP0010 INSTALL OVERHEAD DOOR INTM FOR BRII WALL PANELS PER DRAWING 104219.

WP0014 BRII WALL PANEL-TO-PANEL FASTENERS ARE 097384 .174 X 3/4 T-30 TORX SELF DRILLING SCREW).

WP0018 BRII WALL PANEL-TO-STRUCTURAL TOP/BASE FASTENERS ARE 097382 (11/32 X 1 1/2 T-45 TORX SCRUBOLT).

WP0028 FOR GENERAL BRII WALL PNL INFO, REFER TO THE FOLLOWING DWGS.:

104217	-	GENERAL PANELING INFORMATION
105017	-	INSULATION AT TOP OF WALL-SIDEWALL
105018	-	INSULATION AT TOP OF WALL-ENDWALL
108084	-	WALL PANEL LENGTH CALCULATIONS
108087	-	GENERAL INSTALLATION TORX FASTENERS

WP0029 THE DIRECTION OF ERECTION FOR OUTSIDE IS WALL PANEL IS LEFT-TO-RIGHT.

IMPORTANT APPEARANCE ITEM
FIELD TRIM INSULATION SO THAT THERE IS MAXIMUM OF 3" THICKNESS BETWEEN STRUCTURALS AND FLAT SURFACE OF WALL PANEL. WHEN TRIMMING INSULATION, BE CAREFUL NOT TO CUT VAPOR RETARDER.

WP0074 BRII WALL PANEL-TO-GIRT FASTENERS ARE 097382 (11/32 X 1 1/2 T-45 TORX SCRUBOLT).

UNFRAMED DOOR SIDE GIRTS REQUIRE FIELD DRILLED 9/16" HOLES.

REVISION NO. 1	REVISION NO. 2			BUILDER:	PROJECT:	BUILDING ORDER DESCRIPTION:	DRAWING TITLE:		AS-FILE NO:
DATE:	DATE:	BUTLER MANUFACTURING COMPANY GENERAL OFFICES-KANSAS CITY, MISSOURI	PRODUCT OF THE PRO/ID® ORDER ENGINEERING SYSTEM	TLINGIT & HAIDA STEEL JUNEAU, ALASKA	CHANNEL CORP. JUNEAU, ALASKA	50X125X20 LRF 50# Roof SL + 3#CLL 90 MPH EXP C UBC 94 SEISMIC ZONE 2B	WALL PANEL DRAWING	GROUP: Y	DATE: 08/13/98
DRAWN BY:	DRAWN BY:							DRAWING NUMBER: D98-036915-06	AS
CHECKED BY:	CHECKED BY:								0(

City & Borough of Juneau
Alaska's Capital City

BUILDING PERMIT

Permit No.
BLD1999-00825
Proj #: PRJ2000-00018

NOTE: "Building Permit" is a generic term which includes Building Safety Inspection, Grading Permits, and permits for Electrical, Plumbing and Mechanical work.

Your special attention is called to the following:

This permit is granted on the express conditions that the construction shall, in all respects, conform to the ordinances of the City and Borough of Juneau. It may be revoked at any time upon violation of any of said ordinances.

The granting of this permit does not authorize the violation of any federal, state or local law regulating construction for the violation of the terms of any deed or covenent or any zoning or other regulation.

If plan review was required, this permit must be attached to the approved drawings. The permit, plans and record of inspections must be available on site at all times while the construction is in progress and before final inspection.

The yellow posting notice must be prominently displayed to show a permit has been issued and to assist the inspectors in location of the project. This permit becomes null and void if work or construction authorized is not commenced within one year or if work or construction is suspended or abandoned for a period of one year at any time after work has commenced.

Inspections can be arranged by telephoning **586-1703** or by written or faxed notification.
The Online Building Inspection Request Form is at: **www.juneau.org/permits/inspect_request.htm**.
Work shall not proceed until the inspector has approved the various stages of construction.

COMPLETED

Call before 7:30 AM for same day inspections.

Please provide the following information: Permit No, Address, Type of Inspection, Date and Time and Contact Name and Phone Number.

Job Address: **1725 ANKA ST** — Issued Date: **7/22/2003**
Permit Number: **BLD1999-00825** **CHANNEL STORAGE** — Parcel No: **5B1201040050**
Project Description: Construct metal building on concrete foundation for storage of construction equipment and materials. Request to modify 6/9/03 for addition of restroom.

Parcel Identification: WAS HORN LT 2A

Setbacks: Zone: I — Flood Elevation: 30.00 — Firm Zone: A4
Front: 10 Ft. E — Side 1: 10 Ft. N — OHW LEMON CRK 50.00 Ft. N
Rear: 10 Ft. W — Side 2: 10 Ft. S
Comments: 50 foot setback is required from the ordinary high water mark of Lemon Creek per CBJ 49.70.310(a)(4).
Eaves of building may project 3.3 feet into 10 foot setbacks per CBJ 49.25.430(4)(A).

Owner: CHANNEL LANDFILL INC
Address: PO BOX 33359
City: JUNEAU, AK 99803

Applicant: CHANNEL CONSTRUCTION INC
Address: 5600 TONSGARD COURT
City: JUNEAU, AK 99801

Fee Type	Date	Receipt	Amount Paid
Commercial Plan Review	2/10/2000	4338	850.98
Additional Plan Review F	2/11/2000	4594	122.85
Permit Fee	2/11/2000	4594	1.498.20
1 Additional Plan Review	7/22/2003	16449	108.46
		Total Fees Paid:	2,580.49

Valuation for Permit Fee Calculations:

BUILDING PERMIT	WAREHOUSE II-N	207.187.50
BUILDING PERMIT	WAREHOUSE II-N	41.437.50
BUILDING PERMIT	WAREHOUSE II-N	19.890.00
	Total Valuation:	268,515.00

Project Conditions and Holds:

1. Special inspection form b-4 permit.
2. Although the lot contains mapped flood zones, the location of the building as shown on the site plan is outside of the mapped flood zone. If the building location is moved any closer to Lemon Creek than shown on the site plan, it will be in the mapped flood zone and additional review will be required.
3. Asbuilt Survey may be required before final inspection if CBJ inspector is unable to verify setbacks. [asbuilt rec'd June'2003. Verify at time of final inspection that size of the building has not changed. building meets the setbacks as drawn on the June '2003 asbuilt.]
4. Foundation Setback Verification (yellow form) must be on site when pour inspection occurs.
5. Building location must be far enough from the property line to accomodate a 12 foot berm as required by USE99-00061 Condition 7 if any concrete recylcing is to occur. Design and location of berm to be approved by CBJ Engineering Department.
   If there is no berm and all the conditions of USE199-00061 are not met then no concrete recycling can occur on the property. note by Deb Purves 6/26/2003.
6. Special inspection of HS bolts by R&M -- provide inspection reports & final letter of approval.
7. One wheelchair accessible entrance required: 5'x5' level platform at door with max 1:12 slopes up to it; max 1/2" threshold, lever hardware, max 8.5# opening force. Entry to be on an accessible route from blue Van parking space.
8. Van-accessible blue parking space: 8' space + 8' aisle. Post signs. And either paint space & aisle, or if lot's unpaved then secure blue wheelstops in front of space & aisle (per handout on approved plans).

JUNEAU PERMIT CENTER - 230 S. Franklin Street - 4th Floor, Marine View Center - Mail: 155 S. Seward Street, Juneau, AK 99801
Phone: 586-0770 - FAX: 586-3365 - Inspection Requests: 586-1703 - Email: permits@ci.juneau.ak.us

Attachment E- 1999 Building Permit BLD1999-0825

City & Borough of Juneau
Alaska's Capital City

BUILDING PERMIT

Permit No.
BLD1999-00825
Proj #: PRJ2000-00018

* NOTE: "Building Permit" is a generic term which includes Building Safety Inspection, Grading Permits, and permits for Electrical, Plumbing and Mechanical work.

Your special attention is called to the following:

This permit is granted on the express conditions that the construction shall, in all respects, conform to the ordinances of the City and Borough of Juneau. It may be revoked at any time upon violation of any of said ordinances.

The granting of this permit does not authorize the violation of any federal, state or local law regulating construction for the violation of the terms of any deed or covenent or any zoning or other regulation.

If plan review was required, this permit must be attached to the approved drawings. The permit, plans and record of inspections must be available on site at all times while the construction is in progress and before final inspection.

The yellow posting notice must be prominently displayed to show a permit has been issued and to assist the inspectors in location of the project. This permit becomes null and void if work or construction authorized is not commenced within one year or if work or construction is suspended or abandoned for a period of one year at any time after work has commenced.

Inspections can be arranged by telephoning 586-1703 or by written or faxed notification. Work shall not proceed until the inspector has approved the various stages of construction.

Call before 7:30 AM for same day inspections.

Please provide the following information: Permit No, Address, Type of Inspection, Date and Time and Contact Name and Phone Number.

Job Address: 1725 ANKA ST — Issued Date: 02/11/00
Permit Number: BLD1999-00825 CHANNEL STORAGE — Parcel No: 5B1201040050
Project Description: Construct metal building on concrete foundation for storage of construction equipment and materials.

Parcel Identification: Subdivision: HORN Lot #: 2A Block #:

Setbacks: Zone: I — Flood Elevation: 30.00 — Firm Zone: A4
Front: 10 Ft. E — Side 1: 10 Ft. N — OHW LEMON CRK 50.00 Ft. N
Rear: 10 Ft. W — Side 2: 10 Ft. S
Comments: 50 foot setback is required from the ordinary high water mark of Lemon Creek per CBJ 49.70.310(a)(4).
Eaves of building may project 3.3 feet into 10 foot setbacks per CBJ 49.25.430(4)(A).

Owner: CHANNEL LANDFILL INC
Address: PO BOX 33359
City: JUNEAU, AK 99803

Applicant: CHANNEL CONSTRUCTION INC
Address: 5600 TONSGARD COURT
City: JUNEAU, AK 99801

Fee Type	Date	Receipt	Amount Paid
Commercial Plan Review	02/10/00	4338	850.98
Additional Plan Review F	02/11/00	4594	122.85
Permit Fee	02/11/00	4594	1,498.20
		Total Fees Paid	2,472.03

Valuation for Permit Fee Calculations:

BUILDING PERMIT	WAREHOUSE V-N	228,313.00
BUILDING PERMIT	WAREHOUSE V-N	45,662.50
	Total Valuation:	273,975.50

Project Conditions and Holds:

1. Special inspection form b-4 permit.
2. Although the lot contains mapped flood zones, the location of the building as shown on the site plan is outside of the mapped flood zone. If the building location is moved any closer to Lemon Creek than shown on the site plan, i will be in the mapped flood zone and additional review will be required.
3. Asbuilt Survey may be required before final inspection if CBJ inspector is unable to verify setbacks.
4. Foundation Setback Verification (yellow form) must be on site when pour inspection occurs.
5. Building location must be far enough from the property line to accomidate a 12 foot berm as required by USE99-00061 Condition 7. Design and location of berm to be approved by CBJ Engineering Department.
6. Special inspection of HS bolts by R&M -- provide inspection reports & final letter of approval.
7. One wheelchair accessible entrance required: 5'x5' level platform at door with max 1:12 slopes up to it; max 1/2" threshold, lever hardware, max 8.5# opening force. Entry to be on an accessible route from blue Van parking space.
8. Van-accessible blue parking space: 8' space + 8' aisle. Post signs. And either paint space & aisle, or if lot's unpaved then secure blue wheelstops in front of space & aisle (per handout on approved plans).
9. A permanent-foundation container is to be installed for an accessible toilet room. Check it's holdowns per approved plans.
10. No CO until wheelchair accessible toilet room in permanent-foundation container is complete.
11. Water-sewer need Engineering's approval for toilet room for final -- and verify water meter (commercial use).
12. No burning or welding of any kind to be done in this building.
13. Minimum 50' setback for building from property line required to accomodate berm.

JUNEAU PERMIT CENTER - 230 S. Franklin Street - 4th Floor, Marine View Center - Mail: 155 S. Seward Street, Juneau, AK 99801
Phone: 586-5230 - FAX: 586-3365 - Inspection Requests: 586-1703 - Email: permits@mail.ci.juneau.ak.us

Attachment E- 1999 Building Permit BLD1999-0825

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT; THAT ALL WALKS, ROADS, EASEMENTS AND IMPROVEMENTS THEREON ARE AS SHOWN AND THAT ALL OVERLAPS AND ENCROACHMENTS ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE.

STATE OF ALASKA
49TH
J.W. BEAN
No. 3650-S
REGISTERED PROFESSIONAL LAND SURVEYOR

J.W. BEAN
PROFESSIONAL SURVEYOR
TDS12332
F.B _____ JOB No 12332
SCALE AS-SHOWN
DATE 6/05/03

AS-BUILT SURVEY OF

LOT 3
HORN SUBDIVISION # 2
WITHIN U. S. M.S. 609

RECEIVED
FEB 28 2005
PERMIT CENTER / CDI

Certificate of Occupancy

City & Borough of Juneau, Alaska

This Certificate is issued pursuant to the requirements of CBJ Title 19.01 certifying that at the time of issuance, this structure was in compliance with the various ordinances of the City & Borough of Juneau regulating building construction or use for the following project:

CHANNEL STORAGE - Construct metal building for storage of construction equipment & materials.

Use Classification: BUILDING INCLUDING 3+ UNIT RESIDENTIAL

Occupancy Group: S-2

Owner of Building: CHANNEL LANDFILL INC

Building Address: 1725 ANKA ST

Code Edition: 1997 UBC Occupant Load: N/A

Legal Description of Building Lot:

HORN 2 LT 3

Parcel No: 5-B12-0-104-005-2

Building Permit No. BLD1999-00825

Construction Type: IIIN

Owner's Address:

PO BOX 33359

JUNEAU AK 99803

Sprinklers Required: No

Building Official: Christian T. Roust, CBO

C Roust

Signature

Date of Issuance: January 12, 2004

Post this Certificate in a conspicuous place for the duration of the stated occupancy.

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION
Date: January 26, 2000

File No.: USE2000-00002

Channel Construction
1725 Anka Street
Juneau, Alaska 99801

Application For: Allowable Use Permit

Legal Description: Lot 2A, Horn Subdivision

Parcel Code No.: 5-B12-0-104-005-0

Hearing Date: January 25, 2000

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated 1/19/00 and approved the Allowable Use Permit to be conducted as described in the project description and project drawing submitted with the application and with the following condition:

1. Drainage changes must be reviewed and approved by CBJ Engineering as per 49.15.320 (f) (12) ALLOWABLE USE PERMIT Conditions of Approval.

Attachment: January 19, 2000 memorandum from Katharine Heumann, Community Development to the CBJ Planning Commission regarding USE2000-00002.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030 (c).

Effective Date: The permit is effective upon approval by the Commission. January 25, 2000

Expiration Date: The permit will expire 18 months after the effective date or July 25, 2001, if noBuilding Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the

development permit was authorized. Application for permit extension must be submitted thirty days before the permit expires.

Project Planner: Katharine Heumann

Katharine Heumann, Planner

Johan Dybdahl

Johan Dybdahl, Chairman
Planning Commission

Filed With City Clerk (Deputy)

1/27/2000

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA-trained architect or other ADA trained personnel with questions about the ADA: Department of Justice - 202-272-5434, or fax 202-272-5447, NW Disability Business Technical Center - 1-800-949-4232, or fax 360-438-3208.

MEMORANDUM

CITY & BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: January 19, 2000

TO: Planning Commission

FROM: Katharine Heumann, Planner Katharine Heumann
Community Development Department

FILE NO.: USE2000-00002 - Allowable Use

PROPOSAL: An application for an Allowable Use permit to amend the location of a previously approved heavy equipment maintenance/repair shop and associated storage yard. Additional proposed uses on the site include outside storage of shipping containers and an associated office.

GENERAL INFORMATION

Applicant: Channel Construction

Property Owner: Channel Construction

Property Address: 1725 Anka Street

Legal Description: Lot 2A, Horn Subdivision

Parcel Code Number: 5-B12-0-104-005-0

Site Size: 6.59 Acres

Zoning: Industrial

Utilities: CBJ Water and Sewer Services

Access: Anka Street

Existing Land Use: Industrial

Surrounding Land Use:
North - D-15, Multifamily; Lemon Creek
South - General Commercial (Gastineau Human Services)
East - Industrial
West - General Commercial (residential home)

CITY & BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PROJECT DESCRIPTION

The applicant requests an amendment to a previously approved allowable use permit for development of a 6,850 square foot shop building and outside storage area on a 6.59 acre parcel located in an industrial zoning district. Storage of shipping containers and a small office not providing customer service are also proposed.

BACKGROUND

The purpose of this application is to amend a previously approved permit. Allowable Use permit USE 98-00043 was approved in August of 1998 for an equipment maintenance shop and equipment storage. The equipment maintenance shop has not yet been built and the applicant would like to proceed with the project in a different location the site. This application also includes an associated office and outside storage of shipping containers.

A Conditional Use permit on the same site, USE99-00061, for a concrete recycling operation was approved in October 1999 with several conditions. Condition #7 reads:

> *Prior to operation, berms shall be placed along the West and the North sides of the property no closer than two feet from the property line. The berms shall extend the length of the property line and be a minimum of 12 feet high. The berm on the Lemon Creek side of the property shall be outside the 50-foot setback to Lemon Creek. This shall be approved by CBJ Engineering prior to onset of the operation.*

The site plan (see attached) shows the proposed maintenance and equipment storage building located 50 feet from the property line on the West side of the property. This position will allow space for the berm between the building and the property line. The placement of the building must be coordinated so as to accommodate the development of the berm required in USE 99-00061, the concrete recycling operation.

ANALYSIS

Project Site – The proposed project would be situated on a 6.59-acre parcel of land with access from Anka Street. The area of the site that will be developed under this permit is relatively flat. This area will accommodate the building, foundation and D-1 surface.

A previous application for fill activity on this site was submitted. The fill activity is not a part of this permit application. A separate grading permit would be needed to govern the fill activity.

Project Design – The project features a new metal clad building of 6,850 square feet. A drainage plan has been submitted which includes a drainage ditch directing drainage towards the Lemon Creek side of the site. Drainage will require approval of CBJ Engineering. There are five (5) bays in the building. Initially, the bays will not include doors. Eventually, doors will be added to the bays.

Traffic – The proposed project is located in an industrial zone. The traffic was reviewed and approved at the time of the previously approved Allowable Use permit (USE98-00043) and has not changed. It is expected that large trucks and heavy equipment would be maneuvering through such a location. The site currently is used to store gravels, soils and heavy equipment. Trucks and equipment frequent the site for access to these materials. It is not anticipated that the amount of traffic generated by the proposed project would significantly impact the current level of service on adjacent streets.

Parking and Circulation – Parking was also reviewed and approved at the time of application for USE 98-00043. Due to fewer employees anticipated, the parking requirement is actually somewhat less than previously anticipated. The parking requirement for the facility is as follows:

Maintenance Shop: Four parking spaces for each service bay plus one space per employee.
Offices not providing customer service: one space per 300 square feet of gross floor area.

The project includes five bays and approximately four employees and an office less than 300 square feet. The parking requirement is as follows: 5 x 4 = 20 (work bays) + 4 (employees) + 1 office thus, the total is 25 spaces. One of the required spaces shall be disabled accessible and must be van accessible. The five bays may count as one space per bay or five parking spaces. Thus, a total of 21 spaces must be located on the site. The site plan does not indicate the location of the spaces however, there appears to be plenty of room on the site for the spaces required. The applicant will need to submit a drawing at the time of a building permit to indicate the location of required parking spaces.

There is an existing asphalt driveway that delineates the entrance and exit to the site.

Exterior Lighting – 4 CBJAC 050.020 (b) states: *Industrial and exterior lighting shall not be used in a manner that produces glare on public highways or neighboring property.* Minimal glare exterior lights are planned for three sides of the building. No lighting is proposed for the side of the building adjacent to Lot 1, Horn Subdivision.

Signage - A separate permit process per CBJ §49.45, Signs, requires that all signs proposed by the development be submitted to CDD staff for review and approval. No signs are being proposed as part of this project.

Juneau Coastal Management Program - The proposed development was reviewed for compliance with CBJ §49.70.900, the Juneau Coastal Management Program. The analysis reveals that no enforceable policies apply to the portion of the project that is a subject of this permit. Any proposed fill will be reviewed under a separate permit procedure. The proposed project will not be located in the floodway mapped on the site and will be over 50 feet from Lemon Creek's ordinary high water.

FINDINGS

CBJ §49.15.320 (e), Decision, states that the Planning Commission shall consider the Allowable Use permit application and shall review the Community Development Director's recommendation with respect to:

1. Whether the application is complete;

2. Whether the requested permit is appropriate according to the Table of Permissible Uses;

3. Whether the development as proposed will comply with the other requirements of this chapter; and,

4. Whether conditions are necessary for approval[1].

The commission shall approve the application and grant the permit unless it finds, by a preponderance of the evidence, that one or more of the criteria have not been met. In either case the commission shall adopt written findings setting forth the basis for its decision.

Per CBJ §49.15.320 (e)(1 thru 4), Decision, the director makes the following findings on the criteria for granting the requested allowable use approval:

1. Is the application for the requested Allowable Use permit complete?

[1]CBJ §49.15.320 (f)(1 thru 12), Conditions on Approval, lists a set of conditions that may be placed on the requested allowable use permit approval

Yes. We find the application contains the information necessary to conduct a full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conform to the requirements of CBJ code Chapters 49.15 and 49.35.

2. ***Is the requested permit appropriate according to the Table of Permissible Uses?***

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300 section 9.100 for the Industrial zoning district.

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

Yes. The proposed development complies with the other requirements of this chapter provided the recommended conditions are met.

4. ***Are conditions necessary for approval of the requested Allowable Use permit?***

Yes. Based on the preceding staff analysis, it is found that conditions are necessary for approval of the requested permit. The drainage will require CBJ Engineering approval.

Per CBJ §49.70.900 (b)(3), General Provisions, the director makes the following Juneau Coastal Management Program consistency determination:

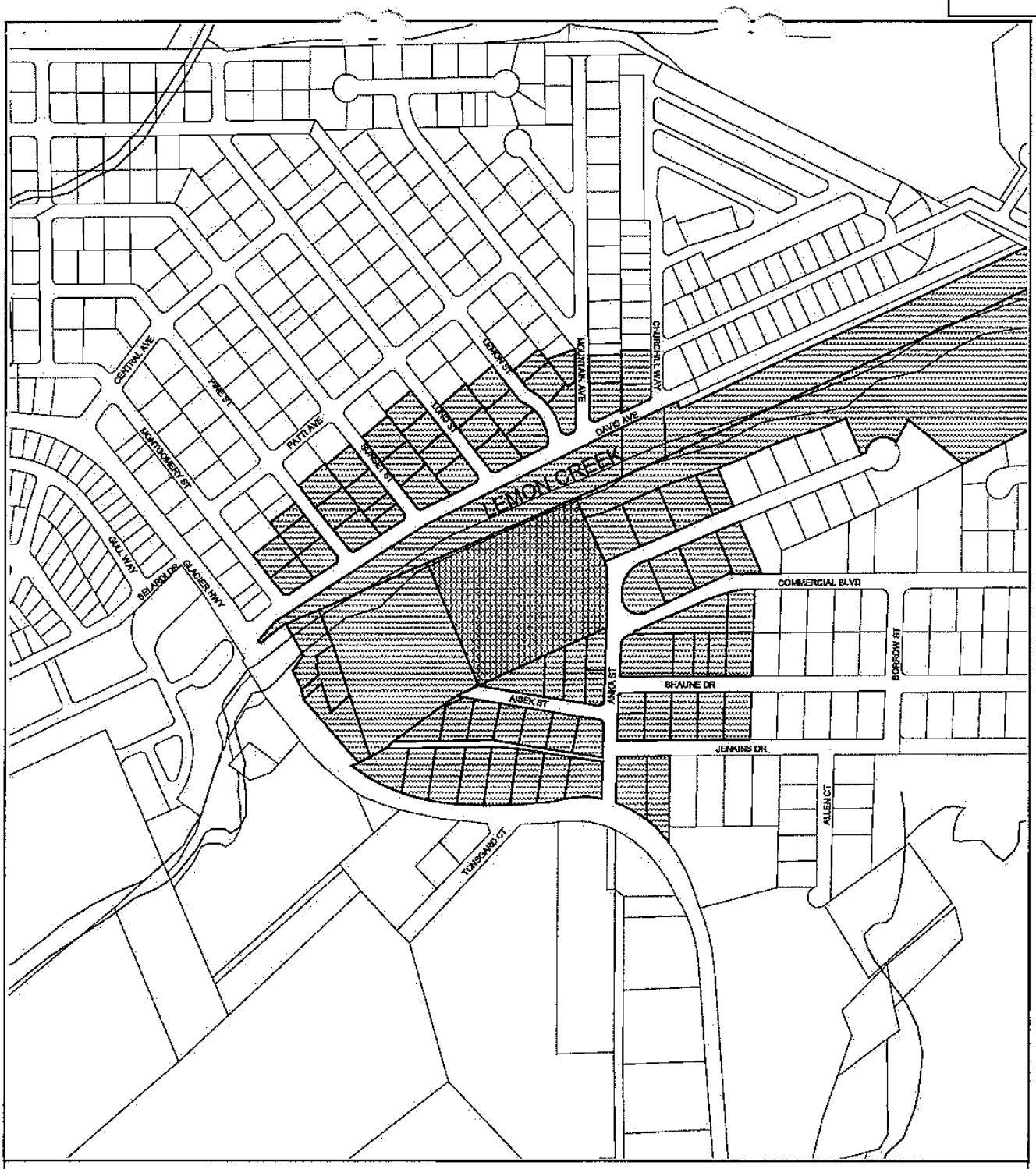
5. ***Will the proposed development comply with the Juneau Coastal Management Program?***

Not Applicable. Based on the preceding staff analysis, it is found that no provisions of the Juneau Coastal Management Program apply to the development as proposed.

RECOMMENDATION

We recommend that the Planning Commission adopt the director's analysis and findings and grant the requested Allowable Use permit. The permit would allow the construction of a heavy equipment maintenance/repair shop, associated storage yard and office in an industrial zoning district. The approval is subject to the following condition:

1. Drainage changes must be reviewed and approved by CBJ Engineering as per 49.15.320 (f) (12) ALLOWABLE USE PERMIT Conditions of Approval.



N

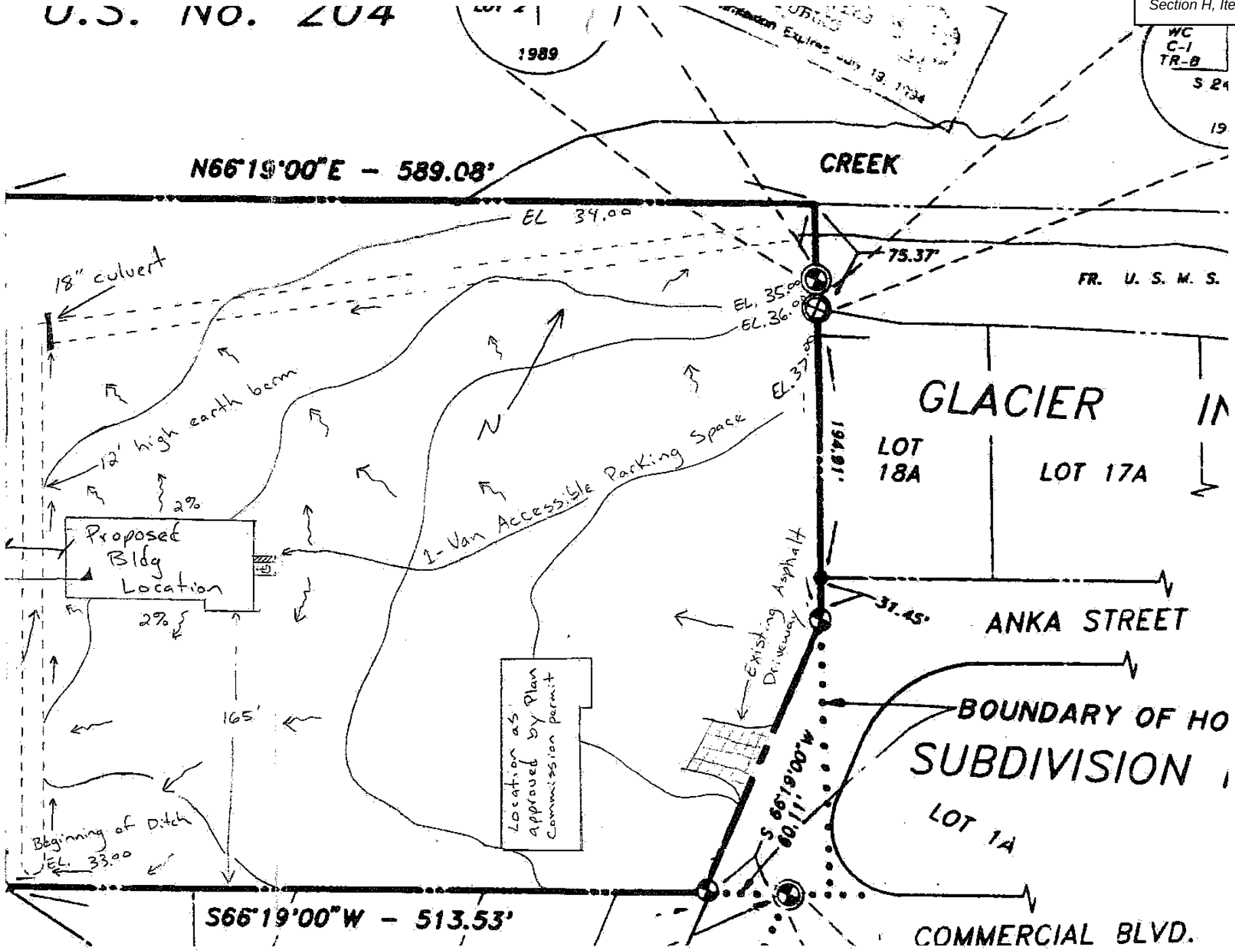
Vicinity Map
USE2000-00002

Subject Parcel

Adjacent Property Owners

150 0 150 300 450 600 750 Feet

The subject parcel for this project is located at:
1725 ANKA ST
HORN, LOT 2A


U.S. NO. 204
1989
WC
C-1
TR-B
N66°19'00"E – 589.08'
CREEK
EL 34.00
18" culvert
EL. 35.00
EL. 36.00
EL. 37.00
75.37'
FR. U. S. M. S.
12' high earth berm
2%
Proposed Bldg Location
1- Van Accessible Parking Space
GLACIER
LOT 18A
LOT 17A
164.91'
2%
165'
Existing Asphalt Driveway
31.45'
ANKA STREET
Location as Approved by Plan Commission permit
BOUNDARY OF HO
SUBDIVISION
LOT 1A
S 66°19'00" W 60.11'
Beginning of Ditch EL. 33.00
S66°19'00"W – 513.53'
COMMERCIAL BLVD.

City & Borough of Juneau
Alaska's Capital City

BUILDING PERMIT

Permit No.
BLD2005-00049
Proj #: PRJ2005-00014

* NOTE: "Building Permit" is a generic term which includes Building Safety Inspection, Grading Permits, and permits for Electrical, Plumbing and Mechanical work.

Your special attention is called to the following:

This permit is granted on the express conditions that the construction shall, in all respects, conform to the ordinances of the City and Borough of Juneau. It may be revoked at any time upon violation of any of said ordinances.

The granting of this permit does not authorize the violation of any federal, state or local law regulating construction for the violation of the terms of any deed or covenent or any zoning or other regulation.

If plan review was required, this permit must be attached to the approved drawings. The permit, plans and record of inspections must be available on site at all times while the construction is in progress and before final inspection.

The yellow posting notice must be prominently displayed to show a permit has been issued and to assist the inspectors in location of the project. This permit becomes null and void if work or construction authorized is not commenced within one year or if work or construction is suspended or abandoned for a period of one year at any time after work has commenced.

Note: City Ordinances REQUIRE a Final Inspection be approved for every Building Permit.

Inspections

Inspections can be arranged by telephoning **586-1703** or by written or faxed notification.
The Online Building Inspection Request Form is at: **www.juneau.org/permits/inspect_request.php.**
Work shall not proceed until the inspector has approved the various stages of construction. An approved Final Inspection is required.
Call before 7:30 AM for same day inspections.
Please provide the following information: 1 Permit Number, 2 Address, 3 Type of Inspection, 4 Date and Time and 5 Contact Name and Phone Number.

Job Address: **1725 ANKA ST** Issued Date: **6/9/2008**
Permit Number: **BLD2005-00049** **CHANNEL CONSTRUCTION ADDITION** Parcel No: **5B1201040052**
Project Description: A 20 x 50 addition on east end of structure to be tire storage.

Parcel Identification: HORN 2 LT 3

Setbacks: Zone: I Flood Elevation: 30.00 Firm Zone: A4
Front: 10 Ft. E Side 1: 10 Ft. N Lemon Creek 50.00 Ft. N
Rear: 10 Ft. W Side 2: 10 Ft. S
Comments: 50' setback to Lemon Creek required.

Owner: CHANNEL LANDFILL INC
Address:
City: JUNEAU, AK 99803

Applicant: CHANNEL CONSTRUCTION INC
Address: 2223 N JORDAN AVE
City: JUNEAU, AK 99801

Fee Type	Date	Receipt	Amount Paid
15 Xerox Charges	2/28/2005	19806	1.00
1 Permit Fee	2/28/2005	19808	570.90
1 Investigation Fee	2/28/2005	19808	570.90
1 Commercial Plan Revi	2/28/2005	19808	371.09
15 Xerox Charges	2/28/2005	19809	1.50
		Total Fees Paid:	1,515.39

Valuation for Permit Fee Calculations:

BUILDING PERMIT	STOR - Warehouse	53,320.00
	Total Valuation:	53,320.00

Project Conditions and Holds:

1 Mount fire extinguishers not over 5' high and not over 75' OC.
2 Doors: All to be min. 36" with lever hardware, not over 1/2" thesholds, and if closers then at light opening force (5# interior door/ 8.5# exterior doors). If thresholds over 1/2", then add permanent transition plates both sides of threshold.
3 Operable parts to be minimum 15" and not over 48" high: switches, thermostats, outlets, etc.
4 Accessible entrance(s). Either both to have min. 5' x 5' level landing at same height as inside floor plus not over 1/2" threshold; OR if only one is accessible then install directional signage both doors: a chair-only symbol on outside of accessible door, and a chair symbol with directional arrow on both sides of the non-accessible door.
5 Foundation Setback Verification (yellow form) must be on site when pour inspection or placement of other foundation systems occurs.
6 Asbuilt Survey may be required before final inspection if CBJ inspector is unable to verify setbacks.

Inspections Required: Call for inspection before covering or concealing any of the work described below. Inspections may be combined.

100	Insp - Setbacks	105	Foundation Setback form	110	Insp - Excavation/Footing
120	Insp - Forms and Rebar	140	Insp - Framing	300	Insp - Appliance/Chimney
450	Insp - Conduits raceways	470	Insp - Grading/Drainage	600	Insp - Com Zoning Final
700	Insp - Commercial Fire Final	800	Insp - Commercial Final		

Staff Review Sheet

Permit Intake Initials: _____

FIRE ZONE ENG WAT SEW ARCH STRUC PLUM MECH ELEC ACCESS SPEC/INSP

Planner: BSE MAH

2/11/2005

Project Name: **CHANNEL CONSTRUCTION ADDITION** Case No: **BLD2005-00049**

Site Address: 1725 ANKA ST Parcel No: 5B1201040052

Desc: 20 x 50 Addition on east end of structure to be tire storage.

Commercial ADD BU Type of Construction: V-B

Occupancy Class: S-1 New Dwelling Units: 0

FCC Code: 437 Code Edition: 2003 IBC Existing Dwelling Units: 0

Alarm System: ____ Required: ___ Sprinkler System: ____ Required: ___

Code Review by: SLB Date: 3-1-05

Fees Assessed at Application:

Fee Type	Amount
1 Permit Fee	570.90
1 Investigation Fee	570.90
1 Commercial Plan Review	371.09
Total Fees:	0.00

Valuation at Application:

S.F.	Type	Rate	Amount
1000	STOR - Warehouse	53.32	53,320.00
	Total Valuation:		53,320.00

Fees Paid at Application:

DatePaid	Receipt	Check	Paid
2/28/05	19808	017206	1515.39

Total Fees Paid:

LAND USE

ZONE/UNITS D18 /
WETLAND Unknown
FLOOD ELEV 30
FIRM ZONE A4
FIRM MAP 885 B
LOT SIZE 237,088 SF
5.4 ACRES
SETBACKS
Front 10 E
Rear 10 W
Side 10 N
Other 50 N
PARKING 25 per CU 88-02
ANADROMOUS
EAGLES NEST NO

ENGINEERING/PUB WORKS

CITY WATER Units: _____
Case No: _____
Service Size: _____
Fire Line Size: _____
Metered: _____
Extended Pmt #: _____
CITY SEWER Units: _____
Case No: _____
Bond Case No: _____
Other Case No: _____
ADEC Sewer No: _____

PLAN REVIEW APPROVALS

		Initials	Date
X	Fire	SB for RichE	3/11/05
X	Zoning		4/6
X	Engineering		3/4/05
X	Water	N/A	
X	Sewer	N/A	
X	Architectural		6/9/05
X	Structural	SB	3-1-05
X	Plumbing	N/A	3/1/05
X	Mechanical	N/A	3/1/05
X	Electrical	N/A	SB 3-1-05
X	Access	SB	3-2-05
__	Special Inspection Form		

PERMIT ISSUANCE FEES

__ Grading Plan Review Fee $_____
__ Adjusted Plan Review Fee $_____
__ Fast Track Fee $_____
__ Early Start Fee $_____
__ Building Permit Fee $_____
__ Water Assessment Fee $_____
__ Sewer Assessment Fee $_____
__ Sewer Inspection Fee $_____
__ Grading Permit Fee $_____
__ Driveway Permit Fee $_____
__ Bond for _____ $_____
__ Other _____ $_____
Total Issuance Fees $_____

LAND USE PERMITS

WATER CONNECTION PERMITS

I hereby acknowledge receipt of a _____ inch meter yoke.

X _____

Date _____

APPROVED FOR ISSUANCE

Signature

4/6/05
Date

PERMIT ISSUANCE PAYMENTS

Date	Receipt	Check	Amount
			$
			$
			$

PARCEL TAGS:

12/17/98 GEK: Photos taken during October 20, 1998 storm are in file VAR98-00042. Clearly show flowing water in floodplain/setback along this property.
12/7/99 GPC. Lemon Creek borders this property and the northern portion of the lot is in a mapped "A4" flood zone. Base flood elevation is 30' . FIRM map 885b.
LOMA approved 12-5-2003 which removed the structures on this lot from the 100 flood zone, FEMA case number 03-10-0681A. Note by Deb Purves 12-22-2003.

CONDITIONS AND HOLDS ON PERMIT: (Continued on back of sheet)

Foundation Setback Verification (yellow form) must be on site when pour inspection or placement of other foundation systems occurs.
Asbuilt Survey may be required before Final inspection if CBJ inspector is unable to verify setbacks.

Juneau Permit Center

Foundation Setback Verification

Permit Number: **BLD2005-00049**
Project Address: ..... **1725 ANKA ST**
Assessor's Parcel No: **5B1201040052**
Applicant's Name: ..... **CHANNEL CONSTRUCTION INC**

Zoning Setbacks Required for Finished Building:
Front: 10.0 E Side1 : 10.0 N
Rear : 10.0 W Side2 : 10.0 S
Lemon Creek: 50.0 N
Comments: 50' setback to Lemon Creek required.

Planner: HAEFNER
Date: 4/6/2005

In accordance with CBJ 19.01.109.6.2.1, building setback lines are to be verified before inspectors can approve forms for concrete pour or placement of other foundation systems. Setbacks are measured from exterior finish materials of closest building component to property line.

Notice*: *DO NOT POUR CONCRETE OR PLACE OTHER FOUNDATION SYSTEMS

UNTIL INSPECTOR APPROVES SETBACKS BY ONE OF THE FOLLOWING CHECKED OPTIONS:

☑ **A. Surveyor's monument(s)** / string line clearly visible at the site. If the foundation and all other building elements are clearly behind the setback line, the inspector may approve the setbacks outright or at owner/contractor's risk. If there is any question, the inspector may require that no pour or foundation placement be permitted without one of the following methods of verification. (Also see "Note" below.) **OR**

☑ **B. Surveyor's Statement of Setback Compliance.** (Surveyor must sign and stamp the bottom portion of this form). No pour or foundation placement is allowed until the statement is received by CBJ, regardless of risk assumed by owner or contractor. Upon receipt of statement, pour or foundation placement may be approved outright or at owner/contractor risk. (See "Note" below.) **OR**

☐ **C. Stamped Surveyor's As-built Survey of Adjacent Building or Structure** if setback can be verified measuring from adjacent structure. (See "Note" below. May only be used when structure is parallel with property line.) **OR**

☑ **D. Stamped Surveyor's As-built Survey of Foundation** or Formwork indicating setbacks, easments and other relevant information. (See "Note" below.) **OR**

☐ **E. Other** _____

INSPECTOR'S APPROVAL & COMMENTS:
Setbacks met, are well within conta of property
Not even close to setback requirements

Inspector's Initials
12-16-05
Date

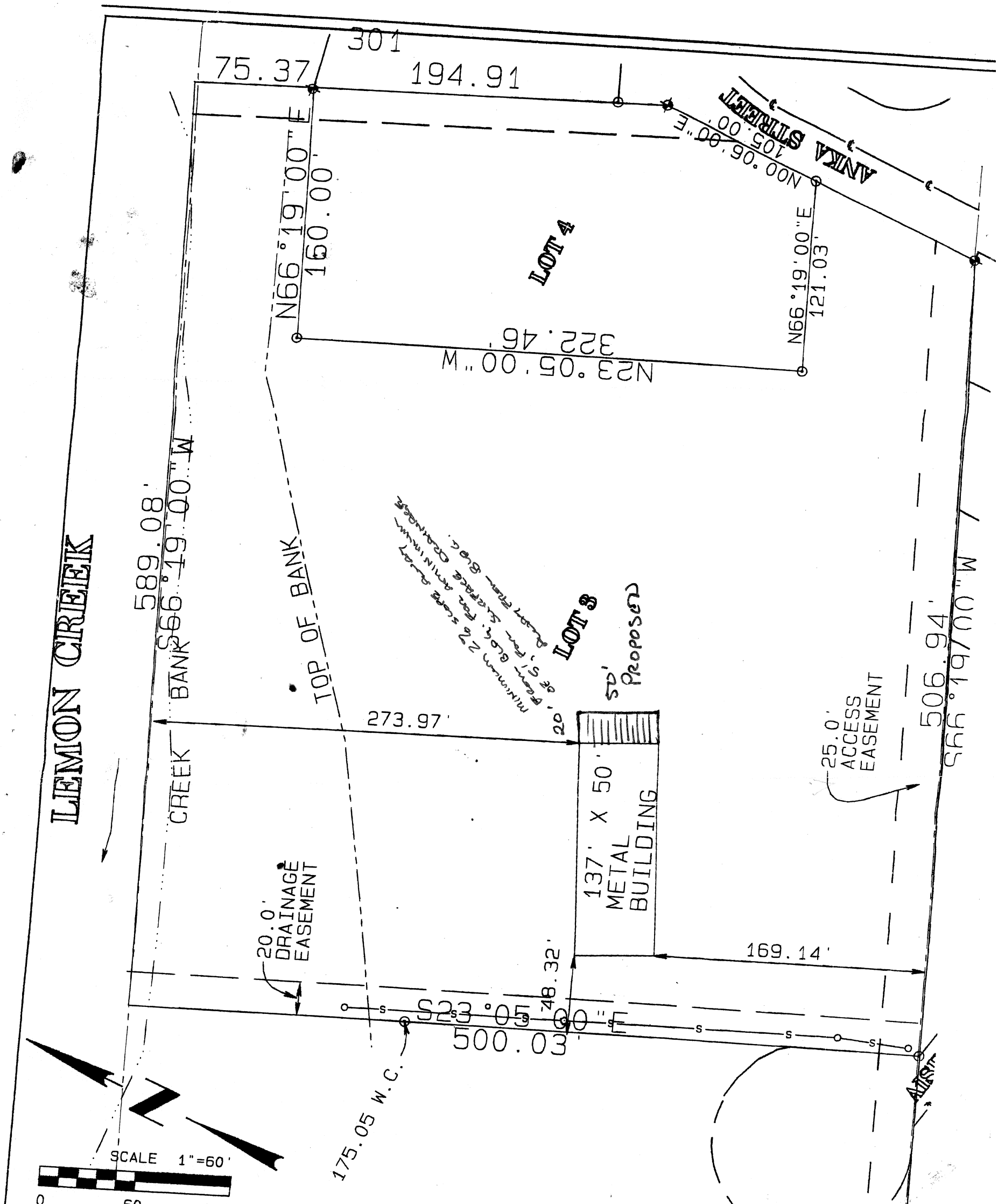
Note: An as-built survey may still be required prior to issuance of a Certificate of Occupancy if setbacks are close enough to the building to make setback verification questionable. Example: Where the structure is less than 3' to the setback line on steep slopes or forested terrain. The purpose of the monuments and string line, surveyor's statement or foundation as-built is to give the inspector the information necessary to allow a pour or placement based on a surveyor's work, as required by CBJ ordinance and not to cause scheduling delays for the contractor. In some situations, a final as-built may be required before frame or final approval where the distance to the setback line of some element of the structure must be more exactly determined. Inspectors may require this additional as-built based on their observations in the field.

SURVEYOR'S STATEMENT OF SETBACK COMPLIANCE

I hereby certify that I am a surveyor registered to practice in the State of Alaska, and that on _____, I personally verified that the forms or foundation systems on site at: _____, Permit No: _____ are placed so that the finished building, if built to the plans as approved by CBJ, will meet the required setbacks shown above. I have reviewed the plans and zoning requirements as approved by CBJ and have accounted for all exterior finish materials, decks, cantilevers and/or other proposed building projections on the approved plans. To the best of my ability, I staked the property so that the contractor can meet all CBJ zoning requirements per CBJ Titles 19 and 49.

I heretofore affix my professional stamp, this date of _____.

Surveyor's Signed Seal Required



I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT; THAT ALL WALKS, ROADS, EASEMENTS AND IMPROVEMENTS THEREON ARE AS SHOWN AND THAT ALL OVERLAPS AND ENCROACHMENTS ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE.

STATE OF ALASKA
49TH
J.W. BEAN
No. 3650-S
REGISTERED PROFESSIONAL LAND SURVEYOR

J.W. BEAN
PROFESSIONAL SURVEYOR
TDS12332
F.B. _____ JOB No 12332
SCALE AS-SHOWN
DATE 6/05/03

AS-BUILT SURVEY OF

LOT 3
HORN SUBDIVISION # 2
WITHIN U. S. M.S. 609

RECEIVED
FEB 28 2005
PERMIT CENTER / CDI

Attachment G- 2005 Building Permit BLD2005-0049

BP # 2005-00049

BP FEE # 15128 9
+ FINE

Tire Storage

September 21, 2004

1725 Anka St.
Lot 3, Horn 2 Subdivision

RECEIVED
FEB 28 2005
PERMIT CENTER / CDD

Channel Construction (Owner/Contractor # 23935)
PO Box 33359
Juneau, AK 99803
789-0200
Scan

Addition to existing storage building

Tire Storage 1000 sq ft

Wood Construction

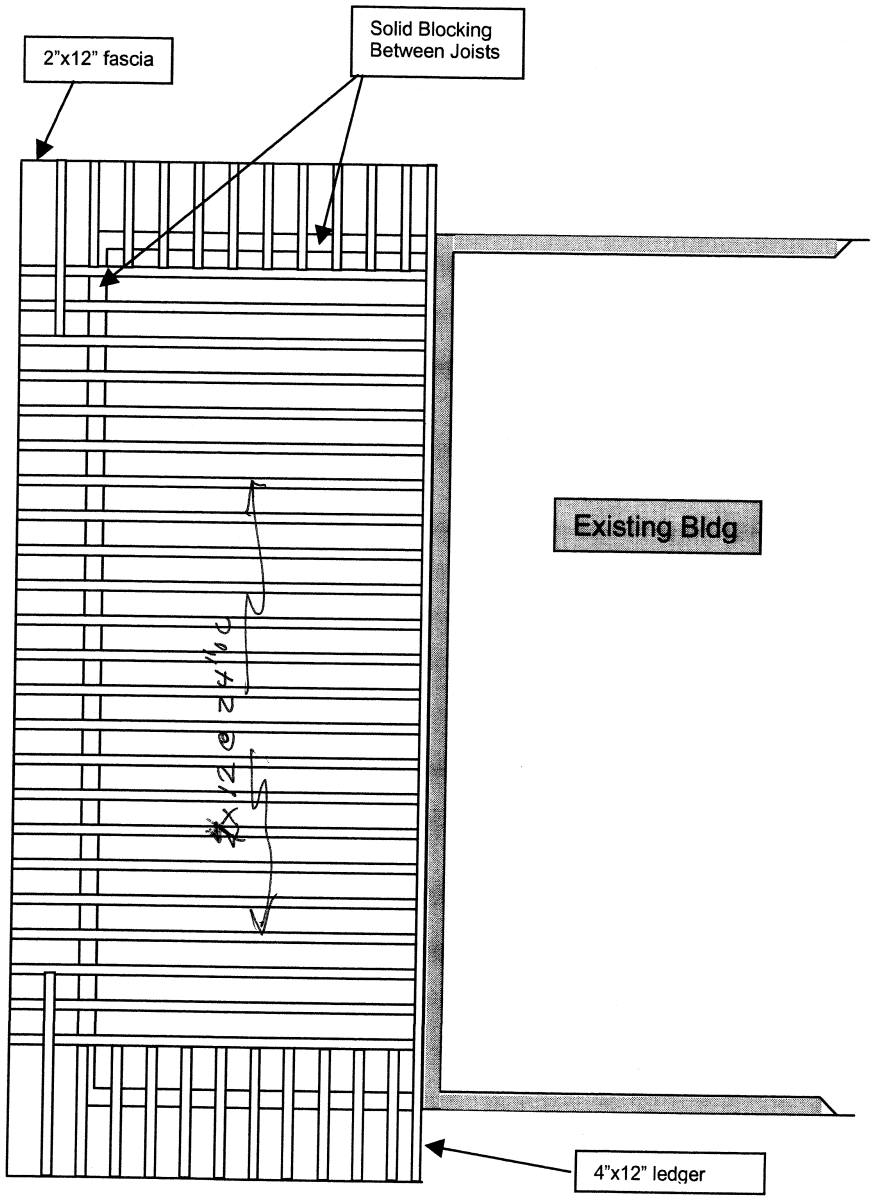
14' in height – single story addition

BLD2005-49

Mount fire extinguishers not over 5' high.

RECEIVED
FEB 28 2005
PERMIT CENTER / CDD

Roof framing plan



Roof joists to be 4" x 12" @ 24" o.c.
4" x 12" ledger beam to be attached to existing building with 2 ea. ½" lags @ 24" o.c.
Roof joists to be attached to ledger w/ Simpson Strong Tie product - HU412TF (see attached)
Rafter connection to top plate to be with Simpson Strong Tie product - H8 (see attached)
Roof sheathing to be ¾" plywood

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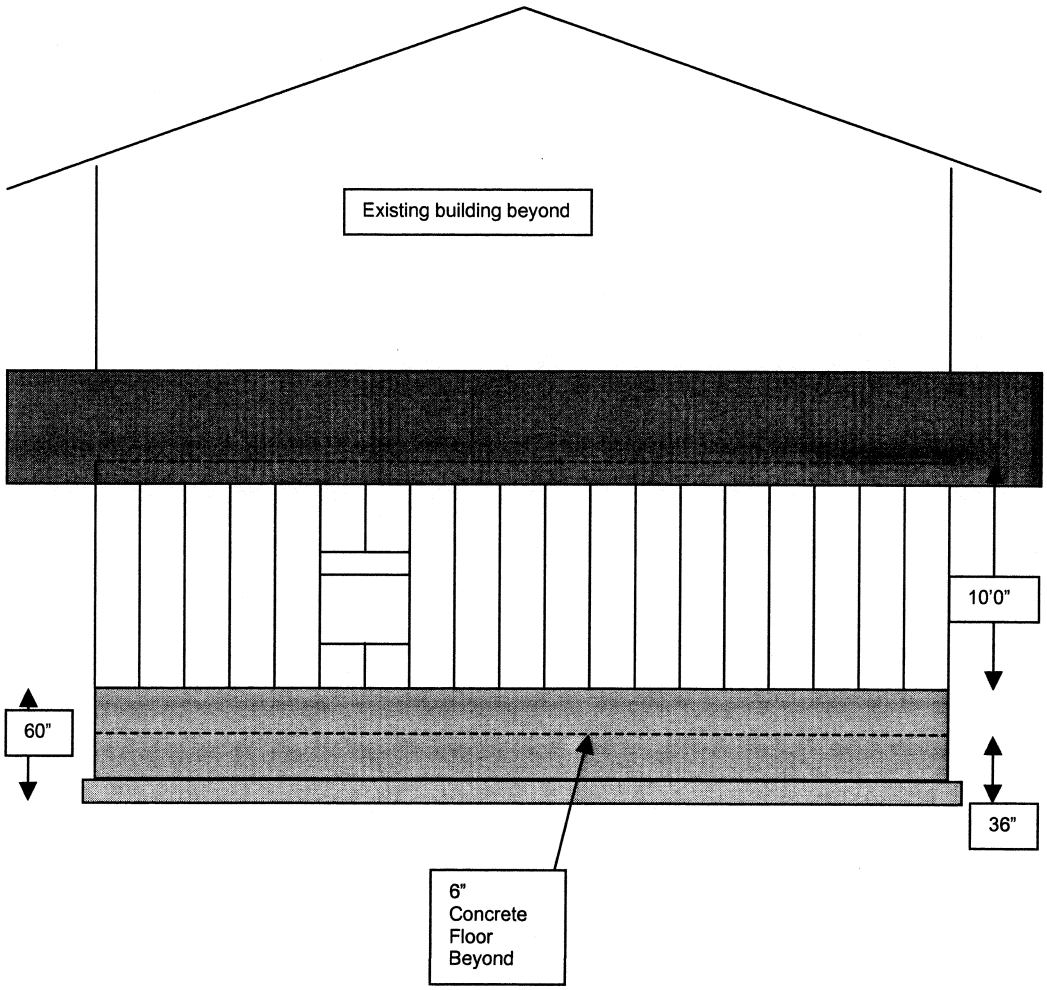
East Elevation



All walls to be ~~2x6~~ 2 x 8
Concrete foundation as per foundation plan
Exterior sheeting to be ½" plywood
Exterior finish to be Corrugated Metal to match existing building

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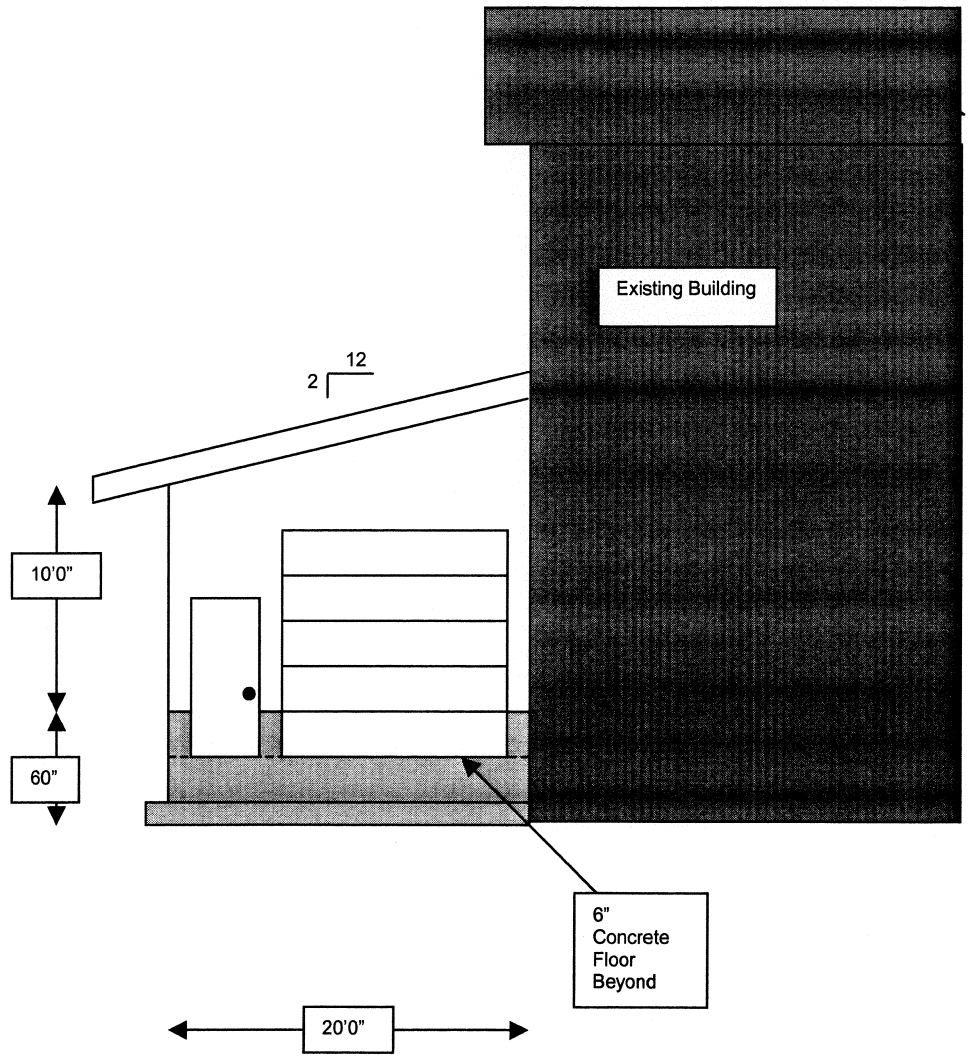
FEB 28 2005
PERMIT CENTER / CDD

North Elevation



Man doors to be 3'0" x 6'8"
Garage Door to be 10' x 10'

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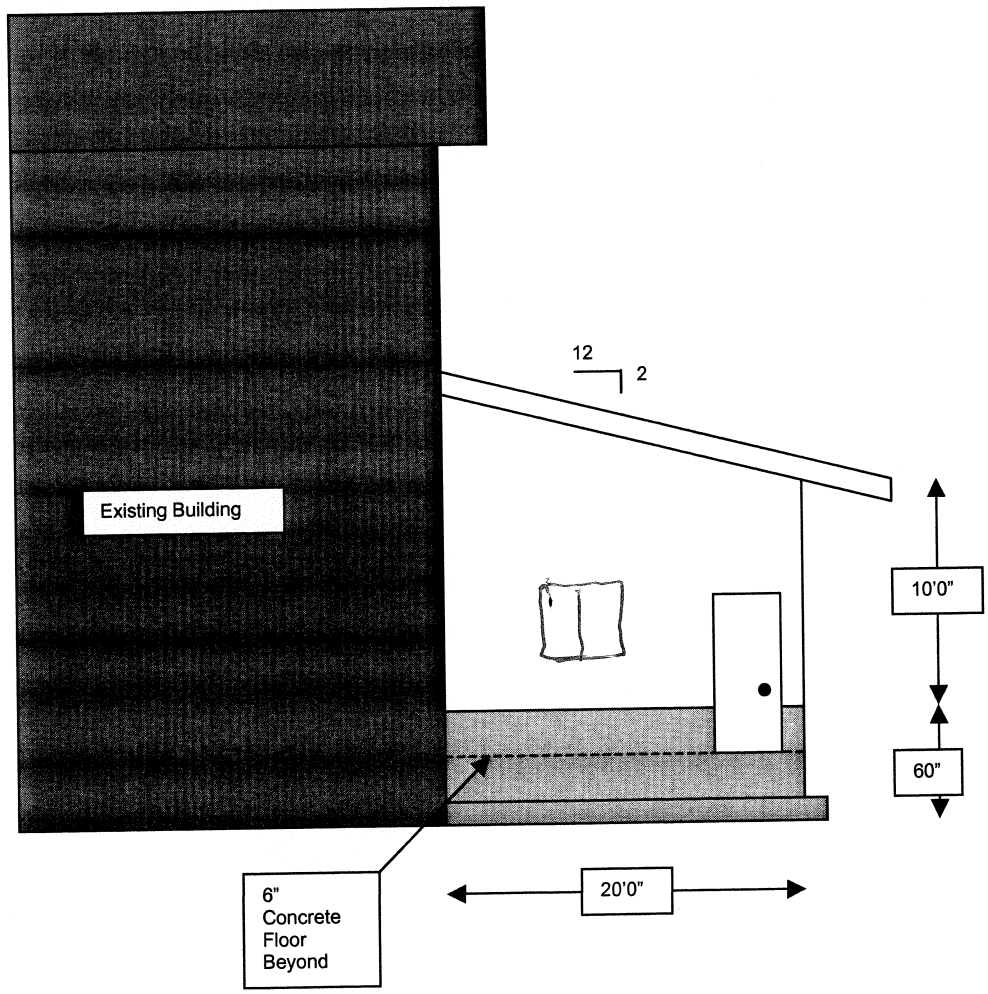
FEB 28 2005
PERMIT CENTER / CD

South Elevation



ARCHITECTURAL SERVICES

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JUN 02 2008
PERMIT CENTER / CDD

Moore Engineering
Attn: Tracy Moore
119 Birdie Trail
Chewelah, WA 99109
360 280-3344 ph

Project No. AS 08-001

Dear Tracy,

On March 8, 2008 I was in Juneau and reviewed the construction of the Channel Construction Shop building. Following that time I have completed a code review of the building and have participated in the development of as-built drawings dated May 2008. With regard to the as-builts, I certify that I find them to accurately reflect the construction of the building.

Attached is my zoning and code anaysis which shows the building to be in conformance with the IBC 2006 with regard to location on property, occupancy and type of construction. This code analysis should satisfy the requirement in the CBJ fax dated February 12, 2008 for a "code data sheet". In order to show conformance, the upper level space in the building had to be classified as a mezzanine and part of the floor area below. Otherwise, an S-1 occupancy (storage) is not a permitted use on the second level of a building whose construction includes wood framing and no sprinkler system.

If there are any questions that arise on the code review document, I can be reached at the contacts indicated below.

In the Spirit of Service,

Timothy Mearig,
ARCHITECTURAL SERVICES

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Timothy Mearig – 143 Christopher Ln - Sequim, WA 98382 – 360 809-3402ph – as.mearig@gmail.com

CODE AND ZONING REVIEW

Zoning and Land Use

Jurisdiction

City and Borough of Juneau
Community Development & Engineering Department
2 Marine Way, Suite 400
Juneau, AK 99801

Zoning District

I; Industrial

Partial Allowable Land Use

- Single family dwelling
- Group homes
- Manufacturing (limited)
- Gas Stations
- Home business
- Vehicle/Boat sales
- Parks
- Storage/Warehousing

Conditional Land Uses

Local ordinance lists several land uses for which a Conditional Use Permit may be granted according to City & Borough of Juneau guidelines Title 49.25.300. These include:

- Sales and Rental Stores
- Offices
- Asphalt Plants
- Trade Schools
- Bowling & recreational
- Stables
- Funeral home
- Mobile homes
- Laboratories
- Mills, Refineries, etc.
- Clubs, Halls, etc.
- Theaters
- Correctional Facilities
- Cemetary

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Property Development Standards

Item	Classification/Limit	Reference/Notes
A. Minimum Lot Width:		
1. Allowable:	20 feet	49.25.400
2. Actual:	~500 feet	
B. Minimum Lot Depth:		
1. Allowable:	60 feet	49.25.400
2. Actual:	~507 feet	
C. Minimum Lot Size:		
1. Allowable:	2000 sf	49.25.400
2. Actual:	~280,000 sf	
D. Density Requirements (Max. Lot Coverage):		
1. Allowable:		
a. Permissable Uses	None	49.25.400
b. Conditional Uses	None	"
2. Actual:	1.25%	
E. Setbacks:		
1. Minimum Front Yard		
Allowable:	10 feet	49.25.400
Actual:	380+/- feet	
2. Minimum Rear Yard		
Allowable:	10 feet	49.25.400
Actual:	28 feet	
3. Minimum Side Yard		
Allowable:	10 feet	49.25.400
Proposed:	~274 & 170 feet	

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JUN 02
PERMIT CENTER

Item	Classification/Limit	Reference/Notes
4. State/Federal Highway	10 feet	N/A
F. Building Height:		
1. Allowable:	No Limit	49.25.400
2. Actual:	30 feet	
G. Parking:		
1. Manufacturing/Wholesale:		
a. Requirement:	1 per 1000gsf	49.40.210
b. Proposed GSF:	10,000sf	
c. Spaces Required:	10 spaces	
d. Spaces Proposed:	10 spaces	
2. Accessible Spaces:		
a. Required:	1 (1 – 25 spaces)	49.40.210
b. Proposed:	1 total	**(1 must be van accessible)**
3. Dimensional Standards:		
a. Stall Size (angled):	Min. 8'-6" x 17'	
b. Stall Size (parallel):	Min. 6'-6" x 22'	
c. Proposed:	6'-6" x 22'	
d. Aisle Width		49.40.230(b)(2)

Parking Angle	0°	30°	45°	60°	90°
1-way traffic	13	11	13	18	24
2-way traffic	19	20	21	23	24

e. Actual: (two-way traffic)	19' @ 0°	
4. Off-street Loading:		49.40.220(c)
a. Required:	1	(between 5000 – 25,000gsf)
b. Propsed:	1	
c. Dimensions:	12' x 30'	
5. Landscaping/Drainage: (note: in accordance with "design review guidelines"; no specific requirements		
6. Lighting:	"suitably lighted"	49.40.230(d)

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Item	Classification/Limit	Reference/Notes
H. Signage:		
1. Number:		49.45.205
a. Façade:	No Limit	
b. Freestanding:	1 –2	(size dependent)
c. Roof:	1	(two faces allowed)
d. Wall mounted:	2	(16sf per face)
2. Proposed	1, Wall mounted	
I. Landscaping:		49.50
1. Minimum vegetative cover	5%	Use zone I
2. Proposed	5%	

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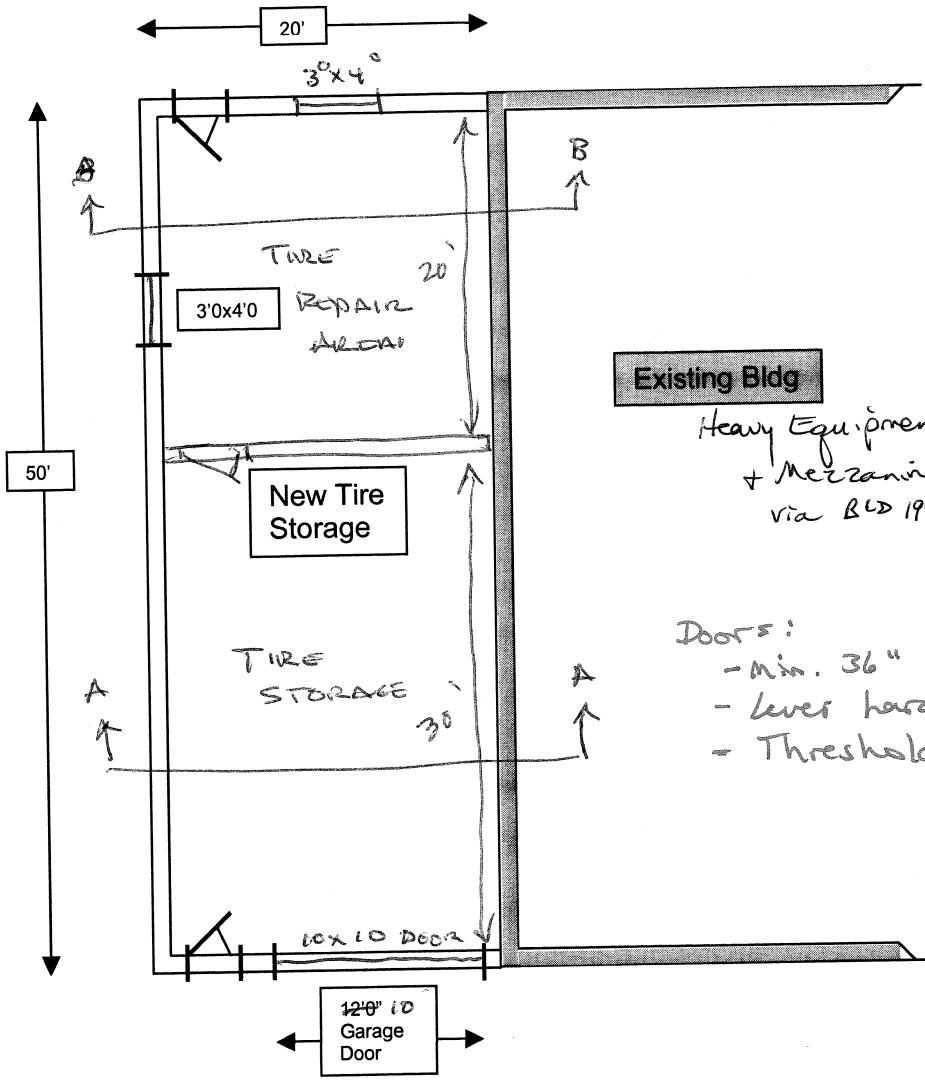
Floor Plan



Existing Bldg
Heavy Equipment Storage
+ Mezzanine Tool Storage
via BLD 1999-825

Doors:
- Min. 36"
- Lever hardware
- Thresholds max 1/2"

Interior finish to be 5/8" gypsum board fire taped and painted
Exterior finish to be corrugated metal to match existing building
FOR REPAIR AREA
INTERIOR FINISH METAL FOR STORAGE AREA

At least one & accessible entrance — see 3-1-05 memo from S. Boesser attached next pages (yellow paper)

Mount fire extinguishers not over 5' high & not over 75' OC

LEGEND

⊕ PRIMARY MONUMENT

U.S.S. 204

LEMON CREEK

SPECIAL SETBACKS FOR LEMON CREEK MAY ALSO APPLY PER CBJ 49.70.310(a)(4) & (B))1) ABD CBJ 49.70.950 (c)(7)

S66°19'00"W 589.08'

TOP CREEK BANK

TOP OF FILL BANK

274.70'

S23°05'00"E 500.03'

28.3'

EXISTING ONE-STORY BUILDING WITH MEZZANINE

177.3'

60.2'

LOT 1
HORN SUBDIVISION

TEMPORARY CUL-DE-SAC EASEMENT

R50'

169.2'

25'

EXISTING ACCESS EASEMENT
APRIL 15, 1969
DEED BK. 91, AT PG. 57

S66°19'00"W 506.94'

PINEWOOD PARK
S-204

AISEK STREET

LOT 3A
287,189 S.F.
(6.59 AC)

20' C.B.J. DRAINAGE EASEMENT

75.37'

3" DIA. ALUM MON.

BASIS OF BEARINGS
(PLAT NO. 93-18)
N23°41'00"W 226.36'

194.91'

MON-MON

LOT 18-A

LOT 17-A

GLACIER INDUSTRIAL

31.45'

216.66'

30'

30'

R&M
C-2A / ROW
1993

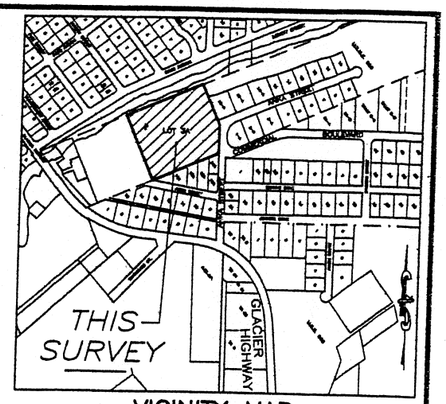
3" DIA. ALUM MON.

LOT 1-A

N23°05'00"W

ANKA STREET

50' 0 100'
Scale: 1" = 50 ft



VICINITY MAP
SOURCE: C.B.J. BASEMAP SERIES (M-1, M-4, M-5) - SCALE: 1" = 1000'

BLD2005-00049
approved as noted
6/9/08

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PERMIT CENTER / CDF

5-28-08

MOORE ENGINEERING, INC.
P.O. BOX 211292 AUKE BAY, ALASKA 99803 (907) 789-3970

TRACY MOORE, P.E. REGISTERED PROFESSIONAL CIVIL ENGINEER

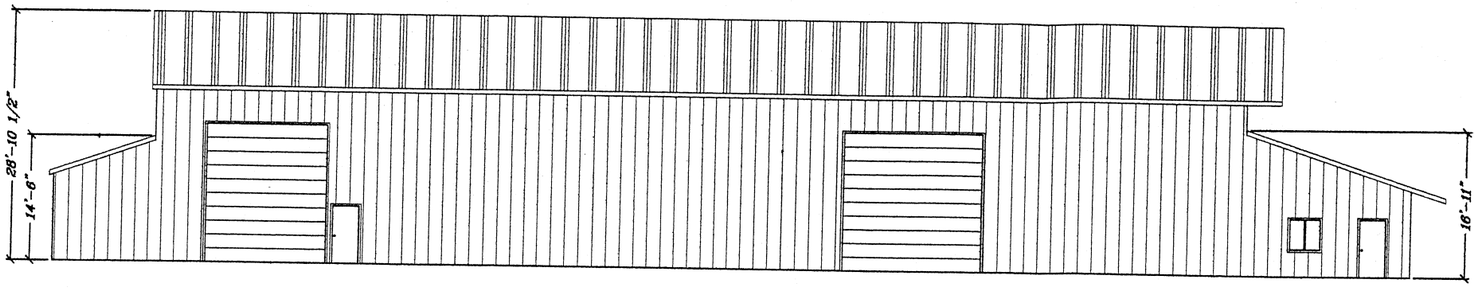
REVISIONS:

AS BUILT SITE PLAN
CHANNEL CONSTRUCTION, INC.
1725 ANKA STREET
JUNEAU, AK

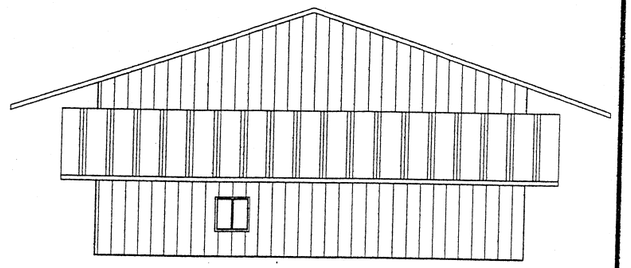
DRAWN/CHECKED	DATE
GDM/T.M.	MAY 2008
REVISION	SHEET
	1 OF 4

STATE OF ALASKA 49th Tracy E. Moore CE-4032 REGISTERED PROFESSIONAL ENGINEER

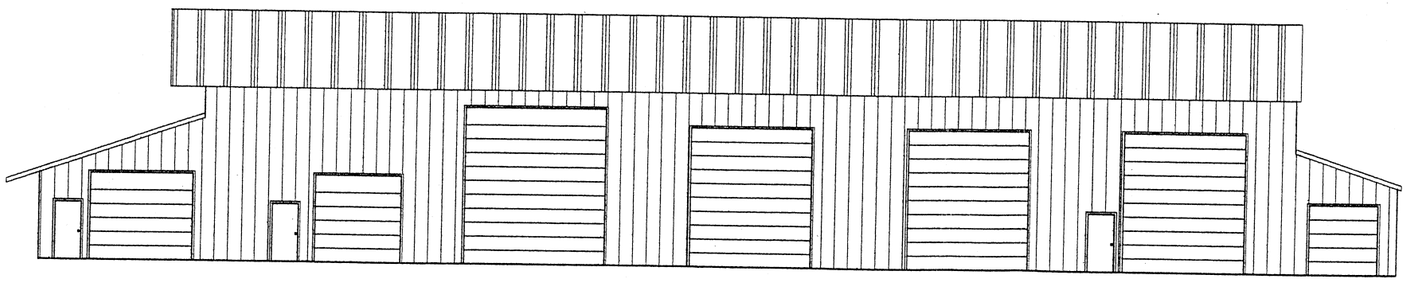
G:\Moore\Channel Const\Channel Constr-Asb.dwg Tue, 27/May/08 04:36PM GDM Graphics (907) 789-5798 (907) 789-9091 (FAX)



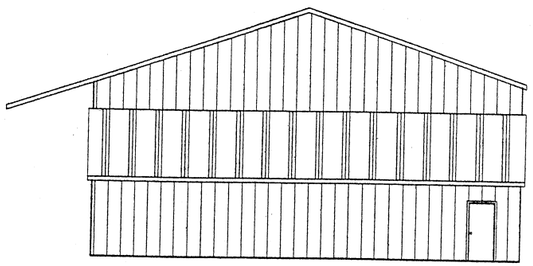
SOUTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"

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5-28-08

MOORE ENGINEERING, INC. P.O. BOX 211292 AUKE BAY, ALASKA 99803 (907) 789-3970 *TRACY MOORE, P.E.* REGISTERED PROFESSIONAL CIVIL ENGINEER	REVISIONS:	AS BUILT PLANS CHANNEL CONSTRUCTION, INC. 1725 ANKA STREET JUNEAU, AK	DRAWN/CHECKED GDM/T.M.	DATE MAY 2008
			REVISION	SHEET 2 OF 4

STATE OF ALASKA 19th Tracy W. Moore CE-4832 REGISTERED PROFESSIONAL ENGINEER

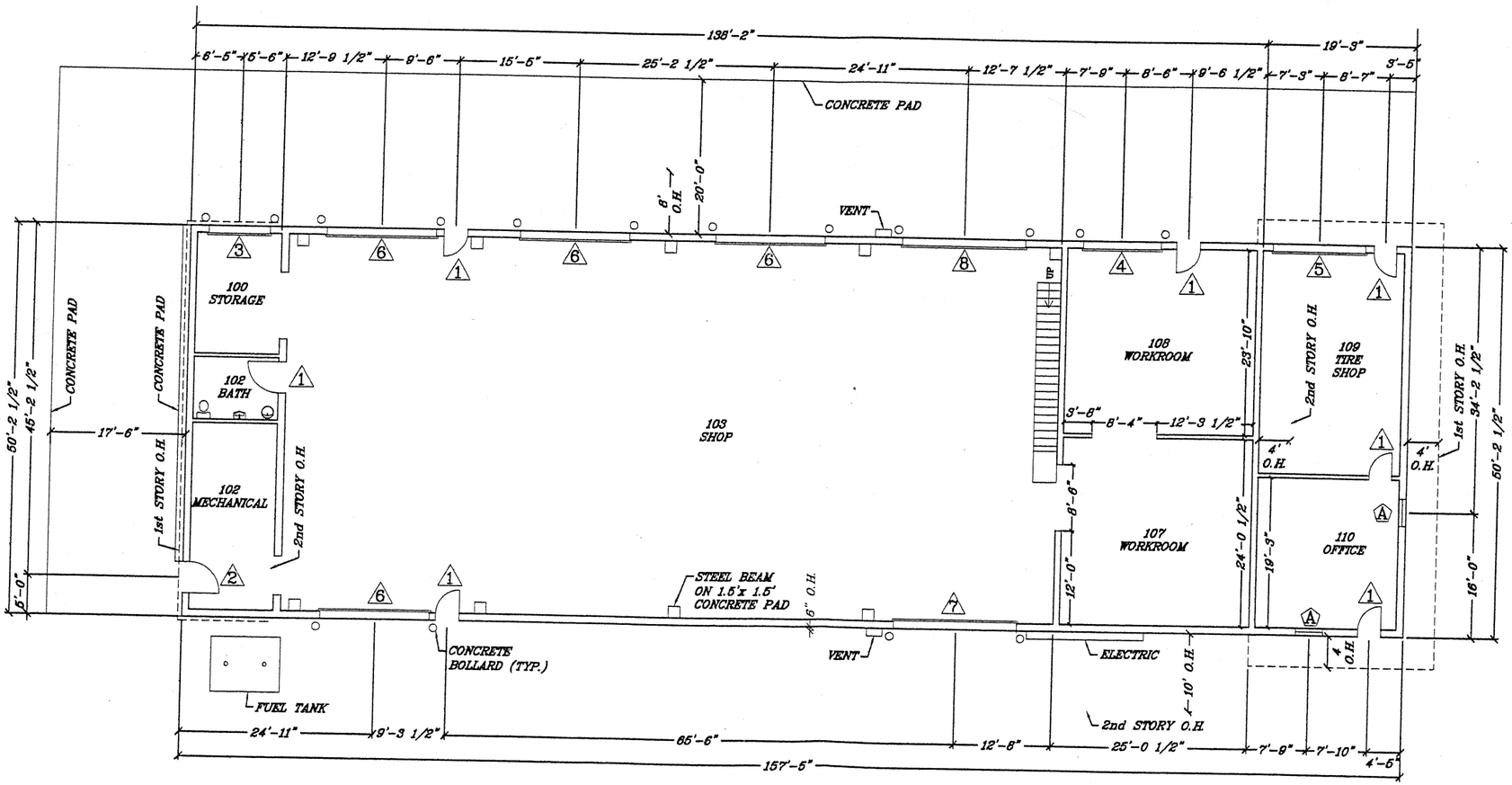
G:\Moore\Channel Const\Channel Constr-Asb.dwg Tue, 27/May/08 04:37PM GDM Graphics (907) 789-5798 (907) 789-7821 (907) 1606-9091 (FAX)

WINDOW SCHEDULE

ID	SIZE	TYPE
A	3'-6" x 3'-6"	SLIDER

DOOR SCHEDULE

ID	SIZE	TYPE	LATCH
1	3'-0" x 6'-8"	HOLLOW CORE	BUTTON LOCK
2	4'-0" x 6'-8"	HOLLOW CORE	BUTTON LOCK
3	8'-0" x 8'-0"	ROLL UP METAL DOOR	HASP & LOCK
4	10'-0" x 10'-0"	ROLL UP METAL DOOR	HASP & LOCK
5	12'-0" x 10'-0"	ROLL UP METAL DOOR	HASP & LOCK
6	14'-0" x 16'-0"	ROLL UP METAL DOOR	HASP & LOCK
7	16'-0" x 16'-0"	ROLL UP METAL DOOR	HASP & LOCK
8	16'-0" x 16'-0"	ROLL UP METAL DOOR	HASP & LOCK



1st FLOOR PLAN
SCALE 1/16" = 1'-0"

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JUN 02 2008
PERMIT CENTER

5-28-08

MOORE ENGINEERING, INC.
P.O. BOX 211292 AUKE BAY, ALASKA 99803 (907) 789-3970
TRACY MOORE, P.E. REGISTERED PROFESSIONAL CIVIL ENGINEER

REVISIONS:

AS BUILT PLANS
CHANNEL CONSTRUCTION, INC.
1725 ANKA STREET
JUNEAU, AK

DRAWN/CHECKED	DATE
GDM/T.M.	MAY 2008
REVISION	SHEET
	3 OF 4

STATE OF ALASKA 49th Tracy K. Moore CE-4932 REGISTERED PROFESSIONAL ENGINEER

G:\Moore\Channel Const\Channel Constr-Asb.dwg Tue, 27/May/08 04:37PM GDM Graphics (907) 789-5798 (907) 789-9091 (FAX)

WINDOW SCHEDULE

ID	SIZE	TYPE
A	3'-6" x 3'-6"	SLIDER

DOOR SCHEDULE

ID	SIZE	TYPE	LATCH
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2	4'-0" x 6'-8"	HOLLOW CORE	BUTTON LOCK
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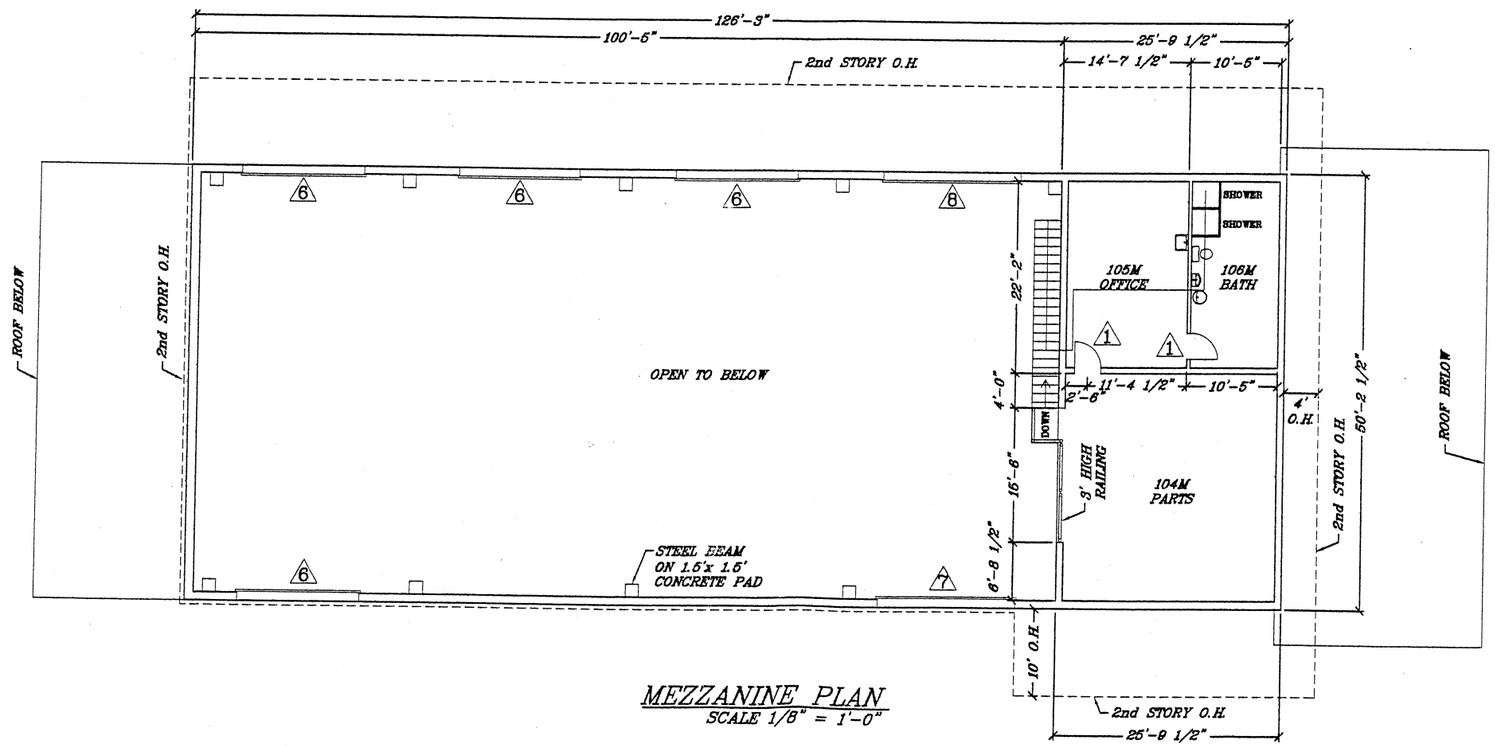
6	14'-0" x 16'-0"	ROLL UP METAL DOOR	HASP & LOCK
7	16'-0" x 16'-0"	ROLL UP METAL DOOR	HASP & LOCK
8	16'-0" x 18'-0"	ROLL UP METAL DOOR	HASP & LOCK



MEZZANINE PLAN
SCALE 1/8" = 1'-0"

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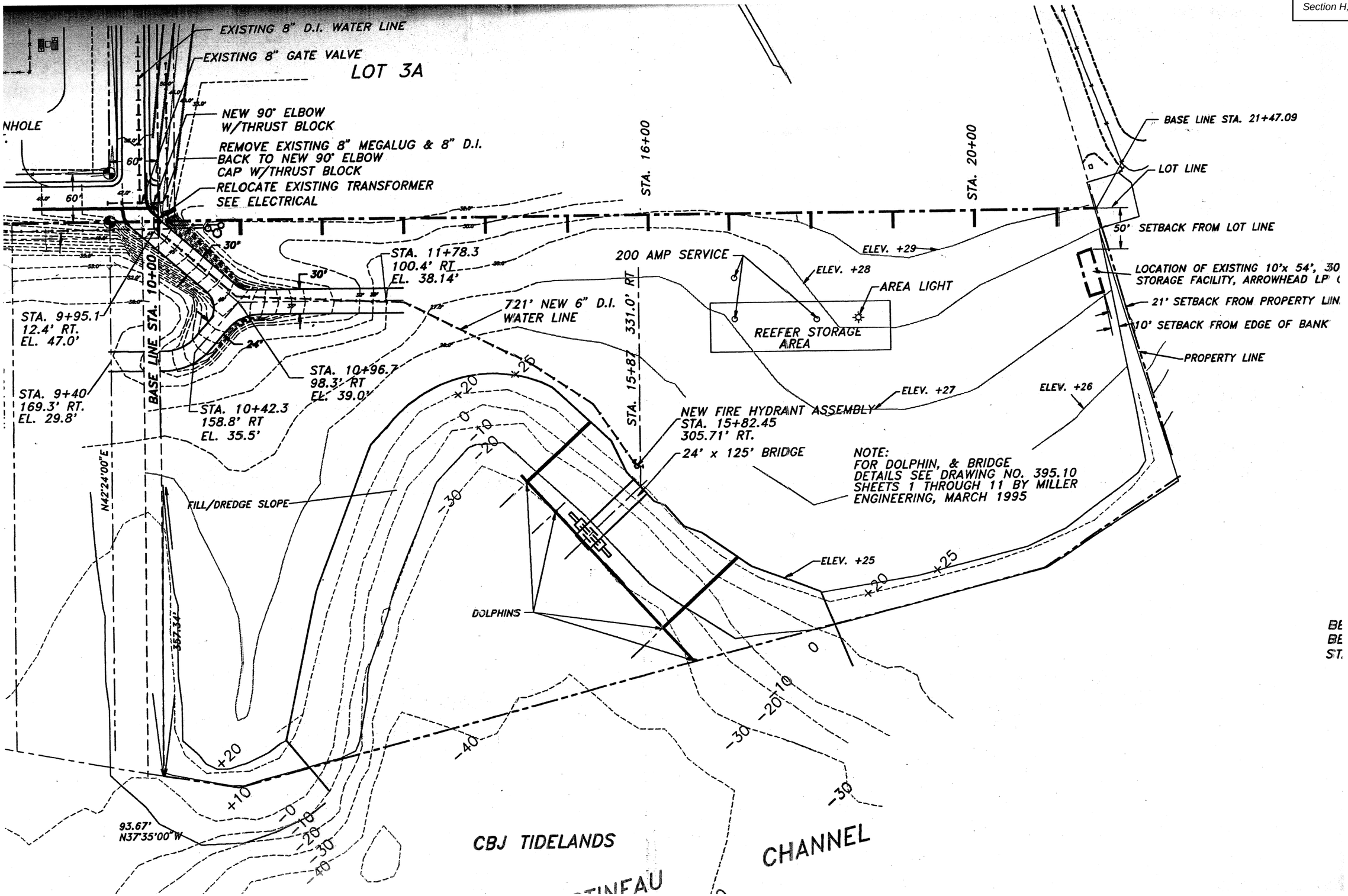
5-28-08

MOORE ENGINEERING, INC. P.O. BOX 211292 AUKE BAY, ALASKA 99803 (907) 789-3970 *TRACY MOORE, P.E.* REGISTERED PROFESSIONAL CIVIL ENGINEER	REVISIONS:	AS BUILT PLANS CHANNEL CONSTRUCTION, INC. 1725 ANKA STREET JUNEAU, AK	DRAWN/CHECKED GDM/T.M.	DATE MAY 2008
			REVISION	SHEET 4 OF 4

STATE OF ALASKA 49th Tracy K. Moore CE-4932 REGISTERED PROFESSIONAL ENGINEER

G:\Moore\Channel Const\Channel Constr-Asb.dwg Tue, 27/May/08 04:37PM GDM Graphics (907) 789-5798 (907) 789-9091 (FAX)


EXISTING 8" D.I. WATER LINE
EXISTING 8" GATE VALVE
LOT 3A
NEW 90° ELBOW W/THRUST BLOCK
REMOVE EXISTING 8" MEGALUG & 8" D.I. BACK TO NEW 90° ELBOW CAP W/THRUST BLOCK
RELOCATE EXISTING TRANSFORMER SEE ELECTRICAL
NHOLE
60'
STA. 10+00
BASE LINE
STA. 9+95.1
12.4' RT.
EL. 47.0'
STA. 9+40
169.3' RT.
EL. 29.8'
STA. 10+42.3
158.8' RT
EL. 35.5'
STA. 11+78.3
100.4' RT
EL. 38.14'
721' NEW 6" D.I. WATER LINE
STA. 10+96.7
98.3' RT
EL. 39.0'
STA. 16+00
STA. 20+00
STA. 15+87
331.0' RT
200 AMP SERVICE
AREA LIGHT
REEFER STORAGE AREA
ELEV. +29
ELEV. +28
ELEV. +27
ELEV. +26
ELEV. +25
NEW FIRE HYDRANT ASSEMBLY
STA. 15+82.45
305.71' RT.
24' x 125' BRIDGE
NOTE:
FOR DOLPHIN, & BRIDGE DETAILS SEE DRAWING NO. 395.10 SHEETS 1 THROUGH 11 BY MILLER ENGINEERING, MARCH 1995
BASE LINE STA. 21+47.09
LOT LINE
50' SETBACK FROM LOT LINE
LOCATION OF EXISTING 10'x 54', 30
STORAGE FACILITY, ARROWHEAD LP
21' SETBACK FROM PROPERTY LIN
10' SETBACK FROM EDGE OF BANK
PROPERTY LINE
N42°24'00"E
357.34'
FILL/DREDGE SLOPE
93.67'
N37°35'00"W
DOLPHINS
CBJ TIDELANDS
CHANNEL
TINEAU

A L A S K A

2017-001316-0
Recording Dist: 101 - Juneau
4/5/2017 10:50 AM Pages: 1 of 2

File for Record at Request of: First American Title Insurance Company

AFTER RECORDING MAIL TO:
Name: **Channel Construction, Inc.**
Address: **P.O. Box 3359,**
Juneau, AK 99803
2818998

DEED OF VACATION OF EASEMENT

This Deed of Vacation of Easement is made as of this the 17th day of March, 2017, by **COLASKA INC.**,*an Alaska corporation, herein referred to as "Colaska" in favor of **CHANNEL CONSTRUCTION, INC.**,* an Alaska corporation, herein referred to as "Channel."

*4000 Old Seward Hwy. ste 101 **W I T N E S S E T H:** *Channel Construction
Anchorage, AK 99503 P.O. Box 33359 Juneau, AK 99801

WHEREAS, Channel is the owner of that certain real property legally described as Lots 3 and 4, HORN SUBDIVISION NO. 2, according to Plat 2001-61, Juneau Recording District, First Judicial District, State of Alaska (the "Channel Property").

WHEREAS, Colaska has an easement granting ingress and egress over the Channel Property and other property created by that certain Statutory Quitclaim Deed in which the grantor was Ralph S. Horecny and the grantee was Colaska, dated November 30, 2007, and recorded in the Juneau Recording District, First Judicial District, State of Alaska, under recording number 2007-008301-0 (the "Colaska Easement").

WHEREAS, it is the desire and intent of Colaska and Channel to vacate the Colaska Easement in its entirety.

NOW, THEREFORE, in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Colaska does hereby vacate the Colaska Easement and quitclaims and conveys to Channel all right, title and interest of Colaska in the Colaska Easement.

[Remainder of Page Intentionally Left Blank]

eRecorded Document

Dated: MARCH 17, 2017.

Colaska, Inc.

By: SECON dba Colaska

Name: Tim Dudley

Title: Assistant Sec.

STATE OF Alaska)
) SS
COUNTY OF Juneau)

THIS IS TO CERTIFY that on this 17th of 3/2017 before me the Undersigned Notary Public, personally appeared Tim Dudley, known to me and to me known to be the Asst. Sec of the corporation that executed the within instrument, and known to me to be the person who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Jennifer R Huntley

Notary Public in and for Alaska
My commission expires 6/26/18

JENNIFER R HUNTLEY
Commission # 1405065
NOTARY PUBLIC
My Commission Expires 06-26-2018
STATE OF ALASKA

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT

BUILDING PERMIT

Permit No. BLD20220542

* NOTE: "Building Permit" is a generic term which includes Building Safety Inspection, Grading Permits, and permits for Electrical, Plumbing and Mechanical work.

Your special attention is called to the following:

This permit is granted on the express conditions that the construction shall, in all respects, conform to the ordinances of the City and Borough of Juneau. It may be revoked at any time upon violation of any of said ordinances.

The granting of this permit does not authorize the violation of any federal, state or local law regulating construction for the violation of the terms of any deed or covenent or any zoning or other regulation.

If plan review was required, this permit must be attached to the approved drawings. The permit, plans and record of inspections must be available on site at all times while the construction is in progress and before final inspection.

The yellow posting notice must be prominently displayed to show a permit has been issued and to assist the inspectors in location of the project. This permit becomes null and void if work or construction authorized is not commenced within one year or if work or construction is suspended or abandoned for a period of one year at any time after work has commenced.

Note: City Ordinances REQUIRE a Final Inspection be approved for every Building Permit.

Inspections

Inspections can be arranged by telephoning **586-1703** or by written or by online form or Email.
The Online Building Inspection Request Form is at: **www.juneau.org/community-development/cdd-inspection-request.**
Work shall not proceed until the inspector has approved the various stages of construction. An approved Final Inspection is required.
All inspections must be requested before noon the business day prior. Same day inspections must be requested by calling 586-0770
Please provide the following information: 1 Permit Number, 2 Address, 3 Type of Inspection, 4 Date and Time and 5 Contact Name and Phone Number.

Job Address: **1721 ANKA ST**
Permit Number: **BLD20220542**
Project Description: Construction of New Warehouse. Modified 8/24/22 to include meter hut

Issued Date : **09/08/2022**
Parcel No: **5B1201040052**

Parcel Information : HORN 2 LT 3

Setbacks: Zone: I:
Front: 10.00 Ft. E
Rear: 10.00 Ft. W
Street Side: 10.00 Ft.
Side 1: 0.00 N
Side 2: 0.00 S
Firm Zone: X
Comments:

Owner :
CENTRAL COUNCIL OF TLINGIT & HAIDA
1725 ANKA ST
JUNEAU AK 99801

Applicant :
CENTRAL COUNCIL OF TLINGIT & HAIDA
INDIAN TRIBES OF ALASKA
9097 GLACIER HWY
JUNEAU AK 99801

Fee Type	Date	Receipt	Amount Paid
BLD- Bldg Permit Fee	08/03/2022	63989	$2,555.40
BLD- Comm Plan Review	08/03/2022	63989	$1,661.01
BLD- Bldg Permit Fee	09/07/2022	64053	$23.10
BLD- Comm Plan Review	09/07/2022	64053	$15.02
		Total Fees Paid:	$4,254.53

Valuation for Permit Fee Calculations:

S.F.	Type	Rate	Amount
8,680	Storage-Warehouse	53.32	462,817.60
96	Storage-Mini Warehouse	47.45	4,555.20
		Total Valuation:	$467,372.78

Project Conditions and Holds:

Asbuilt Survey May Be Req'd - Asbuilt Survey may be required before final inspection if CBJ inspector is unable to verify setbacks.

Foundation Setback Verification - Foundation Setback Verification (yellow form) must be on site when pour inspection or placement of other foundation systems occurs.

Approved Fasteners - Fasteners hangars and brackets used on the exterior of the building and or used with pressure-preservative or fire retardant-treated woods shall be listed and approved products for such use.

Approved Plans On Site - CBJ approved plans must be on site and available to the inspector. Inspections will not be performed and additional fees may apply if approved plans are not available to the inspectors.

Backflow Assemblies - Testable backflow prevention devices and assemblies must pass a test performed by a CBJ certified backflow prevention tester and a copy must be turned into the building department before a certificate of occupancy or final inspection is approved. Access and clearances for backflow assemblies shall conform to the current edition of the Uniform Plumbing Code.

Balancing Report - Must submit passing air balance report prior to CO or final approval.

Locking Caps - Refrigerant circuit access ports located outdoors shall be fitted with locking-type tamper-resistant caps or shall be otherwise secured to prevent unauthorized access.

City & Borough of Juneau
Alaska's Capital City

BUILDING PERMIT*

Permit No. BLD20220542

* NOTE: "Building Permit" is a generic term which includes Building Safety Inspect ion, Grading Permits, and permits for Electrical, Plumbing and Mechanical work.

Public Use Lavatories - Hot water delivered to public use lavatories shall be limited to a maximum temperature of 120 degrees Fahrenheit by a device that conforms to ASSE 1070/ASME A112.1070\ CSA B125.70. The water heater thermostat shall not be considered a control for meeting this provision.

Snow Stops - CBJ 19.04.R801.4 and 19.03.1504.9 require snow stops or other devices be implemented to prevent snow from discharging onto public ways, adjoining property, onto or against other buildings or in a manner that blocks exit from buildings.

Seismic Strap Wtr Heater - Water heaters shall be anchored in an approved manner or strapped within the upper 1/3 and lower 1/3 of its vertical dimensions.

Verify Water Meter Installation - Meter installation must be in accordance with CBJ STD 420 prior to issuance of TCO. Installation must include three 22 gauge multicolored conductors in 1/2" electrical conduit from main entrance of building to within 12" of meter register (not to exceed 100'). Allow an extra 2' of wire for meter connections. Meter must be installed with the following clearances: minimum 18" clearance above meter and minimum 12" clearance each side and below meter. Contact CBJ Utility Business Unit for meter issuance and remote readout installation, 586-0997, a minimum of 48 hours prior to meter issuance or remote readout installation.

Inspections Required: Call for inspection before covering or concealing any of the work described below. Inspections may be combined.
B-Foundation, Forms and Reinforcing Steel

Case No: **BLD20220542**

Site Address: 1721 ANKA ST

Parcel No: 5B1201040052

Desc: Construction of New Warehouse.

Commercial NEW

FCC Code: 437

Type of Construction: VB

Sprinkler Substitute for Type A Construction: YES NO

Sprinkler System: FULL PARTIAL NONE Required: YES NO

Alarm System: FULL PARTIAL NONE Required: YES NO

Code Edition: 2012 IBC

New Dwelling Units: 0

Existing Dwelling Units: 0

Occupancy Class:

Code Review by: JS Date: 8/18/2022

Valuation for Permit Fee Calculations:

S.F.	Type	Rate	Amount
8,680	Storage-Warehouse	53.32	462,817.60

Total Valuation: $462,817.59

LAND USE

ZONE/UNITS I /

WETLAND Yes; northern edge of lot

FLOOD ELEV 30.00

FIRM ZONE A

FIRM MAP 02110C1551E

LOT SIZE 237,088 SF

5.4 ACRES

SETBACKS

Front 10

Rear 10

Side 0

Other

PARKING 13

ANADROMOUS Yes

EAGLES NEST ?

Coverage None (Permissible/Conditional)

HEIGHT None (Permissible/Accessory)

VEGETATION 5%

HAZARD No known

ENGINEERING/PUB WORKS

Dwelling Units:

CITY WATER:

Permit #:

Use: COMMERCIAL

Assessment: $4500.00

Service Size: 8"

Line Size: 6"

Meter Size: 6"

CITY SEWER:

Permit #:

Use: COMMERCIAL

Assessment: $1000.00

Fixture Units: 19 DFU'S

LAND USE PERMITS

ADR Case #:

PLAN REVIEW APPROVALS

	Initials	Date
X Fire	DMJ	8-4-2022
X Zoning	JPM	8/9/22
X Engineering	MRM	
X Water 8/19/22	MRM	
X Sewer 8/19/22	MRM	
X Architectural	JS	8/18/2022
X Structural	JS	8/18/2022
X Plumbing	STW	8-19-22
X Mechanical	STW	8-19-22
X Electrical	GG	8-4-2022
X Access	JS	8/18/2022
Spcl Insp Form		

APPROVED FOR ISSUANCE

Signature

9-6-2022

Date

PERMIT ISSUANCE FEES

Grading Plan Review Fee	$
Adjusted Plan Review Fee	$
Fast Track Fee	$
Early Start Fee	$
Building Permit Fee	$
X Water Assessment Fee 4500.00	$
X Sewer Assessment Fee 1000.00	$
X Sewer Inspection Fee 120.00	$
Grading Permit Fee	$
Driveway Permit Fee	$
Bond for	$
X Other FIRE LINE 750.00	$
Total Issuance Fees	$

PERMIT ISSUANCE PAYMENTS

Date	Receipt	Check	Amount
			$
			$
			$

Parcel Tags:

12/17/98 GEK: Photos taken during October 20, 1998 storm are in file VAR98-00042. Clearly show flowing water floodplain/setback along this property.

12/7/99 GPC. Lemon Creek borders this property and the northern portion of the lot is in a mapped "A4" flood zon flood elevation is 30' . FIRM map 885b.

LOMA approved 12-5-2003 which removed the structures on this lot from the 100 flood zone, FEMA case number 03-10-0681A. Note by Deb Purves 12-22-2003.

Easement along southeast lot line (Plat 2001-61) vacated 2017. Original easement Book 91 page 57 to Hildre Sa Gravel, transferred to Juneau Redi-Mix, now owned by COALASKA, who vacated the easement.

CONDITIONS AND HOLDS ON PERMIT: (Continued on back of sheet)

Juneau Permit Center

Foundation Setback Verification

Permit Number: **BLD20220542**
Project Address: ..... **1721 ANKA ST**
Assessor's Parcel No: **5B1201040052**
Applicant's Name: ..... **CENTRAL COUNCIL OF TLINGIT & HAI**

Zoning Setbacks Required for Finished Building: Planner: Joseph Meyers

Front: 10.00 Side1 : 0.00 Date: 8/9/2022
Rear : 10.00 Side2 : 0.00
Street Side: 10.00

Comments:

In accordance with CBJ 19.01.109.6.2.1, building setback lines are to be verified before inspectors can approve forms for concrete pour or placement of other foundation systems. **Setbacks are measured from exterior finish materials of closest building component to property line.**

***Notice**: DO NOT POUR CONCRETE OR PLACE OTHER FOUNDATION SYSTEMS*

UNTIL INSPECTOR APPROVES SETBACKS BY ONE OF THE FOLLOWING CHECKED OPTIONS:

☒ **A. Surveyor's monument(s)** / string line clearly visible at the site. If the foundation and all other building elements are clearly behind the setback line, the inspector may approve the setbacks outright or at owner/contractor's risk. If there is any question, the inspector may require that no pour or foundation placement be permitted without one of the following methods of verification. (Also see "Note" below.) **OR**

☒ **B. Surveyor's Statement of Setback Compliance.**(Surveyor must sign and stamp the bottom portion of this form). No pour or foundation placement is allowed until the statement is received by CBJ, regardless of risk assumed by owner or contractor. Upon receipt of statement, pour or foundation placement may be approved outright or at owner/contractor risk. (See "Note" below.) **OR**

☒ **C. Stamped Surveyor's As-built Survey of Adjacent Building or Structure**if setback can be verified measuring from adjacent structure. (See "Note" below. May only be used when structure is parallel with property line.) **OR**

☒ **D. Stamped Surveyor's As-built Survey of Foundation** or Formwork indicating setbacks, easments and other relevant information. (See "Note" below.) **OR**

☐ **E. Other** _____

INSPECTOR'S APPROVAL & COMMENTS:

Pins set by surveyor at corners. Setbacks approved.

JS
Inspector's Initials

9/8/2022
Date

Note: **An as-built survey may still be required prior to issuance of a Certificate of Occupancy if setbacks are close enough to the building to make setback verification questionable.**Example: Where the structure is less than 3' to the setback line on steep slopes or forested terrain. The purpose of the monuments and string line, surveyor's statement or foundation as-built is to give the inspector the information necessary to allow a pour or placement based on a surveyor's work, as required by CBJ ordinance and not to cause scheduling delays for the contractor. In some situations, a final as-built may be required before frame or final approval where the distance to the setback line of some element of the structure must be more exactly determined. Inspectors may require this additional as-built based on their observations in the field.

SURVEYOR'S STATEMENT OF SETBACK COMPLIANCE

I hereby certify that I am a surveyor registered to practice in the State of Alaska, and that on _____, I personally verified that the forms or foundation systems on site at: _____, Permit No: _____ are placed so that the finished building, if built to the plans as approved by CBJ, will meet the required setbacks shown above.**I have reviewed the plans and zoning requirements as approved by CBJ and have accounted for all exterior finish materials, decks, cantilevers and/or other proposed building projections on the approved plans.**To the best of my ability, I staked the property so that the contractor can meet all CBJ zoning requirements per CBJ Titles 19 and 49.

I heretofore affix my professional stamp, this date of _____.

Surveyor's Signed Seal Required

1721 ANKA ST WAREHOUSE BUILDING

CONSTRUCTION DOCUMENTS

FOR:

CENTRAL COUNCIL TLINGIT & HAIDA INDIAN TRIBES OF ALASKA JUNEAU, ALASKA

Reviewed for Code Compliance

Inspections will not be performed without CBJ approved plans on site.

JS 8/18/2022

Central Council Tlingit and Haida Indian Tribes of Alaska

PREPARED BY:

RESPEC

Juneau, AK
9109 Mendenhall Mall Rd. Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AECC163270

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

SHEET INDEX	
SHEET NUMBER	SHEET NAME
G-001	COVER SHEET
G-002	PROJECT DATA
G-003	ABBREVIATIONS & LEGEND
A-001	ASSEMBLIES
A-002	OPENING SCHEDULES
A-200	FLOOR PLAN
A-201	ENLARGED FLOOR PLAN
A-202	ROOF PLAN
A-300	BUILDING ELEVATIONS
A-400	ENLARGED SECTIONS
A-500	INTERIOR ELEVATIONS
A-600	DETAILS
A-601	DETAILS
C-002	GENERAL NOTES, ABBREVIATIONS & SYMBOLS
C-100	EXISTING SITE SURVEY & TOPOGRAPHY
C-200	SITE PLAN
C-300	CONSTRUCTION DETAILS
C-301	CONSTRUCTION DETAILS

SHEET INDEX	
SHEET NUMBER	SHEET NAME
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C-303	CONSTRUCTION DETAILS
M-001	LEGENDS AND ABBREVIATIONS
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M-110	UNDERFLOOR PLAN
M-111	MECHANICAL LOWER LEVEL PLAN
M-121	MECHANICAL UPPER LEVEL PLAN
M-501	DETAILS
M-601	MECHANICAL SPECIFICATIONS
E-001	LEGEND, LUMINAIRE SCHEDULE
E-100	SITE PLAN
E-200	FLOOR PLAN - POWER
E-202	PANEL SCHEDULES
E-203	SINGLE LINE DIAGRAM, MECHANICAL EQUIPMENT SCHEDULE
E-300	FLOOR PLAN - LIGHTING
E-400	FLOOR PLAN - LOW VOLTAGE
E-900	ELECTRICAL SPECIFICATIONS
E-901	ELECTRICAL SPECIFICATIONS
E-902	ELECTRICAL SPECIFICATIONS

No.	Date	Item
REVISIONS		

CONSULTANT :

STATE OF ALASKA 49TH DOUGLAS H. MURRAY EXP. 7/31/23 REGISTERED PROFESSIONAL ENGINEER

RESPEC
Juneau, AK
9109 Mendenhall Mall Rd. Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AECC163270

PROJECT : 1721 ANKA ST WAREHOUSE BUILDING JUNEAU, ALASKA

SHEET TITLE : COVER SHEET CONSTRUCTION DOCUMENTS

DESIGN	AZ
DRAWN	CSB
CHECKED	DHM
DATE	07/21/2022

PROJECT No. 21178JN

SHEET NUMBER G-001

IF THIS BAR DOES NOT MEASURE EXACTLY ONE INCH, THE SCALE OF THIS DRAWING HAS BEEN ALTERED DURING IT'S PRODUCTION, AFFECTING ALL LABELED SCALES

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IF THIS BAR DOES NOT MEASURE EXACTLY ONE INCH, THE SCALE OF THIS DRAWING HAS BEEN ALTERED DURING IT'S PRODUCTION. AFFECTING ALL LABELED SCALES

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ARCHITECT

NorthWind Architects, LLC

NorthWind Architects, LLC.
126 Seward St.
Juneau, Alaska 99801
James Bibb
907.321.4265 ext.202

SCOPE OF WORK

NEW WAREHOUSE:
- 1 OFFICE
- 1 RESTROOM
- 1 JANITOR CLOSET
- 1 KITCHENETTE

CODE SUMMARY

- **APPLICABLE CODE:**
  2012 INTERNATIONAL BUILDING CODE (IBC)
- **BUILDING OCCUPANCY:**
  MODERATE-HAZARD STORAGE
  GROUP S-1 OCCUPANCY
- **CONSTRUCTION:**
  CONSTRUCTION TYPE: VB
  (NOT FIRE PROTECTED, ANY MATERIAL ALLOWED)
- **HEIGHT & AREA:**
  ALLOWABLE HEIGHT:
  60' (40' ALLOWABLE + 20' INCREASE)
  2 STORIES (1 STORY + 1 STORY INCREASE)

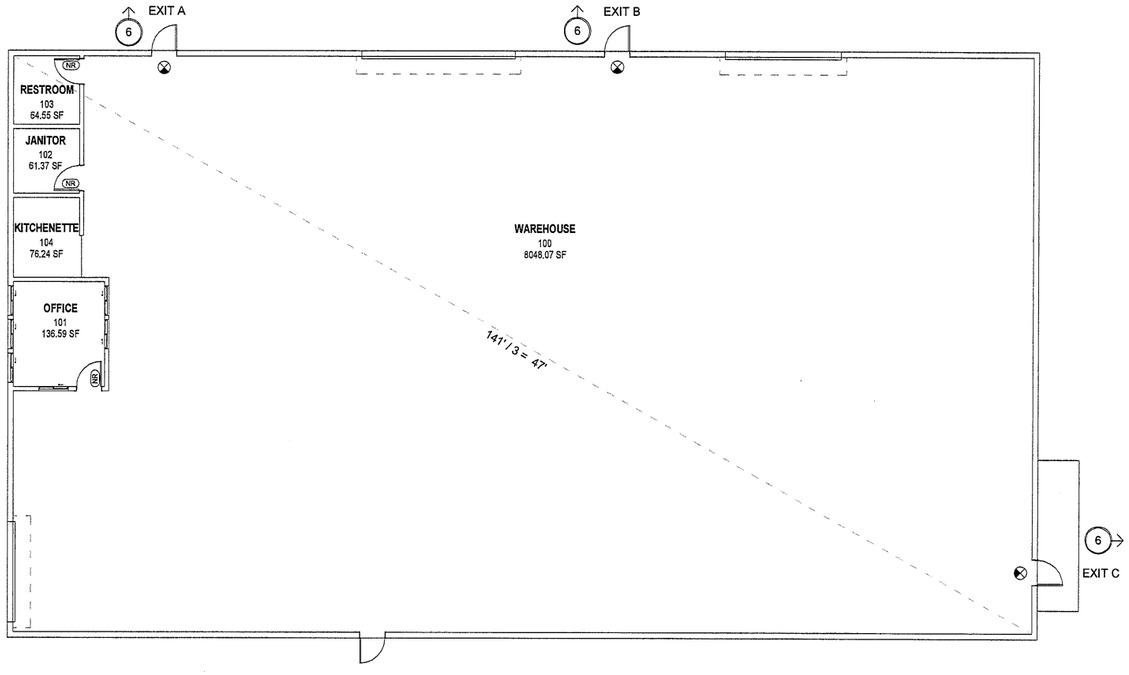
  ACTUAL HEIGHT:
  24' / 1 STORY

  *PER IBC 504.2: MAX BUILDING HEIGHT IS INCREASED BY 20 FEET AND 1 STORY WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM

  ALLOWABLE AREA
  27,000 (9,000 ALLOWABLE X 300% INCREASE)

  ACTUAL AREA
  8,680 SF

  *PER IBC 506.3: MAX AREA MAY INCREASE AN ADDITIONAL 300% FOR BUILDINGS WITH NO MORE THAN ONE STORY ABOVE GRADE PLANE WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM
- **ZONING:**
  INDUSTRIAL
- **SPRINKLERS:**
  NOT REQUIRED PER NFPA 13 BUT PROVIDED
- **FIRE-RESISTANCE RATING REQUIREMENTS FOR VB:**
  - PRIMARY STRUCTURE: 0 HR
  - BEARING WALLS: 0 HR
  - NONBEARING WALLS: 0 HR
  - FLOOR: 0 HR
  - ROOF: 0 HR
- **OCCUPANCY:**
  WAREHOUSE: 500 GROSS
  BUILDING AREA: 8,680 SF
  ALLOWABLE OCCUPANT LOAD = **18**
- **EXIT ACCESS TRAVEL DISTANCE:**
  WITH SPRINKLER SYSTEM: **250'**
- **MAX COMMON PATH OF EGRESS TRAVEL:**
- WITH SPRINKLER SYSTEM: **75'**



1 FIRE LIFE SAFETY PLAN
1/8" = 1'-0"

GENERAL REQUIREMENTS

1. THE CONTRACTOR IS RESPONSIBLE FOR THE FABRICATION AND INSTALLATION OF ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE AND ALL ITS RELATED DOCUMENTS AND AMENDMENTS. ALL MATERIALS SHALL BE STORED, HANDLED, AND INSTALLED PER MANUFACTURERS' OR MATERIAL ASSOCIATIONS' INSTRUCTIONS AND RECOMMENDATIONS.
2. THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL CONDITIONS AFFECTING THE PROJECT SCOPE OF WORK, AND WILL NOTIFY THE OWNER OF ANY DISCREPANCIES, AND/OR VARYING CONDITIONS. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION RELATED ACTIVITIES WITH THE OWNER PRIOR TO EXECUTING ANY WORK OF THIS CONTRACT.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO THE FABRICATION AND INSTALLATION OF ANY MATERIALS. CONTRACTOR SHALL PROTECT ALL WORK AREAS FROM DAMAGE DUE TO CONSTRUCTION, RELATED WORK, AND WEATHER. DAMAGED AREAS WILL BE RESTORED TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF ALL ROOF, CEILING, AND FLOOR MOUNTED CONSTRUCTION RIGGING. CONTRACTOR WILL BE RESPONSIBLE FOR ALL TEMPORARY SHORING AND ANY TEMPORARY WORK OPENINGS IN THE BUILDING ENVELOPE. ALL OPENINGS WILL BE REPAIRED WITH MATERIALS AND ASSEMBLIES TO MATCH EXISTING.
5. UTILITIES: OWNER WILL FURNISH ELECTRICAL POWER (120V AND 220V FOR EQUIPMENT AND LIGHTING. CONTRACTOR IS REQUIRED TO FURNISH ALL TEMPORARY SERVICES, CONSTRUCTION LIGHTING AND HEAT. CONTRACTOR SHALL PROVIDE AND MAINTAIN SEPARATE TOILET FACILITIES DURING CONSTRUCTION
6. THE CONTRACTOR SHALL PROVIDE TO THE OWNER AT THE TIME OF CONTRACT CLOSE-OUT, THE PRODUCTS, SPARE PARTS, EXTRA STOCK, AND MAINTENANCE MATERIALS IN QUANTITIES SPECIFIED, IN ADDITION TO THAT USED FOR CONSTRUCTION OF THE WORK.
7. THE CONTRACTOR SHALL ENSURE COORDINATION AND CONTINUITY BETWEEN TRADES, AND SHALL CONFIRM ALL CONDITIONS NECESSARY TO PROCEED WITH ANY COMPONENT OF THE WORK, INCLUDING PREPARATION OF ANY NEW OR EXISTING MATERIAL SUBSTRATE OR SURFACE TO RECEIVE FINISHES AND/OR EQUIPMENT.
8. ALL ITEMS IDENTIFIED FOR SALVAGE BUT NOT REINCORPORATED IN THE WORK ARE TO BE TURNED OVER TO OWNER UNLESS OTHERWISE NOTED OR DIRECTED.
9. DRAWING SCALE: THIS SET OF DRAWINGS HAS BEEN PRODUCED WITH SCALE INDICATORS AND BARS TO PRINT FULL SIZE 22"X34" SHEET SETS. FOR THE PURPOSE OF CLARITY, 22"X34" DRAWING SETS WILL BE IDENTIFIED AS "FULL-SIZE SETS, AND 11"X17" DRAWING SETS WILL BE REFERRED TO AS "HALF-SIZE" SETS. FOR THE PURPOSE OF ACCURACY, VERIFY ALL MEASURED DIMENSIONS WITH SCALE BARS PROVIDED FOR AND THE SCALE VERIFICATION BAR IN THE ARCHITECTURAL TITLE BLOCK.

FLS LEGEND

- DIRECTIONAL EXIT SIGN
- (60) DOOR FIRE RATING NR: NOT RATED
- (0) OCCUPANT LOAD

No.	Date	Item
REVISIONS		

CONSULTANT :
NorthWind Architects, LLC
126 Seward Street
Juneau, AK 99801

STATE OF ALASKA
49TH
JAMES F.S. BIBB
A-9948
REGISTERED PROFESSIONAL ARCHITECT
7/21/2022

Juneau, AK
9109 Mendenhall Mall Rd, Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AECC163270

RESPEC

PROJECT :
1721 ANKA - WAREHOUSE
JUNEAU, ALASKA

SHEET TITLE :
PROJECT DATA
CONSTRUCTION DOCUMENTS

DESIGN	NWA
DRAWN	DM
CHECKED	JB
DATE	07/21/2022
PROJECT No.	

SHEET NUMBER
G-002

IF THIS BAR DOES NOT MEASURE EXACTLY ONE INCH, THE SCALE OF THIS DRAWING HAS BEEN ALTERED DURING IT'S PRODUCTION, AFFECTING ALL LABELED SCALES 1"

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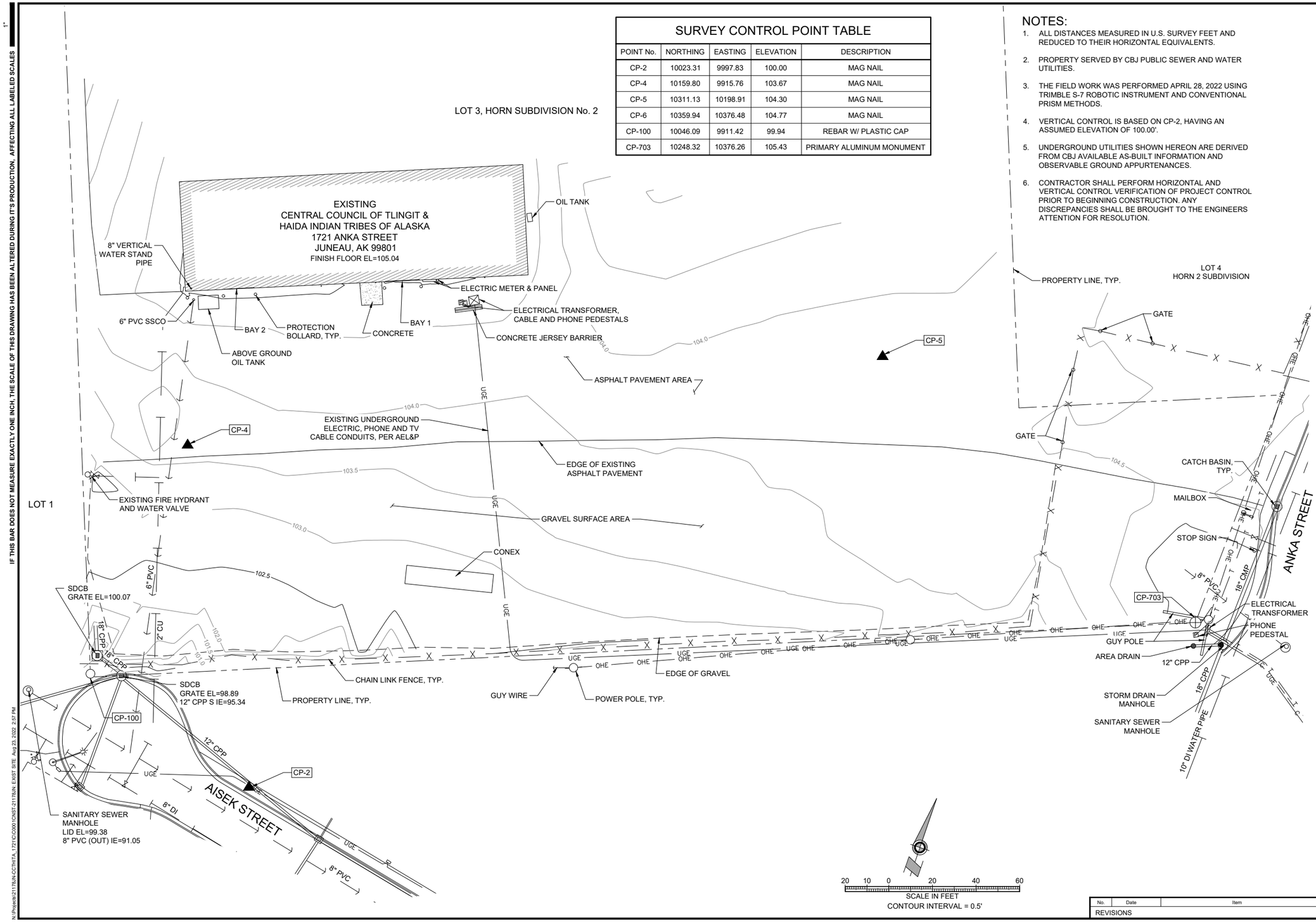
SURVEY CONTROL POINT TABLE

POINT No.	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP-2	10023.31	9997.83	100.00	MAG NAIL
CP-4	10159.80	9915.76	103.67	MAG NAIL
CP-5	10311.13	10198.91	104.30	MAG NAIL
CP-6	10359.94	10376.48	104.77	MAG NAIL
CP-100	10046.09	9911.42	99.94	REBAR W/ PLASTIC CAP
CP-703	10248.32	10376.26	105.43	PRIMARY ALUMINUM MONUMENT



20 10 0 20 40 60
SCALE IN FEET
CONTOUR INTERVAL = 0.5'

NOTES:

1. ALL DISTANCES MEASURED IN U.S. SURVEY FEET AND REDUCED TO THEIR HORIZONTAL EQUIVALENTS.
2. PROPERTY SERVED BY CBJ PUBLIC SEWER AND WATER UTILITIES.
3. THE FIELD WORK WAS PERFORMED APRIL 28, 2022 USING TRIMBLE S-7 ROBOTIC INSTRUMENT AND CONVENTIONAL PRISM METHODS.
4. VERTICAL CONTROL IS BASED ON CP-2, HAVING AN ASSUMED ELEVATION OF 100.00'.
5. UNDERGROUND UTILITIES SHOWN HEREON ARE DERIVED FROM CBJ AVAILABLE AS-BUILT INFORMATION AND OBSERVABLE GROUND APPURTENANCES.
6. CONTRACTOR SHALL PERFORM HORIZONTAL AND VERTICAL CONTROL VERIFICATION OF PROJECT CONTROL PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR RESOLUTION.

No.	Date	Item
REVISIONS		

CONSULTANT :

STATE OF ALASKA
49TH
JOSEPH M. PUSICH
08/23/2022
CE 8152
REGISTERED PROFESSIONAL ENGINEER

Juneau, AK
9109 Mendenhall Mall Rd, Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AECC163270

PROJECT :
1721 ANKA ST WAREHOUSE BUILDING
JUNEAU, ALASKA

SHEET TITLE :
EXISTING SITE SURVEY & TOPOGRAPHY

CONSTRUCTION DOCUMENTS

DESIGN	JMP
DRAWN	JMK
CHECKED	JMP
DATE	08/23/2022

PROJECT No.
21178JN
SHEET NUMBER
C-100

IF THIS BAR DOES NOT MEASURE EXACTLY ONE INCH, THE SCALE OF THIS DRAWING HAS BEEN ALTERED DURING IT'S PRODUCTION. AFFECTING ALL LABELED SCALES 1"

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BUILDING GRID LAYOUT		
GRID INTERSECTION	NORTHING	EASTING
E-1	10223.0	10116.6
E-7	10273.0	10230.4
A-1	10158.8	10144.8
A-7	10208.7	10258.6

GRADE POINT SUMMARY TABLE				
POINT No.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	10215.81	10100.15	104.00	TOP OF CONCRETE RAMP
2	10223.04	10116.63	104.00	TOP OF CONCRETE RAMP
3	10177.13	10136.77	100.36	TOP OF CONCRETE RAMP
4	10169.90	10120.29	100.36	TOP OF CONCRETE RAMP
5	10169.28	10120.56	103.95	TOP OF LOADING DOCK SLAB
6	10152.19	10128.05	103.95	TOP OF LOADING DOCK SLAB
7	10176.51	10137.04	104.15	TOP OF LOADING DOCK SLAB
8	10159.42	10144.54	104.15	TOP OF LOADING DOCK SLAB

NOTES:

1. SEE BUILDING FOUNDATION PLAN FOR DETAILS ON PRE-ENGINEERED METAL BUILDING FOUNDATION.
2. PROVIDE ALL FITTINGS, ADAPTERS, ELBOWS, AND OTHER FITTINGS NECESSARY TO CONNECT TO DISSIMILAR PIPE SIZES, MATERIALS AND DEPTHS.
3. COORDINATE WITH MECHANICAL AND ELECTRICAL.
4. CBJ ZONING REQUIRED SETBACKS FOR INDUSTRIAL ZONING:
   MIN. FRONT YARD SETBACK - 10'
   MIN. STREET SIDE YARD SETBACK - 10'
   MIN. REAR YARD SETBACK - 10'
5. REMOVE AND RESET CHAIN LINK FENCE AND ACCESS GATE FOR BUILDING AND UTILITY INSTALLATION.
6. CONTRACTOR TO CONFIRM SIZE AND TYPE OF EXISTING WATER AND SEWER PIPES TO BE CONNECTED TO. NO AS-BUILT RECORDS EXIST FOR THESE LINES.
7. PLACE 2 ½" THICK ASPHALT PAVEMENT TO CONNECT EXISTING ASPHALT PAVEMENT.

LOT 3, HORN SUBDIVISION No. 2

LOT 1

LOT 4
HORN SUBDIVISION No. 2

EXISTING
CENTRAL COUNCIL OF TLINGIT &
HAIDA INDIAN TRIBES OF ALASKA
1721 ANKA STREET
JUNEAU, AK 99801
FINISH FLOOR EL=105.04

PROPOSED CCTHITA
WAREHOUSE
124.25' X 70.25'
FINISH FLOOR EL=104.20'

OIL TANK
8" VERTICAL WATER STAND PIPE
6" PVC SSCO
BAY 2
PROTECTION BOLLARD, TYP.
CONCRETE
BAY 1
ELECTRIC METER & PANEL
ELECTRICAL TRANSFORMER, CABLE AND PHONE PEDESTALS
CONCRETE JERSEY BARRIER
ABOVE GROUND OIL TANK
8" DI
PROTECT AND MAINTAIN
UGE
ASPHALT PAVEMENT AREA
SAWCUT & MTE
BEGIN 18' WIDE LOADING RAMP, MTE SEE DETAILS ON SHEET C-300
SEE NOTE 7
4" WHITE PARKING STRIPE SEE DETAIL 2, SHEET C-303
EDGE OF EXISTING ASPHALT PAVEMENT
EXISTING FIRE HYDRANT AND WATER VALVE
INSTALL 2" ARCTIC PIPE STORM DRAIN DISCHARGE CONNECT TO EXISTING STORM DRAIN STURCTURE
FIELD LOCATE EXISTING 6" PVC SEWER AND INSTALL 6" WYE FITTING, CTE BEGIN 6" PVC SEWER, IE=91.9'±, L=240', S=3.0%
GRAVEL SURFACE AREA
FIELD LOCATE EXISTING 8" DI WATER LINE AND INSTALL 8 X 6 X 8 TEE FITTING WITH 6" GATE VALVE. BEGIN 6" DI WATER SERVICE TO BUILDING
CONEX
LOADING DOCK RAMP
LOADING DOCK SLAB
ACCESSIBLE STALL
VEHICLE PARKING
CONCRETE WHEEL STOP SEE DETAIL 1, SHEET C-303
RELOCATE EXISTING CHAIN LINK FENCE AND SWING GATE
GATE POST
PROPERTY LINE, TYP.
MAILBOX
STOP SIGN
INSTALL WATER METER ENCLOSURE, SEE DETAIL SHEETS C-304 TO C-307
INSTALL SSCO N:10088.37, E:9991.41
INSTALL SSCO N:10120.09, E:10063.74
6" PVC SEWER
SSCO, 6" IE=100.0'
INSTALL 6" DI 90° BEND ROUTE TO BUILDING, SEE MECHANICAL
18' TO INSIDE OF WALL
EDGE OF GRAVEL
SEE NOTE 5
INSTALL 6" DI WATER SERVICE L=243'
FIELD LOCATE EXISTING 8" DI WATER LINE AND INSTALL 8" GATE VALVE
CHAIN LINK FENCE, TYP.
PROPERTY LINE, TYP.
22.5° BEND N:10085.90, E:9990.76
SDCB-4
GRATE EL=98.89
12" CPP S IE=95.34
SANITARY SEWER MANHOLE
LID EL=99.38
8" PVC (OUT) IE=91.05
AISEK STREET
ANKA STREET
GUY POLE
AREA DRAIN
12" CPP
STORM DRAIN MANHOLE
SANITARY SEWER MANHOLE
18" CMP
10" DI WATER PIPE
6" PVC
18" CPP
12" CPP
6" DI
OHE
SD
UGE
128.5'
11'
20'

APPROVED
By Mark R. Millay at 11:42 am, Aug 24, 2022

DIAL BEFORE YOU DIG!
586-1333
U/G POWER, TELEPHONE & T.V. SHOWN ON THIS DRAWING INDICATE EXISTENCE ONLY AND DO NOT SUBSTITUTE FOR FIELD LOCATES
FOR ACS AND GCI LOCATES
DIAL THE 811 ALASKA DIGLINE

20 10 0 20 40 60
SCALE IN FEET
CONTOUR INTERVAL = 0.5'

No.	Date	Item
REVISIONS		

CONSULTANT :

STATE OF ALASKA
49TH
JOSEPH M. PUSICH
08/23/2022
CE 8152
REGISTERED PROFESSIONAL ENGINEER

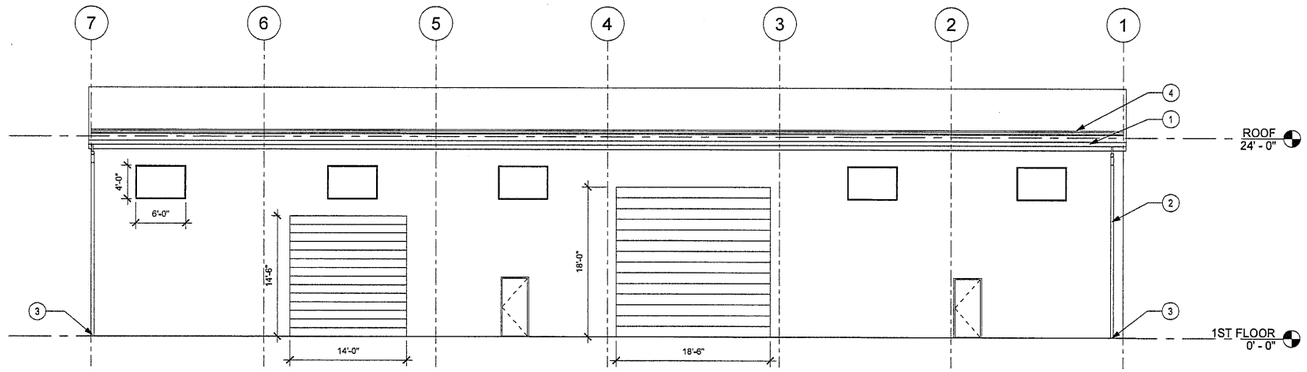
Juneau, AK
9109 Mendenhall Mall Rd, Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AECC163270

PROJECT : 1721 ANKA ST WAREHOUSE BUILDING
JUNEAU, ALASKA

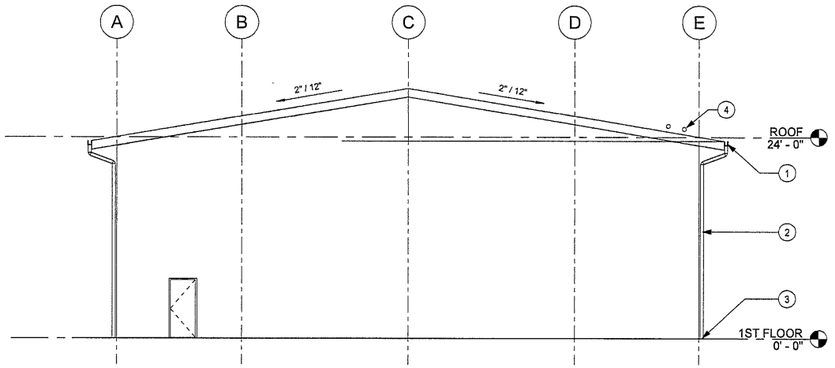
SHEET TITLE : SITE PLAN
CONSTRUCTION DOCUMENTS

DESIGN	JMP
DRAWN	JMK
CHECKED	JMP
DATE	08/23/2022

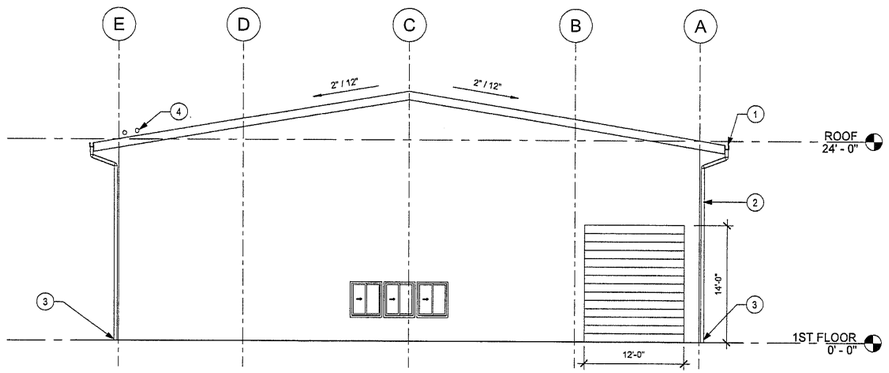
PROJECT No. 21178JN
SHEET NUMBER
C-200



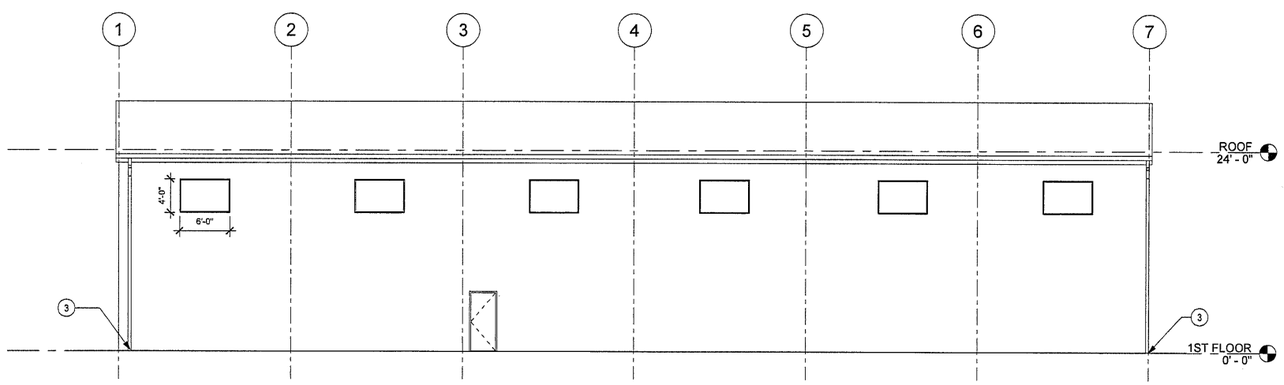
1 Elevation - North
1/8" = 1'-0"



2 Elevation - East
1/8" = 1'-0"



3 Elevation - West
1/8" = 1'-0"



4 Elevation - South
1/8" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS.
3. DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FRAMING UNO.

SHEET NOTES:

1. GUTTER
2. DOWNSPOUT
3. SPLASH DIVERTER LOCATION
4. SNOW STOPS

CONSULTANT :
NorthWind Architects, LLC
126 Seward Street
Juneau, AK 99801

STATE OF ALASKA 49TH
JAMES F.S. BIBB
A-9949
REGISTERED PROFESSIONAL ARCHITECT
7/21/2022

Juneau, AK
9109 Mendenhall Mall Rd, Ste. 4
Juneau, AK 99801
Phone: 907.780.6980
Fax: 907.586.3771
AECC163270

PROJECT : 1721 ANKA - WAREHOUSE JUNEAU, ALASKA

SHEET TITLE : BUILDING ELEVATIONS

CONSTRUCTION DOCUMENTS

DESIGN	Designer
DRAWN	Author
CHECKED	Checker
DATE	07/21/2022
PROJECT No.	

SHEET NUMBER
A-300

No.	Date	Item
REVISIONS		

IF THIS BAR DOES NOT MEASURE EXACTLY ONE INCH, THE SCALE OF THIS DRAWING HAS BEEN ALTERED DURING IT'S PRODUCTION, AFFECTING ALL LABELED SCALES

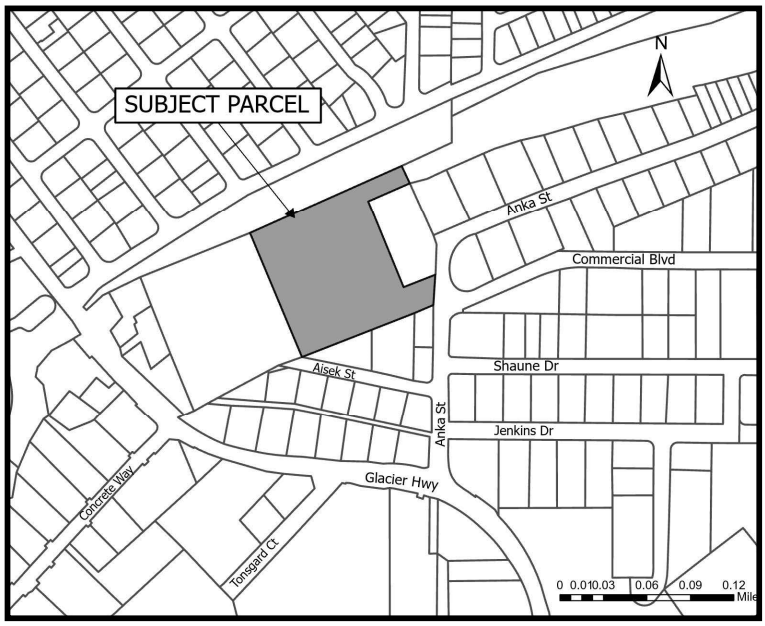
C:\Users\kbrown\Desktop\Anka Revit\WA-2225 TNCC 1721 Anka BL_20721.rvt

7/21/2022 10:32:14 AM

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

155 Heritage Way Juneau, Alaska 99801

TO

A Conditional Use Permit has been submitted for consideration and public hearing by the Planning Commission for **approval for a new 8,900 square foot Food Securities building on a 5.4-acre lot** at **1721 Anka Street** in a **Industrial** zoning district. The building will include a commercial kitchen for food processing, cooking and preparation in support of CCTHITA's catering business.

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 **December 4th, 2023** at
https://juneau.org/community-development/planning-commission
Find hearing results, meeting minutes, and more here, as well.

Now through Nov. 20th	Nov. 21 — noon, Dec 8	HEARING DATE & TIME: 7:00 pm, Dec. 12, 2023	Dec. 13, 2023
Comments received during this period will be sent to the Planner, **Jennifer Shields,** to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/81956826377 and use the Webinar ID: 819 5682 6377 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above). You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.	The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: **(907)586-0753 ext. 4139**
Email: **pc_comments@juneau.gov or Jennifer.Shields@juneau.gov**
Mail: **Community Development, 155 Heritage Way, Juneau AK 99801**

Case No.: USE2023 0017
Parcel No.: 5B1201040052
CBJ Parcel Viewer: http://epv.juneau.org

Printed November 3, 2023

Attachment K- Public Notice Sign Photo

From: James Rogers <juneaujim@outlook.com>
Sent: Sunday, November 19, 2023 3:32 PM
To: PC_Comments
Subject: Proposed CCTHITA Commercial Kitchen

I support the proposed CCTHITA Commercial Kitchen.
Thank you

Jim Rogers
5875 Sunset St
Juneau AK 99801-9753
907-780-4918

Planning Commission
(907) 586-0715
PC_Comments@juneau.gov
www.juneau.org/community-development/planning-commission
155 Heritage Way • Juneau, AK 99801

PLANNING COMMISSION
NOTICE OF DECISION
Date: December 19, 2023
File No.: USE2023 0008

Steve Soenksen
PO Box 35854
Juneau, AK 99803

Proposal: Conditional Use Permit and Hillside Endorsement to create a six-story, 72-unit multi-family structure in a Mapped Moderate Landslide and Avalanche Hazard Area.

Property Address: Bulger Way

Legal Description: PACIFIC COAST ADDITION BL 2 LT 12, 13, 14

Parcel Code No.: 1C070H020120

Hearing Dates: October 24, 2023
December 12, 2023 (Continuation)

The Planning Commission, at its regular public meeting on December 12, 2023, APPROVED a Conditional Use Permit to construct a six-story, 72-unit multi-family structure as described in the project description and project drawings submitted with the application, and with the following conditions:

1. Prior to issuance of a Temporary Certificate of Occupancy, an exterior, bear-resistant trash receptacle shall be provided.
2. Prior to the issuance of a grading permit or building permit, the applicant shall obtain a right-of-way permit from Engineering and Public Works for improvements within Gastineau Avenue.
3. Prior to the issuance of a Temporary Certificate of Occupancy, wheel stops shall be installed to define parking spaces.
4. Prior to the issuance of a Temporary Certificate of Occupancy, CBJ-approved signage shall be posted for the accessible parking space.
5. Prior to the issuance of a Temporary Certificate of Occupancy, all pavement markings, including directional arrows, parking space stripes, and other markings shown on the project site plan shall be applied to the parking and circulation area.

6. Prior to the issuance of a Temporary Certificate of Occupancy, covered bicycle racks providing spaces for at least twenty-six (26) bicycles shall be provided. The rack(s) shall be permanently affixed to the ground, building, or other permanent fixture, and shall be located so that parked bicycles do not encroach into a pedestrian walkway or vehicle area. Covered bicycle racks shall, at a minimum, be designed in accordance with the standards listed in the JNMTP.
7. Prior to the issuance of a grading permit or building permit, the applicant shall obtain a right-of-way permit from Engineering and Public Works for improvements within Bulger Way. A bond or other financial warranty shall be provided by the applicant according to the provisions of CBJ 49.55.010 prior to construction. The bond shall be administered by Engineering and Public Works.
8. Prior to the issuance of a Temporary Certificate of Occupancy, pedestrian stairway access shall be installed to the project site within the Bulger Way right-of-way and accepted by Engineering and Public Works.
9. Prior to the issuance of a Temporary Certificate of Occupancy, sufficient exterior lighting must be provided along the extension of the Bulger Way stairway to permit safe pedestrian access.
10. All exterior light fixtures shall be of a "full cutoff" design and located to minimize offsite glare.
11. All construction activities which impede or limit reasonable emergency response vehicle access shall be coordinated in advance with Capital City Fire and Rescue (CCFR) for an acceptable plan and timeline.
12. Prior to issuance of a Building Permit, an agreement shall be reached with Capital City Fire and Rescue (CCFR) to satisfy emergency response requirements.

Further, the Commission adopted the Director's Findings 1, 2, and 5 from the staff report dated October 17, 2023, and revised Findings 3, 4, and 6, as stated below:

Finding 3: Will the proposed development comply with the other requirements of this chapter?

Yes. The proposed development will comply with Title 49 regarding traffic, parking, non-motorized transportation, exterior lighting, snow storage, and hillside development. The design of the structure is appropriate for the existing topography, including the difficult slope. The engineering principles applied will provide a safe hillside development. This is an unusual case for a hillside endorsement because the site is zoned MU (Mixed Use), which is the densest zoning in the Borough with 0-foot setbacks, which means there will relatively little soil remaining on the site. The applicant has met both the intent and the legal requirements of the Hillside Endorsement code. Based upon the new, additional information and discussion during the hearing, the hillside endorsement requirements for vegetative cover and replanting are intended to be met.

Finding 4: Will the proposed development materially endanger the public health, safety, or welfare?

No. Per existing and newly adopted hazard code, this development is appropriate for this site. The code does not require specific additional mitigation for this site, which is not in a severe or moderate avalanche area. Any necessary mitigation would have been addressed through the planning that satisfies the hillside

endorsement. There are no additional, specific mitigating measures required to maintain health and safety. In addition, as conditioned, the development may not occur until all Capital City Fire and Rescue requirements for emergency response are addressed.

Finding 6: Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

Yes. CDD's finding of 'No' was predicated on the idea that the 2013 Comprehensive Plan recommends limiting development in landslide and avalanche hazard areas. As explained above, the existing and newly adopted hazard code allows for this development at this site, and emergency response requirements must be addressed. The proposal would increase affordable housing, which is one of the primary city-wide goals as expressed in adopted plans.

Attachments:

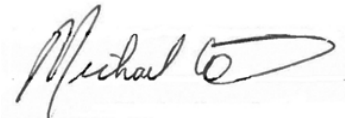
- October 17, 2023, memorandum from Jennifer Shields, Community Development, to the CBJ Planning Commission regarding USE2023 0008.
- December 1, 2023, memorandum with attachments A – D from Jennifer Shields, Community Development, to the CBJ Planning Commission regarding USE2023 0008.
- December 8, 2023, memorandum with Attachments E – F from Jennifer Shields, Community Development, to the CBJ Planning Commission regarding USE2023 0008.

This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030(c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ 49.20.120).

Effective Date: The permit is effective upon approval by the Commission, December 12, 2023.

Expiration Date: The permit will expire 18 months after the effective date, or June 12, 2025, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.



December 21, 2023

Michael LeVine, Chair
Planning Commission

Date

December 28, 2023

Filed With City Clerk

Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

PLANNING COMMISSION STAF
CONDITIONAL USE PERMIT USE2023 0008
HEARING DATE: OCTOBER 24, 2023

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

DATE: October 17, 2023

TO: Michael LeVine, Chair, Planning Commission

BY: Jennifer Shields, Planner II *Jennifer L. Shields*

THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Applicant requests a Conditional Use Permit to create a six-story, 72-unit multi-family structure in a Mapped Moderate Landslide and Avalanche Hazard Area. A Hillside Endorsement from the Planning Commission is also required.

STAFF RECOMMENDATION: Denial

KEY CONSIDERATIONS FOR REVIEW:

- The applicant has applied for a Lot Consolidation for the project site (SLC2023-0003).
- Hazard map amendments in 2011 and 2013 reclassified the project site from a Severe to Moderate Landslide and Avalanche Hazard Area (AME2011-0005, Attachment K and AME2013-0003, Attachment L).
- In March 2023, the applicant entered into a Loan Agreement with CBJ to provide housing through the Juneau Affordable Housing Fund.

GENERAL INFORMATION	
Property Owner	Douglas Joe Trucano
Applicant	Gastineau Lodge Apts., LLC / Steve Soenksen
Property Address	TBD
Legal Description	PACIFIC COAST ADDITION BL 2 LT 12, 13, 14
Parcel Number	1C070H020120
Zoning	MU (Mixed Use)
Land Use Designation	Traditional Town Center
Lot Size	15,000 square feet (3 lots combined)
Water/Sewer	Public water and sewer
Access	Gastineau Avenue
Existing Land Use	Vacant
Associated Applications	SLC2023-0003 Lot Consolidation

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions or delete or modify the recommended conditions.
2. **Approve:** approve the permit and adopt new findings for items 1-6 below that support the approval.
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.

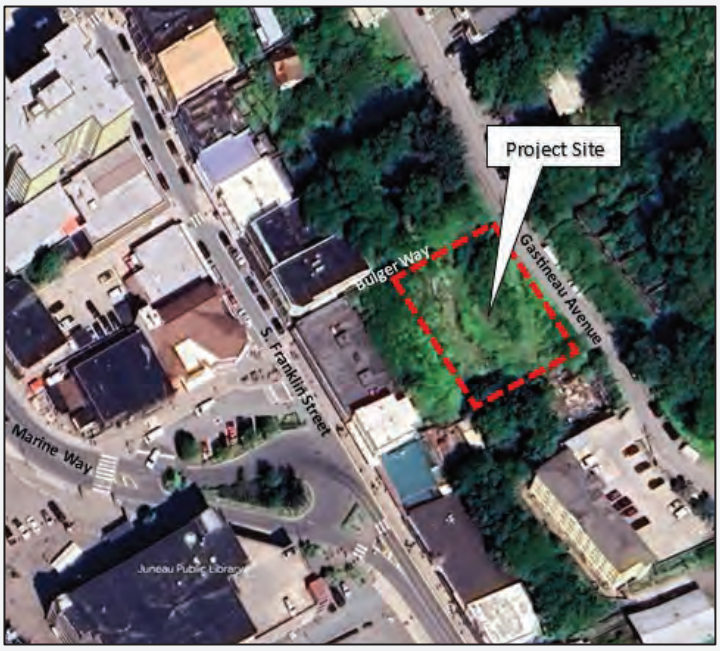
ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval.
- Code Provisions:
  - CBJ 49.15.330
  - CBJ 49.25.300
  - CBJ 49.70.200
  - CBJ 49.70.300
  - CBJ 49.80

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (MU)	Bulger Way, Mixed Use
South (MU)	Vacant, Building Debris
East (MU)	Vacant, AJT Mining Debris
West (MU)	South Franklin, Mixed Use

SITE FEATURES	
Anadromous	No
Flood Zone	No
Hazard	Moderate, per AME11-05 and AME13-03
Hillside	Yes
Wetlands	No
Parking District	No Parking Required Area
Historic District	No
Overlay Districts	No

BACKGROUND INFORMATION

Project Description – The applicant is requesting Conditional Use Permit and Hillside Endorsement approval to construct a six-story, 72-unit multi-family structure in a Mapped Moderate Landslide and Avalanche Hazard Area on three vacant lots in a MU (Mixed Use) zoning district (Attachment A). Specifically, the following approvals are required from the Planning Commission:

- According to CBJ 49.25.300 - Table of Permissible Uses, a multi-family structure containing more than 12 dwelling units in a MU (Mixed Use) zoning district requires a Conditional Use Permit.
- According to CBJ 49.70.300(a)(3), all development greater than a single-family dwelling within a Mapped Landslide and Avalanche Hazard Area requires a Conditional Use Permit.
- According to CBJ 49.70.200, a Hillside Endorsement for removal of vegetative cover and excavation on slopes in excess of 18% is required from the Commission, as the project does not meet the exceptions outlined in CBJ 49.70.210(b).

In support of this application, the applicant is in the process of consolidating the three lots (Lots 12, 13, and 14 of Block 2, Pacific Coast Addition) into one lot (Lot 12A, SLC2023-0003). Minor subdivisions involving thirteen or fewer lots may be approved by the Director. Lot consolidation will eliminate the proposed structure crossing internal side lot lines.

Artistic rendering, looking uphill (Attachment A).

Background – Historic Uses

The project site was originally platted in 1886 as part of Juneau Townsite (JTS) Blocks O and P. An 1892 JTS plat identifies the unoccupied land directly above the site as a "steep side hill", and an 1894 JTS plat identifies the same area as "high land unfit for building purposes". Access to the site was from South Franklin Street.

In 1913, the lots were platted with the Pacific Coast Addition to JTS, Gold Street was extended across the lots for access, and Bulger Way, a four-foot-wide right-of-way (ROW), was created (Attachment B).

Sanborn Maps from the era between 1914 to 1969 show multiple structures, known collectively as the "Windsor Apartments", spread across the project site and totaling sixteen (16) units. A portion of the Bulger Way stairway off of Gastineau Avenue has been removed; the remaining stairway extends uphill from South Franklin Street but does not connect to the subject property (Attachment C).

In 1972, the City and Borough of Juneau (CBJ) began condemnation proceedings for the apartment structures. The owners then offered to donate the condemned structures and land to CBJ. The Planning Director at that time identified the area as a known geophysical hazard, and recommended that, *"because of preliminary scientific information received from the Geophysical Hazards consultants, the Neighborhood Development Citizens' Committee in the preparation of the NDP application was of the opinion that land in this general area should eventually be placed in Public Use. Furthermore, it was stated that Public Open Space, i.e. parks and or surface parking would be an ideal land use in the area."* (Attachment D) Subsequently, a fire impacted two of the structures. A demolition permit was issued, and all remaining structures were torn down (Attachment E).

Gastineau Avenue Reconstruction

In 2001, CBJ initiated the Gastineau Avenue Reconstruction Project between Second Street and Martin Way, encompassing the entire frontage of the project site (Attachment G). As part of the project, three documents were recorded:

- A perpetual road easement on Lot 13, in favor of CBJ, for the purpose of constructing, reconstructing, maintaining, repairing, and improving curb and gutter across, thru, or under the site (Attachment H).
- A perpetual road and retaining wall easement on Lot 14, in favor of CBJ, for the purpose of constructing, reconstructing, maintaining, repairing, and improving a retaining wall and curb and gutter across, thru, or under the site (Attachment I).
- An agreement between CBJ and the two property owners on either side of Bulger Way for monetary compensation for the easements, and for allowing them to cross over the four-foot-wide Bulger Way ROW during future private construction projects (Attachment J).

Pre-Application Conferences

In February 2018, a Pre-Application Conference was held to discuss a six-story, 72-unit multi-family development that mirrors the current proposal (PAC2018-0007, Attachment M). At that time, CBJ 49.40 Parking and Traffic required either fifty (50) on-site parking spaces for the project or a Downtown Fee in Lieu of Parking exceeding $400,000. The project stalled.

In April 2022, the CBJ Assembly adopted the current parking ordinance (Ordinance 2020-04(b)). The project is sited in a No Parking Required Area (NPRA) [CBJ 49.40.200(a)(2)]. In May 2022, a second Pre-Application Conference for the project was held (PAC2022-0024, Attachment A).

Juneau Affordable Housing Fund (JAHF) Loan

During the 2021 JAHF solicitation, CBJ received a proposal from the applicant for a pre-development loan of $700,000 for the project. The JAHF Review Committee supported the loan, but only if the loan was collateralized and if adequate documentation of site control could be provided due to the hazard map classification.

In October 2022, the CBJ Assembly approved the appropriation of $700,000 from the JAHF to fund the project, using the three lots as collateral (Ordinance 2022-06(b)(P), Attachment N). A Loan Contract and Promissory Note Secured by Lien was subsequently signed in March 2023, and includes a phased loan disbursement with benchmarks (Attachment O).

Site Specific Hazard Reports

The applicant has submitted hazard and geotechnical reports from 2010 (Superior Engineering Technologies), 2012 (Baxandall Associates), and 2021 (PND Engineers) involving the project site and nearby area (Attachment A). For a detailed analysis of these reports, see the Hazard Zones Analysis section.

The table below summarizes relevant history for the project site and proposed development.

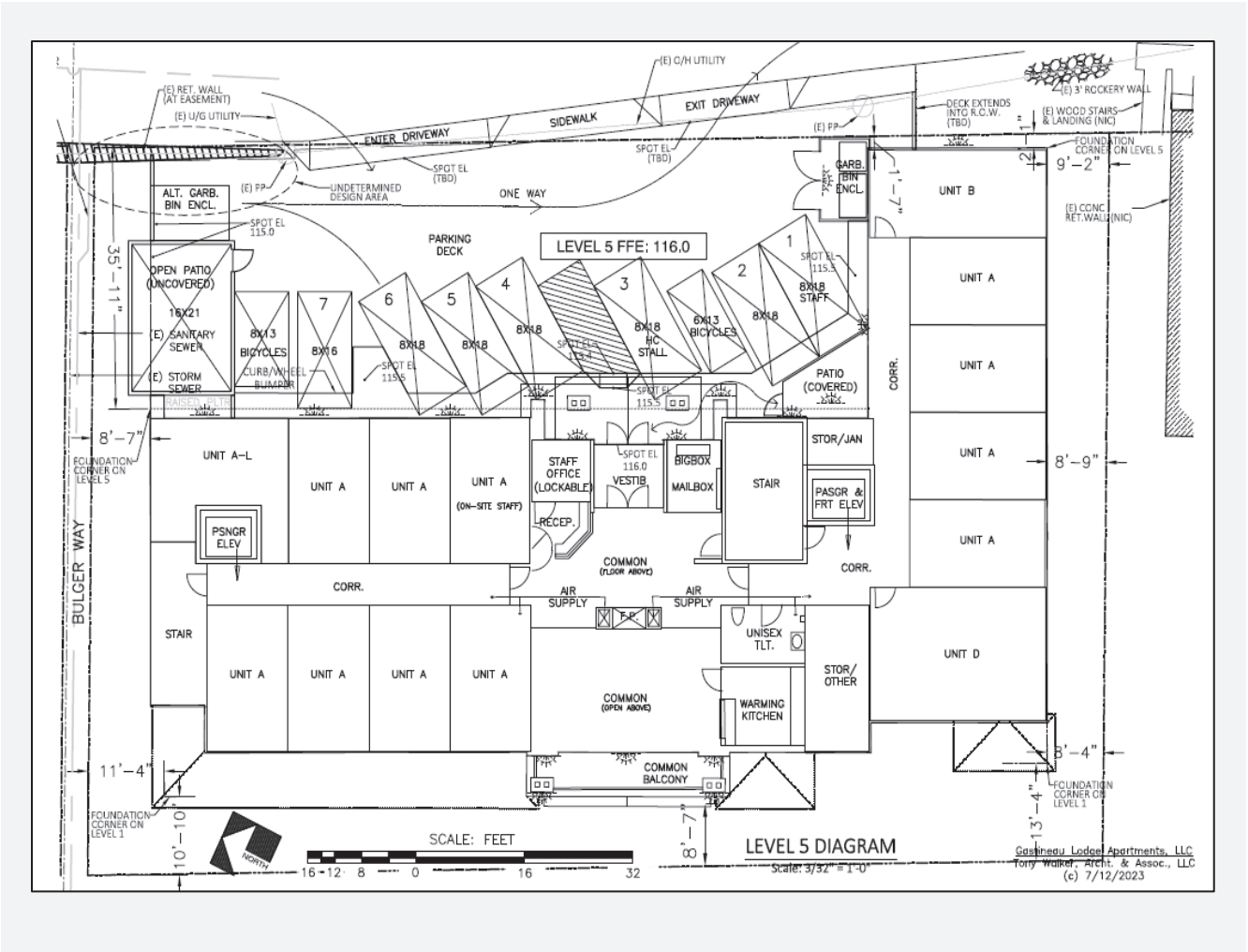
Year	Item	Summary
1913	Plat	Pacific Coast Addition plat shows Lots 12, 13, and 14 (Attachment B).
1969	Sanborn Map	Shows historical building footprints and uses on the property (Attachment C).
1972	Correspondence	1972 CBJ letters discussing condemnation of the Windsor Apartments (Attachment D).
1972	Building Permit	BLD-9079 demolition permit for the Windsor Apartments (Attachment E).
1992	Notice of Decision	Historic Design Review Permit (HDR1992-0003) to construct a five (5) space parking lot on the site in support of a commercial development on the adjacent lot below on Franklin Street (Attachment F).
2001	As-Builts	Gastineau Avenue Reconstruction Project as-built construction drawing sheets R9 and R10 (Attachment G).
2001	Easement	Road Easement on Lot 13, Tramway Building Corporation to CBJ (Attachment H).
2001	Easement	Road and Retaining Wall Easement on Lot 14, Tramway Building Corporation to CBJ (Attachment I).
2001	Agreement	Agreement between CBJ, Tramway Building Corporation, and Keen regarding monetary compensation for easements and use of Bulger Way (Attachment J).
2010	Hazard Report	Superior Engineering Technologies (Baxandall) report regarding hazard potential for nearby Lot 3, Block 2 of the Pacific Coast Addition (Attachment A).
2011	Map Amendment	AME2011-0005 reclassified nearby Lot 3, Block 2 of the Pacific Coast Addition, as well as the project site, from a Severe to Moderate Landslide and Avalanche Hazard Area (Attachment K).
2012	Hazard Report	Baxandall Associates report regarding hazard potential for the project site (Attachment A).

2013	Map Amendment	AME2013-0003 reclassified the project site from a Severe to Moderate Landslide and Avalanche Hazard Area (Attachment L).
2018	Pre-Application Conference	PAC2018-0007 for a six-story, 72-unit multi-family structure in a Mapped Moderate Landslide and Avalanche Hazard Area (Attachment M).
2021	Geotechnical Report	PND Engineers geotechnical report and proposal (Attachment A).
2022	Pre-Application Conference	PAC2022-0024 for a six-story, 72-unit multi-family structure in a Mapped Moderate Landslide and Avalanche Hazard Area (Attachment A).
2022	Ordinance	Ordinance 2022-06(b)(P) appropriating $700,000 from the JAHF to fund the project, using the land as collateral (Attachment N).
2023	Loan Agreement	A Loan Contract and Promissory Note Secured by Lien was subsequently signed in March 2023, and includes a phased loan disbursement with benchmarks (Attachment O).

ZONING REQUIREMENTS

Standard		**Requirement**	**Existing**	**Proposed**	**Code Reference**
Lot	Size	4,000 sf	Lot 12 – 5,000sf Lot 13 – 5,000sf Lot 14 – 5,000sf	15,000sf (Lot 12A)	CBJ 49.25.400
	Width	50 feet	Lot 12 – 50 feet Lot 13 – 50 feet Lot 14 – 50 feet	150.04 feet (Lot 12A)	CBJ 49.25.400
	Depth	N/A	Lot 12 – 100 feet Lot 13 – 100 feet Lot 14 – 100 feet	100 feet (Lot 12A)	CBJ 49.25.400
Setbacks	Front (Gastineau Ave.)	0 feet	N/A	1’ 7” (level 5)	CBJ 49.25.400
	Rear (West)	0 feet	N/A	8’ 7” (level 1)	CBJ 49.25.400
	Street Side (Bulger Way)	0 feet	N/A	8’ 7” (level 5)	CBJ 49.25.400
	Side (South)	0 feet	N/A	8’ 4” (level 1)	CBJ 49.25.400
Lot Coverage Maximum		N/A	N/A	~60%	CBJ 49.25.400
Vegetative Cover Minimum		N/A	100%	~10%	CBJ 49.50.300
Height	Permissible	N/A	N/A	~72 feet	CBJ 49.25.400
	Accessory	N/A	N/A	N/A	CBJ 49.25.400
Maximum Dwelling Units		No Maximum	N/A	72	CBJ 49.25.500
Use		Mixed Use	N/A	Res. USE 1.300	CBJ 49.25.300

SITE PLAN



ANALYSIS

Project Site and Design – The proposed development is on three vacant lots on Gastineau Avenue, a dead-end street comprised primarily of residential uses of varying densities. The MU zoning district allows zero-foot setbacks along property lines. No maximum lot coverage or maximum building height are required.

The project site is vegetated and slopes downhill steeply from Gastineau Avenue toward South Franklin Street on the Mount Roberts hillside. The proposed development includes a six-story, 72-unit multi-family structure built into the hillside, with an access and parking deck extending from Gastineau Avenue to the structure at the same elevation.

Sixty-one (61) units will be studio apartments ranging in size from 227 square feet to 389 square feet. Eight (8) units will be 343 square feet and handicapped accessible. The remaining three (3) units will range in size from 432 to 478 square feet. Features for each level include the following, as depicted on floor plans and elevation drawing submitted in the application (Attachment A):

- Level 1 – Lowest level with nine (9) units; pedestrian stairway access/exit via South Franklin Street to Bulger Way; sidewalk, fencing, and block retaining wall running parallel to the rear property line.
- Level 2 – Nine (9) units; pedestrian stairway access/exit via South Franklin Street to Bulger Way; common meeting room.
- Level 3 – Twelve (12) units.
- Level 4 – Fourteen (14) units; access and parking deck extending into the Gastineau Avenue ROW; decommissioned water lines and new 4" water line.
- Level 5 – Fourteen (14) units; Gastineau Avenue level; access/parking deck extending into the Gastineau Avenue ROW; seven on-site, vehicular parking spaces; uncovered patio area; bicycle parking racks; trash enclosure; staff office and reception area.
- Level 6 – Top level with fourteen (14) units; fitness room.

Historic District – N/A

Traffic – Gastineau Avenue Row narrows from approximately 55-feet to 35-feet wide in front of the project site and has limited on-street parking (see photos on next page). Capital City Fire and Rescue (CCFR) and CBJ Engineering and Public Works (E&PW) street maintenance crews have challenges navigating the narrow areas due to on-street parking. E&PW has proposed widening Gastineau Avenue to accommodate additional traffic, provide additional on-street parking, and create an adequate cul-de-sac for emergency access turn-around and street maintenance operations near the end of Gastineau Avenue. The widening project is expected to be completed in Fiscal Year 2028.

It is expected that adding an additional 72 dwelling units to a congested area will have an impact on vehicular traffic. E&PW has recommended that a Traffic Impact Analysis (TIA) be provided for this project (Attachment P). According to CBJ 49.40.300(2), a TIA is not required since the project will generate less than 250 Average Daily Trips. For this application, staff used the Institute of Transportation Engineers' Trip Generation Manual (9th Edition) projections for a Mid-Rise Apartment, based upon the weekday P.M. peak hour generator. This projection represents the highest estimated Average Daily Trips (ADTs) across all categories for Mid-Rise Apartments, described as apartments in rental buildings that have between three and ten levels (floors).

Use	# Dwelling Units	Trips Generated	Total Trips
Mid-Rise Apartment	72	0.44 per dwelling unit	31.68
		Total ADT's:	**31.68**

Looking north in front of the project site.

Looking south in front of the project site.

On September 20, 2023, the applicant submitted a letter regarding a potential secondary access road to the project site for emergency services and construction use (Attachment Q). Currently there is an unimproved Alaska Electric Light & Power (AEL&P) service road that connects the end of Gastineau Avenue, through AJT Mining Properties parcels, to Thane Road. A secondary access road is speculative in nature at this point and is not an adopted Capital Improvement Project (six-year program). Improvements to Gastineau Avenue would require CBJ work in mapped hazards areas.

Condition: None.

Vehicle Parking & Circulation – The project site is within the NPRA and no off-street parking is required according to CBJ 49.40.200(a)(2). The project Site Plan exceeds this standard by including seven off-street parking spaces, including one (1) accessible space as required per the Building Code.

The project site plan also indicates one-way traffic through the parking area via a parking deck extending from Gastineau Avenue to the structure at the same elevation. Per E&PW, a driveway access permit to enter/exit the ROW will be required, but a ROW encroachment will not be permitted due to the narrowing width of Gastineau Avenue.

Non-motorized Transportation – The purpose of the Juneau Non-Motorized Transportation Plan (JNMTP) is, "*to promote active transportation by guiding development of a community-wide bicycle and walking network that can be used by all Juneau residents for all types of trips."*

The project site plan shows two (2) bicycle rack areas within the parking lot.

The project site is walkable to public services and amenities Downtown, especially if a pedestrian stairway is extended within the Bulger Way ROW and connected to the project site. The project site plan shows stairway access/exit points off Bulger Way on Levels 1 and 2 of the proposed structure. E&PW supports an extension of the Bulger Way stairway up to Level 5 on Gastineau Avenue, provided that the utilities chase located beneath the stairs remain functional and unharmed. Stairway improvements for the project will be the applicant's responsibility and maintained by CBJ once accepted by E&PW.

Proximity to Transit – Capital Transit does not operate a route on Gastineau Avenue. The closest transit service to the project site is the Downtown Ride Free Zone which runs along South Franklin Street. The nearest bus stop is next to the Marine Parking Garage and Library.

The shortest pedestrian routes from the project site to the bus stop is via the Decker Way stairs (approximately 900 feet) or the Ewing Way stairs (approximately 700 feet).

Alternatively, if pedestrian stairway access were provided from the project site to the nearest bus stop via Bulger Way as recommended above, nearby access to transit services would be improved.

Noise – Noise is not expected to be out of character with the existing neighborhood.

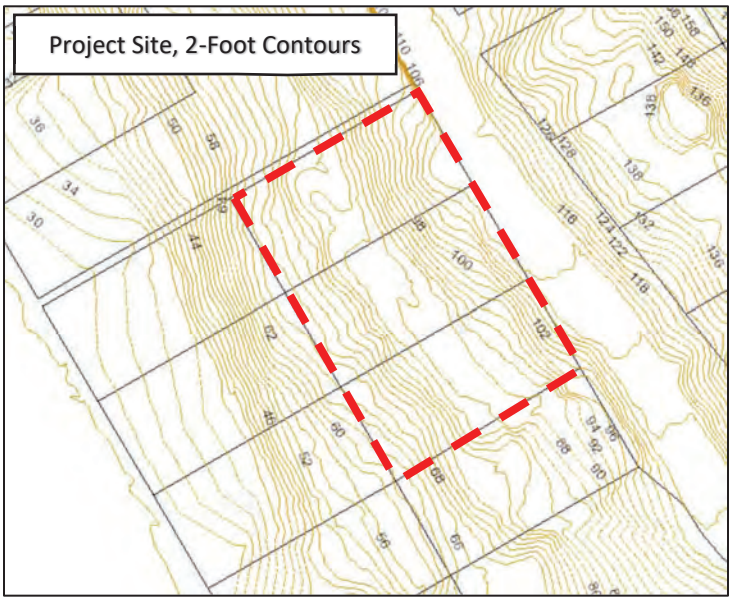
Exterior Lighting – Per CBJ 49.40.235(d), parking areas must be suitably lit, and lighting fixtures must be "full cutoff" styles that direct light only onto the project site to minimize impacts to adjacent neighbors. Exterior lighting should also be provided along pedestrian pathways and immediately adjacent to the building. There are currently two electric power poles with lights along Gastineau Avenue in front of the project site's proposed parking area.

The applicant has submitted floor plans showing exterior light fixtures in various locations for each level of the building, including near the proposed extension of the Bulger Way stairway access/exit on Levels 1 and 2 of the building. The plans do not identify if the exterior light fixtures are of a full cutoff design.

Habitat – No known habitat regulated by Title 49 will be affected by this proposal.

Vegetative Cover & Landscaping – The MU zoning district (CBJ 49.25) does not require vegetative cover and landscaping. However, due to the steepness of the lot and requirements outlined in CBJ 49.70.210, removal of vegetative cover on slopes in excess of 18% will require a Hillside Endorsement Development Permit.

Hillside Development and Drainage – Using 2013 USGS contour data, the overall slope of the project site is approximately 45%. Per CBJ 49.70.200, development of the site requires a Hillside Development Endorsement Permit for excavation of any slope in excess of 18%. The permit must be reviewed by the Commission, as the project does not meet the exceptions outlined in CBJ 49.70.210(b).



Prior to construction, drainage plans will be reviewed for approval by CBJ General Engineering. Drainage plan requirements are outlined in CBJ 49.35.510, and include calculated runoff, demonstration that drainage will terminate in an established channel, and constructed accommodation of increased drainage.

Hillside development information submitted for the project includes a 2021 geotechnical report by PND Engineers, Inc., and floor level plans prepared by Tony Walker, Architect & Associates, LLC (Attachment A). A summary of this information based upon CBJ 49.70 Article II can be found in Attachment R. Specifically, the following items do not meet the standards outlined for hillside development:

- Per CBJ 49.70.260(2), depletion of existing vegetation shall be minimized. The submitted plans do not specify how much of the existing vegetation will remain post-construction. Proposed building setback distances will leave minimal room for undisturbed land during construction.

- Per CBJ 49.70.260(5), the developer shall plant and maintain vegetation for one full growing season after planting. Only 10% to 20% of the project site around the edges will be available for vegetative ground cover post-construction. The remaining portion of the project site will be disturbed with grading or building.

- Per CBJ 49.70.260(8), the developer shall minimize excavation on slopes over 30%. The overall slope of the project site is approximately 45%, and the building is to be constructed on approximately 60% of the project site, including slopes exceeding 30%.

Snow Storage – The project site plan does not identify a location for snow storage on the site. Given the varying widths of Gastineau Avenue and limited snow removal / disposal areas, street maintenance and snow removal will be negatively impacted if not mitigated by the applicant.

Hazards – Landslides and Avalanches

Historic Plans and Reports

A synopsis of historic plans and reports that have identified landslide and avalanche hazards for the project site and the larger Gastineau Avenue area may be found in Attachment S. These documents can be found in their entirety here:

https://juneau.org/community-development/plans-studies

1987 Adopted Maps

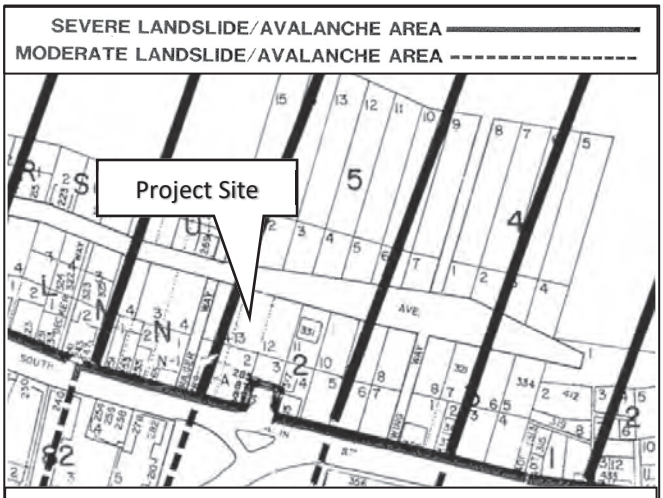
CBJ's current code and hazard maps, adopted in 1987 for areas between White Subdivision to Thane, are based in part on maps created in the 1970s. These low-resolution maps combined landslide and avalanche areas into two hazard area types: "Severe Landslide / Avalanche" and "Moderate Landslide / Avalanche". The table below shows how the two hazard scenarios were conflated. Eventually, the 1970's composite map was broken down into smaller area maps and adopted by the Assembly in 1987.

		Snow Avalanche Hazard Classifications		
		High Hazard	Potential Hazard	No Hazard
Mass Wasting Hazard Classifications	High Hazard	Very High Hazard	High Hazard	High Hazard
	Potential Hazard	High Hazard	Potential Hazard	Potential Hazard
	No Hazard	High Hazard	Potential Hazard	No Hazard

The 1987 maps are cited in CBJ 49.70.300 – Landslide and Avalanche areas. This section of code was adopted by Ordinance 87-49. It was modified in 1990 by repealing a requirement of hazard area recordation and modified again in 2006 to remove a reference to an outdated sensitive areas map.

The 1987 maps originally delineated the project site within the following areas (Attachment T):

- Map Sheet 1: Composite Severe Landslide / Avalanche Hazard Area
- Map Sheet 4: Snow Avalanche – Potential Hazard Area
- Map Sheet 5: Mass Wasting (Landslide) – High Hazard Area
- Map Sheet 7: Composite Severe Landslide / Avalanche Hazard Area



Originally Adopted 1987 Map Section, Sheet 1 of 8

2010 Hazard Report for An Adjacent Lot

In 2010, a Hazard Potential Report by Superior Engineering Technologies evaluated the hazard potential for Lot 3, Block 2 of the Pacific Coast Addition, a lot directly below the project site (Attachment A). The recommendation to reclassify Lot 3 from a severe to moderate hazard zone relied on site visits to the area, analysis of site conditions, and the debris catchment improvements made along Gastineau Avenue. Additionally, the report states:

> *"The foundation for the old AJ Mining Company store has also served as a debris catchment wall and continues to provide a reasonable amount of protection for any development that lies on the down slope below the foundation's wall."*

It should be noted that the AJ Mining lot is under private ownership and should not be relied upon to provide hazard protection for the project site, especially if the owners decided to develop the lot and/or remove the foundation remnants. The report also states:

> *"This study is based on a 100-year event and does not recognize the potential for a catastrophic event caused by a combination of excessive heavy rains and seismic activity occurring at the same time."*

2012 Hazard Report for the Project Site

In 2012, a Hazard Classification Report by Baxandall Associates built upon the 2010 report by including the project site (Lots 12, 13, and 14) in an evaluation of potential hazards since it lies directly above Lot 3, Block 2 of the Pacific Coast Addition (Attachment A). The report confirms the reclassification of the site from a severe to moderate hazard zone and discusses the following:

- A 1920 landslide above the project site that removed a significant amount of soil and overburden from the area.
- The placement of rock debris from tunnel excavation material to help stabilize the slope.
- The reforestation of Mount Roberts since historic landslide events.
- The AJ Mining foundation remnants serve as both a slope stabilizer and a debris flow barrier.
- The existing concrete traffic barrier along the downhill side of Gastineau Avenue.

2012 and 2013 Hazard Map Amendments for the Project Site

Based upon the 2010 and 2012 site-specific reports, the Directors of CDD and E&PW approved an amendment to the 1987 adopted maps, reclassifying the project site from a Severe to Moderate Landslide and Avalanche Hazard Zone (AME2011-0005, Attachment K). In a letter commenting on the map reclassification, CBJ's Chief Regulatory Surveyor stated:

> *"However, it shall be stated that snow avalanches and landslides may occur outside hazard areas in excess of engineering expectations. The location and severity of a specific event may be increased by manmade or natural causes. This letter does not imply that property or structures previously mapped within a potential hazard area will be free from danger or damage. Please note the acceptance of the Baxandall Study and the removal of the above-listed property from the Severe Hazard Zone shall not create liability on the part of the City and Borough of Juneau as stated in CBJ Code 49.70.300(c). The force and extent of avalanches and mass wasting are subjective. Subsequently, future property owners should receive full disclosure as to the content of the Baxandall study and CBJ findings."*

In 2013, the Directors of CDD and E&PW approved a second amendment to the 1987 adopted maps for the project site, maintaining the same classification of a Moderate Landslide and Avalanche Hazard Zone (AME2013-0003, Attachment L).

2021 Geotechnical Report for the Project Site

In 2021, a geotechnical report was prepared by PND Engineers specifically for the project site and the proposed development (Attachment A). This report is based in part on a geotechnical field investigation performed by others. As the report states, *"PND cannot attest to the accuracy of the information provided. The geotechnical field investigation was performed in July 2021. Four test pits were excavated during this investigation."* Information included in the report is the basis for a majority of the hillside development review for this project in the previous analysis. In summary, the report states:

> *"The existing site geometry and in-situ soils are generally not favorable for supporting typical foundation loads. Global stability analyses yield unsatisfactory factors of safety in the static seismic conditions. The existing overburden at the site is also not suitable for foundation material due to excessive fines content, although it may be re-purposed as fill at depths greater than the published frost depth in Juneau (32 inches). If the in-situ material is used for slope construction, it should not be placed steeper than 2:1, assuming there are no external loads other than seismic."*

All Hazards Mitigation Plan (ADOPTED)

The current CBJ All Hazards Mitigation Plan was adopted in 2012. It is considered expired by the Federal Emergency Management Agency (FEMA) according to grant criteria and is still used as a reference by CBJ's Emergency Management Department. Plans for an update are underway.

The 2012 Plan includes an avalanche section based in part by the Swiss Snow Institute Research for Avalanche Technology. The Plan also identifies landslide hazards, further characterizes that the hazard is from mass wasting, and calls out mitigation strategies in close proximity to the project site:

> *"Landslide-resistant construction. Several buildings in the CBJ have landslide-resistant construction, such as breakaway, sacrificial walls on the lower floors to let landslides pass through (Marine View Building). Other buildings have elevated construction to allow landslides to pass under the bulk of the building."*

Specifically, the 2012 maps delineate the project site within the following areas:

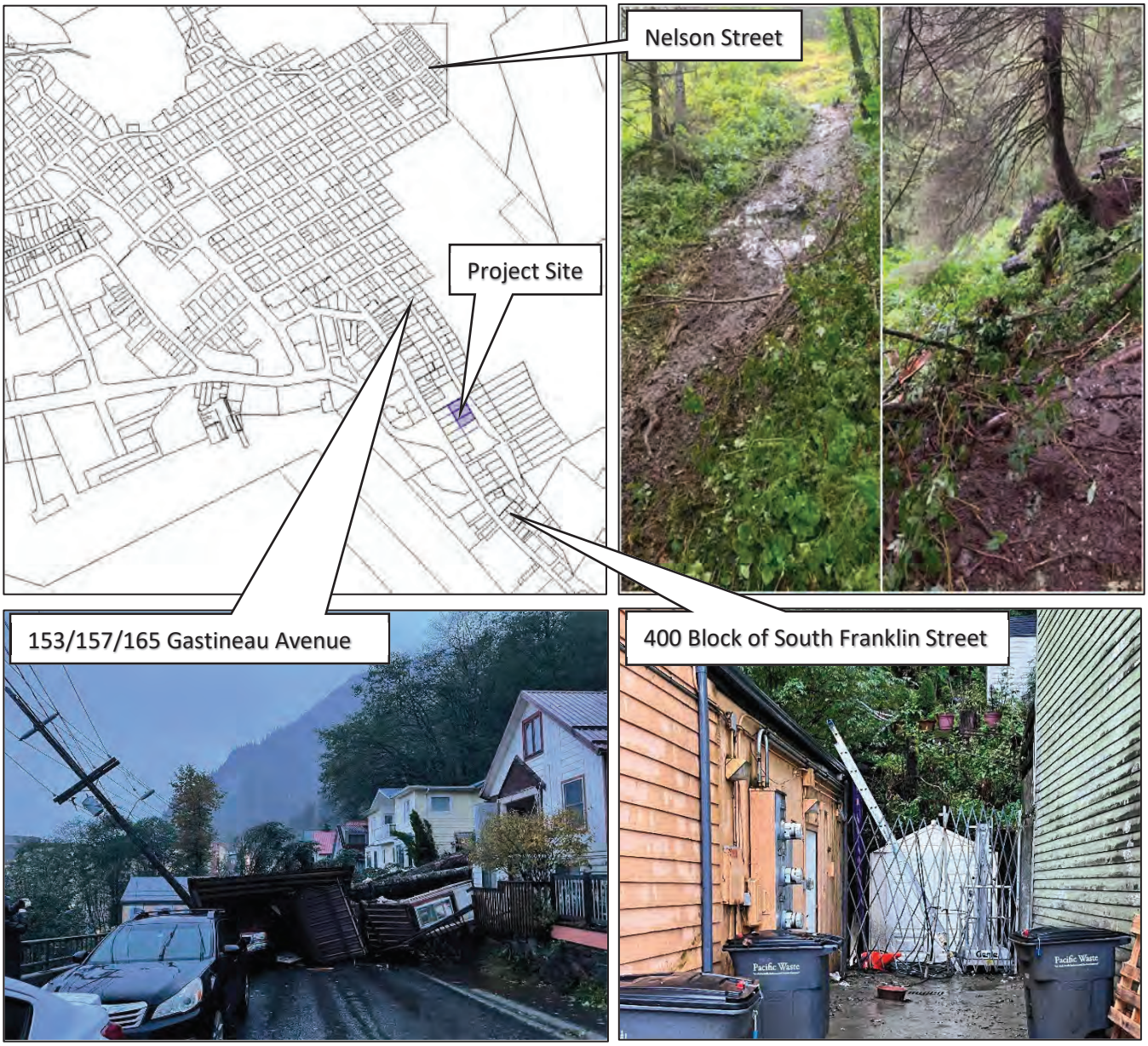
- Map 6/C: Avalanche: Moderate Hazard Area, Map 9/H: Mass Wasting: Severe Hazard Area

Recent Events Near Gastineau Avenue

In September 2022, a tree fall event occurred involving three residential structures located at 153, 157, and 165 Gastineau Avenue. Two of the structures had residents who were not home at the time of the event. The third structure, a single-family dwelling, was not occupied. Property damage was significant, with at least one of the structures a total loss.

In August 2023, a tree fall event occurred in the Starr Hill neighborhood, causing structural damage to one residential structure above Nelson Street.

In September 2023, a mudslide occurred behind buildings near 435-439 South Franklin Street, with no reports of structural damage. The force of the slide sent mud around the buildings and across the street.



CBJ 49.70.300(a)(5) states, *"The Commission may require mitigating measures certified as effective by a professional engineer for development in landslide and avalanche areas. Such measures may include dissipating structures or dams, special structural engineering, or other techniques designed for the site. Mitigating measures may also include reduction in the proposed density."*

Public Health, Safety, and Welfare –

CBJ 49.70.300(a)(1) states: "*Development in all Landslide and Avalanche areas shall minimize the risk of loss of life or property due to landslides and avalanches."* Staff finds that the following factors, previously addressed in the traffic, hillside, and hazard analysis sections, will cumulatively and negatively impact the public health, safety, and welfare of occupants of the proposed 72 dwelling units and the surrounding neighborhood:

- Traffic: Vehicular traffic along Gastineau Avenue is congested at times due to the narrowing ROW from 55-feet to 35-feet wide and limited on-street parking. Additionally, E&PW has recommended that a TIA be provided for this project (Attachment P).
- Hillside: Per CBJ 49.70.260(2), depletion of existing vegetation shall be minimized. The submitted plans do not specify how much of the existing vegetation will remain post-construction. Proposed building setback distances will leave minimal room for undisturbed land during construction.
- Hillside: Per CBJ 49.70.260(5), the developer shall plant and maintain vegetation for one full growing season after planting. Only 10% to 20% of the project site around the edges will be available for vegetative ground cover post-construction. The remaining portion of the project site will be disturbed with grading or building.
- Hillside: Per CBJ 49.70.260(8), the developer shall minimize excavation on slopes over 30%. The overall slope of the project site is approximately 45%, and the building is to be constructed on approximately 60% of the project site, including slopes exceeding 30%.
- Hazards: Historic landslides on Mount Roberts, and in particular within the Gastineau Avenue and South Franklin Street areas, have resulted in the loss of life of at least 17 people since the Juneau Townsite was first established.
- Hazards: At least three known tree fall and mud slide events have occurred within the Gastineau Avenue and South Franklin Street areas within the last year.
- Hazards: The 2010 Hazard Potential Report for the project site, the basis for reclassifying the site from a Severe to a Moderate Hazard Zone, states: *"This study is based on a 100-year event and does not recognize the potential for a catastrophic event caused by a combination of excessive heavy rains and seismic activity occurring at the same time."*

Property Value or Neighborhood Harmony – The proposed use is within an existing Mixed Use Residential and Commercial area. A multi-family residential use is consistent with the description of the zoning district. No information has been submitted that suggests the proposed use will negatively affect property values.

AGENCY REVIEW

CDD conducted an agency review comment period between September 15, 2023, and September 29, 2023. Agency comments submitted at the time of writing this staff report can be found in Attachment P.

Agency	Summary
General Engineering	Recommends a Traffic Impact Analysis and extending the Bulger Way stairway to Gastineau Avenue; requests a snow storage plan, grading plan, and easements for any shared use crossing the property line; and provides drainage and utility requirements.
Building	The project will need one accessible parking space per the Building Code.
Fire	Big concern for apparatus accessibility both during construction and post-construction. A secondary access from Thane would eliminate traffic congestion for emergency response. Alternatively, CCFR would like an improved turn around capability for fire apparatus. Heavy equipment blocking the road during

	construction may cause a delay in response. As an absolute minimum, access to the site via Bulger way is needed, although not ideal for transporting medical equipment and patients up and down.
Emergency Management	"As the Emergency Programs Manager part of my job is to help find ways to mitigate hazards in the borough. Especially those hazards that place an increased risk to loss of life. The currently adopted hazard maps place this in a moderate hazard landslide and avalanche zone. The most recent studies show that the area is a high hazard landslide zone. Recognizing this project has the potential to place a great number of people in harm's way, I cannot support this proposal for a large-scale development in a known hazard zone."

PUBLIC COMMENTS

CDD conducted a public comment period between September 20, 2023, to October 9, 2023. Public notice was mailed to property owners within 500 feet of the proposed development (Attachment U). A public notice sign was posted on site two weeks prior to the scheduled hearing (Attachment V). Public comments submitted at the time of writing this staff report can be found in Attachment W.

Name	Summary
Mary Jane Tenney	Opposes approval of the Conditional Use Permit due to parking issues.
Nancy Waterman	Questions regarding access, traffic, and parking for the development proposal.

CONFORMITY WITH ADOPTED PLANS

The proposed development is in general conformity with the 2009 Juneau Non-Motorized Transportation Plan.

The proposed development is in general conformity with the 2016 Housing Action Plan.

The proposed development is not in general conformity with the 2013 Comprehensive Plan as it relates to the development of housing in mapped hazard areas. Specifically, the 2013 Comprehensive Plan recommends the following:

- Classifies CBJ-owned buildable land as less than 18% slopes and absence of Class A and B wetlands (page 35).
- Discourages development plans of public facilities that would have the effect of concentrating people in hazard areas (page 97).
- Promotes mitigation measures that respond to the specific hazards of a site in mapped hazard areas (page 98).
- States that development in hazard areas should be prohibited or, if allowed, should be designed and operated in such a way as to ameliorate any adverse impacts associated with the identified hazard (page 146).
- States that residential densities should be kept low in areas designated as within hazard areas in regulatory maps, unless substantial effort to protect residents is made in project design and construction (page 146).
- Recommends limiting development in landslide/avalanche hazard areas and rezoning publicly owned land in those hazard areas as Resource Protection zones (page 185).

PLAN	Chapter	Page No.	Item	Summary
2009 Juneau Non-Motorized Transportation Plan	Appendix E	97	Goals	Increased access for non-driving population.
2016 Housing Action Plan	1	10-11	Creating a New Framework	The Potential of In-Fill. The potential for new housing development extends far beyond the developable parcels of public land and acquired blighted properties. Several sites served by existing infrastructure and already zoned for denser and/or mixed-use development currently house far fewer than they could. Drilled down neighborhood planning and specific, actionable neighborhood plans can both identify these locations (such as those areas surrounding Downtown, the Nugget Mall, and the hospital) and present clear alternatives for development and growth.
	2	32	JAHF	As is the case in other communities, these funds should be lendable, investable, and recyclable, and allowed to support a range of housing-related objectives, from downtown revitalization to increased housing affordability, to increased housing availability and choice.
	2	36	Develop Housing Choices to Accommodate Juneau's Workforce Needs	Ensuring that companies' involvement continues but that it becomes better coordinated and more explicitly linked to a broader public benefit, such as a greater supply of year-round rental units or a more vibrant downtown, will require some collaboration with and oversight of these efforts by the new Housing Director.
	2	49	Downtown Strategy	The downtown area has a significant opportunity to receive housing development on infill lots or via the redevelopment of some older structures. This would bring added vitality and increased economic activity to this essential part of Juneau.
	2	50	Downtown Strategy	Identify a development project that CBJ can partner in that will catalyze more activity in downtown.
2013 Comprehensive Plan	4	35	CBJ-Owned Land	States that CBJ-owned buildable land is less than 18% slopes and absence of Class A and B wetlands.
	4	37	4.2-SOP3	The CBJ government should seek and facilitate new housing production, for all types, at an annual rate that mimics the growth rate of new households in Juneau, in order to maintain

PLAN	Chapter	Page No.	Item	Summary
				adequate choice of residence type, location, and cost.
	4	37	4.2-SOP4	Explore and develop methods to foster participation by private developers in the creation of affordable and workforce housing.
	4	38	4.2-IA10	Explore and implement methods to expand permanent housing options for “work force” housing.
	5	49	5.5-IA1	Encourage new high-density residential development as in-fill housing above ground-floor commercial space or as adaptive re-use of historic commercial or other non-residential buildings. Encourage development of housing for residents who would not own or need to park automobiles in the downtown area, such as students, elders, and downtown workers. Encourage Single-Room-Occupancy (SRO) units, loft-style housing and live-work space in the downtown area.
	7	97	7.17-DG3	Eliminate from long- and short-range development plans any public facilities that would have the effect of concentrating people in hazard areas; do not preclude roads through hazard areas.
	7	98	7.17-IA4	Provide mitigating standards in the Land Use and/or Building Code for development in Landslide and Avalanche Hazard areas based on the 1972 study. These standards may include dissipating structures or dams, appropriate structural and special engineering, or other techniques that respond to the specific hazards of the site. All development in hazard areas must include mitigating measures that respond to the specific hazards of that site.
	11	146	Hazard Areas (HA)	Hazard Area lands have characteristics that could pose hazards to the general public and, therefore, development therein should be prohibited or, if allowed, should be designed and operated in such a way as to ameliorate any adverse impacts associated with the identified hazard. Examples of hazardous lands include areas with moderate to high potential for avalanche or mass wasting/ landslide events. Lands within Hazard Area designations may be zoned for a mix of zoning districts, most particularly the same district as the surrounding lands. CBJ-owned lands in hazard areas should be retained in CBJ ownership. Hazard

PLAN	Chapter	Page No.	Item	Summary
				areas are overlay land use designations that transcend other land use designation boundaries. Although any zoning district could be overlaid by the HA land use designation, residential densities should be kept low in areas designated as within hazard areas in regulatory maps, unless substantial effort to protect residents is made in project design and construction. The Hazard Areas shown on the Comprehensive Plan Land Use Maps are general in nature; regulatory maps must be based on careful scientific review of site-specific conditions and will be more specific.
	11	185	Subarea 6 Guidelines, #5	Limit development in landslide/avalanche hazard areas; rezone publicly owned land in those hazard areas as Resource Protection zones.

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: No further analysis needed.

   Finding: Yes. The application contains the information necessary to conduct a full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

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

   Analysis: The application is for the development of a six-story, 72-unit multi-family structure in a Mapped Moderate Landslide and Avalanche Hazard area. The use is listed at CBJ 49.25.300, Section 1.300 for the MU zoning district.

   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: Due to existing traffic congestion and limited on-street parking along Gastineau Avenue, E&PW has recommended that a TIA be provided for this project. According to CBJ 49.40.300(2), a TIA is not required since the project will generate less than 250 Average Daily Trips.

   Finding: Yes. The proposed development will comply with Title 49 regarding traffic, parking, and non-motorized transportation.

   Finding: No. The proposed development does not comply with Title 49 regarding exterior lighting and snow storage.

Analysis: Per CBJ 49.70.260(2), depletion of existing vegetation shall be minimized. The submitted plans do not specify how much of the existing vegetation will remain post-construction, and building setback distances will leave minimal room for undisturbed land during construction. Per CBJ 49.70.260(5), the developer shall plant and maintain vegetation for one full growing season after planting. Only 10% to 20% of the project site around the edges will be available for vegetative ground cover post-construction. The remaining portion of the project site will be disturbed with grading or building. Per CBJ 49.70.260(8), the developer shall minimize excavation on slopes over 30%. The overall slope of the project site is approximately 45%, and the building is to be constructed on approximately 60% of the project site, including slopes exceeding 30%.

Finding: No. The proposed development will not comply with Title 49 regarding hillside development.

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

Analysis: Historic landslides on Mount Roberts, and in particular within the Gastineau Avenue and South Franklin Street areas, have resulted in loss of life of at least 17 people since the Juneau Townsite was first established. More recently, at least three known tree fall and mud slide events have occurred within the Gastineau Avenue and South Franklin Street areas within the last year.

The 2010 Hazard Potential Report for the project site, the basis for reclassifying the site from a Severe to a Moderate Hazard Zone, states: *"This study is based on a 100-year event and does not recognize the potential for a catastrophic event caused by a combination of excessive heavy rains and seismic activity occurring at the same time."* The applicant has not identified specific mitigating measures for siting the development in a hazard zone.

Finding: Yes. There is evidence to suggest that the proposed development, as designed within a Mapped Moderate Landslide and Avalanche Hazard area and without identified mitigating measures for hazards, will materially endanger the 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 further analysis needed.

Finding: No. There is no evidence to suggest that the proposed development will substantially decrease the value of or be out of harmony with the property in the neighboring area.

6. Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

Analysis: The 2009 Juneau Non-Motorized Transportation Plan supports increased pedestrian opportunities, including development of the Bulger Way stairway to the project site and housing opportunities that do not rely on vehicular transportation.

The 2016 Housing Plan and the 2013 Comprehensive Plan support additional housing and mixed-use developments in the Downtown.

The 2013 Comprehensive Plan also speaks to the public health, safety, and welfare of the community by discouraging development plans of public facilities that would concentrate people in hazard areas; promotes mitigation measures that respond to the specific hazards of a site in mapped hazard areas; states that development in hazard areas should be prohibited or, if allowed should be designed and operated in such a way as to ameliorate any adverse impacts associated with the identified hazard.

The 2013 Comprehensive Plan states that residential densities should be kept low in areas designated as

within hazard areas in regulatory maps, unless substantial effort to protect residents is made in project design and construction; and recommends limiting development in landslide/avalanche hazard areas.

Finding: No. The proposed development is not in general conformity with the 2013 Comprehensive Plan.

RECOMMENDATION

Staff recommends the Commission adopt the Director's analysis and findings and DENY the requested Conditional Use Permit. The permit would allow for the development of a six-story, 72-unit multi-family structure in a Mapped Moderate Landslide and Avalanche Hazard Area.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	1913 Pacific Coast Addition to the Juneau Townsite Plat
Attachment C	1969 Sanborn Map
Attachment D	1972 Condemnation Letters for Windsor Apartments
Attachment E	1979 BLD-9079 Demolition Permit for Windsor Apartments
Attachment F	1992 HDR92-03 Notice of Decision
Attachment G	2001 Gastineau Avenue Reconstruction As-Built Drawings
Attachment H	2001 Road Easement for Lot 13
Attachment I	2001 Road and Retaining Wall Easement for Lot 14
Attachment J	2001 Agreement for Crossing Bulger Way during Private Construction
Attachment K	2011 AME2011-0005 Reclassifying from Mapped Severe to Moderate Hazard Area
Attachment L	2013 AME2013-0003 Reclassifying from Mapped Severe to Moderate Hazard Area
Attachment M	2018 PAC2018-0007 Final Report
Attachment N	2022 Ordinance 2022-06(b)(P) Appropriating $700,000 from the JAHF
Attachment O	2023 Loan Contract and Promissory Note Secured by Lien
Attachment P	Agency Comments
Attachment Q	“Thane Road” Secondary Access Letter from Applicant
Attachment R	Hillside Endorsement Summary Review
Attachment S	Synopsis of Historic Hazard Plans and Reports
Attachment T	1987 Hazard Study Map Sheets 1, 4, 5, 7
Attachment U	Abutters Notice
Attachment V	Public Notice Sign Photos
Attachment W	Public Comments

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant

PROPERTY LOCATION

Physical Address: Gastineau Avenue

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot): Pacific Coast Addition Block 2, Lots 12, 13, 14

Parcel Number(s): 1C070H020120

This property located in the downtown historic district

This property located in a mapped hazard area, if so, which: Moderate

LANDOWNER/ LESSEE

Property Owner: Douglas J. Trucano

Contact Person: Doug

Mailing Address: 3560 N. Douglas Hwy Juneau AK. 99801

Phone Number(s): 907-586-2444

E-mail Address: Trucano@Alaskan.com

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 Douglas Trucano — Landowner/Lessee Signature — Date: 4/19/2023

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: Gastineau Lodge Apartments LLC

Contact Person: Steven Soenksen

Mailing Address: PO Box 35854 Juneau AK. 99803

Phone Number(s): 907-209-0709

E-mail Address: SSoenk@yahoo.com

X _____ — Applicant's Signature — Date of Application: 4-17-2023

DEPARTMENT USE ONLY BELOW THIS LINE

Intake Initials	
JLS	
Case Number	Date Received
USE23-008	5-1-23

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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
New Construction - 72 UNIT APARTMENT BUILDING - Major Development - Moderate Hazard Zone

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 # _____ (NO)

UTILITIES PROPOSED **WATER:** (Public) On Site **SEWER:** (Public) On Site

SITE AND BUILDING SPECIFICS
Total Area of Lot 14,995 square feet Total Area of Existing Structure(s) Ø square feet
Total Area of Proposed Structure(s) 40,000 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

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

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)

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

ALLOWABLE/CONDITIONAL USE FEES

	Fees	Check No.	Receipt	Date
Application Fees	$2,000.00	(CUP-Major $1,600, CUP-Hazard $400)		
Admin. of Guarantee	$			
Adjustment	$			
Pub. Not. Sign Fee	$50.00			
Pub. Not. Sign Deposit	$100.00			
Total Fee	$2,150.00			

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.

Case Number	Date Received
USE23-008	5-1-23

Community Development Department May 01,2023

City and Borough of Juneau

155S Seward St.

Juneau, Alaska 99801

Re: Conditional Use Permit Application, (Major Development)

Conditional Use Permit Application, (Moderate Hazard Zone development)

Hillside Development Endorsement permit, (Slopes exceeding 18%)

Case Number: PAC2022 0024

Applicant: Steven Soenksen, Manager

Owner: Douglas Joe Trucano, Property

Address: Gastineau Avenue & Bulger Way (Pacific Coast Addition Block 2, Lots 12, 13, and 14)

Parcel Code Number: 1C070H020120

Site Size: 14,995 square feet (Lots 12, 13, and 14 combined)

Zoning: MU (Mixed Use)

Greetings:

Per the PAC listed above, we are applying for the above referenced permits for this site. This application is consistent with the PAC meeting notes and 49.15.493.

Project Narrative

No current buildings exist on this site. As you may know, Gastineau Lodge Apartments, LLC is developing this parcel into new Multi-family, multi-story apartment building. This application is the second step in the permitting process. Project site is in the Downtown Juneau area.

The building use will be developed for 72 units (or more) of Workforce housing at 80 to 120% Annual median income. We would like to build a continuation of the pedestrian staircase in Bulger Way, a 4' CBJ easement to access utilities and construct new stairs to connect with South Franklin Street. A 6" storm and sanitary sewer lines are in this area. We will access CBJ water from the uphill side of the lot. There are three-2" water supply valves currently in the right of way.

We will have pedestrian and vehicle access and circulation from Gastineau Avenue on the uphill side. The site will be developed to have 10 units of parking on site. The Comprehensive Plan encourages multi-family apartment construction in the downtown core area.

Enclosed please find:

- Site Plan
- Floor Plans
- Elevation Views
- Vegetative Cover (Site Plan)
- Parking Areas (Site Plan)
- Traffic Circulation (Site Plan)
- Pre-Application Conference Report
- Site Specific Engineering Study (Baxandall Engineers)
  - Hillside Development/Hazard Analysis
- Engineering Geologic Report,(PND Engineers)

We look forward to your review. Please feel free to contact me if you have additional questions.

Sincerely,

Steven Soenksen, Manager

Gastineau Lodge Apartments, LLC

9072090709

ssoenk@gmail.com

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

Gastineau Lodge Apartments

Case Number: PAC2022 0024

Applicant: Steven Soenksen

Property Owner: Douglas Joe Trucano

Property Address: Gastineau Avenue & Bulger Way (Pacific Coast Addition Block 2, Lots 12, 13, and 14)

Parcel Code Number: 1C070H020120

Site Size: 14,995 square feet (Lots 12, 13, and 14 combined)

Zoning: MU (Mixed Use)

Existing Land Use: Vacant

Conference Date: 5/18/2022

Report Issued: 5/26/2022

DISCLAIMER: Pre-application conferences are conducted for purposes of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application, and are not a guarantee of final project approval.

List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Steven Soenksen	Applicant	ssoenk@yahoo.com
James Bib	Architect, Northwind Architects	james@northwindarch.com
Scott Ciambor	Planning Manager	Scott.Ciambor@juneau.org
Jennifer Shields	Planner II	Jennifer.Shields@juneau.org
David Peterson	Planner II	David.Peterson@juneau.org
Dan Jager	CCFR Fire Marshall	Dan.Jager@juneau.org
Charlie Ford	Building Code Official	Charlie.Ford@juneau.org
Ken Hoganson	General Engineering	Ken.Hoganson@juneau.org
Edward Quinto	Permit Specialist	Edward.Quinto@juneau.org

Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports.
The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Project Overview

The project was previously presented for PAC2018-0007. The applicant gave an updated Powerpoint presentation on the development of a 72-unit, 6-story apartment building for workforce housing. The site is located in a mapped Moderate Hazard zone, and would be accessed from Gastineau Avenue via decking to the building. The point of access has not yet been determined.

Planning Division

1. **Zoning** – The property is zoned MU (Mixed Use). Per 49.25.300(c)(4), a **Conditional Use Permit** is required for Major Developments containing more than 12 dwelling units. The standards listed below apply for properties within this Zoning District.
2. **Subdivision** – Per 49.15.403, **Subdivision Application** would be required for consolidation of the three lots.
3. **Setbacks** – none
4. **Height** – none
5. **Access** – Submitted Concept Plan shows private improvements proposed within the CBJ right-of-way (ROW). Vacation of the ROW, or an Encroachment Permit, would be required prior to any development approvals. In addition, the property includes the following recorded easements:
    - Lot 13: Road Easement from the northeasterly property line to the back of curb and gutter constructed as part of the Gastineau Avenue Reconstruction Project ##01-200 as shown on drawing (Book 0581, Pages 723-725).
    - Lot 14: Road and Retaining Wall Easement from the northeasterly property line to the base of retaining wall, and to the back of curb and gutter constructed as part of the Gastineau Avenue Reconstruction Project ##01-200 as shown on drawing (Book 0581, Pages 726-727).
6. **Parking & Circulation**– Effective May 25, 2022, Ordinance 2022-04 will place the property within a "No Parking Required Area", thereby eliminating parking requirements for the development (see attached). Applications submitted prior to this date must meet existing parking requirements.
7. **Lot Coverage** – none
8. **Vegetative Coverage** – none
9. **Lighting** – Lighting must be provided and directed downward at door entries and stairs.
10. **Noise** – No comments at this time, though comments may arise during public comment process for a Conditional Use Permit.
11. **Flood** – N/A
12. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – Landslide and Avalanche Hazard Map Amendments AME11-05 and AME-13-03 both reclassified the property from the Severe Hazard zone to the Moderate Hazard zone. Per 49.70.300(a)(3), a **Conditional Use Permit** is required for construction in a Moderate Hazard Zone. Also, using USGS contour data, the slope of the development area is ~ 45%. Per 49.70.200, future development of these areas would require a **Hillside Development Endorsement**

Permit for excavation of any slope in excess of 18%. The permit will be reviewed by the Planning Commission, as the project does not meet the exceptions outlined in 49.70.210(b).

13. **Wetlands** – N/A
14. **Habitat** – Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. No anadromous waterbodies are on the subject parcel, or within 50 feet.
15. **Plat or Covenant Restrictions** – N/A
16. **Traffic** – N/A
17. **Nonconforming situations** – N/A

Building Division

18. **Building** – Fire and Sound separation will be required between units, based on code requirements at time of application for building permit.
19. **Outstanding Permits** - None

General Engineering/Public Works

20. **Engineering – Grading:** Slopes and retaining structures shall be shown on the Grading Plan. The heights and slope ratios shall be quantified.
    a. Easements: Site plan (plat) shall include all existing (and proposed) easements for drainage, utility lines, plumbing lines, access, snow storage, trash (dumpster) storage, or any other shared use that requires crossing the property line
21. **Drainage** – Drainage must be directed to pre-approved drainage ways and cannot be directed at neighbors or otherwise cause a nuisance. Drainage shall be shown in the Grading Plan with arrows. Any drainage structure(s) shall be identified and sizes called out.
22. **Utilities** – (water, power, sewer, etc.) Water service shall be provided. A CBJ ROW Permit and Utility Permit will be required. The plans shall include a Utility Plan that shows location of buried sewer and water utilities including valve, unions, cleanouts, and system components. Sizes and materials shall be called out. Power by others.
    a. **CBJ right-of-way (ROW) permit** - Once the construction plan for the utilities is approved, CBJ will create the ROW permit. The permit will cover the tapping of the water main and road restoration within the right-of-way (if required). Inspection fees, refundable bond amount, and conditions will be determined after review of the proposed construction plan. The extension of the utilities within the property will require further permitting and fee assessments. This process is done separately from the subdivision and typically in conjunction with the building permit application. Utility as-builts shall be submitted to GE prior to return of Bond and closure of permits.
    b. **Water Utility permit** – For the water/fire line to be installed to the new structure: The line sizing is by the engineer. The meter is required to be installed prior to any branches in the plumbing line. The meter location and sizing shall be shown on the mechanical plans. The meter installation and conduit installation is the responsibility of the applicant. A water assessment will need to be paid and will be determined after sizing of meter and domestic line are identified.
    c. **Sewer Utility permit** – For the sewer line to be installed to the new structure, the line sizing is

determined by the engineer. The mechanical plans shall include a drainage fixture unit (DFU) count. The sewer assessment and inspection fees are to be paid and will be determined after review of the DFU's and the configuration of the underground sewer line.

Fire Marshal

1. **Fire Items/Access** – Fire Marshal Jager had questions about Fire and EMS access as the lots do not currently connect to the ROW. Fire Marshal Jager was concerned about potential hazards and/or a potential blockage of Gastineau Ave during construction. The idea of "beefing up" the parking deck was discussed, to allow for the weight of emergency vehicles.

Other Applicable Agency Review

2. N/A

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

√1. Development Permit Application

√2. Subdivision Application (Lot Consolidation)

3. Conditional Use Permit Application (Major Development)

4. Conditional Use Permit Application (Moderate Hazard Zone development)

5. Hillside Development Endorsement Permit (slopes exceeding 18%)

Additional Submittal Requirements

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.
2. Site specific study by a civil engineer experienced in landslide and avalanche analysis.
3. Engineering Geologic Report for hillside development.

Fee Estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Development Permit Application – N/A
2. Subdivision Application (Lot Consolidation): $185.00
3. Conditional Use Permit Application (Major Development): $1,600.00 (over 60 residential dwelling units)
4. Conditional Use Permit Application (Moderate Hazard Zone development): $400.00
5. Hillside Development Endorsement Permit: The fee to the developer is the gross hourly rate of $60.00 for professional review of the application and for inspection.

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/cdd.

Submit your Completed Application

You must submit your application(s) in person with payment made to:

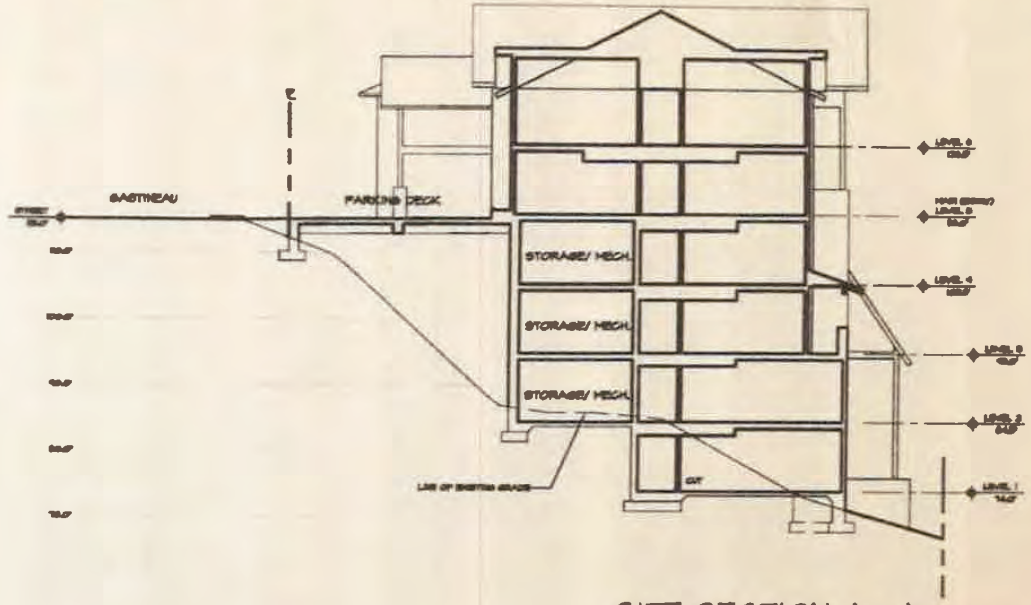
City & Borough of Juneau, Permit Center
230 South Franklin Street
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Web: www.juneau.org/cdd

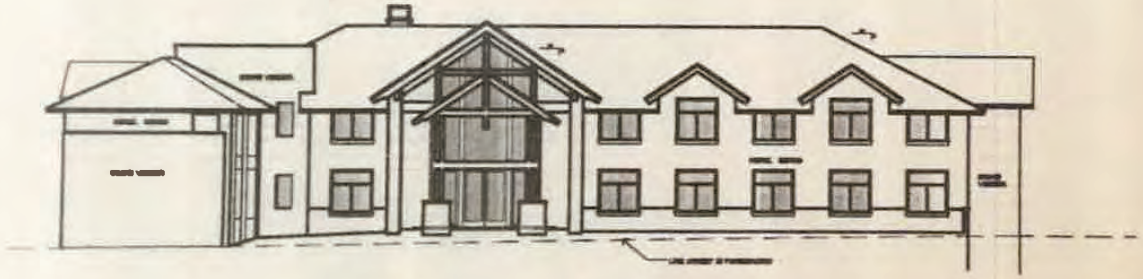
Attachments:

- 49.15.330 – Conditional Use Permit
- 49.15.403 – Lot Consolidations
- 49.70.200 – Hillside Development
- 49.70.300 – Landslide and Avalanche Areas
- Parking Ord. 2022-04(b) and Map – effective May 25, 2022
- Development Permit Application
- Conditional Use Permit Application
- Subdivision Application

Gastineau Lodge Apartments



SITE SECTION A -A



NORTHEAST (FRONT) ELEVATION

EXTERIOR ELEVATION/ SECTION
SC: 1/16" = 1'-0"

GASTINEAU LODGE APARTMENTS

11.2.17

TOM KING

11

Gastineau Lodge Apartments, LLC

Tony Walker, Archt. & Assoc., LLC

PROJECT & SHEET INFORMATION

UNIT COUNTS & SIZES*

UNIT	~OA	~SF
A=41	12 x 20	240
A-T= 1	12 x 26	227
A-L=2	17 x 20	277
B=11	12 x 26	312
B-L= 2	12 x 26	294
B-T= 1	18 x 26	389
B-WL1= 2	18 x 26	387
B-WL2= 1	18 x 26	371
C= 2	18 x 23	432
D= 1	18 x 26	478
HC=8	14 x 25	343
UNITS=72		

SYMBOLS

- TREE (TBD)
- TREE LOCATION (ABOVE OR BELOW, FOR REFERENCE)
- EXTERIOR LIGHT FIXTURE
- POT PLANTER

*NOTE: "OA" INDICATES OVERALL DIMENSIONS. THERE'S NO DISTINCTION FOR ODD-SHAPED AREAS. "SF" (SQUARE FOOT) IS AN APPROXIMATION OF THE AREA WITHIN THE SPACE.

ABBREVIATIONS

ALT	ALTERNATE
BLDG	BUILDING
CONC	CONCRETE
CORR	CORRIDOR
ENCL	ENCLOSURE
ELEV	ELEVATOR
EL	ELEVATION
E	EXISTING
FT	FOOT/FEET
FP	FIREPLACE
FFE	FINISH FLOOR ELEVATION
FRT	FREIGHT
FDN	FOUNDATION
GARB	GARBAGE
HC	HANDICAP
JAN	JANITOR
NIC	NOT IN CONTRACT
O/H	OVERHEAD
PLTR	PLANTER
PP	POWER POLE
PSNGR	PASSENGER
PVC	POLY VINYL CHLORIDE
RECEP	RECEPTION(IST)
RET	RETAINING
ROW	RIGHT OF WAY
STRL	STRUCTURAL
STOR	STORAGE
TLT	TOILET
TBD	TO BE DETERMINED
U/G	UNDERGROUND
VESTIB	VESTIBULE
VER	VERIFY
WWW	BUSINESS/COMPUTER

UNIT DESCRIPTIONS

A	STUDIO
A-T	STUDIO, T-SHAPE
A-L	STUDIO, L-SHAPE (DISCOUNTING HALL ENTRY)
B	LONG STUDIO
B-L	LONG STUDIO, L-SHAPE
B-T	LONG STUDIO, T-SHAPE
B-WL1	LONG STUDIO, WIDE, L-SHAPE-1
B-WL2	LONG STUDIO, WIDE, L-SHAPE-2
C	LARGE
D	EXTRA LARGE

150.04' S30°13'31"E
(FRONT YARD SETBACK: 0'–0")

(E) RET. WALL @ EASMT.
(E) PP
(E) STORM SEWER 6"
(E) SANITARY SEWER 6"
(E)13LF 4"(VER) PVC UNDERDRAIN

100.00' N61°08'29"E
(SIDE YARD SETBACK: 0'–0")

LEVEL 1 FFE: 74.0

See Level 4 for additional grading & drainage data

FDN WALL STEPS UP HILL
DRAINAGE CORRIDOR
BLDG RET. WALL (ABOVE)
FDN/SITE DRAIN
BLDG/RET. WALL
ACCESS/EXIT TO BULGER WAY ON LEVEL 2 (ABOVE)
TIE-IN CONTOUR INTO EXISTING (TYP)
FDN/SITE DRAIN
SITE ACCESS RET. BLOCK WALL & FENCING
Spot EL 86.5
Spot EL 84.5
Spot EL 82.5
Spot EL 80.5
Spot EL 78.5
Spot EL 72.0
Spot EL 73.5
Spot EL 73.5

STAIR
ELEV MECH
PASGR & FRT ELEV
COFFEE DISP.
WASHERS (STACKED)
STRL COLUMN (DIFF. SPACING THAN ABOVE)
SODA DISP.
TREAT DISP.
DET. DISP.
TABLE
FD
TABLE
SEATS
LAUNDRY
SEATS
DRYERS (STACKED)
WIN.
CORR.
AIR SUPPLY
AIR SUPPLY
CORR.
STUDIO B
STAIR
STUDIO A
STUDIO B
STUDIO B
STUDIO HC
STUDIO HC
STUDIO B
STUDIO B–WL1
STUDIO B–L
BALCONY
COVERED STOOP
(E) CONTOUR LINE @ FLOOR LEVEL (REF ONLY)
PLAY YARD
FDN/SITE/ROOF DRAIN
FDN/SITE DRAIN
SIDEWALK
BALCONY ABOVE
DECORATIVE WALL FEATURE
150.04' S30°13'31"E
(REAR YARD SETBACK: 0'–0")
ACCESS/EXIT @ BULGER WAY
FDN/SITE DRAIN
SITE ACCESS RET. BLOCK WALL & FENCING
BULGER WAY

100 (+40)
95 (+35)
90
90 (+30)
89
88
87
86
85 (+25)
80 (+20)
77
76
75
75 (+15)
74
73
73
74
73
74
73
65 (+5)

NORTH

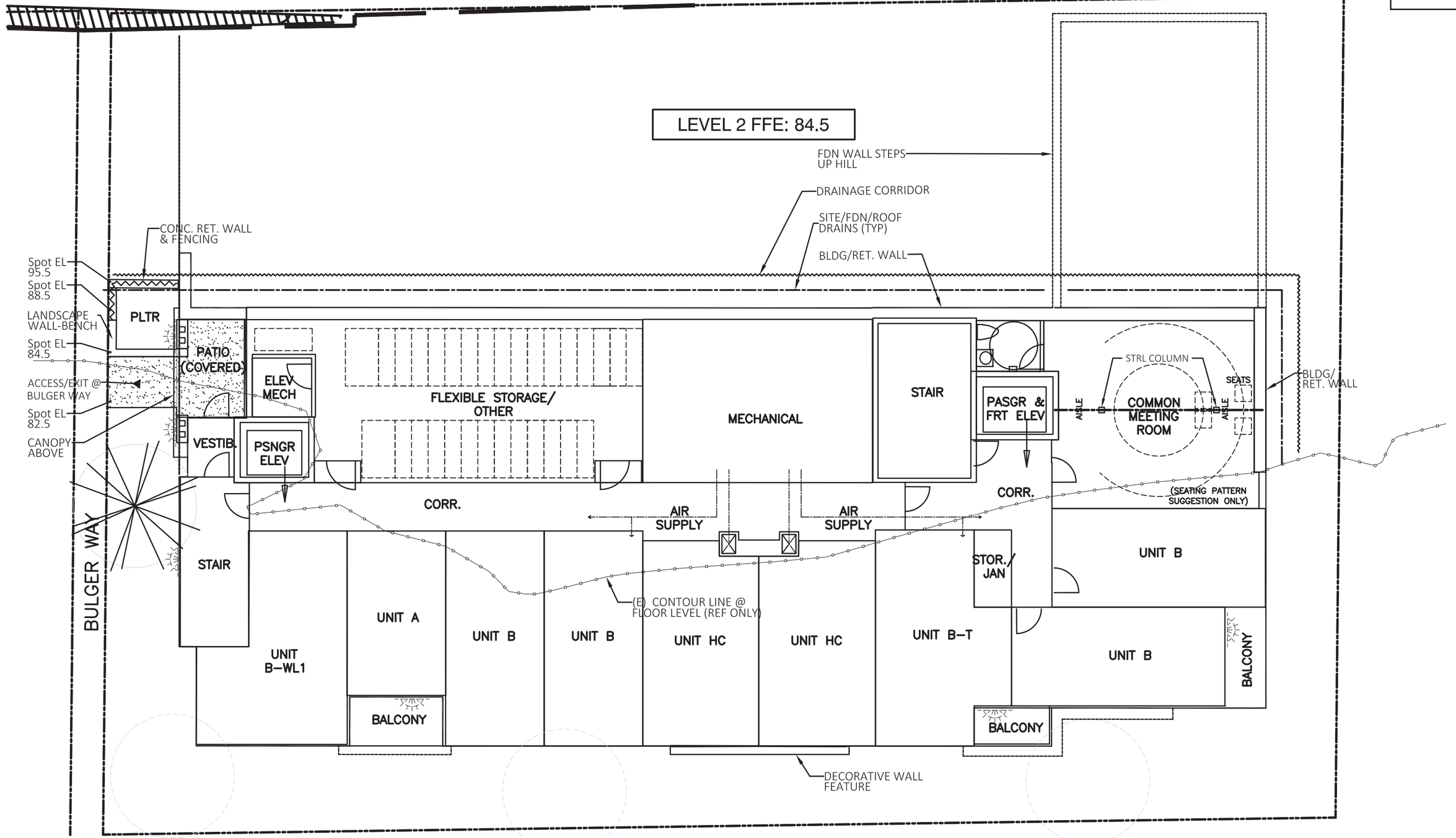
SCALE: FEET
16 12 8 0 16 32

LEVEL 1 DIAGRAM

Scale: 3/32" = 1'-0"

Attachment A- Application Packet

Gastineau Lodge Apartments, LLC
Tony Walker, Archt. & Assoc., LLC
(c) 7/12/2023



NORTH

SCALE: FEET

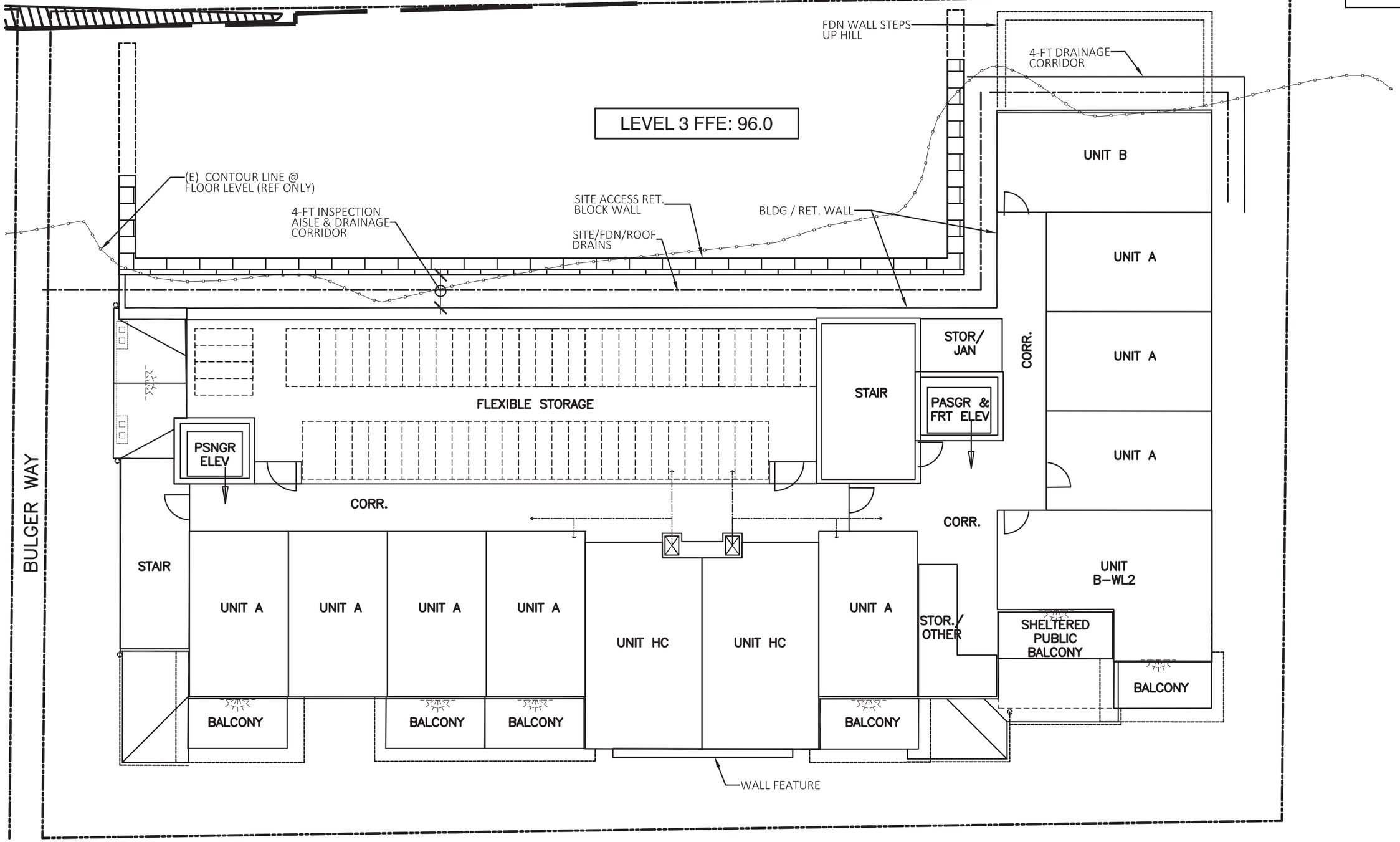
16 12 8 0 16 32

LEVEL 2 DIAGRAM

Scale: 3/32" = 1'-0"

Attachment A- Application Packet

Gastineau Lodge Apartments, LLC
Tony Walker, Archt. & Assoc., LLC
(c) 7/12/2023



NORTH

SCALE: FEET

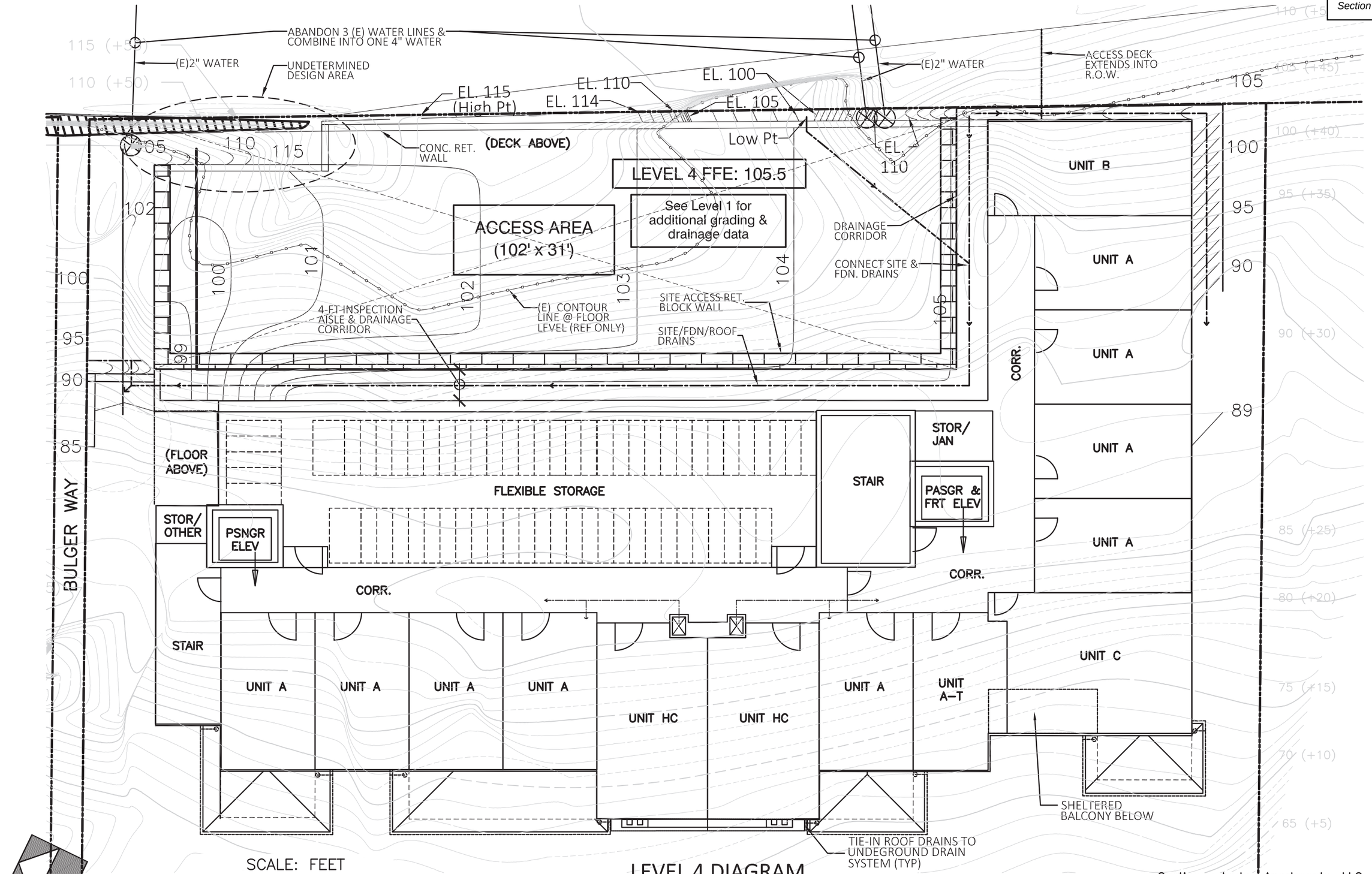
16 12 8 0 16 32

LEVEL 3 DIAGRAM

Scale: 3/32" = 1'-0"

Attachment A- Application Packet

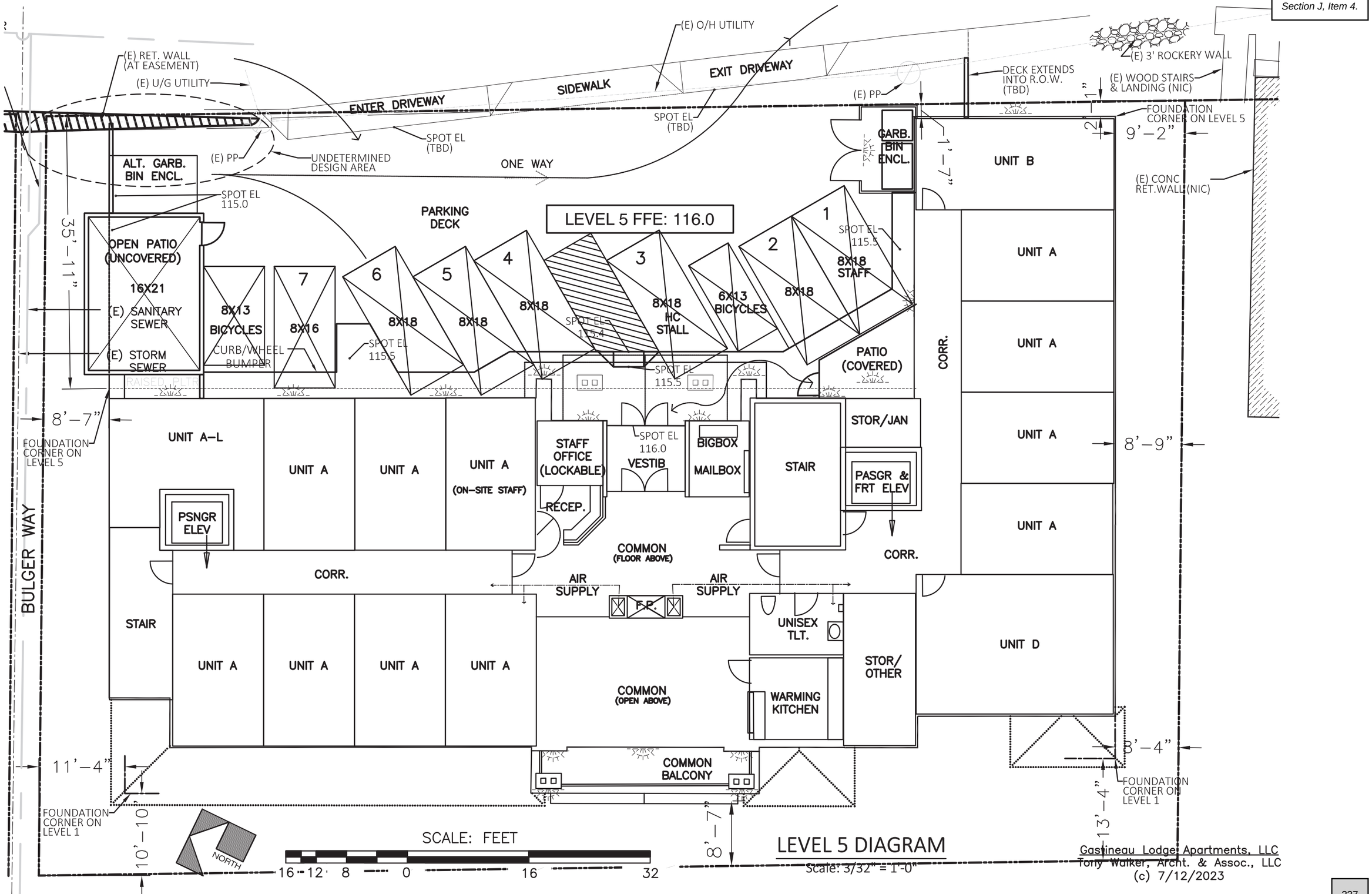
Gastineau Lodge Apartments, LLC
Tony Walker, Archt. & Assoc., LLC
(c) 7/12/2023



LEVEL 4 DIAGRAM

Scale: 3/32" = 1'-0"

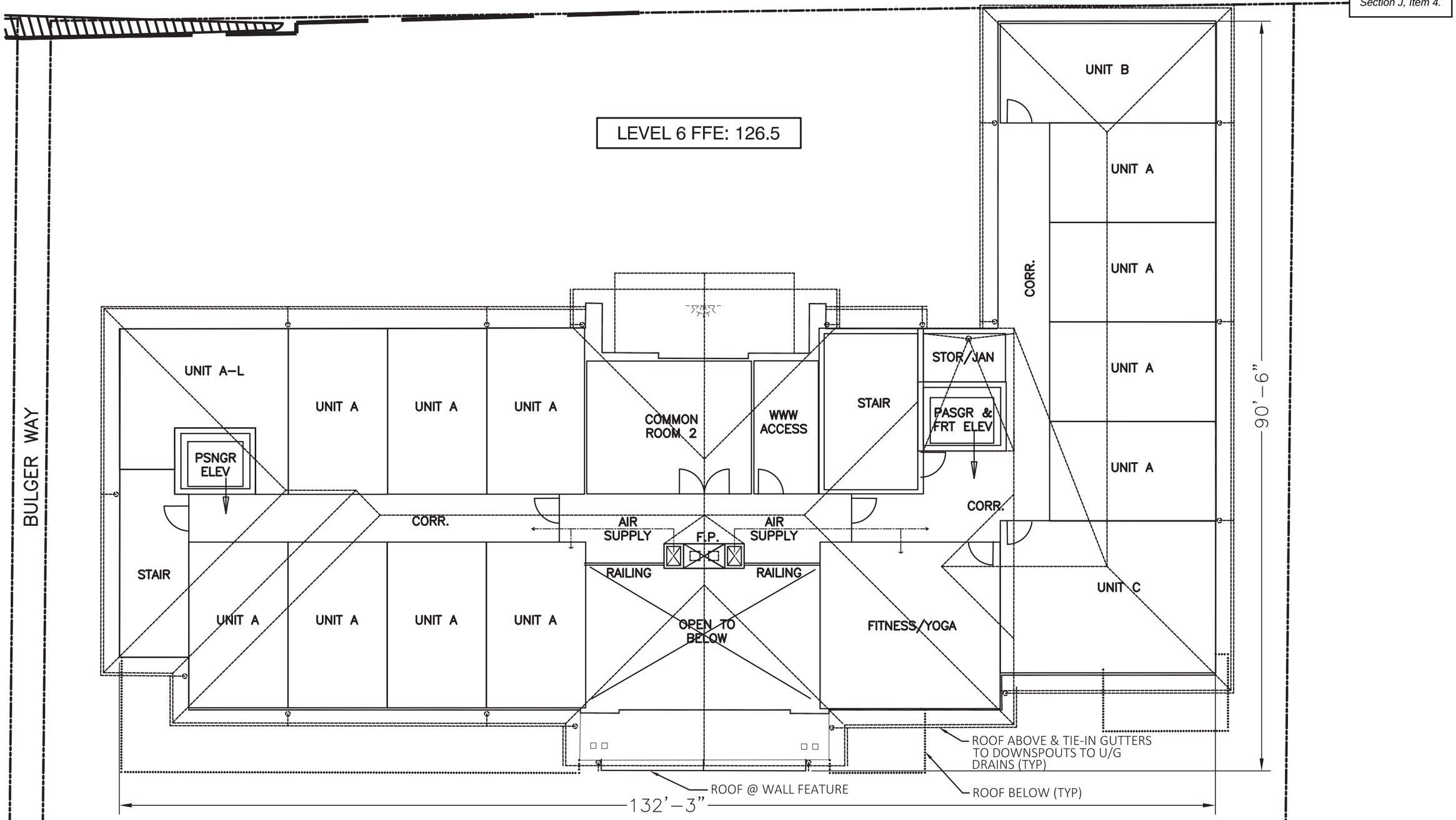
Gastineau Lodge Apartments, LLC
Tony Walker, Archt. & Assoc., LLC
(c) 7/12/2023



LEVEL 5 DIAGRAM

Scale: 3/32" = 1'-0"

Gastineau Lodge Apartments, LLC
Tony Walker, Archt. & Assoc., LLC
(c) 7/12/2023



NORTH

SCALE: FEET

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LEVEL 6 DIAGRAM

Scale: 3/32" = 1'-0"

Attachment A- Application Packet

Gastineau Lodge Apartments, LLC
Tony Walker, Archt. & Assoc., LLC
(c) 7/12/2023

Engineering Geologic Report,(PND Engineers)

P N D
ENGINEERS, INC.

November 28, 2021 PND 212040

Mr. Steven Soenksen
Verde Infrastructure Partners
P.O. Box 35854
Juneau, Alaska 99803-5854

Re: Gastineau Lodge Apartments
Draft Geotechnical Report

Dear Mr. Soenksen:

This letter report presents the results of a geotechnical field investigation, performed by others, and design recommendations developed by PND Engineers, Inc. (PND) in support of the proposed Gastineau Lodge Apartments development in Juneau, Alaska. The report has been prepared by PND and describes geotechnical data gathered during the field investigation, laboratory results from testing performed on selected retained soil samples, geotechnical design recommendations and construction considerations.

PND performed the work in general accordance with the proposal *Bulger Way Apartments – Geotechnical Investigation Fee Proposal (Revised)*, dated January 21, 2021. Notable deviations from the proposal include that the investigation was performed by others.

Project Background and Description

Description

The project site is located on Gastineau Avenue at its intersection with Bulger Way (a narrow stairwell corridor) in downtown Juneau, Alaska. The site consists of three individual lots with no street address. The legal address is listed as Pacific Coast Addition, Block 2, Lots 12, 13 and 14. We understand that the client intends to construct one or more multi-unit residential structures with associated parking.

Error! Reference source not found. shows a project vicinity map.

Figure 1: Project Vicinity and Site Map

Existing Site Conditions

The site is currently undeveloped, although structures were once located at the site and some foundation elements remain. There is an access road from Gastineau Avenue to a relatively flat bench approximately midway downhill

on the property. Above and below this intermediate bench are vegetated slopes ranging in steepness from approximately 1.5:1 (horizontal:vertical) to 2:1. The intermediate bench is approximately 20 feet lower than Gastineau Avenue, and approximately 30 feet above the downhill property line. The slope continues downhill beyond the property line to structures located on South Franklin Street, approximately 60 feet below the intermediate bench. Topographic descriptions are based on survey information provided by others.

Regional and Local Geology, and Geologic Hazards

General geologic information for the local Juneau area is thoroughly discussed by Miller (1972), Gehrels (2000), and McClelland (1992). The following geologic summary has been developed on these referenced documents.

Overburden at the site can be generally described as colluvium, debris flow or mass wasting material originating from the Mt. Roberts hillside, on the opposite side of Gastineau Avenue immediately to the northeast of the project site. This overburden can consist of soil, rock, and organic matter, originally situated on the hillside. Trees and boulder-sized debris are not uncommon. Visually, soil samples retained during this investigation agree with historical surface mapping information.

Bedrock in the immediate vicinity of the investigation site includes various volcanic and sedimentary units that have undergone varying degrees of metamorphism. The site borders a region where the bedrock increases in metamorphic grade from little to no metamorphism on Douglas Island to increasingly higher metamorphic grades to the northeast of Juneau. The primary rock types mapped on the slopes of the immediate vicinity include metavolcanic and metasedimentary rocks that range in metamorphic grade from slate to phyllite to greenschist. In addition, commonly found intruding the metamorphic rocks are igneous mafic dikes. Both ductile and brittle forms of structural deformation have been locally imposed on the bedrock.

The currently-adopted City and Borough of Juneau (CBJ) landslide and avalanche hazard maps places the project site in a "Severe" hazard zone. Reportedly, a site-specific hazard assessment has been conducted (by others) and the site has been downgraded to a "Moderate" hazard zone. PND has not confirmed this, however. It should be noted that revised hazard maps are being considered by CBJ, but are not yet adopted. These revised maps also place the project site in a "Severe" hazard zone with regard to mass wasting. The project site appears to be in a "Low" risk hazard zone with regard to avalanches per the revised maps. No site-specific hazard assessment has been performed as part of this investigation.

Regional Seismicity and Seismic Hazards

The regional seismicity of the Juneau area is primarily defined by four known major faults: the Queen Charlotte-Fairweather Fault, Chatham Strait Fault, Denali Fault, and the Transition Fault. These four known faults surrounding Juneau all contribute to the seismic hazard of the project site. Wesson et al., (2007) found that these four faults would yield maximum moment magnitude (M_w) earthquakes of 7.8 to 8.2 for return intervals of 2% in 50 years. These ranges are consistent with the larger historic earthquakes that have previously been documented or recorded in the Juneau area (Brockman et al., 1988). Earthquakes of M_w 5.0 or less are common to Southeast Alaska, although they present low hazard to the project site.

The primary potential seismic-induced hazards for Juneau and the surrounding region include strong ground shaking, slope failure, liquefaction and landsliding. Both the seismic setting and glacially-scoured over-steepened terrain of the region contribute to the potential for both land-based and submarine landslides caused by earthquake-induced ground shaking or other triggering events, and are most likely to occur in saturated sediments and in unstable rock debris on steep slopes.

Additionally, large damaging ocean waves (tsunamis) generated either directly from local land displacement or due to earthquake-induced landslides have the potential to inflict damage to the region. Offshore tsunami generation and propagation in the vicinity of Juneau, however, is considered to be low due to the strike-slip nature of nearby faults; strike-slip faulting characteristically propagates horizontal land displacement motion,

rather than the vertical displacement that is typically responsible for generating tsunami events (Combellick and Long, 1983):

Regional Climate

The Juneau region experiences temperate rainforest/maritime climate conditions typical to Southeast Alaska. The average monthly temperatures recorded in Juneau range from 25°F to 56°F. Daily extreme temperatures have been recorded from (-)22°F to 90°F. Average annual precipitation is 62 inches.

Field Investigation

Geotechnical Exploration

The geotechnical investigation was performed by others and was not observed by PND. Videos, photographs, soil samples, and a hand-sketch test pit map were provided to PND after the investigation for use in developing this report. The investigation summary described herein is based on information provided to PND, and PND cannot attest to the accuracy of the information provided.

The geotechnical field investigation was performed in July 2021. Four test pits were excavated during this investigation. The test pit locations were selected prior to the investigation and distributed across the site with consideration given to equipment access. The test pits were reportedly excavated to refusal on bedrock using a Deere 135G track-mounted excavator. Soil samples were collected near the bottom of each excavation. The samples were placed in plastic containers. Photographic and video documentation of the investigation was performed.

All soil samples were provided to PND in sealed and unsealed plastic containers. The samples were delivered to PDC Engineers' laboratory in Juneau for testing.

Historical Explorations

PND conducted a geotechnical drilling investigation in Gastineau Avenue in 1999. Several boreholes were located immediately adjacent to the project site. The investigation showed overburden consisting generally of silty sand with gravel. Groundwater was noted at depths of 15 to 22 feet below ground surface (bgs). Bedrock was encountered at a depth of 40 feet bgs in one location. It was not encountered in other borings which extended to depths of 51 feet bgs.

Investigation Results

A test pit summary is provided in Table 1. Figure 2 shows a test pit map, provided by others.

Table 1: Test Pit Summary

Test Hole Designation	Collar Elevation (ft)*	Depth to Bedrock (ft bgs)	Termination Depth (ft bgs)
Test Hole 1	90	7	7
Test Hole 2	86	1	1
Test Hole 3	75	7	7
Test Hole 4	69	8	10

*Elevation estimated from topographic information provided by others, datum unknown.

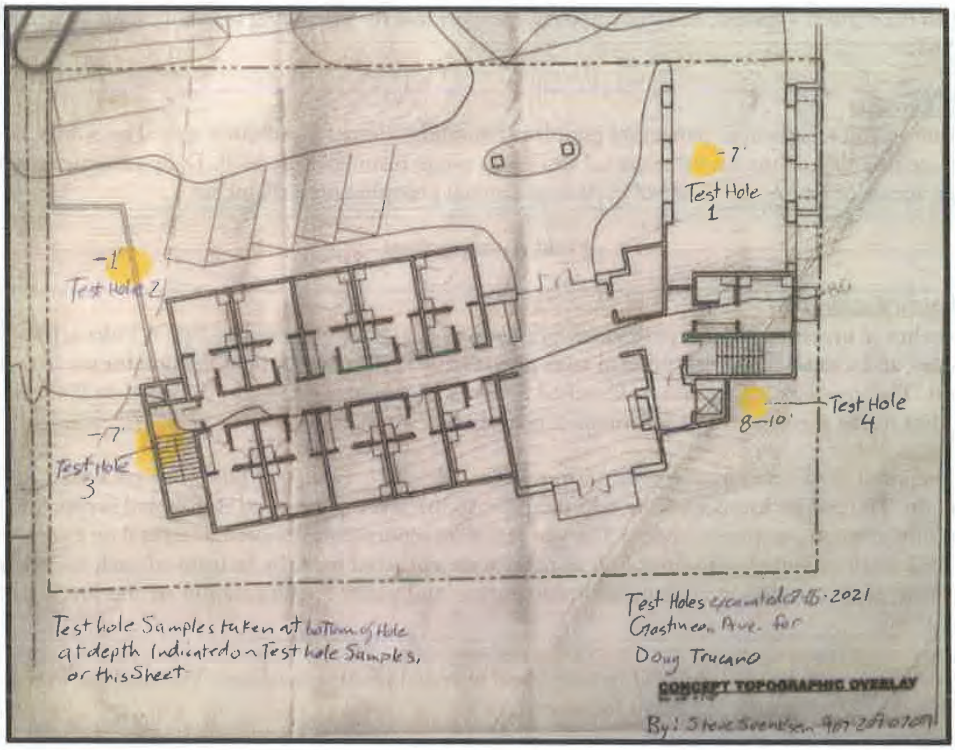

Figure 2: Test Pit Map with Site Plan and Topographic Overlay

Soil Lithology and Composition

Overburden at the project site generally consists of brown silty sand with gravel. Cobbles are noted in provided photographs.

Figure 3: Excavator and in-situ silty sand with gravel

Bedrock

Bedrock was reportedly encountered in all test pits, at depths ranging from 1 foot to 8 feet bgs. At Test Hole 4 the excavator was able to dig several feet into bedrock. The bedrock was described as "shaley" indicating a laminated or foliated structure that readily breaks along discontinuities.

Groundwater

Groundwater was not observed during the investigation. The 1999 PND geotechnical information in Gastineau Avenue encountered groundwater between 15 and 22 feet bgs. Groundwater at the project site may fluctuate seasonally or may travel along the overburden/bedrock interface.

Laboratory Testing

Selected soil samples were subjected to laboratory tests to evaluate soil index properties. All testing was performed at PDC Engineers' Juneau laboratory. Soil index tests included determination of grain size distribution and moisture content. All individual laboratory test results can be found in Appendix C.

Geotechnical Analysis and Design Recommendations

Summary

The existing site geometry and in-situ soils are generally not favorable for supporting typical building foundation loads. Global stability analyses yield unsatisfactory factors of safety in the static seismic conditions. The existing overburden at the site is also not suitable for foundation material due to excessive fines content, although it may be re-purposed as fill at depths greater than the published frost depth in Juneau (32 inches). If the in-situ material is used for slope construction, it should not be placed steeper than 2:1, assuming there are no external loads other than seismic. Building foundations or retaining structures should be founded on the shallow bedrock encountered at the site. Alternatively, the in-situ material could be replaced with structural fill as necessary to achieve satisfactory factors of safety for global stability. Deep foundations are not recommended, as they are not expected to be an economical solution.

Soil Design Parameters

Table 2 presents the generalized soil design properties for the project site. Values for future Structural Fill are estimated based on experience with this material. Values for the in-situ material are based on conservative estimates within typical ranges for the material encountered per sources such as Das (2007) and Coduto (1999). Global stability limit equilibrium analyses were also used to back-calculate parameters for the in-situ material, given the lack of known failures and stability observed during the test pit investigation.

Table 2: Generalized Soil Design Properties

Soil Type	Buoyant Unit Weight (pcf) [1]	Effective Friction Angle, ϕ (degrees)	Effective Cohesion, c (psf)	Elastic Modulus, E (ksf)
Structural Fill (Future)	73	42	0	3,500
Silty Sand with Gravel	63	38	0	400

[1] Buoyant unit weight is based on a unit weight of displaced water of 62.4 pcf.

Structural Fill, as described in Table 2, is inclusive of all imported material as defined in subsequent sections of this report.

Seismic Design Parameters

Structures in Juneau shall be designed to resist seismic loads in accordance with the appropriate design codes. Ground motions associated with the Maximum Considered Earthquake (MCE) have a probability of exceedance of 2% in a 50-year timeframe, which correlates to an average return period of 2,475 years. This seismic event is mandated by the International Building Code (IBC) and ASCE 7 for buildings, building-related structures and certain non-building facilities.

Site class was determined based on the soil conditions from this investigation and those at the nearest borehole from an historical investigation. Risk category was determined based on planned use of the proposed improvements (apartment buildings). Moment magnitude was obtained from the United States Geological Survey (USGS) online Unified Hazard Tool. All other parameters were obtained from the Applied Technology Council (ATC) Hazards by Location online utility, with the 2012 IBC as the reference code. All seismic parameters are given in Table 3.

Table 3: Seismic Design Parameters

Seismic Event (Return Period, Probability of Exceedance):	MCE (2,475 years, 2% in 50 years)
Site Class:	C
Risk Category:	II
Peak Ground Acceleration (PGA):	0.207g
S_s (0.2 sec period acceleration):	0.528g
S_1 (1.0 sec period acceleration):	0.356g
F_{PGA}:	1.193
F_a:	1.189
F_v:	1.444
S_{DS}:	0.418g
S_{D1}:	0.342g
Site-Adjusted Peak Ground Acceleration (PGA_M):	0.247g
Moment Magnitude (M_w):	7.9

Fault Rupture

The nearest significant fault (the Denali Fault) is located approximately 21 miles from the project site. Based on the absence of mapped faults across the proposed project area, the risk of fault displacement resulting in ground rupture is low.

Liquefaction

Liquefaction occurs when excess pore water pressure develops in saturated soils, typically as a result of vibrations or ground shaking such as earthquakes, which results in a loss of shear strength in the soil. Detrimental effects of liquefaction include ground settlement due to densification of the liquefiable soils, and slope instability, lateral spreading, and reduced bearing capacity due to loss of shear strength. Typically, liquefiable soils are very loose to medium-dense, clean to moderately silty sands, and some silts below the water table. Other soils may experience liquefaction depending on factors such as the duration of ground shaking. Gravels and soil with a high fines content (greater than approximately 35%) which exhibits clay-like behavior (Plasticity Index $\geq$ 7) are unlikely to liquefy (Boulanger and Idriss, 2006). Soils below a certain depth, often estimated at a maximum of 50 feet, may not liquefy due to high confining pressures (Day, 2002). This depth is based on site-specific conditions and engineering judgement, and should not be assumed for all cases.

A liquefaction analysis is beyond the scope of this investigation and the field data collected is insufficient to conduct such an analysis. The absence of observed groundwater during this investigation suggests that liquefaction may not be a real concern at the site. However, groundwater may have significant influence on certain analyses, including liquefaction, lateral spreading and global stability.

Foundations and Retaining Structures

Design of shallow foundations must consider the bearing capacity of the underlying soil as well as the potential for settlement and the effects of seasonal frost action. In general, foundation design should be consistent with the current edition of the IBC with any local amendments or requirements.

The following subsections will discuss allowable bearing pressure determinations with respect to bearing capacity, elastic settlement, and long-term settlement for perimeter strip footings. The existing in-situ silty sand is unlikely to be able to adequately support typical foundation loads in a sloped geometry. Excavation and replacement with structural fill, or constructing foundations directly on bedrock, is necessary to support building loads.

Bearing Capacity and Elastic Settlement

At present, shallow foundations and retaining structures are recommended to bear on bedrock. The 2012 version of the IBC permits a presumptive allowable bearing pressure of 4,000 pounds per square foot for sedimentary and foliated rock. This value assumes that the foundation will bear evenly on a flat rock surface. Elastic, or immediate, settlement is not expected to have a controlling influence for foundations bearing on rock.

The allowable bearing pressure for foundations bearing on structural fill over bedrock may be calculated using the values in Table 2. Alternatively, a presumptive allowable bearing capacity of 3,000 pounds per square foot may be used per the 2012 version of the IBC. Consideration must be given to proximity to nearby slopes. If slopes are within the foundation zone of influence, the bearing capacity will be reduced. Many geotechnical texts provide guidance on determining bearing capacity for foundations near slopes, which is reliant on slope angle, distance from slope and other factors currently unknown. As design progresses the allowable bearing pressure should be re-calculated based on site geometry.

Allowable bearing pressure is typically calculated by applying a factor of safety of 3 to the computed ultimate bearing pressure. The allowable value may be increased by 33% when considering short-term transient loads, such as wind and seismic forces.

Primary Consolidation and Secondary Compression Settlement

Long-term settlement occurs when soil consolidates over time due to an induced load, such as building foundation loads. Two types of long-term settlement are typically considered: primary consolidation and secondary compression. Both are typically attributed to compressible soils such as saturated silts and clays. No compressible soils were encountered during the investigation and therefore long-term settlement is not expected to be an issue for this project.

Lateral Load Resistance

Lateral loads on footings will be resisted by passive earth pressures developed against the footing block and frictional resistance against the base of the footing. A passive resistance (equivalent fluid pressure) of 250 pcf, which includes a factor of safety of 2, is recommended for structural fill. A coefficient of friction of 0.5 is recommended to be used for resistance of footings to lateral sliding, assuming concrete footings are cast directly against sand and crushed gravel (structural fill). Precast footings should use a coefficient of friction of 0.30. Footings cast direction on clean, sound bedrock may use a coefficient of 0.7. The passive resistance and sliding coefficient are permitted to be used together with no reduction.

Uplift Resistance

Uplift loads may manifest in some foundation elements due to overturning moments that occur as a result of wind and seismic forces. For sump structures at the project site extending below the groundwater elevation, uplift may also result from buoyancy effects of groundwater on the structure. Uplift loads may be resisted by the weight of the footing and soil within the limits of a truncated pyramid above the top of the footing. The shape of the truncated pyramid will vary with material type and density. For the material expected at this project site, the pyramid is defined by a 30-degree angle from vertical extending upward from the top of the footing.

Retaining Walls

All retaining walls must be designed to resist lateral pressures including lateral earth pressures, surcharge or surface loads, hydrostatic pressures, and seismic forces. We recommend the use of clean, angular, free-draining coarse grained soil to prevent the buildup of hydrostatic forces. Any retaining walls should be designed following the current edition of the IBC including any location amendments.

The magnitude of lateral earth pressure is a function of the type and density of the soil behind the wall and the allowable movement of the structure with respect to the backfill. For walls allowed to deflect laterally or rotate an amount equal to about 0.001 times the height of the wall, an active earth pressure condition under static

loading would prevail. If movement is restricted, the lateral earth pressure should be designed for an at-rest condition.

Use of the soil strength parameters for imported Structural Fill, provided in Table 2, is recommended for any retaining wall design provided that Structural Fill is used during construction. These parameters allow for the computation of lateral earth pressure "K" coefficient for the design soil-structure state of either active (K_A), at-rest (K_0), or passive (K_P) conditions. Additionally, the lateral earth pressure should consider the angle of the soil behind and in front of the retaining wall, any surcharge, distributed, or point loads, and wall-to-soil interface friction. Engineering judgment should be exercised as to which state the wall is in when calculating driving and resisting forces from the soil for external stability. Consideration should also be given to any compaction-induced lateral earth pressure. For walls retaining level backfill, an equivalent fluid pressure of 25 pcf may be used for the active condition; an equivalent fluid pressure of 45 pcf may be used for the at-rest condition.

Seismic forces will also impart short-term transient loads on retaining structures. There are several methods for estimating the earthquake load, P_E, on retaining walls such as the following proposed by Seed and Whitman (1970):

$$P_E = \frac{3}{8} K_H (H)^2 \gamma$$

where: P_E = earthquake load, in pounds force per foot of wall
K_H = horizontal seismic coefficient, typically the site-adjusted PGA
H = height of the retaining wall
γ = effective unit weight of retained soil

This method recommends that the earthquake load be applied at a height of 0.6H above the base of the wall.

The external stability of sliding and overturning should have minimum factors of safety of 1.5 and 2.0, respectively, under static conditions. The allowable bearing capacity should consider eccentric loads on the footing and should have a minimum factor of safety of 3 under static conditions. Factors of safety may be reduced under certain short-term transient loading conditions such as seismic forces.

Global Stability

A global stability analysis was performed based on the existing site geometry, the soil lithology encountered in this investigation, and historical borehole logs from the 1999 PND investigation on Gastineau Avenue. The software program Slide2, by Rocscience, was used to conduct the stability analyses. Two site typical sections analyzed: Section A (based on Test Holes 2 and 3) and Section B (based on Test Holes 1 and 4). The sections are depicted in Figure 4.

The analyses considered two load cases: static (long-term) and pseudo-static/seismic (short-term with seismic accelerations). The pseudo-static analysis was further examined in two scenarios, one with the in-situ silty sand remaining and one assuming that the silty sand had been replaced with structural fill. These two pseudo-static scenarios were analyzed to determine if foundations bearing on structural fill was viable or if foundations must bear on bedrock. Geometry beyond the property lines was modeled, but the analysis boundaries were truncated at the property lines. Slopes above and below the project site may need to be considered in the overall analysis as design progresses.

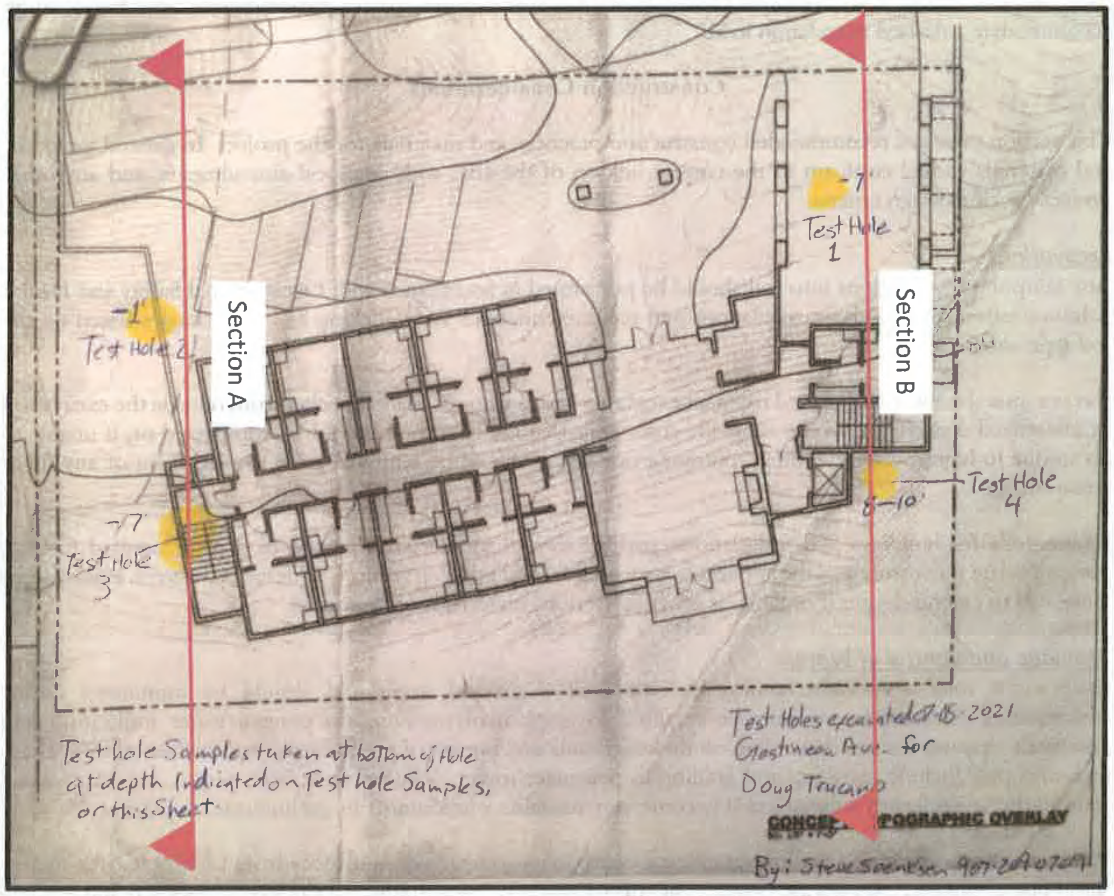

Figure 4: Site Map and Sections

The static long-term load case models the existing soil in terms of effective stress (drained state). The pseudo-static (seismic) load case subjects the soil to short-term seismic loads. The seismic loads are applied in terms of horizontal seismic coefficients, typically PGA as a percentage of gravity. Geotechnical texts (Day, 2002) and design codes (AASHTO, 2017; NCHRP, 2008) suggest a design horizontal seismic coefficient equal to one half of the site-adjusted peak ground acceleration (PGA_M), provided in Table 3, for earthen slopes that are considered non-rigid or yielding (i.e., allowed to move). Implementation of this reduced seismic coefficient assumes that some deformation, on the order of inches, is allowed to occur during the design seismic event which is anticipated to be acceptable for this project. Therefore, a horizontal seismic acceleration of 0.13g was used for all seismic analyses.

The static analysis with in-situ soil produced failure surfaces with unsatisfactory factors of safety (less than 1.5) although all surfaces were generally minor "unraveling" type failures (for practical purposes, this in-situ soil is likely stable without external building loads at slopes not exceeding 2:1). An arbitrary distributed load of 500 pounds per square foot was then applied to the existing bench, which resulted in failure surfaces below the applied load with unsatisfactory factors of safety. It is therefore unlikely that the sloped in-situ soils could support typical foundation loads with adequate factors of safety in either the static or pseudo-static scenario.

The stability analysis with structural fill replacing the in-situ soil yielded more favorable results considering the aforementioned distributed load under both static and pseudo-static situations. An iterative analysis would be

necessary to establish what slope or retaining structure geometry, and excavation/replacement fill limits, could accommodate a desired foundation load.

Construction Considerations

This section provides recommended construction practices and materials for the project. In general, practices and materials should conform to the current edition of the IBC with any local amendments, and any other project-specific design criteria.

Excavation

Any temporary excavations into soil should be performed in accordance with Occupational Safety and Health Administration (OSHA) laws, regulations and recommendations for trenching and slope angles based on the soil type encountered.

Excavations should be performed using an excavator with a smooth-bladed bucket from outside the excavation to minimized disturbance of the subgrade soils. Soils that are disturbed should be compacted or, if unable to do so due to high moisture content, pumping or rutting, should be removed prior to placement of any fill as recommended.

Excavations for buildings and foundations, parking lots, at utilities shall extend to depths required to both accommodate the feature and the applicable structural fill and bedding sections as described herein. Excavations may need to extend deeper if organic or other deleterious material is encountered.

Drainage and Control of Water

Excavations may experience seepage due to shallow ground water and should be monitored during construction. The contractor may be required to implement measures to control water infiltration and effectively dewater the site depending on the magnitude and impact of groundwater and surface runoff. These measures may include installing and grading to perimeter trenches, sump wells with pumps, etc. Excavation walls in the in-situ sandy subgrade will become very unstable when runoff or groundwater is present.

Parking areas should have a positive gradient toward drainage structures and away from buildings. Site grading should be established to provide drainage of surface water or roof drainage away from proposed and existing buildings and toward suitable drainage structures.

The ground immediately adjacent to any building foundation or retaining wall should slope away (minimum 3% for gravel surfacing, 2% for pavement surfacing) for a minimum distance of 10 ft measuring perpendicular to the face of the wall. Grading should be designed to prevent ponding of surface water except where retention ponds, or similar devices, are intended. Freely-draining soils should be used as backfill around foundations and retaining structures.

Perimeter foundation drains should be installed at or below the same elevation as the bottom of the exterior footings. Foundation drains should daylight into drainage ditches or connect to an underground storm drain system. Discharging storm water directly onto downhill slopes is not recommended as it may cause erosion.

Construction Materials and Compaction

This section will provide general recommendations for the use of imported aggregate fill to be used during construction. All aggregate fill should be angular, clean, sound, durable, and free of any frozen clumps, ice or any deleterious material prior to placement and follow all project specifications. Fill should be a well-graded mixture of non-frost susceptible (NFS) sand and gravel. All fill material should be protected from freezing during construction. No frozen soil should be used as fill, nor should any fill be placed over frozen soil. Any frozen soil should be removed, replaced, or thawed prior to fill placement.

Moisture control of materials should be implemented when stockpiling and placing fill material. Such measured may include tarping during wet weather Additional moistening or drying of fill material may be required in order to obtain the optimum moisture content for maximum compaction.

No hauling or grading equipment should be used in lieu of appropriate compaction equipment. Any loosening of fill material by hauling or other equipment should be repaired by re-compacting as needed. The number of passes required to meet the compaction requirement will depend on the size of the compaction equipment used.

Base Course
Base course material should have a maximum particle size of 1 inch and less than 6% passing the No. 200 sieve size. Base course shall be placed in lifts not exceeding 8 inches in loose thickness and shall be compacted to 95% of the maximum density as determined by a control strip test, such as Alaska Test Method (ATM) 309 Relative Standard Density of Soils by the Control Strip Method.

Structural Fill
Structural fill material should have a maximum particle size of 6 inches and less than 6% passing the No. 200 sieve size. Structural fill shall be placed in lifts not exceeding 12 inches in loose thickness. Compaction of structural fill shall be achieved by performing a minimum level of effort consisting of six complete passes with a 15-ton vibratory steel drum roller. In areas of any structural fill that are too small to accommodate a roller, compaction shall be accomplished by a minimum level of effort of six complete passes with a vibratory plate compactor with a minimum rated centrifugal force of 15,000 lbs.

Structural Foundations, Parking Lot, and Utility Recommendations

Structural Foundations and Slabs
All footings and slabs should be constructed over, at a minimum, a 6-inch thick lift of base course or clean, sound bedrock. When constructing footings, the base course and structural fill should extend a minimum of 1 ft beyond the footing perimeter. Exterior footings should be buried a minimum of 32 inches for protection against frost action.

Parking Lots
Paved surfaces for light vehicle traffic should be constructed as follows, at a minimum: 2 inches of asphalt concrete pavement; 4 inches of base course; 26 inches of structural fill. The intent is to create a minimum 32-inch thick structural section in general accordance with CBJ Standard Details. A thicker section may be warranted if subgrade conditions vary from those described herein. If heavy vehicle loading is anticipated, a specific pavement design should be performed.

Buried Utilities
Buried utilities, including storm sewer, sanitary sewer and water conduits and utility structures, should bear on a minimum 6-inch thick lift of base course or comparable material that will not damage the utility component. The utility should be bedded on all sides with appropriate bedding material per CBJ Standard Details. Any remaining open excavation for utilities with the building/road/parking lot footprint should be backfilled with structural fill to the appropriate grade. Utilities outside the building footprint or any travel way may be backfilled with approved, inorganic granular excavated material. Reused excavated material should be compacted in a manner identical to that of structural fill. Sub-excavation and backfill with structural fill should be performed if poor subgrade conditions are encountered.

Sanitary sewer lines shall have a minimum cover of 4 feet; water lines shall have a minimum cover of 5 feet. Lines shall be insulated if the specified minimum cover cannot be achieved. Utility crossings shall be addressed in accordance with CBJ Standard Details.

Limitations and Closure

The information submitted in this report is based on data from a field and lab geotechnical investigation conducted for this project and other sources discussed in this report. Effort was made to obtain information that is representative of the actual conditions at the site. However, actual subsurface conditions will vary and additional information may be discovered. If conditions significantly different from those indicated in this report are encountered by subsequent investigations or during construction, such conditions should be reviewed by PND.

This report was prepared by PND Engineers, Inc., for use on this project only, and may not be used in any manner that would constitute a detriment to PND. PND is not responsible for conclusions, opinions, or recommendations made by others based on data presented in this report.

Included in Appendix C of the previous report is a copy of the Geoprofessional Business Association (GBA) publication "Important Information about Your Geotechnical-Engineering Report." The publication is included in this report to help the Owner, Contractor, and others who read this document understand the limitations described above and the additional limitations contained in the publication and made a part of this report. This document should be read carefully. If in the opinion of Contractors bidding this project, sufficient information has not been made available to satisfactorily bid the project then the Contractor should perform additional geotechnical investigations as necessary to satisfy themselves as to site conditions.

Sean Sjostedt, P.E.
Senior Geotechnical Engineer
November 28, 2021

Dick Somerville, P.E.
Principal
November 28, 2021

Attachments: Appendix A – Site Map with Test Pit Locations
Appendix B – Laboratory Test Results
Appendix C – GBA Publication: *Important Information about Your Geotechnical Engineering Report*

References

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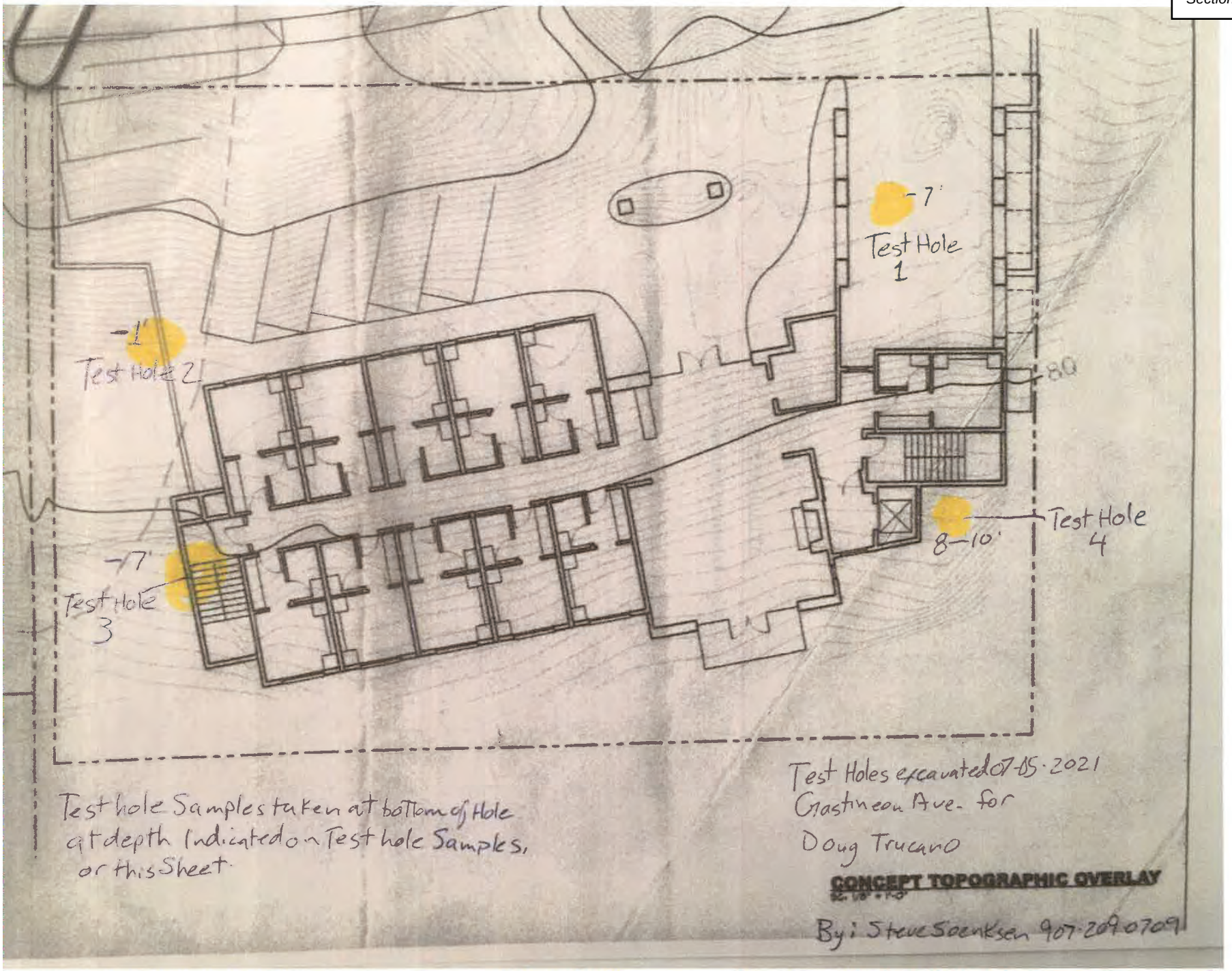
ATTACHMENT A

Site Map with Test Pit Locations


-7'
Test Hole 1
-1'
Test Hole 2
80
Test Hole 4
8-10'
-7'
Test Hole 3
Test hole Samples taken at bottom of Hole at depth Indicated on Test hole Samples, or this Sheet
Test Holes excavated 07-05-2021
Gastineau Ave. for
Doug Trucano
CONCEPT TOPOGRAPHIC OVERLAY
By: Steve Soenksen 907-209-0709

ATTACHMENT B

Laboratory Test Results

PDC ENGINEERS
PLAN · DESIGN · CONSTRUCT

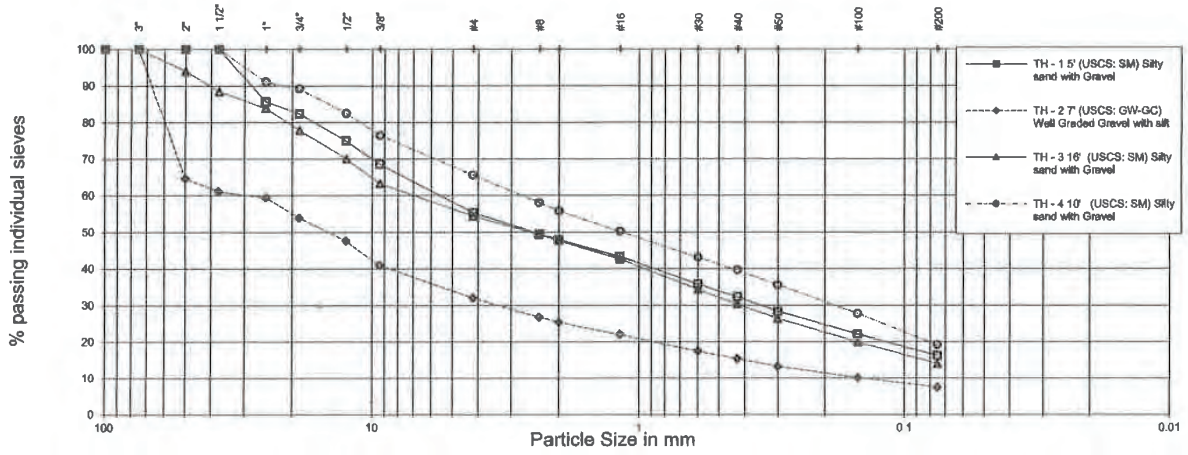
9109 MENDENHALL MALL ROAD, SUITE 4, JUNEAU, ALASKA 99801

Sieve Analysis
AASHTO T 27 / T 11

Client	PND Engineers	Project #	21MT0.19JM
Project	Bulger Apartments	Received Date	7/14/2021
Location Sta/Offset	Juneau, Alaska	Reported Date	7/19/2021
Material/Source	Test Pits	Tested by/date	SRA 7/15/21
Sampled by/date	S. Soenksen/ 7-7-21		

Moisture	18.4%		9.9%		21.1%		17.3%	
SIEVE SIZE	Percent passing	Required specs	Percent passing	Required specs	Percent passing	Required specs	Percent passing	Required specs
	TH - 1 5' (USCS: SM) Silty sand with Gravel		**TH - 2 7' (USCS: GW-GC) Well Graded Gravel with silt**		**TH - 3 16' (USCS: SM) Silty sand with Gravel**		**TH - 4 10' (USCS: SM) Silty sand with Gravel**	
4 "								
3 "			100		100			
2 "			65		94			
1 1/2 "	100		61		88		100	
1 "	86		59		84		91	
3/4 "	82		54		78		89	
1/2 "	75		48		70		82	
3/8 "	69		41		63		76	
No 4	55		32		54		66	
No 8	49		27		49		58	
No 10	48		25		48		56	
No 16	43		22		42		50	
No 30	36		17		34		43	
No 40	32		15		30		40	
No 50	28		13		26		36	
No 100	22		10		20		28	
No 200	16.3		7.4		14.0		19.1	

Grain Size Distribution



N:\Projects\21MT0.19JM-Material_Testing\21MT0.19JM PND_Bulger\Materials Testing\210716 Gradation Test Holes - Copy

ATTACHMENT C

GBA Publication – *Important Information about Your Geotechnical Engineering Report*

Important Information about This Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, clients can benefit from a lowered exposure to the subsurface problems that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed below, contact your GBA-member geotechnical engineer. Active involvement in the Geoprofessional Business Association exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Geotechnical-Engineering Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client. *Those who rely on a geotechnical-engineering report prepared for a different client can be seriously misled.* No one except authorized client representatives should rely on this geotechnical-engineering report without first conferring with the geotechnical engineer who prepared it. *And no one – not even you – should apply this report for any purpose or project except the one originally contemplated.*

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read it *in its entirety*. Do not rely on an executive summary. Do not read selected elements only. *Read this report in full.*

You Need to Inform Your Geotechnical Engineer about Change

Your geotechnical engineer considered unique, project-specific factors when designing the study behind this report and developing the confirmation-dependent recommendations the report conveys. A few typical factors include:

- the client's goals, objectives, budget, schedule, and risk-management preferences;
- the general nature of the structure involved, its size, configuration, and performance criteria;
- the structure's location and orientation on the site; and
- other planned or existing site improvements, such as retaining walls, access roads, parking lots, and underground utilities.

Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light-industrial plant to a refrigerated warehouse;
- the elevation, configuration, location, orientation, or weight of the proposed structure;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.*

This Report May Not Be Reliable

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, that it could be unwise to rely on a geotechnical-engineering report whose reliability may have been affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If your geotechnical engineer has not indicated an "apply-by" date on the report, ask what it should be*, and, in general, *if you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying it. A minor amount of additional testing or analysis – if any is required at all – could prevent major problems.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface through various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing were performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgment to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team from project start to project finish, so the individual can provide informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, *they are not final*, because the geotechnical engineer who developed them relied heavily on judgment and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* revealed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a full-time member of the design team, to:

- confer with other design-team members,
- help develop specifications,
- review pertinent elements of other design professionals' plans and specifications, and
- be on hand quickly whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction observation.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for informational purposes only.* To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report, but they may rely on the factual data relative to the specific times, locations, and depths/elevations referenced. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually relate any environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not yet obtained your own environmental information, ask your geotechnical consultant for risk-management guidance. As a general rule, *do not rely on an environmental report prepared for a different client, site, or project, or that is more than six months old.*

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, none of the engineer's services were designed, conducted, or intended to prevent uncontrolled migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration.*** Confront the risk of moisture infiltration by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are not building-envelope or mold specialists.***

GEOPROFESSIONAL BUSINESS ASSOCIATION

Telephone: 301/565-2733
e-mail: info@geoprofessional.org www.geoprofessional.org

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PND ENGINEERS, INC.

January 21, 2021 PND 17J131

Mr. Steven Soenksen
Verde Infrastructure Partners
P.O. Box 35854
Juneau, Alaska 99803-5854

Re: Bulger Way Apartments
Geotechnical Investigation Fee Proposal (Revised)

Dear Mr. Soenksen:

PND Engineers, Inc. (PND) appreciates the opportunity to provide geotechnical investigation and reporting services to Verde Infrastructure Partners on the Bulger Way Apartments project. We understand that you would like to construct a multi-level apartment building on Gastineau Avenue near the Bulger Way right-of-way. The site is on the downhill side of Gastineau Avenue and is steep. The site is classified as a site subject to mass wasting, according to the Geophysical Hazards Investigation by DMJM in 1972 for the City and Borough of Juneau (CBJ). From work on adjacent property you have indicated that bedrock depth varies but could be as shallow as 8 feet. You have asked PND to perform a geotechnical investigation and prepare a foundation feasibility study.

The following scope of services is contingent on test pits yielding adequate results to perform a foundation feasibility study. Borehole logs from the 1999 Gastineau Avenue street improvement investigation indicate that soft and loose soils of significant depth may exist and a more involved geotechnical investigation may be warranted. Immediately upon completion of the proposed test pit investigation PND will inform you of our preliminary findings and if alternate course of action should be considered.

PND proposes to the following Scope of Services:

1) Site Investigation: PND will coordinate with you to develop a test pit investigation plan and then mobilize a geotechnical engineer to the site. PND's geotechnical engineer will collect samples and log the test pits. The excavator and operator will be provided by others. We anticipate between 16 and 24 hours on site.

2) Sample Testing and Analysis: PND will take samples to either a local lab or to PND's lab in Anchorage and perform testing. The type of testing will depend on the nature of the samples.

Based on findings of the site investigation PND will perform the following analyses:

- Allowable bearing pressures for shallow foundations
- Slope stability; this analysis will be conducted using topographic information provided by you which is assumed to be current and accurate
- Perform a site hazard analysis for mass wasting at the site.

3) Reporting: PND will develop a written report that includes a description of the site investigation, logs of test pits, findings from our analyses and general recommendations and considerations for foundation design. The report will be a letter-form report sufficient for the basis of foundation design and suitable to submit to the CBJ Building Department as part of the building permit application.

Should the test pits not provide adequate information, PND can mobilize a drill rig to the site. There is currently a small track rig in Juneau, although it is unknown how long the rig will be here.

PND proposes to perform the above outlined test pit investigation, analysis and reporting services on a time and expenses basis. We estimate our budget for these services to be [redacted]. Expenses will be billed at cost plus 10%. A detailed breakdown of this fee is attached for your review. Invoices will be issued monthly (payment due within 30 days of receipt of the invoice).

Hopefully this proposal suits your needs. If you have questions or need additional information, please feel free to contact me. If you find this proposal acceptable please provide written authorization to proceed. We look forward to working with you on this project.

Sincerely
PND Engineers | Juneau Office

Chris Gianotti, P.E
Senior Engineer, Vice President

Enclosures: Fee Breakdown

BAXANDALL ASSOCIATES
CIVIL AND ENVIRONMENTAL ENGINEERING

1107 NORTH ELEVATION STREET
HANCOCK, MICHIGAN 49930
TELEPHONE (906) 483-2372
fwbaxand@mtu.edu

3 August 2012

Eric Feldt
Department Planning and Community Development
City & Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801

Dear Mr. Feldt:

We have been asked to do a further review of the potential hazard classification for Lot 3, Block 2, Pacific Coast Addition to the City of Juneau, the property being located at 307 South Franklin Street. The review also includes Lots 12, 13, & 14 of Block 2 which abut on Gastineau Avenue.

The hazard potential for Lots 3, 12, 13, & 14 of Block 2 of the Pacific Coast Addition has changed from that as shown in the Geophysical Hazards Investigation for the City & Borough of Juneau that was done in 1972.

Alaska State Library - Historical Collections

The above picture is of the slide that occurred on January 7, 1920. The top of the slide is at approximately 250 ft. of elevation, which is the top level of the old beach deposits. The slide

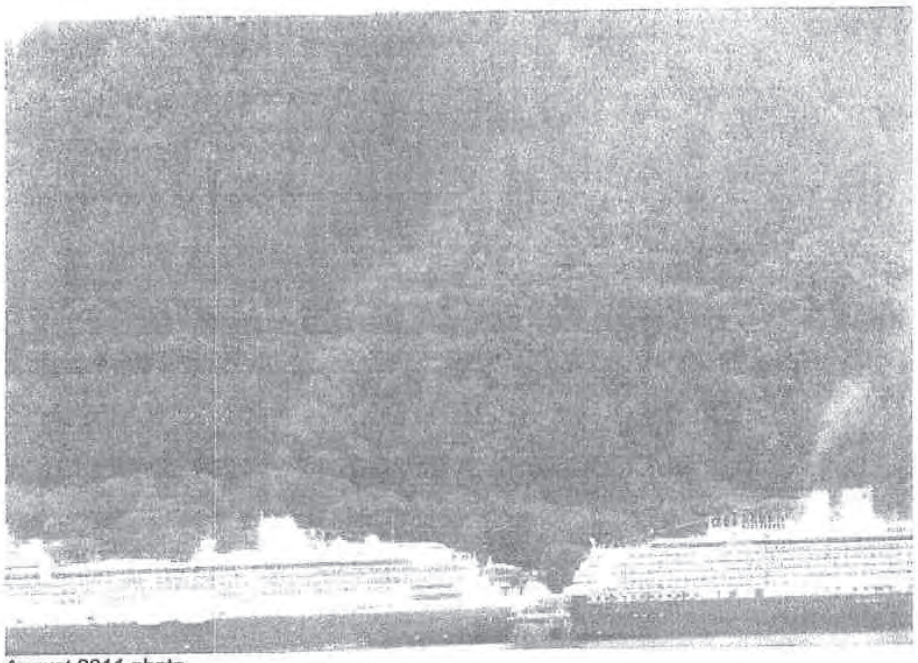
resulted in removal of most of the soil and overburden from that area. The minor slide that occurred on November 14, 2009 followed the same path as the water flow that is shown on the left side of the of the slide path. As stated in the 1972 study regarding this event, "It was apparently triggered by rapid addition of water to an already saturated soil mass due to overflow of the A.J. water flume on January 1, 1920."

The interesting thing is that Gastineau Avenue was on a trestle in that area at that time. This explains why there were no deposits along the base of the old stone wall that was present prior to the reconstruction of Gastineau Avenue in 2004. The other interesting thing is that when they constructed the tunnel that ran through Mt. Roberts to the Gold Creek basin, they dumped the rock removed from the tunnel construction on the slope below the tram tracks. This has stabilized the slope and explains why there have been no debris flows occurring in that area.

Alaska State Library - Historical Collections

What is interesting is the re-growth of the timber on the slopes of Mt. Roberts as shown in the above picture. As best as can be determined, this picture was taken in the winter of 1918. The picture below is from 2011 and the entire slope has been re-forested. It leads one to believe that the age of much of the present tree cover is younger than what was believed.

Page three, Lots 3,12,13,&14 Block 2, Hazard Study, 8/03/12



August 2011 photo

Picture below is the existing AJ Mining Company building foundation. This foundation is evident in pictures that go back to 1917. The structure has served as both a slope stabilizer as well as a debris flow barrier. It has protected lots 12 & 3 of Block 2 since it was constructed.

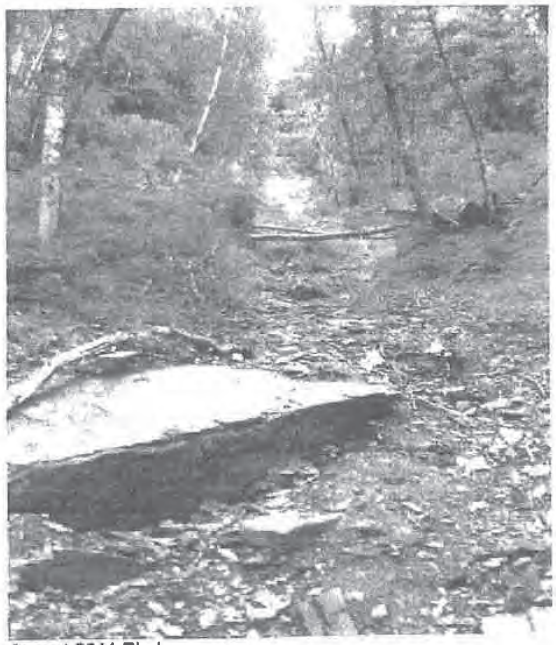
August 2011 photo

Page four, Lots 3,12,13,&14 Block 2, Hazard Study, 8/03/12

This photo shows the starting point for the minor slide that occurred on November 14, 2009. It is interesting as to how quickly the slope has re-vegetated.

August 2011 Photo

Lower end of the slide showing a small debris deposit that could possibly move further down the slope during another major rain storm. The volume of debris present is less than 50 cubic yards. The existing rock deflection wall adjacent to the Housing First building would deflect the minor flow away from the building. The existing concrete traffic barrier along the downhill side of Gastineau would keep this flow from continuing down the slope.



August 2011 Photo

Juneau Empire Photo

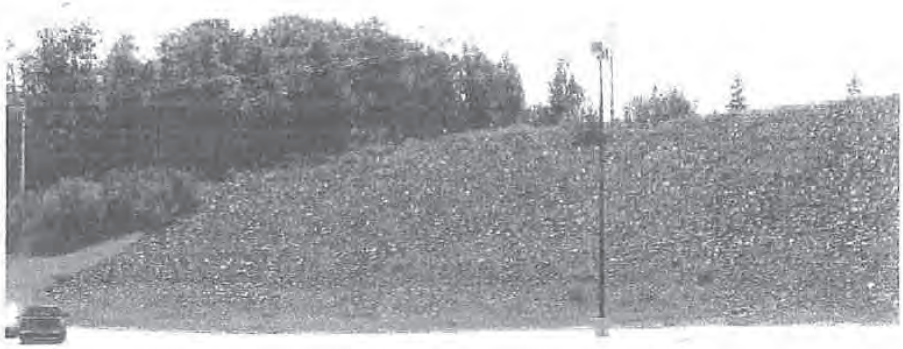
The vehicles parked on the uphill side of Gastineau Avenue basically stopped the flow and most likely caused the sideward movement of the debris flow that impacted the side of the Housing First building. The flow velocity was slowed enough to allow the vehicles to keep the debris flow from reaching the concrete traffic barrier wall on the downhill side of the street. Past inspection of the various small slide paths along Gastineau Avenue showed that it takes from 80 to 100 years for sufficient material to build up in the "V" notches to pose a threat of debris flow that would impact the street. The flow that occurred in 2009 was 89 years after the 1920 event. The cubic yardage of this debris flow is what we observed in our study of this path that was done in the late 1980's.

There are several factors we have observed that determined the request to remove the Lots 12, 13, & 14 of Block 2, Pacific Coast Addition from the severe hazard zone. As Lot 3 of Block is directly downhill from Lot 12, it would be included due to its location.

The first consideration is that the major landslide that occurred on January 7, 1920 removed the majority of the marine and beach deposits subject to sliding from the area above the subject properties. This slide was attributed to a major overflow the A J flume which no longer exists. The volume of the debris material remaining, should a future slide occur, would be stopped by the concrete traffic barrier along the downhill side of Gastineau Avenue.

The placement of the tunnel excavation material, which is composed of angular rock, has played a major role in stabilizing the slope below the tram. Placement of rock debris of this size on slopes of this degree is used as a standard method for steep slope stabilization.

Page six, Lots 3,12,13,&14 Block 2, Hazard Study, 8/03/12



This picture shows a typical use of fractured rock that provides slope protection from landslides. The picture is of a local slope here in Houghton that is of the same rock size and slope angle as that below the tunnel entrance above Gastineau Avenue.

Attached is a copy of CBJ's hazard area map, B0-6 Hazard, showing the subject properties location and requested boundary adjustment for the severe hazard zone as these properties should be considered as being within the moderate hazard zone. We request that the hazard map for this area be adjusted from severe hazard to moderate hazard placing Lots 3, 12, 13, & 14 of Block 2, Pacific Coast Addition into the moderate hazard zone.

Should you have any questions regarding our request, please let us know.

Sincerely;

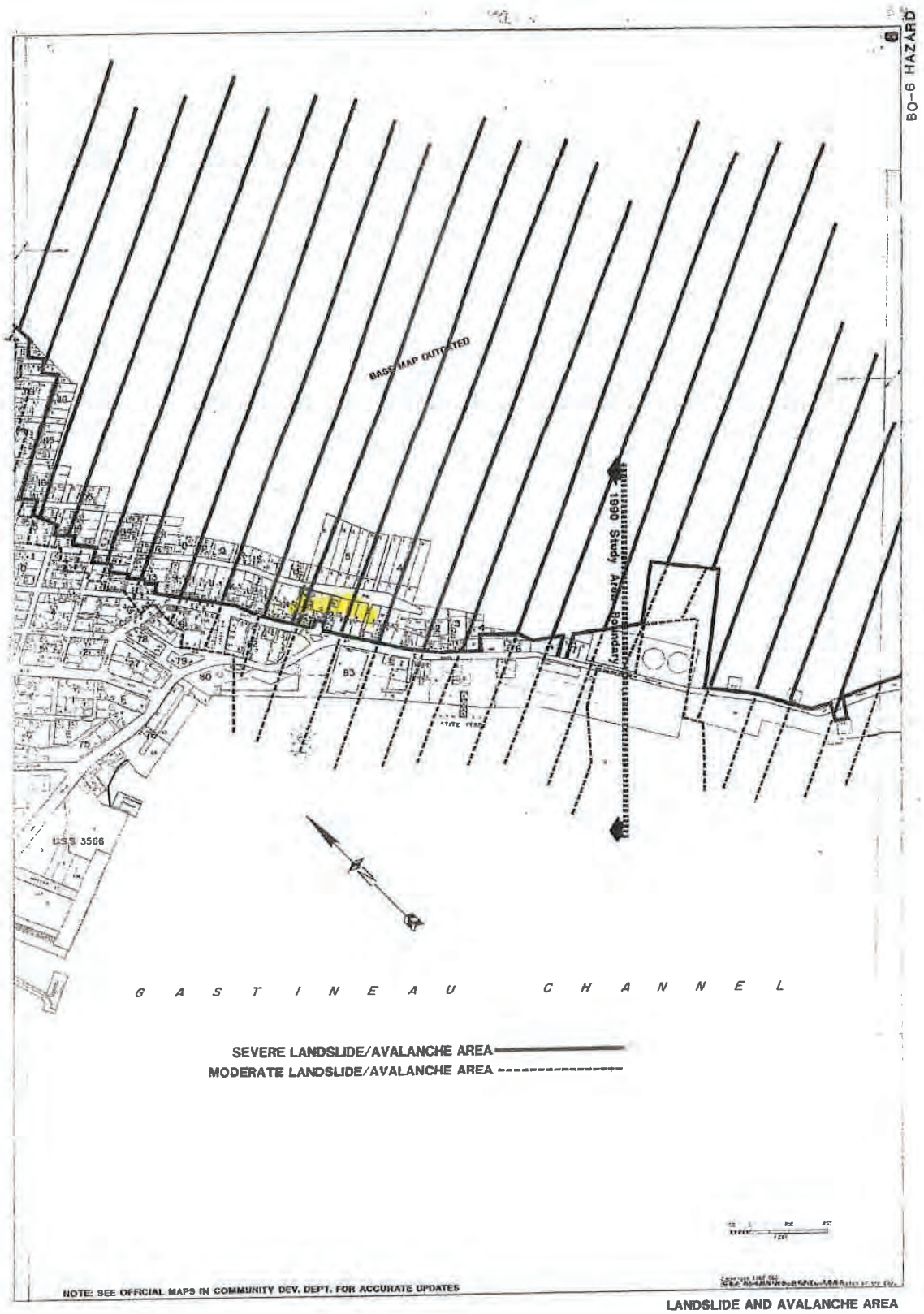
Bill Baxandall

F.W."Bill" Baxandall, P.E.
Principal

Attachment

Cc: Doug Trucano, Trucano Construction
Rich Conneen, Architect

STATE OF ALASKA
49TH
F.W. BAXANDALL
No. CE 9035
REGISTERED PROFESSIONAL ENGINEER
8/13/2012



PAGE 7, LOTS 3, 12, 13 & 14 HAZARD STUDY, 8/03/2012

DOUGLAS N. SWANSTON
CONSULTING ENGINEERING GEOLOGIST
10121 SILVER STREET
JUNEAU, ALASKA 99801

December 13, 1989

Bax:

The lot we inspected immediately above the small "pocket park" along Gastineau Avenue and northwest of the proposed tram right-of-way is situated directly at the mouth of a known debris flow gulley identified in the 1972 Geophysical Hazards Investigation for the City and Borough of Juneau.

At the present time, this gulley is clear of significant quantities of debris and is partially stabilized by a substantial cover of 50+ year-old alder. While the supply of debris for a large-scale debris flow from this gulley is limited, the steep gradient of the gulley, the presence of a small mass of debris stored along the north bank, and the presence of rock cliffs at its head indicate a potential for damage to unprotected structures on the property.

I estimate a maximum flow velocity of about 6.24 m/s (20.5 ft/s) obtainable in this gulley using the generalized Poiseuille equation for flow and field assumptions as follows:

$$V=\frac{\delta \sin\theta H^2}{3\tau}$$

where: V= velocity in m/s (ft/s)
δ= assumed unit weight of 20 KN/m^3 (127 lbs/ft^3)
θ=channel gradient estimated at 34°
H=flow height estimated from apparent trim-line of most recent flow occurrence at 1.8 m (6.0 ft)
τ=apparent dynamic viscosity estimated at 2 kPa.s or 2x10 poise (41.7 lbs/ft^2)

At the densities and viscosities which normally occur in such flow masses (conservative estimates based on personal knowledge and data from debris flow analyses in British Columbia), impact loads on any structure in the flow path was estimated using the Momentum Equation of fluid dynamics where:

$$P=\rho V^2 \sin\alpha$$

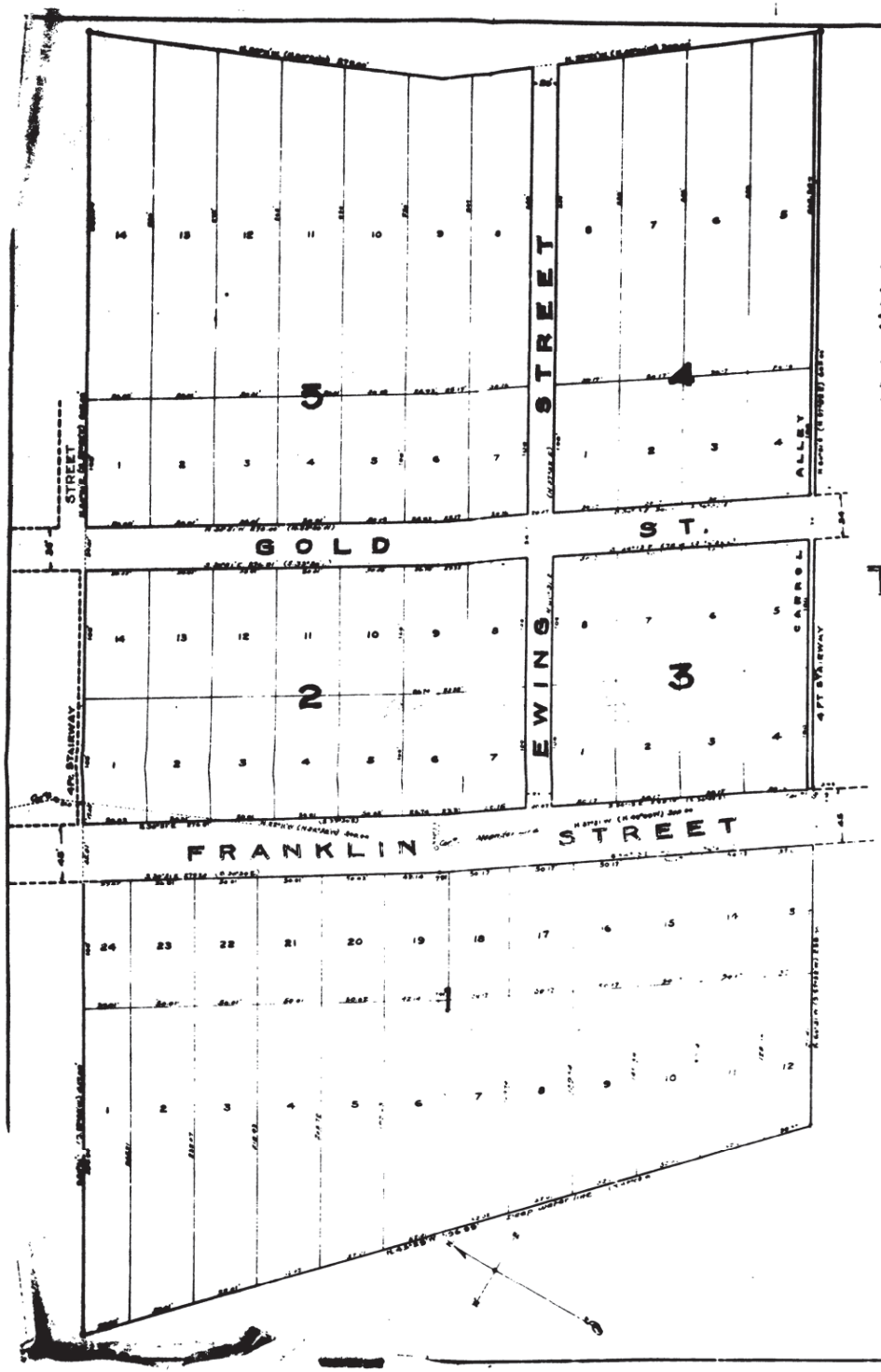
where: P= impact force in Pascals (lbs/ft^2)
ρ=estimate bulk density of the flow mass at 2000 kg/m^3 (124.9 lbs/ft^3)
α=angle of movement against the structure assumed at 90°
V=flow velocity at 6.24 m/s (20.5 ft/s)

Thus, the impact force on any channel structure perpendicular to the flow would be about 77.9 kPa (1628.5 lbs/ft^2) or about 8 metric tones-force/m^2(0.8 british tons-force/ft^2). To this should be added the triangular hydrostatic pressure of piled-up debris flow material behind the structure. Point forces produced by impacts from logs and boulders could be 2 to 3 times higher. As you can see, inclined deflection walls can significantly reduce impact loads, but care needs to be taken to avoid damage to adjacent properties.

I hope these comments will be of some assistance to you. If you have any additional questions, give me a call.

Sincerely,

Doug Swanston



DEDICATION

State of Washington } ss
County of King }

Know all men by these presents that The Alaska Coast Co. a corporation existing under the laws of the State of New Jersey and having a local duly licensed to do business in the District of Alaska, owners of the lands embraced in this plat of The Pacific Coast Addition do hereby declare this plat and do hereby dedicate to the use of the public forever all the streets and alleys shown thereon.

In witness whereof the said The Alaska Coast Company has caused its corporate name to be hereunto subscribed by its Vice President and Asst Secretary and has caused its corporate seal to be hereunto affixed, this 12 day of February A.D. 1913.

The Alaska Coast Co
By [illegible] Vice President
[illegible] Asst Secretary

ACKNOWLEDGMENT

State of Washington } ss
County of King }

On this 12 day of February 1913 before me personally appeared [illegible] and [illegible] to me known to be the Vice President and Asst Secretary of The Alaska Coast Company a New Jersey Corporation, the corporation that executed the foregoing instrument and severally acknowledged said instrument to be the free and voluntary act and deed of said Corporation for the uses and purposes therein mentioned and on oath severally stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

[illegible]
Notary Public in and for the State of Washington residing at Seattle

THE PACIFIC COAST ADDITION

JUNEAU, ALASKA

Scale One inch 50ft

February 28th 1913

DESCRIPTION

THE PACIFIC COAST ADDITION, an addition to the town of Juneau, Alaska, is a subdivision or replat of that portion of the said town designated on Bursides official map as the "CARROL AND MURRY WHARFSITE", and the tidelands fronting thereon, and this plat is referred to that official map as to the exterior boundaries hereon. Courses shown are from the true meridian, the corresponding courses as given on the Corside official map being shown in parentheses. All street, block and lot dimensions are as shown on face of plat. The exterior boundary is particularly described as follows: Beginning at meander corner number One, as shown on the official map, thence N 40°31'E. 605.0 feet, thence N 37°21'W. 3000 feet, thence N 22°11'W. 2790 feet, thence S 60°31'W. 1022.0 feet, thence S 45°29'E. 596 feet, thence N 60°31'E. 258.0 feet to the point of beginning.

[illegible]

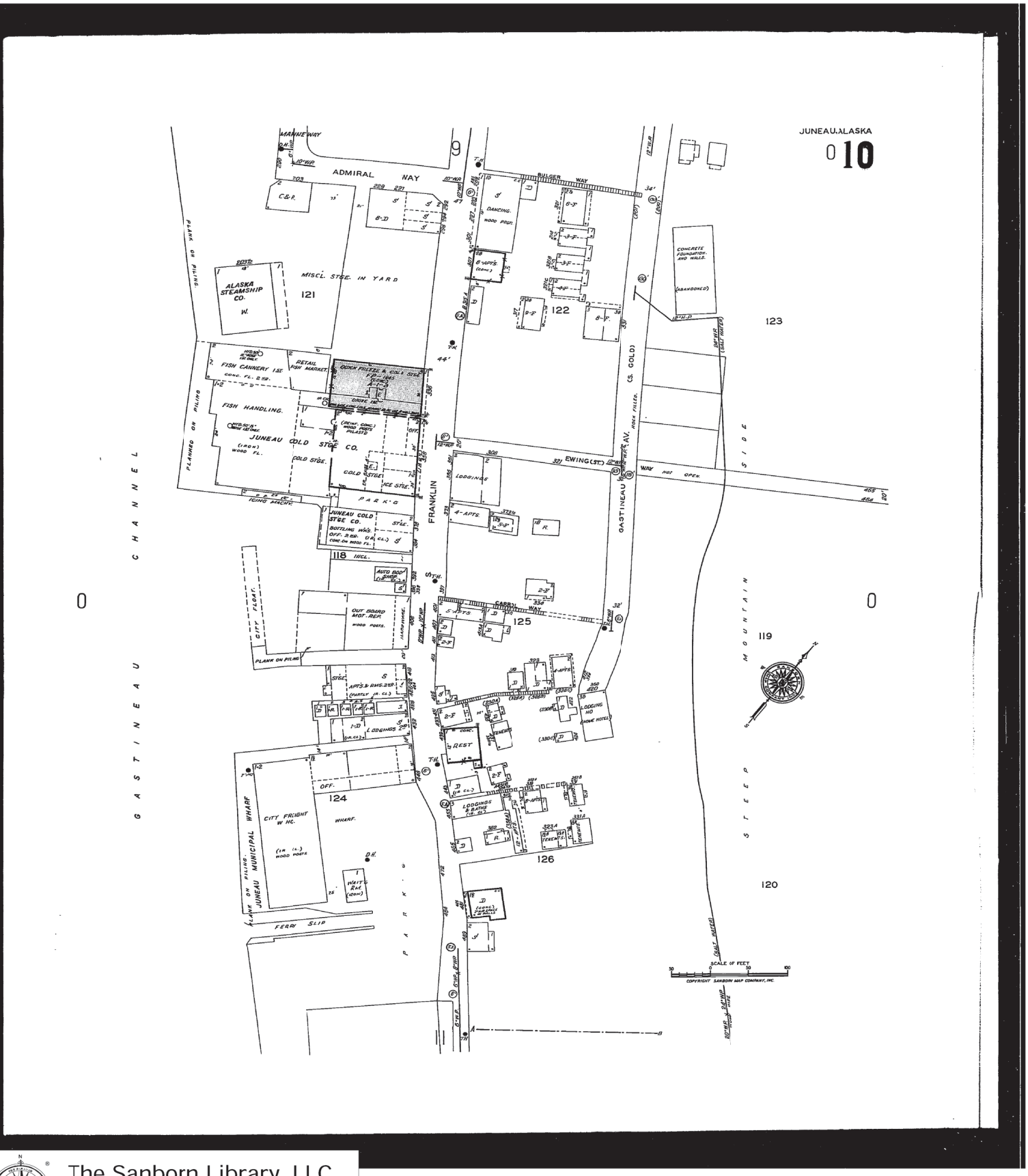
Parcels as the Common [illegible] of Juneau, replat submitted to the Pacific Coast Company [illegible] within present town of Juneau, known as "Carrol and Murry Wharfsite" to be known as The Pacific Coast Addition to the Town of Juneau is hereby accepted as the official plat thereof.

Attest:
[illegible]
City Clerk

[illegible]
Mayor

Passed and approved this 28th day of February, 1913 A.D.

Attachment B- 1913 Pacific Coast Addition to the Juneau Townsite Plat



The Sanborn Library, LLC
This Sanborn® Map is a certified copy produced by Environmental Data Resources, Inc. under arrangement with The Sanborn Library, LLC. Information on this Sanborn® Map is derived from Sanborn field surveys conducted in:

Copyright © 1969 (Year) The Sanborn Library, LLC AMV (EDR Research Associate)

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Attachment C- 1969 Sanborn Map

MEMORANDUM

THE CITY AND BOROUGH OF JUNEAU
CAPITAL OF ALASKA
155 SOUTH SEWARD ST. JUNEAU, ALASKA 99801

TO: Ronald L. Usher
Manager

DATE: 31 October 1972

FILE NO.

SUBJECT: Windsor Apartments

FROM: Arthur H. Hartenberger
Planning Director

Mr. and Mrs. Val A. Poor wish to donate their property, the Windsor Apartments and the lands appertaining thereto to the City and Borough of Juneau for Public Use. See attached correspondence of October 26, 1972.

The property is located on Gastineau Avenue above the Dreamland Club in an area of known geophysical hazard. See attached map.

The structures on the site have been condemned by the Building Official and presently are vacant.

A number of factors must be considered if the City-Borough is interested in receiving this donation. It has been estimated by a local contractor that demolition costs would be in the neighborhood of $15,000 and require 4 to 5 working days to complete after power lines have been removed. The moving or relocation of these power lines could be undertaken by Alaska Electric Light and Power Company at a guaranteed cost not to exceed $10,000 with any savings reflecting back to the City-Borough.

Because of preliminary sceintific information received from the Geophysical Hazards consultants, the Neighborhood Development Citizens' Committee in the preparation of the NDP application was of the opinion that land in this general area should eventually be placed in Public Use. Furthermore, it was stated that Public Open Space, i. e., parks and or surface parking would be an ideal land use in the area.

The Planning Staff concurs with these observations and is of the opinion that the City-Borough should accept the donation and initiate

Douglas,Alaska 99824
October 26,1972

The City and Borough of Juneau
155 S.Seward St.
Juneau,Alaska 99801

Mr. Arthur H.Hartenberger
Planning Director

Dear Mr. Hartenberger:

In response to your communication of Oct.11,1972 and previous discussions with your office, I submit the following:

Mrs. Poor and I, wish to donate the property comprising the Windsor Apartments and lands appertaining there-to, to the City and Borough of Juneau, for public use.

It is our desire that this donation be completed prior to Jan. 1, 1973.

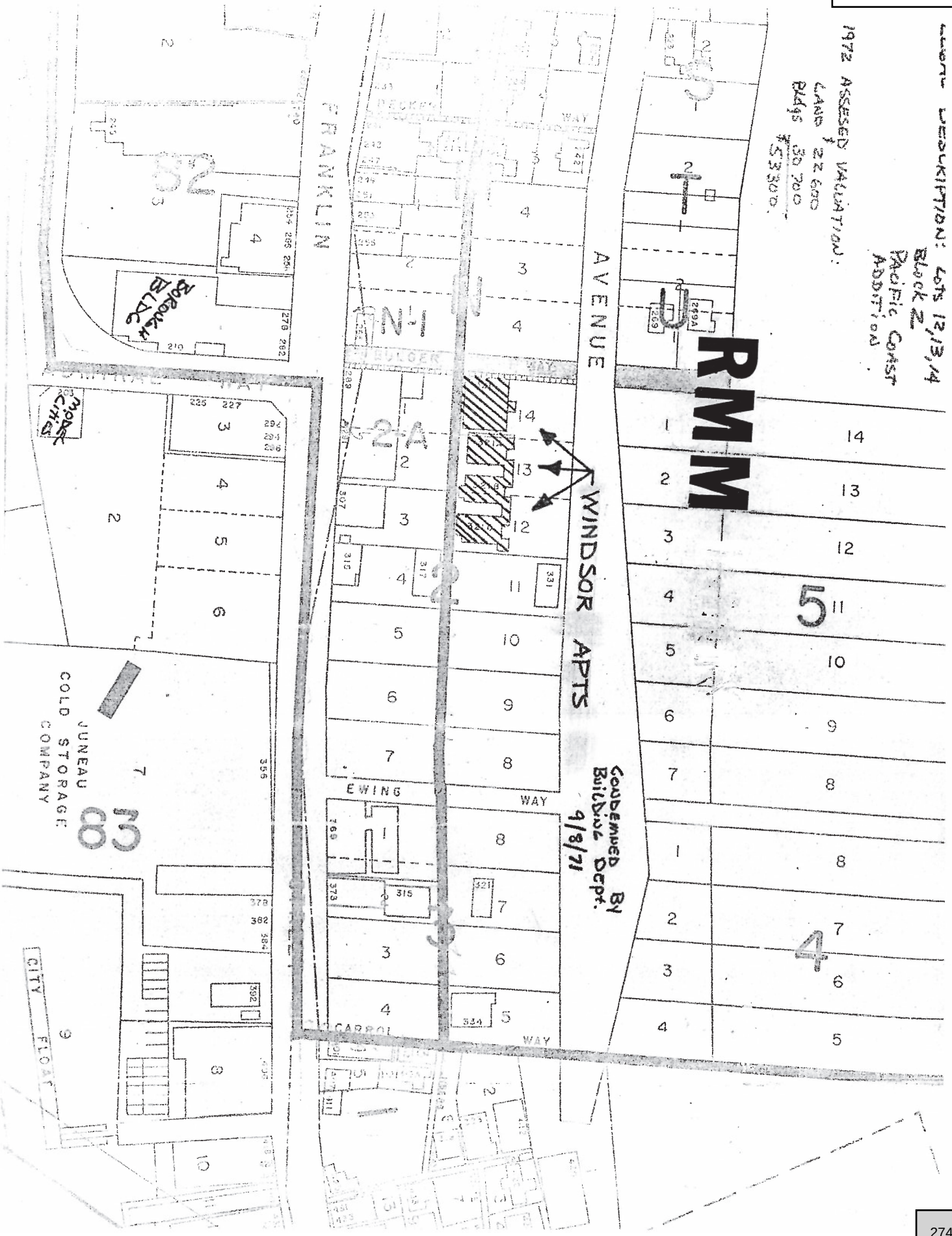
Please submit this proposal to the City Borough Assembly for their consideration at your earliest convenience.

Thank you,

Val A. Poor
Mrs Val A. Poor

Mr. and Mrs. Val A. Poor
Douglas,Alaska 99824

RECEIVED OCT 27 1972



Attachment D- 1972 Condemnation Letters for Windsor Apartments

DATE: October 27, 1972

FILE NO.

SUBJECT: Windsor Apartments

Mr. & Mrs. Val A. Poor
1204-4th Street
Douglas, Alaska 99824

Dear Mr. & Mrs. Poor:

Thank you for your letter of October 26, 1972 concerning your desire to donate the Windsor Apartments and related lands to the City-Borough public use.

I will immediately begin processing this request so that this matter can be completed prior to January 1, 1973.

We will keep you posted on our progress.

Sincerely,

Arthur H. Hartenberger
Planning Director

DATE: 11 October 1972

FILE NO.

SUBJECT:

Windsor Apartments

Mr. Val Poor
P.O. Box 536
Douglas, Alaska 99824

Dear Val:

This letter serves as a follow-up to our visit of October 10, 1972 concerning the Windsor Apartments.

I have concluded that it would now be appropriate for you to specifically inform, by letter, the City and Borough of your desire to donate the property for public use.

Upon receiving your letter we will immediately initiate the procedures that will enable the Assembly to make its determination.

Please let me know if I can be of further assistance.

Sincerely,

Arthur H. Hartenberger
Planning Director

MEMORANDUM

THE CITY AND BOROUGH OF JUNEAU
CAPITAL OF ALASKA
155 SOUTH SEWARD ST. JUNEAU, ALASKA 99801

TO: Art Hartenberger
Planning Director

DATE: October 10, 1972

FILE NO.

SUBJECT: Windsor Apartments

FROM: Bud Forrest
Building Official

This is to advise you the Windsor Apartments have been evacuated and are now ready for demolition.

The buildings are in even more decrepit condition than previously noted and are being partially demolished by persons unknown.

We have noted on several occasions person occupying some of the rooms. The police have been notified and the persons have left. However, these apartments are structurally, mechanically and electrically dangerous and do constitute an attractive nusiance.

It is my advise that the City and Borough Public Works Department be notified that the apartments are ready for demolition and for them to prepare a contract for this work as soon as possible.

1-H-UC-32-124

CITY AND BOROUGH OF JUNEAU, ALASKA
APPLICATION FOR BUILDING PERMIT 10070H-5017-0

Douglas ☐ Juneau ☑

VALUATION N.A. PERMIT NO. 9079

DATE RECEIVED 11-21-79 BY Jean A. Lovell

APPLICANT TO FILL IN BETWEEN HEAVY LINES.
TWO SETS OF PLANS MUST BE FURNISHED WITH APPLICATION.

Building Address

APPLICANT OWNER
Name City & Borough of Juneau
Mail Address
City
Tel. No.

ARCHITECT ENGINEER
Name
Mail Address
City
Tel. No.

CONTRACTOR or OWNER BUILDER
Name Hansen + Mann
Mail Address Box 396
Tel. No. 6-2106
State License No.

LEGAL DESCRIPTION
Subdivision
Lot No. Bl. No.
Windsor Apts

CLASS OF WORK			
New		Repair	
Addition		Demolish	✓
Alteration		Move	

Use Of Bldg.
Size Of Bldg.
Height Of Bldg.
Area Of Lot

SPECIFICATIONS
FOUNDATIONS

Material	Exterior	Piers
Width Of Top		
Width Of Bottom		
Depth In Ground		

	Size	Space	Span
Plate (Sill)			
Girders			
Joists (1st Fl.)			
" " (2nd Fl.)			
" " (Clg.)			
Studs (Ext.)			
" " (Int.)			
Roof Rafters			
Bearing Walls			
Other			

COVERING
Ext. Walls
Int. Walls
Roof
Re-Roof

FLUES
F. Place Flr. Furn. Other
Furnace H. Water ☐ H. Air ☐ Steam ☐ Elec. ☐ Oil ☐ Gas ☐
Kitchen

UTILITIES
Sewage System City S. Tank
Bldg. Main
Sewer Outlet Size
Water Meter Size
Water Service Size
Exist. Road Curb & Gutter ☐ Drain Ditch ☐
Driveway Width Ft.
Off-Street Parking
Estimated Cost
Special Information

DEMOLITION ✓

WORK NOT MENTIONED IS **NOT** INCLUDED IN PERMIT

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all state laws, and codes and ordinances of The Greater Juneau Borough, applicable to building construction.

Signature Of Owner
Applicant George L. Mann

Attachment E- 1979 BLD-9079 Demolition Permit for Windsor Apartments

MEMORANDUM

THE CITY AND BOROUGH OF JUNEAU
CAPITAL OF ALASKA
155 SOUTH SEWARD ST. JUNEAU, ALASKA 99801

TO:
Ronald L. Usher
Manager

DATE: 13 November 1972

FILE NO.

SUBJECT:
Windsor Apartments

FROM:
Linn A. Forrest, Building Official
Doug Boddy, Coordinating Fire Chief

Early this morning several people were requested to leave the subject premises which has been condemned and vacated for some time. Shortly after this a fire broke out in the second building and spread to the upper floor of the large (first) building. Before the blaze could be extinguished, the entire top floors of the two buildings were gutted leaving very few structural supports holding up the roofs. The roofs are made of corrugated aluminum and with no support or fastenings are subject to blowing off in the slightest wind.

In addition, probably because of the weight and washing action of the water used to fight the fire, both buildings have shifted farther out of plumb and the large building has slipped further downhill.

We consider these apartments to be extremely dangerous to life safety and a hazard to adjacent properties.

We recommend these structures along with the remaining structures constituting the Windsor Apartments be demolished and removed with utmost dispatch.

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Design Review Board
Notice of Decision
File No.: HDR-03-92

April 15, 1992

Chuck Keen for
JMK and Mt. Juneau
P.O. Box 33741
Juneau, Alaska 99803

Application For:	Design Review Permit
Legal Description:	Building: Lot 1; Block N; Juneau Townsite Parking: Lots 12, 13, 14; Block 2; Juneau Townsite
Parcel Number:	Building: 1-CO7-0-B0N-001-0 Parking: 1-CO7-0-H02-012-0
Date Submitted:	April 7, 1992
Hearing Date:	April 14, 1992

The Design Review Board at their April 14, 1992, special public meeting approved your application for a design review permit to construct a commercial development in the Downtown Historic District subject to the following conditions:

1. The Applicant shall submit to, Staff for final review and approval, a parking plan which meets the dimensional standards as established by the CBJ zoning code.

2. The Applicant shall submit to Staff, for final review and approval, a color scheme for the building which meets the standards of the Downtown Historic District.

3. The Applicant shall submit to Staff, for final review and approval, a building design which features a horizontal canopy element or appears visually to appear horizontal.

4. The Applicant shall submit to Staff, for final review and approval, a building design which features a consistent storefront design which could be a false wall on the left side to reflect the right side.

5. The Applicant shall submit to Staff, for final review and approval, a building design which features cornices and details consistent with those established in the Downtown Historic District.

6. The Applicant shall obtain all necessary permits as required by the CBJ Building Department.

Effective Date: May 6, 1992

Expiration Date: This permit shall expire if no Building Permit is issued prior to November 6, 1993.

Project Planner:

Gary Gillette,
Planner II

RECEIVED BY CITY CLERK

Patty Ann Pully
4-15-92

cc: Debra Purves, Zoning Inspector

MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: April 13, 1992

TO: Design Review Board

FROM: Gary Gillette, Planner II
Community Development

SUBJECT: Design Review Permit

FILE: HDR-03-92

HEARING DATE: April 14, 1992

GENERAL INFORMATION

Applicant:	Chuck Keen for JMK and Mt. Juneau
Property Owner:	Chuck Keen
Requested Action:	Design Review Permit
Purpose:	To construct a commercial retail development in the Downtown Historic District.
Legal Description:	Building: Lot 1; Block N; Juneau Townsite Parking: Lots 12, 13, 14; Block 2; Juneau Townsite
Parcel No.:	Building: 1-CO7-0-B0N-001-0 Parking: 1-CO7-0-H02-012-0
Existing Land Use:	Vacant
Surrounding Land Use:	North: Commercial South: Commercial East: Vacant West: Commercial
Zoning:	MU - Mixed Use
Utilities:	Public

BACKGROUND

General - The Applicant proposes to construct a 1, 994 +/- square foot wood framed building for use as a retail/commercial development.

Parking and Circulation - The Applicant proposes to construct a five (5) space parking lot located on adjacent property owned by the Applicant. Access for the lot will be off Gastineau Avenue.

Building Design - The Applicant proposes a "U" shaped building design as shown on the submitted drawings. It features a sloping roof and canopy, horizontal T&G wood siding, "false front" and open guardrails. No paint colors have been submitted at this time.

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Landscaping - The Applicant proposes landscaping as shown on the submitted drawings to include planter boxes and potted evergreens. A log bench is included in the "U" of the building.

Lighting - The Applicant has not proposed any exterior site lighting.

Signs - The Applicant proposes to install one freestanding sign as indicated on the submitted drawings.

ANALYSIS

General - The proposed use of the building is allowed in the MU - Mixed Use zone with CDD Staff review only. The proposed development does not meet CDD Regulations 4 CBJAC 080.050 (b) Setback Standard. The standard states that front and side setbacks for new construction or additions shall maintain the visual continuity of the streetscape. The building does meet the standard on the left side (facing the building). A fire hydrant is located on the Applicant's property on the right side which restricts the setback in this area. The center portion of the "U" does not continue the established setback.

Parking and Circulation - The required number of parking spaces for the proposed development is as follows:

Restaurant: 1 space per 150 sq. ft. or 1 space per 4 seats whichever is greater	= 5
Retail: 1 space per 200 sq. ft.	= 5
Subtotal	= 10
PD1 reduction X.4	= 4

The Applicant proposes five (5) spaces which exceeds the requirements for number of spaces. However, the parking lot design as shown on the submitted drawings does not meet the dimensional standards as established by the zoning code. The required parking space size is nineteen (19) feet by nine (9) feet and a two way traffic aisle width of twenty (20) feet is required for 30° angled parking.

Building Design - The proposed does not meet the CDD Regulations in a couple of areas and would better fit the historic district theme with some minor embelishments. The following discussion addresses specific items to be considered:

(1) Canopy Standard: The CDD Regulations stipulate that canopys shall be horizontal to maintain the historic character established in the district. Sloping canopys or roofs can be used if a false front or horizontal fascia are used to give a visual appearance of being horizontal from the street.

(2) Architectural Standard: The CDD Regulations refer to architectural details such as cornices, mouldings, and brackets to be constructed in the historic architectural character in new construction. The details shall be suitable to the building and shall conform to the dimension and detail established by precedents found on comparable buildings or within the district. The proposed design shows cornice applicaitons on some of the walls but not others, this should be consistent throughout the project.

(3) Color Standard: All colors and the placement of color on the building should preserve or emphasize the architectural detailing. No color schemes have been submitted by the Applicant at this time.

(4) Front Facades: New construction on a major street shall utilize the elements and proportions of a typical storefront facade at street level. The typical storefront in downtown Juneau is large plate glass windows on the first floor and double hung windows on the upper floors. The proposed building has double hung windows on one side and an open railing on the other.

Landscaping - The planters and potted plants generally meets the landscaping requirements of the CDD Regulations.

Lighting - No exterior lighting is required and none proposed.

Signs - The allowable signs for this project is as follows:

	No. Signs	Allowable Area
	1 for building = 1	45 Square feet = 45
	1 per tenant	10 Sq. Ft. per tenant
	X 6 = 6	X 6 = 60
Total	7 Signs	115 Sq. Ft.

The proposed sign meets the current sign ordinance.

STAFF RECOMMENDATION - Approval - Conditionally

Staff recommends approval of the proposed project subject to the following conditions:

1. The Applicant shall submit to Staff for final review and approval a parking plan which meets the dimensional standards as established by the CBJ zoning code.

2. The Applicant shall submit to Staff for final review and approval a color scheme for the building which meets the standards of the Downtown Historic District.

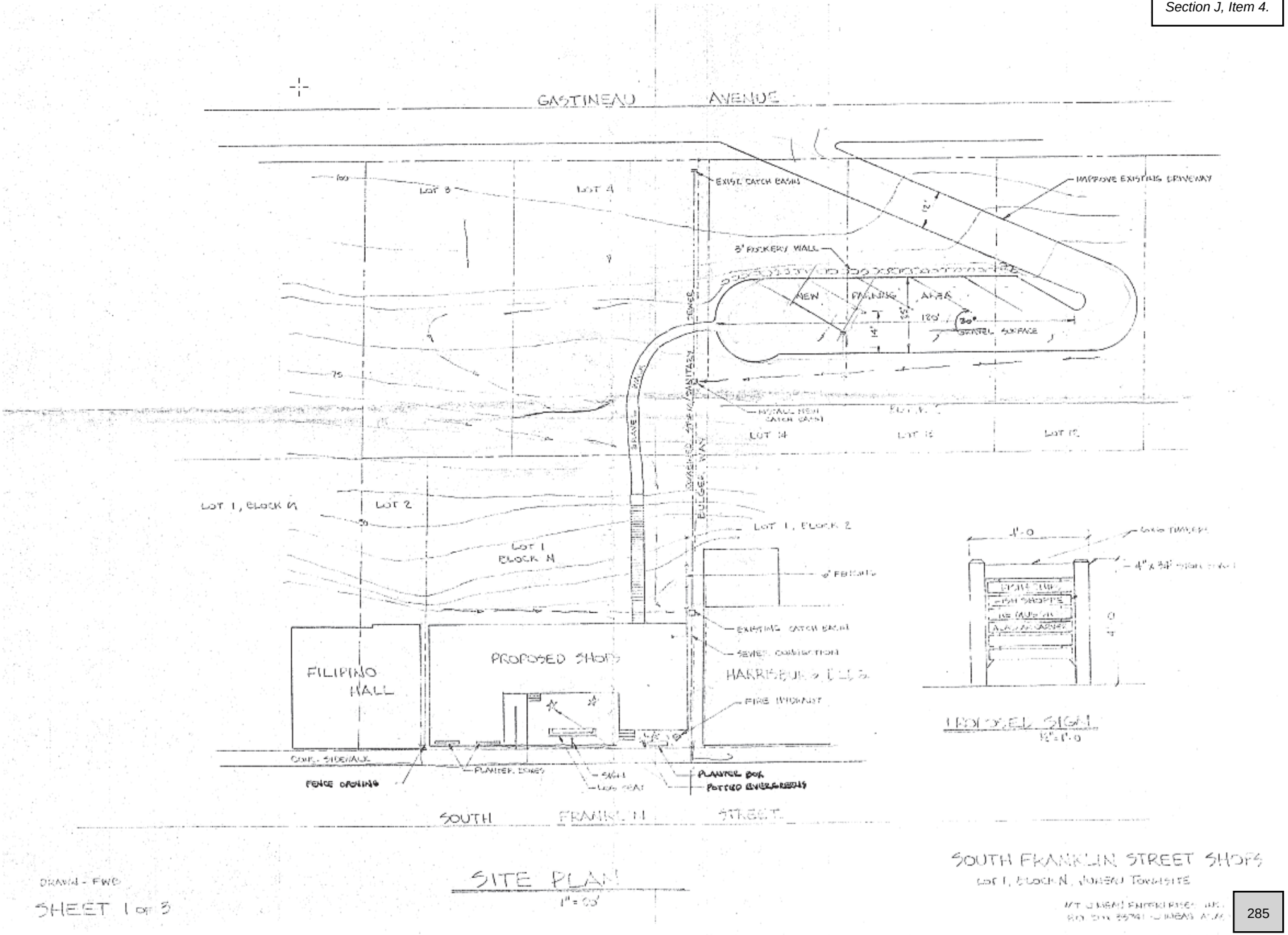
3. The Applicant shall submit to Staff for final review and approval a building design which features a horizontal canopy element or appears visually to be horizontal.

4. The Applicant shall submit to Staff for final review and approval a building design which features a consistent storefront design which could be a false wall on the left side to reflect the right side.

5. The Applicant shall submit to Staff for final review and approval a building design which features cornices and details consistent with those established in the Downtown Historic District.

6. The Applicant shall obtain all necessary permits as required by the CBJ Building Department.

Doc: HDR0392.GG



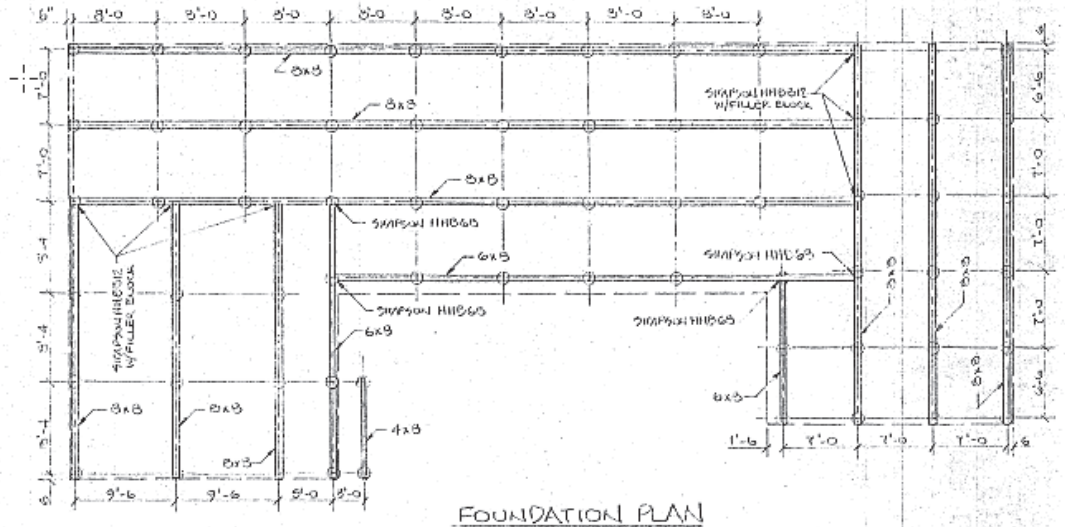
DRAWN - FWC

SHEET 1 of 3

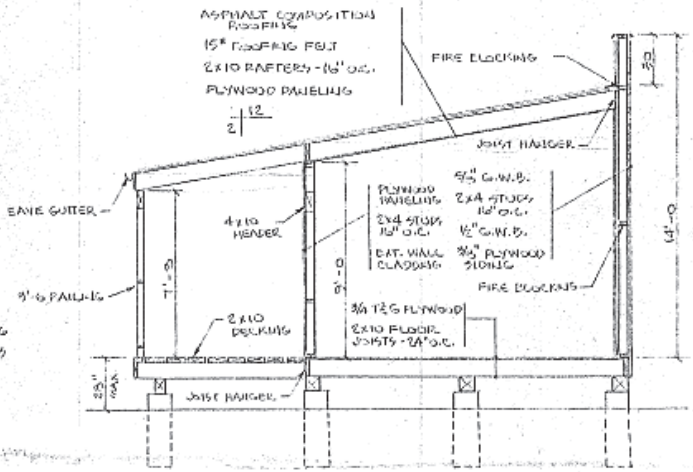
SITE PLAN
1" = 20'

SOUTH FRANKLIN STREET SHOPS
LOT 1, BLOCK N, JUNEAU TOWNSITE

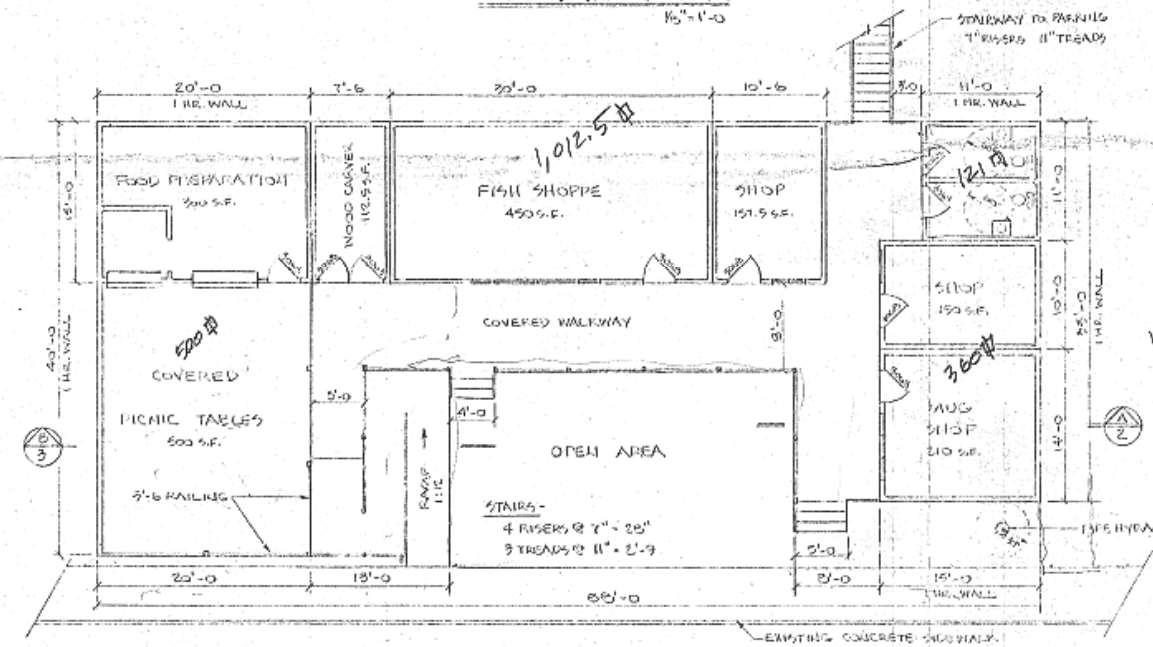
M/T JUNEAU ENTERPRISES, INC.
P.O. BOX 35741 - JUNEAU, AK



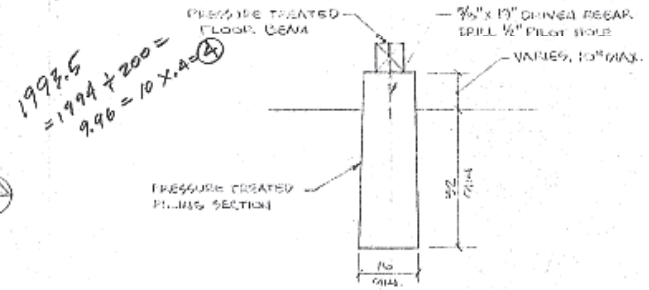
FOUNDATION PLAN
1/8"=1'-0



SECTION
1/4"=1'-0



FLOOR PLAN
1/8"=1'-0



FOUNDATION PILING DETAIL
1/2"=1'-0

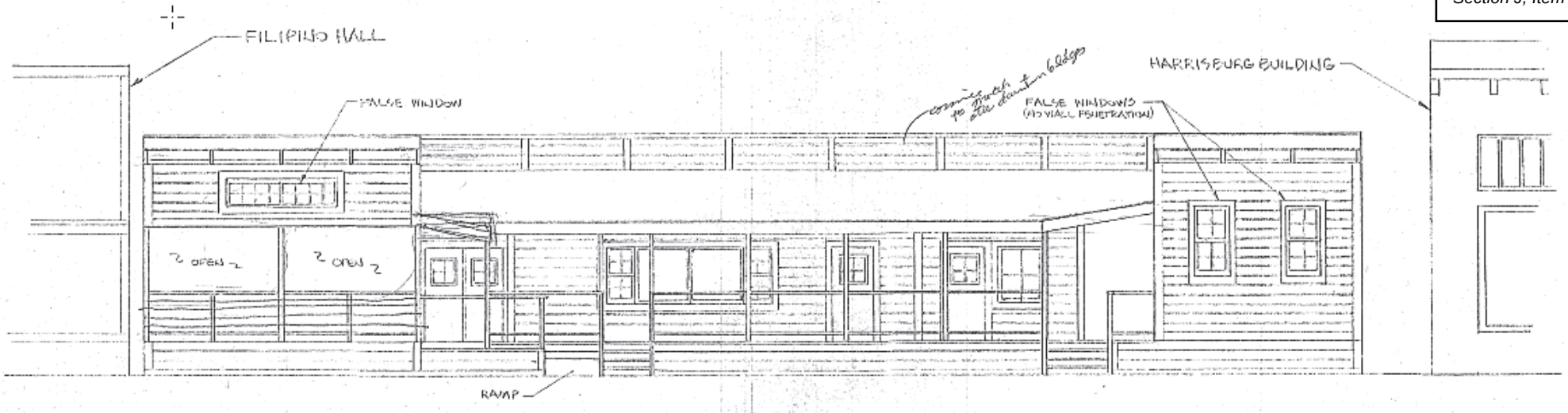
BUILDING CODE DATA:

B-2 OCCUPANCY
N.R. TYPE V CONSTRUCTION
1501 S.F. ENCLOSED AREA
1924 S.F. COVERED AREA

75 PSF FLOOR LIVE LOAD
40 PSF ROOF LINE LOAD
20 PSF WIND LOAD

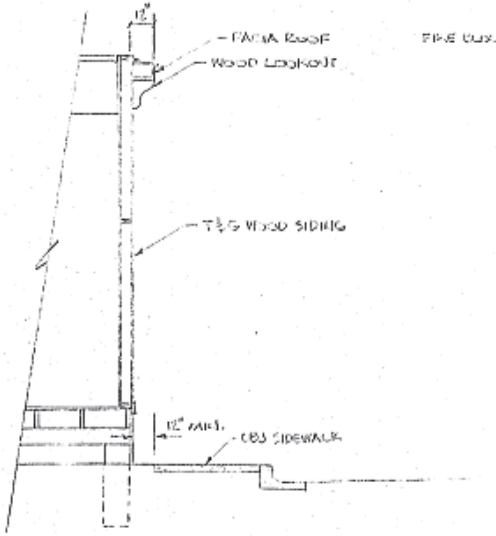
SOUTH FRANKLIN STREET SHOPS
LOT 1, BLOCK N, JUNEAU TOWNSITE
MT. JUNEAU ENTERPRISES, INC.
P.O. Box 35741 - JUNEAU, ALASKA 99

SCALE - AS SHOWN
DRAWN - FWS
SHEET 2 OF 3

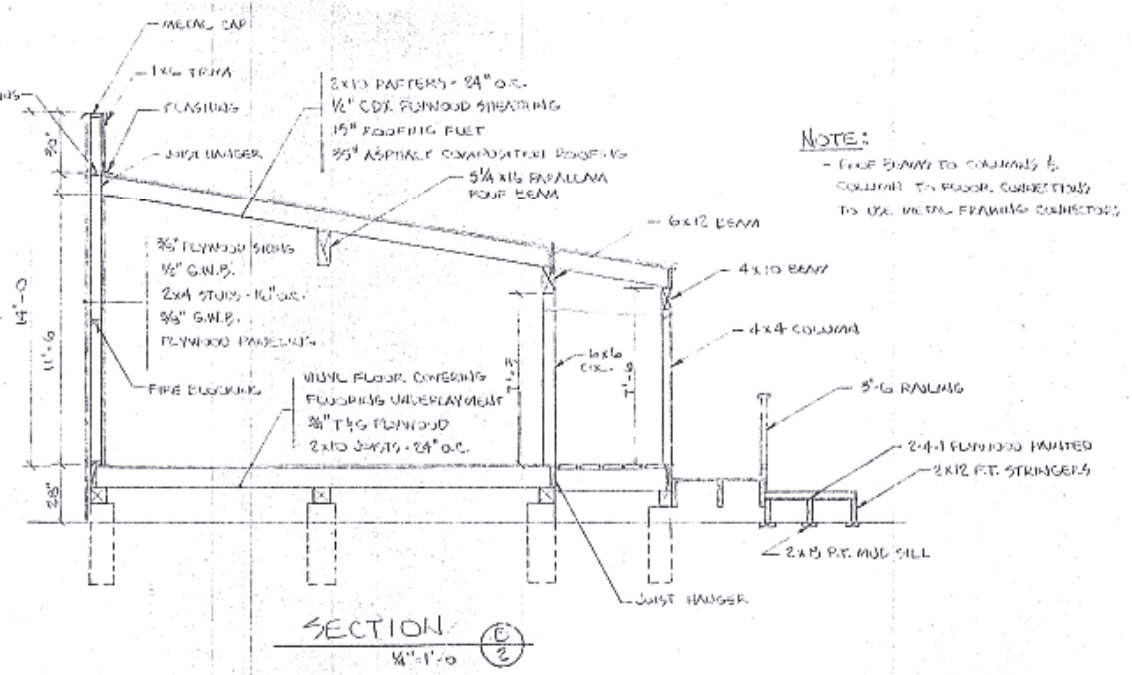


SOUTH FRANKIN ELEVATION
3/16" = 1'-0

NOTE:
OPEN RAILINGS AT FLOOR & WALKWAY ELEVATION LESS THAN 30" ABOVE GROUND.



FRANKLIN STREET WALL DETAIL
1/4" = 1'-0



NOTE:
- ROOF BEAMS TO COLUMNS & COLUMNS TO FLOOR CONNECTIONS TO USE METAL FRAMING CONNECTORS

SECTION E/2
1/4" = 1'-0

SCALE - AS SHOWN
DRAWN - FWB

SHEET 3 OF 3

SOUTH FRANKLIN STREET SHOPS
LOT 1, BLOCK 11, JUNEAU TOWNSITE
(AT-JUNEAU ENTERPRISES, INC.
[illegible] JUNEAU, ALASKA 99801

NOTES:

1) 6" UNDERDRAIN INSTALLED ON UPHILL SIDE OF CURB FROM STA 11+20 LT TO STA 24+80 LT. CONNECTED TO CATCH BASINS ON LEFT SIDE OF ROADWAY FOR THE PURPOSE OF CLEANING OUT.
2) ALL WATER SERVICES ARE 1"CU (UNLESS NOTED OTHERWISE)
3) ALL SS STUBS ARE 6"PVC (UNLESS NOTED OTHERWISE). SD SERVICES CTE TO MATCH EXISTING SIZE.
4) ALL SD STUBS ARE 6"PVC (UNLESS NOTED OTHERWISE). SD SERVICES CTE TO MATCH EXISTING SIZE.

BRUCE TENNEY
BLOCK N LOT 1A

AJT MINING PROPERTIES
PACIFIC COAST
BLOCK 5 LOT 1

MATCHLINE – STA 20+90

SANITARY SEWER TO UPHILL HOUSE
269
WOOD STAIRS
4"PVC CTE
SLOTTED DRAIN
6"PVC
CTE
NEW ROCK WALL
WALL TRANSITION (HP) (HIGH BACK CURB)
18"CPP
SD-20
END NEW ROCK WALL
OLD ROCK & MORTAR WALL
SD-21
45° BEND
12"CPP
S-18
SS-5
8"PVC
MH-8 (DROP MH)
SDCO
12"DI
8"PVC ARV DRAIN
AIR RELIEF VALVE
21+00
21+50
22+00
8"
(3) 2" CONDUITS FOR UNDERGROUND UTILITIES
S-19
S-20
GASTINEAU AVENUE
13LF 4"PVC PERF.
BULGER WAY
6"PVC ABANDONED SEWER
TIES TO POWER POLE

MATCHLINE – STA 22+40

JIM MICHAEL KEEN
JUNEAU
BLOCK N TR B
789-9431

TRAMWAY BUILDING CORP
PACIFIC COAST
BLOCK 2 LOT 14

TRAMWAY BUILDING CORP
PACIFIC COAST
BLOCK 2 LOT 13

SEE AS-BUILT SHEET U11A
FOR BULGER WAY AS-BUILTS

10 0 5 10 20

STATE OF ALASKA – NATHAN C. WILSON – REGISTERED PROFESSIONAL ENGINEER – CE-8770

AS-BUILT

I hereby certify that the as-built measurements shown hereon were made by myself or under my direction and are correct.

FILE: D.dwg			
REV.	DATE	BY	DESCRIPTION OF CHANGE

RECORD OF REVISIONS

DATE: 03/12/01
DESIGN: C. BISHOP
DRAWN: P.DZWONOWSKI
CHECKED: N.LEIGH

STATE OF ALASKA – 49TH – NATHAN C. LEIGH – REGISTERED PROFESSIONAL ENGINEER – CE-8386

USKH Architecture • Engineering; Land Surveying • Planning
3031 Clinton Drive, Suite 200
Juneau, Alaska 99801
907/790-2901
907/790-3901 (fax)
USKH WO# 595500

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
DEPARTMENT OF ENGINEERING

GASTINEAU AVENUE RECONSTRUCTION
CONTRACT No. E01-200

ROAD PLAN – ASBUILT
STA 20+90 TO STA 22+40

SHEET NO.
R9

AJT MINING PROPERTIES
PACIFIC COAST
BLOCK 5 LOT 2

AJT MINING PROPERTIES
PACIFIC COAST
BLOCK 5 LOT 3

AJT MINING PROPERTIES
PACIFIC COAST
BLOCK 5 LOT 4

NOTES:

1) 6" UNDERDRAIN INSTALLED ON UPHILL SIDE OF CURB FROM STA 11+20 LT TO STA 24+80 LT. CONNECTED TO CATCH BASINS ON LEFT SIDE OF ROADWAY FOR THE PURPOSE OF CLEANING OUT.
2) ALL WATER SERVICES ARE 1"CU (UNLESS NOTED OTHERWISE)
3) ALL SS STUBS ARE 6"PVC (UNLESS NOTED OTHERWISE). SD SERVICES CTE TO MATCH EXISTING SIZE.
4) ALL SD STUBS ARE 6"PVC (UNLESS NOTED OTHERWISE). SD SERVICES CTE TO MATCH EXISTING SIZE.

MATCHLINE – STA 22+40

MATCHLINE – STA 23+80

GASTINEAU AVENUE

22+50

23+00

23+50

SD

12"CPP

12"DI

W

S–22

SD–22

ROCK RET WALL

TIE TO FIRE HYDRANT

6" DI 22° VERT BEND
10.6' FROM TEE

3' ROCKERY WALL

WOOD STAIRS & LANDING

CONC RET WALL

6" DI SERVICE BOXED
IN INSULATION BOARD

6" DI TEE
LEADING
INTO BLDG.

POWER POLE
MOVED 5.5' NORTH
(CURRENT LOCATION)

TIES TO
POWER POLE

50.4
45.3'
24.5
85.9
50.5
84.1
25.2
73.6
69.8
18.5
20.5
71.5

331

TRAMWAY BUILDING CORP
PACIFIC COAST
BLOCK 2 LOT 13

TRAMWAY BUILDING CORP
PACIFIC COAST
BLOCK 2 LOT 12

CLARK & KAMI OWEN
PACIFIC COAST
BLOCK 2 LOT 11
586–1754

10 0 5 10 20

AS-BUILT

I hereby certify that the as-built measurements shown hereon were made by myself or under my direction and are correct.

STATE OF ALASKA 49TH — Jerry W. Wilson CE 6778 — REGISTERED PROFESSIONAL ENGINEER

FILE: D.dwg			
REV.	DATE	BY	DESCRIPTION OF CHANGE

RECORD OF REVISIONS

DATE: 03/12/01
DESIGN: C. BISHOP
DRAWN: P.DZWONOWSKI
CHECKED: N.LEIGH

STATE OF ALASKA 49TH — NATHAN C. LEIGH CE-8386 — REGISTERED PROFESSIONAL ENGINEER

USKH Architecture • Engineering
Land Surveying • Planning
3031 Clinton Drive, Suite 200
Juneau, Alaska 99801
907/790–2901
907/790–3901 (fax)
USKH WO# 595500

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
DEPARTMENT OF ENGINEERING

GASTINEAU AVENUE RECONSTRUCTION
CONTRACT No. E01–200

ROAD PLAN – ASBUILT
STA 22+40 TO STA 23+80

SHEET NO.
R10

ROAD EASEMENT

BOOK 0581 PAGE 723

In consideration of the benefits derived therefrom, the GRANTOR(S): TRAMWAY BUILDING CORPORATION, whose address is P.O. Box 33741, Juneau, Alaska 99803, conveys and quitclaims to the GRANTEE: THE CITY AND BOROUGH OF JUNEAU, a municipal corporation whose office is located at 155 South Seward Street Juneau, Alaska 99801, a perpetual road easement for the purpose of constructing, reconstructing, maintaining, repairing, and improving curb and gutter across, through, or under any or all of the following described property within the Juneau Alaska Recording District:

That portion of: PACIFIC COAST BLOCK 2 LOT 13 from the northeasterly property line to the back of curb and gutter constructed as part of the Gastineau Avenue Reconstruction project, CBJ Contract #E01-200 as shown on Attachment A.

SEE ATTACHMENT A

The GRANTOR hereby agrees not to construct or have constructed any structures on the easement described herein.

Dated this 21st day of Sept. 2001.

By: Jim Michael Keen
Jim Michael Keen (GRANTOR)
For Tramway Building Corporation

ACKNOWLEDGEMENT

STATE OF ALASKA)
: ss
FIRST JUDICIAL DISTRICT)

Juneau Recording District
This is to certify that on the 21st day of Sept 2001, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, appeared Jim Michael Keen, on behalf of the Tramway Building Corporation, to me known and known to me to be the GRANTOR in the foregoing easement, acknowledged to me that he executed the same freely and voluntarily, being fully authorized to do so.

Witness my hand and official seal on the day and year in this certificate first above written.

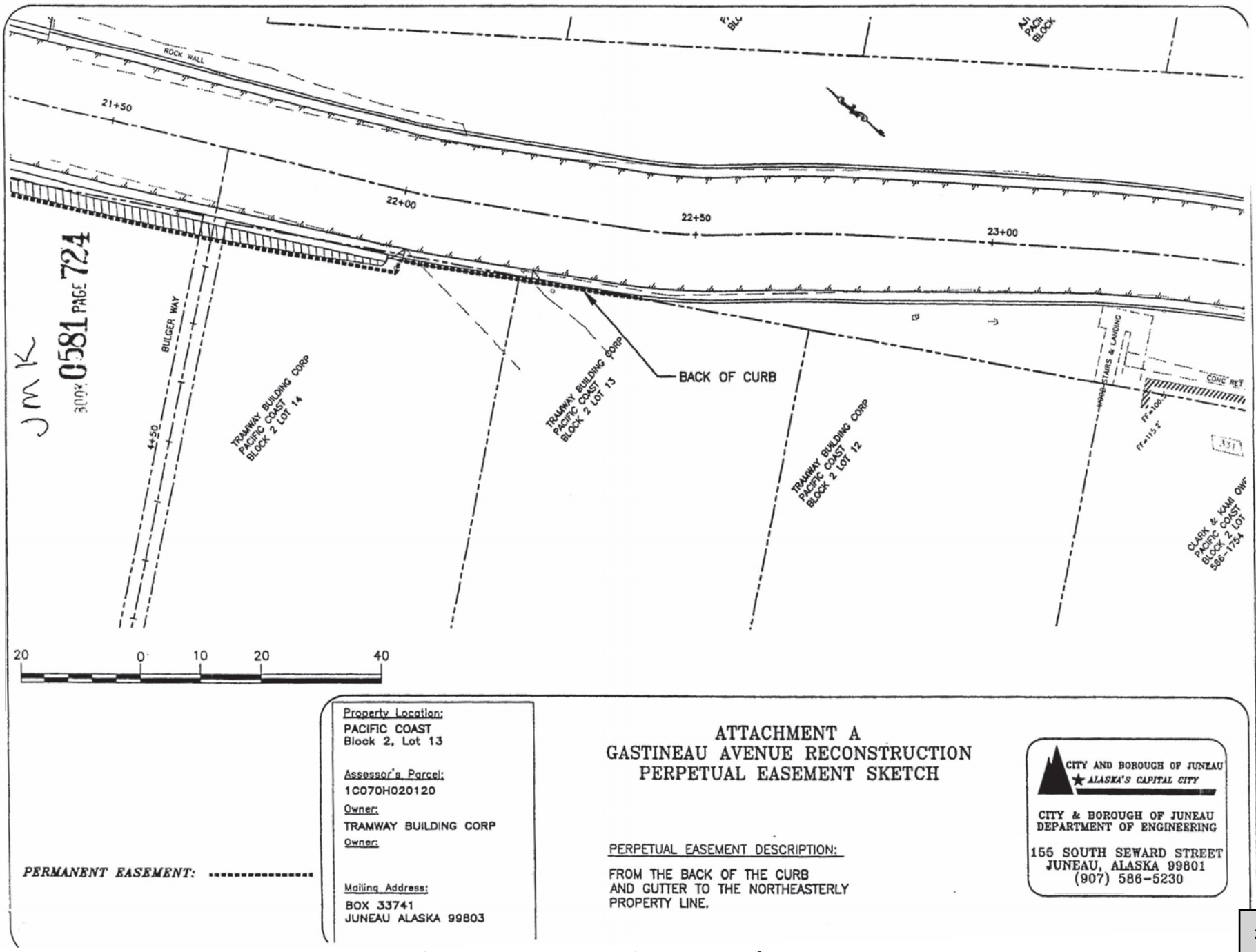
Janet B. Sanbei, Notary Public

My commission expires: 6.7.2004

JANET B. SANBEI NOTARY PUBLIC STATE OF ALASKA

Return to:
Tina Brown
CITY AND BOROUGH OF JUNEAU
ENGINEERING DEPARTMENT
155 SOUTH SEWARD ST.
JUNEAU AK 99801

Attachment H- 2001 Road Easement for Lot 13



BOOK 0581 PAGE 724

JMK

Attachment H- 2001 Road Easement for Lot 13

010050 cc 2001 OCT 19 A 11: 13

JUNEAU 18.00 REQUESTED BY CBJ

RECORDING DISTRICT

BOOK 0581 PAGE 725

Attachment H- 2001 Road Easement for Lot 13

1C070H020120

BOOK 0581 PAGE 726

ROAD and RETAINING WALL EASEMENT

In consideration of the benefits derived therefrom, the GRANTOR(S): TRAMWAY BUILDING CORPORATION, whose address is P.O. Box 33741, Juneau, Alaska 99803, conveys and quitclaims to the GRANTEE: THE CITY AND BOROUGH OF JUNEAU, a municipal corporation whose office is located at 155 South Seward Street Juneau, Alaska 99801, a perpetual road and retaining wall easement for the purpose of constructing, reconstructing, maintaining, repairing, and improving a retaining wall and curb and gutter across, through, or under any or all of the following described property within the Juneau Alaska Recording District:

That portion of: PACIFIC COAST BLOCK 2 LOT 14 from the northeasterly property line to the base of retaining wall, and to the back of curb and gutter constructed as part of the Gastineau Avenue Reconstruction project, CBJ Contract #E01-200 as shown on Attachment A.

SEE ATTACHMENT A

The GRANTOR hereby agrees not to construct or have constructed any structures on the easement described herein.

Dated this 21st day of Sept 2001.

By: Jim Michael Keen
Jim Michael Keen (GRANTOR)
For Tramway Building Corporation

ACKNOWLEDGEMENT

STATE OF ALASKA)
: ss
FIRST JUDICIAL DISTRICT)

Juneau Recording District
This is to certify that on the 21st day of Sept 2001, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, appeared Jim Michael Keen, on behalf of Tramway Building Corporation, to me known and known to me to be the GRANTOR in the foregoing easement, acknowledged to me that he executed the same freely and voluntarily, being fully authorized to do so.

Witness my hand and official seal on the day and year in this certificate first above written.

Janet B. Sanbei, Notary Public
My commission expires: 6.7.2004

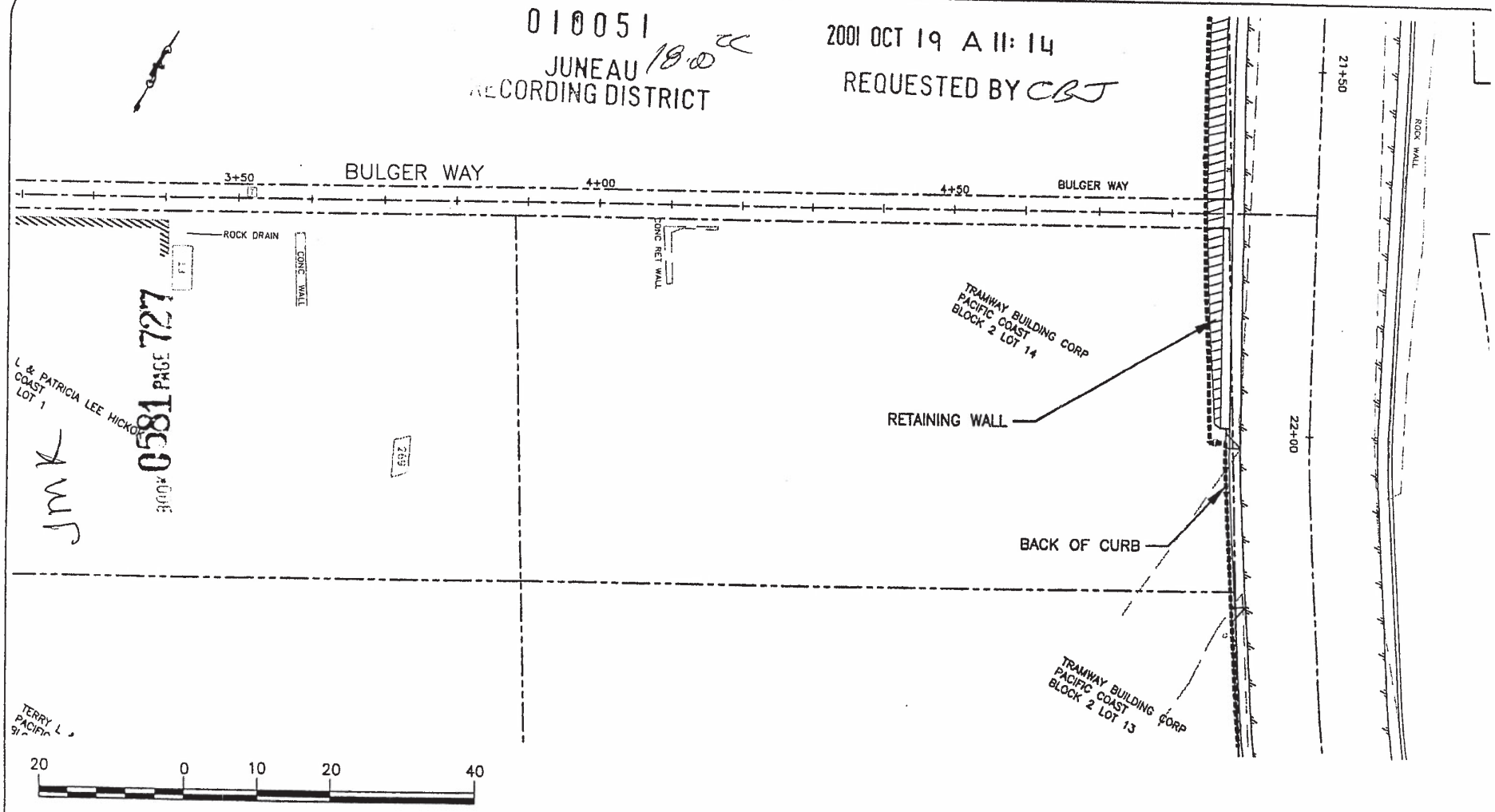
Return to:
Tina Brown
CITY AND BOROUGH OF JUNEAU
ENGINEERING DEPARTMENT
155 SOUTH SEWARD ST

010051 1800 cc

JUNEAU RECORDING DISTRICT

2001 OCT 19 A 11: 14

REQUESTED BY CBJ



Property Location:
PACIFIC COAST
Block 2, Lot 14

Assessor's Parcel:
1C070H020120

Owner:
TRAMWAY BUILDING CORP

Owner:

Mailing Address:
BOX 33741
JUNEAU ALASKA 99803

PERMANENT EASEMENT: .....

ATTACHMENT A
GASTINEAU AVENUE RECONSTRUCTION
PERPETUAL EASEMENT SKETCH

PERPETUAL EASEMENT DESCRIPTION:

FROM THE BASE OF RETAINING WALL
AND ALONG BACK OF CURB AND GUTTER,
TO NORTHEASTERLY PROPERTY LINE.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
CITY & BOROUGH OF JUNEAU
DEPARTMENT OF ENGINEERING
155 SOUTH SEWARD STREET
JUNEAU, ALASKA 99801
(907) 586-5230

TRMWAY1

BOOK 0581 PAGE 730

Agreement between Tramway Building Corp., Jim Michael Keen, and the City & Borough of Juneau, Alaska.

Pursuant to a perpetual retaining wall easement and a temporary construction easement granted by **Jim Michael Keen,** (Grantor) whose property is **Juneau Townsite Block N Tract B**; and pursuant to a perpetual retaining wall and road easement, a perpetual road easement, and temporary construction easement granted by **Tramway Building Corporation** (Grantor), whose property is **Pacific Coast Block 2 Lots 12, 13, and 14,** to the City & Borough of Juneau (Grantee), 115 South Seward Street, Juneau, Alaska 99801, the Grantors agree to accept monetary compensations in separate lump-sum amounts, in addition to the planned improvements to said Grantor's property in accordance with CBJ Contract E01-200 Gastineau Avenue Reconstruction project, as full compensation in consideration for granting said easements to the Grantee. The City and Borough of Juneau, as Grantee, agrees to provide said lump-sum amounts in separate payments to Grantors payable ~~no later than 30 days from acceptance of~~ this agreement, which shall be calculated based on the following formula:

upon signing gms 9-21-01

Payment to Jim Michael Keen:
Block N Tract B

Retaining Wall Easement	$50/psf x 164sf	=	$8,200
Temporary Construction Easement	$50/psf x 2,128sf x 9% x .25yrs.	=	2,394
Total Compensation Amount			$10,594

Payment To Tramway Building Corporation:
Block 2 Lots 12, 13, & 14

Retaining Wall & Roadway Easement	$50/psf x 113sf	=	$5,650
Temporary Construction Easement	$50/psf x 3,303sf x 9% x .25yrs.	=	3,716
Total Compensation Amount			$9,366

The Grantor shall retain all established air rights above said perpetual easements and retain all original property setbacks for said lots.

The Grantor may cross over the four foot wide Bulger Way right-of-way between Tract B Block N and Lot 14 Block 2 during future private construction projects.

Jim Michael Keen and Tramway Building Corporation hereby warrant that they have title and authority to grant this land use to CBJ and that they will indemnify, defend, and hold CBJ harmless from any challenge to title or authority to grant CBJ this property for the purposes stated herein and the accompanying easement documents.

This agreement shall enure to the benefit of, and shall be binding upon the successors, executors, administrators, heirs, and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the 17th day of September, 2001.

GRANTOR(S)

Jim Michael Keen — 9/21/01
Jim Michael Keen — Date
GRANTOR

Jim Michael Keen — 9/21/01
Jim Michael Keen For — Date
Tramway Building Corp.
GRANTOR(S)

GRANTEE
CITY AND BOROUGH OF JUNEAU

SEPT 17, 2001
John Stone — Date
Engineering Director

ACKNOWLEDGEMENT

Juneau Recording District

THIS CERTIFIES that on this 21st day of Sept., 2001, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Jim Michael Keen to me known and known to me to be the person described in and who executed the within and foregoing instrument, and they acknowledged to me that they signed 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.

Janet B. Sanbei
Notary Public for Alaska

6.7.2004
My commission expires:

BOOK 0581 PAGE 731

ACKNOWLEDGEMENT

THIS CERTIFIES that on this 21st day of Sept., 2001, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Jim Michael Keen on behalf of Tramway Building Corporation to me known and known to me to be the person described in and who executed the within and foregoing instrument, and they acknowledged to me that they signed 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.

Janet B. Sanbei
Notary Public for Alaska

6.7.2004
My commission expires:

ACKNOWLEDGEMENT

THIS CERTIFIES that on this 17th day of Sept., 2001, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared John Stone on behalf of the City & Borough of Juneau to me known and known to me to be the person described in and who executed the within and foregoing instrument, and they acknowledged to me that they signed 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.

Janet B. Sanbei
Notary Public for Alaska

June 7 2004
My commission expires:

Return to:
Tina Brown
CITY AND BOROUGH OF JUNEAU
ENGINEERING DEPARTMENT
155 SOUTH SEWARD ST.
JUNEAU, AK 99801

010053
JUNEAU RECORDING DISTRICT
2001 OCT 19 A 11:14
REQUESTED BY CBJ

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

COMMUNITY DEVELOPMENT
NOTICE OF DECISION
Date: August 22nd, 2012
File No.: AME2011-0005

Rich Conneen, Architects
7081 North Douglas Hwy
Juneau, AK 99801

Proposal: Amend the official Avalanche/ Landslide Hazard Map to reclassify the applicant's property from the mapped Severe Hazard zone to Moderate zone.

Legal Descriptions: Lots 3, and 12 – 14, Pacific Coast Sub

Property Address: 307 South Franklin Street

Parcel Code No.: 1C070H020020

The Directors of the Engineering and Community Development Departments have granted your hazard map amendment to reclassify the subject properties from Severe to Moderate Hazard Zone as described in the site specific studies submitted with the application.

This Notice of Decision does not authorize any construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain any required permits.

This Notice of Decision constitutes a final decision of the Directors of the Engineering and Community Development Departments. Appeals must be brought to the Planning Commission in accordance with CBJ 49.20.110. Appeals must be filed with the Community Development Department by 4:30 P.M. on the day twenty days from the date of the decision.

If you have any questions regarding your project or anticipate any changes to your plans, please call the Community Development Department at (907) 586-0715.

Greg Chaney, Acting Interim Director
Community Development Department

for Rorie Watt, Director
Engineering Development

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

August 16, 2012

FILE: AME2011-05

SUB: Hazard Boundary Reassessment
Lot 3, 12, 13 & 14, Pacific Coast Sub

Rich Conneen, Architects
7081 North Douglas Hwy
Juneau, AK 99801

Dear Mr. Conneen:

As stated in CBJ Code 49.70.300 (4) an owner/developer may seek departmental relocation of the hazard boundary as presented in the CBJ 1972 Hazard Study. The CBJ will allow relocation based on a site-specific study by an engineer experienced in avalanche and landslide analysis.

The CBJ Engineering Department has received two reports from Baxandall Associates, Civil & Environmental Engineering prepared by Bill Baxandall, P.E. Mr. Baxandall is recognized as a "Local Expert" in the area of avalanche/landslide analysis. After review of the report sealed 8-13-2012, and a previously submitted report sealed 7-18-2010, by Mr. Baxandall, the CBJ Engineering Department has no objection to reclassifying the subject properties Lots 3, 12, 13 & 14 Pacific Coast Addition from Severe Hazard Zone to Moderate Hazard Zone.

However, it shall be stated, snow avalanches and landslides may occur outside hazard areas in excess of engineering expectations. The location and severity of a specific event may be increased by manmade or natural causes. This letter does not imply that property or structures previously mapped within a potential hazard area will be free from danger or damage. Please note the acceptance of the Baxandall Study and the removal of the above listed property from the Severe Hazard Zone shall not create liability on the part of the City and Borough of Juneau as stated in CBJ Code 49.70.300 (c).

The force and extent of avalanches and mass wasting are subjective. Subsequently, future property owners should receive full disclosure as to the content of the Baxandall study and CBJ findings.

Sincerely,

Ron King, PLS, Chief Regulatory Surveyor
CBJ General Engineering Department

Scan cc: John Bohan, P.E., Acting Engineering Director CBJ Engineering Department
Eric Feldt, Planner - CBJ Community Development Department

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

COMMUNITY DEVELOPMENT
NOTICE OF DECISION
Date: February 11, 2013
File No.: AME2013 0003

Steve Soenksen
P.O. Box 35854
Juneau, AK 99803

Application For:	Amendment of the official Avalanche/Landslide Hazard Map to reclassify the subject properties from severe to moderate hazard zone.
Legal Description:	PACIFIC COAST ADDITION BL 2 LT 12, 13, 14
Property Address:	Bulger Way
Parcel Code No.:	1-C07-0-H02-012-0

The Directors of the Engineering and Community Development Department have granted your hazard map amendment to reclassify the subject properties from Severe to Moderate Hazard Zone as described in the site-specific studies submitted with the application.

This Notice of Decision does not authorize any construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain any required permits.

This Notice of Decision constitutes a final decision of the Directors of the Engineering and Community Development Departments. Appeals must be brought to the Planning Commission in accordance with CBJ 49.20.110. Appeals must be filed with the Community Development Department by 4:30 PM on the day twenty days from the date of this decision.

If you have any questions regarding your project or anticipate any changes to your plans, please call the Community Development Department at (907) 586-0715.

Hal Hart, Director
Community Development Department

Rorie Watt, Director
Engineering Department

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this recommended map change. ADA regulations have access requirements above and beyond CBJ - adopted regulations. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received:
AME20130003		1/28/13
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT INFORMATION

Project Description: Amend the official Avalanche / Landslide Hazard Map to Reclassify from Severe to Moderate hazard zone

PROPERTY LOCATION

Street Address	City/Zip
Bulger Way	Juneau, AK

Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot): Lots 12, 13, 14 Pacific Coast Subdivision

Assessor's Parcel Number(s): 1C070H020120

LANDOWNER / LESSEE

Property Owner's Name	Contact Person:	Work Phone:
Douglas J Trucano	Doug Trucano	
Mailing Address	**Home Phone:**	**Fax Number:**
POBox 20870 Juneau AK 99802	907-586-2444	
E-mail Address	**Other Contact Phone Number(s):**	
	907-957-7550	

LANDOWNER / LESSEE CONSENT

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 Douglas Trucano — Landowner/Lessee Signature — Date: 1/25/13

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 same as Owner, write "same" and date & sign above)

Applicant's Name	Contact Person:	Work Phone:
Steve Saenksen	Steve	907-957-7550
Mailing Address	**Home Phone:**	**Fax Number:**
POBox 35854 Juneau AK 99803	907-957-7550	
E-mail Address	**Other Contact Phone Number(s):**	
SSoenK@yahoo.com		

X _____ — Applicant's Signature — Date of Application: 1/28/2013

STAFF APPROVALS

-----OFFICE USE ONLY BELOW THIS LINE-----

✓	Permit Type	Fee	Date Paid	Receipt Number
	Building/Grading Permit			
	City/State Project Review and City Land Action			
	Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
	Mining Case (Small, Large, Rural, Extraction, Exploration)			
	Sign Approval (If more than one, fill in all applicable permit #'s)			
	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
	Variance Case (De Minimis and all other Variance case types)			
	Wetlands Permits			
✓	Zone Change Application - Hazard Map Amendment	NO	1/28/13	AME20130003
	Other (Describe)			

***Public Notice Sign Form filled out and in the file.

Comments:

Permit Intake Initials

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

Revised November 2009

I:\FORMS\2010 Applications

ZONE CHANGE APPLICATION

Project Number	Project Name (15 characters)	Case Number	Date Received
AME20130003		AME	1/28/13

LEGAL DESCRIPTION(S) AND LIMITS OF PROPERTY TO BE REZONED:

LOTS 12-14 Pacific Coast Subdivision

IS THIS AN EXPANSION OF AN EXISTING ZONE? ☐ Yes ☐ No

Total Land Area of Proposed Change High Hazard Zone ~~acres~~ to Moderate Hazard Zone — Comp Plan Designation _____

Current Zone(s) _____ — Comp Plan Map _____

New Zone Requested _____

TYPE OF ZONE CHANGE REQUESTED:

☐ Regular ☐ Transition

HAS THIS OR A SIMILAR ZONE CHANGE BEEN REQUESTED IN THE PREVIOUS 12 MONTHS?

☒ Yes File No. AME 2011-005 ☐ No

UTILITIES AVAILABLE: WATER: ☒ Public ☐ On Site SEWER: ☒ Public ☐ On Site

PURPOSE OF THE REQUESTED ZONE CHANGE:

IS THERE A PROPOSED USE OF THE LAND? ☒ Yes ☐ No

PROPOSED BUFFERS TO ADJACENT ZONES? ☐ Yes ☐ No

DESCRIBE (INCLUDING TYPE AND DENSITY OF PROPOSED DEVELOPMENT):

- Multi-Family buildings

DESCRIBE ANY POTENTIAL IMPACTS TO PUBLIC INFRASTRUCTURE:

STREETS:

WATER:

SEWER:

TO BE COMPLETED BY THE APPLICANT

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

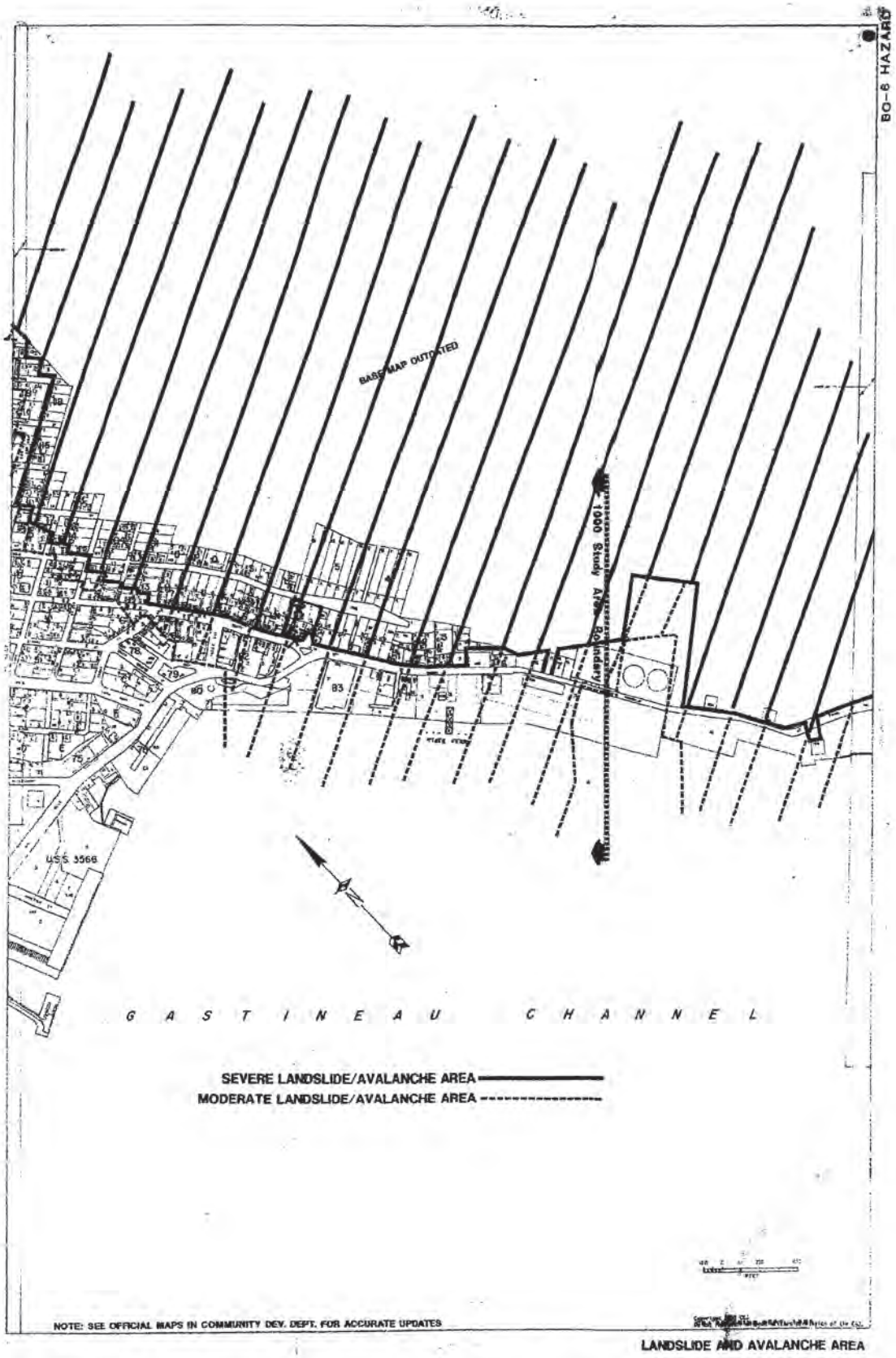
If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

~~ZONE CHANGE FEES~~

	Fees	Check No.	Receipt	Date
Application Fees	$ 600			
Admin. of Guarantee	$			
Adjustment	$			
Pub. Not. Sign Fee	$ —			
Pub. Not. Sign Deposit	$ —			
Total Fee	$ 600	1070	el1352	1/28/13

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION *FORM*

Attachment L- 2013 AME2013-0003 Reclassifying from Mapped Severe to Moderate Hazard Area



PAGE 7, LOTS 3, 12, 13 & 14 HAZARD STUDY, 8/03/2012

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

Gastineau Lodge

Case Number: PAC20180007

Applicant: Steve Soenksen

Property Owner: Douglas Trucano

Property Address: Gastineau Ave

Parcel Code Number: 1C070H020120

Site Size: 14,995 sq ft

Zoning: MU

Existing Land Use: Vacant

Conference Date: 2/5/18

Report Issued: 2/15/2018

List of attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Steve Soenksen	Applicant	ssoenk@yahoo.com
Rob Steedle	CDD Director	Rob.Steedle@juneau.org
Amy Liu Laura Boyce	Planner	Amy.Liu@juneau.org Laura.Boyce@juneau.org
Dan Jager	Fire Marshal	Dan.Jager@juneau.org
Charlie Ford John Young	Building Official Plans Examiner	Charlie.Ford@juneau.org John.Young@juneau.org
Mark Millay Autumn Sapp	General Engineering	Mark.Millay@juneau.org Autumn.Sapp@juneau.org
Eddie Quinto	Permit Specialist	Edward.Quinto@juneau.org

Conference Summary

Questions/issues/agreements identified at the conference that were not already identified in the attached reports.

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Planning Division:

1. **Zoning** – 49.25.300(c)(4), Conditional Use Permit is required for construction of 72 units. 49.70.300(a)(3), Conditional Use Permit is required for construction in a moderate hazard zone. 49.70.210, Hillside Development Permit is required for excavation of any slope in excess of 18%. 49.25.430, Minor Subdivision Application is required for lot consolidation.
2. **Setbacks** – None
3. **Height** –None
4. **Access – N/A**
5. **Parking** – Given 72 single room occupancies/single bedrooms and 30% parking reduction for location in PD-2, the project is required to provide 50 parking spaces. Site plan currently shows 9 parking spaces, and applicant has expressed that there are no plans to include more onsite parking. Upon further research, the only other mechanism for offsetting required spaces would be Downtown Fee in Lieu of Parking. The FY16 rate, which is the most recent available rate, is $10,438.00 per commercial parking space. Note that the applicant must provide information to support findings that the proposed development will not have significant adverse impacts on nearby on-street parking, subject to the approval of the Planning Commission.
6. **Lot Coverage – None**
7. **Vegetative Coverage** – None
8. **Lighting** – Lighting must be provided and directed downward at door entries and stairs.
9. **Noise** – No comments at this time, though comments may arise during public comment process for a Conditional Use Permit
10. **Flood** – N/A
11. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – Site is in a moderate landslide and avalanche zone and thus requires a Hillside Endorsement Permit. The permit will be reviewed by the Planning Commission, as the project does not meet the exceptions outlined in 49.70.210(b).
12. **Wetlands** – N/A
13. **Habitat** – N/A
14. **Plat or Covenant Restrictions** – N/A

Building Division:

15. **Building** – Building does not have any additional input at this time. Once the information is expanded we may have comments.
16. **Outstanding Permits** - None

General Engineering/Public Works:

17. **Engineering** – Driveway, as proposed regarding planters, parking and trash storage-pickup will need to be reconfigured and approved through Engineering/Public Works. Hillside site plan will need to be designed by an Alaska licensed Engineer. Hillside site work will need special inspection.
18. **Drainage** – The drainage from the development can be collected and sent to the drainage infrastructure piping in the Bulger Way ROW.
19. **Utilities** – (water, power, sewer, etc.) - The three 1" water services located within the Gastineau Ave. ROW will have to be decommissioned. A fireline and domestic water line will need to be sized and configured for supply. Sewer is available and will need to be sized for drain fixture discharge.

    Connection cost for the water: $750.00 for fireline connection or actual cost of connection/ inspection, whichever is greater. Domestic water connection cost is based on line size at $750.00 per each ½ inch line size rounded up to the ½ inch. Sewer connection cost: $1,000.00 for the first 20 fixture units, or a fraction thereof, and $500.00 for each additional 20 fixture units, or a fraction thereof.

Fire Marshal:

20. **Fire Items/Access** – N/A

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Development Permit
2. Conditional Use (Major Development)
3. Conditional Use (Moderate hazard zone development)
4. Hillside endorsement permit
5. Minor subdivision / lot consolidation

Additional submittal requirements:

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.

Exceptions to submittal requirements:

Submittal requirements staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. None

Fee estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Development Permit; $0.00

2. Conditional Use Permit (major development); $750.00
3. Conditional Use Permit (moderate hazard zone development); $400.00
4. Hillside Endorsement Permit; $23,7912.00

   Initial deposit is 1% of project's value, which equals [livable space][dollar coefficient specific to building's structural designation]*0.01. For this project, that is equation is 22330*106.4*0.01. The fee to the developer is the gross hourly rate for professional review of the application and for inspection. The difference between this charge and the initial deposit will be returned to the developer.

5. Minor Subdivision; $185.00

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/cdd.

Submit your completed application

You must submit your application(s) in person with payment to:

City/Borough of Juneau
Permit Center
230 S. Franklin Street,
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Fax: (907) 586-4529
Web: www.juneau.org/cdd

City and Borough of Juneau
Community Development Department
155 S Seward St.
Juneau, Alaska 99801

January 4, 2018

Attn: Zoning and Building Division

Re: Community Development Permit – Pre-Application review process for
Gastineau Lodge Apartments

We would like to request your consideration of our concept plans for Gastineau Lodge Apartments. This 72 unit apartment building is intended for affordable housing facility for workforce needs, and to specifically address local housing needs for short and long term residential apartments in downtown Juneau.

Due to the siting, location and needs of potential renters, most will not have or need a private automobile. The siting is designed to allow easy access for pedestrians and cyclists to meet their needs as a higher priority than the private auto. An adjacent apartment building shows less than 30% utilization of their built parking lot, per parking requirement.

We would like to request a description of permits and jurisdictional review elements that may be necessary to approve this project for building permits. Either a letter response could be helpful to us in planning for the final permit submittal, or comments on this letter, would be appreciated. We will use this for the basis of our continued planning to deliver the project.

ZONING

Zoning is still under review, per Amy, but it appears that a Conditional Use Permit application will be needed for the multi-family dwelling. Zoning codes and setback concerns can be addressed or can be shown already in compliance. Parking requirements will be addressed through the permit review process.

Previously this property had planning commission action on Hazard Zone review and amending the city map to be in the "Moderate Hazard zone". This should be located in your files.

BUILDING PERMIT

We received a preliminary estimate today based upon square footage from Charlie Ford, Senior Building Official of $15,000 for the Building Permit and $10,000 in plan review fee. This would give a total estimated cost of $25,000 for the Building Permit. The concept drawings are based upon code compliance and acceptable local building best practices.

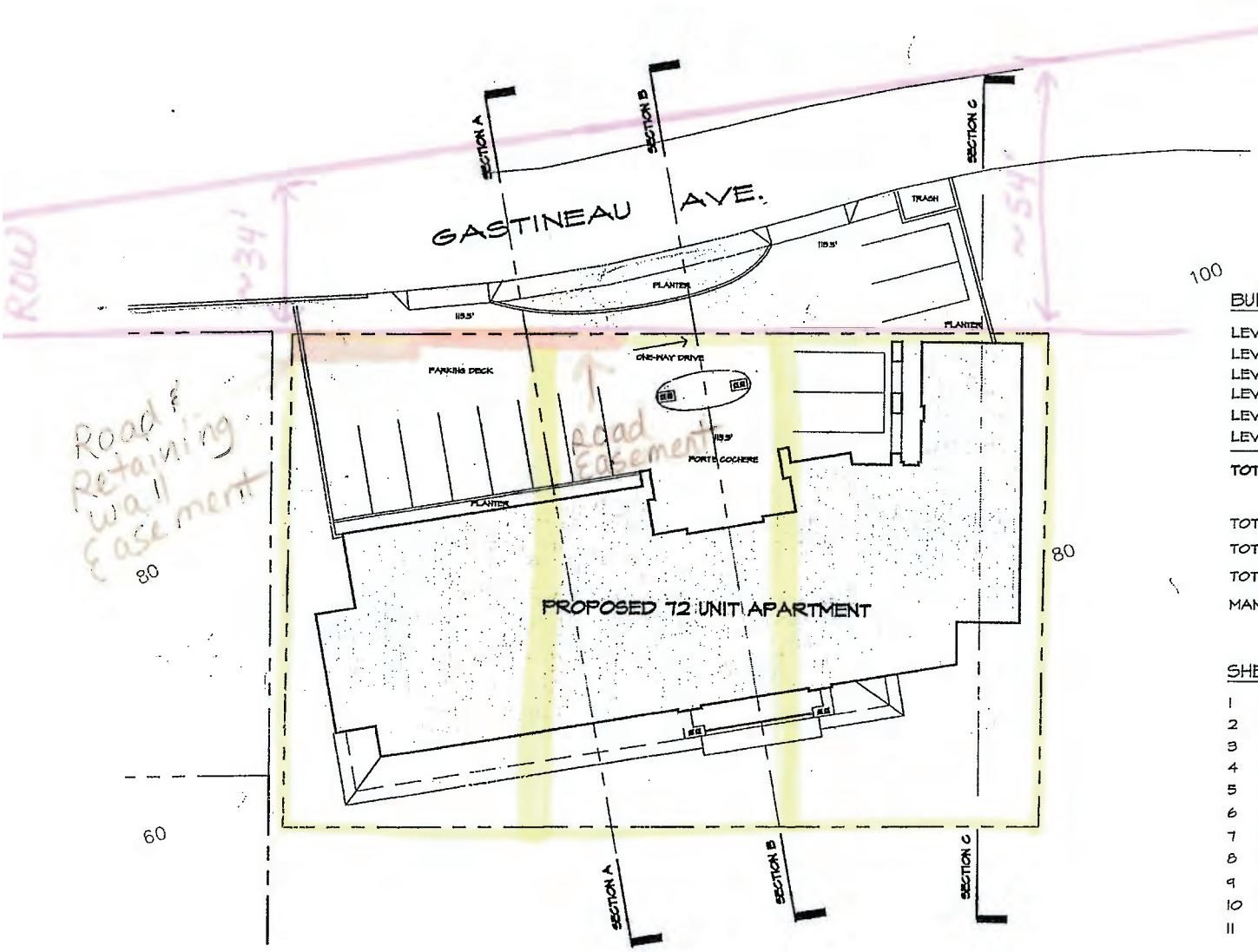
Please let us know of any other issues we may need to know, going forward. Assuming the issues known at this time, can be simply and reasonably solved, we hope to be able to deliver this project in the next year and available for early 2019 occupancy.

Thank you for your Pre-Application Review and we look forward to working with you on development of this much needed housing solution for downtown Juneau.

Sincerely.

<SIGNED>

Steven Soenksen,
907-209-0709
ssoenk@yahoo.com



GASTINEAU LODGE APARTMENTS

BUILDING AREA:

LEVEL 1:	4,280 S.F.	(9 UNIT)
LEVEL 2:	7,895 S.F.	(12 UNITS)
LEVEL 3:	7,460 S.F.	(12 UNITS)
LEVEL 4:	7,460 S.F.	(14 UNITS)
LEVEL 5:	6,220 S.F.	(15 UNITS + MANAGER)
LEVEL 6:	6,075 S.F.	(10 UNITS)
TOTAL GROSS:	**39,390 S.F.**	

TOTAL RESIDENTIAL:	22,090 S.F.
TOTAL STOR. /COMMERCIAL.:	5,165 S.F.
TOTAL COMMON/ CIRCULATION.:	11,895 S.F.
MANAGER'S.:	240 S.F.

SHEET INDEX

1 CONCEPT SITE PLAN
2 TYPICAL UNIT PLANS
3 5TH (STREET) LEVEL PLAN
4 6TH LEVEL PLAN
5 4TH LEVEL PLAN
6 3RD LEVEL PLAN
7 2ND LEVEL PLAN
8 1ST LEVEL PLAN
9 PICTORIAL ROOF PLAN
10 EXTERIOR ELEVATIONS
11 ELEVATION / SECTION

CONCEPT SITE PLAN W/ TOPOGRAPHIC OVERLAY

SC: 1" = 20'-0"

11.12.17

TOM KING ARCHITECTURAL DESIGN & CONSULTING

1

Presented by: The Manager
Presented: 09/12/2022
Drafted by: R. Palmer III

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2022-06(b)(P)

An Ordinance Appropriating $700,000 to the Manager for a Pre-Development Loan to the Gastineau Lodge Apartments, LLC; Funding Provided by the Affordable Housing Fund.

WHEREAS, during the 2021 Affordable Housing Fund solicitation, the City and Borough of Juneau (CBJ) received a proposal from a private development group for a pre-development loan of $700,000 for a 72-unit apartment building in Downtown Juneau; and

WHEREAS, the scoring team (including a banker and a developer) supported a loan to the private development group only if the loan was collateralized; and

WHEREAS, the developer (Gastineau Lodge Apartments, LLC, a partnership between Verde Infrastructure Partners, LLC and Douglas Trucano) has proposed that CBJ accept the property as collateral for the loan, it is three separate buildable lots, each about 5,000 square feet, for a total of 14,995 square feet of property that is zoned Mixed Use – the CBJ zoning district with the fewest development restrictions; and

WHEREAS, the assessor has the property valued at $134,100 and a recently provided appraisal has the property valued at $795,000. Given these very different values, if CBJ accepts the land as collateral for a $700,000 loan, then CBJ needs confidence in the appraisal; and

WHEREAS, given the high demand for housing and the potential reward for the community if this housing project is fully developed, the following appropriation terms and conditions are in the best interest of the community.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of seven hundred thousand dollars ($700,000) for a loan to Gastineau Lodge Apartments, LLC.

Section 3. Source of Funds.

Affordable Housing Fund	$700,000

Section 4. Loan Purpose and Terms. The Manager is authorized to negotiate a financing agreement with the following essential terms, in addition to other reasonably necessary contractual and financing provisions deemed necessary by the Manager to protect the City and Borough of Juneau:

(a) **Intent.** Housing, especially workforce housing in downtown Juneau, is in high demand. The purpose of this loan is to provide an injection of capital, secured by liens, to jumpstart the development of a 72-unit apartment building in downtown Juneau. Given the disparity between the assessed value ($134,000) and the developer's appraised valuation ($795,000) and the risks of pre-construction loans, a phased loan disbursement with benchmarks and private match is reasonable.

(b) **Borrower.** The developer and borrower is Gastineau Lodge Apartments, LLC, represented by Steven Soenksen and Douglas Trucano.

(c) **Real Property ("Property").** This appropriation is for a 72-unit apartment building on the following real property:

> Lots 12, 13, and 14 in Block 2, Pacific Coast Addition to the Townsite of Juneau, Juneau Recording District, First Judicial District, State of Alaska, as recorded April 22, 1913 in the "Trustee's Deed Book," Page 684, in the District Recorder's Office Juneau, Alaska.

(d) **Payment Term.** The term of a loan shall not exceed five years.

(e) **Interest Rate and Calculation.** The balance of a loan shall bear interest at the rate estimated by the finance director to be the average rate the City and Borough of Juneau earned or will earn on its certificates of deposit over the applicable period with interest computed on an annual basis; principal and interest on the balance shall be repaid to the City and Borough of Juneau.

(f) **Loan amounts.** A total of $700,000 is available as follows:

(1) **Pre-permitting loan.** A loan of up to $350,000 is available for new invoiced expenditures for design, permitting, mobilization and ordering of long-lead retaining wall materials that are reasonably necessary for the 72-unit apartment development.

(2) **Post-permitting loan.** An additional loan of up to $350,000 is available—after grading, drainage, and all necessary permits have been received from the City and Borough of Juneau departments (i.e. Community Development, Engineering and Public Works, etc.) as determined by the Manager—for fifty percent (50%) of invoiced work that improves the property (i.e. utilities, grading, drainage, retaining walls, etc.); the remaining fifty percent (50%) must be provided by the private developer as match.

(g) **Security.** The Borrower and real property owner must agree that in exchange for the City and Borough of Juneau providing the loans, the City and Borough of Juneau is authorized to secure each loan with a lien against the real property. In addition, the Borrower must agree to authorize the City and Borough of Juneau to secure each loan with liens on any materials purchased with the loaned money; the City and Borough of Juneau must release the materials liens either upon the Borrower completing repayment or upon permanently installing the materials onto or into the Property.

(h) **Additional Loan Terms.** The Manager may add additional terms consistent with the intent of this ordinance.

Section 5. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this 24th day of October, 2022.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

LOAN CONTRACT & PROMISSORY NOTE SECURED BY LIEN BETWEEN THE CITY & BOROUGH OF JUNEAU and GASTINEAU LODGE APARTMENTS LLC

PART I: PARTIES

This Loan Contract & Promissory Note Secured by Lien (hereafter "Contract") is between the City & Borough of Juneau, Alaska, a municipal corporation in the State of Alaska (hereafter "Lender") and Gastineau Lodge Apartments LLC, a limited liability company organized under the laws of the State of Alaska (with its principal place of business at 9950 Stephen Richards Drive, No. 130, Juneau, Alaska 99801), and licensed to do business in the State of Alaska (hereafter "Borrower").

PART II: LOAN CONTRACT ADMINISTRATION

All communications concerning this Contract shall be directed as follows, and any reliance on a communication with a person other than those listed below is at the party's own risk. Notices required under this Contract must be in writing and personally delivered or sent to the address shown below and will be effective upon receipt.

City & Borough of Juneau:		**Borrower:**	
Attn:	Scott Ciambor, Planning Manager Community Development Dept. City & Borough of Juneau 155 South Seward Street Juneau, Alaska 99801	Attn:	Steven Soenksen Manager Gastineau Lodge Apartments LLC PO Box 35854 Juneau, Alaska 99803
Telephone:	907-586-5215	Telephone:	907-209-0709
E-mail:	scott.ciambor@juneau.org	E-mail:	ssoenk@yahoo.com

PART III: LOAN CONTRACT & PROMISSORY NOTE DESCRIPTION

This Contract is identified as Loan Contract & Promissory Note Secured by Lien between the City & Borough of Juneau and Gastineau Lodge Apartments LLC. The following Appendices are attached and are considered a part of this Contract, as well as any exhibits or attachments incorporated by reference or attached to those Appendices.

Appendix A: Purpose of Loan, Term of Loan, Security & Repayment
Appendix B: Notice & Acknowledgment of Lien
Appendix C: Standard Provisions
Appendix D: Insurance

If in conflict, the order of precedence shall be: this document, Appendix A, B, C, and then D.

PART IV: LOAN CONTRACT & PROMISSORY NOTE EXECUTION

Lender and Borrower agree and sign below. This Contract is not effective until signed by Lender. Borrower represents that the person signing below on its behalf has the authority to do so and that it is a valid and binding contract and promissory note enforceable in accordance with its terms.

Lender:		**Borrower:**	
by:	_____	by:	_____
	Duncan Rorie Watt, City Manager City & Borough of Juneau		Steven Soenksen, Manager Gastineau Lodge Apartments LLC
date:	March 7, 2023	date:	_____

Content Approved by: scott ciambor Scott Ciambor, Planning Manager
Risk Management Review: 03/02/2023 Chelsea Swick, Risk Manager
Form Approved by: 2 March 2023 Benjamin Brown, Law Department

APPENDIX A: PURPOSE OF LOAN, TERMS OF LOAN & REPAYMENT, AND SECURITY

1. PURPOSE & SOURCE OF LOAN

Purpose. Housing, especially workforce housing in downtown Juneau, is in high demand. The purpose of the loan made by this Contract is to provide an injection of capital, secured by liens, to provide for pre-construction costs related to the development of a seventy-two (72) unit apartment building in downtown Juneau.

Source. The source of the funds for this loan is the Juneau Affordable Housing Fund (JAHF).

2. TERMS OF LOAN & REPAYMENT

a. **Loan disbursement.** Lender shall loan to Borrower funds not to exceed seven hundred thousand dollars ($700,000) in two separate phases.

(i) A pre-permitting loan of three hundred fifty thousand dollars ($350,000) is available to Borrower for new invoiced expenditures for design, permitting, mobilization and ordering of long-lead retaining wall materials that are reasonably necessary for the 72-unit apartment development.

(ii) A post-permitting loan of $350,000 is available to Borrower after grading, drainage, and all necessary permits have been issued by the City and Borough of Juneau ("CBJ") Community Development Department and Engineering and Public Works Department, and any other CBJ departments as determined by the Manager for fifty *per cent* (50%) of invoiced work that improves the property (*i.e.*, utilities, grading, drainage, retaining walls, etc.); the remaining 50% must be provided by Borrower as matching funds.

b. **Interest rate.** The pre-permitting and post-permitting loans shall bear interest at a rate of four and twenty-seven hundredths *per cent* (4.27%) for the life of the loan.

c. **Payments.** Borrower shall repay to Lender the Principal Amount of $700,000 plus interest. Payment shall begin as soon as Borrower is able to begin repayment, and will be paid in installments at Borrower's discretion. The entire Principal Amount plus interest must be repaid no later than five (5) years after the effective date of this Contract. Borrower may repay Lender the outstanding balance of the Principal Amount and accrued interest at any time prior to the schedule provided for in this paragraph with no penalty and in full satisfaction of this Contract.

d. **Prevailing party attorney's fees.** If any suit or action is instituted to collect pursuant to this Contract or any part hereof, Gastineau Lodge Apartments LLC promises and agrees to pay in addition to the disbursements, interest, and costs provided for in this

Contract and all applicable laws and statutes, a reasonable sum as attorney's fees and costs in such action or suit.

3. SECURITY

a. **Liens.** Borrower and Lender agree that in exchange for Lender loaning funds to Borrower, Lender is authorized to secure the Principal Amount plus interest, and any costs or attorney's fees arising from this Contract, with a Lien against the real property on which the 72-unit apartment building is to be constructed. In addition, Borrower agrees and authorizes Lender to secure the loan with liens on any materials purchased with the loaned money. Lender agrees to release the materials liens either upon Borrower completing repayment or upon permanently installing the materials onto or into the Property.

b. **Real property.** This Contract and Promissory Note shall be secured by a Lien on the real property commonly known as **Lots 13, 14 & 15 Block 2, Pacific Coast Addition to the Townsite of Juneau, Juneau Recording District, Juneau, Alaska 99801**, which Lien is attached to this Contract as Exhibit B.

c. **Property value.** The assessed value of the property on which Borrower proposes to build the apartment is one hundred thirty-four thousand, one hundred dollars ($134,100). Borrower's appraised value is seven hundred ninety-five thousand dollars ($795,000). The disparity between these figures is six-hundred sixty thousand, nine hundred dollars ($660,900).

d. **Restrain on alienation.** Until the loan made under this Contract is paid in full, Borrower further agrees not to sell, convey, transfer, or dispose of the subject real property described above, or agree to do so without the written consent of the Lender/Holder of this Note being first obtained, and should the Borrower do any of the foregoing without such written consent, the Lender/Holder of this Note shall have the right, at Lender's option, to declare all sums secured hereby forthwith due and payable. Consent to one such transaction shall not be deemed to be a waiver of the right to require such consent to future or successive transactions.

e. **Waiver of rights.** Borrower hereby (i) waives any homestead or exemption right against this Contract & Promissory Note and/or the Principal Amount; (ii) waives demand, protest, and non-payment; and (iii) expressly agrees that this Note or any payment under this Note may be extended from time to time all without in any way affecting or diminishing the liability of Gastineau Lodge Apartments LLC.

APPENDIX B: NOTICE & ACKNOWLEDGMENT OF LIEN ON REAL PROPERTY

STATE OF ALASKA)
) ss.
FIRST JUDICIAL DISTRICT)

Gastineau Lodge Apartments LLC, Borrower & Grantor
City & Borough of Juneau, Lienholder, Lender & Grantee

Notice is hereby given that Gastineau Lodge Apartments LLC hereby grants this Lien on Real Property to the City & Borough of Juneau on the real property commonly known as **Lot 13, 14 & 15 Block 2, Pacific Coast Addition to the Townsite of Juneau, Juneau Recording District, Juneau, Alaska 99801** as security for a loan in the amount of seven hundred thousand dollars ($700,000).

I, Steve Soenksen, being first duly sworn on oath say: That I am Manager of Gastineau Lodge Apartments LLC named in the foregoing Notice & Acknowledgment of Lien on Real Property, that I have read the same and know the contents thereof and believe the same to be true.

Steve Soenksen, Manager
Gastineau Lodge Apartments LLC

Subscribed and sworn to before me this 23 day of February 2023.

N. UZUETA
COMM # 2344096
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
Commission Expires JANUARY 28,2025

Notary Public in and for ~~Alaska~~ California
My Commission Expires: 01/28/2025

I, Jeff Rogers, being first duly sworn on oath say: That I am Finance Director for the City & Borough of Juneau named in the foregoing Notice & Acknowledgment of Lien on Real Property, that I have read the same and know the contents thereof and believe the same to be true.

Jeff Rogers, Finance Director
City & Borough of Juneau

Subscribed and sworn to before me this 6th day of March 2023.

Susan B. Phillips
Notary Public in and for Alaska
My Commission Expires: 1/21/26

After recordation return to:

CITY & BOROUGH OF JUNEAU
155 South Seward Street
Juneau, AK 99801

STATE OF ALASKA
OFFICIAL SEAL
Susan B. Phillips
NOTARY PUBLIC
My Commission Expires 1/21/26

APPENDIX C: STANDARD PROVISIONS

1. BORROWER QUALIFICATIONS. Borrower warrants that it is fully qualified and is licensed under all applicable local, state, and federal laws to perform the construction work for which the loan is being made under this Contract.

2. INSURANCE REQUIREMENTS. Borrower has secured and agrees to keep and maintain in full force and effect, at its own expense, the insurance approved by Lender's Risk Management Department as outlined in Appendix D. At least 30 days prior to the cancellation, non-renewal or reduction in the amount of coverage, Borrower shall provide written notice to Lender's Risk Management Department. Borrower's insurance shall be primary and any insurance maintained by Lender shall be non-contributory. If Borrower maintains higher limits than shown below, Lender shall be entitled to coverage for the higher limits maintained by the Borrower.

a. ***Deductibles and Self-Insured Retentions.*** Any deductibles and self-insured retentions must be declared to and approved by Lender. Lender may require Borrower to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.

b. ***Claims-Made Policies.*** If any of the required policies provide coverage on a claims-made basis:

1. The retroactive date must be declared and must be before the date of the Contract or the beginning of the contract work.

2. Insurance must be maintained and evidence of insurance must be provided for at least one (1) year after completion of the Contract work.

3. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with the retroactive date prior to the Contract's effective date, Borrower must purchase "extended reporting" coverage for a minimum of one (1) year after completion of the Contract work.

3. NO ASSIGNMENT OR DELEGATION. Borrower may not assign or delegate any interest in this Contract without the prior written consent of Lender.

4. SAFETY. Borrower will comply with all applicable federal, state and local laws and regulations and will be solely responsible for its own compliance and that of its subcontractors or other designated third party agents, with all applicable federal, state and local laws and regulations, including without limitation applicable occupational health and safety laws. Borrower will be solely liable for, and shall independently undertake to defend, any and all unfair labor practice charges, grievances, judicial action or other employee or union claims, as well as general liability and personal liability, related in any way to Borrower's performance hereunder. Borrower agrees to comply with all federal, state, and local procedures and restrictions related to COVID-19 mitigation and all other public health directives. Borrower acknowledges that these procedures

and restrictions may change after the effective date of the contract, and agrees to comply with the procedures following any such changes.

5. INSPECTION & RETENTION OF RECORDS. Lender may inspect, in the manner and at reasonable times it considers appropriate, all of Borrower's facilities, records and activities having any relevance to this Contract. Borrower shall retain financial and other records relating to the performance of this Contract for a period of six years, or until the resolution of any audit findings, claims or litigation related to this Contract.

6. REPORTING REQUIREMENTS. Borrower will submit annual reports to Lender during the period of time beginning with the disbursement of the loan until it is fully repaid pursuant to this Contract. The annual reports will include overall project budgets and expenditures, verification that the affordable housing terms required by this Contract are being followed, and any pertinent information on the repayment of the loan. Reports will cover the preceding calendar year and are due by March 31 annually. Upon completion of construction, Borrower will submit a final report within ninety (90) days.

7. EQUAL EMPLOYMENT OPPORTUNITY. Borrower will not discriminate against any employee, applicant for employment, or subcontractor on the basis of race, religion, color, sex, age, disability, familial status, sexual orientation, gender identity, gender expression, political affiliation, or national origin. Borrower shall include these provisions in any agreement relating to the work performed under this agreement with third-party agents or subcontractors.

8. CHOICE OF LAW, JURISDICTION. The Superior Court for the State of Alaska, First Judicial District at Juneau, Alaska, shall be the exclusive jurisdiction for any action of any kind and any nature arising out of or related to this Contract. Venue for trial in any action shall be in Juneau, Alaska. The laws of the State of Alaska shall govern the rights and obligations of the Parties. Borrower specifically waives any right or opportunity to request a change of venue for trial pursuant to AS 22.10.040.

9. COMPLIANCE WITH LAWS & REGULATIONS. Borrower shall, at Borrower's sole cost and expense, comply with all applicable requirements of federal, state, and local laws, ordinances and regulations now in force, including safety, environmental, immigration, and security enactments, or which may be subsequently enacted. Borrower warrants that it has obtained and is in full compliance with all required licenses, permits, and registrations regulating the conduct of business within the State of Alaska and Lender, and shall maintain such compliance during the effective term of this agreement.

10. PAYMENT OF TAXES & OBLIGATIONS TO LENDER. As a condition of this Contract, Borrower shall pay all federal, state, and local taxes incurred by Borrower and shall require their payment by any subcontractor or any other persons in the performance of this Contract. Borrower shall not be delinquent in the payment of taxes, or any other obligation, to Lender during the performance of this Contract. Satisfactory performance of this paragraph is a condition precedent to disbursement of funds by Lender under this Contract.

11. CONFLICT OF INTEREST. Borrower warrants that no employee or officer of Lender

has violated the conflict of interest provisions of City & Borough of Juneau Code in any way relating to this Contract. Borrower also warrants that it has not solicited or received any prohibited action, favor, or benefit from any employee or officer of Lender, and that it will not do so as a condition of this Contract. If Borrower learns of any such conflict of interest, Borrower shall without delay inform the CBJ Municipal Attorney and Lender's representative for this Contract.

12. INDEMNIFICATION. Borrower agrees to defend, indemnify, and hold harmless Lender, its employees, volunteers, consultants, and insurers, with respect to any action, claim, or lawsuit arising out of or related to Borrower's performance pursuant this Contract, without limitation as to the amount of fees, and without limitation as to any damages, cost, or expense resulting from settlement, judgment, or verdict, including the award of any attorney's fees even if in excess of the provisions of Alaska Rule of Civil Procedure 82. This indemnification agreement applies to the fullest extent permitted by law and is in full force and effect whenever and wherever any action, claim, or lawsuit is initiated, filed, or otherwise brought against Lender relating to this Contract. The obligations of Borrower arise immediately upon actual or constructive notice of any action, claim, or lawsuit. Lender shall notify Borrower in a timely manner of the need for indemnification, but such notice is not a condition precedent to Borrower's obligations and is waived where Borrower has actual notice.

Any and all of Borrower's subcontractors shall indemnify, defend, and hold harmless Lender and its shareholders, partners, members, directors, officers, managers, affiliates, employees and agents (the "Contractor Indemnified Parties") for, from and against any and all claims, actions, proceedings, costs, fines, assessments, penalties, damages, liabilities and expenses, including reasonable attorney's fees (collectively, "Losses"), suffered or incurred by any of the Contractor Indemnified Parties arising out of (i) any breach of a representation, warranty or covenant of any subcontractor under this Contract, or (ii) any act or omission of subcontractor in the performance of the services or work from and after the date of this Contract. This indemnification agreement applies to the fullest extent permitted by law and is in full force and effect whenever and wherever any action, claim, or lawsuit is initiated, filed, or otherwise brought against Lender relating to this Contract. The obligations of Borrower and its subcontractors arise immediately upon actual or constructive notice of any action, claim, or lawsuit. Lender shall notify Borrower in a timely manner of the need for indemnification, but such notice is not a condition precedent to Borrower's obligations and is waived where Borrower has actual notice.

13. APPLICABILITY OF ALASKA PUBLIC RECORDS ACT. Borrower acknowledges and understands that Lender is subject to CBJ Code 01.70.010 (Public Records) and to the Alaska Public Records Act (AS 40.25.120) and that all documents received, owned, or controlled by Lender in relation to this Contract must be made available for the public to inspect upon request, unless a specific exception applies. It is Borrower's sole responsibility clearly to identify any documents Borrower believes are exempt from disclosure under the Public Records Act by clearly marking such documents "Confidential." Should Lender receive a request for records under CBJ Code or the Alaska Public Records Act applicable to any document marked "Confidential" by Borrower, Lender will notify Borrower as soon as practicable prior to making any disclosure. Borrower acknowledges it has five (5) calendar days after receipt of notice to notify Lender of its objection to any disclosure, and to file any action in the Superior Court for the State of Alaska in Juneau as Borrower deems necessary in order to protect its interests. Should Borrower fail to

notify Lender of its objection or to file suit, Borrower shall hold Lender harmless of any damages incurred by Borrower as a result of the Lender disclosing any of Borrower's documents in Lender's possession. Additionally, Borrower may not promise confidentiality to any third party on behalf of Lender, without first obtaining express written approval by Lender.

14. FISCAL FUNDING. The Parties acknowledge and agree that Lender is legally prohibited from encumbering funds that have not been duly appropriated, pursuant to the City & Borough of Juneau Charter 9.13. Funding for this agreement beyond fiscal year 2023 is therefore subject to an appropriation of funds by, and at the sole discretion of, the City & Borough of Juneau Assembly. The Parties acknowledge and agree that in the event the Assembly fails to appropriate sufficient funds for this Contract, Borrower will remain legally obligated for repayment of all disbursements made up to that point in time, and Lender will have no further liability or obligation under this Contract.

15. ENTIRE AGREEMENT. This Contract, which includes all Appendices, Exhibits, and Attachments, constitutes the entire agreement of the Parties regarding the subject matter of the Contract and supersedes all previous agreements, proposals, and understandings, whether written or oral, relating to this subject matter.

16. SEVERABILITY. If a court of competent jurisdiction renders any part of this Contract invalid or unenforceable, that part will be severed and the remainder of this Contract will continue in full force and effect.

17. WAIVER. Failure or delay by Lender to exercise a right or power under this Contract will not be a waiver of the right or power. For a waiver of a right or power to be effective, it must be in a writing signed by Lender. An effective waiver of a right or power will not be construed as either a future or continuing waiver of that same right or power, or the waiver of any other right or power.

APPENDIX D: INSURANCE

INSURANCE REQUIREMENTS. Borrower has provided certification of proper insurance coverage, including certificate(s) of insurance and amendatory endorsements or copies of the applicable policy language affecting coverage required in this agreement to Lender, copies of which are attached to this Appendix. Failure of Lender to demand such certificate(s) or other evidence of full compliance with these insurance requirements or failure of Lender to identify a deficiency from certificate(s) or evidence provided shall not be construed as a waiver of the obligation of Borrower to maintain the insurance required by this contract.

Borrower agrees to maintain insurance as follows at all times while this contract is in effect, including during any periods of renewal.

Commercial General Liability Insurance. Borrower must maintain Commercial General Liability Insurance in an amount it deems reasonably sufficient to cover any suit that may be brought against Borrower. This amount must be at least one million dollars ($1,000,000.00) per occurrence, and two million dollars ($2,000,000) aggregate. **This insurance policy is to contain, or be endorsed to contain, additional insured status for Lender, its officers, officials, employees, and volunteers.** If Additional insured status is provided in the form of an endorsement to Borrower's insurance, the endorsement shall be at least as broad as ISO Form CG 20 10 11 85 or **both** CG 20 10, CG 20 26, CG 20 33, or CG 20 38; **and** CG 20 37 forms if later revisions used).

Workers Compensation Insurance. If required by Alaska Statute (*see* AS 23.30), Borrower must maintain Workers Compensation Insurance to protect Borrower from any claims or damages for any bodily or personal injury or death which may arise from services performed under this contract. This requirement applies to Borrower's firm, Borrower's subcontractors and assignees, and anyone directly or indirectly employed to perform work under this contract. Borrower must notify Lender as well as the State of Alaska Division of Workers Compensation immediately when changes in Borrower's business operation affect Borrower's insurance status. Statutory limits apply to Workers Compensation Insurance. The policy must include employer's liability coverage of one million dollars ($1,000,000) per injury and illness, and one million dollars ($1,000,000) policy limits. Borrower also agrees to provide evidence of Longshore and Harbor Worker's Insurance and Jones Act coverage if applicable to the work required. **If Borrower is exempt from Alaska Statutory Requirements, Borrower must provide written confirmation of this status in order for Lender to waive this requirement. Borrower grants a waiver of any right to subrogation against Lender by virtue of the payment of any loss under such insurance.** This provision applies regardless of whether or not Lender has received a waiver of subrogation endorsement from the insurer.

Comprehensive Automobile Liability Insurance. Borrower must maintain Comprehensive Automobile Liability Insurance, which coverage shall apply to all owned, hired, and non-owned vehicles, with one million dollars ($1,000,000) combined single limit coverage.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On Feb. 23, 2023 before me, N.UZUETA (NOTARY PUBLIC)
(insert name and title of the officer)

personally appeared Steven Soenksen,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

N. UZUETA
COMM # 2344096
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
Commission Expires JANUARY 28,2025

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: GENERAL ENGINEERING
STAFF PERSON/TITLE: BRIDGET LAPENTER, P.E. - CHIEF
DATE: 09/29/2023
APPLICANT: Gastineau Lodge Apartments, LLC (Steve Soenksen)
TYPE OF APPLICATION: USE23-08 Conditional Use Permit
PROJECT DESCRIPTION: The applicant is proposing to develop a six-story, 72-unit apartment building. The site is located in a mapped Moderate Hazard zone, and would be accessed by vehicular traffic from Gastineau Avenue and pedestrian traffic via South Franklin Street/Bulger Way.
LEGAL DESCRIPTION: PACIFIC COAST ADDITION BL 2 LT 12, 13, 14
PARCEL NUMBER(S): 1C070H020120
PHYSICAL ADDRESS: TBD

SPECIFIC QUESTIONS FROM PLANNER:

AGENCY COMMENTS:

ACCESS
Safety and accessibility are critical elements of this project, particularly with respect to the number of units proposed, current limited access to the site and landslide hazards as was demonstrated during the tree fall/landslide event on Gastineau Avenue in Fall of 2022.
- Parking. There is no parking requirement for this project with the applicant's expectation that residents will primarily travel on foot or by means other than vehicular travel.
- Gastineau Ave. Gastineau Avenue is a narrow, dead-end street serving approximately 18 single-family homes, 2 or 3 condominium complexes, and the (22-unit) Channel View Apartments. It is expected that 72 dwelling units will have impact on vehicular traffic on Gastineau Avenue regardless of the intent of the developer. Channel View Apartments were required to provide a Traffic Impact Analysis. CBJ has proposed widening Gastineau Avenue to accommodate additional traffic and provide an adequate cul-de-sac for fire apparatus turn-around. This is not expected to be completed until FY28.
Recommended: Traffic Impact Analysis should be provided for this project.
- Public Stairs
  - *Bulger Way.* Historically, the Bulger Way staircase once extended from South Franklin Street to Gastineau Avenue. Presently, the Bulger Way staircase culminates at 300 Bulger Way and does not meet the parcel under consideration. The GE department does not have any issue with extension of the Bulger Way stairs access provided the utilities chase located beneath the stairs remain functional and unharmed. Staircase improvements for the project would be expected to be paid for by the applicant and, once accepted by the Department, maintained by CBJ. Streets and Capital Improvement Projects would need to agree to this arrangement prior to moving forward. From a practical standpoint, if the stairway is to be adopted by the CBJ, the stairway would need to be available for public use.
Recommended: stairway to be extended to an access easement on the Gastineau Street level of the parking area of the project to allow for public access between Gastineau Ave. and South Franklin Street.
  - *Decker Way.* If Bulger Way is not extended to the project, Decker Way could be used as an alternative point of access to South Franklin Street from the Project.

SNOW STORAGE
- Please provide accommodation or a plan for snow storage on the site.

GRADING
- Slopes and retaining structures shall be shown on the Grading Plan. The heights and slope ratios shall be quantified.
- Easements: Site plan (plat) shall include all existing (and proposed) easements for drainage, utility lines, plumbing lines, access, snow storage, trash (dumpster) storage, or any other shared use that requires crossing the property line

DRAINAGE
- All hard surfaces must be drained to existing or pre-approved storm drainage systems. Drainage must not be directed at neighbors or otherwise cause a nuisance. Drainage, catchment, and conveyance must be indicated on the grading plan and the grading plan must include arrows indicating flow direction.

UTILITIES
The construction documents must include a Utility Plan that shows location of buried sewer and water utilities including valve, unions, cleanouts, and system components. Sizes and materials shall be called out.
- Water
Once the lot consolidation has been completed, there may be only one water service to the site. As all 3 current services are undersized, the applicant must decommission all services and add a new appropriately sized service for domestic water and fire suppression. Line sizing must be evaluated by the engineer. A water meter is required. The meter is required to be installed prior to any branches in the plumbing line. The meter location and sizing shall be shown on the mechanical plans. The meter installation and conduit installation is the responsibility of the applicant. A water assessment (fee) will need to be paid and will be determined after sizing of meter and domestic line are identified.
- Sewer
The project engineer must size the sewer line. The mechanical plans shall include a drainage fixture unit (DFU) count. The sewer assessment (fee) and inspection fees are to be paid and will be determined after review of the DFU's and the configuration of the underground sewer line.
- Electrical
Power by others.

PERMITS REQUIRED
Below constitutes a list of known required permits for this project. There may be other permits required to be determined after the Department has the opportunity to evaluate the construction documents.
- CBJ Right of Way (ROW) Permit
- Water Utility Permit
- Sewer Utility Permit

Jennifer Shields

From: Dan Jager
Sent: Monday, October 16, 2023 9:25 AM
To: Jill Maclean
Cc: Rich Etheridge; Jennifer Shields
Subject: RE: Gastineau Lodges 72 Units Housing - Hazard Zone

Good morning. As mentioned in the pre-app meeting earlier this year, the big concern for the fire department is accessibility for apparatus not only during construction but afterwards with another large housing structure on this very small and narrow street.

It has been discussed by the applicant that there was a possibility of getting approval from AEL&P and a private property owner to maybe see about making Gastineau Avenue a one way street and have it continue on past where the current dead end is to Franklin Street. That would be a help as it would eliminate traffic congestion for emergency response and a one way street being used as a two way street.

If this option is not available then we would like to have something in place to maybe provide improved turn around capability for our apparatus prior to the work site. IFC Appendix D has the specifications to choose an option.

I think the big unknown with all of this is how many calls we may get at the same time the applicant is moving construction materials and that will cause delay in response due to heavy equipment blocking the road completely.

At an absolute minimum, we would have access to the work site via Bulger way which is a long stair case from Franklin Street, which is not idea for transporting medical equipment and patients up and down.

Please let me know if this adequate or if I need to clarify anything? Sorry for the delay.

Daniel Jager | Assistant Chief
Capital City Fire Rescue | 820 Glacier Avenue
Office: 907-586-5322
https://www.juneau.org/fire

Gastineau Lodge Apartments, LLC
Steven Soenksen, Manager
Po box 35854
Juneau, Alaska 99803
ssoenk@yahoo.com
09/20/2023

TO: City and Borough of Juneau,
Community Development Department
Jennifer Shields, Planner

RE: Gastineau lodge apartments, Lot consolidation and Conditional Use Permits, etc
-Second access corridor issue

Dear Jennifer:

This letter is to provide information and additional support for the idea of Gastineau Avenue extension. I have tested the idea and reached out to others that may have interest in this project. We find it is a very strong idea that clearly needs to be pursued and developed. You will find signatures of support at the end of this letter.

Background
This alignment was used as a "haul road" in 2006 by contractors for the city project to reconstruct and improve portions of Gastineau Avenue. Incidentally, the Manager told us that is was used at that time and then closed to access. There had been consideration, at that time of the importance of "second access" for emergency services delivery and construction use.

We would like to explore this possibility and pursue limited access at this point for our project construction, for aggregates and materials hauling. This route would ultimately be a community asset for many purposes.

A larger public safety issue exists and the need for second exit from Gastineau Avenue. Recent events amplify the need. This could serve and facilitate emergency services delivery and as a second access route to the city. Currently, Franklin street is the only open access to downtown Juneau. If it were blocked, many properties and people would be inaccessible.

Coordination and cooperation among landowners and interested parties may be necessary and funding secured for the improvements. Due to the nature and quality of AJ Rock, some of this resource could be sold to pay for the access route construction and maintenance costs.

We were told that the city currently has funding available to re-construct part of the "turnaround". This location could be considered as a terminus for the road and improvements could support vehicular access beyond. Perhaps this project scope could be expanded to

include a terminus for the access road, (and gates) for a "pioneer road" extension to connect to the existing driveway across the former mine site.

Personnel from AEL&P engineering and I walked the current corridor and clearly, some drainage improvements are needed and approximately ¼ to ½ mile of roadway improvements. If AJ Rock stockpiles in the area could be sold for construction aggregates to the public, funds could be generated to pay for the access road improvements and maintenance.

Considering this access road as a new opportunity, it could be designed and developed in such a way as to make additional high density zoned land available for much needed downtown housing. We believe the current zoning overlay map is a significant barrier to any downtown housing project, design, construction, permitting, and development. It should be removed from current ordinance as proven to be unworkable. Instead, we could approach a strategy of "mitigation and monitoring" as a city policy instead. Thereby bring focus to managing the risk, not "designation and regulation" of a potential hazard. Those exist on former mining property or the mt Roberts slope that was clearcut and developed during mining operations since settlement of the downtown area until 1944. No mitigation has ever happened, thereby resulting in the concept of the "hazard".

The "Hazard zone" is another consideration and continuing barrier to downtown housing. As it is a different and larger issue from this access proposal, we will address this in more detail separately. This area has the potential for many apartment units. But it is constrained by access, emergency services delivery, the hazard zone overlay map, and the ability to move materials and resources and construct much needed housing.

Recommendation

We would suggest a collaborative team of appropriate attendees, could begin to study and address this access issue. Team members might include AJT properties, (land owners), CBJ staff, (as appropriate), AEL&P and other affected parties. We would be happy to participate in the discussion and help develop implementation strategies for a completed project. A Reconnaissance study by the team, could identify issues and solutions to improve access and move this area of downtown forward.

A reconnaissance study is likely needed to plan corridor features and access points as well as alignment with existing right of way corridors and platted access. Consent among the parties would likely be needed through an appropriate "use or access agreement" document.

Please let us know how we can assist the city in this project. Improving access is a most important public service and community concern. Additional housing is a community priority and this project could add resources to that. Access to emergency services can be vital and lifesaving, if people and equipment can make it to the site. It is in everyone's best interests to work out a access solution for the community vitality and for future residents of downtown Juneau housing.

Please let us know how we can assist to pursue this access idea and support downtown housing opportunities.

Sincerely,

Steven Soenksen, Manager
Gastineau Lodge Apartments, llc
9072090709
ssoenk@yahoo.com

Additional support and comments.

Attachment Q- “Thane Road” Secondary Access Letter from Applicant

Attachment Q- “Thane Road” Secondary Access Letter from Applicant

HILLSIDE ENDORSEMENT CHECKLIST
USE2023-0008 – Gastineau Lodge Apartments

CBJ 49.70	Item	Description
CBJ 49.70.240 Application		
240(1)	Vicinity map including scale, roads, place, and street names	See Attachment A, 2021 PND Report
Map(s) Showing:		
240(2)(A)	Extending 50 feet in all directions beyond development. *In practice, mapping can be limited to the lot and 25 feet beyond.*	See Attachment A, 2021 PND Report
240(2)(A)	Two-foot contours for flat terrain or five-foot contours for steep terrain.	See Attachment A, Floor Level Plans, Level 1 Diagram
240(2)(A)	12 percent line, 30 percent line;	**Not submitted**
240(2)(A)	Existing improvements on the site and adjacent lots, including structures, roads, driveways and utility lines.	See Attachment A, Floor Level Plans
240(2)(B)	Water bodies, tidelands and drainage ways from the development site to accepting natural waterbody.	N/A
240(2)(C)	Lot boundaries and easements for the site and adjacent lots.	See Attachment A, Floor Level Plans
240(3)(D)	The location of improvements including structures, roads, driveways, utility lines, culverts, walls and cribbing.	See Attachment A, Floor Level Plans
240(3)(E)	Clearing limits of existing vegetative cover.	**Not submitted**
240(3)(F)	A cross-section of the development site.	See Attachment A, Site Section
Engineered Plans, Including:		
240(4)	Roads, driveways, parking areas, including elevations.	See Attachment A, Floor Level Plans and Site Section
240(4)	Structural improvements and foundations.	
240(4)	Off-site stormwater runoff systems.	
240(4)	Development cross-sections.	
Landscape Plans, Including:		
240(6)	Trees to be retained, by species and location.	**Not Submitted**
240(6)	Temporary slope protection measures.	
240(6)	Erosion and siltration control measures.	
240(6)	Seeding and sodding materials.	
240(6)	Planting and maintenance system.	
240(6)	Methods for stabilizing and protecting bare slopes.	
Geologic Memo, Including:		
240(7)	Summary of the relevant surface and bedrock geology of the site.	See Attachment A, 2021 PND Geotechnical Report
240(7)	Discussion of active geologic processes with conclusions and recommendations regarding the effect of geologic factors on the proposed development.	
240(7)	Data regarding the nature, distribution and relevant parameters of existing soils.	
240(7)	Recommendations for grading procedures.	

240(7)	Design criteria for corrective measures as necessary.	
240(7)	Recommendations covering the suitability of the site for the proposed development.	
Other:		
240(5)	A description of the source and type of any off-site fill.	No source identified
240(5)	The site for depositing excess fill.	No source identified
240(9)	A work schedule, by phase.	Not submitted
CBJ 49.70.250 Standards for Approval		
250(1)	New road standards, width, and grade.	N/A
250(2)	Weather. The engineer may prohibit a developer from earthmoving during periods of very wet soil conditions, in which case the permit shall be extended by a like period.	The project is scheduled to begin as soon as permits are secured. Should site construction activities extend into a heavy rainy season, construction may be halted at the discretion of E&PW if erosion and sediment discharge become a problem.
250(3)	Sediment. The developer shall not allow any increase in sediment to flow off-site during or after construction if such would be likely to cause an adverse impact on a down slope lot or waterbody.	See Attachment A, 2021 PND Report
250(4)	Peak discharge. The developer shall ensure that during and after construction of major development, the peak discharge of all streams and natural drainage ways at the down slope boundary shall be no greater than that occurring prior to excavation.	See Attachment A, Floor Level Plans. Peak discharge information was not submitted with the application. Runoff from the proposed development will be piped directly into the 6" public storm drain system within Bulger Way.
CBJ 49.70.260 Criteria		
260(1)	Soil erosion. Soil disturbance and soil erosion shall be minimized and the effects thereof mitigated.	See Attachment A, Floor Level Plans. The lower portion of the development will be constructed of a terraced fill and will be subject to erosion until covered with matting or vegetation. Sediment barriers will be required to be installed and maintained along the lower edge of the fill until adequate vegetation is established.
260(2)	**Existing vegetation. Depletion of existing vegetation shall be minimized.**	**The submitted plans do not specify how much of the existing vegetation will remain post-construction. Proposed building setback distances range from 1' 7" in the front yard (level 5) to 8' 7" in the rear yard (level 1), leaving minimal room for undisturbed land during construction.**
260(3)	Contours. The developer shall recontour the finished grade to natural-appearing contours which are at or below 30 percent or the natural angle of repose for the soil type, whichever is lower, and which will hold vegetation.	See Attachment A, 2021 PND Geotechnical Report
260(4)	Time of exposure and soil retention. The developer shall minimize the period of time that soil is exposed and shall employ mats, silt	The grading permit and building permit will include conditions to assure disturbed soil and fill slopes are protected as soon as they are completed or if

	blocks or other retention features to maximize soil retention.	uncompleted slopes will be exposed for l two weeks. Sediment barriers will control sediment runoff during the construction period when disturbed soils are exposed to the weather. The grading permit and building permit will require routine maintenance of these devices.
260(5)	**Replanting. The developer shall mat, where necessary, and plant all exposed soil in grass or other soil-retaining vegetation and shall maintain the vegetation for one full growing season after planting.**	**Approximately 10% to 20% of the project site around the edges will be available for vegetative ground cover post-construction. The remaining portion of the project site will be disturbed with grading or building. All disturbed slopes must be seeded with a CBJ-approved mix and fertilized as soon as possible after site grading is completed. All seeded areas must be covered with a jute mat or similar surface blanket to help promote soil stability and seed germination. All plantings shall be complete within no more than one calendar year after the date of issuance of any grading permit or building permit for the subject project.**
260(6)	Drainage. The developer shall minimize disturbance to the natural course of streams and drainage ways. Where disturbance is unavoidable, the developer shall provide a drainage system or structures which will minimize the possibility of sedimentation and soil erosion on-site and downstream and which will maintain or enhance the general stream characteristics, spawning quality, and other habitat features of the stream and its receiving waters. Where possible, development shall be designed so lot lines follow natural drainage ways.	See Attachment A, 2021 PND Geotechnical Report and Floor Level Plans. Site grading should be established to provide drainage of surface water or roof drainage away from proposed and existing buildings and toward suitable drainage structures. All hard surfaces (i.e. roof and parking deck) will be drained to the storm drain in Bulger Way. The slope in front of the building will be graded to drain to an area drain which is also piped into the Bulger Way storm drain.
260(7)	Foundations. The developer shall ensure that buildings will be constructed on geologically safe terrain.	See Attachment A, 2021 PND Geotechnical Report
260(8)	**Very steep slopes. The developer shall minimize excavation on slopes over 30 percent.**	**See Attachment A, 2021 PND Geotechnical Report. Using 2013 USGS contour data, the overall slope of the project site is approximately 45%. The building is to be constructed on approximately 60% of the project site, from between the Gastineau Avenue right-of-way to within 8'7" from the South Franklin Streets downhill. Construction will require careful site preparation including cutting a keyway at the toe of slope to stabilize the fill. It is unclear if the applicant has minimized excavation to that necessary to accommodate the proposed development.**
260(9)	Soil retention features. The developer shall minimize the use of constructed retention features. Where used, their visual impact shall be minimized through the use of natural aggregate or wood, variation of facade, replanted terraces, and the like.	See Attachment A, 2021 PND Geotechnical Report. Overburden at the project site generally consists of brown silty sand with gravel. Retaining walls must be designed to resist lateral pressures including lateral earth pressures, surcharge or surface loads, hydrostatic pressures, and seismic forces. The report

		recommends the use of clean, angular, fr coarse grained soil to prevent the buildup of hydrostatic forces.
260(10)	Wet weather periods. The developer shall minimize exposure of soil during the periods of September 1—November 30 and March 1—May 1.	The applicant has indicated that construction will occur as soon as all permits are obtained. Any site work to stabilize the soil would need to be done after November 30th to avoid working during wet weather periods. Issuance of a grading permit will require the applicant to include a construction schedule. E&PW will have the discretion to halt the work if soil exposure becomes a problem during wet weather periods.

Hazards – Landslides and Avalanches

Following is a synopsis of historic plans and reports that have identified landslide and avalanche hazards for the project site and the larger Gastineau Avenue area. These documents can be found in their entirety here:

https://juneau.org/community-development/plans-studies

- 1972 Geophysical Hazards Investigation for the City and Borough of Juneau, Alaska: A Summary Report. Daniel, Mann, Johnson and Mendenhall. Portland, OR. October 1972. (ADOPTED)

- 1972 Geophysical Hazards Investigation for the City and Borough of Juneau, Alaska: Technical Supplement. Daniel, Mann, Johnson and Mendenhall. Portland, OR. October 1972. (ADOPTED)

  The 1972 Summary Report and Technical Supplement formed a foundation for the eventual adoption of the 1987 maps and Title 49 code in use today. Specifically, the 1972 Summary Report maps delineated the project site within the following areas:

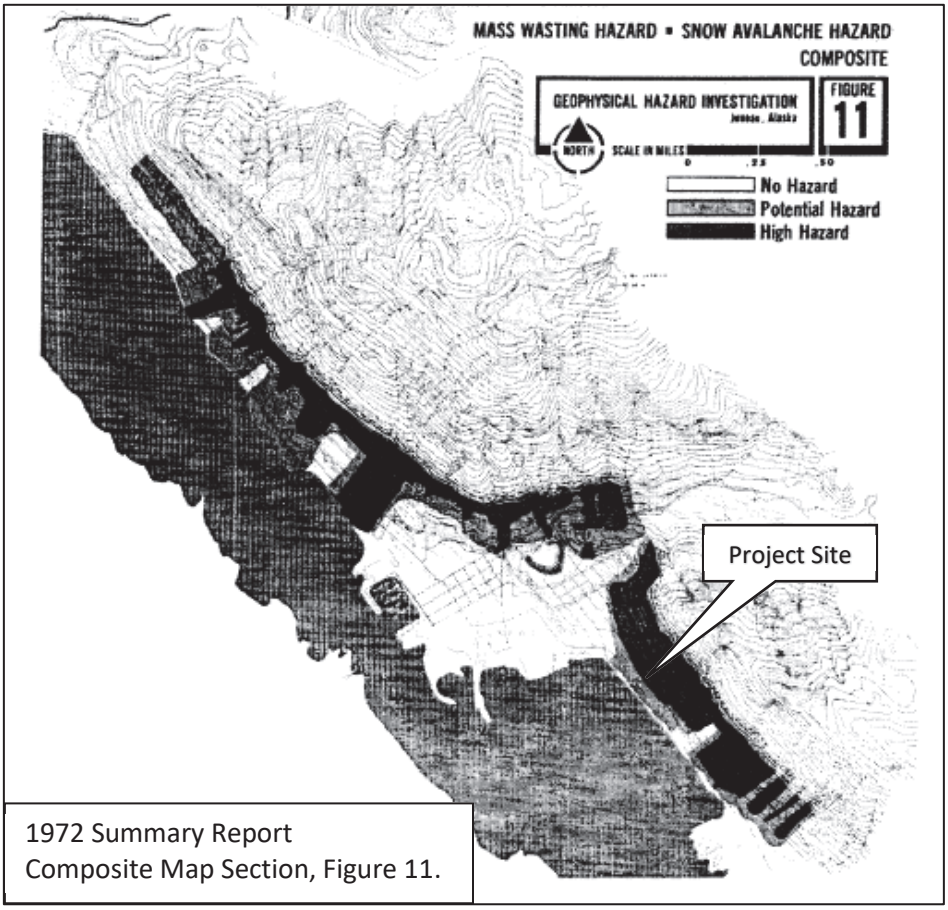
  - Map Figure 6: Mass Wasting – High Hazard Area
  - Map Figure 10: Snow Avalanche – Potential Hazard Area
  - Map Figure 11: Composite: Mass Wasting / Snow Avalanche – High Hazard Area (see next page)

  Page 51 of the Summary Report states that the purpose of the Composite Mass Wasting and Snow Avalanche hazard rating system was to, "*Identify areas wherein the aggregate, life and property are exposed to high, moderate and low hazards [and] to provide a basis for prioritizing collective and preventative measures.*" Furthermore, the report states:

  > *"Each category of hazard - mass wasting and snow avalanche – identifies three degrees of hazard. Aggregating the two systems, nine combinations of hazards are possible. Practically speaking, nine classifications is an unworkable number. However, it is logical to group several combinations under common headings. If a geographic area is known to be vulnerable to both a high snow avalanche hazard and a potential mass wasting hazard, then the known higher level of hazard should govern, and the resulting composite hazard class is High Hazard. Similarly, two high hazard ratings constitute a Very High Hazard."*

  The table below shows how the two hazard scenarios were conflated. Eventually, the composite map (see next page) was broken down into smaller area maps and adopted by the Assembly in 1987.

		Snow Avalanche Hazard Classifications		
		High Hazard	Potential Hazard	No Hazard
Mass Wasting Hazard Classifications	High Hazard	Very High Hazard	High Hazard	High Hazard
	Potential Hazard	High Hazard	Potential Hazard	Potential Hazard
	No Hazard	High Hazard	Potential Hazard	No Hazard



1972 Summary Report
Composite Map Section, Figure 11.

The 1972 Technical Supplement goes into detail regarding the sub-area delineated as the "Mt. Roberts Slopes":

Page 31: *"By far the most hazardous area in terms of potential destruction of property and loss of life from landslides is that area at the base of the Mt. Roberts slope extending from the corner of 3rd and Harris Streets to the beginning of Thane Road. Eleven major debris avalanche-debris flow deposits have been identified and mapped on its slope. Three of these are massive in size and occurred before Juneau settlement. The remaining eight were smaller but still destructive in size. All are identifiable on the ground and the eight post-settlement slides were well documented by local newspapers at the time of their occurrence (Appendix X)."*

Page 36: *"The eight major landslides which have occurred since Juneau was settled are expressed as linear ridges near the base of the slope or as bulked deposits above Gastineau Avenue and South Franklin Street. Five of these reached South Franklin Street but did little damage on the beach side of the street (side nearest the harbor) since most of their energy was dissipated by damage and destruction above South Franklin. Three terminated on Gastineau Avenue."*

Page 36: *"In summary, 21 gullies have been mapped on the Mt. Roberts slope above the city; 15 identified as having a high debris avalanche-debris flow hazard. Considering the extremely steep slopes, unstable bedrock and soil conditions, numerous high hazard gullies extending directly into the urban area and its past history of land-sliding, most of the Mt. Roberts slope above South Franklin Street and Gastineau Avenue must be considered as highly hazardous in terms of damage and potential loss of life from landslides."*

❖ 1987 Landslide and Avalanche Hazard Maps (ADOPTED) and CBJ 49.70.300 - Landslide and Avalan

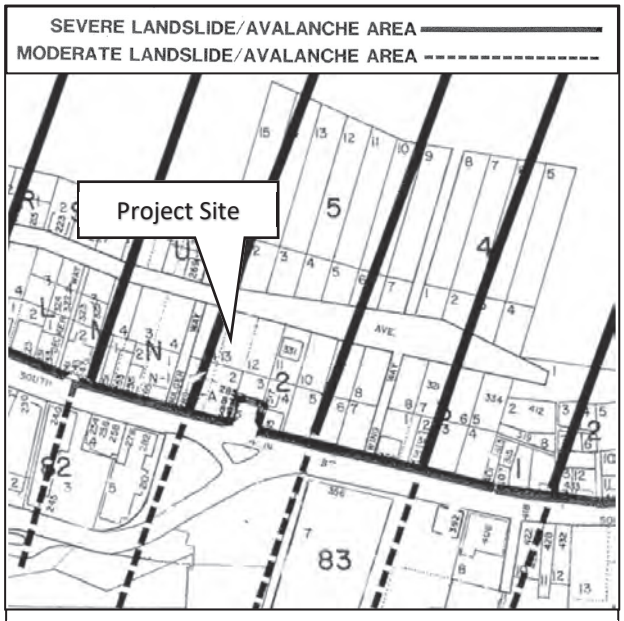
CBJ's current code and hazard maps, adopted in 1987 for areas between White Subdivision to Thane, are based in part on the maps created in the 1970s. These low-resolution maps combine landslide and avalanche areas into two hazard area types: "Severe Landslide / Avalanche" and "Moderate Landslide / Avalanche".

The 1987 maps delineated the project site within the following areas:

- Map Sheet 1: Composite Severe Landslide / Avalanche Hazard Area (see map below)
- Map Sheet 4: Snow Avalanche – Potential Hazard Area
- Map Sheet 5: Mass Wasting (landslide) – High Hazard Area
- Map Sheet 7: Composite Severe Landslide / Avalanche Hazard Area

The 1987 maps are cited in CBJ 49.70.300 – Landslide and Avalanche areas. This section of code was adopted by Ordinance 87-49. It was modified in 1990 by repealing a requirement of hazard area recordation and modified again in 2006 to remove a reference to an outdated sensitive areas map.

The colored map to the right is not an adopted CBJ map; the information on this map is a compilation of the adopted 1987 Map Sheets 1-8 for illustrative purposes only.



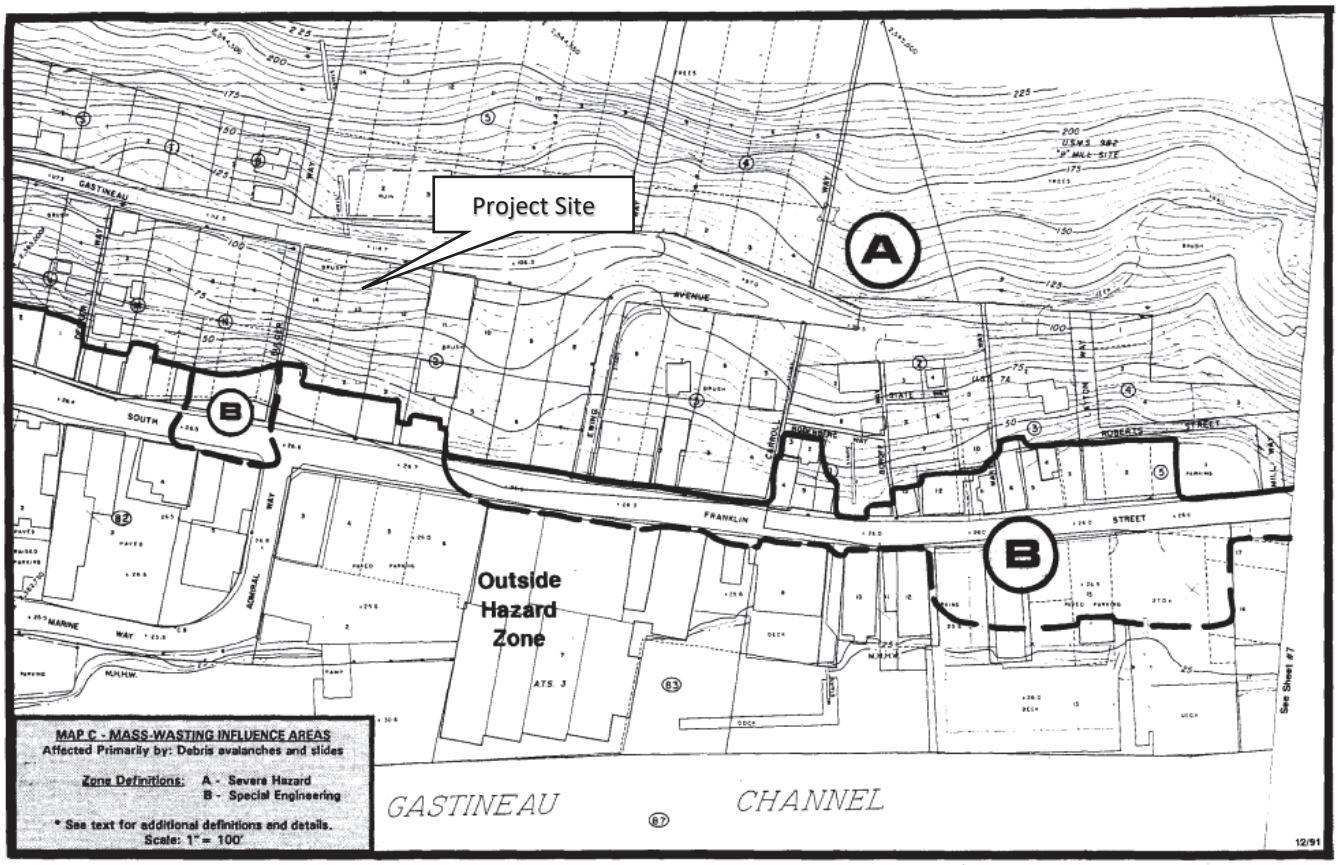
Originally Adopted 1987 Map Section, Sheet 1 of 8

❖ 1992 Juneau Area Mass-Wasting & Snow Avalanche Hazard Analysis. Mears, Art; Fessler, Doug; ar
Jill. Gunnison, CO and Anchorage, AK. February 1992. (NOT ADOPTED)

While not an adopted plan, the 1992 Hazard Analysis included a re-evaluation of and updated mapping for mass wasting and snow avalanche areas in Juneau at a 1 inch = 100 feet scale. It emphasized that a site-specific analysis should be required to define the physical processes and constraints to development at each site, and that the study and accompanying maps could not be used for this purpose.

The Analysis also made suggestions for modifications to CBJ 49.70.300. Interestingly, it did not suggest changes to CBJ section 49.70.300(a)(3) regarding developments greater than a single-family dwelling requiring a Conditional Use Permit, or CBJ section 49.70.300(b)(1) regarding no development within a severe Avalanche area increasing the density of that parcel.

Specifically, the Analysis included three photos of destructive landslides between Gastineau Avenue and South Franklin Street from January 1920, October 1936, and November 1936, and delineates the project site within a Mass Wasting Severe Hazard area, as shown on the map below.



❖ 2012 City and Borough of Juneau All Hazards Mitigation Plan (ADOPTED)

The 2012 All Hazards Mitigation Plan was adopted by CBJ but is now considered expired by the Federal Emergency Management Agency (FEMA) according to grant criteria. It is still used as a reference by CBJ's Emergency Management Department and plans for an update are underway.

The 2012 Plan includes an avalanche section based in part by the Swiss Snow Institute Research for Avalanche Technology. The study provides options for the community to take to mitigate avalanche hazards. The Swiss Snow Institute was chosen to perform the study because they have the most current computer modeling techniques, and the Swiss wrote the standards for artificial release and hazard mitigation protection in urban avalanche environments. This study is not a new hazard map for the community, but a feasibility of cost and mitigation options.

The goal of the study was to provide reasonable mitigation measures – both active and passive – for long range protection of the environment. The study reviewed historic avalanche events, with an emphasis on the Behrends Avenue and White avalanche paths, although it briefly mentions an unmapped avalanche paths above Gastineau Avenue and South Franklin Street. The Plan also references historic studies previously done in 1967, 1968, 1972, 1992, and includes new computer modeling analysis. Mitigation strategies include prohibiting new construction in avalanche zones and utilizing appropriate methods of structural avalanche control.

The 2012 Plan also identifies landslide hazards, further characterizes that the hazard is from mass wasting, and calls out mitigation strategies for two areas in close proximity to the project site:

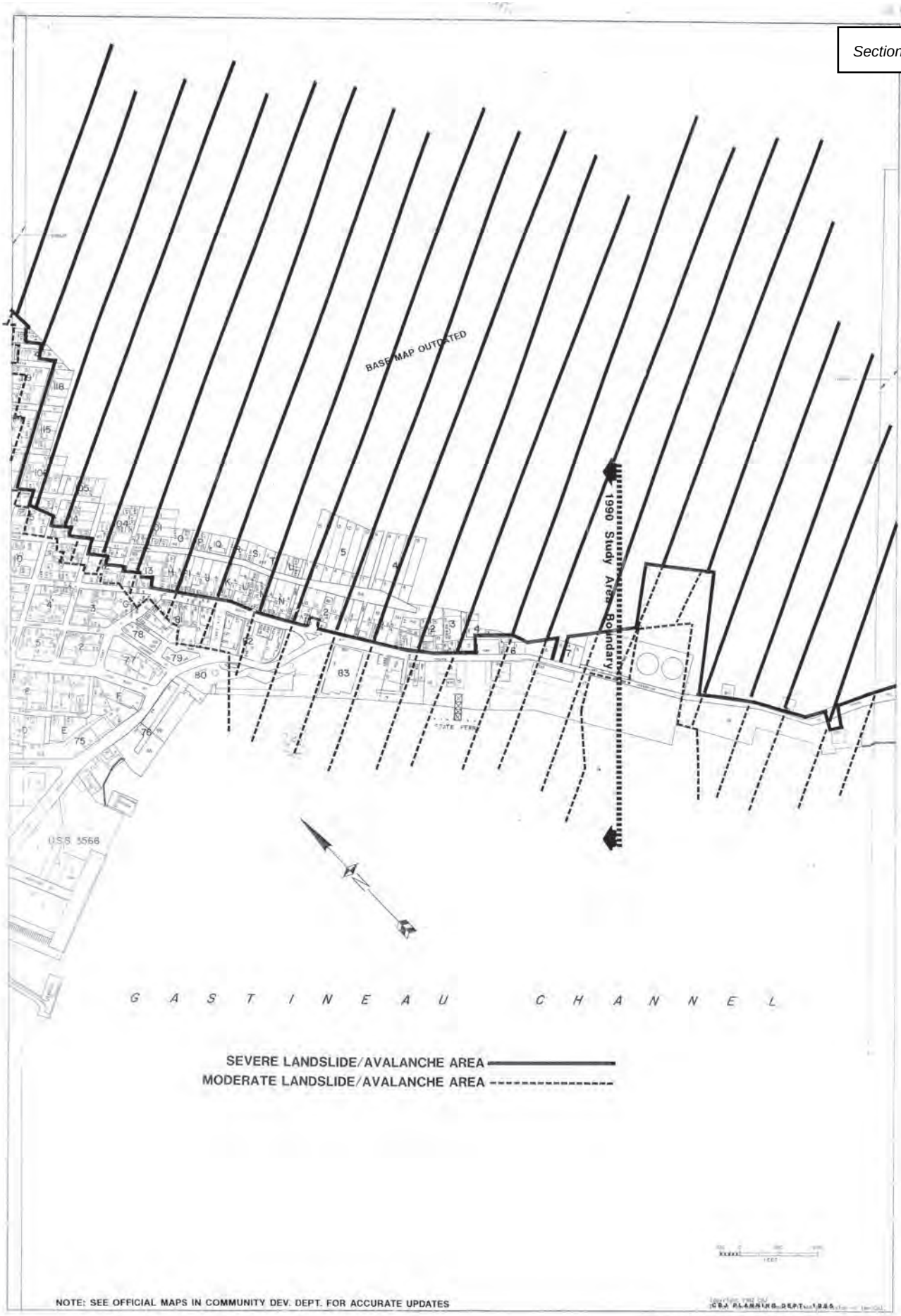
- *Landslide-resistant construction. Several buildings in the CBJ have landslide-resistant construction, such as breakaway, sacrificial walls on the lower floors to let landslides pass through (Marine View Building). Other buildings have elevated construction to allow landslides to pass under the bulk of the building (page 57).*
- *Maintain existing drainage system above Gastineau Avenue. A drainage system above Gastineau Avenue currently exists, but there has been some disparity in determining who is responsible for maintaining it. If the system is adequate, it would benefit the CBJ to maintain the system to a useable standard (page 57).*

Specifically, the 2012 maps delineate the project site within the following areas:

- Map 6/C: Avalanche: Moderate Hazard Area
- Map 9/H: Mass Wasting: Severe Hazard Area

As stated on page 42 of the Plan, *"Thus, existing land use codes and management plans discourage future development in Avalanche Hazard areas. If future development were to occur within these zones, estimates of vulnerable community assets and population loss would likely increase."*

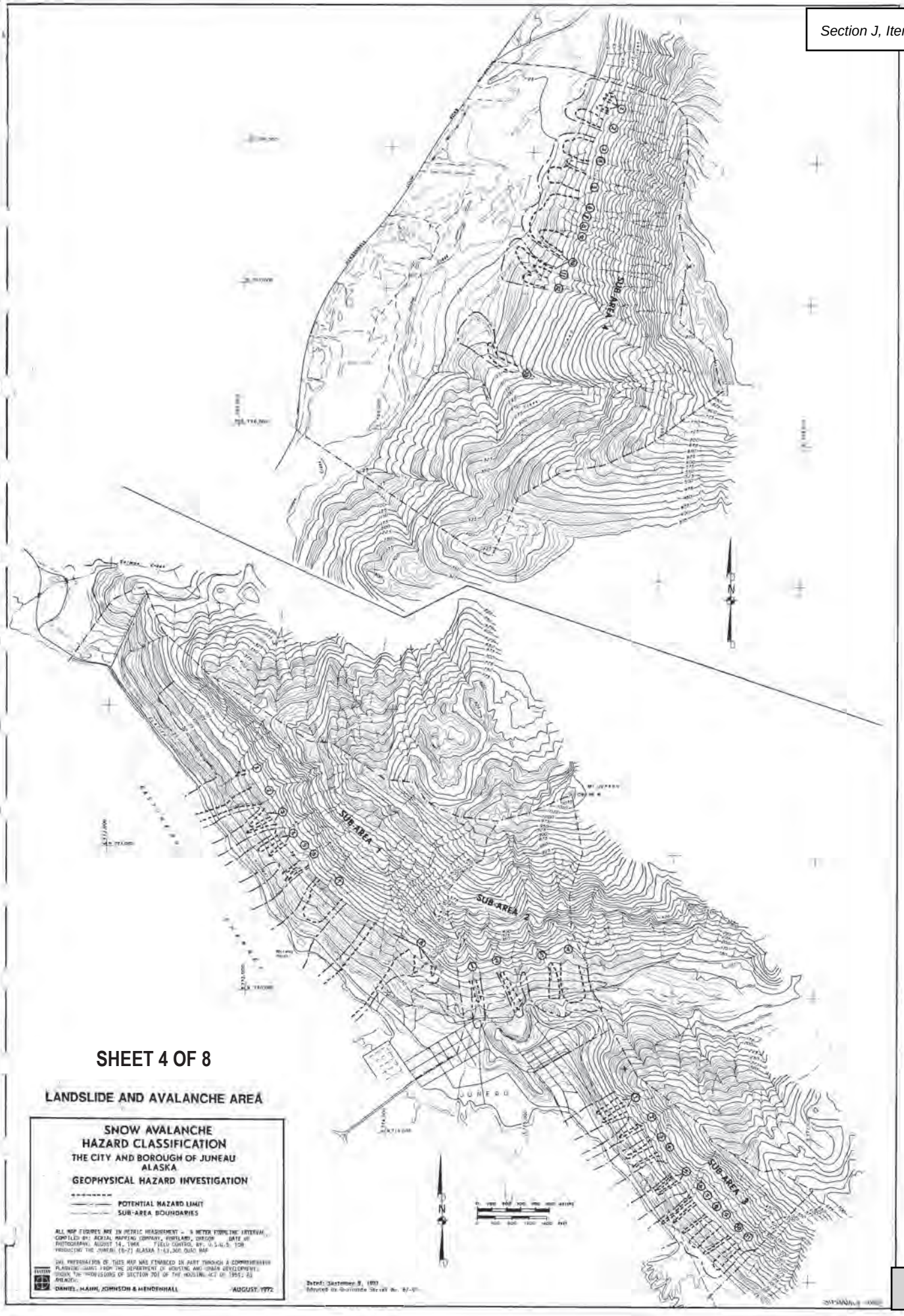
January 2, 1920 landslide damage, looking down from Gastineau Avenue.



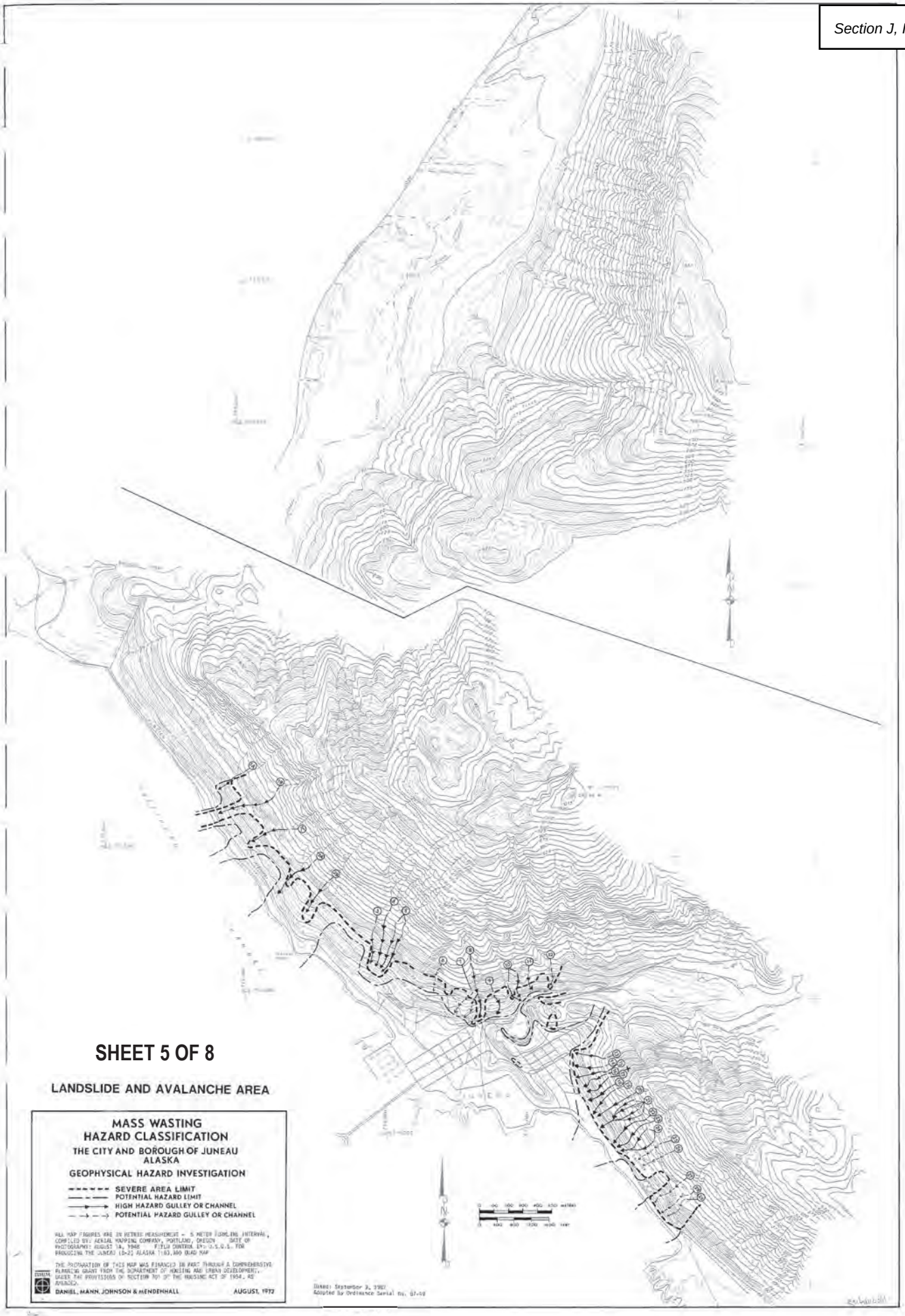
LANDSLIDE AND AVALANCHE AREA

SHEET 1 OF 8

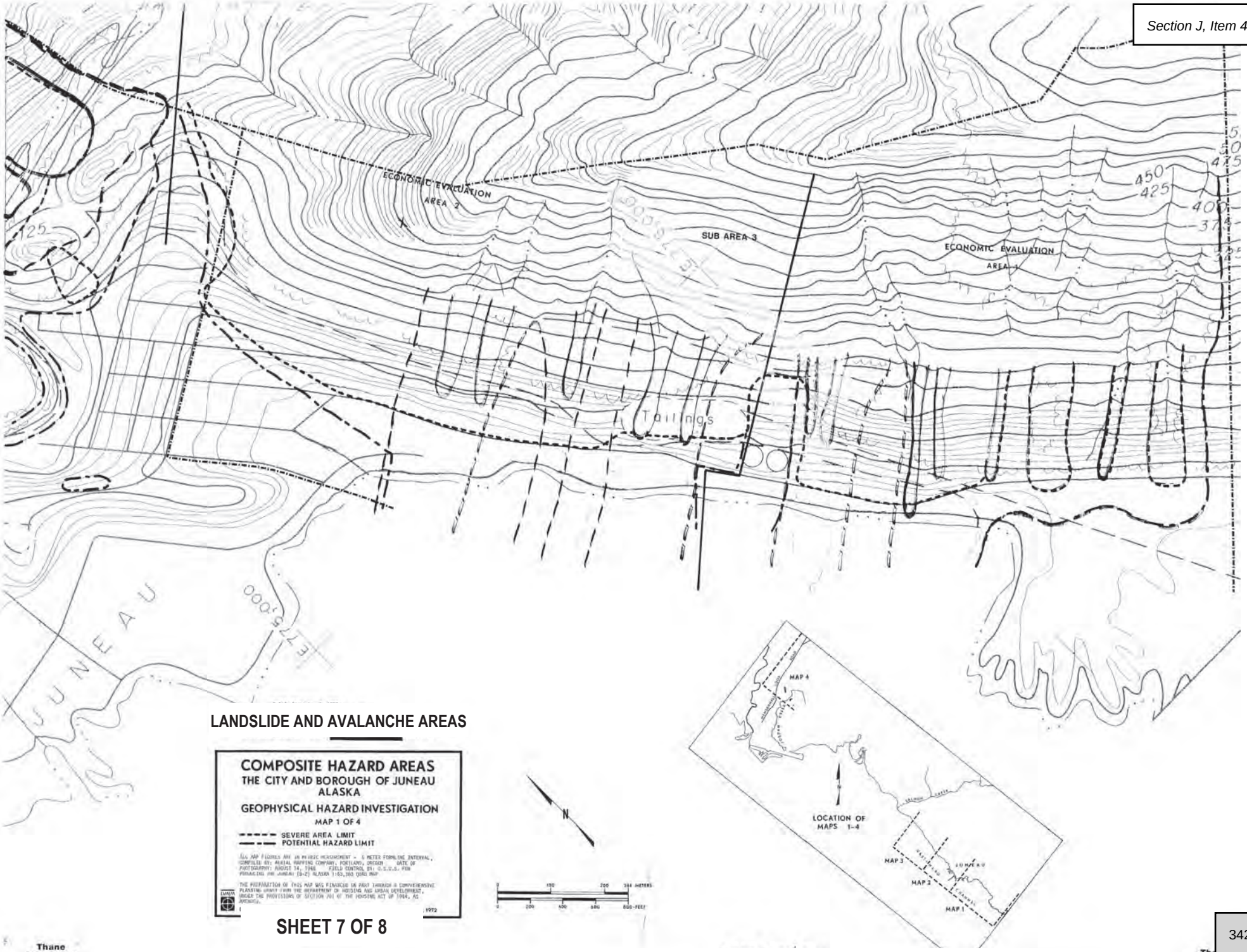
Attachment T- 1987 Hazard Study Map Sheets 1, 4, 5, 7



Attachment T- 1987 Hazard Study Map Sheets 1, 4, 5, 7



Attachment T- 1987 Hazard Study Map Sheets 1, 4, 5, 7

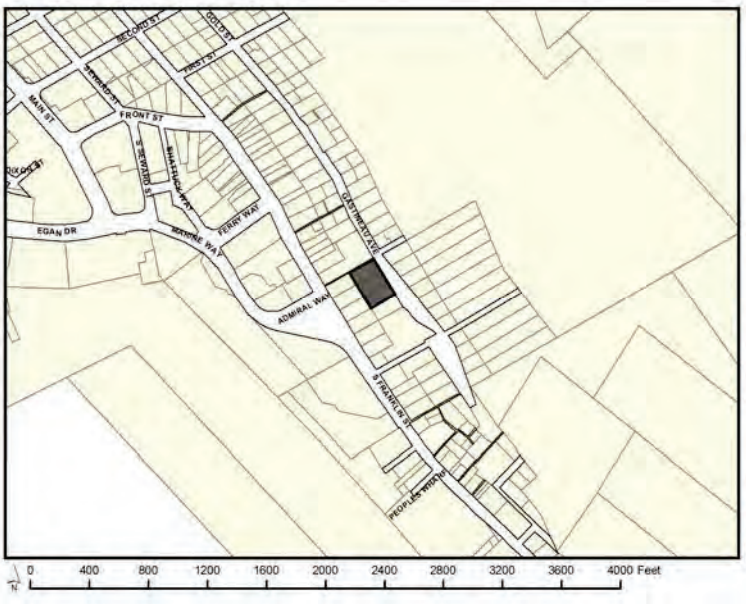


Attachment T- 1987 Hazard Study Map Sheets 1, 4, 5, 7

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

A **Conditional Use Permit** has been submitted for consideration and public hearing by the Planning Commission **to create a six-story, 72-unit multi-family structure in a Mapped Moderate Landslide & Avalanche Hazard Area** on **Gastineau Avenue** in a **MU** 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 **October 16, 2023** at
https://juneau.org/community-development/planning-commission
Find hearing results, meeting minutes, and more here, as well.

Now through Oct. 02

Comments received during this period will be sent to the Planner, **Jennifer Shields,** to be included as an attachment in the staff report.

Oct. 03 — noon, Oct. 20,

Comments received during this period will be sent to Commissioners to read in preparation for the hearing.

HEARING DATE & TIME: 7:00 pm, Oct. 24, 2023

This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/83224510650 and use the Webinar ID: 832 2451 0650 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).

You may also participate in person in City Hall Assembly Chambers, 155 S. Seward Street, Juneau, Alaska.

Oct. 25

The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: **(907)586-0753 ext. 4139**
Email: **pc_comments@juneau.gov**
Mail: **Community Development, 155 S. Seward Street, Juneau AK 99801**

Case No.: USE2023 0008
Parcel No.: 1C070H020120
CBJ Parcel Viewer: http://epv.juneau.org

Printed September 20, 2023

Attachment U- Abutters Notice

Attachment V- Public Notice Sign Photos

Attachment V- Public Notice Sign Photos

From: Mary Jane Tenney <maryjane.tenney@gmail.com>
Sent: Monday, September 25, 2023 8:08 AM
To: PC_Comments
Subject: Gastineau Lodges apartments

Hello, I am writing concerning
Case No. : USE2023 008
parcel No. : 1C070H020120

or --the proposed Gastineau Lodges apartments

I am very concerned that so few packing spaces--10 to be exact, are included in this project. This was stated in a letter dated May 1, 2023 from Steve Soenksen to the Community Development Department of Juneau regarding the Conditional Use Permit Application for this project. These 10 parking spaces are for a 72 unit (or more) multifamily apartment building that will be placed in a neighborhood that already has significant parking challenges. Even though this project and parking scenario is currently legal, it is not considerate--or neighborly. Some people who work downtown already regularly park on Gastineau Ave. Service vehicles are already challenged given the one lane road with cars parked along the road. I understand the need for housing, but feel that currently the parking designed for the building is totally inadequate.
Thank you for sharing my concern.
Mary Jane Tenney

From: wleighty@ptialaska.net
To: Jennifer Shields
Subject: Conditional Use Permit, Case#USE202 0008
Date: Sunday, October 8, 2023 5:54:23 PM

Hello Jennifer,
The site, although in a Moderate Landslide area, offers safety and other desirable attributes for building a multi-family structure.

Please follow-up with the Fire Chief:
1. Determine emergency Fire and other vehicle access to the site in the event of a landslide along Gastineau Ave. Can the building be reached from South Franklin St.?
What development of Bulgar Way will be planned? Should CBJ consider extending Gastineau Ave to Thane Rd., if only for emergency vehicle access, concurrent with this development?
2. Calculate structural requirements for the parking area, its size, and whether it is adequate for a staging area for vehicles in the event of a fire.

Gastineau Ave is a two-way street, one-way at a time:
How will the Gastineau Ave. on-street parking management be improved, anticipating an increased demand?
Are there traffic flow modifications being considered? (Winter, Summer)

Thank you for inviting public comment.
Nancy Waterman

Lily Hagerup

From: Kami Clark <kami.clark@yahoo.com>
Sent: Tuesday, October 17, 2023 5:18 PM
To: PC_Comments
Subject: 72-unit multi-family structure comments

I think that 10 parking spaces for a 72 unit is unacceptable. I believe each unit should have 2 spaces. Currently almost all homes and apartments on Gastineau Ave have to park on both sides of the street which only allows one car going either direction. I feel like this is a safety issue. If there were an emergency many tenants would be trapped in their homes and could not flee via a vehicle. With all the current vehicles on both sides of the street it makes it difficult to plow and causes cars to be plowed in and can't be moved. This contradicts itself but the 72 unit needs more parking but the street is already congested. Where will the tenants park almost every family has one vehicle.

Gastineau Ave needs to be able to allow a fire truck, ambulance, police, garbage truck the ability to maneuver on this street.

I disagree with the 10 parking spaces it's not enough.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

December 1, 2023

MEMO

From: **Jennifer Shields, Planner II**

To: **Michael Levine, Chair, Planning Commission**

Through: **Jill Maclean, AICP, Director of Community Development**

Parcel No.: **1C070H020120**

Legal Description: **PACIFIC COAST ADDITION BL 2 LT 12, 13, 14**

Case Number: **USE2023 0008 – Gastineau Lodge Apartments**

Re: Additional Materials

The Planning Commission, at its regular public meeting on October 24, 2023, continued the hearing on USE 2023 0008 and requested additional information from CDD staff and the applicant. Since that meeting, the following additional materials have been submitted regarding the project:

1) Agency Comments from Chief Rich Etheridge, Capital City Fire and Rescue (CCFR), regarding public safety concerns (Attachment A).

2) Agency Comments from Scott Gray, Streets and Fleet Superintendent, regarding snow removal and spring clean-up (Attachment B).

3) Public Notice Sign pictures, re-posted to include the continuation meeting date (Attachment C).

4) Public Comments not submitted by the original October meeting deadline (Attachment D).

Additional materials received by December 8, 2023, at Noon will be forwarded to the Commission in an additional materials packet.

CAPITAL CITY FIRE/RESCUE
820 Glacier Ave
Juneau, Alaska 99801

Date: Tuesday, November 07, 2023

To: Jill Maclean, Community Development Director

From: Rich Etheridge, Fire Chief

Re: Gastineau Lodge Access

Capital City Fire Rescue (CCFR) has completed its review of the preliminary project proposal for the large apartment complex located at the end of Gastineau Avenue. We appreciate the efforts in presenting this project; however, several critical public safety concerns have emerged that compel us to make the difficult decision not to support the proposed development. Our primary concern is the potential exacerbation of existing public safety challenges on Gastineau Avenue, which we cannot overlook.

According to fire and life safety code, areas with more than 100 dwellings necessitate a secondary access point to ensure the safety of residents and first responders. As it stands, Gastineau Avenue already hosts approximately 90 dwellings, and the proposed project would nearly double this occupancy. This significant increase in population would inevitably lead to a higher frequency of emergency medical calls on this road, which is already plagued by challenges related to parking and fire service turnarounds.

The challenges related to access on Gastineau Avenue, both during the summer months due to vehicle congestion and in the winter due to snow berms, present significant obstacles for emergency services. During medical emergencies, our crews currently face the inefficient and time-consuming task of leaving the fire engine on Franklin Street and resorting to climbing stairs with what emergency equipment they can carry, or "carpooling" in the ambulance to reach the residences.

Another primary concern is the inadequate space on Gastineau Avenue for a proper turnaround, which is further exacerbated by frequent occurrences of parking issues and abandoned items or vehicles in this area. Using parking lots for turnarounds is unreliable, as these lots are frequently at full capacity in the evenings and on weekends.

Pertinent Fire Code Sections:

International Fire Code (IFC) 503.1 stipulates that fire access roads should provide a clear and maintained driving surface of at least 20 feet. The current proposal does not meet this requirement.

IFC 503.2.5 mandates the provision of turnarounds for roads exceeding 150 feet. Regrettably, there is no adequate fire apparatus turnaround on Gastineau Avenue as per the project proposal.

IFC D106.1 and IFC D104.1 require a second access point when a project exceeds 100 dwelling units. In addition, a second access is required for buildings over 30' in height. This condition necessitates a second access road, which the current proposal lacks. Moreover, it is essential to note that the building cannot be reached from Franklin Street, further complicating the issue.

Given the serious concerns raised above and in adherence to safety regulations, CCFR is unable to support the proposed development project on Gastineau Avenue. We remain committed to public safety and urge you to consider alternative options that address these concerns and provide for the safety and well-being of all residents.

Should you have any questions or require further clarification, please do not hesitate to reach out to us. We appreciate your understanding of our decision in this matter.

From: Scott Gray
To: Jennifer Shields
Cc: Denise Koch
Subject: RE: USE23-08 Gastineau Lodge Apartments - Additional Comments Requested
Date: Friday, November 3, 2023 2:39:46 PM

Hi Jennifer,

Thanks for sharing all the information. I probably gave you to much information. If you need me to explain or if you want something different, please let me know.

1. **Please provide any additional information/comments that you might have on the project.**
   For Streets, the Gastineau Ave winter maintenance and our spring cleanup will be impacted the most. The project site plan does not have a plan for snow removal or in our world an Ice and Snow Control Plan. A plan would need to explain the plan for snow storage, the capacity of snow storage, and the snow removal plan. Because the roads downtown are so narrow, the impacts would include; CBJ Streets schedules downtown area-wide winter snow removal and springtime clean-up events where we post the road for No Parking, and all vehicles that are not moved by the deadline are towed and placed at a designated area for the owners to reclaim their vehicles. During the area-wide winter snow removal event CBJ pulls and blows the whole road using graders, large loader-mounted blowers, and 10-yard trucks to haul the snow away. For the Spring clean-up events sweepers and the vacuum truck are suing the same the process. Even if 10 more vehicles are added to the list of vehicles parked and need to be towed off Gastineau Ave,. With only 6 parking spots and a 72-unit multi-family building, the odds of having half of the residents owning vehicles is probably a low estimate (was there a study for this). Depending on the winter CBJ Streets could have a few snow removal events, This could cost the City thousands of dollars per winter snow clean-up, or spring cleanup event. How many added vehicles would be towed if this building was built is unknown. I cannot see this happening due to the safety concerns that are outlined in the staff report.
2. **Please provide any conditions of approval that you feel are appropriate based upon the comments that you have submitted, or upon particular code sections under your purview.**
   A winter snow storage and capacity and snow removal plan. A realistic number of added vehicles that will impact parking and traffic on Gastineau Ave year-round is something we need to know.

Scott

Scott Gray
Superintendent
Public Works Streets & Fleet
907-586-5256

Attachment C - Public Notice Signs updated meeting date

From: Reed Stoops <reedstoops@aol.com>
Sent: Monday, October 23, 2023 4:09 PM
To: PC_Comments <PC_Comments@juneau.gov>
Cc: Steven <verdeinpar40@gmail.com>
Subject: Gastineau Lodge

This is in support of the Gastineau Lodge conditional use permit. The current hazard zone map is preventing lost of good housing projects in Juneau and is unnecessary. The hazard zone maps are not accurate. Private insurance and mitigation is the better way to handle any risk. Sitka adopted and then repealed its hazard maps for the same reason. Juneau has a housing problem. Gastineau Lodge is a good project in a good location. Let it go forward.

Thank you.

Reed Stoops
1703 Willow Drive
Juneau, Ak 99801

From: Micaela Bauer
To: Jennifer Shields
Subject: Gastineau ave Lodge
Date: Tuesday, October 24, 2023 5:52:13 PM

Dear assembly, planning commission and who it may concern,

My little family live at 269 Gastineau ave. Juneau 99891. We rent our home from my parents, Mary Jane and Bruce Tenney who live out North Douglas. I am unable to attend the meeting in person because of family colds and I am aware that this may not be read at the meeting because of its late entry but I wanted to make sure that I put a couple word's somewhere.

We have lived in our little house ten years now some of my concerns for the proposed apartment building are safety can the land hold such a large building and not affect what is above and below? The number of units and people on a small street with fairy limited parking, made extra limited in the summer when people come to work verifies jobs in down town. Ten parking spaces seems not enough. And 72 living units seems to many. Our street is a glorified one way and I'm not looking forward to extra congestion. As well what kind of disturbances may be made while under construction.

In my quick looking up of the plans I wasn't sure if these are one or multiple bedrooms or just efficiency units. Will there be a verity of unit make ups or all the same? It's early to know but would there be occupancy cap to each unit.

I am all for more affordable housing in Juneau. Being land locked we have no way of commuting from other towns. I don't like the idea of people telling people what to do white their own land and property as long as they do no harm. I hate feeling priced out in my home town and really do want change. These were just a few of my concerns and am interested to hear more as this develops as this project will be happen at my door steps.

Thank you for your time,
Sincerely
Micaela Bauer

Sent from my iPhone

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

December 8, 2023

MEMO

From: **Jennifer Shields, Planner II**

To: **Michael Levine, Chair, Planning Commission**

Through: **Jill Maclean, AICP, Director of Community Development**

Parcel No.: **1C070H020120**

Legal Description: **PACIFIC COAST ADDITION BL 2 LT 12, 13, 14**

Case Number: **USE2023 0008 – Gastineau Lodge Apartments**

Re: Additional Materials

The Planning Commission, at its regular public meeting on October 24, 2023, continued the hearing on USE 2023 0008 and requested additional information from CDD staff and the applicant. In addition to materials submitted with a memo dated December 1, 2023 (Attachments A-D), the following additional materials have been submitted regarding the project:

1) Public Comment by Nancy Waterman on December 6, 2023 (Attachment E).

2) Letters, elevation drawings, and site level diagrams submitted by the applicant, Steve Soenksen, on December 8, 2023 (Attachment F).

From: wleighty@ptialaska.net
To: Jennifer Shields
Subject: Public Comment USE2023-0008, Planning Commission Meeting December 12, 2023
Date: Wednesday, December 6, 2023 1:23:02 PM
Attachments: 2023December 6 letter to Plan. Commission 72 apt development.docx

Hello Jennifer,
I will not be able to attend the 12December, 2023 Planning Commission Meeting. Thanks for accepting the attached comments and passing them along to the Commissioners.
Nancy

December 6, 2023

From: Nancy Waterman, Public Comment for Planning Commission

To: Jennifer Shields for Dec 12 Planning Commission Meeting

Parcel No.: 1C070H020120

Legal Description: PACIFIC COAST ADDITION BL 2 LT 12, 13, 14

Case Number: USE2023 0008 – Gastineau Lodge Apartments

Thank you for the Additional Materials regarding USE2023 0008 – Gastineau Apartments

1. The Fire Chief's letter of November 7, 2023 answers my original questions about emergency services access and public safety now, and in regard to the proposed development under consideration. Specifically, Mr Etheridge's Pertinent Fire Code Section and his conclusion: "…"unable to support the proposed development project…"

2. The analysis of Public Works Streets & Fleets also supports staffs findings and recommendation of denial: "A realistic number of added vehicles that will impact parking and traffic on Gastineau Ave year-round is something we need to know." Specifically, Mr. Scott says: "I cannot see this happening due to the safety concerns that are outlined in the staff report."

3. A. I support staff's suggestion that a Traffic Impact Study on the dead-end, varying-width Gastineau Ave be done.
   B. I support following the CIP (2028 project) for an adequate turn-around at the south-end of Gastineau Ave. After completion of A. and B. above, please give consideration/study to potential access projects that would improve public safety, and then potential residential development with access from Gastineau Ave./Thane Rd, or the stairway connections from Gastineau Ave to South Franklin St.

4. Please accept staff's analysis and findings and deny Conditional Use Permit USE2023 0008.

Sincere appreciation for your work.

Nancy Waterman
227 Gastineau Ave Juneau, AK 99802

Gastineau Lodge Apartments
Steven Soenksen, Manager
Planning Commission Comments - notes
Written response to questions.
11-29-2023

Consideration of Hillside endorsement and Conditional Use Permit

What are the factors and criteria necessary for granting a hillside endorsement and conditional use permit? Address public safety through building and site design.

List below includes information items requested by the Planning Commission at October 24, 2023 meeting and preparation before December 12, 2023 meeting, (Dec 8 deadline for submittals)

1. ** Pedestrian access to South Franklin from Bulgar way. Construction of stairway could be incorporated into the project and provide second access to the site. This can serve for emergency and normal egress (Northwind/PND/Verde). We would like two access points to Bulger way, one at the first floor level and another at level 2. We would install a key card reader to allow tenant access the site/building.

   Project narrative and conceptual sketch of how and where this connection will be made. See level 1 and level 2 diagram.

   "We agree to construct this improvement in (the public) Bulger way to CBJ specifications and standards. We understand after these improvements are made and approved, CBJ will agree to maintain the stairs for public use." Gastineau Lodge Apartments, LLC

2. Stability Mitigation measures - site stability strategy (Northwind/PND/Verde)

   Superblock and site drainage (Tony conceptual pre-design elevations)

   First two levels of building assist in site slope stability (pre-design engineering)

   Professional civil/structural/architectural to develop design concept and include a letter regarding the specific measures that will contribute to site and slope stability.

   Architects letter.

   Engineers letter

3. Address Slope stability_ - (Northwind/PND/Verde)

Include site visit and analysis. Include a letter of findings regarding the specific measures by this project that will contribute to site and slope stability. Include drainage strategy, base floors 1 and 2 supported by bedrock. Include the benefit to CBJ by backfilling to Gastineau Avenue as the street is failing and there is no edge or rail on that side. We will improve public safety by completing our property connection through the edge of the traveled way. Perform Contextual Analysis per professional standards.

4. **Potential extension of Gastineau Avenue (Northwind/PND/Verde)
    a. Project narrative: Possible: foot path, Evacuation Route
    haul road for construction, and
    emergency services access to Thane
    Letters of interest and consent, verbal non-objection.

5. Lighting plan (Tony Walker/ Northwind/Verde)
    - See Layout of Building – Lighting Design by Diagram level

6. Snow removal plan (Tony Walker/Northwind/Verde)
    - Snow removal will be completed by pushing snow up to the north side of the parking area to stockpile. When Stockpile gets too large, a snow removal contract will remove accumulated snow from the site.
    -

7. **Additional Parking potential - (Verde) - Project is considering getting 4 smart cars for tenant rentals. These would fit in two parking spaces if parked in tandem

    The site is Less than 500' away is CBJ Parking garage, (approx. 235'). This facility sits mostly empty in the evenings and vacant on weekends. If project development permits are approved, we will enter into a cooperative agreement for parking space rental for up to 10 spaces.

** Involves negotiation and agreements between Gastineau Lodge Apartments, LLC and City and Borough of Juneau.

NorthWind
Architects, LLC

CBJ Community Development Department
230 S. Franklin Street
Juneau, Alaska. 99801

Re: USE2023 0008 Conditional Use Permit for a new (6) story, 72 Unit Multi-Family Housing Development

Community Development Staff and Planning Commission Members:

The purpose of this Architectural Letter is support the request for supplemental information brought forth during our primary Planning Commission hearing to address a number of items informing your review and decision.

Following is an overview of our project delivery providing a description of the design, permitting, and construction process.

There is a supplemental note addressing general hillside stability noting that building is almost the entirety of the site whereas it will by nature, be a stabilizing mechanism. Surface water drainage and runoff will go into pipes and be controlled away from others' properties and retaining wall structures will be design by licensed professionals for all loads applicable by code per the following project design team and process described as follows:

Project Design and Design Build Team:

Pre-design and Conditional Use permitting is being managed and coordinated by Gastineau Lodge Apartments with support from both by local design consultants NorthWind Architects and PN&D Engineering, Inc.

As soon as the preliminary permitting has been issued, our project delivery will be structured around a design-build format where the General Contractor provides over-all project management responsibilities ensuring that the project meets both budget and schedule requirements.

Our team represents sound local knowledge of both the permitting, design and construction process. The team on the whole provides capability to make sure this project is successful meaning that it will be our responsibility to conform to all permit conditions imposed during this review process. There will be control and execution of site development, protection of adjacent properties and successful completion of the project.

Following is our proposed Team:

General Contractor - Dawson Construction, Inc.
Dawson Construction has been selected for the General Contractor overseeing both the Phase 1 and Phase 2 project management and construction. Dawson Construction will coordinate with the with the design team and CBJ Community Development review for of over-all project delivery and ensure that the project meets design criteria including conformance to conditional-use requirements and to ensure a successful project completion.

Design Team Lead, Architectural Lead - NorthWind Architects LLC
NorthWind Architects will be responsible for the coordination of the design team including Site Civil, Architectural, Structural, Mechanical, and Electrical consultants. NorthWind will be responsible for pre-design permitting follow through, permitting and over-all design team coordination and performance.

PN&D Engineering Inc. here in Juneau will provide site civil, structural engineering. The mechanical and electrical team members have not been selected however they will consists of local design firms.

Sean M Boily AIA
Principal Architect

James FS Bibb AIA
Principal Architect

E. David Hurley AIA
Principal Architect

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

NorthWind
Architects, LLC

Project Process

A project of this scale requires a lengthy pre-design, permitting and design process and therefore, we have split the project into two distinct phases; phase 1 Sitework and Phase 2 Building Construction.

Phase 1 Sitework –
Phase 1 Sitework will concentrate on the site preparation including removal and development of the sub-surface material in preparation for site foundations and retaining walls. During this process, efforts to control site erosion will be a primary concern as well as ensuring that the existing properties including Gastineau Avenue is secure and protected.

During this process, sub-surface utilities will be prepared and primary site retaining walls will be Constructed to support future building substructure and the upper Gastineau Avenue driveway and parking pad. Circulation easements will be developed for Bulger Way during this phase with careful coordination with CBJ Community Development and the CBJ Engineering Department. We expect this phase of construction to take 6 months.

Phase 2 Building Construction -
The Phase 2 Building Construction Phase will proceed from Phase 1 work where final substructure and building superstructure will be constructed. This phase will extend to final completion and final occupancy. We expect this phase to take approximately 18 months.

Project Schedule

Design Schedule –
The design schedule for this project will be from December 2023 through June 2024 with Phase 1 Sitework design submitted for permit by April 1, 2024. The Phase 2 Permitting will start along with the Phase 1 Sitework effort where we will require a 35% completed building design package to inform the Phase 1 Sitework site retaining, site utilities and preparation for the building substructure footings.

Phase 1 Design:	**December 2023 – April 1, 2024**
Phase 2 Design:	**April 1, 2023 – June 30, 2024**

Construction Schedule –
The Sitework phase 1 construction will start as soon as permits are received.

Phase 1 Sitework:	**April 30, 2023 - October 30, 2024**
Phase 1 Building Construction:	**November 1, 2024 – May 30, 2025**

Thank you,

James Bibb

NorthWind Architects

119A 2nd Street
Juneau, AK 99801

p.907.586.6150
f.907 586.6181

PND ENGINEERS, INC.

MEMORANDUM

PROJECT NO. N/A **DATE: DECEMBER 8, 2023**

PROJECT: Gastineau Lodge Apartments

TO: Steve Soenksen

CC: James Bibb, AIA

FROM: Sean Sjostedt, P.E.

SUBJECT: Gastineau Lodge Apartments – Summary of Site Investigations

This memorandum summarizes the findings of three investigations that have bearing on the proposed project ("Project"). This is not an endorsement or verification of the investigation findings or recommendations. The reports are discussed chronologically in the order that they were prepared, starting with the earliest. All reports in their entirety are included with the application packet.

Report by Douglas N. Swanston, dated December 3, 1989

This report summarizes an inspection conducted by Mr. Swanston and, presumably, the consultant to which the letter was addressed (Bill Baxandall). The report notes that a gulley near the Project is "clear of significant quantities of debris and is partially stabilized by a substantial cover of 50+ year-old alder." The report also notes that, despite the lack of substantial debris, characteristics of the slope and limited remaining debris may still pose a threat to unprotected structures below. The report goes on to detail debris flow velocity, impact force, and pressure calculations should the limited debris observed mobilize.

Report by Baxandall Associates, dated August 3, 2012

This report can be described as a site-specific hazard assessment and summarizes a review of hazard classifications at the time of the report for several properties including the property on which the Project is located. The report ultimately requests that the properties in question be removed from the "Severe" hazard zone and incorporated into the "Moderate" hazard zone. The report cites the following factors as reasons for the hazard zone reassignment:

- apparent patterns in debris flow based on debris accumulation time (roughly 100-year cycles with the last occurring in 2009);
- lack of significant overburden since the large slide in 1920;
- inactive prior contributing factors such as the overflowing A.J. water flume which reportedly was a significant cause of the 1920 slide;
- re-forestation of the hillside;
- the remnants of the A.J. Mining Company building foundation on the uphill side of Gastineau Avenue which acts as both stabilization and a barrier.

Report by PND Engineers, dated November 28, 2021

This report can be described as an engineering geology report and summarizes the findings of a geotechnical investigation at the Project site and general design recommendations for the Project, based on known scope at the time. The report provides criteria for successfully building on the site. In general, building foundations should be founded on bedrock and anchored to rock when necessary, as determined by project designers. Alternatively, the existing overburden could be removed and replaced with structural fill pending favorable engineering analyses. The report further details the importance of drainage and control of water for both construction and long-term site stabilization. Recommendations and criteria are provided for parking lots, utilities, retaining structures, and various construction materials. The report stipulates that all designs shall follow standards of practice and local, state, and federal codes and laws.

Gastineau Lodge Apartments, LLC

Tony Walker, Archt. & Assoc., LLC

PROJECT & SHEET INFORMATION

UNIT COUNTS & SIZES*

UNIT	"OA	"SF
A=41	12 x 20	240
A-T= 1	12 x 26	227
A-L=2	17 x 20	277
B=11	12 x 26	312
B-L= 2	12 x 26	294
B-T= 1	18 x 26	389
B-WL1= 2	18 x 26	387
B-WL2= 1	18 x 26	371
C= 2	18 x 23	432
D= 1	18 x 26	478
HC=8	14 x 25	343
UNITS=72		

SYMBOLS

TREE (TBD)

TREE LOCATION (ABOVE OR BELOW, FOR REFERENCE)

EXTERIOR LIGHT FIXTURE

POT PLANTER

*NOTE: "OA" INDICATES OVERALL DIMENSIONS. THERE'S NO DISTINCTION FOR ODD-SHAPED AREAS. "SF" (SQUARE FOOT) IS AN APPROXIMATION OF THE AREA WITHIN THE SPACE.

UNIT DESCRIPTIONS

A	STUDIO
A-T	STUDIO, T-SHAPE
A-L	STUDIO, L-SHAPE (DISCOUNTING HALL ENTRY)
B	LONG STUDIO
B-L	LONG STUDIO, L-SHAPE
B-T	LONG STUDIO, T-SHAPE
B-WL1	LONG STUDIO, WIDE, L-SHAPE-1
B-WL2	LONG STUDIO, WIDE, L-SHAPE-2
C	LARGE
D	EXTRA LARGE

ABBREVIATIONS

ALT	ALTERNATE	NIC	NOT IN CONTRACT
BLDG	BUILDING	O/H	OVERHEAD
CONC	CONCRETE	PLTR	PLANTER
CORR	CORRIDOR	PP	POWER POLE
ENCL	ENCLOSURE	PSNGR	PASSENGER
ELEV	ELEVATOR	PVC	POLY VINYL CHLORIDE
EL	ELEVATION	RECEP	RECEPTION(IST)
E	EXISTING	RET	RETAINING
FT	FOOT/FEET	ROW	RIGHT OF WAY
FP	FIREPLACE	STRL	STRUCTURAL
FFE	FINISH FLOOR ELEVATION	STOR	STORAGE
FRT	FREIGHT	TLT	TOILET
FDN	FOUNDATION	TBD	TO BE DETERMINED
GARB	GARBAGE	U/G	UNDERGROUND
HC	HANDICAP	VESTIB	VESTIBULE
JAN	JANITOR	VER	VERIFY
		WWW	BUSINESS/COMPUTER

GENERAL NOTES

1. All development on hillsides shall be pursuant to a hillside development endorsement. (49.70.220, (a)).

2. The developer shall apply for and obtain a hillside development endorsement prior to any site work other than land and engineering surveys and soils exploration. (49.70.220,(b)).

3. The application shall include detailed engineering drawings of roads, driveways, parking areas, structural improvements for foundations, off-site stormwater runoff systems, cross sections, and road elevations (49.70.240, (4)).

4. A description of the source and type of any off-site fill and the site for depositing excess fill. (49.70.240, (5)).

5. A landscaping plan, including all trees to be retained in excavation areas, all plant species and locations, temporary slope protection measures, erosion and situation control measures; seeding or sodding materials, a planting and maintenance program; and methods of stabilization and protection of bare slopes. (49.70.240, (6)).

6. An engineering geology report, including summary of the relevant surface and bedrock geology of the site, a discussion of the active geologic processes with conclusions and recommendations regarding the effect of Geologic factors on the proposed development; data regarding the nature, distribution and relevant parameters of existing soils, recommendations for grading procedures, design criteria for corrective measures, as necessary, and recommendations covering the suitability of the site for the proposed development. (49.70.240, (7)).

Standards for Approval

7. A work schedule by phase. (49.70.240, (8)).

-- This project will be permitted and constructed in two phases. Phase 1 will include all sitework, grading and drainage, and phase 2 will be for the construction of the building.

8. A secondary access to the proposed development exists or will be developed as part of the project. (49.70.250, (a), (iv)).

-- This project proposes provide secondary access to the site for pedestrians to connect to Bulger way for pedestrian access and parking garage access within 200' of the site.

-- This project will seek to obtain permission for secondary access to the site through AEL&P, AJT and CBJ lands for the right-of-way.

9. Weather. The engineer may prohibit a developer from earthmoving during periods of very wet soil conditions, in which case shall be extended by a like period. (49.70.250, (2)) Sediment. The developer shall not allow any increase in sediment to flow off-site during or after construction if such would be likely to cause an adverse impact on a down slope lot or waterbody. (49.70.250, (3))

10. Peak discharge. The developer shall ensure that during and after construction of major development, the peak discharge of all streams and natural drainage ways at the down slope boundary shall be no greater than that occurring prior to excavation. (49.70.250, (4)).

Criteria

11. Soil Erosion. Soil disturbance and soil erosion shall be minimized and the effects thereof mitigated. (49.70.260, (1)).

12. Existing vegetation. Depletion of existing vegetation shall be minimized. (49.70.260, (2))

13. Contours. The developer shall re-contour the finish grade to natural-appearing contours which are at or below 30 percent, or the natural angle of repose for the soil type, whichever is lower, and which will hold vegetation. (49.70.260, (3)).

14. Time of exposure and soils retention. The developer shall minimize the period of time that soil is exposed and shall employ mats, silt blocks or other retention features to maximize soil retention. (49.70.260, (4)).

15. Replanting. The developer shall mat, where necessary, and plant all exposed soil in grass or other soil retaining vegetation and shall maintain the vegetation for one full growing season after planting. (49.70.(5)).

16. Drainage. The developer shall minimize disturbance to the natural course of streams and drainage ways, where disturbance is unavoidable, the developer shall provide a drainage system or structures which will minimize the possibility of sedimentation and soil erosion on-site and downstream and which will maintain and enhance the general stream characteristics, spawning quality, and other habitat features of the stream and its receiving waters. Where possible, development shall be designed so lot lines follow natural drainage ways. (49.70.260, (6)).

17. Foundations. The developer shall ensure that buildings will be constructed on geologically safe terrain. (49.70.260, (7)).

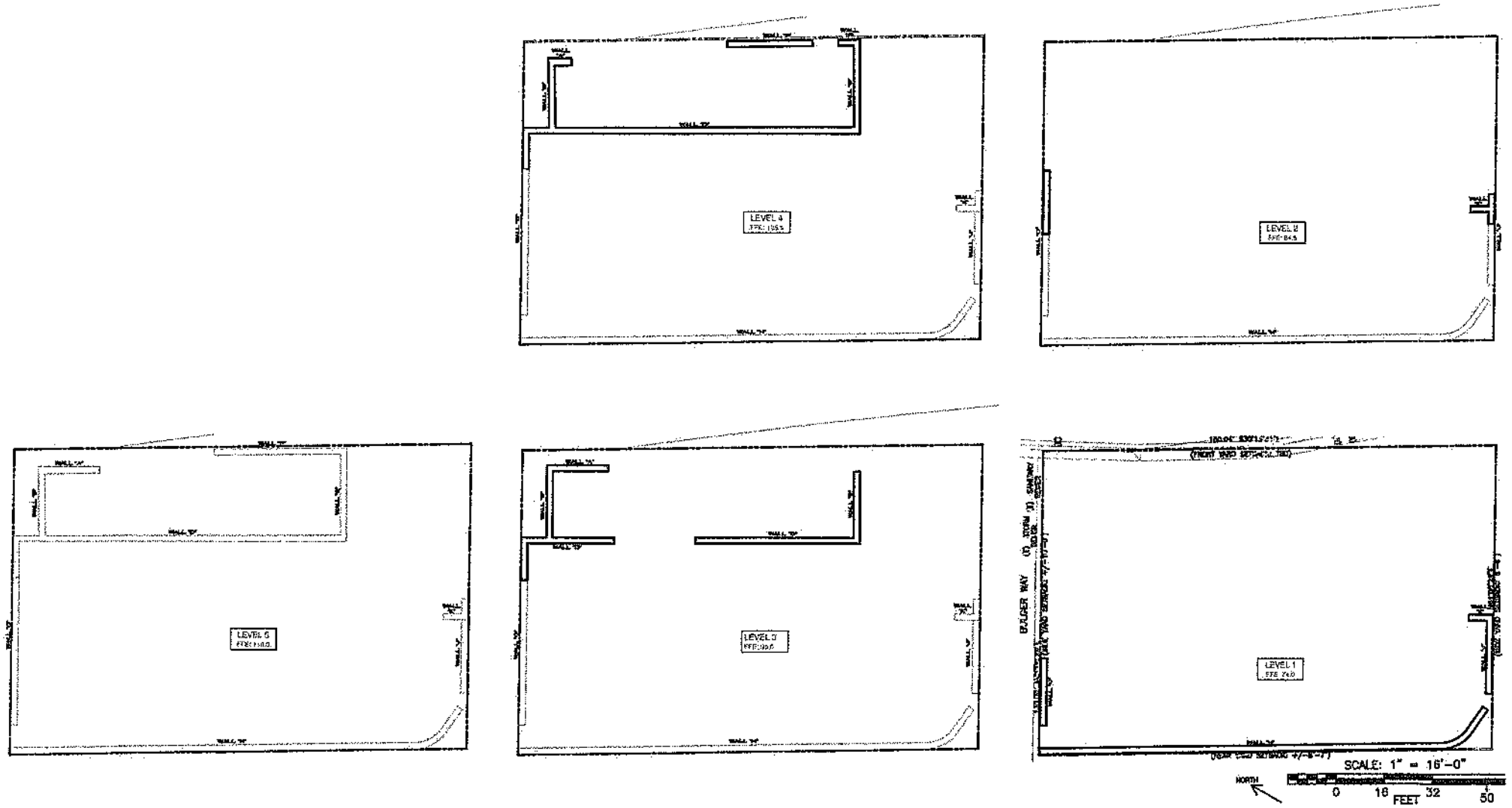
18. Very steep slopes. The developer shall minimize excavation on slopes over 30%. (49.70.260, (8)).

19. Soil Retention features. The developer shall minimize the use of constructed retention features. Where used, their visual impact shall be minimized through the use of natural aggregate or wood, variation of façade, replanted terraces and the like. (49.70.260, (9)).

20. Wet weather periods. The developer shall minimize exposure of soil during the periods of September 1-November 30, and March 1-May 1. (49.70.260, (10)).

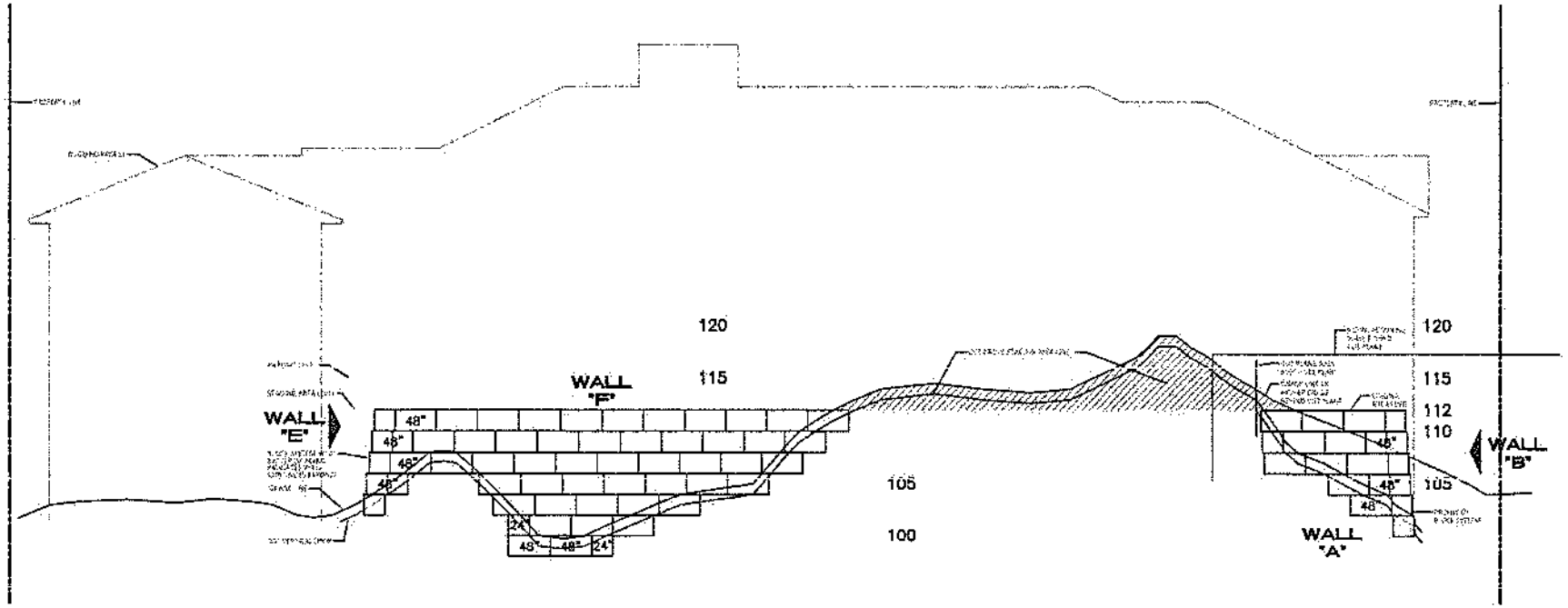
Conditions on Approval

21. Development Schedule. The commission or director may place a reasonable time limit on or require phasing of construction activity associated with the development or any portion thereof, in order to minimize construction-related disruption to traffic and neighbors or to ensure that the development is not used or occupied prior to substantial completion or required improvements. (49.70.270, (1)).



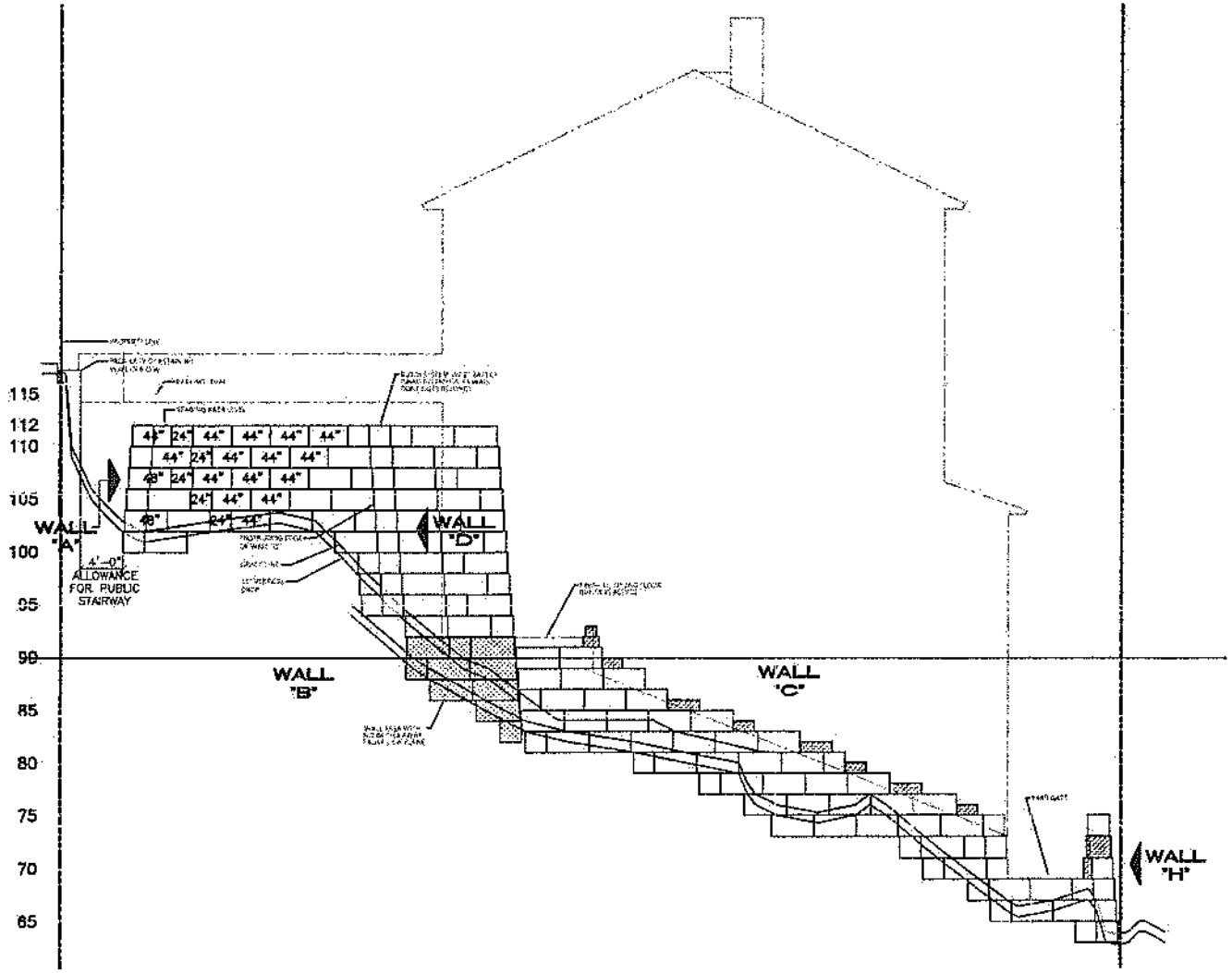
WORLDBLOCK WALL - PLAN VIEW PER FLOOR LEVEL
scale: 1" = 30'-0"

Gastineau Lodge Apartments, LLC
TWA (c) 11/27/2023

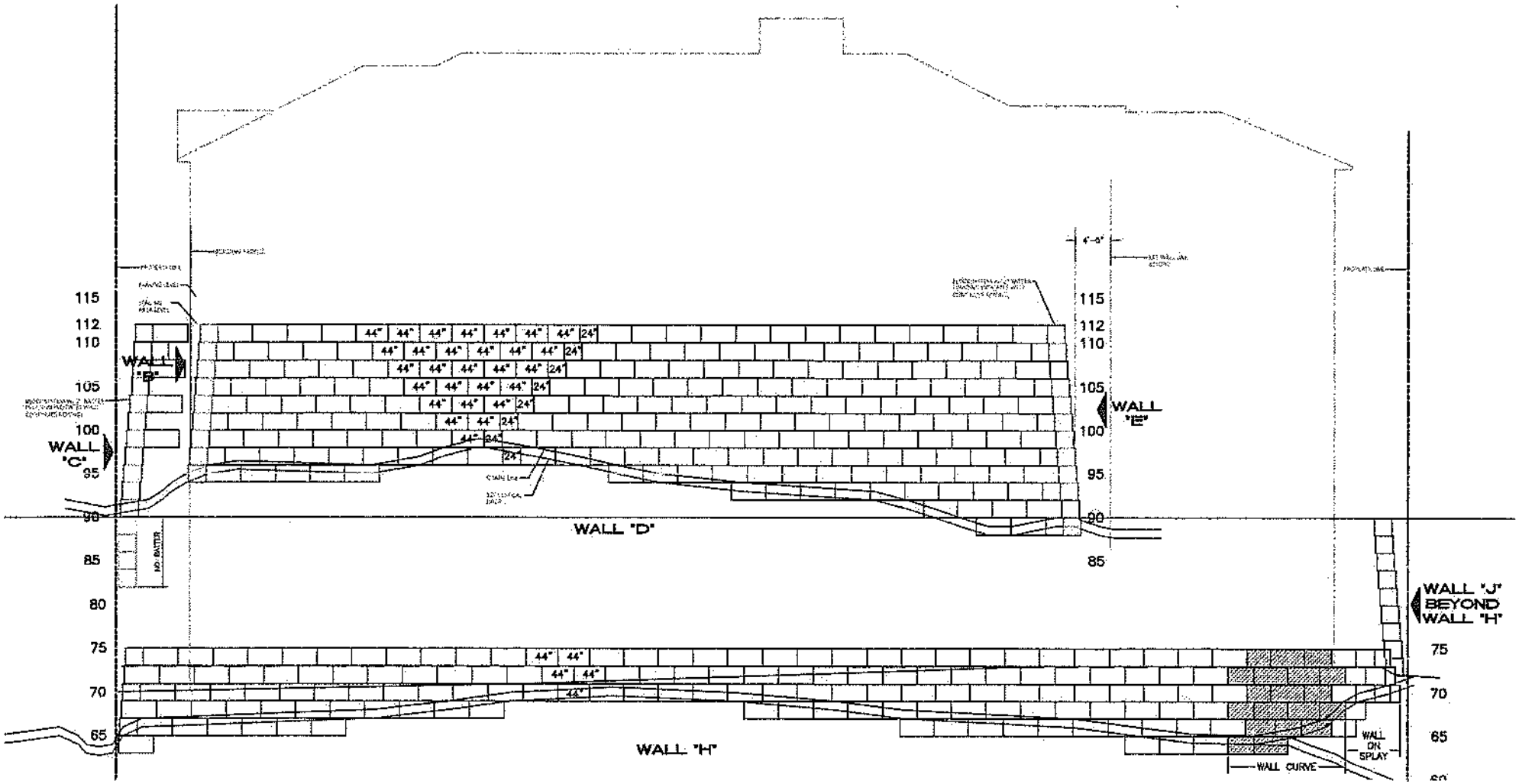


WORLDBLOCK WALL - EAST (STREETSIDE) ELEVATION
scale; 3/32" = 1'-0"

Gastineau Lodge Apartments, LLC
TWA (c) 11/28/2023

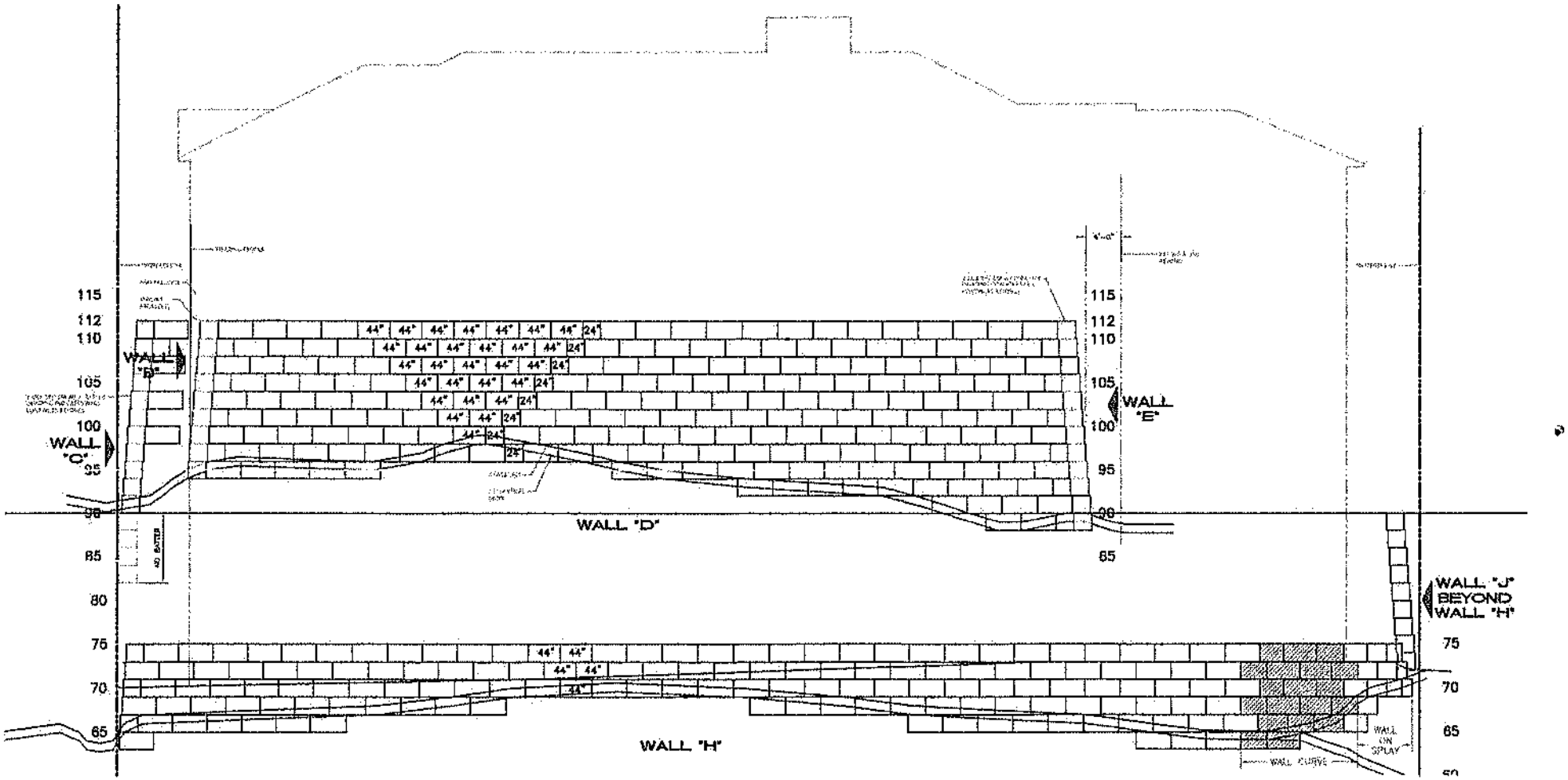


WORLDBLOCK WALL - NORTH ELEVATION
scale: 3/32" = 1'-0"



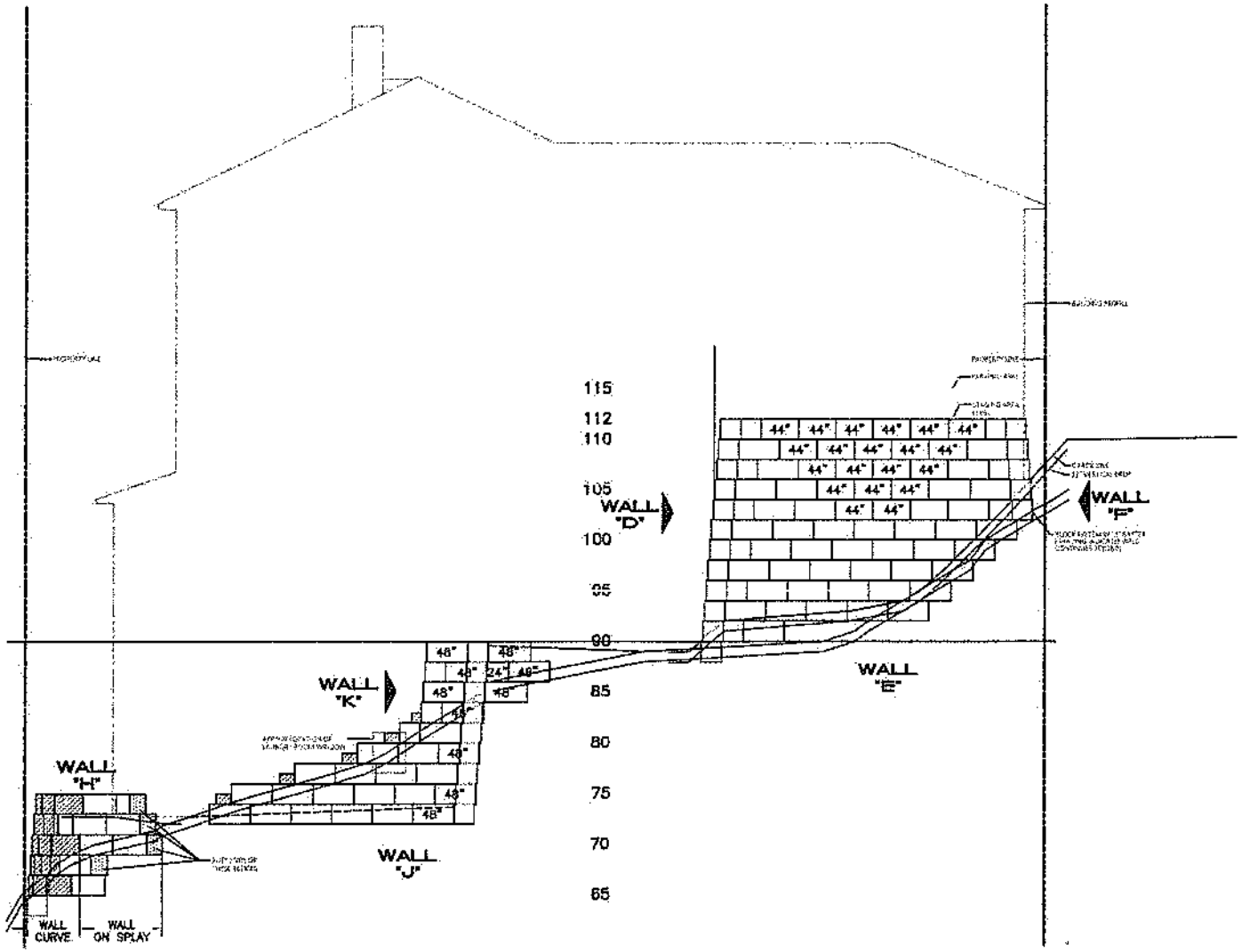
WORLDBLOCK WALL - WEST (OCEANSIDE) ELEVATION
scale: 3/32" = 1'-0"

Costineau Lodge Apartments, LLC
TWA (c) 11/28/2023



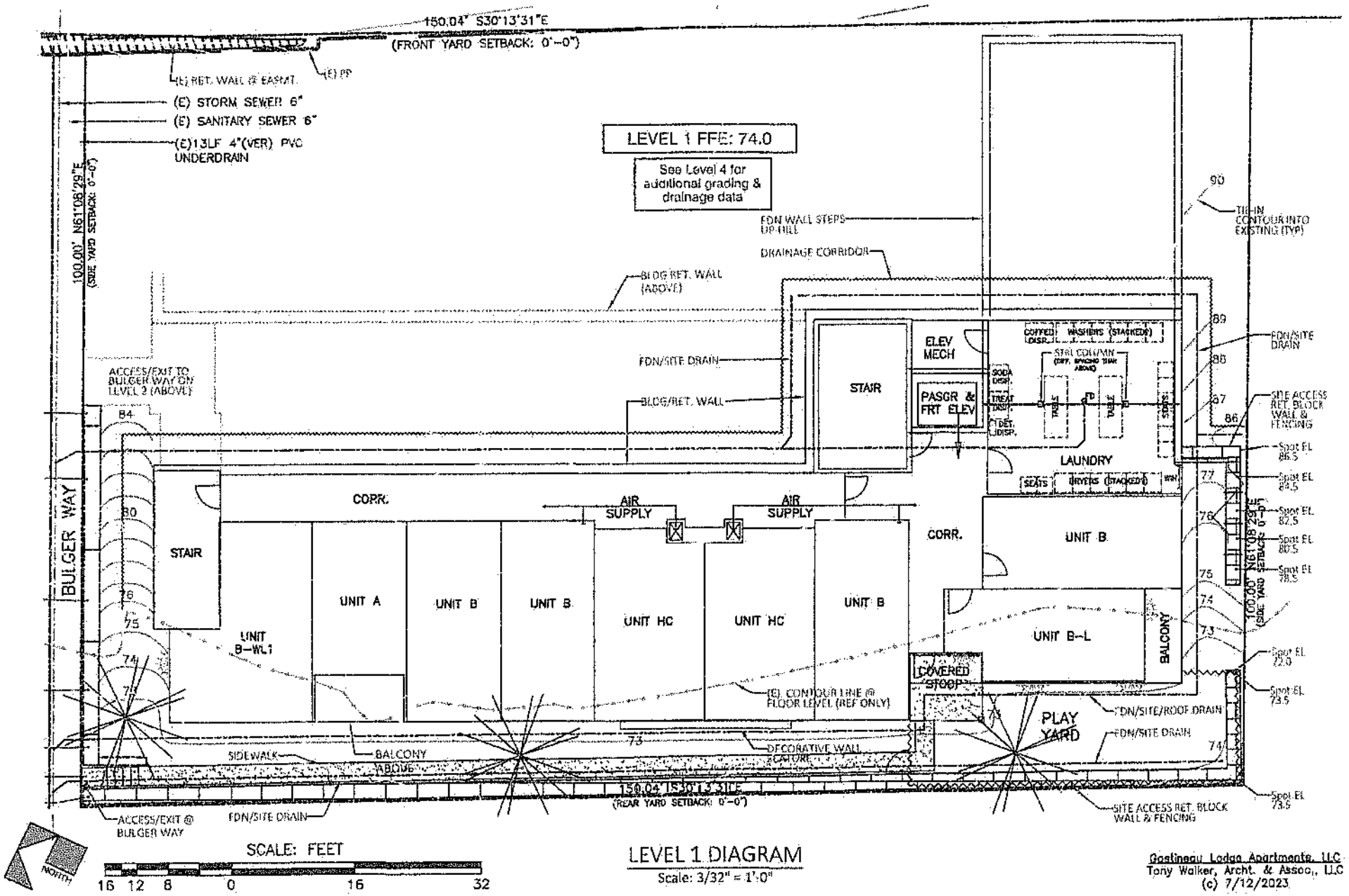
WORLDBLOCK WALL SYSTEM -
WEST ELEVATION (OCEANSIDE)
scale: 3/32" = 1'-0"

Gastineau Lodge Apartments, LLC
TWA (c) 12/06/2023



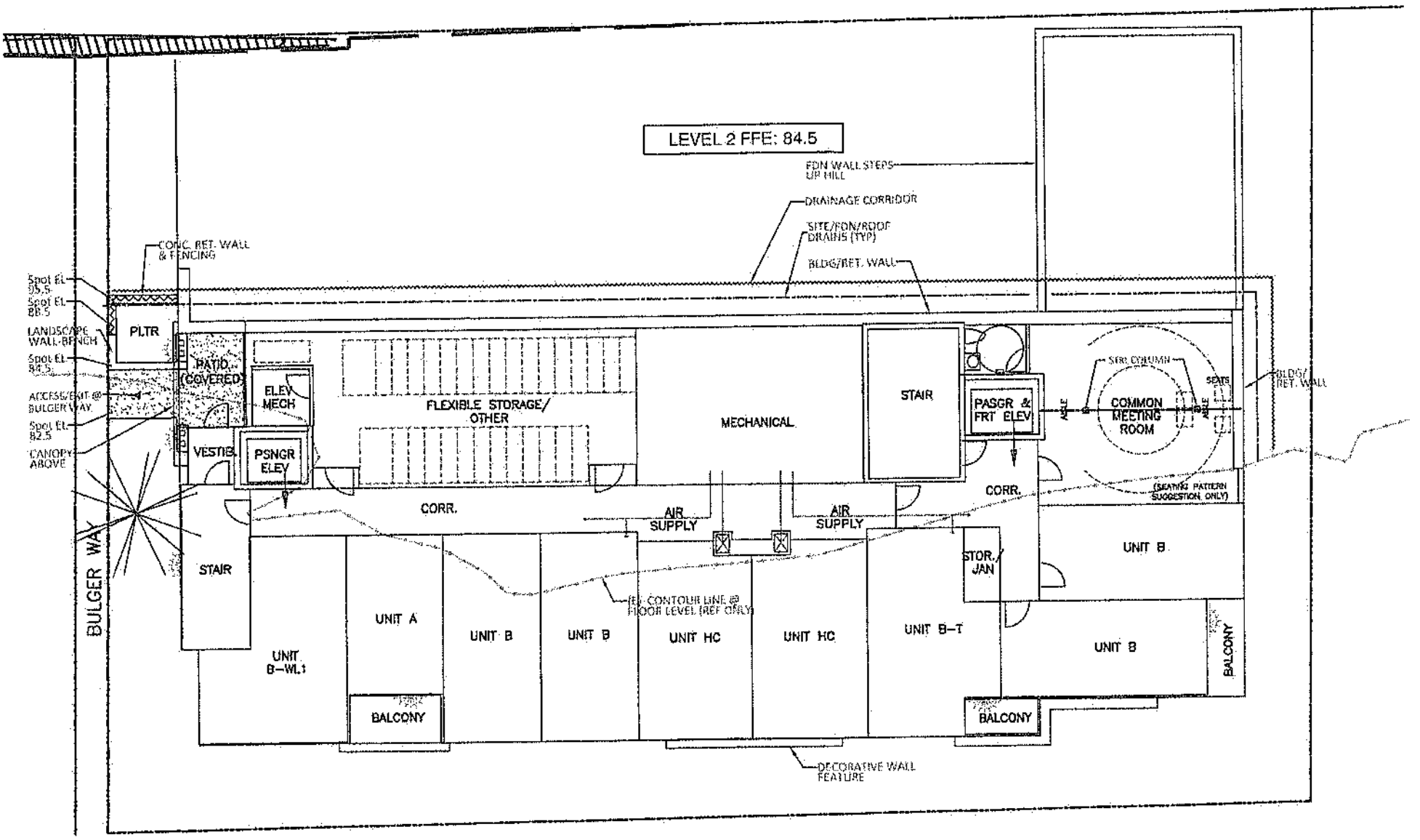
WORLDBLOCK WALL - SOUTH ELEVATION
scale: 3/32" = 1'-0"

Gastineau Lodge Apartments, LLC
TWA (c) 11/28/2023



LEVEL 1 DIAGRAM
Scale: 3/32" = 1'-0"

Gastineau Lodge Apartments, LLC
Tony Walker, Archt. & Assoc., LLC
(c) 7/12/2023



NORTH

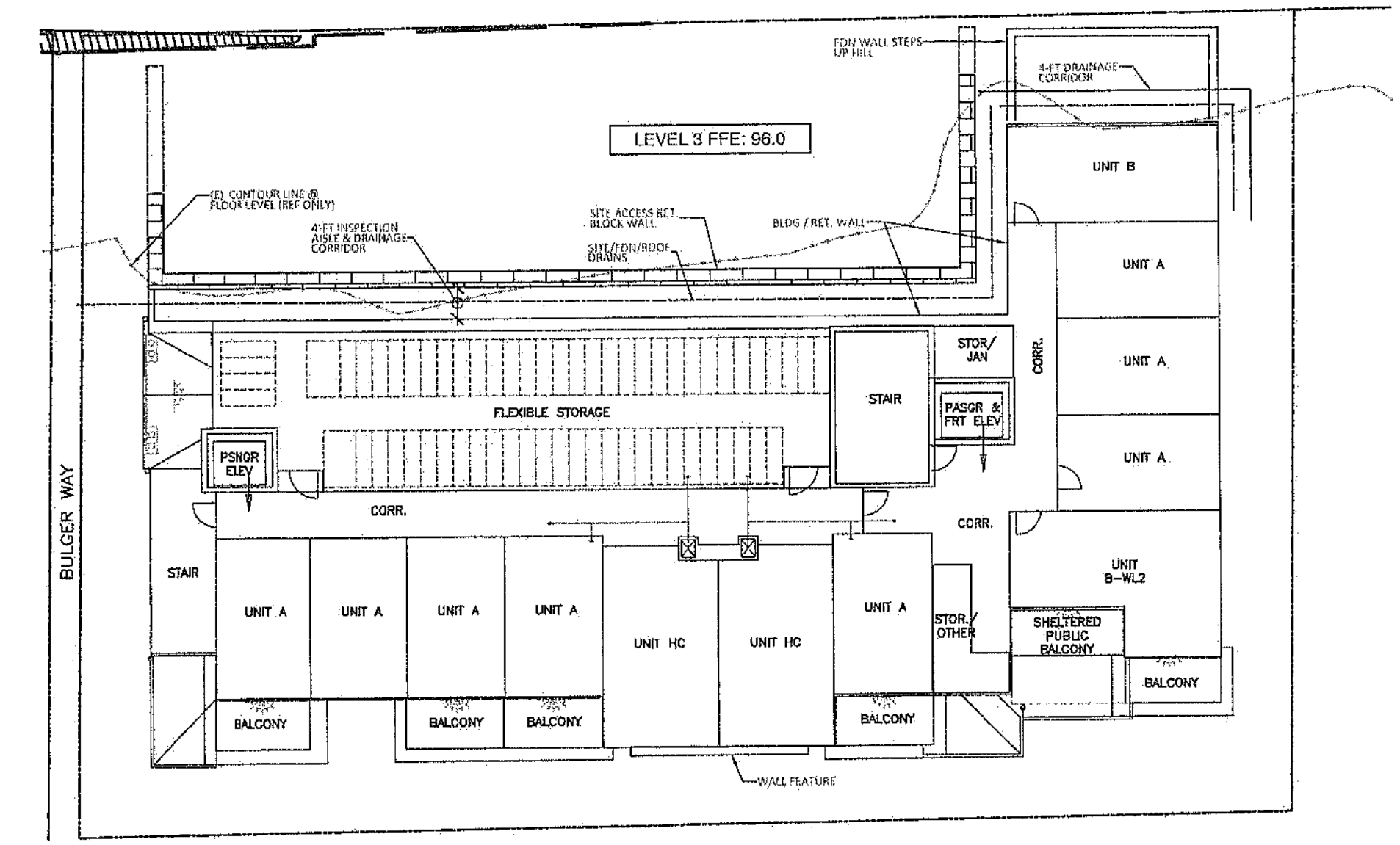
SCALE: FEET

16 12 8 0 16 32

LEVEL 2 DIAGRAM

Scale: 3/32" = 1'-0"

Gastineau Lodge Apartments, LLC
Tony Walker, Archt. & Assoc., LLC
(c) 7/12/2023



NORTH

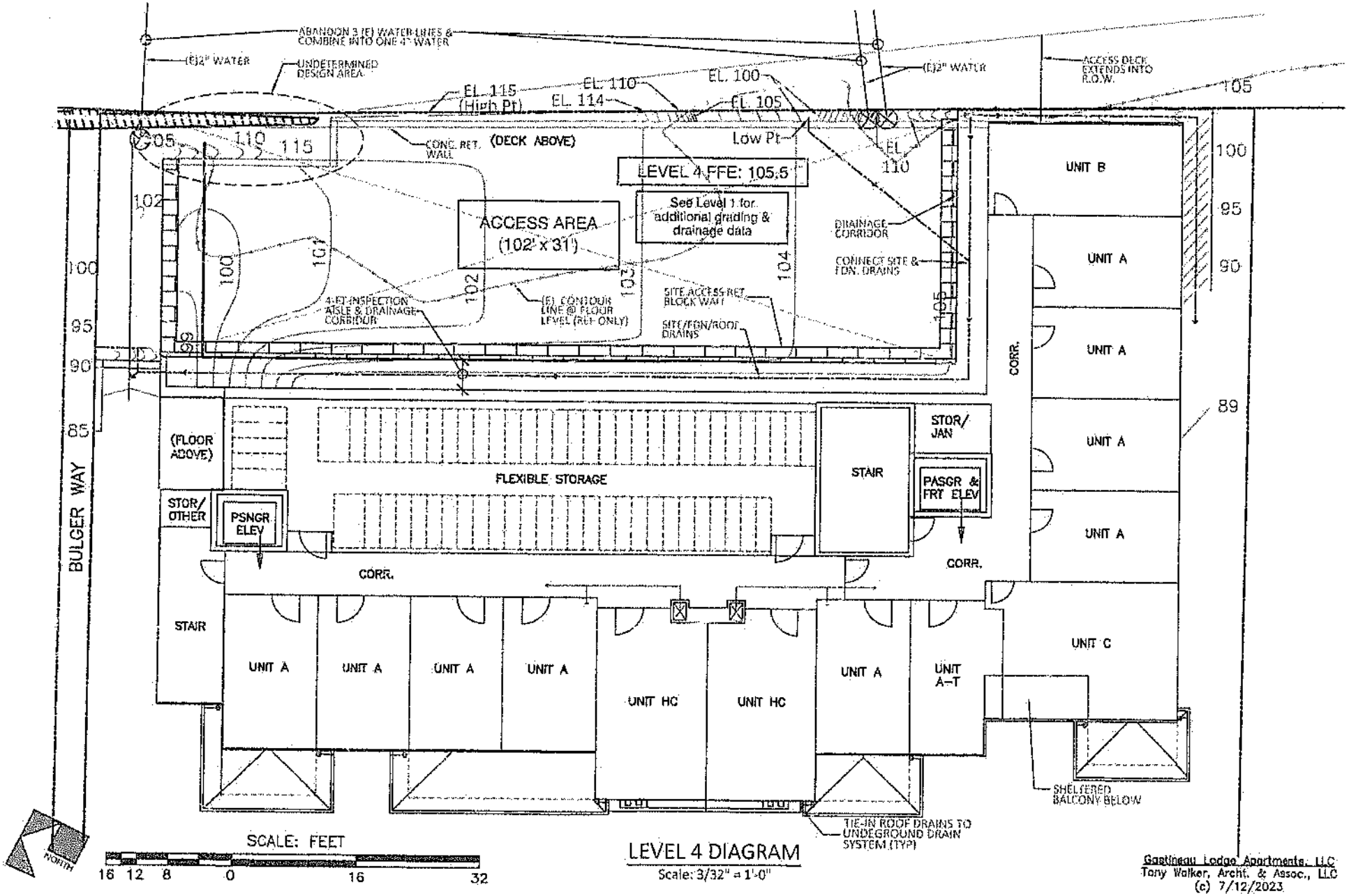
SCALE: FEET

16 12 8 0 16 32

LEVEL 3 DIAGRAM

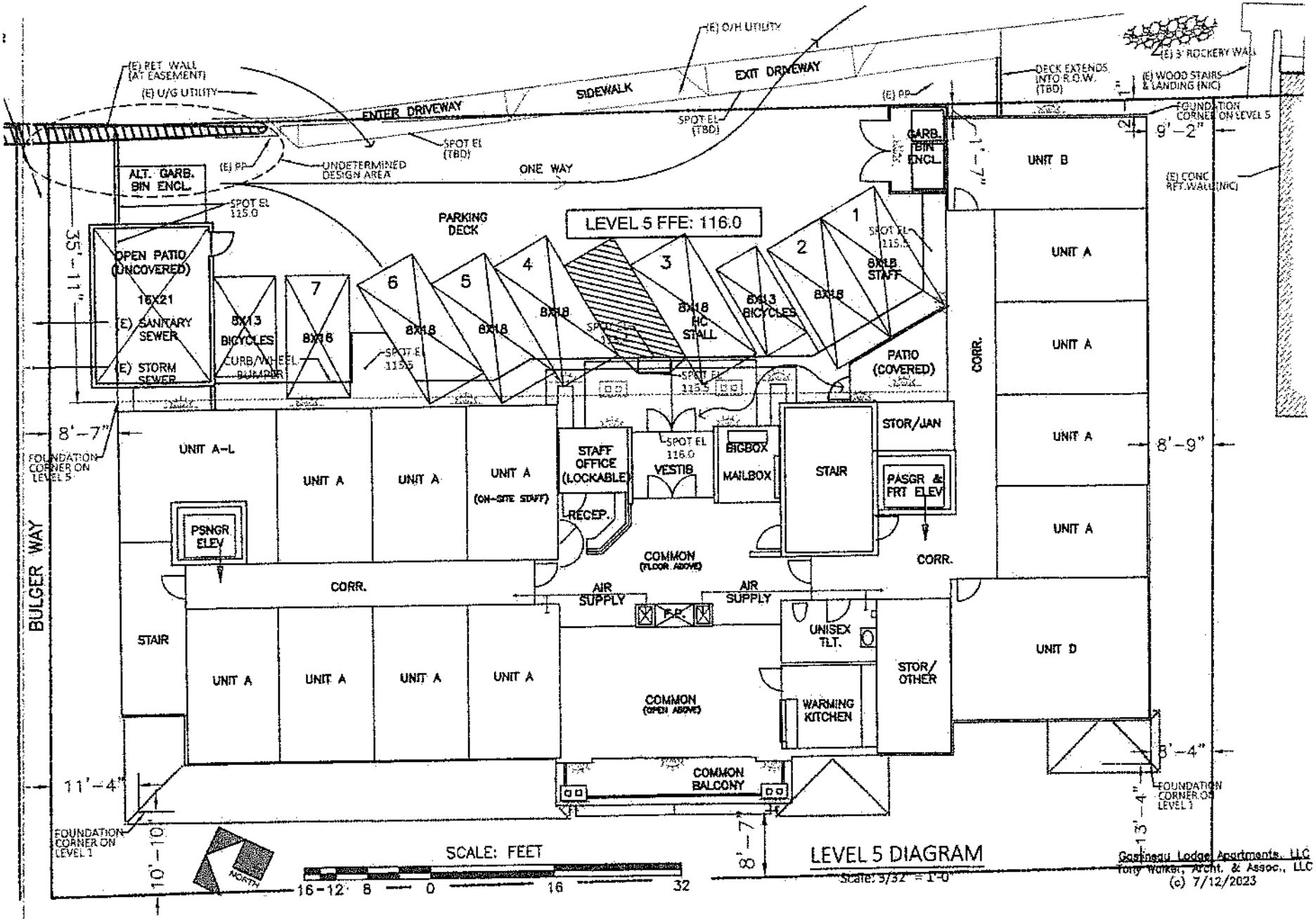
Scale: 3/32" = 1'-0"

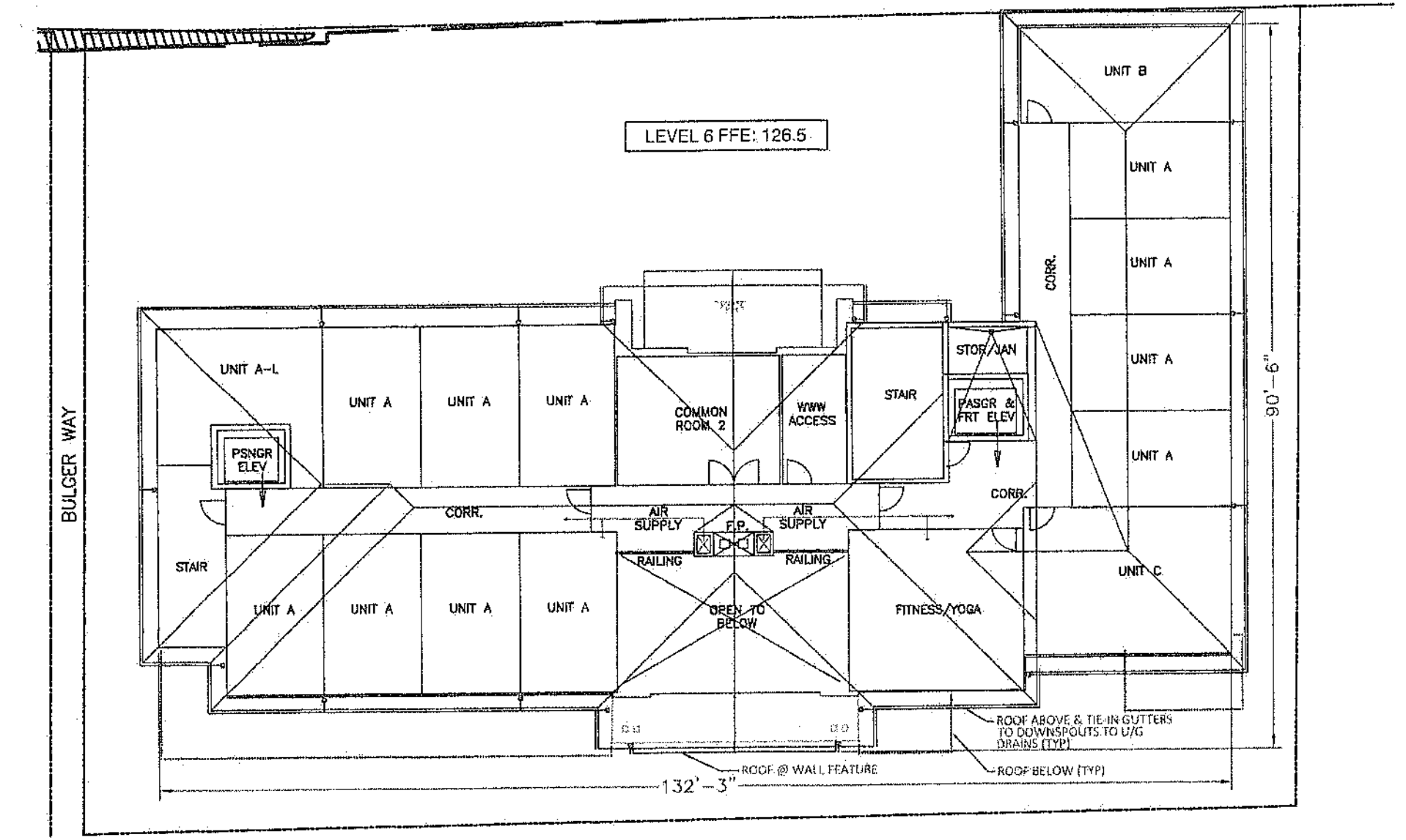
Gastineau Lodge Apartments, LLC
Tony Walker, Archt. & Assoc., LLC
(c) 7/12/2023



LEVEL 4 DIAGRAM
Scale: 3/32" = 1'-0"

Gastineau Lodge Apartments, LLC
Tony Walker, Archt. & Assoc., LLC
(c) 7/12/2023


LEVEL 5 DIAGRAM
Scale: 3/32" = 1'-0"
SCALE: FEET
16 12 8 0 16 32
NORTH
BULGER WAY
ENTER DRIVEWAY
EXIT DRIVEWAY
SIDEWALK
ONE WAY
(E) O/H UTILITY
(E) U/G UTILITY
(E) RET. WALL (AT EASEMENT)
(E) 3' ROCKERY WALL
(E) WOOD STAIRS & LANDING (NIC)
DECK EXTENDS INTO R.O.W. (TBD)
(E) CONC RET.WALL (NIC)
FOUNDATION CORNER ON LEVEL 5
FOUNDATION CORNER ON LEVEL 1
ALT. GARB. BIN ENCL.
GARB. BIN ENCL.
UNDETERMINED DESIGN AREA
(E) PP
SPOT EL (TBD)
SPOT EL 115.0
SPOT EL 115.5
SPOT EL 116.0
PARKING DECK
LEVEL 5 FFE: 116.0
OPEN PATIO (UNCOVERED)
16X21
(E) SANITARY SEWER
(E) STORM SEWER
8X13 BICYCLES
CURB/WHEEL BUMPER
8X18
8X18 HC STALL
8X13 BICYCLES
8X18 STAFF
PATIO (COVERED)
CORR.
STOR/JAN
STAIR
PASGR & FRT ELEV
BIGBOX
MAILBOX
VESTIB
STAFF OFFICE (LOCKABLE)
RECEP.
UNIT A-L
UNIT A
UNIT A
UNIT A
(ON-SITE STAFF)
UNIT B
UNIT A
UNIT A
UNIT A
UNIT A
UNIT D
PSNGR ELEV
COMMON (FLOOR ABOVE)
AIR SUPPLY
AIR SUPPLY
F.P.
UNISEX TLT.
STOR/ OTHER
WARMING KITCHEN
COMMON (OPEN ABOVE)
COMMON BALCONY
35'-11"
8'-7"
11'-4"
10'-10"
9'-2"
1'-7"
8'-9"
8'-4"
13'-4"
8'-7"
Gastineau Lodge Apartments, LLC
Tony Walker, Archt. & Assoc., LLC
(c) 7/12/2023



NORTH

SCALE: FEET

16 12 8 0 16 32

LEVEL 6 DIAGRAM

Scale: 3/32" = 1'-0"

Gastineau Lodge Apartments, LLC
Tony Walker, Archt. & Assoc., LLC
(c) 7/12/2023

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant

PROPERTY LOCATION

Physical Address: 19535 GLACIER HWY

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot):

Parcel Number(s): 8B3701000181 8B3701000191

☐ This property is located in the downtown historic district

☐ This property is located in a mapped hazard area, if so, which _____

LANDOWNER/ LESSEE

Property Owner: HOWARD ANDREW GRAVES (ANDY) | Contact Person: SAME

Mailing Address: P.O. BOX 34845 JUNEAU AK 99803-4845 | Phone Number(s): 805-801-1453

E-mail Address: ANDYBLUESKY@LIVE.COM

LANDOWNER/ LESSEE CONSENT

Required for Planning Permits, not needed on Building/ Engineering Permits.

Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.

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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.

HOWARD ANDREW GRAVES — LANDOWNER
Landowner/Lessee (Printed Name) — Title (e.g.: Landowner, Lessee)

X [signature] — NOV 6, 2023
Landowner/Lessee (Signature) — Date

Sonja Graves — Landowner
Landowner/Lessee (Printed Name) — Title (e.g.: Landowner, Lessee)

X [signature] — 11-6-2023
Landowner/Lessee (Signature) — Date

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.

APPLICANT If same as LANDOWNER, write "SAME"

Applicant (Printed Name) | Contact Person

Mailing Address: SAME | Phone Number(s)

E-mail Address

X [signature] — NOV 6, 2023
Applicant's Signature — Date of Application

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

Intake Initials	
JLS	
Case Number	Date Received
APL23-005	11-6-23

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

NOTICE OF APPEAL OF DIRECTOR'S DETERMINATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

To be completed by Applicant

APPELLANT'S CONTACT INFORMATION

HOWARD ANDREW GRAVES (ANDY) — ANDYBLUESKY@LIVE.COM — 805-801-1453
Appellant's Name (please print) | E-mail Address | Phone

P.O. BOX 34845, 99803-4845 — JUNEAU — AK — 99803-4845
Mailing Address | City | State | Zip

X _____
Appellant's Signature

DECISION THAT IS BEING APPEALED*

Date of Director's Determination OCT 16, 2023

Attach a copy of the Director's Decision (E-mail, Notice of Decision, Letter, etc.).

* Notice must be submitted within 20 days of the date of the decision being appealed.

APPEAL SPECIFICS (please fill in all that apply)

Parcel Number 8B3701000181 / 8B3701000191
Zoning District D1
Case Number SLC23-02
Title 49 Code Section 49.15.401
Current Use of Land or Buildings LOT 3B1 SFR, LOT 4A1 VACANT
Proposed Use of Land or Buildings LOT 3B1 SFR (EXISTING HOME), LOT 4A1 VACANT
Other

ALL REQUIRED MATERIALS ATTACHED

- ☐ Complete Application
- ☐ Appeal Decision
- ☐ Narrative including:
  - ☐ Grounds for Appeal
  - ☐ Specific questions you would like the Planning Commission to address

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

APPEAL FEES	Fees	Check No.	Receipt	Date
Notice Fees	$200.00			
Refund (Yes/No)	$—			
Total Fee	$200.00			

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.

Case Number	Date Received/Intake Initials
APL23-005	11-6-23 / JLS

NARRATIVE

ANDY GRAVES
19535 GLACIER H

LOT SIZES

1. PLANNING DEPT REFUSES TO ACCEPT CURRENT SURVEY THAT DETERMINES THE SQUARE FOOTAGE OF LOTS

2. 2018 SURVEY IS VOID BECAUSE WE ARE RECORDING A NEW UPDATED SURVEY

3. SURVEYS ARE BEYOND PLANNING DEPTS CONTROL

4. LOT LINE ADJUSTMENTS ARE FOR INTERIOR LINES (LLA)

FRONTAGE

1. PLANNING DEPT CLAIMS CERTIFICATE OF OCCUPANCY IN ERROR

2. PLANNING DEPT APPROVED ORIGINAL SETBACKS FOR:
   1. 2018 LOT LINE ADJ.
   2. 2019 SINGLE FAMILY DWELLING (HOUSE BUILT ACCORDINGLY)
   3. ACCEPTED CONCRETE SETBACK CERTIFICATION FOR HOME

WERE THESE ALL IN ERROR?

A. PLEASE RETURN SETBACKS THE SAME AS THEY WERE

B. PLEASE ACCEPT CURRENT SURVEY

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

COMMUNITY DEVELOPMENT
NOTICE OF DECISION
Date: October 16, 2023
File No.: SLC2023 0002

Howard and Sonja Graves
19535 Glacier Hwy; 19555 Glacier Hwy
Juneau, AK 99801

Proposal:	Applicants request a lot line adjustment between two properties (Block 1 Lots 3B1 and 4A) owned by the Applicants (Sonja and Howard Graves).
Property Address:	19535 Glacier Hwy; 19555 Glacier Hwy
Property Legal Description:	TEE HARBOR ALASKA BL 1 LT 3B1; TEE HARBOR ALASKA BL 1 LT 4A
Property Parcel Code No.:	8B3701000181; 8B3701000191
Proposed Subdivision:	Lots 3B1A & 4A1

The Director of Community Development has **DENIED** the preliminary plat for a lot line adjustment between Lots 3B1 and 4A of the TEE HARBOR ALASKA Subdivision. This decision is based on the analysis and findings in the attached memorandum and the preliminary plat dated April 21, 2023. A revised preliminary plat may be submitted, without paying additional application fees, within 180 days of this notice of decision or April 13, 2024.

This Notice of Decision constitutes a final decision of the Director of the CBJ Community Development Department. Appeals must be brought to the CBJ Planning Commission in accordance with CBJ 49.20.110. Appeals must be filed by 4:30 PM on the day twenty days from the date the decision is filed.

If you have any questions regarding your project or anticipate any changes to your plans, please call the Community Development Department at (907) 586-0715.

Project Planner:

David Matthew Peterson, Planner II
Community Development Department

Jill Maclean, Director
Community Development Department

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DIRECTOR'S REVIEW STAF
LOT LINE ADJUSTMENT
SLC2023 0002

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

DATE: October 16, 2023

TO: Jill Maclean, Director, AICP

BY: David Matthew Peterson, Planner II

PROPOSAL: The Applicants request a lot line adjustment between two properties (Block 1 Lots 3B1 and 4A) owned by the Applicants (Sonja and Howard Graves).

STAFF RECOMMENDATION: Denial

KEY CONSIDERATIONS FOR REVIEW:

- Lot size
- Access
- NCC2023 0013

GENERAL INFORMATION	
Property Owner	Howard and Sonja Graves 2001 Trust
Applicant	Graves Howard and Sonja Trust
Property Address	19535 Glacier Hwy; 19555 Glacier Hwy
Legal Description	TEE HARBOR ALASKA BL 1 LT 3B1; TEE HARBOR ALASKA BL 1 LT 4A
Parcel Number	8B3701000181; 8B3701000191
Zoning	D1 single-family
Lot Size	20,952 Square Feet (Lot 3B1) and 33,532 Square Feet (Lot 4A)
Water/Sewer	Public Water, Private Sewer
Access	Shared access for Lot 3B1 and Lot 4A
Existing Land Use	Residential
Associated Applications	BLD2023 0126, BLD2019 0046, DMO2016 0016

PLANNING COMMISSION REVIEW REQUIRED:

Planning Commission review is not required for this permit.

ASSEMBLY REVIEW REQUIRED:

Assembly review is not required for this permit.

STANDARD OF REVIEW:

A minor subdivision permit is required for all subdivisions resulting in 13 or fewer lots.

Code Provisions:

- CBJ 49.15.401
- CBJ 49.15.401(c)(4)(B)
- CBJ 49.15.401(f)
- CBJ 49.15.411
- CBJ 49.15.412
- CBJ 49.25.400
- CBJ 49.30.210(a)
- CBJ 49.30.210(b)
- CBJ 49.30.250(a)
- CBJ 49.35.250(a)
- CBJ 49.40.300(a)(2)
- CBJ 49.55.010
- CBJ 49.80

The Director shall decide on the case per CBJ 49.15.400(a) - Purpose and applicability. *The purpose of this article is to facilitate the subdivision of land to promote the public health, safety, and general welfare of the citizens of the CBJ in accordance with the Comprehensive Plan of the City and Borough of Juneau, Alaska.*

And per CBJ 49.15.401(a) - *A minor subdivision permit is required for subdivisions resulting in 13 or fewer*

SITE FEATURES AND ZONING

SURROUNDING ZONING AND LAND USES	
North (D1)	Residence
South (D1)	Residence
East (D1)	Vacant D1 Zone
West (D1)	North Tee Harbor D1 Zone

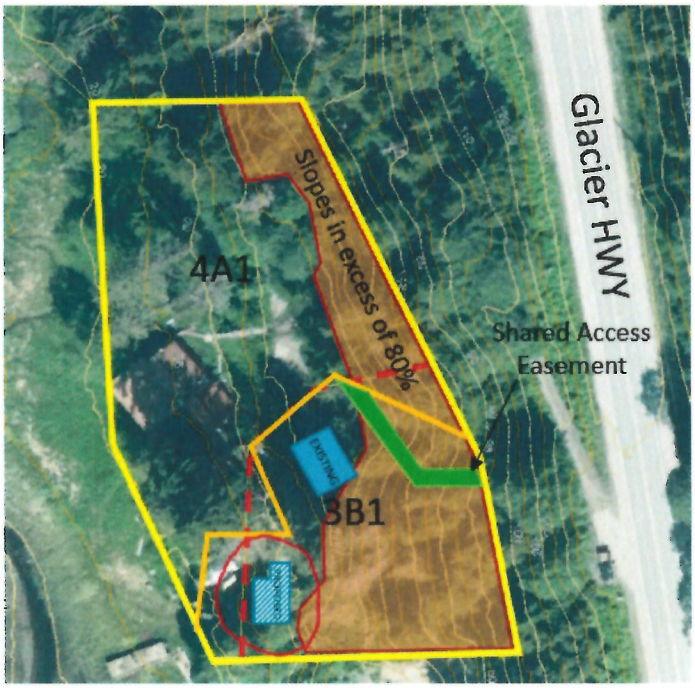
SITE FEATURES	
Anadromous	N/A
Flood Zone	Zones AE and X are present on site. Flood Elevation 24ft. Panel 02110C1195D eff. 8/19/2013
Hazard	N/A
Hillside	Yes
Parking District	N/A
Historic District	N/A
Overlay Districts	N/A

BACKGROUND INFORMATION

Project Description –The nonconforming issues (lot size, width, and encroaching structures) are noted in NCC20230013.

The single-family dwelling constructed on Lot 3B received a Certificate of Occupancy in error. The as-built survey submitted shows the single-family dwelling:

- Encroaches into the front yard (north) setback. The setback should be 25 feet but is 15.03 feet. Access to the lot is through the front yard.
- Encroaches into the 10-foot private utility and access easement documented in Plat 2019-28.



The Applicants are seeking to adjust the lot line between Lots 3B and 4A to make better use of the existing building pad to construct a new detached accessory apartment (BLD20230126) that does not encroach into the required yard setbacks. The topography of the lots create access and development challenges that limit buildable and accessible area. **(Attachment B)**

One potential solution proposed by CBJ is to acquire tideland/wetland area to the west in order to bring the lots into conformity. The Applicants would need to go through the Alaska Department of Natural Resources (AKDNR) to discuss what would be required to acquire the additional land.

Background –

In 2018, the Applicant applied for a Lot Line Adjustment, which was approved. The original lots were not required to have a rear yard setback due to the shoreline (CBJ 49.25.430(4)(G) shoreline properties). Once subdivided, at the Applicant's doing, Lot 3B1 was no longer a shoreline property, and a rear yard setback was established.

The purpose of this lot line adjustment would be to adjust the lot line to allow for the placement of a proposed detached accessory apartment.

Per 49.30.210(a) - *Continuation of nonconforming situations.* Except as otherwise provided in this title, situations made nonconforming by this title may remain.

Per 49.30.210(b) – *Change of nonconforming situation to comply with this title.* Any nonconforming situation may be changed to comply with this title. Once a nonconforming situation becomes conforming, the nonconforming rights under this chapter are relinquished with respect to that nonconforming situation, and the nonconforming situation must not be re-established.

Per 49.30.250(a) – *Nonconforming Structures* – Except as otherwise provided in this chapter, a nonconforming situation shall not aggravate the nonconforming situation and complies with other dimensional and parking standards of this title.

The survey markers, as measured, indicate the lot has shrunk by approximately ~36 feet since the Plat 2019-28 survey. Thus, any further adjustment of either lot aggravates the undersized lot situation.

The table below summarizes relevant history for the lot and proposed development.

Item	Summary
1967 – Earliest plat of subject property.	Tee Harbor Subdivision, lots platted trough USS #499
1969	In 1969, the lot and surrounding area was zoned R12. The R12 zoning district required a 12,000 square foot minimum lot size, 110-foot lot width, and 100-foot lot depth. Required setbacks were 25 feet front, 25 feet rear, and 10 feet on each side. One off-street parking space was required per dwelling unit. All dimensional requirements were met at the time of establishment.
1974	The Commission approved plat waiver #74-28W and Lot 3 was subdivided into Lot 3A and Lot 3B. Lot 3B remained conforming.
1987	In 1987, the lot and surrounding area was rezoned to D1. The D1 zoning district required a 36,000 square foot minimum lot size, 150-foot lot width and 150-foot lot depth. Required setbacks were 25 feet front, 25

	feet rear, 17 feet street side and 5 feet on each side. Two off-street parking spaces were required per dwelling unit. Lot 4 became nonconforming for lot size. Lot 3B became nonconforming for lot size and lot width.
1989	In 1989, setback standards for the D1 zoning district were amended. The D1 zoning district requires a 36,000 square foot minimum lot size, 150-foot lot width and 150-foot lot depth*. Required setbacks are 25 feet front, 25 feet rear, 17 feet street side and 15 feet on each side. A subsequent update to the Table of Dimensional Standards increased side yard setbacks from 5 feet to 15 feet (ORD1989-32). Two off-street parking spaces are required per dwelling unit. Lot 4 remained nonconforming for lot size. The single-family dwelling became nonconforming for side and rear yard setback. Lot 3B remained nonconforming for lot size and lot width.
2018	A Lot line adjustment was made between Lot 3B and Lot 4. Lot 3B1 became conforming for lot width. Lot 3B1 remained nonconforming for lot size. Lot 4A remained nonconforming for lot size.
2021	On August 23, 2021, the CBJ Assembly adopted Ordinance 2021-28, repealing lot depth as a minimum dimensional standard. Other dimensional standards for D1 zoning district remain the same.

ANALYSIS

Dimensional Standards – The proposed lots as shown on the preliminary plat do not meet or exceed the dimensional standards listed in CBJ 49.25.400. The CBJ 49.25.400 Dimensional Standards are listed below.

Standard			Requirement	Proposed Lot 3B1A	Proposed Lot 4A1
MINIMUMS	Lot Size		36,000 square feet	**21,014 square feet**	**33,434 square feet**
	Lot Width		150 feet	227.37 feet	**132.19 feet**
	Setbacks	Front (East)	25 feet	**15.03 feet**	Vacant
		Rear (West)	25 feet	78 feet	Vacant
		Side (North)	15 feet	16 feet	Vacant
		Side (South)	15 feet	16 feet	Vacant

Lot size – Both lots are nonconforming for minimum lot size.

Under the proposed subdivision, Lot 3B1A becomes more conforming as it adjusts in size from 20,952 square feet to 21,014 square feet (an increase of 62 square feet).

Lot 4A1 becomes less conforming as it adjusts from 33,532 square feet to 33,434 square feet (a reduction of 98 square feet).

The original combined lot square footage totaled 54,484 square feet. The most recent plat shows that the total lot square footages totaled 54,448 square feet (an overall 36 square feet reduction).

The requirement for D1 zones is 36,000 square feet.

Per 49.30.250(a) – Nonconforming Structures – Except as otherwise provided in this chapter, a nonconforming structure may be "modified" so as not to aggravate the nonconforming situation. Though unclear as to why or how the survey markers moved (isostatic rebound/accuracy of surveying equipment) the combined lot square footages have decreased and will not allow for the lot line to be adjusted without further aggravating the nonconforming lot size situation.

Lot	Existing, square feet	Proposed, square feet	Change, square feet?
3B1	20,952	21,014	+62
4A	33,532	33,434	-98
Combined Lots	54,484	54,448	-36

Access – An access easement through Lot 4A was established under Plat 2019-28 for Lot 3B1(A).

Density – The table below demonstrates how many dwelling units each lot could accommodate if the proposed subdivision were completed.

The subject properties are undersized for current zoning requirements. The area was rezoned from R12 (12,000 square foot lot size requirement) in 1969 to D1 (36,000 square foot lot size requirement) in 1987.

Lot Number	Square Feet	Maximum Number of Dwelling Units
3B1A	21,014	1 dwelling per lot. Accessory apartment with department approval.
4A1	33,434	

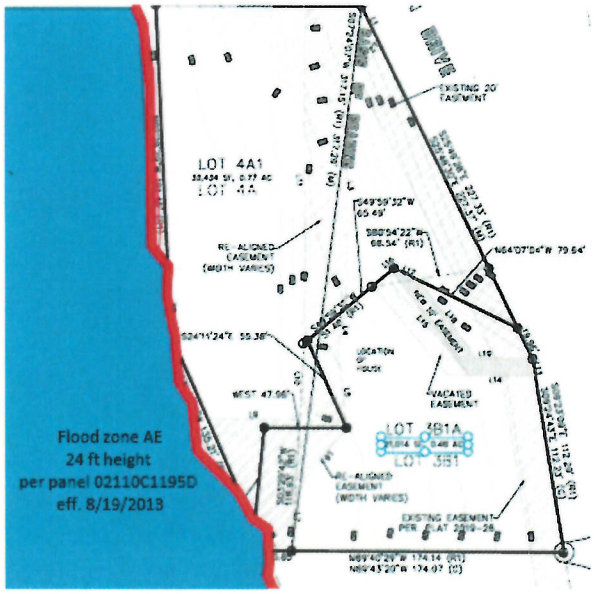
Wetlands – The property abuts a flood zone AE with an elevation of 24 feet. See figure on the next page.

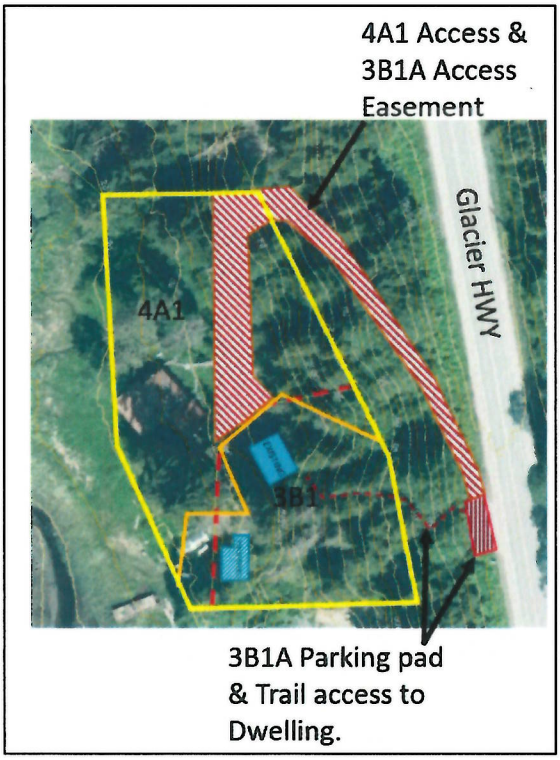
Hazards – Flood zone AE, with an elevation of 24 feet, is present on 20-50 feet of the western portions of the property. Reference Panel 02110C1195D eff. 8/19/2013.

Habitat – No anadromous waterways exist on the property. Check with the Department of Fish and Wildlife regarding the presence of Eagle nests that may be present.

Traffic – According to CBJ 49.40.300(a)(2) a traffic impact analysis IS NOT required.

Access – Per CBJ 49.35.250(a), staff has determined that the primary access to the properties is Glacier Highway. The applicant has demonstrated that though each lot has direct access to Glacier Highway, the topography makes direct access off of Glacier Highway to Lot 4A1, impractical. As a result, Lot 4A1 has eased access through Lot 3B1.





AGENCY REVIEW

CDD conducted an agency review with: Zoning, Cartography, General Engineering, and Capital City Fire & Rescue. The comment period was open between: 4/26/2023 - 5/10/2023. Comments were addressed through the preliminary plat review process. (**Attachment F**)

PUBLIC COMMENTS

CDD conducted a public comment period between 5/25/2023 – 6/8/2023. No public comment was received. (**Attachment D**)

PRELIMINARY PLAT FINDINGS

Per CBJ 49.15.401(f), the Director makes the following findings on the proposed development:

1. **Does the lot line adjustment meet the criteria outlined in CBJ 49.15.401?**

   Finding: No. The lot line adjustment does not satisfy the criteria of CBJ 49.15.401(c)(4)(B) – The applicable lot line adjustment standards of this title are met or can reasonably be met with conditions. Nonconforming Situation Review NCC2023-0013 certified the non-conforming lot size of 20,952 square feet. Per Chapter 49.30 – Non-Conforming situations may not be further aggravated. The resurveyed markers indicate that the lot has shrunk overall (20,936 sq. ft.). This aggravates the nonconforming situation for an undersized lot in a D1 zoned area. 49.30.250(a). Alternatively, the applicant may apply with the State of Alaska Department of Natural Resources to potentially acquire tidelands to increase the lot sizes.

2. **Has the applicant constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010**

   Finding: Yes. No improvements have been required.

RECOMMENDATION

Staff recommends that the Director DENY the above analysis and findings and not grant the requested Lot Line Adjustment. The recorded document will serve as the Notice of Decision.

ATTACHMENTS

Attachment	Label
Attachment A	Application Packet
Attachment B	Draft Final Plat
Attachment C	As Built Info
Attachment D	Abutters information
Attachment E	BLD19-46
Attachment F	Agency Review comments
Attachment G	STF_NCC23-13_with_Attachments

CITY AND BOROUGH OF JUNEAU

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant

PROPERTY LOCATION

Physical Address: 19535 Glacier Hwy

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot): Tee Harbor Alaska BL1 LT 3B1 & LT4A

Parcel Number(s): 8B3701000181 8B3701000191

☐ This property is located in the downtown historic district

☐ This property is located in a mapped hazard area, if so, which _____

LANDOWNER/ LESSEE

Property Owner: Howard & Sonja Graves 2001 Trust | Contact Person: Andy Graves

Mailing Address: PO Box 34845 Juneau AK 99803 | Phone Number(s): 805-801-1453

E-mail Address: andybluesky@live.com

LANDOWNER/ LESSEE CONSENT

Required for Planning Permits, not needed on Building/ Engineering Permits.

Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.

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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.

Howard A Graves — Landowner

Landowner/Lessee (Printed Name) — Title (e.g.: Landowner, Lessee)

X _____ 2/3/2023

Landowner/Lessee (Signature) — Date

Sonja Graves — Landowner

Landowner/Lessee (Printed Name) — Title (e.g.: Landowner, Lessee)

X _____ 2/3/2023

Landowner/Lessee (Signature) — Date

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.

APPLICANT If same as LANDOWNER, write "SAME"

Applicant (Printed Name): Same | Contact Person

Mailing Address | Phone Number(s)

E-mail Address

X _____ _____

Applicant's Signature — Date of Application

DEPARTMENT USE ONLY BELOW THIS LINE

Intake Initials: DMP

Case Number: SLC23-02

Date Received: 4/7/2023

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

H:\FORMS\PLANFORM\DPA_final Draft.docx

BLD23-126

Attachment A- Application Packet

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

SUBDIVISION AND DEVELOPMENT PLAN APPLICATION

See subdivision hand-outs 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

Lot line adjustment.

Number of Existing Parcels 2 Total Land Area 54,486sf Number of Resulting Parcels 2

HAS THE PARCEL BEEN CREATED BY A MINOR SUBDIVISION IN THE PRECEDING 24 MONTHS

◯ NO ◯ YES Case Number _____

TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED

MINOR DEVELOPMENT (changing or creating 13 or fewer lots)	MAJOR DEVELOPMENT (changing or creating 14 or more lots)
◉ Preliminary Plat (MIP)	◯ Preliminary Plat (SMP)
◯ Final Plat (MIF)	◯ Final Plat (SMF)
◯ Panhandle Subdivision	◯ Preliminary Development Plan – PUD (PDP)
◯ Accretion Survey	◯ Final Development Plan – PUD (PDF) Preliminary
◯ Boundary Adjustment	◯ Development Plan – ARS (ARP) Final
◯ Lot Consolidation (SLC)	◯ Development Plan – ARS (ARF)
◯ Bungalow Lot Subdivision	◯ Bungalow Lot Subdivision
◯ Common Wall/Zero Lot Subdivision	◯ Common Wall/Zero Lot Subdivision
◯ Other _____	◯ Other _____

ALL REQUIRED DOCUMENTS ATTACHED

- ☑ **Pre-application conference notes**
- ☑ **Narrative including:**
  - ☑ Legal description(s) of property to be subdivided
  - ☑ Existing structures on the land
  - ☑ Zoning district
  - ☐ Density
  - ☐ Access
  - ☐ Current and proposed use of any structures
  - ☐ Utilities available
  - ☐ Unique characteristics of the land or structure(s)
- ☑ **Preliminary Plat checklist**

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

SUBDIVISION/PLATTING FEES	Fees	Check No.	Receipt	Date
Application Fees	$_____			
Admin. of Guarantee	$_____			
Adjustment	$_____			
Total Fee	$ 160.00			

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number	Date Received
SLC23-02	4/7/2023

OWNERSHIP CERTIFICATE

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

HOWARD & SONJA GRAVES 2001 TRUST
HOWARD ANDREW GRAVES, TRUSTEE
PO BOX 34845, JUNEAU, ALASKA 99803

HOWARD & SONJA GRAVES 2001 TRUST
SONJA GRAVES, TRUSTEE
PO BOX 34845, JUNEAU, ALASKA 99803

DATE: _____

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA)
)SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS_____DAY OF_____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED_____

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED AUTHORIZED TO DO SO.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES_____,

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT 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, ANCHORAGE, ALASKA.

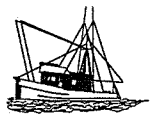
_____ DATE_____

JILL MACLEAN, DIRECTOR
CITY & BOROUGH OF JUNEAU
DEPARTMENT OF COMMUNITY DEVELOPMENT

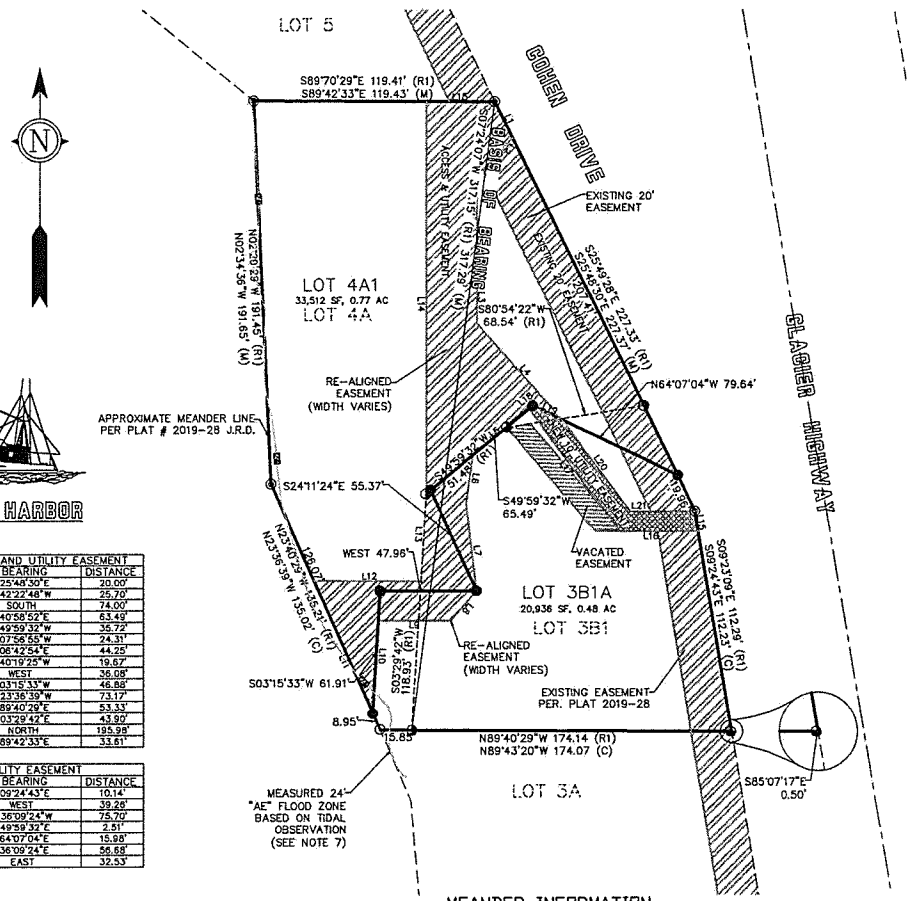
ATTEST:

_____

MUNICIPAL CLERK
CITY & BOROUGH OF JUNEAU

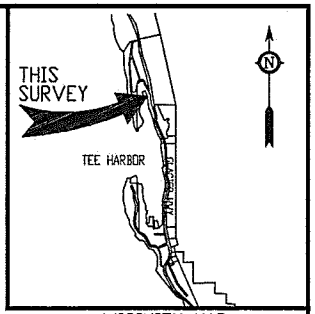


TEE HARBOR



ACCESS AND UTILITY EASEMENT		
LINE	BEARING	DISTANCE
L1	S25°48'30"E	20.00'
L2	S42°22'48"W	25.70'
L3	SOUTH	74.00'
L4	S40°58'52"E	63.49'
L5	S49°59'32"W	35.72'
L6	S07°56'55"W	24.31'
L7	S06°42'54"E	44.25'
L8	S40°19'25"W	19.67'
L9	WEST	36.08'
L10	S03°15'33"W	46.86'
L11	N23°36'39"W	73.17'
L12	S89°40'29"E	53.33'
L13	N03°29'42"E	43.90'
L14	NORTH	195.98'
L15	S89°42'33"E	33.81'

UTILITY EASEMENT		
LINE	BEARING	DISTANCE
L15	S09°24'43"E	10.14'
L16	WEST	39.26'
L17	N36°09'24"W	75.70'
L18	N49°59'32"E	2.81'
L19	S64°07'04"E	15.98'
L20	S36°09'24"E	56.68'
L21	EAST	32.53'



VICINITY MAP
NOT TO SCALE

LEGEND

- ◎ L.S. 14828 SECONDARY MONUMENT (RECOVERED)
- ◑ L.S. 12041 SECONDARY MONUMENT (RECOVERED)
- ○ L.S. 6277 SECONDARY MONUMENT (RECOVERED)
- ◒ L.S. 3650 SECONDARY MONUMENT (RECOVERED)
- ● SECONDARY MONUMENT (SET)
- (R1) RECORD DATA (PLAT 2019-28)
- (C) COMPUTED DATA
- (M) MEASURED DATA
- SURVEYED LINES
- PROPERTY LINES NOT SURVEYED
- VACATED PROPERTY LINE
- ACCESS AND UTILITY EASEMENT
- UTILITY EASEMENT
- VACATED EASEMENT

NOTES:

1. PURPOSE OF THIS PLAT IS TO SHOW A LOT LINE ADJUSTMENT THAT DIVIDES LOT 3B1, AND 4A OF BLOCK 1.
2. BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS. ALL DISTANCES HAVE BEEN REDUCED TO HORIZONTAL MEASURED IN US SURVEY FT.
3. DOMESTIC SANITARY SEWER DISPOSAL IS NOT PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
4. WHERE DIFFERENT FROM RECORD (OR CALCULATED), RECORD DIMENSIONS ARE SHOWN IN PARENTHESES AND REFERENCED TO A RECORDED PLAT.
5. THIS SURVEY CLOSES WITHIN A LIMIT ERROR OF ONE FOOT IN 10,000 FEET.
6. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
7. PER. LOMR 19-10-1198P eff. 5/26/2020 BOTH PARCELS ARE LOCATED IN A FLOOD ZONE AE (EL. 24'). TO DETERMINE THE 24' CONTOUR LINE A TIDAL OBSERVATION WAS MADE ON MARCH 3, 2023.

RECORD INFORMATION

RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM OFFICIAL PLATS LOTS 3B1 & 4A, TEE HARBOR ALASKA SUBD PLAT 2019-28 DATED: 07/26/2019, ADDITAPT ROV MAP IM-093-30(24) PLAT 2008-31 DATED 10/16/2008, TEE HARBOR ALASKA SUBDIVISION PLAT WAIVER PLAT 78-28V DATED 07/24/1974, & TEE HARBOR ALASKA SUBDIVISION PLAT 1967-499 DATED 005119/1967. ALL WITHIN THE JUNEAU RECORDING DISTRICT.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S07°24'07"W BETWEEN FOUND SECONDARY MONUMENT MARKING THE NE CORNER OF LOT 4A , AND FOUND SECONDARY MONUMENT MARKING THE SW CORNER OF LOT 3B1 AS SHOWN ON PLAT 2019-28 DATED 07/16/2019

MEANDER INFORMATION

THE NATURAL MEANDERS OF THE LINE OF M.H.W. ALONG TEE HARBOR AND FAVORITE CHANNEL FORM THE SEAWARD BOUND OF THE LOTS ADJOINING. THE APPROXIMATE LINE OF M.H.W. AS SHOWN IS FOR SURVEY COMPUTATION AND DATA ONLY. ALL CORNERS AS SET ON THE LOT LINES ARE WITNESS WITH THE TRUE CORNERS BEING ON THE EXTENSION OF THE LOT LINES AND THE NATURAL MEANDERS (PER. PLAT # 499 J.R.D.).

SURVEYOR'S CERTIFICATE

I, KELLY O'NEILL, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY 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 DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

_____ _____
KELLY J O'NEILL LS 13324 DATE

STATE OF ALASKA 49TH KELLY J. O'NEILL PLS 13321 REGISTERED PROFESSIONAL LAND SURVEYOR

39 22.5 15 7.5 0 30 60 90
SCALE IN FEET

NORTH 57 * LAND SURVEYING LLC
(907) 747-6700 215-F SMITH STREET, SITKA, AK
8800 GLACIER HWY, SUITE 224 1/2, JUNEAU AK 99801
MAILING ADDRESS - 2007 CASCADE CREEK ROAD, SITKA, AK 99835
EMAIL: north57landsurveying@yahoo.com

PLAT OF
LOTS 3B1A & 4A1
A SUBDIVISION OF
LOTS 3B1 & 4A, BLOCK 1
TEE HARBOR ALASKA SUBDIVISION
CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

OWNER: HOWARD & SONJA GRAVES 2001 TRUST
PO BOX 34845, JUNEAU, AK 99803

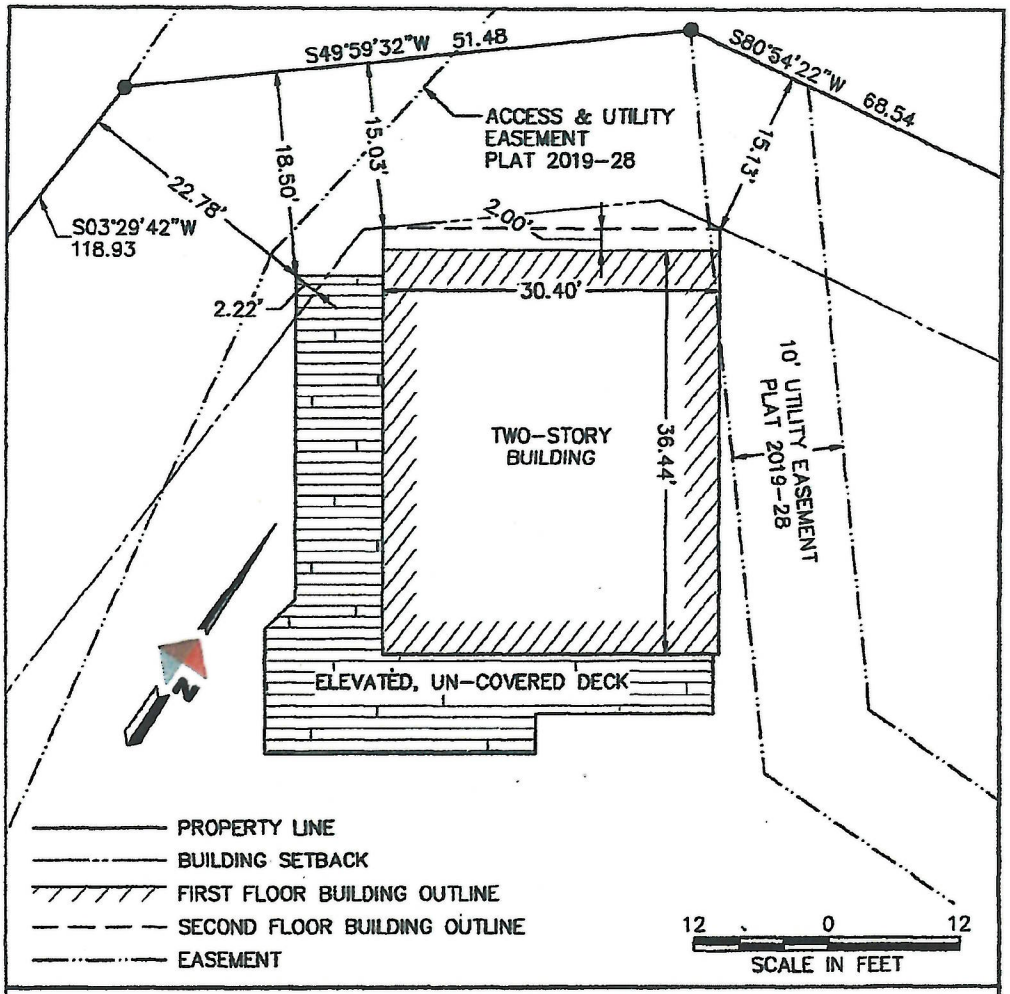
NORTH 57 LAND SURVEYING LLC
8800 GLACIER HIGHWAY, SUITE 224 1/2, JUNEAU, AK
215-F SMITH STREET, SITKA, AK 99835
(907) 747-6700

CDD CASE NUMBER: SLC20230002

SCALE: 1" = 30' DATE: 04/21/2023 SHEET NO. 1 OF 1

DRAWING NAME: 40397

Attachment B- Draft Final Plat



SURVEYOR'S CERTIFICATE

I, A. WILLIAM STOLL, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLOT PLAN REPRESENTS A SURVEY OF THE COMPLETED BUILDING MADE BY ME OR UNDER MY DIRECT SUPERVISION ON MAY 25, 2022 OF THE FOLLOWING DESCRIBED PROPERTY: LOT 3B1, TEE HARBOR ALASKA SUBDIVISION, PLAT 2019-28, JUNEAU RECORDING DISTRICT. AND THAT ALL WALKS, ROADS, IMPROVEMENTS, ENCROACHMENTS AND OVERLAPS ARE SHOWN CORRECTLY TO THE BEST OF MY KNOWLEDGE.

DATED: 5/26/2022

AS-BUILT HOUSE LOCATED ON PORTION OF

LOT 3B1

TEE HARBOR ALASKA SUBDIVISION, PLAT # 2019-28

CITY AND BOROUGH OF JUNEAU, ALASKA

STATE OF ALASKA 49TH
A. WILLIAM STOLL
LS 12041
REGISTERED PROFESSIONAL LAND SURVEYOR
05/26/22

DOWL
AECL848
WWW.DOWL.COM
9085 Glacier Highway
Juneau, Alaska 99801
907-780-3533

SCALE:	1" = 12'
DATE:	5/25/2022
PROJECT:	J71026
FILE NO:	
SHEET:	1 OF 1

40397-01 CBJ

OWNERSHIP CERTIFICATE

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

HOWARD & SONJA GRAVES 2001 TRUST
HOWARD ANDREW GRAVES, TRUSTEE
PO BOX 34845, JUNEAU, ALASKA 99803

HOWARD & SONJA GRAVES 2001 TRUST
SONJA GRAVES, TRUSTEE
PO BOX 34845, JUNEAU, ALASKA 99803

DATE: _____

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA)
) SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED AUTHORIZED TO DO SO.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____.

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT 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, ANCHORAGE, ALASKA.

_____ DATE _____

JILL MACLEAN, DIRECTOR
CITY & BOROUGH OF JUNEAU
DEPARTMENT OF COMMUNITY DEVELOPMENT

TAX CERTIFICATE

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ASSESSOR FOR THE CITY & BOROUGH OF JUNEAU, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY & BOROUGH OF JUNEAU, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN THE NAME OF: _____

AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH ARE PAID IN FULL, THAT CURRENT TAXES FOR THE YEAR 20___ WILL BE DUE ON OR BEFORE _____

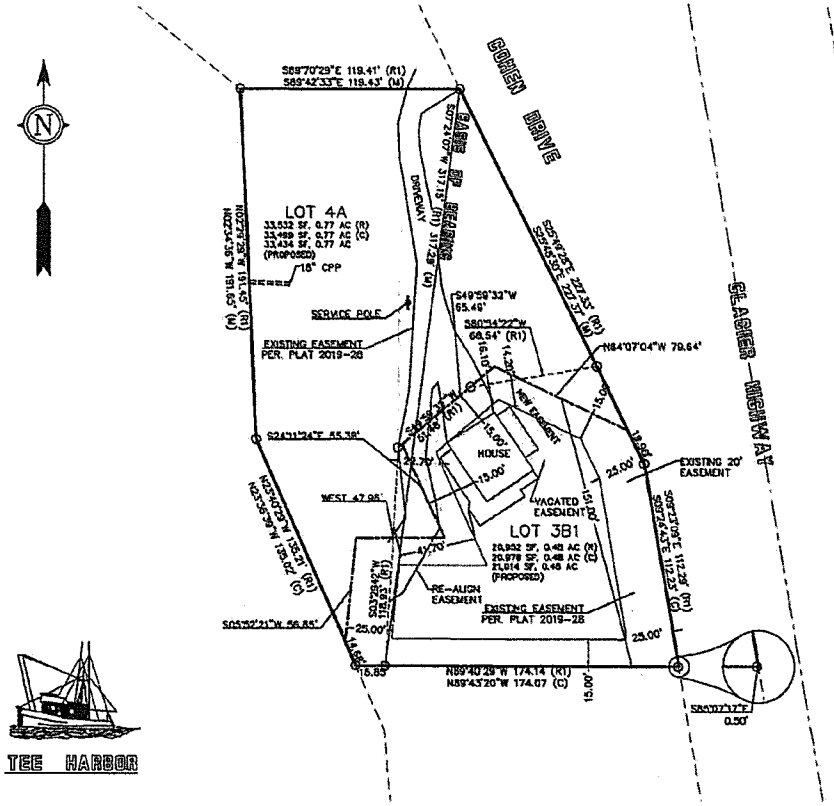
DATED THIS ___ DAY OF _____ 20___, AT JUNEAU, ALASKA.

_____
ASSESSOR, CITY AND BOROUGH OF JUNEAU

RECORD INFORMATION

RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM OFFICIAL PLATS: LOTS 3B1 & 4A, TEE HARBOR ALASKA SUBD PLAT 2019-28 DATED 07/25/2019, ANDTHAT ROW MAP M-050-3(5)0 PLAT 2008-31 DATED 10/15/2008, TEE HARBOR ALASKA SUBDIVISION PLAT WAIVER PLAT 78-25V DATED 07/24/1974, & TEE HARBOR ALASKA SUBDIVISION PLAT 1967-499 DATED 06/29/1967. ALL WITHIN THE JUNEAU RECORDING DISTRICT.

TEE HARBOR



VICINITY MAP

NOT TO SCALE

LEGEND

- RUN BRASS MONUMENT (RECOVERED)
- REBAR AND PLASTIC CAP (RECOVERED)
- REBAR AND ALUM. CAP (SET)
- (R1) RECORD DATA (PLAT 2019-28)
- (R2) RECORD DATA (ROW PLAT 2008-31)
- (C) COMPUTED DATA
- (M) MEASURED DATA
- SURVEYED LINES
- PROPOSED PROPERTY LINE
- PROPERTY LINES NOT SURVEYED
- VACATED PROPERTY LINE
- SETBACK (DI ZONING)
- MEASURED MEANDER
- EXISTING EASEMENTS PER. PLAT 2019-28

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CHANGE THE LOT LINE BETWEEN LOT 4A AND LOT 3B1.
2. BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS. ALL DISTANCES HAVE BEEN REDUCED TO HORIZONTAL MEASURED IN US SURVEY FT.
3. DOMESTIC SANITARY SEWER DISPOSAL IS NOT PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
4. WHERE DIFFERENT FROM RECORD OR CALCULATED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESES AND REFERENCED TO A RECORDED PLAT.
5. THIS SURVEY CLOSES WITHIN A LIMIT ERROR OF ONE FOOT IN 10,000 FEET.
6. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S07°24'07"W BETWEEN FOUND SECONDARY MONUMENT MARKING THE NE CORNER OF LOT 4A , AND FOUND SECONDARY MONUMENT MARKING THE SW CORNER OF LOT 3B1 AS SHOWN ON PLAT 2019-28 DATED 07/16/2019

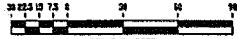
MEANDER INFORMATION

THE NATURAL MEANDERS OF THE LINE OF M.H.W. ALONG TEE HARBOR AND FAVORITE CHANNEL FORM THE SEAWARD BOUND OF THE LOTS ADJOINING. THE APPROXIMATE LINE OF M.H.W. AS SHOWN IS FOR SURVEY COMPUTATION AND DATA ONLY. ALL CORNERS AS SET ON THE LOT LINES ARE WITNESS WITH THE TRUE CORNERS BEING ON THE EXTENSION OF THE LOT LINS AND THE NATURAL MEANDERS PER PLAT # 499 JRUD.

SURVEYOR'S CERTIFICATE

I, KELLY O'NEILL, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY 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 DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

KELLY J O'NEILL — LS 13324 — DATE



PLAT OF
LOTS 3B1 & 4A
A SUBDIVISION OF
LOTS 3B1 & 4A, BLOCK 1
TEE HARBOR ALASKA SUBDIVISION
CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

OWNER: HOWARD & SONJA GRAVES 2001 TRUST
PO BOX 34845, JUNEAU, AK 99803

NORTH 57 LAND SURVEYING LLC
8800 GLACIER HIGHWAY, SUITE 224 1/2, JUNEAU, AK
215-F SMITH STREET, SITKA, AK 99835
(907) 747-8700

CDD CASE NUMBER:

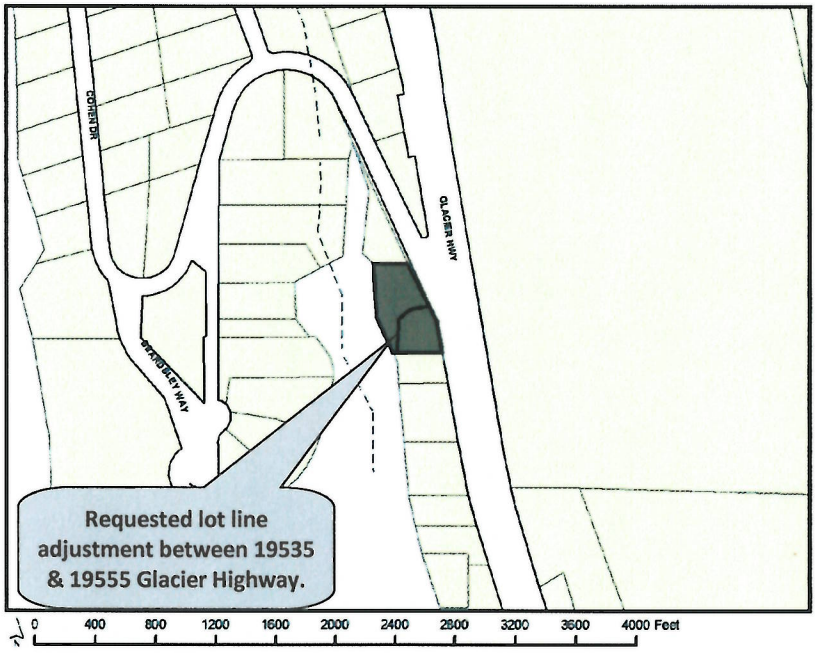
SCALE: 1" = 30' DATE: XX/XX/XXXX SHEET NO. 1 OF 1

DRAWING NAME: 40397-01

NORTH 57 *
LAND SURVEYING LLC
(907) 747-4700 215-F SMITH STREET, SITKA, AK
8800 GLACIER HWY, SUITE 224 1/2, JUNEAU AK 99801
MAILING ADDRESS - 2867 CASCADE CREEK ROAD, SITKA, AK 99835
EMAIL: north57landsurveying@yahoo.com

Attachment C- As Built Info

Public Notification



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT
155 S. Seward Street Juneau, Alaska 99801

TO:

An application is being reviewed by the Community Development Department for a lot line adjustment between two properties under the same owners at 19535 & 19555 Glacier Highway in a D-1 zone.

PLEASE NOTE:

- This application is being reviewed for consistency with applicable CBJ codes and regulations before approval including lot minimum dimensions, access, drainage, utilities etc. You are welcome to provide comments, concerns or information that may help this review.
- This notice has been mailed to property owners adjacent to the property.
- This project does not require a public hearing by the Planning Commission. If an application is submitted for further development of the parcel that requires Planning Commission approval, public notice will be provided, and there will be opportunity for public comment and input.

Questions or comments? Contact David Peterson

Email: **David.peterson@juneau.gov**

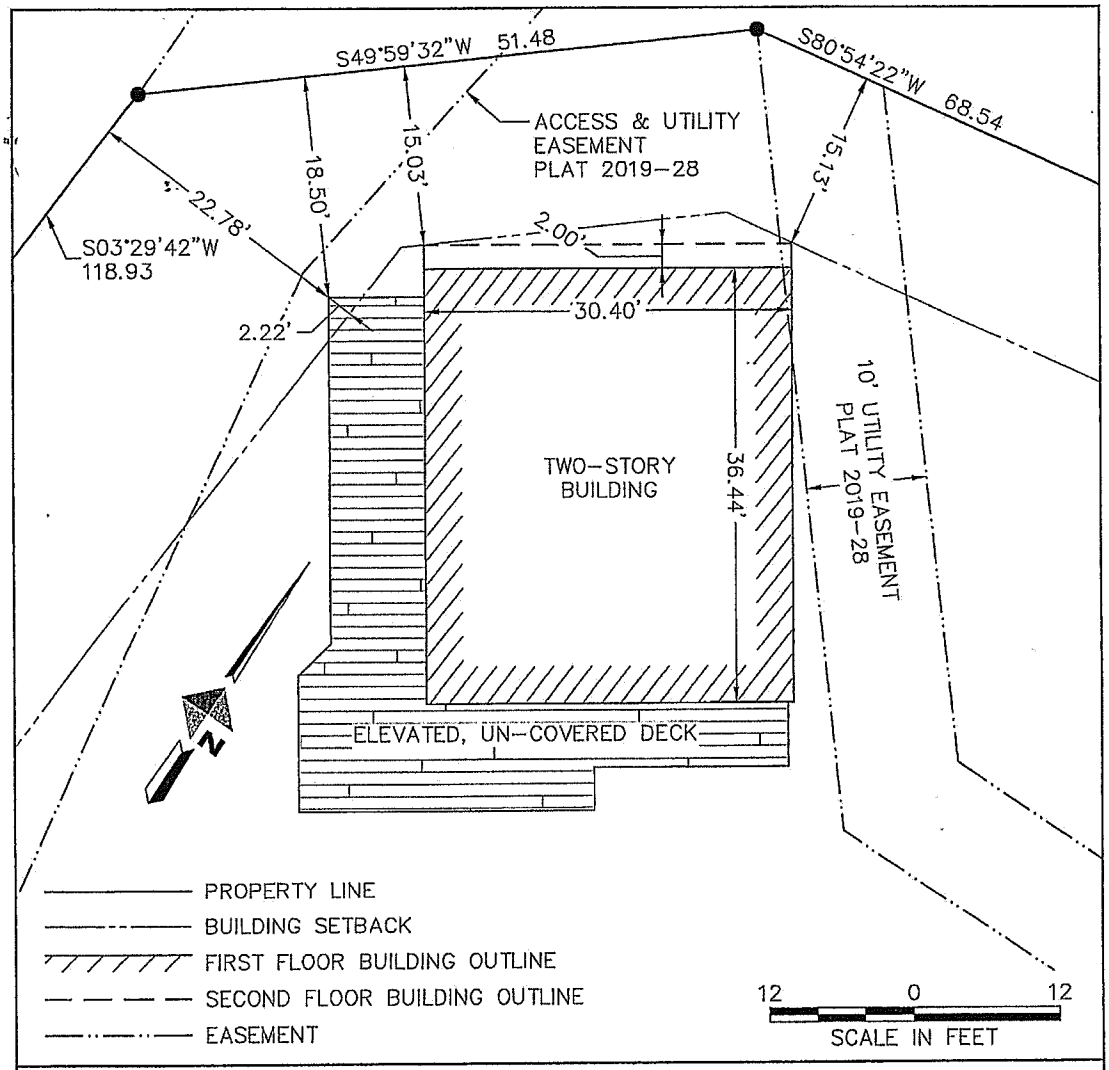
Phone: **(907)586-0753 ext. 4132**

Date printed: May 26, 2023 Sent to: Adjacent owners

Case No.: SLC2023 0002
Parcel No.: 8B3701000181; 8B3701000191
CBJ Parcel Viewer: http://epv.juneau.org

Attachment D- Abutters information

Parcel Number	Owner	Site Address	Mailing Label
8B3701000170	KRISTAN K STEPHENS & TARA L STEPHENS		KRISTAN K STEPHENS & TARA L STEPHENS PO BOX 210906 AUKE BAY, AK 99821-0906
8B3701000181	HOWARD AND SONJA GRAVES 2001 TRUST	19535 Glacier Hwy	HOWARD AND SONJA GRAVES 2001 TRUST PO BOX 34845 JUNEAU, AK 99803-4845
8B3701000200	CITY AND BOROUGH OF JUNEAULANDS AND RESOURCES & LANDS AND RESOURCES		CITY AND BOROUGH OF JUNEAU LANDS AND RESOURCES 155 S SEWARD ST JUNEAU, AK 99801



SURVEYOR'S CERTIFICATE

I, A. WILLIAM STOLL, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLOT PLAN REPRESENTS A SURVEY OF THE COMPLETED BUILDING MADE BY ME OR UNDER MY DIRECT SUPERVISION ON MAY 25, 2022 OF THE FOLLOWING DESCRIBED PROPERTY: LOT 3B1, TEE HARBOR ALASKA SUBDIVISION, PLAT 2019-28, JUNEAU RECORDING DISTRICT. AND THAT ALL WALKS, ROADS, IMPROVEMENTS, ENCROACHMENTS AND OVERLAPS ARE SHOWN CORRECTLY TO THE BEST OF MY KNOWLEDGE.

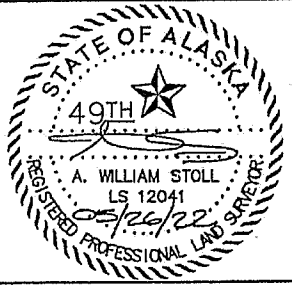
DATED: 5/26/2022

AS-BUILT HOUSE LOCATED ON PORTION OF

LOT 3B1

TEE HARBOR ALASKA SUBDIVISION, PLAT # 2019-28

CITY AND BOROUGH OF JUNEAU, ALASKA



DOWL
AECL848
WWW.DOWL.COM
9085 Glacier Highway
Juneau, Alaska 99801
907-780-3533

SCALE:	1" = 12'
DATE:	5/25/2022
PROJECT:	J71026
FILE NO:	
SHEET:	1 OF 1

Certificate of Occupancy

City & Borough of Juneau, Alaska

This Certificate is issued pursuant to the requirements of CBJ Title 19.01 certifying that at the time of issuance, this structure was in compliance with the various ordinances of the City & Borough of Juneau regulating building construction or use for the following project:

New single family residence

Building Address: 19535 GLACIER HWY

Occupancy Group: R-3* / U

Owner of Building: HOWARD AND SONJA GRAVES 2001 TRUST
PO BOX 34845
JUNEAU AK 99803-4845

Building Permit No. BLD20190046

Construction Type: Type V-B

Code Edition: 2012 IRC

Occupant Load: N/A

Sprinklers: Required No

Provided No

Legal Description of Building Lot:

TEE HARBOR ALASKA BL 1 LT 3B1

Parcel No: 8-B37-0-100-018-1

Building Official: Charlie Ford, BO

For Charlie Ford
Signature

Date of Issuance: August 11, 2022

Post this Certificate in a conspicuous place for the duration of the stated occupancy.

Attachment E- BLD19-46

CHECKLIST FOR
☒ CERTIFICATE OF OCCUPANCY
☐ TEMPORARY CERTIFICATE OF OCCUPANCY

Circle One: 30 Day TCO 60 Day TCO Other

Date: 6/2/22 Requested By (Inspector/Staff) Jon Stearns

When ready contact: Andy Phone/Email 808-754-2636

Building Permit : BLD20190046

Site Address: 19535 GLACIER HWY APN: 8B3701000181

Owner's Name: HOWARD AND SONJA GRAVES 2001 TRUST

Project Description: New single family residence modified: 5/11/2020 for architectural change

☒ **Buildings:** Date: 6/2/2022 Initials: JS Comments:

Building ok for CO

☒ **Engineering:** Date: 8/5/22 Initials: S.V Comments:

☐ AS BUILT APPROVED FOR FORM BY ENGINEERING Date: _____ Initials: _____

OK for CO

☑ **Zoning:** Date: 8/11/22 Initials: BMC Comments:

OK For CO

☐ **Fire:** Date: _____ Initials: _____ Comments:

☐ SPRINKLERED: Y / N

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

April 20, 2023

MEMORANDUM

To: **Howard and Sonja Graves**

From: **City & Borough of Juneau, David Matthew Peterson, Planner II**

Case Number: **SLC20230003**

Legal Description: **Lots: Tee Harbor Alaska Subdivision, Block 1, Lots 3B1, & 4A.**

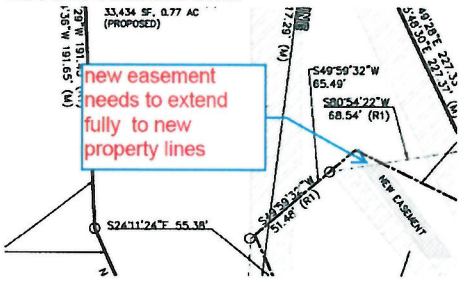
Parcel No.: **8.B37.0.100.018.1 (3B1), 8.B37.0.100.019.1 (4A)**

Round 1 Comments from City and Borough of Juneau Community Development.

The following consolidated review comments should be addressed prior to the plat being approved for preliminary plat approval/as a condition of preliminary plat approval. A further review of the preliminary plat may result in additional comments if new issues arise from changes made to the draft plat reviewed for this memorandum.

General Engineering

1. ~~Please provide metes and bounds/dimensions for new easements.~~
2. ~~The "New Easement" replacing the vacated easement needs to extend to the new property lines not the vacated one.~~



Cartography

1. ~~The "vacated property line" and "property lines not surveyed" symbols in the legend appear to be the same. The vacated line has shorter dashes. Revise symbol in legend or use different line type.~~
2. ~~Call out "THIS SURVEY" in the vicinity map and add some geographic labels (ex. Tee Harbor, Glacier Hwy).~~
3. The measured meander symbol in the legend doesn't appear on the plat.
4. ~~Label adjacent Lots 3A and 5.~~
5. ~~Use a distinctive border symbol around the vacated easement.~~
6. On Lot 3B1 there is a short solid line along the edge of the easement. Remove the line.
7. ~~Remove "SETBACK (D1 ZONING" from the legend.~~
8. ~~Revise previous lot labels to a dashed font.~~
9. ~~Move metes and bounds annotation off the leader lines so they don't overlap.~~
10. ~~Delete "PROPOSED PROPERTY LINE" from legend. Show the line on the plat as a solid line.~~
11. ~~Label the new lots as 4A1 and 3B1A and revise in title block.~~

Fire

1. ~~Capitol City Fire and Rescue (CCFR) has no additional comments.~~

Zoning

1. ~~Include the plat date.~~
2. No BLM Brass monument?
3. Please change Note 1 to read, "Purpose of this plat is to show a lot line adjustment that divides lots 3B1 and 4A, of block 1.
4. No monument details shown.
5. ~~Change hatch of vacated easement to indicate it is being vacated. i.e. Thicken perimeter of vacated easement. Or, can hatch be dashed?~~
6. ~~Please add plat detail that shows the flood zone boundary on the plat.~~
7. Please indicate type and width of easement. i.e. 20'Access; 50' Utility
8. Please show 5 foot contours. Every fifth elevation line should be distinctive and clearly labeled. Dashed lines shall represent existing contours.
9. Discrepancies between Lot closure report and Preliminary Plat.

NOTE: Proposed apartment plans will need to indicate apartment is farther to the east and therefore clearly outside of the flood zone. Proposed apartment site will need to be at or beyond

the 24 foot contour line as shown on the attached flood map, since the AE flood zone stops at just before the 24 foot contour line.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
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155 S. Seward Street • Juneau, AK 99801

April 20, 2023

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From: **City & Borough of Juneau, David Matthew Peterson, Planner II**

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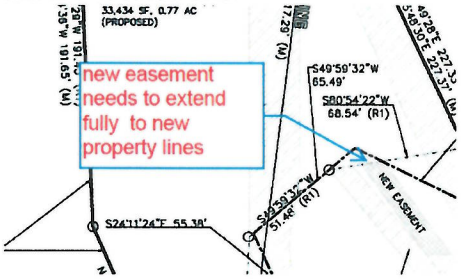

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CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DIRECTOR'S REVIEW STAFF REPORT
NONCONFORMING CERTIFICATION
NCC2023 0013

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

DATE: May 22, 2023

TO: Jill Maclean, AICP | Director

BY: Emily Suarez, Planner II

PROPOSAL: A Nonconforming Situation Review for lot size, lot width and structures.

KEY CONSIDERATIONS FOR REVIEW:

- In 1967, Lot 3 and Lot 4 were first platted through USS #499.
- In 1974, the Commission approved plat waiver #74-28W and Lot 3 was subdivided into Lot 3A and Lot 3B.
- Single-family dwelling was built on Lot 4 in 1977 and demolished in 2020.
- Lot line adjustment between Lot 4 and Lot 3B approved in 2018.
- Tee Harbor Alaska Block 1, Lot 4A (vacant) and Lot 3B1 (SFD) have been under common ownership since 2018.
- Shared access easement for Lot 4A and Lot 3B1.
- Single-family dwelling encroaches into the required front yard setback and a 10 foot private utility easement.
- Single-family dwelling on Lot 3B1 received a Certificate of Occupancy in 2022.

GENERAL INFORMATION	
Property Owner	Howard & Sonja Graves 2001 Trust
Applicant	Howard & Sonja Graves
Property Address	19535 Glacier Hwy; 19555 Glacier Hwy
Legal Description	TEE HARBOR ALASKA BL 1 LT 3B1; TEE HARBOR ALASKA BL 1 LT 4A
Parcel Number	8B3701000181; 8B3701000191
Zoning	D1 single-family
Lot Size	20,952 Square Feet (Lot 3B1) and 33,532 Square Feet (Lot 4A)
Water/Sewer	Water public, Sewer Private
Access	Shared access from Lot 4A to Lot 3B1
Existing Land Use	Residential
Associated Applications	BLD-0010904, BLD-0015956, DMO2016 0016, BLD2019 0046, MIP2018 0029

STAFF RECOMMENDATION:

Staff recommends the following situations receive Nonconforming Certification:

- Nonconforming Structures (CBJ 49.30.250)
- Nonconforming Lots (CBJ 49.30.260)

ABANDONMENT:

If a nonconforming situation is deemed to be abandoned by the Director, the decision may be reconsidered in accordance with CBJ 49.30.220. After reconsideration is reviewed, an appeal may be filed in accordance with CBJ 49.20.110.

NONCOMPLIANCE:

If a situation fails to be certified as nonconforming, an appeal of this decision may be filed in accordance with CBJ 49.20.110.

CBJ 49.30.215: Accidental damage or destruction. *Structures receiving a nonconforming certification may have the right to reconstruct a nonconforming structure per CBJ Chapter 49.30.*

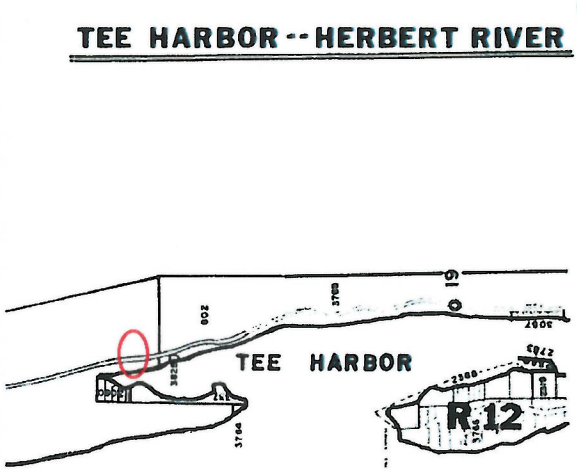
SITE FEATURES AND ZONING

SURROUNDING ZONING AND LAND USES	
North (D1)	Vacant
South (D1)	Single-family
East (ROW)	Glacier Highway/Cohen Way
West (Waterbody)	Tee Harbor

SITE FEATURES	
Anadromous	No
Flood Zone	Zone AE
Hazard	None mapped
Hillside	Yes
Wetlands	Yes
Parking District	No
Historic District	No
Overlay Districts	No

CURRENT ZONING MAP

ZONING AT TIME OF ESTABLISHMENT



ZONING HISTORY

Year	Zoning District	Summary
1967		Tee Harbor Alaska Subdivision, Lots platted trough USS #499
1969	R12 Residential	In 1969, the lot and surrounding area was zoned R12. The R12 zoning district required a 12,000 square foot minimum lot size, 110-foot lot width, and 100-foot lot depth. Required setbacks were 25 feet front, 25 feet rear, and 10 feet on each side. One off-street parking space was required per dwelling unit. Dimensional requirements were met at time of establishment.
1974	#74-28W	The Commission approved plat waiver #74-28W and Lot 3 was subdivided into Lot 3A and Lot 3B. Lot 3B remained conforming.
1987	D1 Residential	In 1987, the lot and surrounding area was rezoned to D1. The D1 zoning district required a 36,000 square foot minimum lot size, 150-foot lot width and 150-foot lot depth. Required setbacks were 25 feet front, 25 feet rear, 17 feet street side and 5 feet on each side. Two off-street parking spaces were required per dwelling unit. Existing shared driveway access from Lot 4 to Lot 3B. The driveway is in ROW on Glacier Highway/Cohen Way. Lot 4 became nonconforming for lot size. Lot 3B became nonconforming for lot size and lot width.
1989	D1 Residential	In 1989, setback standards for the D1 zoning district were amended. The D1 zoning district requires a 36,000 square foot minimum lot size, 150-foot lot width and 150-foot lot depth*. Required setbacks are 25 feet front, 25 feet rear, 17 feet street side and 15 feet on each side. A subsequent update to the Table of Dimensional Standards increased side yard setbacks from 5 feet to 15 feet (ORD1989-32). Two off-street parking spaces are required per dwelling unit. Lot 4 remained nonconforming for lot size. Single-family dwelling became nonconforming for side and rear yard setback. Lot 3B remained nonconforming for lot size and lot width.
2019	PLAT #2019-08	A Lot line adjustment between Lot 4 and Lot 3B, created Lot 4A and Lot 3B1. Lot 3B1 became conforming for lot width, but remained nonconforming for lo size. Lot 4A remained nonconforming for lot size.

Year	Zoning District	Summary
2021	*All zoning districts – lot depth repealed	On August 23, 2021, the CBJ Assembly adopted Ordinance 2021-28, repealing lot depth as a minimum dimensional standard. Other dimensional standards for D1 zoning district remain the same.

BACKGROUND INFORMATION

The applicant requests a Nonconforming Situation Review for lot size, lot width, and structures. Lot 3 and Lot 4 were first platted in 1967 through Plat #499 Tee Harbor Alaska Subdivision. In 1974, the Commission approved plat waiver #74-28W for Lot 3 to be further subdivided into Lot 3A and Lot 3B **(Attachment C).**

In 1977, a building permit BLD-0010904 was issued to build a single-family dwelling on Lot 4 **(Attachment D).** The single-family dwelling on Lot 4 was demolished and this lot is currently vacant **(Attachment G).**

In 2018, a lot line adjustment between Lot 4 and Lot 3B was approved and created Lot 4A and Lot 3B1. Access to Lot 3B1 and Lot 4A is through a shared access easement, as noted on Plat #2019-28 **(Attachment N)**. Building permit BLD2019-46 was issued to build a single-family dwelling on Lot 3B1, which received a Certificate of Occupancy in 2022 **(Attachment M)**.

According to the 2022 As-Built Survey, the single-family dwelling encroaches into the required front yard setback and into a 10 feet private utility easement. A portion of an unenclosed deck encroaches into the required rear yard setback. **(Attachment Q).**

INFORMATION REVIEWED

Year	Type	Summary
1967	Plat #499	Lot 3 and 4 were first platted through Plat #499 **(Attachment B).**
1974	Plat Waiver	Lot 3 subdivided through plat waiver #74-28W and approved by the Commission **(Attachment C).**
1977	Building Permit	BLD-0010904 new single-family dwelling on Lot 4 **(Attachment D).**
1983	Building Permit	BLD-0015956 16x20 feet addition to the existing SFD on Lot 4 **(Attachment E).**
2013	Aerial Photography	Aerial imagery is used to estimate vegetative cover **(Attachment F).**
2016	Demo Permit	DMO2016-0016 single-family dwelling on Lot 4 demolished **(Attachment G).**
2016	Assessor's photo	To verify vacant Lot 4 **(Attachment H).**
2018	Pre-application	PAC2018-0066 pre-app report for lot line adjustment **(Attachment I).**
2018	Plat	Plat #2018-50 Lot 4 and Lot 3B **(Attachment J).**
2018	Warrant Deed	Establishes common ownership of Lot 4 and Lot 3B **(Attachment K).**
2018	Notice of Decision	MIP18-29 Notice of decision for Lot line adjustment and access easement dedication for Lot 3B and Lot 4 **(Attachment L).**
2019	ADEC	Domestic wastewater disposal system approved by ADEC **(Attachment M).**
2019	Plat	Plat #2019-28 Lot 4A and Lot 3B1 **(Attachment N).**
2020	Assessor's Photo	To verify height of building **(Attachment O).**
2022	Certificate of Occupancy	BLD2019-0046 single-family dwelling on Lot 3B1 received a Certificate of Occupancy **(Attachment P).**

Year	Type	Summary
2022	As-Built Survey	To verify setbacks on Lot 3B1 **(Attachment Q).**
2022	Assessor's Photo	Single-family dwelling and deck **(Attachment R).**
2023	Assessor's Records	Assessor's records for Lot 3B1 **(Attachment S).**
2023	Assessor's Records	Assessor's records for Lot 4A **(Attachment T).**

ANALYSIS

Zoning District Comparison Table – The table below lists the required standards for the D1 zoning district compared to the lot. A description of these situations is provided in the following sections. Items bolded do not meet current requirements.

Standard		Requirement	Existing Lot 3B1	Existing Lot 4A	Code Reference
Lot	Size	36,000	**20,952**	**33,532**	CBJ 49.25.400
	Width	150 feet	171 feet	169 feet	CBJ 49.25.400
Setbacks	Front (N)	25 feet	**15.03 feet**	Vacant	CBJ 49.25.400
	Rear (S)	25 feet	78 feet	Vacant	CBJ 49.25.400
	Side (NE)	15 feet	15.13 feet	Vacant	CBJ 49.25.400
	Side (SW)	15 feet	22.78 feet	Vacant	CBJ 49.25.400
	Street Side	17 feet	N/A	N/A	CBJ 49.25.400
Lot Coverage		10%	7%	>10%	CBJ 49.25.400
Height	Permissible	35 feet	<35 feet	Vacant	CBJ 49.25.400
	Accessory	25 feet	N/A	N/A	CBJ 49.25.400
Maximum Dwelling Units		1	1	0	CBJ 49.25.500
Use		Residential	Residential	Vacant	CBJ 49.25.300
Vegetative Cover		20%	30%	80%	CBJ 49.50.300
Parking		2 per SFD	2	Vacant	CBJ 49.40.210(a)

Minimum Lot Requirements – Lot 3B1 and Lot 4A do not meet current minimum lot size requirements for the D1 zoning district. In 1967, Lot 3 and Lot 4 were first platted through Plat #499 Tee Harbor Alaska Subdivision. In 1974, the Commission approved plat waiver #74-28W for Lot 3 to be further subdivided into Lot 3A and Lot 3B **(Attachment C)**. In 1987, the area was rezoned to D1 and Lot 4 and Lot 3B became nonconforming for lot size. Lot 3B became nonconforming for lot width.

In 2018, Lot 3B1 and Lot 4A were created through a lot line adjustment between Lot 3B and Lot 4. Lot 3B1 and Lot 4A remained nonconforming for lot size. Lot 3B1 became conforming for lot width.

Finding: Staff finds both lots nonconforming for lot size. Any proposed lot line adjustment cannot result in a lot that is more substandard in size.

Finding: Staff finds both lots conforming for lot width. Any proposed lot line adjustment cannot result in a lot that is substandard in width.

Minimum Setback Requirements – Per Plat #2019-28, access for Lot 3B1 and Lot 4A is through a shared access and utility easement. A front yard for a lot not bordered by a right-of-way shall be established on the lot line where access is provided to the lot **[CBJ 49.25.430(3)].** According to the 2022 As-Built Survey, the single-family dwelling is encroaching 10 feet into the required front yard setback and into a 10 feet private utility easement. The single-family dwelling received a Certificate of Occupancy in 2022.

A portion of the deck is encroaching two (2) feet into the required front yard setback. Per **CBJ 49.25.430(4)(E),** an unenclosed deck may project no more than six feet into any yard setback.

Finding: Staff finds the single-family dwelling nonconforming for front yard setback.

Finding: Staff finds the deck conforming for rear yard setback.

Lot Coverage – Based on As-built provided and GIS imagery, lot coverage is not exceeded.

Finding: Staff finds the lots conforming for lot coverage.

Structure Height – Single-family dwelling is two-stories in height and is unlikely to exceed height requirements.

Finding: Staff finds the single-family on Lot 3B1 conforming for height.

Residential Density – There is one single-family dwelling unit on Lot 3B1, and Lot 4A is vacant.

Finding: Staff finds the lots conforming for residential density.

Use – The use of Lot 3B1 is residential and Lot 4A is vacant.

Finding: Staff finds the lots conforming for use.

Vegetative Cover – Vegetative cover was estimated using GIS imagery and the As-built provided.

Finding: Staff finds the lots conforming for vegetative cover.

Parking – CBJ 49.40.210 requires two (2) off-street parking spaces for a single-family dwelling, and one (1) for an accessory apartment. Back-out parking may be allowed for single-family dwellings in residential zoning districts per CBJ 49.40.235(b)(6)(A).

Finding: Staff finds the use conforming for number and type of off-street parking spaces.

NONCOMPLIANT SITUATIONS

CBJ 49.30.310(j) **Failure of a situation to qualify for nonconforming certification**. If a situation does not qualify for or is denied nonconforming certification, it is noncompliant, and the property is subject to enforcement actions consistent with this title.

ABANDONMENT

CBJ 49.30.220(b) Abandonment of a nonconforming situation. *A nonconforming situation is abandoned if any of the following events occur:*

(1) The owner indicates in writing that the nonconforming situation is being permanently discontinued;

(2) The nonconforming situation is damaged, destroyed, removed or demolished intentionally by the owner or intentionally by an authorized agent of the owner;

(3) The nonconforming structure is moved;

(4) The owner takes action consistent with an intent to abandon the nonconforming situation;

(5) The structure(s) associated with the nonconforming situation has been vacant for 365 consecutive days;

(6) Except for a structure with a nonconforming residential density, the nonconforming use has ceased and not substantially resumed for 365 consecutive days; or

(7) A structure with a nonconforming residential density has been unoccupied for 1095 consecutive days.

No information has been submitted to suggest the nonconforming situations on the lot have been abandoned.

FINDINGS

1. **Was the nonconforming situation allowed, or not prohibited by law, when it was established?**

   Analysis: The single-family dwelling on lot 3B1 received a Certificate of Occupancy in August 2022.

   Finding: Yes. The nonconforming situation was allowed, or not prohibited by law when established.

2. **Has the nonconforming situation been abandoned?**

   Analysis: No additional analysis needed.

   Finding: No. The nonconforming situations have not been abandoned.

RECOMMENDATION

Staff recommends that the Director adopt the analysis and findings, and find the following situations on the lot to be NONCONFORMING to the Title 49 Land Use Code and issue a Nonconforming Certification for the following situations:

LOT 3B1

- Nonconforming Structures (CBJ 49.30.250):
  - Front yard setback of 15.13 feet.
- Nonconforming Lots (CBJ 49.30.260):
  - Lot size of 20,952 square feet.

LOT 4A

- Nonconforming Lots (CBJ 49.30.260):
  - Lot size of 33,532 square feet.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet.
Attachment B	1967 Plat #499.
Attachment C	1974 Plat Waiver #74-28W.
Attachment D	1977 Building permit BLD-0010904.
Attachment E	1983 Building permit BLD-0015956.
Attachment F	2013 Aerial Photography.
Attachment G	2016 Demo permit DMO2016-0016.
Attachment H	2016 Assessor's photo.
Attachment I	2018 Pre-application report PAC2018-0066
Attachment J	2018 Plat #2018-50.
Attachment K	2018 Warrant Deed.
Attachment L	2018 Notice of Decision MIP18-29.
Attachment M	2019 ADEC letter.
Attachment N	2019 Plat #2019-28.
Attachment O	2020 Assessor's photo.
Attachment P	2022 Certificate of Occupancy.
Attachment Q	2022 As-Built Survey.
Attachment R	2022 Assessor's photo.
Attachment S	2023 Assessor's Records for Lot 3B1.
Attachment T	2023 Assessor's Records for Lot 4A.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant

PROPERTY LOCATION

Physical Address: 19535 Glacier Hwy

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot): Tee Harbor Alaska BL1 LT 3B1 & LT4A

Parcel Number(s): 8B3701000181 8B3701000181

☐ This property is located in the downtown historic district
☐ This property is located in a mapped hazard area, If so, which _____

LANDOWNER/ LESSEE

Property Owner: Howard & Sonja Graves 2001 Trust | Contact Person: Andy Graves

Mailing Address: PO Box 34845 Juneau AK 99803 | Phone Number(s): 805-801-1453

E-mail Address: andybluesky@live.com

LANDOWNER/ LESSEE CONSENT

Required for Planning Permits, not needed on Building/ Engineering Permits.
Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.

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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.

Howard A Graves — Landowner
Landowner/Lessee (Printed Name) — Title (e.g.: Landowner, Lessee)

X _____ 2/3/2023
Landowner/Lessee (Signature) — Date

Sonja Graves — Landowner
Landowner/Lessee (Printed Name) — Title (e.g.: Landowner, Lessee)

X _____ 2/3/2023
Landowner/Lessee (Signature) — Date

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.

APPLICANT If same as LANDOWNER, write "SAME"

Applicant (Printed Name): Same | Contact Person

Mailing Address | Phone Number(s)

E-mail Address

X _____ Date of Application
Applicant's Signature

---DEPARTMENT USE ONLY BELOW THIS LINE---

Intake Initials	
Case Number: NCC23-013	Date Received: 4/7/23

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

I:\FORMS\PLANFORM\DPA_Final Draft.docx

Attachment A - Application Packet

RIVER-17.1.
Attachment G- STF_NCC23-13_with_Attachments

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

APPLICATION FOR A NONCONFORMING CERTIFICATION REVIEW

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.

TYPE OF NONCONFORMING SITUATION (CHECK ALL THAT MAY APPLY)
☐ USE ☑ STRUCTURE ☐ DENSITY ☐ PARKING ☑ LOT

☆ Lot 3B1

Have you submitted a narrative that fully explains the above listed nonconforming situations? YES ☑ NO ☐
The narrative should explain the nature of the nonconforming situation(s). Be specific, state past and present uses of the building, property, etc.

List all relevant information being submitted. Include this material and an as-built or site plan with the application.

Relevant information to show that the ***situation was allowed when established*** may include: building or land use permits, recorded plats, zoning codes or maps, dated photographs.

Situation	Type of Documentation
requested lot line	Plat of 3B1 & 4A
adjustment on Lot 3B1	a subdivision of Lot 3B & 4A, Block 1 Tee Harbor
to allow for a small	Tee Harbor Alaska subdivision
597sq.ft cabin	AS-Built house located on Lot 3B1 Plat #2019-28
accessory unit	

Relevant information to show that the ***situation was maintained over time*** may include: business licenses, dated photographs, insurance records and maps, utility bills, property tax records, business license, telephone listing, advertisement in dated publications, leases.

Maintained Situation	Type of Documentation

NOTE: If an as-built survey is not submitted, the Community Development Department may not be able to issue a Nonconforming Certificate for setbacks. As-built surveys should show the property in its current condition.

ALL REQUIRED MATERIALS ATTACHED
☐ **Complete Application (Per CBJ 49.30.310)**
- ☐ **Narrative**
- ☐ **As-built survey or similar document**
- ☐ **Documentation**
- ☐ **Fees**

NONCONFORMING CERTIFICATION REVIEW FEES:

	Fees	Check No.	Receipt	Date
Application Fees	$			
Admin. of Guarantee	$			
Adjustment	$			
Total Fee	$ ∅			

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 907-586-0770.

Case Number	Date Received
NCC23-013	4/7/2023

Attachment A - Application Packet

BLD 23-126

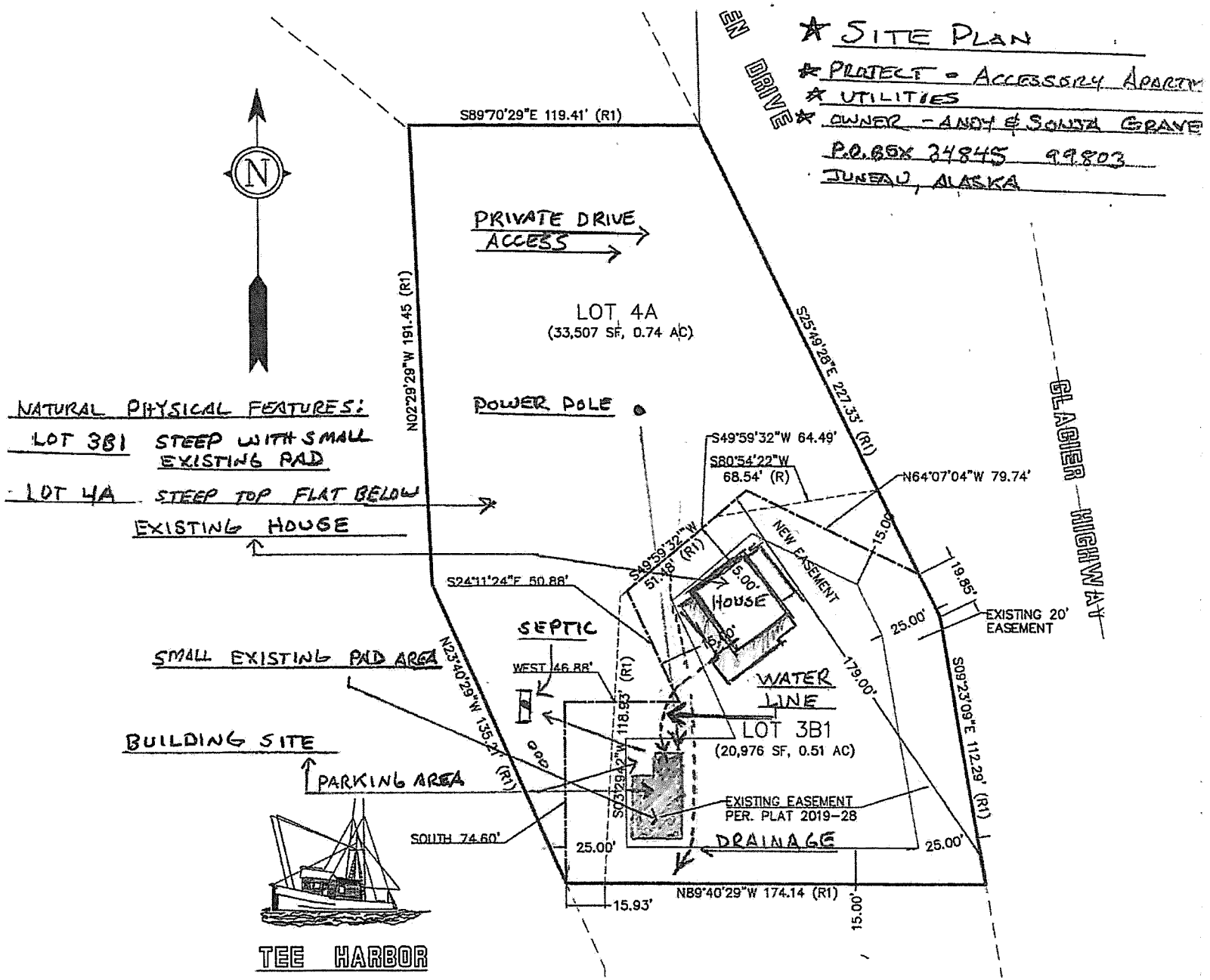
Attachment G- STF_NCC23-13_with_Attachments

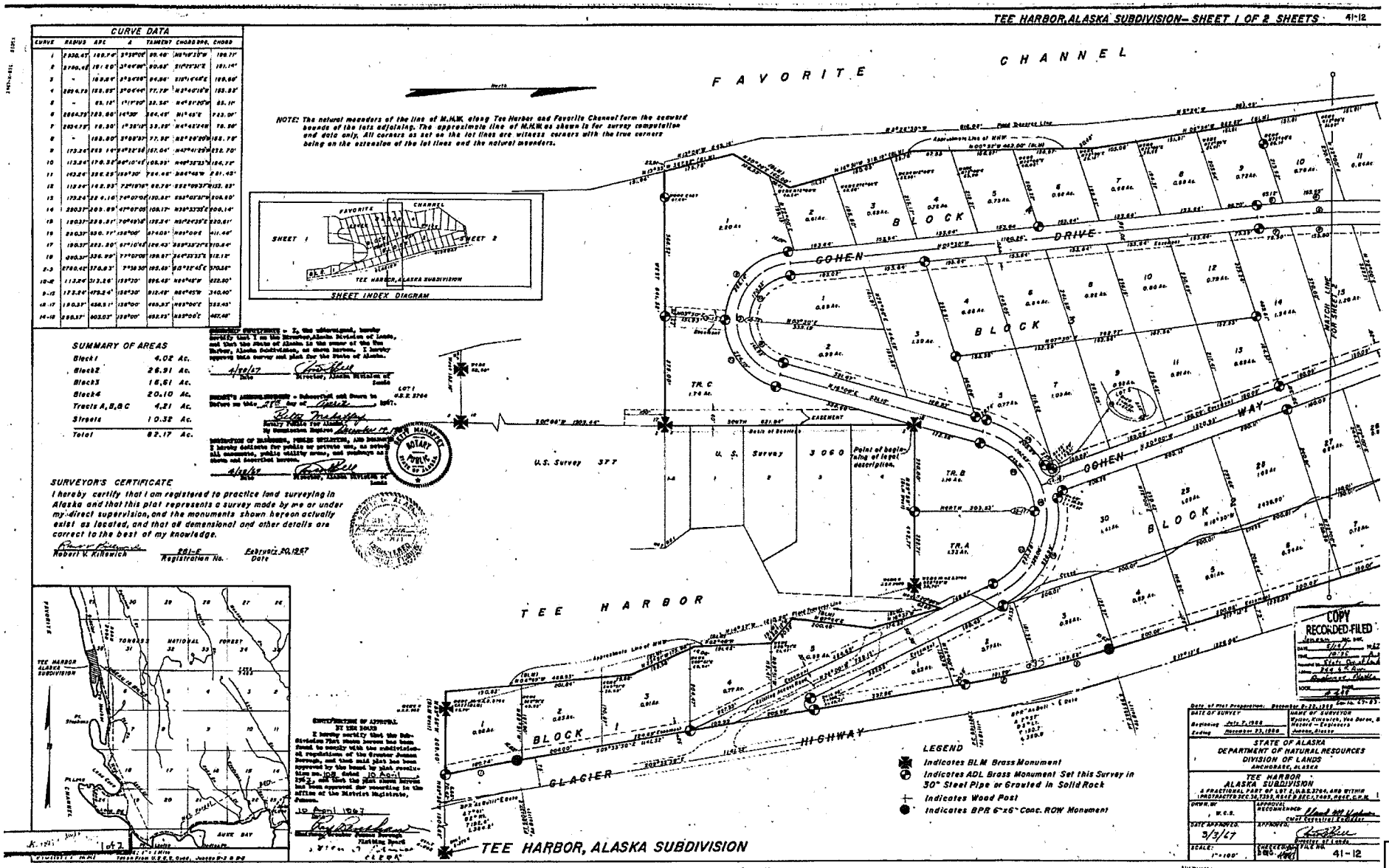
Graves -- Narrative:

RE: Lots #B1 & 4A, Block 1 Tee Harbor Alaska Subdivision

The purpose of our request is to change the lot line between 3B1 & 4A to be able to make better use of an existing building pad to construct a new detached accessary apartment.

1. Legal Description of Property: Lots 3B & 4A, Block 1 Tee Harbor Alaska Subdivision
2. Existing Structures on Land:
   A. Lot 3B1 has a single-family residence.
   B. Lot 4A is vacant.
3. Zoning District: (D1) Single Family
4. Parcel Numbers: Lot 3B1 - 8B3701000181
   Lot 4A - 8B3701000191
5. Density: single family residence
6. Access: Private driveway has access off frontage on Glacier Hwy
7. Current and Proposed use of any structures:
   A. Currently Lot 3B1 has a single-family residence and I am proposing to build a detached accessory apartment of 597 sq feet, in compliance with the comprehensive plan.
   B. Lot 4A is vacant.
8. Utilities Available:
   A. Public Water
   B. Private Sewer
   C. Electric power to both Lots
9. Unique Characteristics:
   A. Lot 3B1 is a steep lot with 2 existing pads. One pad has a single-family residence. The other small pad to be used for a proposed 597 sq. ft. detached accessary apartment. It has natural forest landscape that remains untouched.
   B. Lot 4A is vacant, steep on top, flatter below.


★ SITE PLAN
★ PROJECT - ACCESSORY APARTM
★ UTILITIES
★ OWNER - ANDY & SONJA GRAVE
P.O. BOX 34845 99803
JUNEAU, ALASKA
EN DRIVE
S89°70'29"E 119.41' (R1)
PRIVATE DRIVE ACCESS
LOT 4A
(33,507 SF, 0.74 AC)
N02°29'29"W 191.45 (R1)
S25°49'29"E 227.33' (R1)
GLACIER HIGHWAY
POWER POLE
NATURAL PHYSICAL FEATURES:
LOT 3B1 STEEP WITH SMALL EXISTING PAD
LOT 4A STEEP TOP FLAT BELOW EXISTING HOUSE
S49°59'32"W 64.49'
S80°54'22"W 68.54' (R)
N64°07'04"W 79.74'
S49°59'32"W 51.48' (R1)
NEW EASEMENT
15.00'
19.85'
EXISTING 20' EASEMENT
25.00'
5.00'
HOUSE
S24°11'24"E 50.88'
SEPTIC
SMALL EXISTING PAD AREA
WEST 46.88'
N23°40'29"W 135.27' (R1)
WATER LINE
179.00'
S09°23'09"E 112.29' (R1)
BUILDING SITE
PARKING AREA
LOT 3B1
(20,976 SF, 0.51 AC)
S03°28'42"W 118.83' (R1)
EXISTING EASEMENT PER. PLAT 2019-28
SOUTH 74.60'
25.00'
DRAINAGE
25.00'
N89°40'29"W 174.14 (R1)
15.93'
15.00'
TEE HARBOR



Attachment B - 1967 Plat #499.

Attachment G- STF_NCC23-13_with_Attachments

CITY AND BOROUGH OF JUNEAU, ALASKA

PLATTING RESOLUTION NO. 366

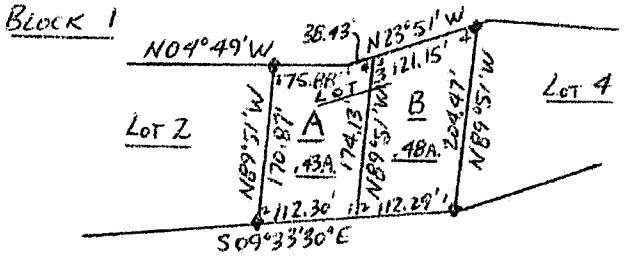
WHEREAS, Jimmie C. Rosenbruch
Applicant(s)

has applied to the City and Borough of Juneau Planning Commission in proper form for a waiver of platting requirements of the subdivision of the following described real property:

PLAT NO: 74-28W

TRACT A: Begin; N.E. Cor. Lot 3, Blk. 1, Tee Harbor Alaska Subdivision; thence s 09° 33' 30" E, 112.29'; to P.O.B., Cor. 1, Tract A; thence S 09° 33' 30" E, 112.30' Cor. 2; thence N 89° 51' W, 170.87' to Cor. 3; thence N 04° 49' W, 75.88' to M.C. 1; thence N 23° 51' W, 38.43' to Cor. 4; thence S 89° 51' E, 174.13' to Cor. 1; P.O.B., containing 0.43 acres more or less.

TRACT B: Begin; N.E. Cor. Lot 3, Blk. 1, Tee Harbor Alaska Subdivision; Cor. 1 Tract B; thence 112.29', S 09° 33' 30" E to Cor. 2; thence N 89° 51' W, 174.13' to Cor. 3; thence N 23° 51' W 121.15' to Cor. 4; thence S 89° 51' E 204.47' to Cor. 1; P.O.B., containing 0.48 acres more or less.



according to the attached plat, sketch or diagram.

WHEREAS, the Commission finds that the proposed conveyance: (a) is not being made for the purpose of or in connection with a present or projected subdivision development; (b) is an isolated transaction which does not fall within the general intent of Title 40, Chaper 15, Alaska Statutes; and (c) does not involve or require any dedication of a street, alley thoroughfare, park or other public area.

BE IT RESOLVED BY THE CITY AND BOROUGH PLANNING COMMISSION AS THE PLATTING AUTHORITY FOR THE CITY AND BOROUGH OF JUNEAU, ALASKA:

The said application for a statutory waiver of plat and recording requirements to a proposed conveyance of the above-described property is hereby granted.

Dated March 25, 1974

CITY AND BOROUGH OF JUNEAU, ALASKA
PLANNING COMMISSION

Attest Karen H. Duke
Asst. Secretary

By: Karl D. Miller
Vice-Chairman

74-2313
$ 3.00
RECORDED-FILED
JUNEAU REC.
DISTRICT
JUL 24 12 17 PM '74
REQUESTED BY Jimmie Rosenbruch
ADDRESS

8-2-580-001-004-3764

BUILDING PERMIT

City and Borough of Juneau, Alaska

Owner's Name Dan & Gita Dawson w:465-2287
Address 361 Distin #201 Phone H:6-3973

Contractor's Name

Address/License Phone

LOCATION OF PROJECT

Juneau ( ) Douglas ( ) Rural (X)

LOT 4 BLOCK 1 SUBDIVISION T-Harbor Alaska Subdivision

or

U. S. SURVEY 377 And Tract/Lot

Occupancy Group Fire Zone

Construction Type Building Zone

BUILDING PERMIT NO. 10904

VALUATION $ 16,416.00

FEES	AMOUNT
Structure	$ 65.00
Plan Check	$ 32.50
Sewer	
Water	
Street	
Sidewalk	
Other Charges	.50
Total	$ 97.50

RECEIPT NUMBER 34045

PLANS SUBMITTED (date)

APPROVALS:
ZONING ADMINISTRATOR OK SH 2-16-77
FIRE MARSHAL N/A
SANITARIAN OK BRS 3/17/77
PUBLIC WORKS 2-17-77 AHS
BUILDING OFFICIAL J. RAO GULDE Mar. 17, 1977.

REMARKS: In the attic space, only so much space could be used for habitation which will have at least 7'-6" min. clearence.

PROTECTIVE INSPECTIONS

Building
Plumbing
Electrical
Heating
Air Conditioning

PUBLIC WORKS

Street (new) State Hwy.
Street Cut
Sidewalk
Sewer Ecolet toilet - sand trap for sink & tub
Water Chlorinator on stream

SCALE ¼" - Ft.

CLASS OF WORK: New X Addition Repair Alteration
Residential : X
Mobile Home :
Commercial :
Industrial :

BUILDING TYPE AND USE	HEAT	PLUMBING			BUILT-IN'S
Single Dwelling Double	Stove Wood Space Heater Oil		B	1st 2nd	D. I. Stove & Oven yes
Other # Stories 1½	Floor Furnace	# Tubs		1	Oven Built-In
Basement No Frame Wood	Hot Air Forced	# Toilets		1	Range Built-In
Concrete Block	Radiant	# Basins		1	C. T. Range
Log Other	Hot Water Zoned	# Kitchen Sinks		1	Hood & Fan yes
FRAME	# Chimneys One Kind metal/bestos	# Shower Stalls			Dishwasher
Walls X o.c.	FIREPLACES	# Exhaust Fans		1	Disposal
Floor X o.c.	Basement None Type	# Laundry Trays			
Roof X o.c.	1st Floor Type	Hot Water Tanks		1	
		# Gallons		50	
		Type			

Fired by copper coils in oil & wood stoves

DEMOLITION INFORMATION:

DATE DEMOLISHED:

HOUSING DATA:

No. of Living Units

No. of Bedrooms

Total Number

ALL WORK MUST BE INSPECTED PRIOR TO CONCEALMENT.
THIS DEPARTMENT MUST HAVE 24 HOURS NOTICE PRIOR TO ALL INSPECTIONS.

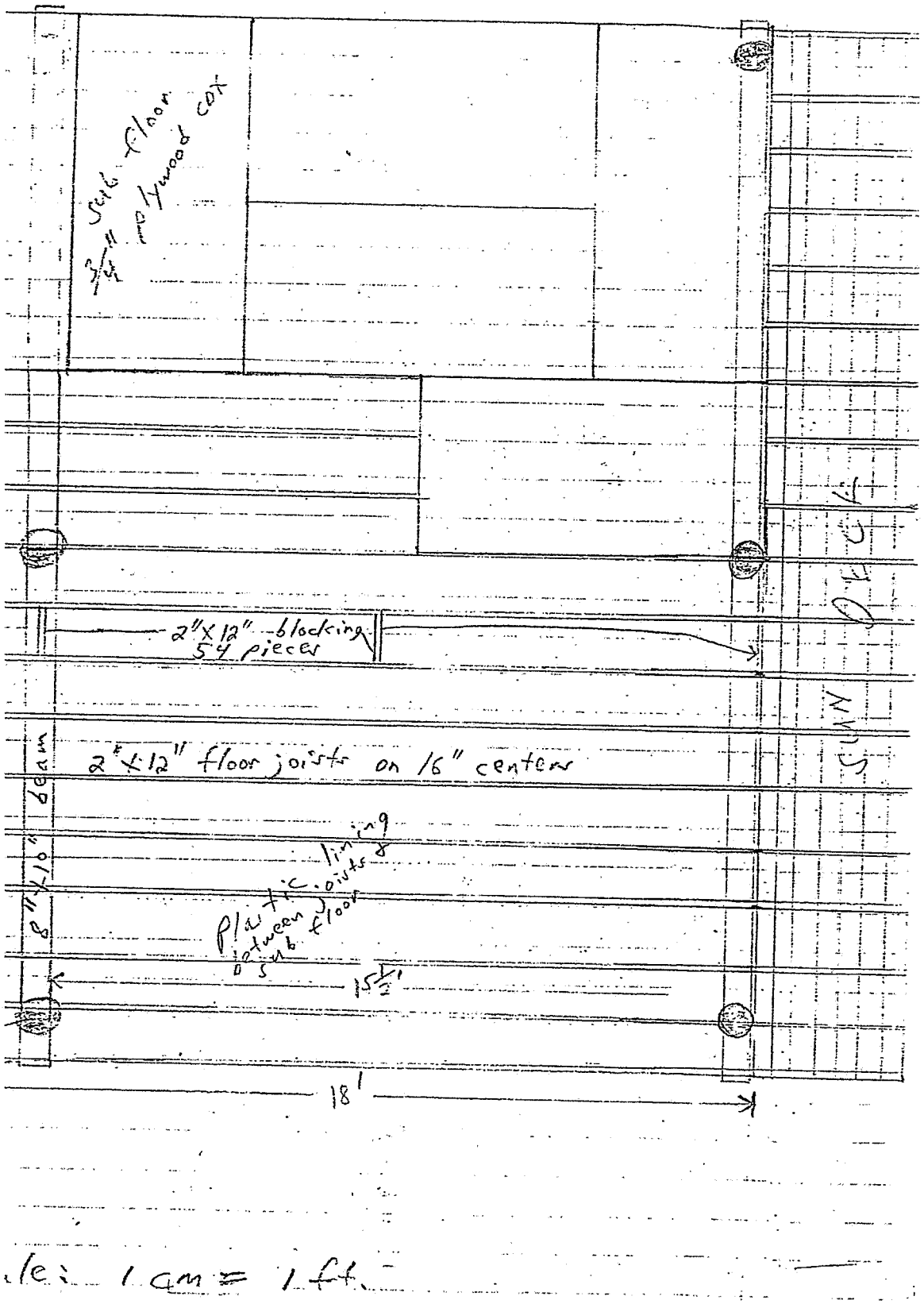
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL APPLICABLE STATE LAWS AND CODES AND ORDINANCES OF THE CITY AND BOROUGH OF JUNEAU.

SIGNATURE: Dan Dawson (Owner/Applicant)

DRAWINGS FILED UNDER THE NAME MR./MRS./MS. attached

Attachment D -1977 Building permit BLD-0010904.

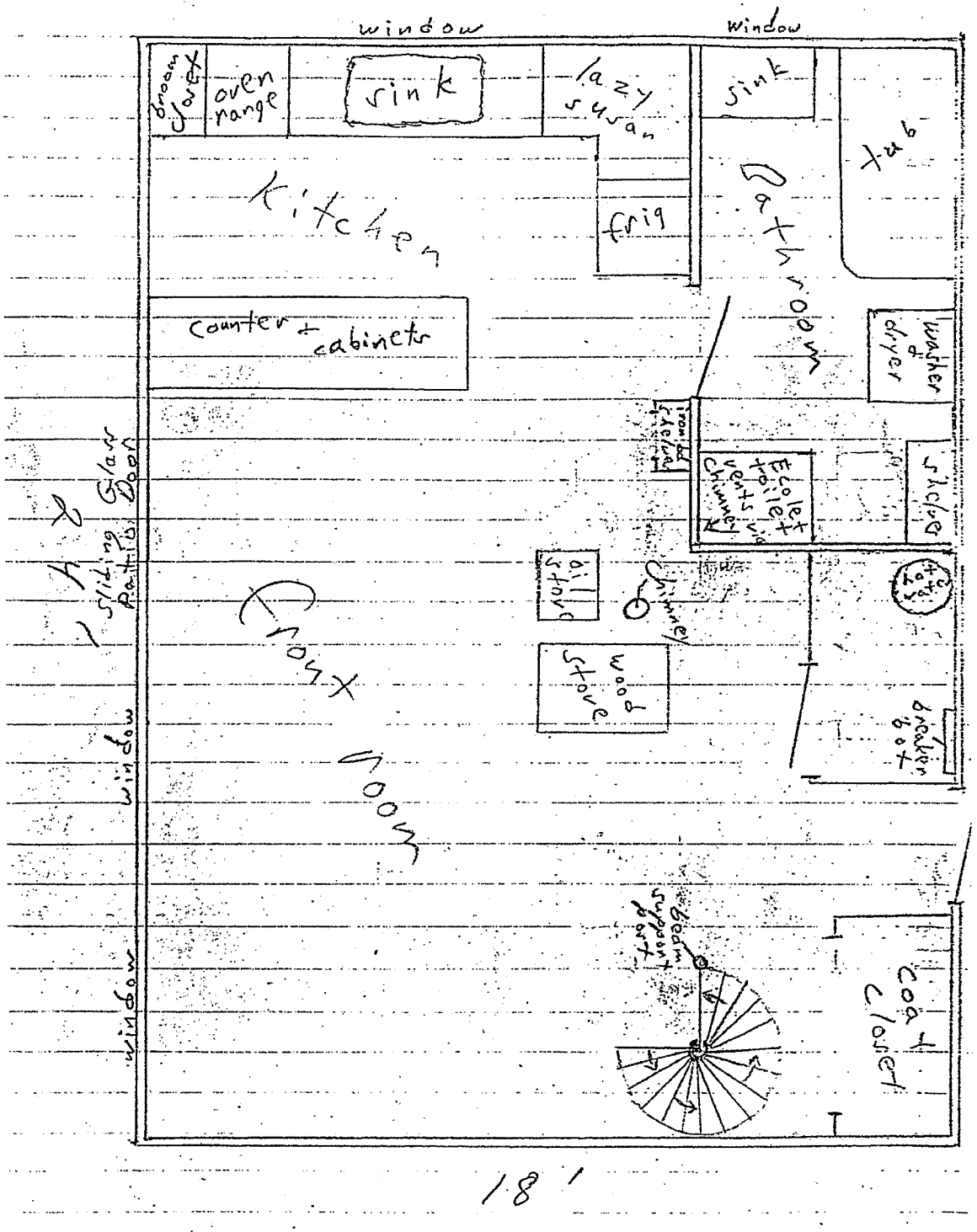
Sub floor Gila & Dan Dawson.



Scale: 1 cm = 1 ft.

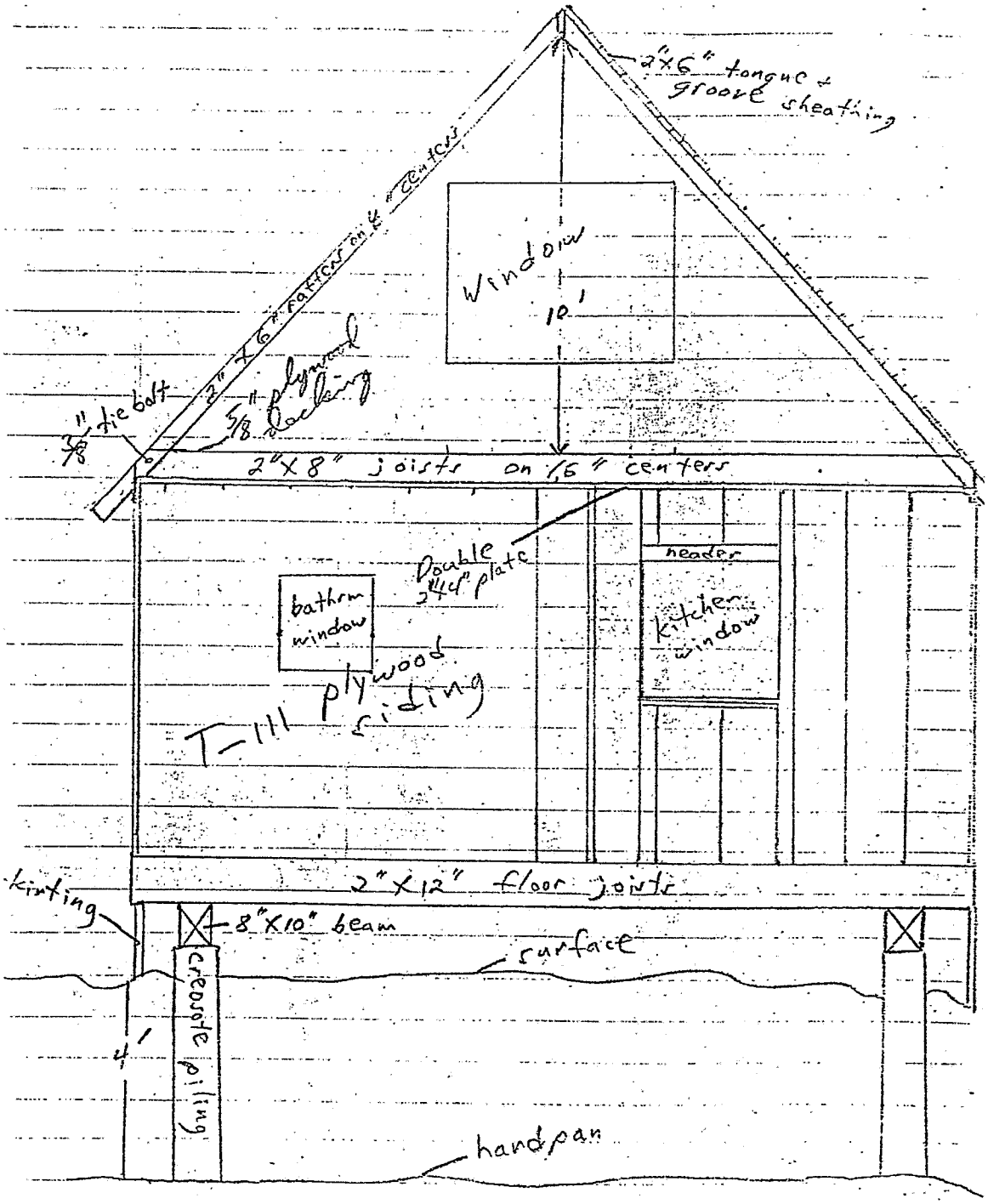
Gila & Dan Dawson.

First Floor

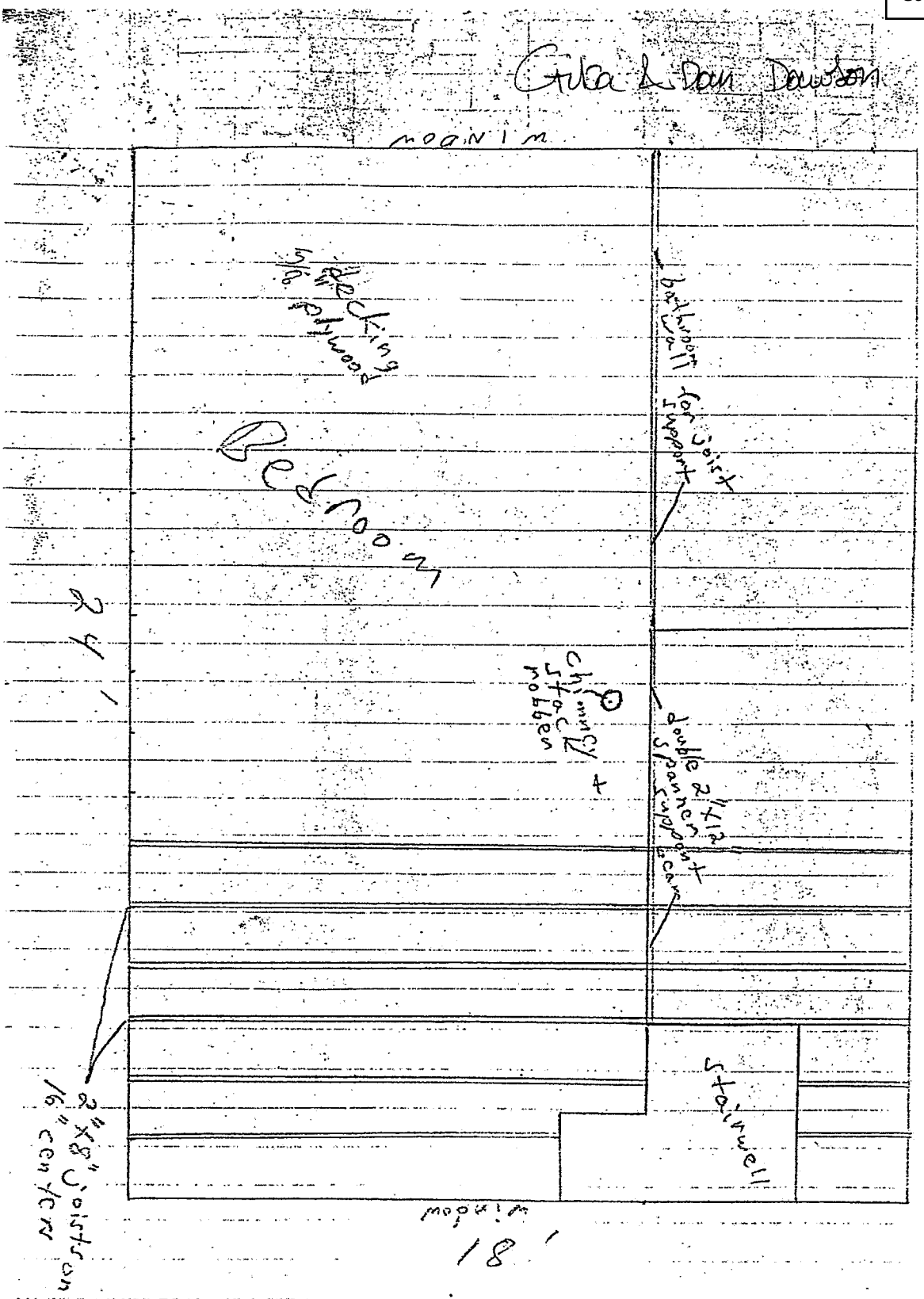


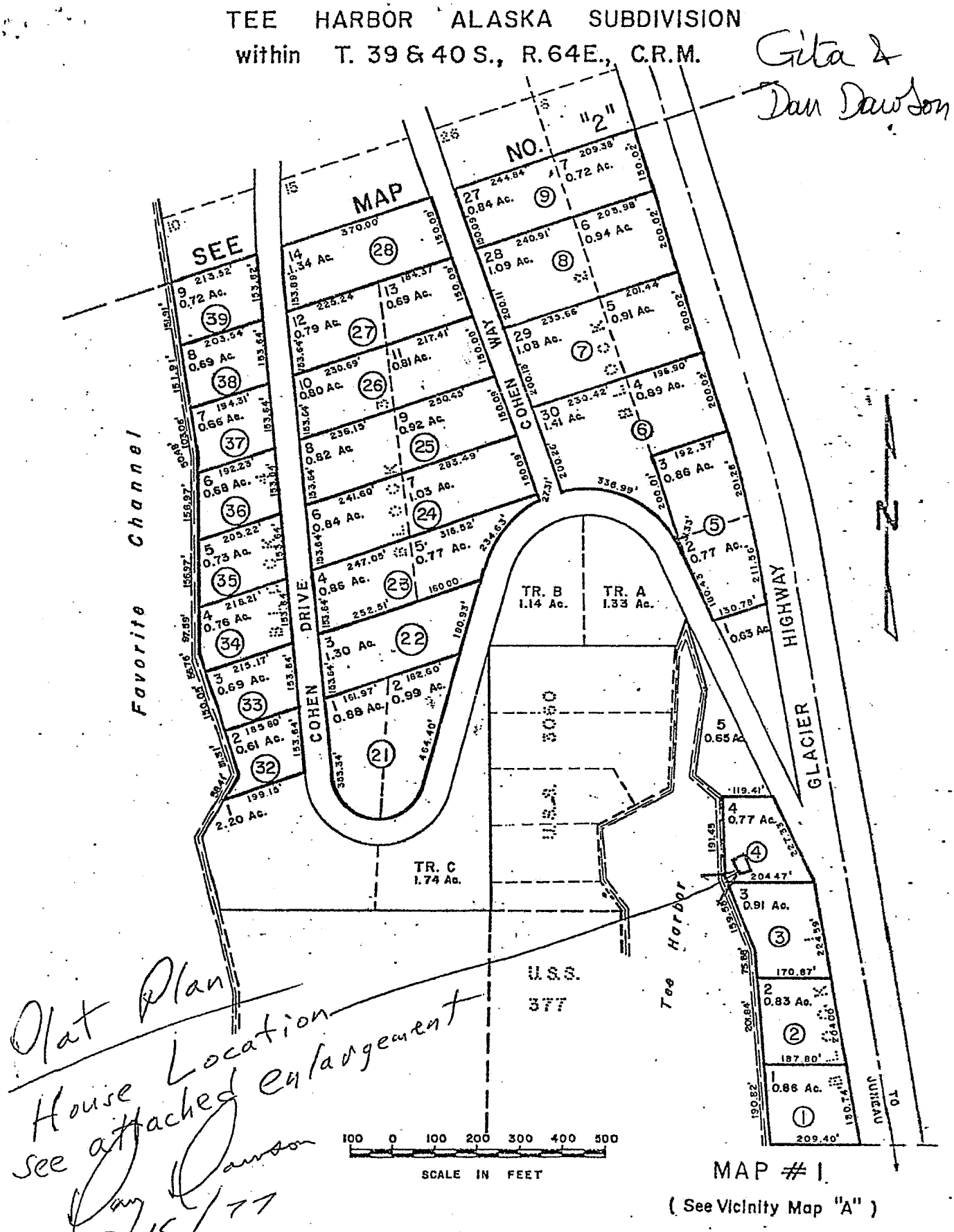
Scale: 1cm = 1ft.

End View, Foundation & Roof Decking Gita & Dan Dawson



Scale: 1cm = 1ft


Erika & Dan Dawson
main rm
bathroom wall
for joist support
Bedroom
chimney
double 2x12 spanner support beam
2"x8" joists on 16" centers
window
18'
Second floor
Scale: 1cm = 1ft



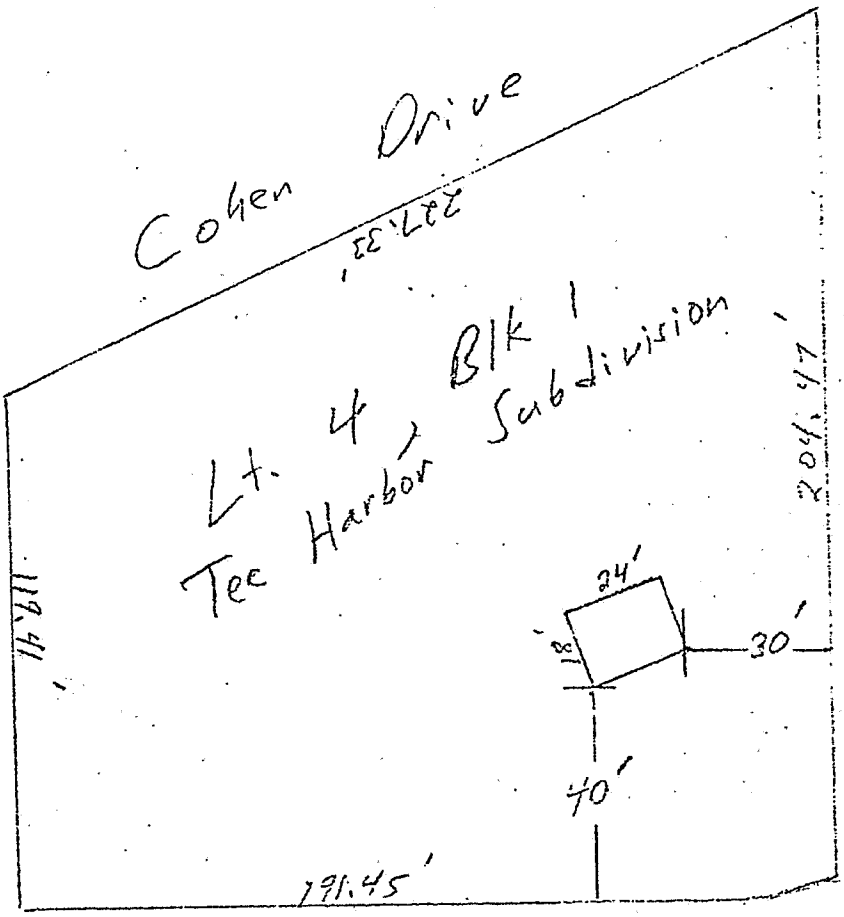
Plat Plan
House Location
see attached enlargement
Dan Dawson
2/15/77

Attachment D -1977 Building permit BLD-0010904.

Enlargement

Gita & Dan Dawson,

Glacier Hiway



Dan Dawson
2/15/77

Tee Harbor

8-2-580-001-004-3764

STATE OF ALASKA

JAY S. HAMMOND, GOVERNOR

DEPT. OF HEALTH AND SOCIAL SERVICES

DIVISION OF PUBLIC HEALTH, SOUTHEAST REGIONAL OFFICE

210 FERRY WAY—JUNEAU 99801

Dan & Gita Dawson
361 Distin #201
Juneau, Alaska 99801

August 30, 1977

RE: Approval of Building Permits
Lot 4 Block 1 Tee Harbor
U.S. Survey #377
SECOND NOTICE

Dear Mr. & Mrs. Dawson

Before this office can issue approval for occupancy of the subject structure several requirements must be met. This letter is to remind you of those items for which your application for on-lot water supply and sewage disposal is deficient.

		Comments:
___	Construction plans approved.	
X	Satisfactory inspection of sewage disposal system.	
X	Satisfactory inspection of water supply system.	
___	Well development report received; adequately completed.	
X	Water samples taken of drinking water; results satisfactory.	

Feel free to call me at 586-1120 if you have any questions.

Sincerely,

Brandt R. Stickel

Brandt R. Stickel
Borough Sanitarian
210 A Ferry Way
Juneau, AK 99801

cc: Rao Gulum, Builder

STATE OF ALASKA

JAY S. HAMMOND, GOVERNOR

DEPT. OF HEALTH AND SOCIAL SERVICES

DIVISION OF PUBLIC HEALTH, SOUTHEAST REGIONAL OFFICE / 210 FERRY WAY—JUNEAU 99801

June 2, 1977

Dan & Gita Dawson
361 Distin #201
Juneau, AK 99801

8-2-580-001-004-3764

BRS

RE: Approval of Building Permits
Lot 4 Block 1 Tee Harbor
U.S. Survey # 377

Dear Mr. & Mrs. Dawson:

Before this office can issue final approval of a Building Permit several requirements must be met. Your application for on-lot water supply and sewage disposal is deficient for the following checked items:

		Comments
____	Construction plans approved.	
X	Satisfactory inspection of sewage disposal system	
X	Satisfactory inspection of water supply system	
____	Well development report received; adequately completed.	
X	Water samples taken of drinking water; results satisfactory.	Bacteriological sample necessary only if chlorination implemented.

Feel free to call me at 586-1120 if you have any questions.

Sincerely,

Brandt R. Stickel

Brandt R. Stickel
Borough Sanitarian
210 A Ferry Way
Juneau, AK 99801

cc: Rao Gulur, Building Official

Attachment D -1977 Building permit BLD-0010904

PLEASE DO NOT FILL IN THE SHADED AREAS

PERMIT PROCESS NO. 3172 — **CITY and BOROUGH of JUNEAU, ALASKA** — PERMIT NO. 15956

PERMIT FOR: BUILDING [X] GRADING [ ] WATER [ ] SEWER [ ] OTHER [ ]

DATE RECEIVED: 8-15-83

OWNER | JOB ADDRESS | FILE NO.

Please quote the file number in all future correspondence.

FILE NUMBER: 8-2-580 002-004-3764

LEGAL DESCRIPTION	LOT NO.	BLOCK	TRACT/SUBDIVISION	U.S. SURVEY
	4	1	TEE Harbor 346	

JOB ADDRESS: 19555 Glacier Hwy. — ASSIGNED TO: 8-26-83

OWNER (PLEASE PRINT OR TYPE)	MAIL ADDRESS	ZIP	CONTACT PHONE	HOME PHONE
William Harris	P.O. Box 3195	99803		

CONTRACTOR	MAIL ADDRESS	ZIP	PHONE	LICENSE NO.
			789-2227	

ARCHITECT OR ENGINEER	MAIL ADDRESS	ZIP	PHONE	LICENSE NO.
SAME			789-7073	

USE OF BUILDING: Living Room

CLASS OF WORK: [ ] NEW [X] ADDITION [ ] REMODEL [ ] ALTERATION [ ] MOVE [ ] REPAIR [ ] DEMOLITION [ ] OTHER

TYPE OF BUILDING: [X] RESIDENTIAL [ ] MOBILE HOME [ ] COMMERCIAL [ ] INDUSTRIAL [ ] OTHER

IS THE PROPOSED WORK TO BE DONE ON LAND WHICH HAS BEEN PREVIOUSLY FILLED OR IS PROPOSED TO BE FILLED? YES [ ] NO [X]

APPLICANTS REMARKS:

REHABILITATION WORK YES [ ] NO [X] — IS THERE A SEPARATE APPLICATION FOR REAL PROPERTY TAX EXEMPTION YES [ ] NO [X] — LOCATED IN A FLOOD PLAIN AREA YES [ ] NO [X]

NOTE: *If the work is on a landfill, in water, wetlands, or an intertidal area, a corps of engineers or other permits may be required.*

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 120 DAYS, OR IF WORK OR CONSTRUCTION IS SUSPENDED OR ABANDONED FOR A PERIOD OF 120 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

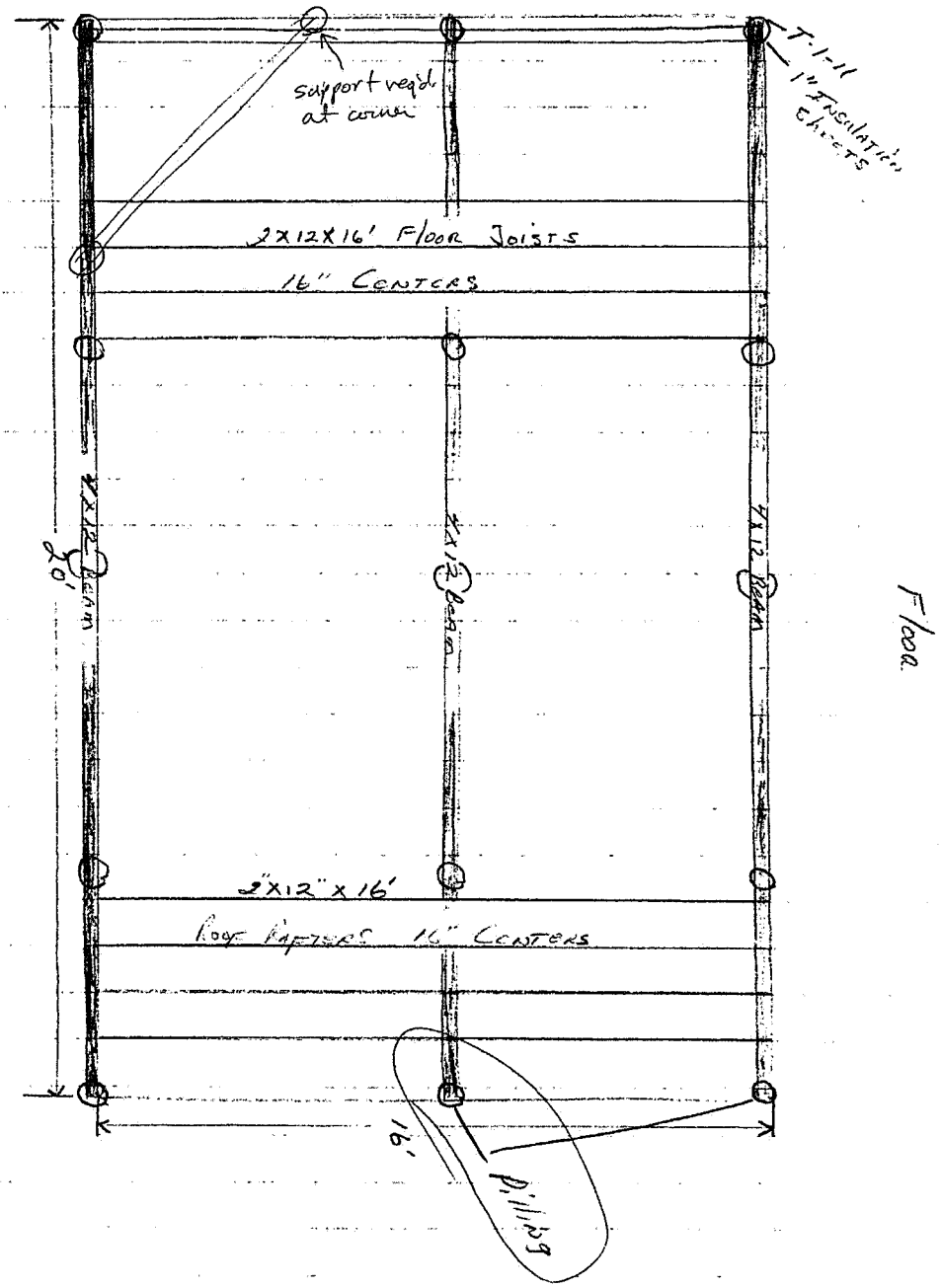
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT AND THAT THE WORK WILL COMPLY WITH ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WHETHER SPECIFIED HEREIN OR NOT.

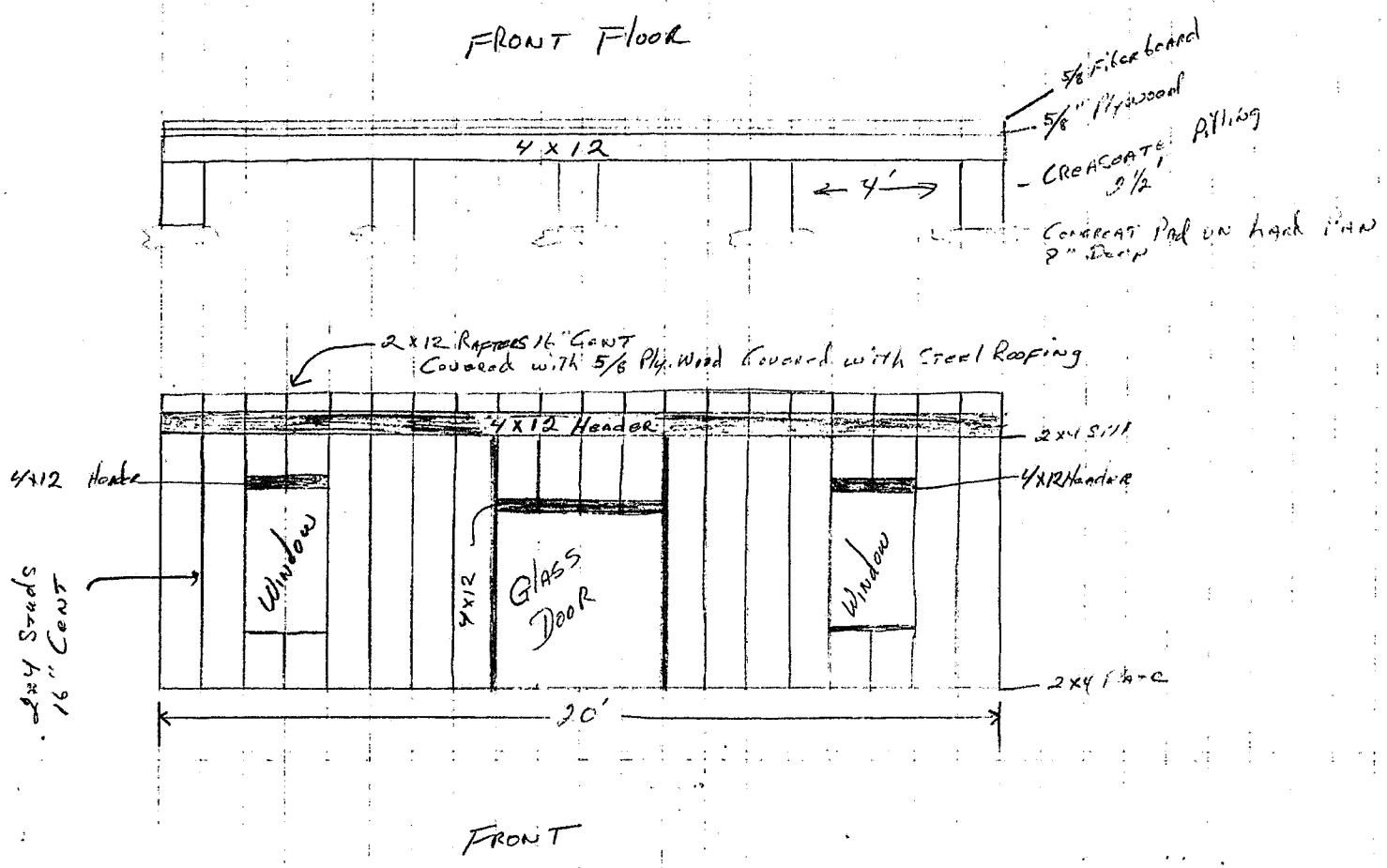
THE GRANTING OF THIS PERMIT DOES NOT AUTHORIZE THE VIOLATION OF THE PROVISIONS OF ANY FEDERAL, STATE OR LOCAL LAW REGULATING CONSTRUCTION NOR THE VIOLATION OF THE TERMS OF ANY DEED, OR COVENANT, OR ANY ZONING OR OTHER REGULATIONS.

SIGNATURE OF OWNER, CONTRACTOR, OR AUTHORIZED AGENT: William J Harris — DATE 8/15/83

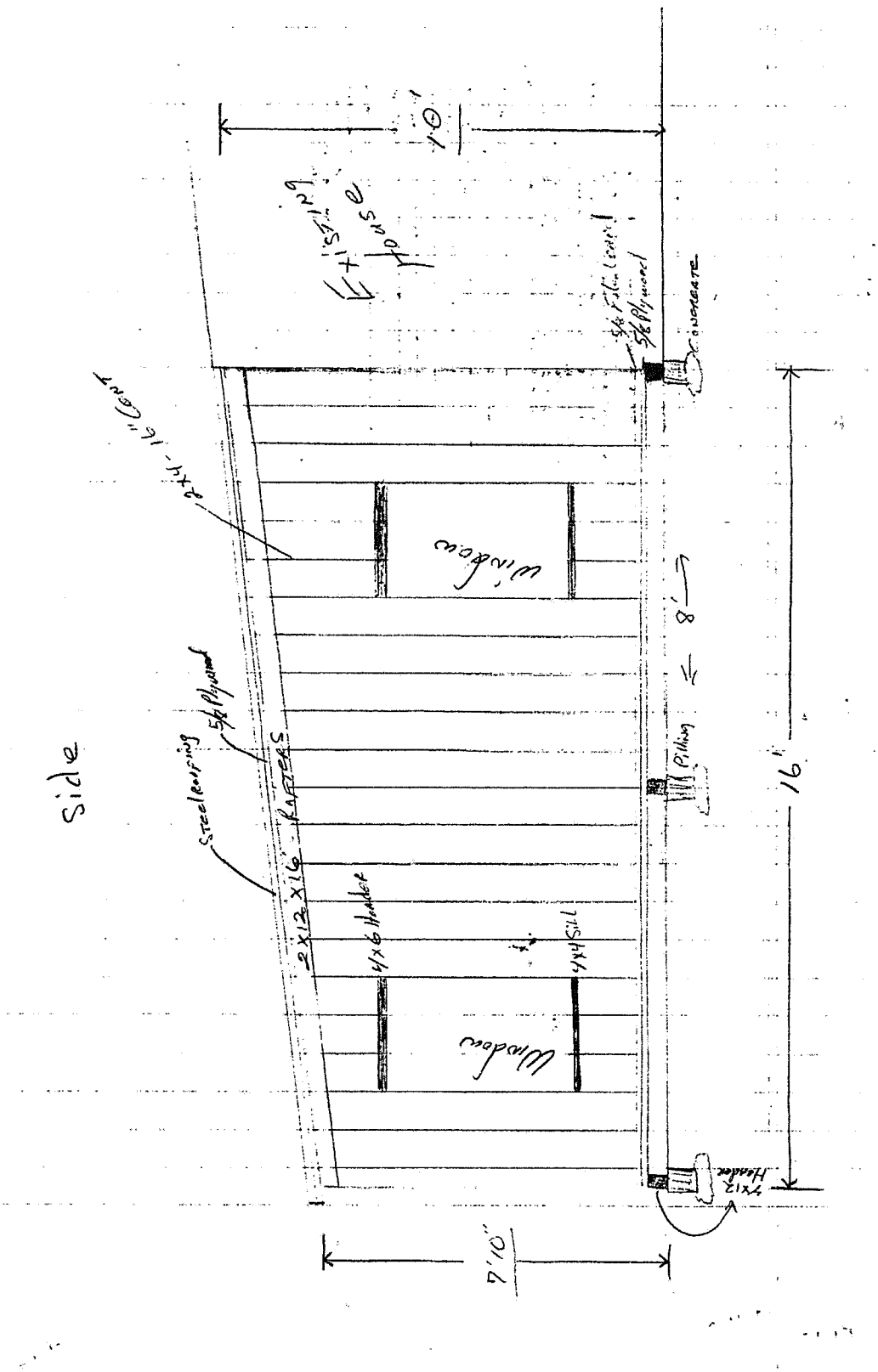
| | | |

cut back to provide zoning setback





Attachment E - 1983 Building permit BLD-0015956.
Attachment G- STF_NCC23-13_with_Attachments



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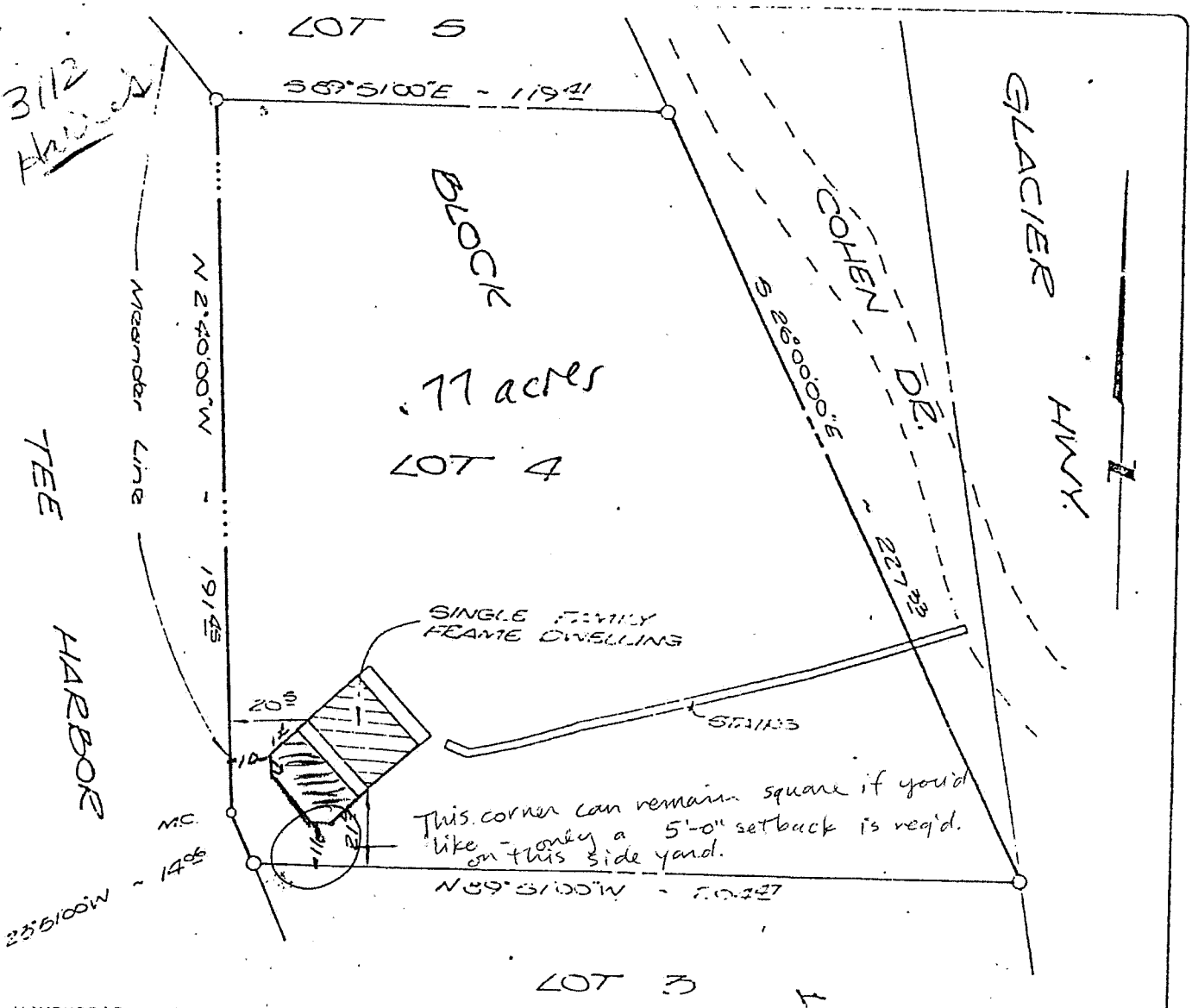


SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY LICENSED AND REGISTERED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS IS A TRUE AND CORRECT DRAWING, THAT ALL WALKS, ROADS, EASEMENTS AND IMPROVEMENTS ON THE LAND ARE AS SHOWN AND THAT THERE ARE NO ENCROACHMENTS OR OVERLAPS, EXCEPT AS SHOWN, TO THE BEST OF MY KNOWLEDGE.

DATE 9-14-79

STATE OF ALASKA
MARK S. STRODE
No. 4016-S
REGISTERED PROFESSIONAL LAND SURVEYOR

ALASKA TECHNICAL SERVICES
LAND SURVEYORS
BOX 3-1180
JUNEAU
789-6565

A TOPOGRAPHIC PLAT OF IMPROVEMENTS ON LOT 4, BLOCK 1, TEE HARBOR SUBD.

The City and Borough of Juneau is not responsible and shall not be liable to the user for damages of any kind arising out of the use of data or information provided by the City and Borough of Juneau, including the installation of the data or information, its use, or the results obtained from its use. ANY DATA OR INFORMATION PROVIDED BY THE City Borough of Juneau IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Data or information provided by the City Borough of Juneau shall be used and relied upon only at the user's sole risk, and the user agrees to indemnify and hold harmless the City Borough of Juneau, its officials, officers and employees from any liability arising out of the use of the data/information provided. NOT FOR ENGINEERING PURPOSES.

N

Attachment G- STF_NCC23-13_with_Attachments

City & Borough of Juneau
Alaska's Capital City

BUILDING PERMIT

Permit No.
DMO20160016

* NOTE: "Building Permit" is a generic term which includes Building Safety Inspection, Grading Permits, and permits for Electrical, Plumbing and Mechanical work.

Your special attention is called to the following:

This permit is granted on the express conditions that the construction shall, in all respects, conform to the ordinances of the City and Borough of Juneau. It may be revoked at any time upon violation of any of said ordinances.

The granting of this permit does not authorize the violation of any federal, state or local law regulating construction for the violation of the terms of any deed or covenent or any zoning or other regulation.

If plan review was required, this permit must be attached to the approved drawings. The permit, plans and record of inspections must be available on site at all times while the construction is in progress and before final inspection.

The yellow posting notice must be prominently displayed to show a permit has been issued and to assist the inspectors in location of the project. This permit becomes null and void if work or construction authorized is not commenced within one year or if work or construction is suspended or abandoned for a period of one year at any time after work has commenced.

Note: City Ordinances REQUIRE a Final Inspection be approved for every Building Permit.

Inspections

Inspections can be arranged by telephoning **586-1703** or by written or faxed notification.
The Online Building Inspection Request Form is at: **www.juneau.org/permits/inspect_request.php.**
Work shall not proceed until the inspector has approved the various stages of construction. An approved Final Inspection is required.
Call before 7:00 AM for same day inspections.
Please provide the following information: 1 Permit Number, 2 Address, 3 Type of Inspection, 4 Date and Time and 5 Contact Name and Phone Number.

Job Address: **19555 GLACIER HWY**
Permit Number: **DMO20160016**
Project Description: Demo of residence

Issued Date : **05/25/2016**
Parcel No: **8B3701000190**

Parcel Information : TEE HARBOR ALASKA BL 1 LT 4

Setbacks: Zone: :
Front: 25.00 Ft.
Rear: 25.00 Ft.
Street Side: 17.00 Ft.
Side 1: 15.00 Ft.
Side 2: 15.00 Ft.
Comments:

Owner : TERRY R DOYLE
BEVERLY A DOYLE
2667 MEXEYE LOOP
COOS BAY OR 97420-8712

Applicant : JAKE CARTE
8493 FOREST LN
JUNEAU AK 99801

Fee Type	Date	Receipt	Amount Paid
		Total Fees Paid:	

Valuation for Permit Fee Calculations:

S.F.	Type	Rate	Amount

Total Valuation:

Project Conditions and Holds:
Demo - Building prior to 1982 - Advisory: If your building was built prior to 1982 an asbestos survey may be required prior to disposal of demolition materials at the landfill.

Inspections Required: Call for inspection before covering or concealing any of the work described below. Inspections may be combined.
B-Demo Electric Safed Off
B-Demo Sewer/Water Capped
B-Demolition Final

Attachment G - 2016 Demo permit DMO2016-0016.

Staff Review Sheet

Planner

5/25/2016

Permit Intake Initials: _____

FIRE ZONE ENG WAT SEW ARCH STRUC PLUM MECH ELEC ACCESS SPEC/INSP

Case No: **DMO20160016**

Site Address: 19555 GLACIER HWY

Parcel No: 8B3701000190

Desc: Demo of residence

Residential REP

FCC Code: 434

Type of Construction: VB

Sprinkler Substitute for Type A Construction: YES NO

Sprinkler System: FULL PARTIAL NONE Required: YES NO

Alarm System: FULL PARTIAL NONE Required: YES NO

Code Edition: 2006 IRC

New Dwelling Units: 0

Existing Dwelling Units: 2

Occupancy Class: _____

Code Review by: R Date: 5/25/16

Valuation for Permit Fee Calculations:

S.F. Type Rate Amount

Total Valuation:

LAND USE

ZONE/UNITS D1 / 2

WETLAND _____

FLOOD ELEV _____

FIRM ZONE _____

FIRM MAP _____

LOT SIZE 33,541 SF / 0.8 ACRES

SETBACKS

Front 25

Rear 25

Side 15

Other _____

PARKING _____

ANADROMOUS _____

EAGLES NEST _____

Coverage _____ Permissible/Conditional

HEIGHT _____ Permissible/Accessory

VEGETATION _____

HAZARD _____

ENGINEERING/PUB WORKS

Dwelling Units: _____

CITY WATER:

Permit #: _____

Use: _____

Assessment: _____

Service Size: _____

Line Size: _____

Meter Size: _____

CITY SEWER:

Permit #: _____

Use: _____

Assessment: _____

Fixture Units: _____

LAND USE PERMITS

ADR Case #: _____

PLAN REVIEW APPROVALS

	Initials	Date
Fire		
Zoning		
Engineering		
Water		
Sewer		
Architectural		
Structural		
Plumbing		
Mechanical		
Electrical		
Access		
Spcl Insp Form		

APPROVED FOR ISSUANCE

Signature

5/25/16

Date

PERMIT ISSUANCE FEES

Grading Plan Review Fee	$
Adjusted Plan Review Fee	$
Fast Track Fee	$
Early Start Fee	$
Building Permit Fee	$
Water Assessment Fee	$
Sewer Assessment Fee	$
Sewer Inspection Fee	$
Grading Permit Fee	$
Driveway Permit Fee	$
Bond for _____	$
Other _____	$
Total Issuance Fees	$

PERMIT ISSUANCE PAYMENTS

Date	Receipt	Check	Amount
			$
			$
			$

Parcel Tags:

CONDITIONS AND HOLDS ON PERMIT: (Continued on back of sheet)

Demo prior to 1982

Attachment G - 2016 Demo permit DMO2016-0016.

City & Borough of Juneau
Alaska's Capital City

Application Date: **May 25, 2016**

BUILDING PERMIT APPLICATION

NOTE: THIS IS NOT A BUILDING PERMIT

* NOTE: "Building Permit" is a generic term which includes Building Safety Inspections, Grading Permits, and permits for Electrical, Plumbing and Mechanical work.

Case No: **DMO20160016**

Case Description: Demo of residence

Site Address: **19555 GLACIER HWY**

Parcel No: 8B3701000190

Legal Description: TEE HARBOR ALASKA BL 1 LT 4

Check No. of Existing Dwelling Units: 2
No. of New Dwelling Units: 0
No. of Removed Dwelling Units: 1

Applicant : JAKE CARTE
8493 FOREST LN
JUNEAU AK 99801

Owner: TERRY R DOYLE
BEVERLY A DOYLE
2667 MEXEYE LOOP
COOS BAY OR 97420-8712

PH: _____ FAX _____

Contractor: JAKE CARTE
8493 FOREST LN
JUNEAU AK 99801

Valuation for Permit Fee Calculations:

S.F. Type Rate Amount

Total Valuation:

Associated Cases:

None.

Parcel Tags:

Notes and Conditions:

Applicant's Signature
(Owner, Contractor or Authorized Agent)

Date

Staff Acceptance

I hereby certify that I have read and examined this application and know the same to be true and correct. I further certify that all provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. I understand that the granting of a permit does not presume to give authority to violate or cancel the provisions of any other federal, state or local law regulating construction or the performance of construction.

Attachment G - 2016 Demo permit DMO2016-0016.

JUNEAU PERMIT CENTER - 230 S. Franklin Street - 4th Floor, Marine View Center - Mail: 155 S. Seward Street, Juneau, AK 99801
Phone: 586-0770 - FAX: 586-3365 - Inspection Requests: 586-1703 - Email: permits@ci.juneau.ak.us
Web Page: HTTP://WWW.JUNEAU.ORG/PERMITS

Attachment H - 2016 Assessor's photo.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

Lot line adjustment for two nonconforming lots

Case Number:	PAC20180066
Applicant:	Andy Graves
Property Owner:	Terry and Beverly Doyle
Property Address:	19555 Glacier Highway
Parcel Code Number:	8B3701000180 and 90
Site Size:	20,908 and 33,541
Zoning:	D1
Existing Land Use:	Both lots vacant

Conference Date: 9/12/2018

List of attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Andy Graves	Applicant	andybluesky@live.com
Laura Boyce	Planner, CBJ	Laura.boyce@juneau.org
Tim Felstead	Planner, CBJ	Tim.felstead@juneau.org

Conference Summary

Questions/issues/agreements identified at the conference that were not already identified in the attached reports.

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Applicant wishes to adjust the lot lines of two lots on Glacier Highway on Tee Harbor. The applicant wishes to adjust the lot lines to reflect existing topography and buildable area.

Planning Division:

1. **Zoning** – Zoned D1.

	Standard lot
Minimum lot size (square feet)	36,000
Minimum lot depth (feet)	150
Minimum lot width (feet)	150

Both lots are nonconforming in area. Nonconforming lot sizes cannot be made smaller so any lot line adjustment would have to ensure that existing lot sizes are maintained. Lot 3B is nonconforming for width and this cannot be made worse. The width of the Lot 4 cannot be less than 150' in width.

Lot width is measured parallel with the front lot line but at the 25ft front yard setback.

Lot depth is the average lot depth – the two side lot lines would be added together and divided by two. Where there are multiple side lot lines making up the 'side ' of a lot the distance used for the side lot line measurement will be determined by running a straight line from the front lot line to the rear lot line. Lot depth is currently conforming; minimum lot depth of 150ft should be achieved.

2. **Setbacks** – Setbacks for D1 zoning district are

   Front (Glacier Hwy) - 25 feet

   Rear (opposite and most distant from front) – 25 feet or 0 feet if along the tidewater creek

   Side – 15 feet if lot width brought into conformity of 150' or greater

3. **Height** – Height limit is 35ft for permissible uses or 25ft for accessory uses. The building
4. **Access –** Existing shared driveway runs from Lot 4 to 3B of a driveway in ROW on Glacier Hwy/Cohen Way. This existing situation will be allowed to continue.
5. **Parking** – Single family dwellings require two parking spaces.
6. **Lot Coverage –** Maximum lot coverage for buildings is 10% of lot area.
7. **Vegetative Coverage** – Minimum of 20% of the lot shall be covered in live vegetation at all times.
8. **Lighting** – NA
9. **Noise** – NA
10. **Flood** – Lot is not in a mapped flood hazard area.
11. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – NA

12. **Wetlands** – Do not appear to be wetlands on the lot.
13. **Habitat** – There are Federal requirements for eagle nests – please check with US Fish and Wildlife.

    North Tee Creek is an anadromous stream and has a 50ft No Development buffer which includes a 25ft No Disturbance buffer per CBJ Land Use Code. It does not appear to impact the subject lots but the buffer should be checked in the field by Community Development staff when building permits are applied for.
14. **Plat or Covenant Restrictions** – Easement exists along front property line according to Tee Harbor plat. It is assumed this is for slope maintenance.

Building Division:

15. **Building** – NA
16. **Outstanding Permits** - NA

General Engineering/Public Works:

17. **Engineering** – NA
18. **Drainage** – Any natural drainage crossing the lots from Glacier Highway or existing drainage structures should be eased on any new plat.
19. **Utilities** –

    a. **Water** - CBJ water has existing water service stub outs. Submit a plan for the propose installation of water lines. A ROW permit will be required to run the two water services within the platted right-of-way (driveway access). Once the water lines cross into Lots 4 and 5 a work will need to be performed under a utility permit. A Water Service Agreement will need to drafted and signed by the property owners depicting where the water lines transfer from CBJ ownership to private ownership and responsibility.

    b. **Onsite wastewater** – This is regulated by Alaska Department of Environmental Conservation (ADEC). The approval for a shared on-site system will be determined by ADEC. You will need to include easements for any shared utilities on the plat.

Fire Marshal:

20. **Fire Items/Access** – No issues per Assistant Fire Marshal Pearson

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Subdivision application including 4 copies of 24 x 36" plats and site plan showing driveways, lot lines, easements, proposed building locations and drainfields, and proposed drainage.
2. Development permit application

Additional submittal requirements:

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.
2. May need approval from DEC that proposed shared on-site waste water will be permitted.

Fee estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. $110 plus $25 for each lot impacted - $160.
2. ROW Permit –
    a. $10 – Permit Fee
    b. Inspection Fee - $60/inspection trip or hour, number of inspections will be determined from plan for water line installation
    c. Refundable bond – equal to the cost of installation of the water lines within the ROW. Must be paid in cash, check, or surety. Amount will be determined from submitted water line plan.
3. Water Utility Permit –
    a. $750- water assessment for single family dwelling. For more than one dwelling unit cost is based on line size and it assessed at $750 for every half inch diameter of pipe. Includes the cost of permit, meter, inspection, and MIU installation.
    b. A utility permit will be required for each line prior to be installed within the private property.

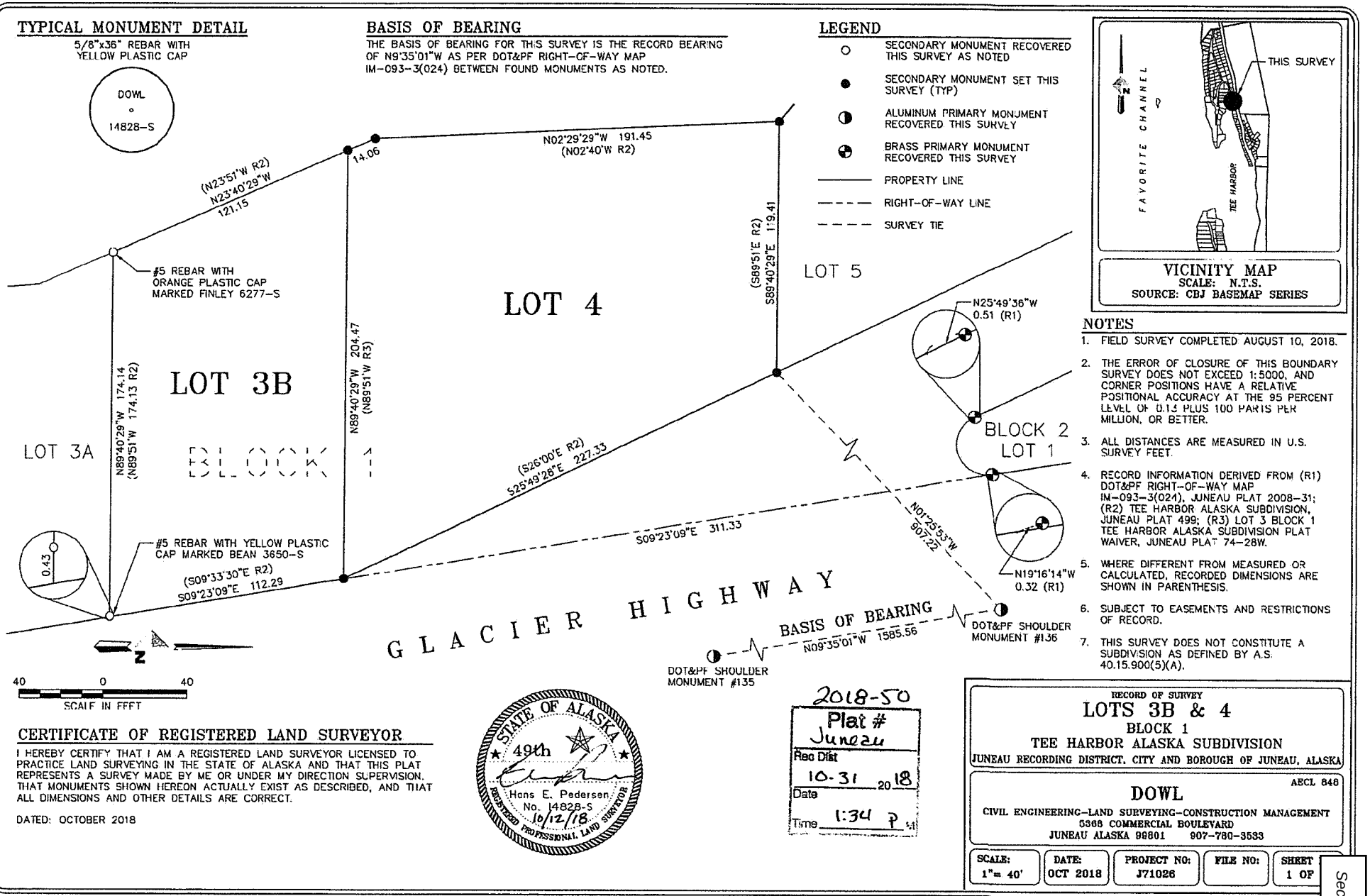
For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/cdd.

Submit your completed application

You must submit your application(s) in person with payment to:

City/Borough of Juneau
Permit Center
230 S. Franklin Street,
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Fax: (907) 586-4529
Web: www.juneau.org/cdd



Attachment J - 2018 Plat #2018-50.
Attachment G- STF_NCC23-13_with_Attachments

ALASKA

2018-004716-0

Recording Dist: 101 - Juneau
11/5/2018 12:06 PM Pages: 1 of 2

File for Record at Request of:
First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: **Howard and Sonja Graves 2001 Trust**
Address: **PO BOX 34845**
Juneau, AK 99803

File No.: **0231-3116490 (ev)**

STATUTORY WARRANTY DEED

THE GRANTOR, **Terry R. Doyle and Beverly A. Doyle, husband and wife,** whose mailing address is 2667 Merkeye Loop Coos Bay, OR 97420, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,** in hand paid, conveys and warrants to **Howard and Sonja Graves 2001 Trust**, residing at **19555 Glacier Hwy, Juneau, AK 99801,** the following described real estate, situated in the **Juneau** Recording District, **First** Judicial District, State of **Alaska:**

Lot 4, Block 1, TEE HARBOR ALASKA SUBDIVISION, according to Plat 499, Records of the Juneau Recording District, First Judicial District, State of Alaska.

AND

That part of Lot 3, Block 1, TEE HARBOR ALASKA SUBDIVISION, according to Plat 499, now described as Tract B as shown on Plat Waiver 74-28W, Records of the Juneau Recording District, First Judicial District, State of Alaska.

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

Dated: November 2, 2018.

Terry R. Doyle

Terry R. Doyle

Beverly A. Doyle

Beverly A. Doyle

STATE OF ~~Alaska~~ Oregon)
County of Coos) ss.
~~First~~ ~~Judicial District~~)

THIS IS TO CERTIFY that on this 2 day of ~~October~~ November, **2018,** before me the undersigned Notary Public, personally appeared **Terry R. Doyle and Beverly A. Doyle,** known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Notary Public in and for Alaska
My commission expires 8-8-22

OFFICIAL STAMP
ELVINA MAY SANCHES
NOTARY PUBLIC-OREGON
COMMISSION NO. 977670
MY COMMISSION EXPIRES AUGUST 08, 2022

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

COMMUNITY DEVELOPMENT
NOTICE OF DECISION
Date: December 28, 2018
File No.: MIP2018 0029

Graves Howard & Sonja Trust
P.O. Box 34845
Juneau, AK 99803

Proposal:	Lot line adjustment and easement dedication
Property Address:	19555 Glacier Highway
Property Legal Description:	Tee Harbor Alaska, Block 1, Lot 3B and 4
Property Parcel Code No.:	8B3701000180; 0190
Proposed Subdivision:	Tee Harbor Alaska, Block 1, Lot 3B1 and 4A

The Director of Community Development has **APPROVED** the preliminary plat for a two (2) lot subdivision of Tee Harbor Alaska, Block 1, Lot 3B and 4.

This approval is based on the preliminary plat dated December 20, 2018, attached hereto, and with the following conditions:

1. Prior to approval of the final plat, Certification from the CBJ Treasurer is required that all real property taxes and special assessments levied against the property for the year of recording have been paid.

This Notice of Decision does not authorize any construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain a building permit for any and all improvements requiring a permit.

This Notice of Decision constitutes a final decision of the Director of the CBJ Community Development Department. Appeals must be brought to the CBJ Planning Commission in accordance with CBJ 49.20.110. Appeals must be filed by 4:30 PM on the day twenty days from the date the decision is filed.

Expiration Date: The permit will expire five (5) years from the effective date, or December 28, 2023 unless substantial construction progress has been made in construction of required improvements in accordance with the authorized plans, or an application for a final plat has been accepted.

If you have any questions regarding your project or anticipate any changes to your plans, please call the Community Development Department at (907) 586-0715.

Project Planner:

Amy Liu, Planner
Community Development Department

Jill Maclean, Director
Community Development Department

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

OWNERSHIP CERTIFICATE

HOWARD & SONJA GRAVES 2001 TRUST HEREBY CERTIFY THAT HOWARD & SONJA GRAVES 2001 TRUST ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT IT DOES HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH ITS FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED:

HOWARD & SONJA GRAVES 2001 TRUST
HOWARD ANDREW GRAVES, TRUSTEE
PO BOX 34845, JUNEAU, ALASKA 99803

DATE:

HOWARD & SONJA GRAVES 2001 TRUST
SONJA GRAVES, TRUSTEE
PO BOX 34845, JUNEAU, ALASKA 99803

DATE:

NOTARY ACKNOWLEDGMENT

STATE OF ALASKA }
} ss.
FIRST JUDICIAL DISTRICT }

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, 201__, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED TO ME HOWARD ANDREW GRAVES AND SONJA GRAVES KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT 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: _____

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT HERON 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.

201__
JILL MACLEAN, DIRECTOR
CITY AND BOROUGH OF JUNEAU
DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE:

ATTEST:

MUNICIPAL CLERK
CITY AND BOROUGH OF JUNEAU

LEGEND

- SECONDARY MONUMENT RECOVERED THIS SURVEY (TYP UNLESS NOTED)
- SECONDARY MONUMENT SET THIS SURVEY (TYP)
- ALUMINUM PRIMARY MONUMENT RECOVERED THIS SURVEY
- PROPERTY LINE
- PROPERTY LINE VACATED THIS SURVEY
- RIGHT-OF-WAY LINE
- SURVEY TIE
- EASEMENT (PURPOSE NOTED)

TYPICAL SET MONUMENT DETAIL

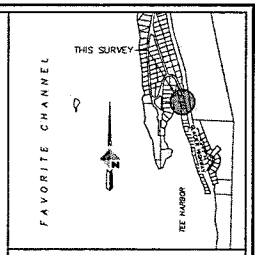
5/8"x36" REBAR WITH 2" ALUMINUM CAP

DOWL
2018
12041-S

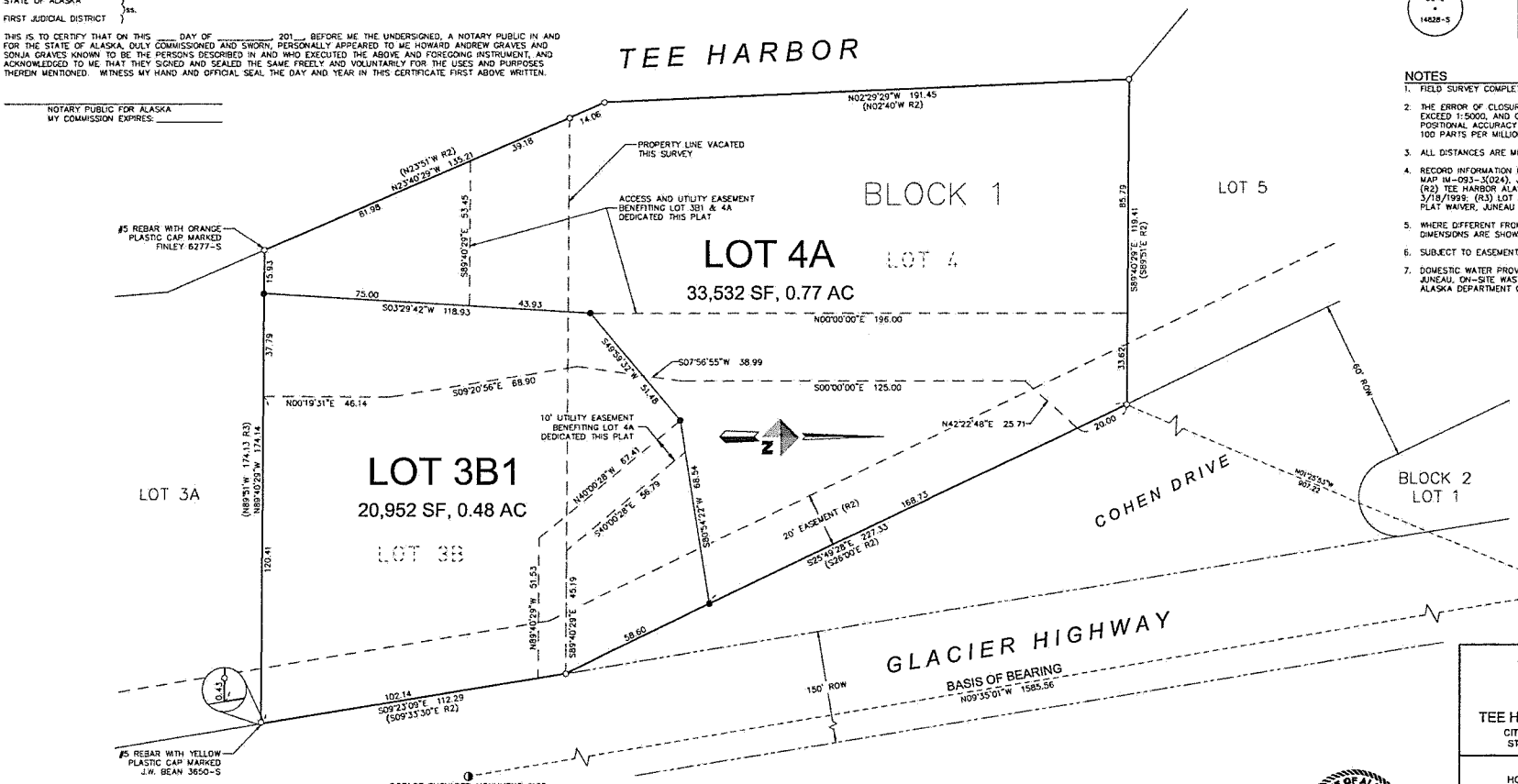
TYPICAL FOUND MONUMENT DETAIL

#5 REBAR WITH YELLOW PLASTIC CAP

DOWL
14828-S



VICINITY MAP
SCALE: N.T.S.
SOURCE: CBJ BASEMAP SERIES



NOTES

1. FIELD SURVEY COMPLETED AUGUST 10, 2018.
2. THE ERROR OF CLOSURE OF THIS BOUNDARY SURVEY DOES NOT EXCEED 1:5000, AND CORNER POSITIONS HAVE A RELATIVE POSITIONAL ACCURACY AT THE 95 PERCENT LEVEL OF 0.13 PLUS 100 PARTS PER MILLION, OR BETTER.
3. ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
4. RECORD INFORMATION DERIVED FROM (R1) DOT&PF RIGHT-OF-WAY MAP IM-093-3(024), JUNEAU PLAT 2008-31 DATED 10/16/2008; (R2) TEE HARBOR ALASKA SUBDIVISION, JUNEAU PLAT 495 DATED 3/18/1999; (R3) LOT 3 BLOCK 1 TEE HARBOR ALASKA SUBDIVISION PLAT WAIVER, JUNEAU PLAT 74-28W DATED 7/24/1974.
5. WHERE DIFFERENT FROM MEASURED OR CALCULATED, RECORDED DIMENSIONS ARE SHOWN IN PARENTHESIS.
6. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
7. DOMESTIC WATER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU. ON-SITE WASTEWATER DISPOSAL PER APPROVAL OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE RECORD BEARING OF N9°35'01"W AS PER DOT&PF RIGHT-OF-WAY MAP IM-093-3(024) BETWEEN FOUND MONUMENTS AS NOTED.

SURVEYOR'S CERTIFICATE

I, A. WILLIAM STOLL, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY 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 DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: DECEMBER, 2018

STATE OF ALASKA 49TH A. WILLIAM STOLL LS 12041 REGISTERED PROFESSIONAL SURVEYOR
PRELIMINARY

PLAT OF
LOTS 3B1 & 4A
A SUBDIVISION OF
LOTS 3B & 4, BLOCK 1
TEE HARBOR ALASKA SUBDIVISION
CITY AND BOROUGH OF JUNEAU, ALASKA
STATE RECORDERS OFFICE AT JUNEAU

OWNER
HOWARD & SONJA GRAVES 2001 TRUST
PO BOX 34845 JUNEAU, AK 99803

DOWL
AECL848 WWW.DOWL.COM
5368 COMMERCIAL BOULEVARD
JUNEAU, ALASKA 99801
907-780-3533

SCALE: 1" = 20'
DATE: 12/20/2018
PROJE J710
FILE N
SHEET 1 O

STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
CONSTRUCTION AND OPERATION CERTIFICATE
FOR
DOMESTIC WASTEWATER DISPOSAL SYSTEMS

A. APPROVAL TO CONSTRUCT

Plans for the construction or modification of the **Andy Graves Septic** domestic wastewater system, located at **Lots 3B1 & 4A, Block 1 - Tee Harbor Alaska Subd. - Juneau, Alaska**, submitted in accordance with 18 AAC 72.200 through 18 AAC 72.235 by **Erin Howell, P.E.** have been reviewed and are

☒ **approved as submitted** ☐ **conditionally approved (see attached conditions)**

By: Raymond Zimmer | Engineering Associate I (Title) | 08/08/2019 (Date of Approval)

If applicant fails to construct, alter, install, or modify the system within two years of the date of approval to construct, approval is void, and plans must be resubmitted for Department review and approval.

B. APPROVED CHANGE ORDERS

Change (contract order number or descriptive reference)

(Reviewing Engineer) | (Title) | (Date of Approval)

C. APPROVAL TO OPERATE

The **"Interim Approval to Operate"** or **"Final Approval to Operate"** section must be completed and signed by the Department to continue to use this system beyond 90 days following the construction completion date.

Interim Approval to Operate:

The construction of the above referenced domestic wastewater disposal system was completed on _____. The system is hereby granted an extension of the ***INTERIM APPROVAL TO OPERATE*** until _____ date. It is illegal to operate the domestic wastewater disposal system beyond this date without **Final Approval to Operate** from the Department.

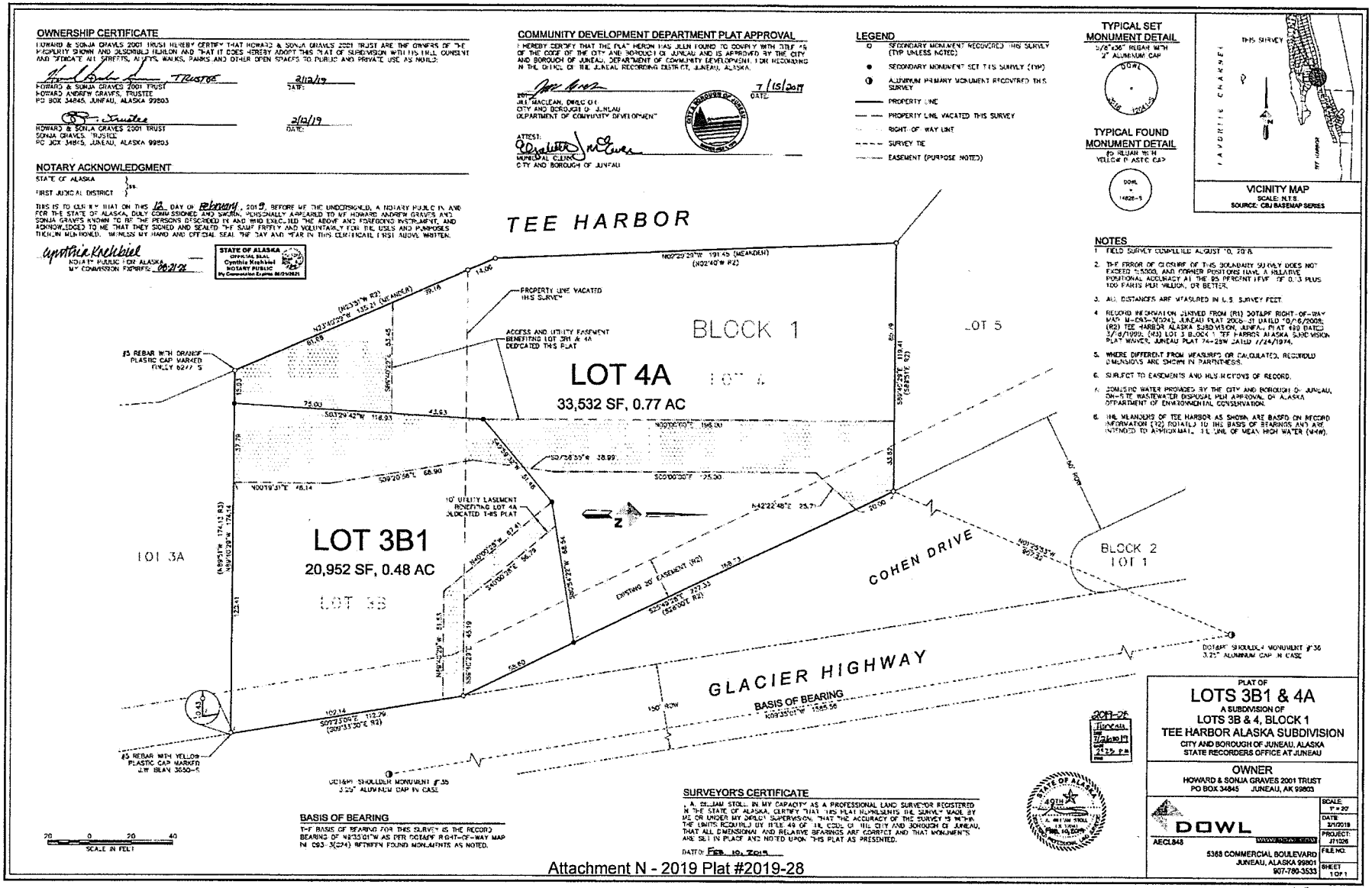
(Reviewing Engineer) | (Title) | (Date of Approval)

Final Approval to Operate:

Record drawings and other documents submitted to the Department, or an inspection by the Department, has confirmed that the domestic wastewater disposal system was constructed in substantial conformance with the approved plans. The system is hereby granted ***FINAL APPROVAL TO OPERATE.***

Raymond Zimmer — Digitally signed by Raymond Zimmer Date: 2022.08.01 08:59:42 -08'00'

(Reviewing Engineer) | (Title) | (Date of Approval)



Attachment N - 2019 Plat #2019-28

Attachment G- STF_NCC23-13_with_Attachments

Juneau Recording District PL 2019-2

CITY AND BOROUGH OF JUNEAU

Treasury Division
155 S. Seward Street
Juneau, AK 99801
(907) 586-0377 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:

Howard and Sonja Graves 2001 Trust
Current Owner

TEE HARBOR ALASKA BL 1 LT 3 TR B
Legal Description

8B3701000180
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, 2019.

Cheryl A Crawford
Cheryl A Crawford

July 16, 2019
Date

This Certification of Payment of Taxes is valid through December 31, 2019

Juneau Recording District PL2019-28

CITY AND BOROUGH OF JUNEAU

Treasury Division
155 S. Seward Street
Juneau, AK 99801
(907) 586-0377 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:

Howard and Sonja Graves 2001 Trust
Current Owner

TEE HARBOR ALASKA BL 1 LT 4
Legal Description

8B3701000190
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, 2019.

Cheryl A Crawford
Cheryl A. Crawford

July 16, 2019
Date

This Certification of Payment of Taxes is valid through December 31, 2019

Attachment O - 2020 Assessor's photo

Attachment G- STF_NCC23-13_with_Attachments

Certificate of Occupancy

City & Borough of Juneau, Alaska

This Certificate is issued pursuant to the requirements of CBJ Title 19.01 certifying that at the time of issuance, this structure was in compliance with the various ordinances of the City & Borough of Juneau regulating building construction or use for the following project:

New single family residence

Building Address: 19535 GLACIER HWY

Occupancy Group: R-3* / U

Owner of Building: HOWARD AND SONJA GRAVES 2001 TRUST
PO BOX 34845
JUNEAU AK 99803-4845

Building Permit No. BLD20190046

Construction Type: Type V-B

Code Edition: 2012 IRC

Occupant Load: N/A

Sprinklers: Required No

Provided No

Legal Description of Building Lot:

TEE HARBOR ALASKA BL 1 LT 3B1

Parcel No: 8-B37-0-100-018-1

Building Official: Charlie Ford, BO

For Charlie Ford
Signature

Date of Issuance: August 11, 2022

Post this Certificate in a conspicuous place for the duration of the stated occupancy.

Attachment P - 2022 Certificate of Occupancy

Attachment G- STF_NCC23-13_with_Attachments

CHECKLIST FOR
☒ CERTIFICATE OF OCCUPANCY
☐ TEMPORARY CERTIFICATE OF OCCUPANCY

Circle One: 30 Day TCO 60 Day TCO Other

Date: 6/2/22 Requested By (Inspector/Staff) Jon Stearns

When ready contact: Andy Phone/Email 808-754-2636

Building Permit : BLD20190046

Site Address: 19535 GLACIER HWY APN: 8B3701000181

Owner's Name: HOWARD AND SONJA GRAVES 2001 TRUST

Project Description: New single family residence modified: 5/11/2020 for architectural change

☒ **Buildings:** Date: 6/2/2022 Initials: JS Comments:

Building ok for CO

☒ **Engineering:** Date: 8/5/22 Initials: S.V Comments:

☐ AS BUILT APPROVED FOR FORM BY ENGINEERING Date: _____ Initials: _____

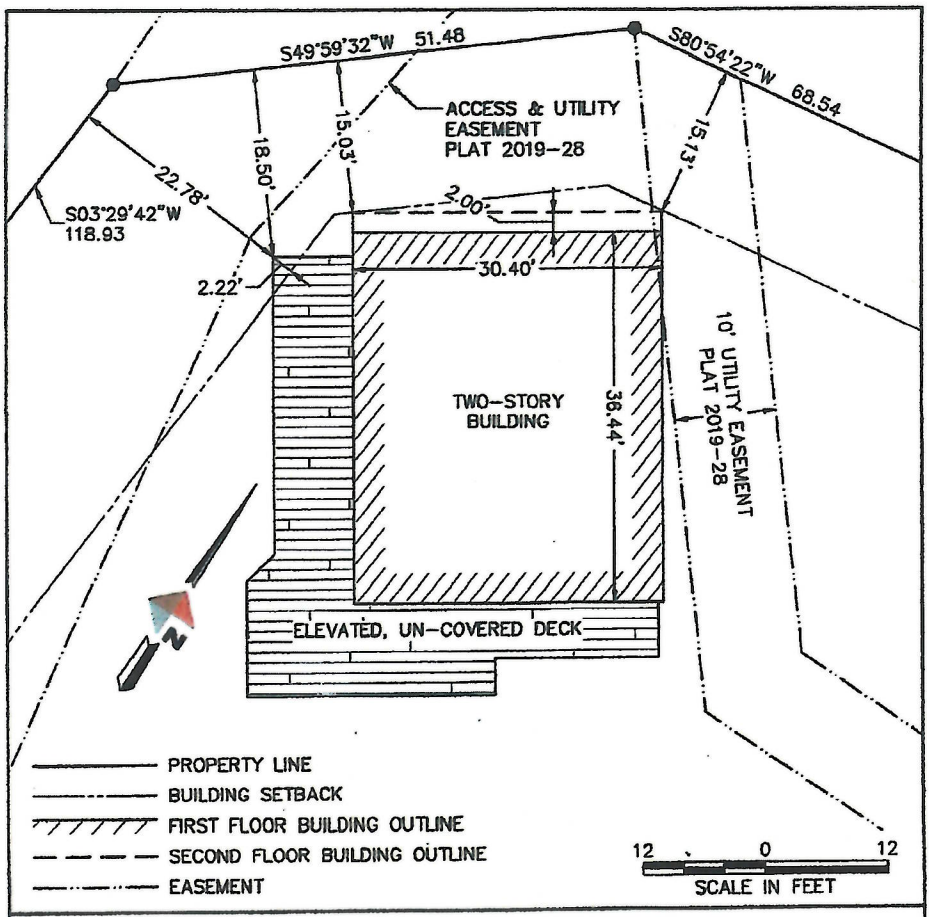
OK for CO

☑ **Zoning:** Date: 8/11/22 Initials: BMC Comments:

OK For CO

☐ **Fire:** Date: _____ Initials: _____ Comments:

☐ SPRINKLERED: Y / N



SURVEYOR'S CERTIFICATE

I, A. WILLIAM STOLL, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLOT PLAN REPRESENTS A SURVEY OF THE COMPLETED BUILDING MADE BY ME OR UNDER MY DIRECT SUPERVISION ON MAY 25, 2022 OF THE FOLLOWING DESCRIBED PROPERTY: LOT 3B1, TEE HARBOR ALASKA SUBDIVISION, PLAT 2019-28, JUNEAU RECORDING DISTRICT. AND THAT ALL WALKS, ROADS, IMPROVEMENTS, ENCROACHMENTS AND OVERLAPS ARE SHOWN CORRECTLY TO THE BEST OF MY KNOWLEDGE.

DATED: 5/26/2022

AS-BUILT HOUSE LOCATED ON PORTION OF

LOT 3B1

TEE HARBOR ALASKA SUBDIVISION, PLAT # 2019-28

CITY AND BOROUGH OF JUNEAU, ALASKA

STATE OF ALASKA 49TH A. WILLIAM STOLL LS 12041 REGISTERED PROFESSIONAL LAND SURVEYOR 5/26/22

DOWL

AECL848

WWW.DOWL.COM

9085 Glacier Highway
Juneau, Alaska 99801
907-780-3533

SCALE:	1" = 12'
DATE:	5/25/2022
PROJECT:	J71026
FILE NO:	
SHEET:	1 OF 1

Attachment Q - 2022 As-Built Survey

Attachment R - 2022 Assessor's photo

Assessor's Database

Current Owner

HOWARD AND SONJA GRAVES 2001 TRUST

PO BOX 34845, JUNEAU AK 99803

Parcel #: 8B3701000181 (Map)	**Address:** 19535 GLACIER HWY	**Legal Desc. 1:** TEE HARBOR ALASKA BL 1 LT 3B1	**Legal Desc. 2:**
Prev. Owner:	**Site Value:** $159000.00	**Building PV:** $342800.00	**Total PV:** $501800.00
Use Code: Vacant	**Exempt:** No Data	**Zoning:** -Single Family and Duplex -36,000 sq.ft minimum lot size -1 unit per acre	**Tax Year:** 2023
No. of Units: 001	**Year Built:** 0		**Gross Liv. Area:** 001140 sqft
Garage: No	**Garage Area:** 000000	**Lot Size:** 20952.00	**Last Trans:** 20181105
City Water: No	**City Sewer:** No		
Exempt Land: 0	**Exempt Building:** 0	**Exempt Total:** 0	**Road/No Road:** Roaded

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).

Assessor's Database

Current Owner

HOWARD AND SONJA GRAVES 2001 TRUST
PO BOX 34845, JUNEAU AK 99803

Parcel #: 8B3701000191 (Map)	**Address:** 19555 GLACIER HWY	**Legal Desc. 1:** TEE HARBOR ALASKA BL 1 LT 4A	**Legal Desc. 2:**
Prev. Owner:	**Site Value:** $106800.00	**Building PV:** $0.00	**Total PV:** $106800.00
Use Code: Residential	**Exempt:** No Data	**Zoning:** -Single Family and Duplex -36,000 sq.ft minimum lot size -1 unit per acre	**Tax Year:** 2023
No. of Units: 001	**Year Built:** 0		**Gross Liv. Area:** 000000 sqft
Garage: No	**Garage Area:** 000000	**Lot Size:** 33532.00	**Last Trans:** 20181105
City Water: No	**City Sewer:** No		
Exempt Land: 0	**Exempt Building:** 0	**Exempt Total:** 0	**Road/No Road:** Roaded

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner's name, address, parcel number, year built, etc.).

Additional Materials

Regular Planning Commission Meeting

Assembly Chambers
7:00pm
Meeting Date: December 12, 2023

1. **USE2023 0008:**
   a. Cover Memo: Jennifer Shields; Planner II

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

December 8, 2023

MEMO

From: **Jennifer Shields, Planner II**

To: **Michael Levine, Chair, Planning Commission**

Through: **Jill Maclean, AICP, Director of Community Development**

Parcel No.: **1C070H020120**

Legal Description: **PACIFIC COAST ADDITION BL 2 LT 12, 13, 14**

Case Number: **USE2023 0008 – Gastineau Lodge Apartments**

Re: Additional Materials

The Planning Commission, at its regular public meeting on October 24, 2023, continued the hearing on USE 2023 0008 and requested additional information from CDD staff and the applicant. In addition to materials submitted with a memo dated December 1, 2023 (Attachments A-D), the following additional materials have been submitted regarding the project:

1) Public Comment by Nancy Waterman on December 6, 2023 (Attachment E).

2) Letters, elevation drawings, and site level diagrams submitted by the applicant, Steve Soenksen, on December 8, 2023 (Attachment F).

From: wleighty@ptialaska.net
To: Jennifer Shields
Subject: Public Comment USE2023-0008, Planning Commission Meeting December 12, 2023
Date: Wednesday, December 6, 2023 1:23:02 PM
Attachments: 2023December 6 letter to Plan. Commission 72 apt development.docx

Hello Jennifer,
I will not be able to attend the 12December, 2023 Planning Commission Meeting. Thanks for accepting the attached comments and passing them along to the Commissioners.
Nancy

December 6, 2023

From: Nancy Waterman, Public Comment for Planning Commission

To: Jennifer Shields for Dec 12 Planning Commission Meeting

Parcel No.: 1C070H020120

Legal Description: PACIFIC COAST ADDITION BL 2 LT 12, 13, 14

Case Number: USE2023 0008 – Gastineau Lodge Apartments

Thank you for the Additional Materials regarding USE2023 0008 – Gastineau Apartments

1. The Fire Chief's letter of November 7, 2023 answers my original questions about emergency services access and public safety now, and in regard to the proposed development under consideration. Specifically, Mr Etheridge's Pertinent Fire Code Section and his conclusion: "…"unable to support the proposed development project…"

2. The analysis of Public Works Streets & Fleets also supports staffs findings and recommendation of denial: "A realistic number of added vehicles that will impact parking and traffic on Gastineau Ave year-round is something we need to know." Specifically, Mr. Scott says: "I cannot see this happening due to the safety concerns that are outlined in the staff report."

3. A. I support staff's suggestion that a Traffic Impact Study on the dead-end, varying-width Gastineau Ave be done.
   B. I support following the CIP (2028 project) for an adequate turn-around at the south-end of Gastineau Ave. After completion of A. and B. above, please give consideration/study to potential access projects that would improve public safety, and then potential residential development with access from Gastineau Ave./Thane Rd, or the stairway connections from Gastineau Ave to South Franklin St.

4. Please accept staff's analysis and findings and deny Conditional Use Permit USE2023 0008.

Sincere appreciation for your work.

Nancy Waterman
227 Gastineau Ave Juneau, AK 99802

Gastineau Lodge Apartments
Steven Soenksen, Manager
Planning Commission Comments - notes
Written response to questions.
11-29-2023

Consideration of Hillside endorsement and Conditional Use Permit

What are the factors and criteria necessary for granting a hillside endorsement and conditional use permit? Address public safety through building and site design.

List below includes information items requested by the Planning Commission at October 24, 2023 meeting and preparation before December 12, 2023 meeting, (Dec 8 deadline for submittals)

1. ** Pedestrian access to South Franklin from Bulgar way. Construction of stairway could be incorporated into the project and provide second access to the site. This can serve for emergency and normal egress (Northwind/PND/Verde). We would like two access points to Bulger way, one at the first floor level and another at level 2. We would install a key card reader to allow tenant access the site/building.

   Project narrative and conceptual sketch of how and where this connection will be made. See level 1 and level 2 diagram.

   "We agree to construct this improvement in (the public) Bulger way to CBJ specifications and standards. We understand after these improvements are made and approved, CBJ will agree to maintain the stairs for public use." Gastineau Lodge Apartments, LLC

2. Stability Mitigation measures - site stability strategy (Northwind/PND/Verde)

   Superblock and site drainage (Tony conceptual pre-design elevations)

   First two levels of building assist in site slope stability (pre-design engineering)

   Professional civil/structural/architectural to develop design concept and include a letter regarding the specific measures that will contribute to site and slope stability.

   Architects letter.

   Engineers letter

3. Address Slope stability_ - (Northwind/PND/Verde)

Include site visit and analysis. Include a letter of findings regarding the specific measures by this project that will contribute to site and slope stability. Include drainage strategy, base floors 1 and 2 supported by bedrock. Include the benefit to CBJ by backfilling to Gastineau Avenue as the street is failing and there is no edge or rail on that side. We will improve public safety by completing our property connection through the edge of the traveled way. Perform Contextual Analysis per professional standards.

4. **Potential extension of Gastineau Avenue (Northwind/PND/Verde)
    a. Project narrative: Possible: foot path, Evacuation Route
    haul road for construction, and
    emergency services access to Thane
    Letters of interest and consent, verbal non-objection.

5. Lighting plan (Tony Walker/ Northwind/Verde)
    - See Layout of Building – Lighting Design by Diagram level

6. Snow removal plan (Tony Walker/Northwind/Verde)
    - Snow removal will be completed by pushing snow up to the north side of the parking area to stockpile. When Stockpile gets too large, a snow removal contract will remove accumulated snow from the site.
    -

7. **Additional Parking potential - (Verde) - Project is considering getting 4 smart cars for tenant rentals. These would fit in two parking spaces if parked in tandem

    The site is Less than 500' away is CBJ Parking garage, (approx. 235'). This facility sits mostly empty in the evenings and vacant on weekends. If project development permits are approved, we will enter into a cooperative agreement for parking space rental for up to 10 spaces.

** Involves negotiation and agreements between Gastineau Lodge Apartments, LLC and City and Borough of Juneau.

NorthWind
Architects, LLC

CBJ Community Development Department
230 S. Franklin Street
Juneau, Alaska. 99801

Re: USE2023 0008 Conditional Use Permit for a new (6) story, 72 Unit Multi-Family Housing Development

Community Development Staff and Planning Commission Members:

The purpose of this Architectural Letter is support the request for supplemental information brought forth during our primary Planning Commission hearing to address a number of items informing your review and decision.

Following is an overview of our project delivery providing a description of the design, permitting, and construction process.

There is a supplemental note addressing general hillside stability noting that building is almost the entirety of the site whereas it will by nature, be a stabilizing mechanism. Surface water drainage and runoff will go into pipes and be controlled away from others' properties and retaining wall structures will be design by licensed professionals for all loads applicable by code per the following project design team and process described as follows:

Project Design and Design Build Team:

Pre-design and Conditional Use permitting is being managed and coordinated by Gastineau Lodge Apartments with support from both by local design consultants NorthWind Architects and PN&D Engineering, Inc.

As soon as the preliminary permitting has been issued, our project delivery will be structured around a design-build format where the General Contractor provides over-all project management responsibilities ensuring that the project meets both budget and schedule requirements.

Our team represents sound local knowledge of both the permitting, design and construction process. The team on the whole provides capability to make sure this project is successful meaning that it will be our responsibility to conform to all permit conditions imposed during this review process. There will be control and execution of site development, protection of adjacent properties and successful completion of the project.

Following is our proposed Team:

General Contractor - Dawson Construction, Inc.
Dawson Construction has been selected for the General Contractor overseeing both the Phase 1 and Phase 2 project management and construction. Dawson Construction will coordinate with the with the design team and CBJ Community Development review for of over-all project delivery and ensure that the project meets design criteria including conformance to conditional-use requirements and to ensure a successful project completion.

Design Team Lead, Architectural Lead - NorthWind Architects LLC
NorthWind Architects will be responsible for the coordination of the design team including Site Civil, Architectural, Structural, Mechanical, and Electrical consultants. NorthWind will be responsible for pre-design permitting follow through, permitting and over-all design team coordination and performance.

PN&D Engineering Inc. here in Juneau will provide site civil, structural engineering. The mechanical and electrical team members have not been selected however they will consists of local design firms.

Sean M Boily AIA
Principal Architect

James FS Bibb AIA
Principal Architect

E. David Hurley AIA
Principal Architect

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

NorthWind
Architects, LLC

Project Process

A project of this scale requires a lengthy pre-design, permitting and design process and therefore, we have split the project into two distinct phases; phase 1 Sitework and Phase 2 Building Construction.

Phase I Sitework –
Phase 1 Sitework will concentrate on the site preparation including removal and development of the sub-surface material in preparation for site foundations and retaining walls. During this process, efforts to control site erosion will be a primary concern as well as ensuring that the existing properties including Gastineau Avenue is secure and protected.

During this process, sub-surface utilities will be prepared and primary site retaining walls will be Constructed to support future building substructure and the upper Gastineau Avenue driveway and parking pad. Circulation easements will be developed for Bulger Way during this phase with careful coordination with CBJ Community Development and the CBJ Engineering Department. We expect this phase of construction to take 6 months.

Phase 2 Building Construction -
The Phase 2 Building Construction Phase will proceed from Phase 1 work where final substructure and building superstructure will be constructed. This phase will extend to final completion and final occupancy. We expect this phase to take approximately 18 months.

Project Schedule

Design Schedule –
The design schedule for this project will be from December 2023 through June 2024 with Phase 1 Sitework design submitted for permit by April 1, 2024. The Phase 2 Permitting will start along with the Phase 1 Sitework effort where we will require a 35% completed building design package to inform the Phase 1 Sitework site retaining, site utilities and preparation for the building substructure footings.

Phase 1 Design:	**December 2023 – April 1, 2024**
Phase 2 Design:	**April 1, 2023 – June 30, 2024**

Construction Schedule –
The Sitework phase 1 construction will start as soon as permits are received.

Phase 1 Sitework:	**April 30, 2023 - October 30, 2024**
Phase 1 Building Construction:	**November 1, 2024 – May 30, 2025**

Thank you,

James Bibb

NorthWind Architects

119A 2nd Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

PND ENGINEERS, INC.

MEMORANDUM

PROJECT NO. N/A **DATE: DECEMBER 8, 2023**

PROJECT: Gastineau Lodge Apartments

TO: Steve Soenksen

CC: James Bibb, AIA

FROM: Sean Sjostedt, P.E.

SUBJECT: Gastineau Lodge Apartments – Summary of Site Investigations

This memorandum summarizes the findings of three investigations that have bearing on the proposed project ("Project"). This is not an endorsement or verification of the investigation findings or recommendations. The reports are discussed chronologically in the order that they were prepared, starting with the earliest. All reports in their entirety are included with the application packet.

Report by Douglas N. Swanston, dated December 3, 1989

This report summarizes an inspection conducted by Mr. Swanston and, presumably, the consultant to which the letter was addressed (Bill Baxandall). The report notes that a gulley near the Project is "clear of significant quantities of debris and is partially stabilized by a substantial cover of 50+ year-old alder." The report also notes that, despite the lack of substantial debris, characteristics of the slope and limited remaining debris may still pose a threat to unprotected structures below. The report goes on to detail debris flow velocity, impact force, and pressure calculations should the limited debris observed mobilize.

Report by Baxandall Associates, dated August 3, 2012

This report can be described as a site-specific hazard assessment and summarizes a review of hazard classifications at the time of the report for several properties including the property on which the Project is located. The report ultimately requests that the properties in question be removed from the "Severe" hazard zone and incorporated into the "Moderate" hazard zone. The report cites the following factors as reasons for the hazard zone reassignment:

- apparent patterns in debris flow based on debris accumulation time (roughly 100-year cycles with the last occurring in 2009);
- lack of significant overburden since the large slide in 1920;
- inactive prior contributing factors such as the overflowing A.J. water flume which reportedly was a significant cause of the 1920 slide;
- re-forestation of the hillside;
- the remnants of the A.J. Mining Company building foundation on the uphill side of Gastineau Avenue which acts as both stabilization and a barrier.

Report by PND Engineers, dated November 28, 2021

This report can be described as an engineering geology report and summarizes the findings of a geotechnical investigation at the Project site and general design recommendations for the Project, based on known scope at the time. The report provides criteria for successfully building on the site. In general, building foundations should be founded on bedrock and anchored to rock when necessary, as determined by project designers. Alternatively, the existing overburden could be removed and replaced with structural fill pending favorable engineering analyses. The report further details the importance of drainage and control of water for both construction and long-term site stabilization. Recommendations and criteria are provided for parking lots, utilities, retaining structures, and various construction materials. The report stipulates that all designs shall follow standards of practice and local, state, and federal codes and laws.

Gastineau Lodge Apartments, LLC

Tony Walker, Archt. & Assoc., LLC

PROJECT & SHEET INFORMATION

UNIT COUNTS & SIZES*

UNIT	~OA	~SF
A=41	12 x 20	240
A-T= 1	12 x 26	227
A-L=2	17 x 20	277
B=11	12 x 26	312
B-L= 2	12 x 26	294
B-T= 1	18 x 26	389
B-WL1= 2	18 x 26	387
B-WL2= 1	18 x 26	371
C= 2	18 x 23	432
D= 1	18 x 26	478
HC=8	14 x 25	343
UNITS=72		

SYMBOLS

TREE (TBD)

TREE LOCATION (ABOVE OR BELOW, FOR REFERENCE)

EXTERIOR LIGHT FIXTURE

POT PLANTER

*NOTE: "OA" INDICATES OVERALL DIMENSIONS. THERE'S NO DISTINCTION FOR ODD-SHAPED AREAS. "SF" (SQUARE FOOT) IS AN APPROXIMATION OF THE AREA WITHIN THE SPACE.

UNIT DESCRIPTIONS

A	STUDIO
A-T	STUDIO, T-SHAPE
A-L	STUDIO, L-SHAPE (DISCOUNTING HALL ENTRY)
B	LONG STUDIO
B-L	LONG STUDIO, L-SHAPE
B-T	LONG STUDIO, T-SHAPE
B-WL1	LONG STUDIO, WIDE, L-SHAPE-1
B-WL2	LONG STUDIO, WIDE, L-SHAPE-2
C	LARGE
D	EXTRA LARGE

ABBREVIATIONS

ALT	ALTERNATE
BLDG	BUILDING
CONC	CONCRETE
CORR	CORRIDOR
ENCL	ENCLOSURE
ELEV	ELEVATOR
EL	ELEVATION
E	EXISTING
FT	FOOT/FEET
FP	FIREPLACE
FFE	FINISH FLOOR ELEVATION
FRT	FREIGHT
FDN	FOUNDATION
GARB	GARBAGE
HC	HANDICAP
JAN	JANITOR
NIC	NOT IN CONTRACT
O/H	OVERHEAD
PLTR	PLANTER
PP	POWER POLE
PSNGR	PASSENGER
PVC	POLY VINYL CHLORIDE
RECEP	RECEPTION(IST)
RET	RETAINING
ROW	RIGHT OF WAY
STRL	STRUCTURAL
STOR	STORAGE
TLT	TOILET
TBD	TO BE DETERMINED
U/G	UNDERGROUND
VESTIB	VESTIBULE
VER	VERIFY
WWW	BUSINESS/COMPUTER

GENERAL NOTES

1. All development on hillsides shall be pursuant to a hillside development endorsement. (49.70.220, (a)).

2. The developer shall apply for and obtain a hillside development endorsement prior to any site work other than land and engineering surveys and soils exploration. (49.70.220,(b)).

3. The application shall include detailed engineering drawings of roads, driveways, parking areas, structural improvements for foundations, off-site stormwater runoff systems, cross sections, and road elevations (49.70.240, (4)).

4. A description of the source and type of any off-site fill and the site for depositing excess fill. (49.70.240, (5)).

5. A landscaping plan, including all trees to be retained in excavation areas, all plant species and locations, temporary slope protection measures, erosion and situation control measures; seeding or sodding materials, a planting and maintenance program; and methods of stabilization and protection of bare slopes. (49.70.240, (6)).

6. An engineering geology report, including summary of the relevant surface and bedrock geology of the site, a discussion of the active geologic processes with conclusions and recommendations regarding the effect of Geologic factors on the proposed development; data regarding the nature, distribution and relevant parameters of existing soils, recommendations for grading procedures, design criteria for corrective measures, as necessary, and recommendations covering the suitability of the site for the proposed development. (49.70.240, (7)).

Standards for Approval

7. A work schedule by phase. (49.70.240, (8)).

-- This project will be permitted and constructed in two phases. Phase 1 will include all sitework, grading and drainage, and phase 2 will be for the construction of the building.

8. A secondary access to the proposed development exists or will be developed as part of the project. (49.70.250, (a), (iv)).

-- This project proposes provide secondary access to the site for pedestrians to connect to Bulger way for pedestrian access and parking garage access within 200' of the site.

-- This project will seek to obtain permission for secondary access to the site through AEL&P, AJT and CBJ lands for the right-of-way.

9. Weather. The engineer may prohibit a developer from earthmoving during periods of very wet soil conditions, in which case shall be extended by a like period. (49.70.250, (2)) Sediment. The developer shall not allow any increase in sediment to flow off-site during or after construction if such would be likely to cause an adverse impact on a down slope lot or waterbody. (49.70.250, (3))

10. Peak discharge. The developer shall ensure that during and after construction of major development, the peak discharge of all streams and natural drainage ways at the down slope boundary shall be no greater than that occurring prior to excavation. (49.70.250, (4)).

Criteria

11. Soil Erosion. Soil disturbance and soil erosion shall be minimized and the effects thereof mitigated. (49.70.260, (1)).

12. Existing vegetation. Depletion of existing vegetation shall be minimized. (49.70.260, (2))

13. Contours. The developer shall re-contour the finish grade to natural-appearing contours which are at or below 30 percent, or the natural angle of repose for the soil type, whichever is lower, and which will hold vegetation. (49.70.260, (3)).

14. Time of exposure and soils retention. The developer shall minimize the period of time that soil is exposed and shall employ mats, silt blocks or other retention features to maximize soil retention. (49.70.260, (4)).

15. Replanting. The developer shall mat, where necessary, and plant all exposed soil in grass or other soil retaining vegetation and shall maintain the vegetation for one full growing season after planting. (49.70.(5)).

16. Drainage. The developer shall minimize disturbance to the natural course of streams and drainage ways, where disturbance is unavoidable, the developer shall provide a drainage system or structures which will minimize the possibility of sedimentation and soil erosion on-site and downstream and which will maintain and enhance the general stream characteristics, spawning quality, and other habitat features of the stream and its receiving waters. Where possible, development shall be designed so lot lines follow natural drainage ways. (49.70.260, (6)).

17. Foundations. The developer shall ensure that buildings will be constructed on geologically safe terrain. (49.70.260, (7)).

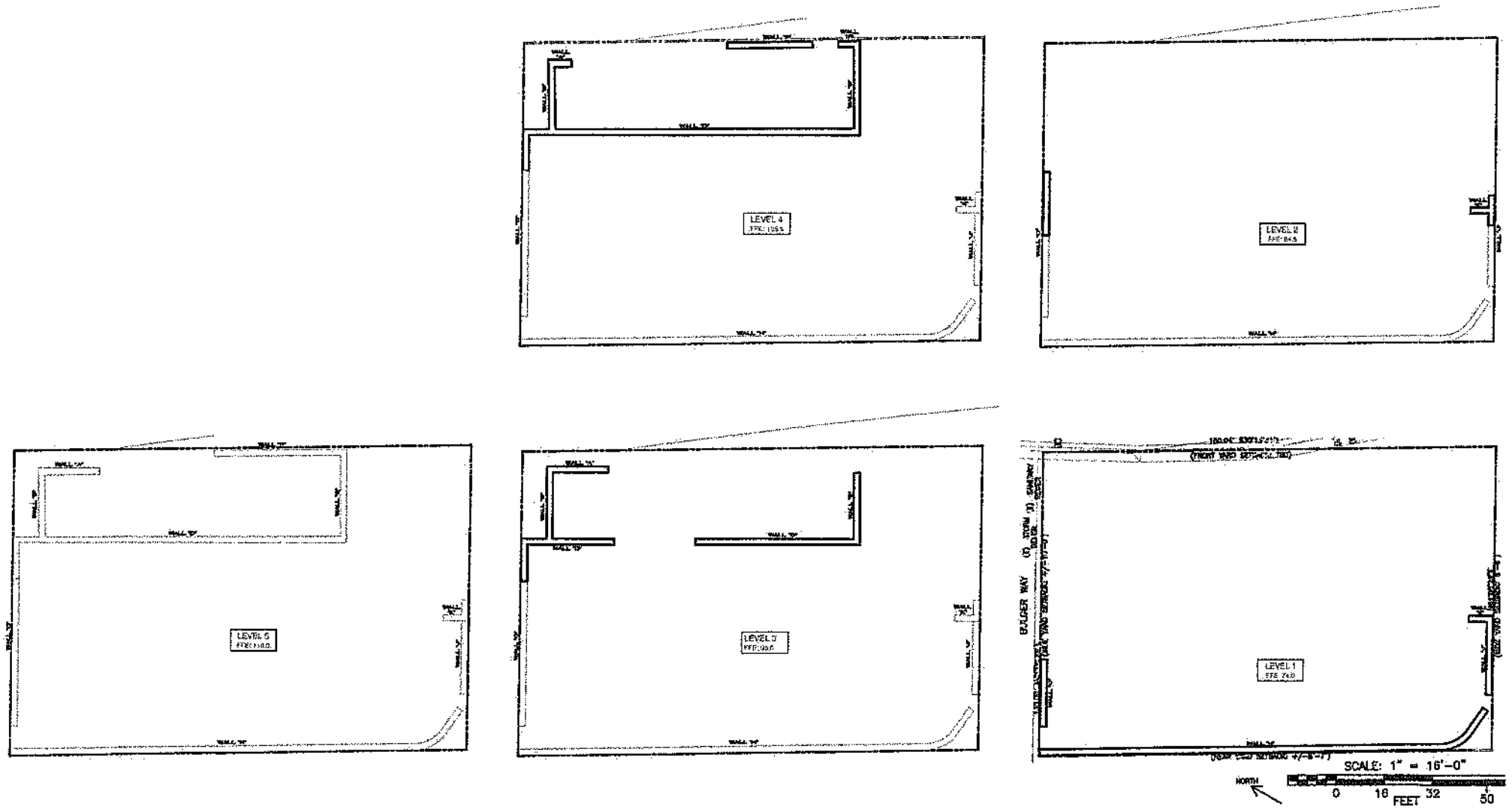
18. Very steep slopes. The developer shall minimize excavation on slopes over 30%. (49.70.260, (8)).

19. Soil Retention features. The developer shall minimize the use of constructed retention features. Where used, their visual impact shall be minimized through the use of natural aggregate or wood, variation of façade, replanted terraces and the like. (49.70.260, (9)).

20. Wet weather periods. The developer shall minimize exposure of soil during the periods of September 1-November 30, and March 1-May 1. (49.70.260, (10)).

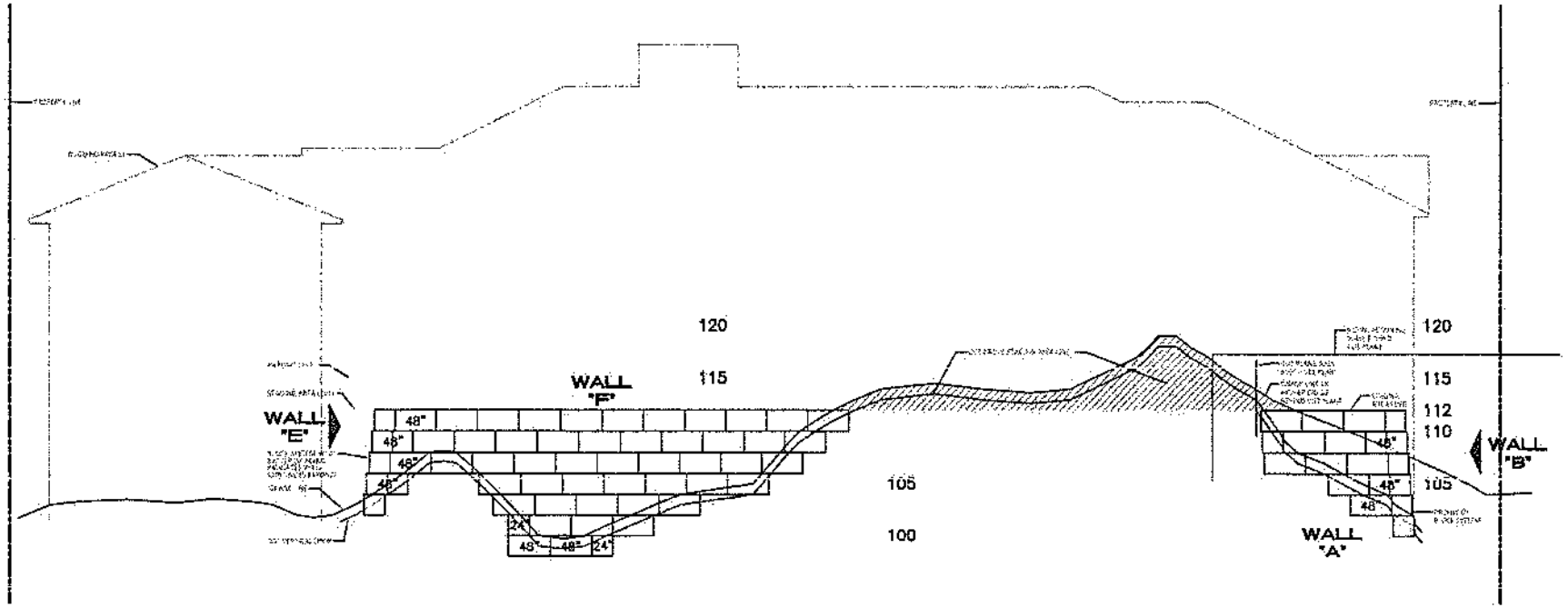
Conditions on Approval

21. Development Schedule. The commission or director may place a reasonable time limit on or require phasing of construction activity associated with the development or any portion thereof, in order to minimize construction-related disruption to traffic and neighbors or to ensure that the development is not used or occupied prior to substantial completion or required improvements. (49.70.270, (1)).



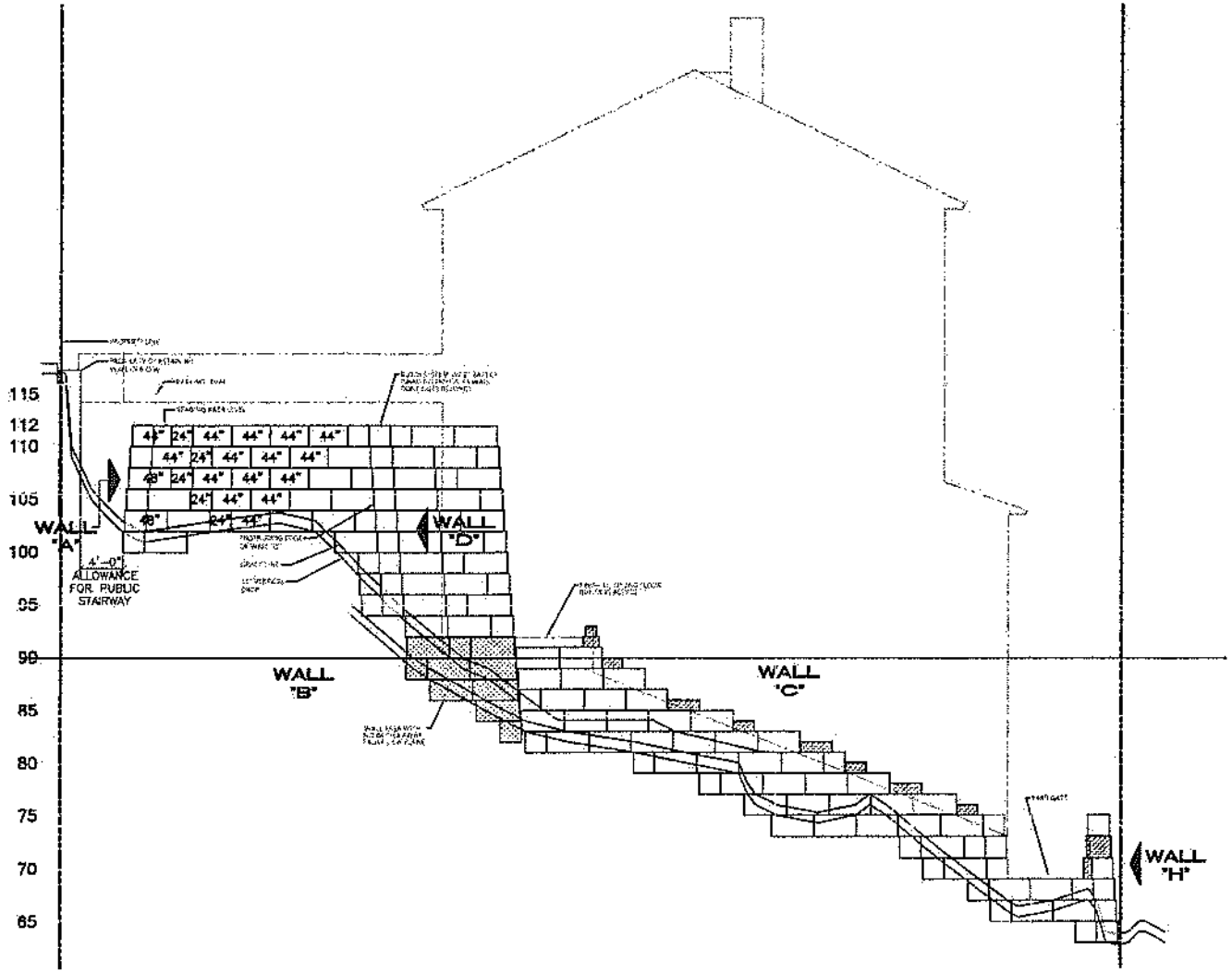
WORLDBLOCK WALL - PLAN VIEW PER FLOOR LEVEL
scale: 1" = 30'-0"

Gastineau Lodge Apartments, LLC
TWA (c) 11/27/2023

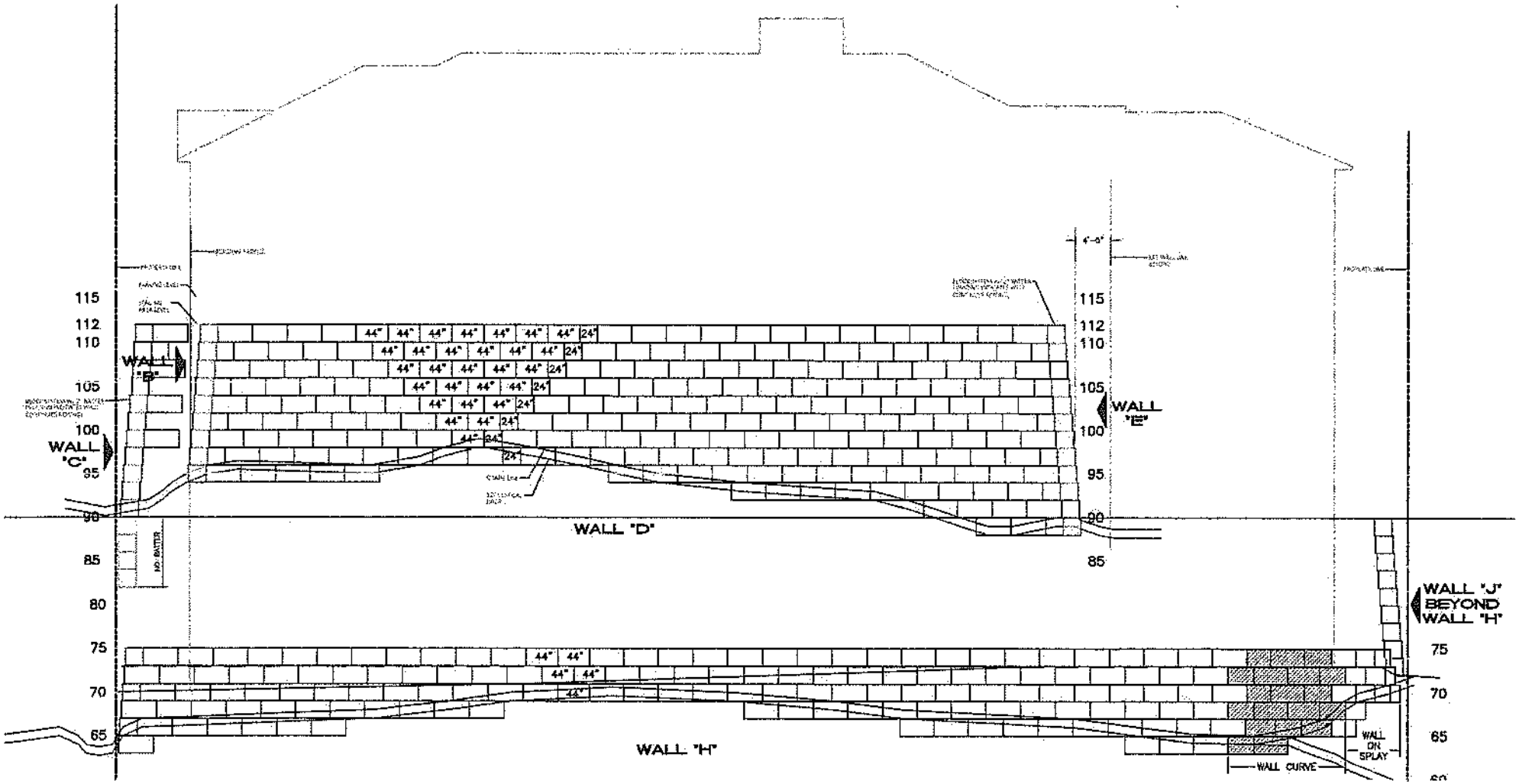


WORLDBLOCK WALL - EAST (STREETSIDE) ELEVATION
scale; 3/32" = 1'-0"

Gastineau Lodge Apartments, LLC
TWA (c) 11/28/2023

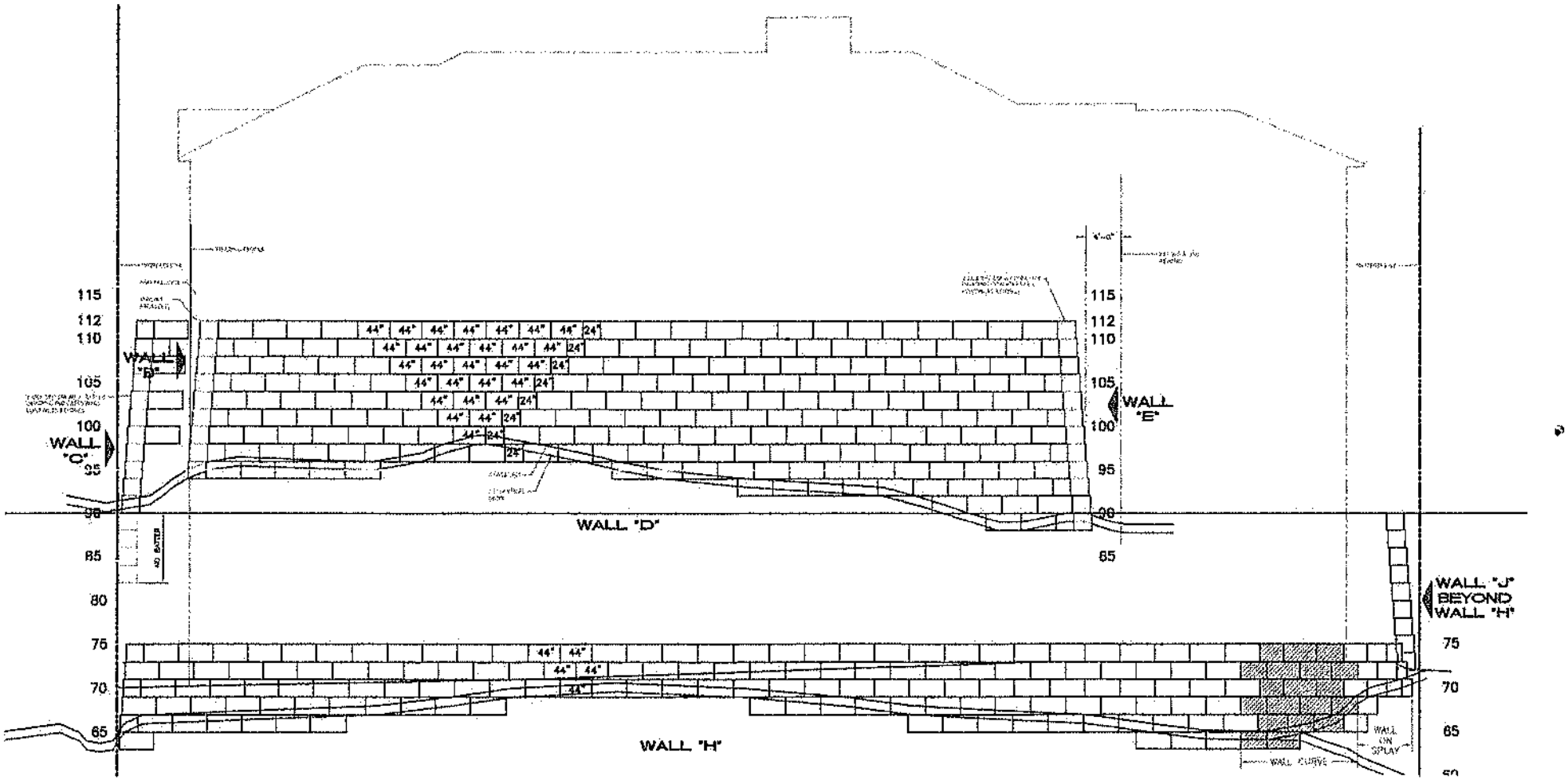


WORLDBLOCK WALL - NORTH ELEVATION
scale: 3/32" = 1'-0"



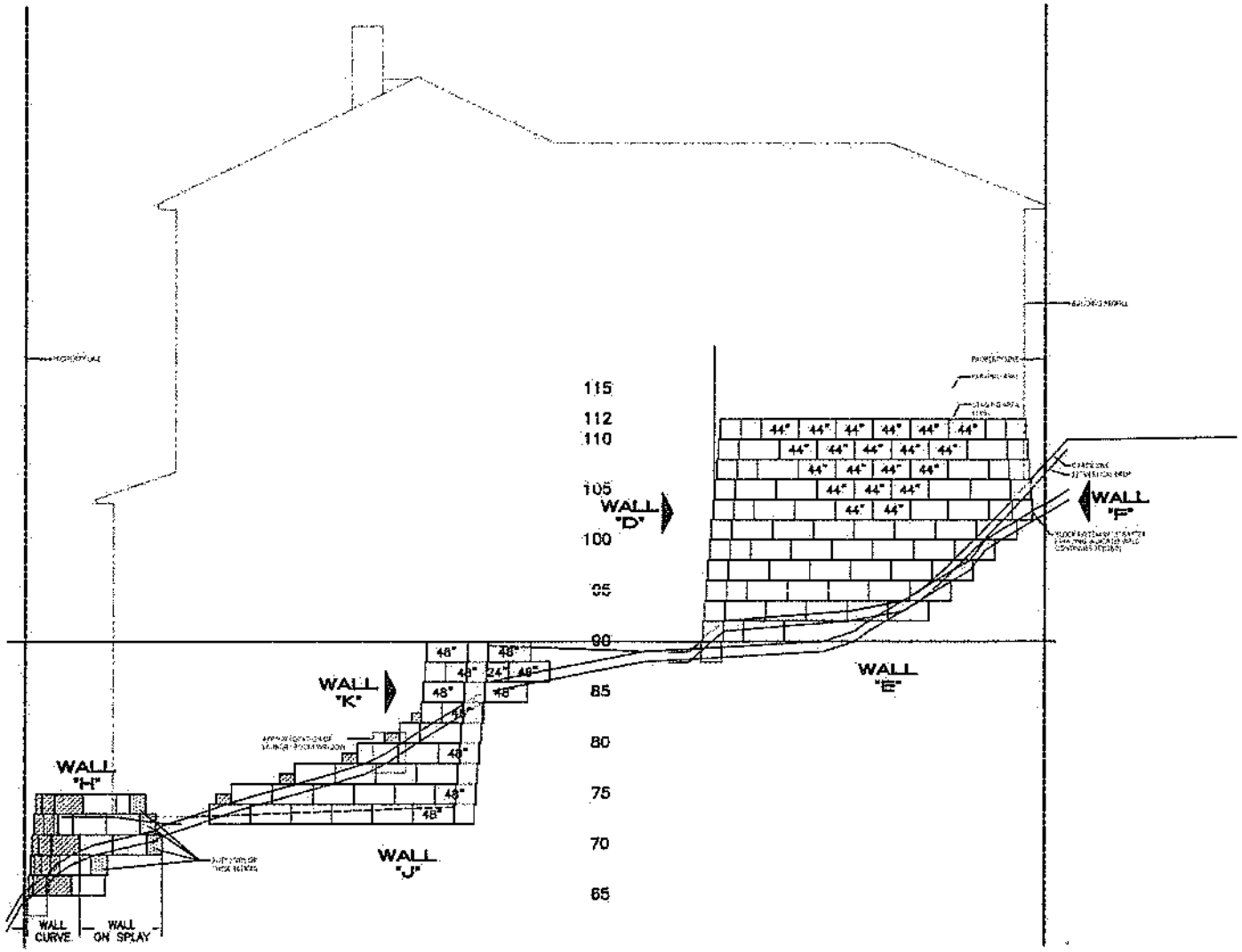
WORLDBLOCK WALL - WEST (OCEANSIDE) ELEVATION
scale: 3/32" = 1'-0"

Costineau Lodge Apartments, LLC
TWA (c) 11/28/2023



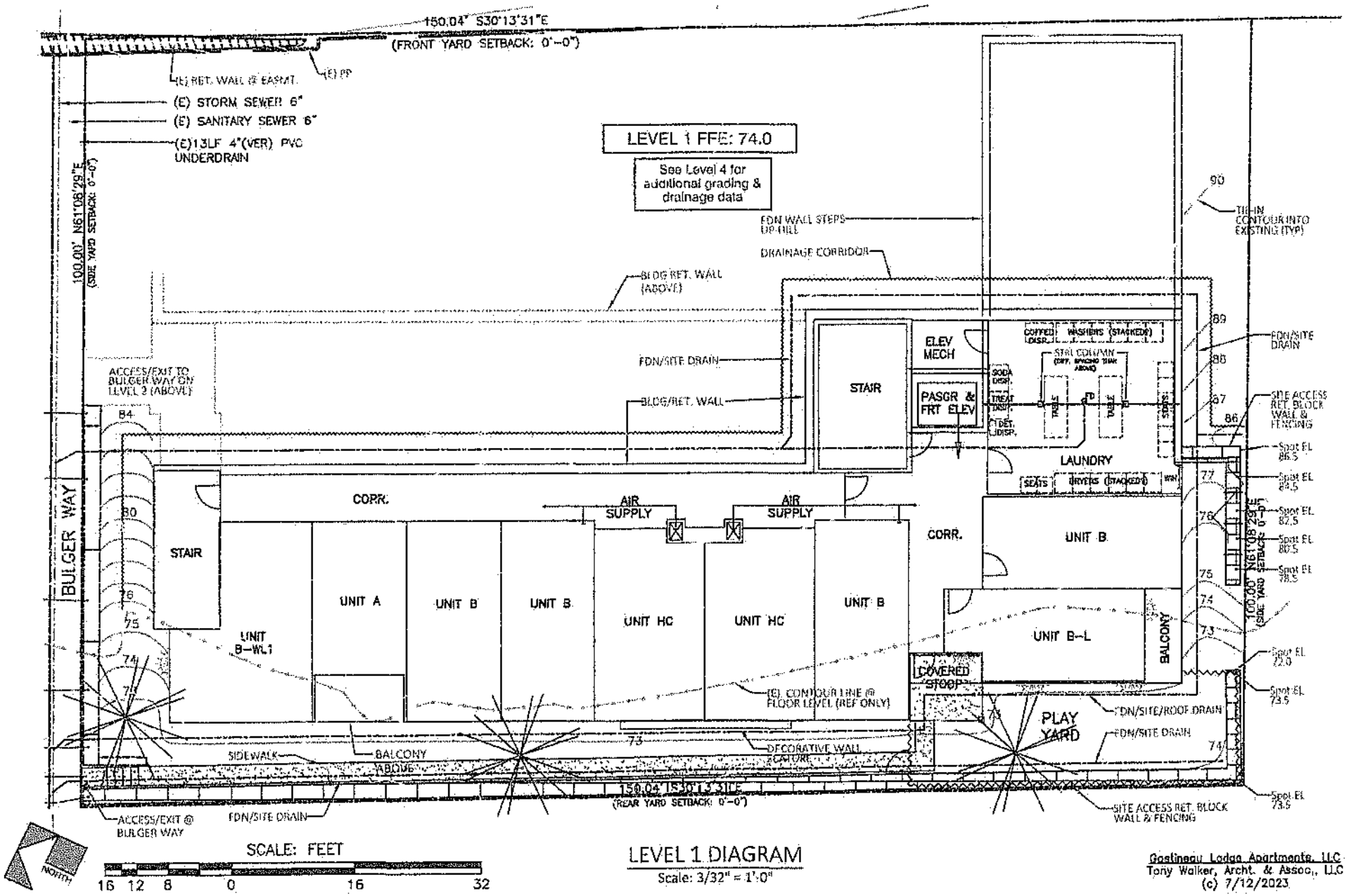
WORLDBLOCK WALL SYSTEM -
WEST ELEVATION (OCEANSIDE)
scale: 3/32" = 1'-0"

Gastineau Lodge Apartments, LLC
TWA (c) 12/06/2023



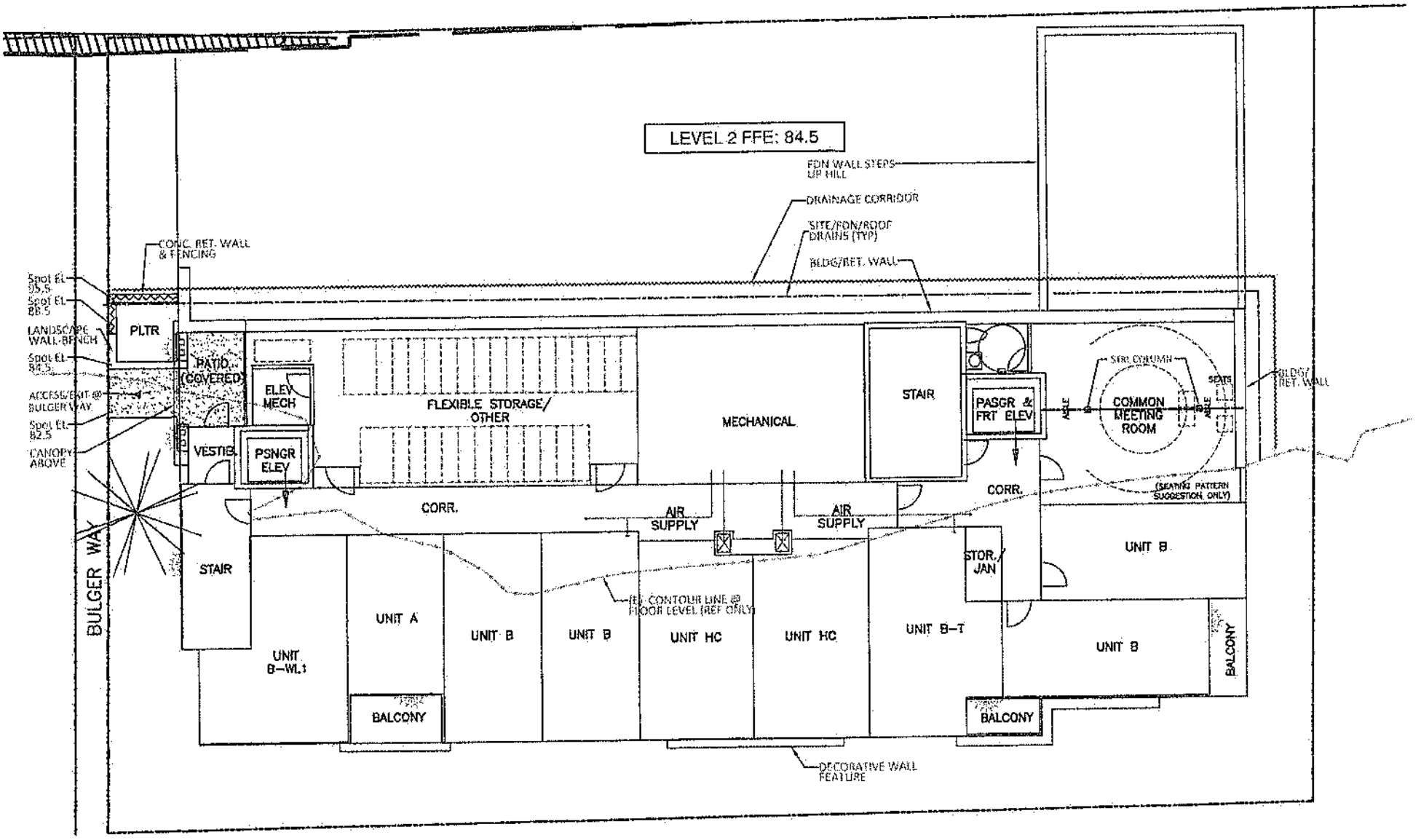
WORLDBLOCK WALL - SOUTH ELEVATION
scale: 3/32" = 1'-0"

Gastineau Lodge Apartments, LLC
TWA (c) 11/28/2023



LEVEL 1 DIAGRAM
Scale: 3/32" = 1'-0"

Gastineau Lodge Apartments, LLC
Tony Walker, Archt. & Assoc., LLC
(c) 7/12/2023



NORTH

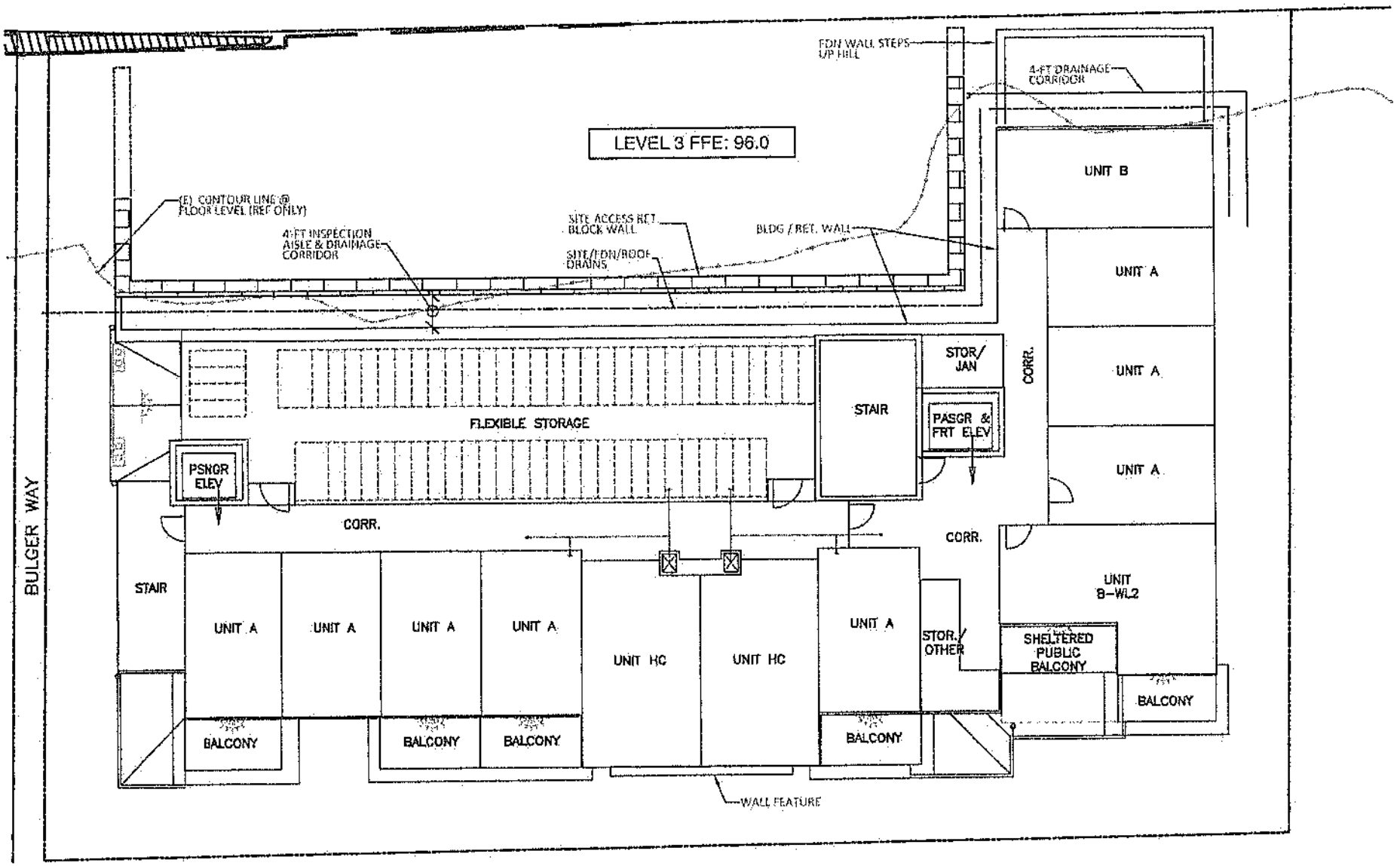
SCALE: FEET

16 12 8 0 16 32

LEVEL 2 DIAGRAM

Scale: 3/32" = 1'-0"

Gastineau Lodge Apartments, LLC
Tony Walker, Archt. & Assoc., LLC
(c) 7/12/2023



NORTH

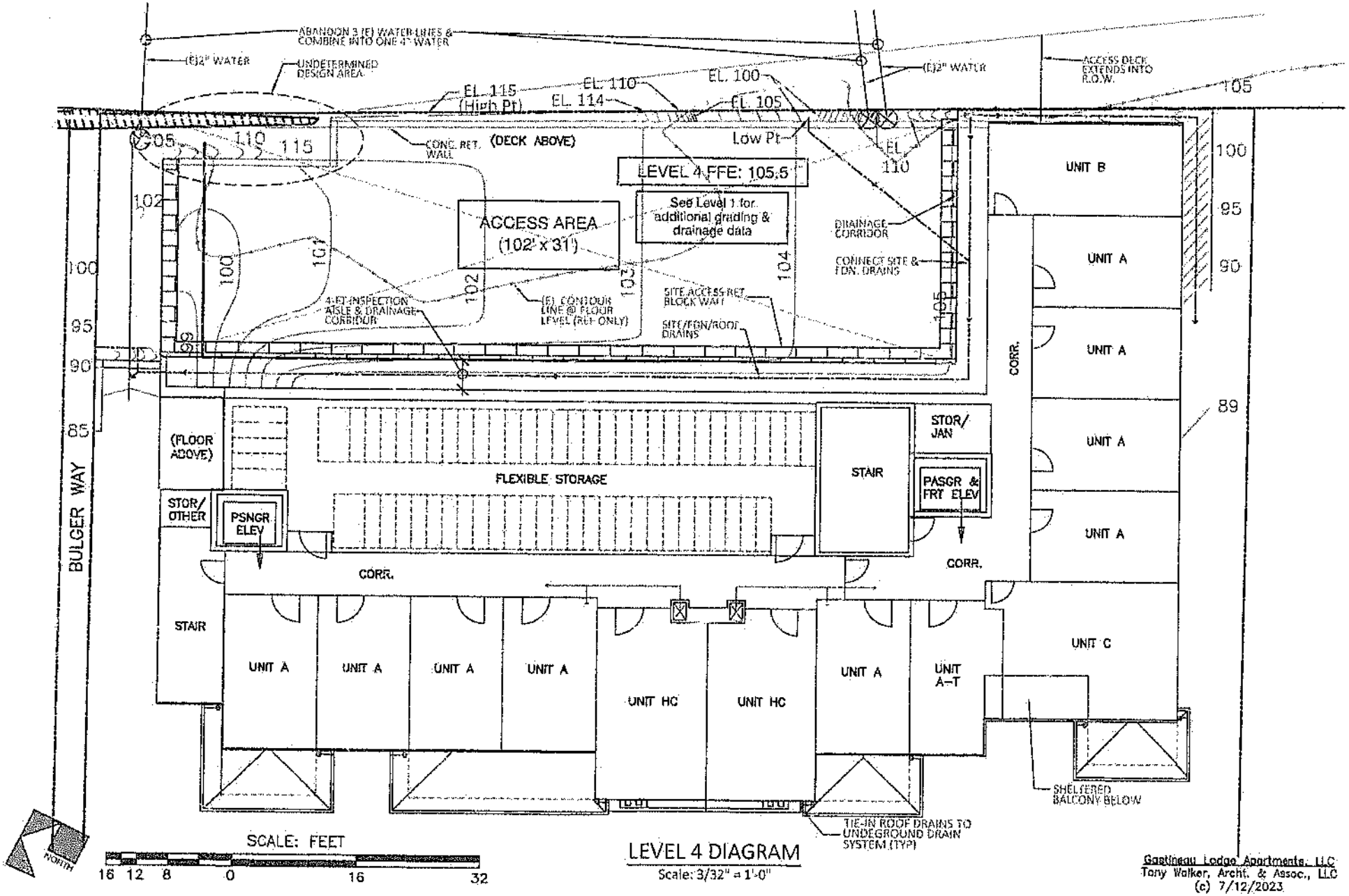
SCALE: FEET

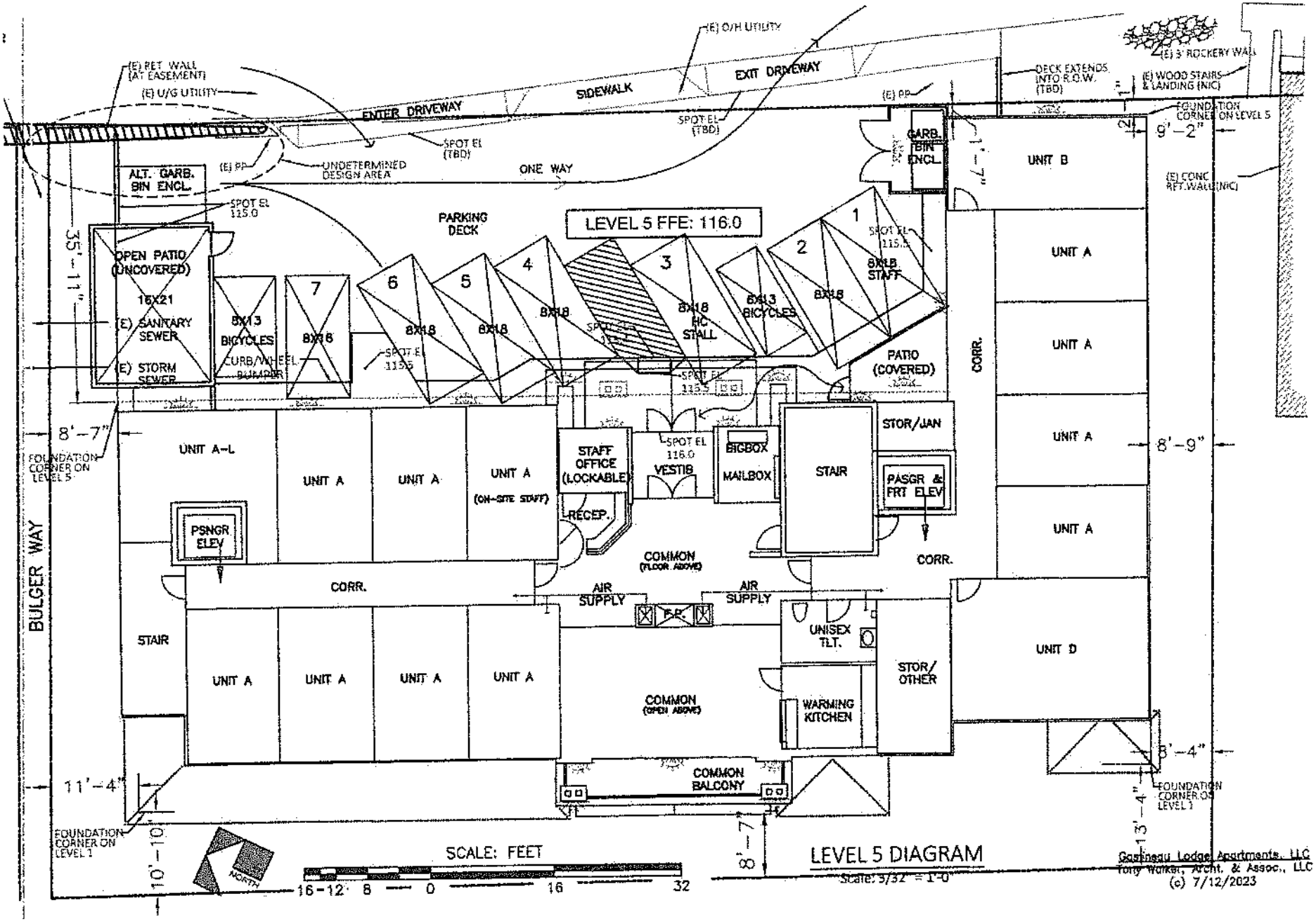
16 12 8 0 16 32

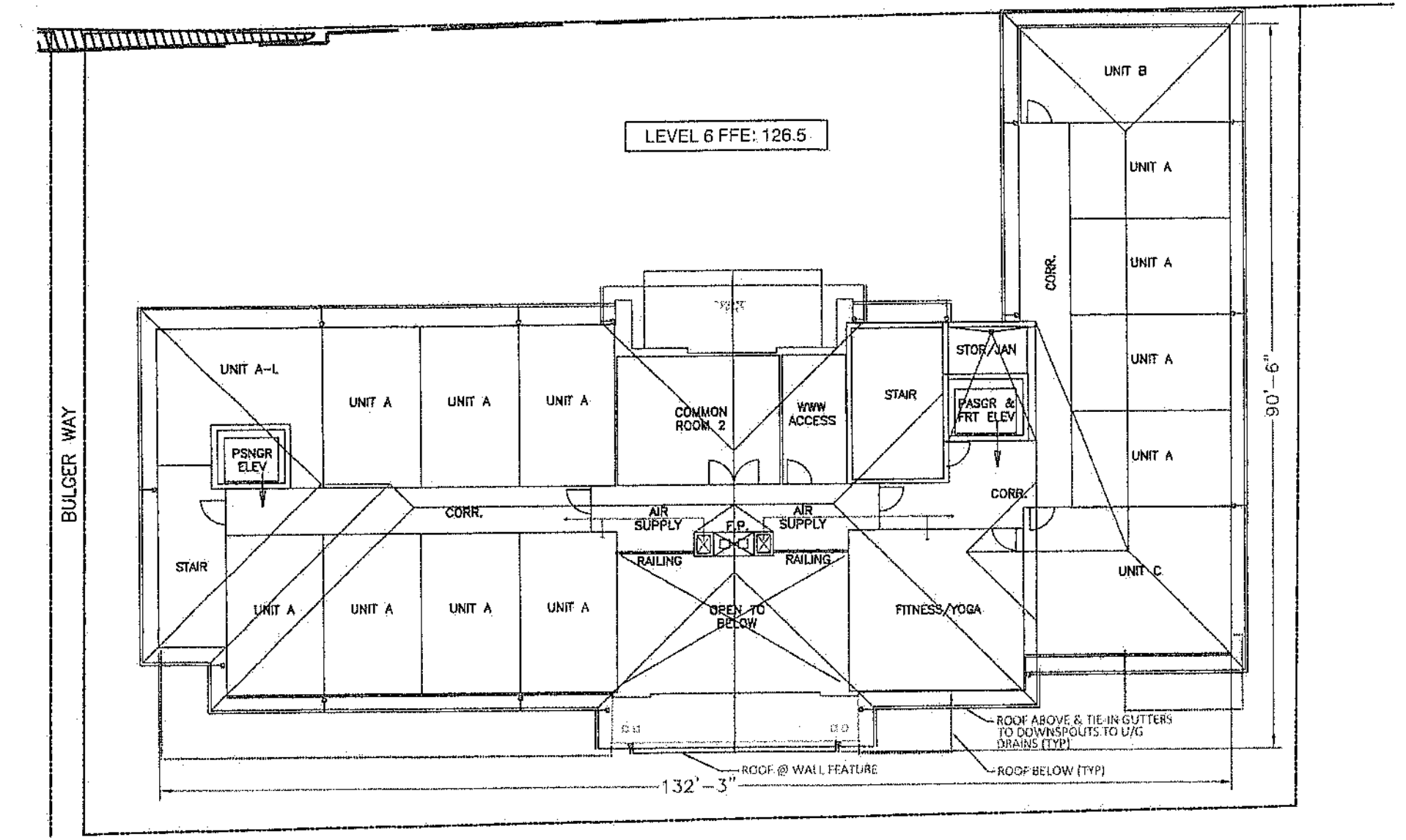
LEVEL 3 DIAGRAM

Scale: 3/32" = 1'-0"

Gastineau Lodge Apartments, LLC
Tony Walker, Archt. & Assoc., LLC
(c) 7/12/2023


ABANDON 3 (E) WATER LINES & COMBINE INTO ONE 4" WATER
(E)2" WATER
UNDETERMINED DESIGN AREA
EL. 115 (High Pt)
EL. 110
EL. 114
EL. 100
EL. 105
(E)2" WATER
ACCESS DECK EXTENDS INTO R.O.W.
CONC. RET. WALL
(DECK ABOVE)
Low Pt
EL. 110
LEVEL 4 FFE: 105.5
ACCESS AREA (102' x 31')
See Level 1 for additional grading & drainage data
DRAINAGE CORRIDOR
CONNECT SITE & FDN. DRAINS
4'-ET INSPECTION AISLE & DRAINAGE CORRIDOR
(E) CONTOUR LINE @ FLOOR LEVEL (REF. ONLY)
SITE ACCESS RET. BLOCK WALL
SITE/FDN/ROOF DRAINS
UNIT B
UNIT A
UNIT A
UNIT A
UNIT A
CORR.
BULGER WAY
(FLOOR ABOVE)
FLEXIBLE STORAGE
STOR/ OTHER
PSNGR ELEV
STAIR
STOR/ JAN
PASGR & FRT ELEV
CORR.
CORR.
STAIR
UNIT A
UNIT A
UNIT A
UNIT A
UNIT HC
UNIT HC
UNIT A
UNIT A-T
UNIT C
SHELTERED BALCONY BELOW
TIE-IN ROOF DRAINS TO UNDERGROUND DRAIN SYSTEM (TYP)
NORTH
SCALE: FEET
16 12 8 0 16 32
LEVEL 4 DIAGRAM
Scale: 3/32" = 1'-0"
Gastineau Lodge Apartments, LLC
Tony Walker, Archt. & Assoc., LLC
(c) 7/12/2023


LEVEL 5 DIAGRAM
Scale: 3/32" = 1'-0"
SCALE: FEET
16 12 8 0 16 32
NORTH
BULGER WAY
ENTER DRIVEWAY
EXIT DRIVEWAY
SIDEWALK
ONE WAY
(E) O/H UTILITY
(E) U/G UTILITY
(E) RET. WALL (AT EASEMENT)
(E) 3' ROCKERY WALL
DECK EXTENDS INTO R.O.W. (TBD)
(E) WOOD STAIRS & LANDING (NIC)
FOUNDATION CORNER ON LEVEL 5
(E) CONC RET. WALL (NIC)
ALT. GARB. BIN ENCL.
GARB. BIN ENCL.
UNDETERMINED DESIGN AREA
PARKING DECK
LEVEL 5 FFE: 116.0
OPEN PATIO (UNCOVERED)
16X21
(E) SANITARY SEWER
(E) STORM SEWER
8X13 BICYCLES
CURB/WHEEL BUMPER
8X18
8X18 HC STALL
8X13 BICYCLES
8X18 STAFF
PATIO (COVERED)
CORR.
UNIT A-L
UNIT A
UNIT A (ON-SITE STAFF)
UNIT B
UNIT D
STAFF OFFICE (LOCKABLE)
RECEP.
VESTIB
BIGBOX
MAILBOX
STAIR
STOR/JAN
PASGR & FRT ELEV
PSNGR ELEV
COMMON (FLOOR ABOVE)
AIR SUPPLY
F.P.
UNISEX TLT.
STOR/ OTHER
WARMING KITCHEN
COMMON (OPEN ABOVE)
COMMON BALCONY
35'-11"
8'-7"
11'-4"
10'-10"
9'-2"
1'-7"
8'-9"
8'-4"
13'-4"
8'-7"
Gastineau Lodge Apartments, LLC
Tony Walker, Archt. & Assoc., LLC
(c) 7/12/2023



NORTH

SCALE: FEET

16 12 8 0 16 32

LEVEL 6 DIAGRAM

Scale: 3/32" = 1'-0"

Gastineau Lodge Apartments, LLC
Tony Walker, Archt. & Assoc., LLC
(c) 7/12/2023