



REGULAR PLANNING COMMISSION AGENDA

May 13, 2025 at 7:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/85421744892> or 1-253-215-8782 Webinar ID: 854 2174 4892

A. LAND ACKNOWLEDGEMENT

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!*

B. ROLL CALL

C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. April 8, 2025 Draft Minutes Regular Planning Commission

E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (Limited to no more than 20 minutes, with each speaker limited to a length of time set by the Mayor not to exceed three minutes.)

G. ITEMS FOR RECONSIDERATION

H. CONSENT AGENDA

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

1. VAR2025 0001: A Variance reducing the front yard setback by ten (10) feet in a D3 zoning district.

Applicant: Diane Barrans

Location: 12275 Glacier Highway

DIRECTOR'S REPORT

The applicant requests a Non-Administrative Variance for the reduction of the required front yard setback by ten (10) feet for the purpose of constructing a two-car garage and workshop with an office and storage on the second story. Approximately 40% of this lot is encompassed by the anadromous waterbody setback from Waydelich Creek, or slopes between 63-80% grade.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Non-Administrative Variance to allow for a reduction in the front yard setback by ten (10) feet.

K. OTHER BUSINESS

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

1. Additional Materials

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, e-mail: city.clerk@juneau.gov.

DRAFT MINUTES

Agenda

Planning Commission

Regular Meeting

CITY AND BOROUGH OF JUNEAU

Mandy Cole, Chair

April 8, 2025

I. LAND ACKNOWLEDGEMENT – Read by Ms. Keller.

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

Mandy Cole, Chair, 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 6 p.m.

Commissioners present: Commissioners present in Chambers – Mandy Cole, Chair; Erik Pedersen, Vice Chair; Adam Brown, Nina Keller, Lacey Derr, Douglas Salik

Commissioners present via video conferencing – David Epstein

Commissioners absent: Jessalynn Rintala, Matthew Bell

Staff present: Jill Lawhorne, CDD Director; Irene Gallion, Senior Planner; Madeline Carse, CDD Administrative Assistant; Sherri Layne, Attorney III; Jolene Murphy, Planner I; Ilsa Lund, Planner I; Brandon Robinson, Planner II

Assembly members: None

III. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES

A. March 11, 2025, Draft Minutes, Regular Planning Commission

MOTION: *by Mr. Salik to approve the March 11, 2025, Planning Commission Regular Meeting minutes. The motion passed.*

V. **BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION**

VI. **PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

VII. **ITEMS FOR RECONSIDERATION**

VIII. **CONSENT AGENDA**

USE2025 0005 and USE2025 0008 were pulled and moved to the regular agenda.

IX. **UNFINISHED BUSINESS**

X. **REGULAR AGENDA**

USE2025 0005: Conditional Use Permit Modification for Vintage Park Condos.
Applicant: Mary Adelmeyer
Location: 3005 Clinton Drive

Director's Report

The applicant, on behalf of the Vintage Park Condominiums Homeowners Association, has submitted a request to amend an existing Conditional Use Permit (USE2018 0007) to reduce the number of exterior parking spaces by one (1).

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve Conditional Use Permit USE2025 0005 with one condition.

Ms. Derr asked who maintains Clinton Drive.

Director Lawhorne responded she believes Clinton Drive is a CBJ street and maintained by CBJ.

Ms. Derr asked if the signs that were removed and put back up that stated no parking between 1 a.m. to 7 a.m. would apply year-round and be enforced by Juneau Police Department.

Director Lawhorne responded she did not know who removed them and why, but if it is posted she believes JPD can enforce it, providing they have the capacity to do so.

Shawn Carey, with the Board of the Condo Association, explained they are trying to bring the parking back in line with the original declarations and convenance, which allows for two equal

spaces in front of each physical unit, so every owner can park in front of the unit they own, and it leaves no chance for blocking someone in or out. He was not sure why the developers added those guest spaces, and he noted that they also had a two hour limit.

Ms. Derr stated that on January 24, 2024, the Planning Commission heard a case where there were five received public comments from both the Condo Association and unit owners that were opposed to Dominos not having a certain parking spot, stating that the condo was in competition for parking spaces. She asked what has changed since then that would accommodate the reduction of one parking space.

Mr. Carey responded that the concern was not about the parking within their parking lot, but with the congestion on the road, especially during the summer, due to other condos next to them, overflow from new food carts, and the larger general use of the area.

Mr. Epstein asked where the guest parking is.

Mr. Carey explained each building had two designated guest spaces in addition to two smaller spaces for each owner. There are 23 units, so there were 46 parking spaces and two handicapped already in place. He stated that the guest spaces were in front of each of building and did not really get used, but would overlap and block some of the owners cars.

Ms. Derr asked if they were aware or had communicated to the condo owners about the replacement of the signage between 1 a.m. and 7 a.m. stating they would not be able to park on the street. She also inquired if he saw those impacting homeowners there.

Mr. Carey answered that he thinks it will have an impact on people that park on the street on a permanent basis, but that is an issue between the condo owners and the City. He noted the first time he heard there was that restriction was this last week, but he believes those signs were up before the developers started the project and they must have removed them. He added that having extra spaces inside of their parking lot would not fix that problem, as owners were not allowed to park in guest spaces and owners are still only allowed two spaces per unit.

Chair Cole opened public testimony. There was no public testimony.

Mr. Carey thanked the Commission for the opportunity and said they have been trying to get this changed for quite a while.

Chair Cole expressed the math on the memo is difficult to follow. She asked why the minimum parking requirement for the development changed from 40 spaces to no fewer than 49 spaces.

Director Lawhorne responded that the zoning district allows for certain small businesses that could occur in the units so they required more than the minimum.

Chair Cole asked for clarification that they are only asking for a reduction to 48, which is still 8 spaces over the requirement in code.

Director Lawhorne answered that this is correct. She added that there are usually 2 ½ spaces in front of these units, so if someone parks in the second or third space, they would be halfway

blocking the next unit's garage door and blocking their parking spaces.

MOTION: *by Ms. Derr to accept staff's findings, analysis, and recommendations, and approve USE2025 0005. The motion passed.*

USE2025 0008: Conditional Use Permit for a Childcare Center in a residential zoning district.
Applicant: Carolina Sekona
Location: 3200 Mendenhall Loop Road

Director's Report

The applicant requests a Conditional Use Permit to operate a childcare center out of four rooms in a CBJ owned building formerly used as a middle school.

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve Conditional Use Permit USE2025 0008 with one condition.

Chair Cole asked for clarification that Ms. Sekona has the permission of the City, who owns the building, in order to apply for this CUP.

Director Lawhorne clarified that is correct.

Carolina Sekona, applicant and owner of Glacier Valley Kids, explained that she previously had childcare at her home on Emily Way, but it completely flooded. She was given the opportunity to start the childcare again out of Floyd Dryden on an emergency license 10 days after the floods. She expressed she is currently there and operating at full capacity and wishes to expand to a childcare center. She shared that the center will accommodate 42 families, and she has 22 spaces already spoken for. She asked for permission to use some of the empty rooms for the childcare center. She shared she was not aware that the City leased the entire building to Tlingit & Haida until after she started this initial process, but has been in contact with them about a lease.

Chair Cole asked the commissioners for any questions.

Ms. Derr asked Ms. Sekona if she rents her space.

Ms. Sekona answered no.

Ms. Derr inquired if she was looking at paying rent for her space.

Ms. Sekona responded yes.

Chair Cole asked if there were any parameters on the emergency approval process on length of time, and why is she asking for this now.

Ms. Sekona explained that the State of Alaska licensed her for three months and then asked when she would be able to return to her home. She said her home is not done, so she cannot rebuild the home and bring back the daycare there yet. She asked for an extension for the license at

Floyd and they granted that for as long as the City wants her there.

Chair Cole inquired if the City has given her any parameters.

Ms. Sekona expressed she did not know where she is standing right now, as she just received that email about the building being rented out to the tribes.

Chair Cole opened public testimony.

Chelsea Cushing (ph), Valley resident, explained she is one of the families on the waitlist for this daycare, as they have a 9-month-old and have struggled trying to find childcare. She stated that a facility like this is extremely necessary in Juneau, and the space is being setup and looks beautiful, as Ms. Sekona is putting a lot of work into it.

Mr. Alvarez, Lemon Creek resident, voiced that he and his wife moved here from California and do not have family here so they need childcare. He shared that they have been on waitlists for other daycares and even gone through unlicensed daycares, which is stressful. They did a tour of Ms. Sekona's facility and it felt like exactly what they needed, and Ms. Sekona was very honest and upfront with them about everything that is going on. He emphasized how important it is for places like this for families like his.

Chair Cole asked if there were any questions for Staff.

Ms. Derr voiced that in their additional materials, there is a memo from April 4th, that says efforts to contact Tlingit & Haida for comment or clarification have not been returned. She felt for Ms. Sekona going through this process and not having an answer. She asked Staff if they had any feedback from them on if they are willing to allow Ms. Sekona to provide this childcare center.

Chair Cole responded she understands that the Commission issued a CUP for Tlingit & Haida's use of the building, according to the site plan, that was submitted with their CUP application on February 25th. She said the site plan indicates that Tlingit & Haida intends to use a good portion of the building and CBJ and Parks and Rec intend to use the gym and a small part of the building as designated on the site plan, but there is a third designation on the site plan that says UAS and Auke Lake Preschool. She believes that the CBJ and Parks and Rec spaces and the UAS Auke Lake Preschool were excluded from the CUP they entered.

Ms. Lane stated that they did have a conversation and the site plan shows what they anticipated doing, but ultimately the CUP was approved for up to 60,000 square feet, which could potentially be the whole building. She said there is no lease yet, though, so they do not know if it is going to match the site plan or take up more space.

Chair Cole asked for clarification that they cannot issue a CUP in competition with an existing CUP for the same space.

Ms. Lane answered yes, there cannot be overlapping CUPs, so it is difficult because the site plan shows one thing but the actual CUP allows them greater use than that.

Chair Cole asked why Staff recommended that they issue this CUP.

Director Lawhorne responded that in this particular instance, the question of if there can be two CUPs for the same property could be answered as it depends. She noted that she recalls one in the past where there were two for the same property. She said they have been trying to work with all of the flood victims and on childcare, so they have allowed multiple uses of the space, but now it is coming to the end of the emergency timing and they need people to get in and have the proper permitting and licensing. She explained that they have two different parties applying for Floyd Dryden to have childcare, but she believes that if the applicant wants to proceed and the Commission agrees, that they could approve this for the limited space the applicant has applied for, as regardless of the use permit, they both still require leases with CBJ. She said that if one does not happen or happens differently, hopefully nothing would change their permit, and they could work out the differences through the leases. However, if both conditional use permits are approved by the Commission and next month the Assembly decides to lease only to Tlingit & Haida, then the permit is void because they cannot pull the other permits needed to activate it without a lease. She added that, there is nothing to say that Tlingit & Haida could not sublease.

Ms. Lane stated that the recommendation for approval is still fine for that space, but there is always the possibility that there is going to be space available, and the City is not going to lease them both the exact same space, so they could have the CUP but not get the lease. However, they cannot get a lease without a CUP.

Mr. Pedersen voiced that this use seems somewhat irrelevant if it is already approved to be a daycare facility. He asked for insight on that.

Ms. Lane explained if someone has a conditional use permit for a business and someone buys that business, they can transfer the CUP. She said it is always going to depend on the use or if there is going to be a change or not.

Ms. Keller asked if Tlingit & Haida have a CUP for up to 60,000, are they promised 60,000 or could the City make a decision and say this small portion is not available but they could have the rest.

Ms. Lane responded that is what is complicating the situation right now, as the City can decide to lease whatever amount of square feet they would like, and there is no lease yet. The City has not made a decision on how much space they are leasing, so it could be up to 60,000 or nothing.

Ms. Keller asked for clarification that the 60,000 is not promised.

Ms. Lane answered that is correct.

Director Lawhorne understood the recommendation strongly coming out of the Lands Housing & Economic Development Committee to the Assembly is to direct the city manager and attorney to draft an ordinance for introduction that would authorize the lease of up to 60,000 square feet of Floyd Dryden to Tlingit & Haida early education. The second motion directed the city manager to draft an ordinance authorizing an Assembly grant to Tlingit & Haida early education for the purposes of tenant improvements to be issued concurrently with any potential lease.

Ms. Lane added there are no promises or guarantees of that.

Mr. Brown said the sheet they were given says 55,925. He asked if they know the total square footage of Floyd Dryden that is going to be unused or possibly leased.

Director Lawhorne answered that she is not sure of the exact total but there was a portion of the building also reserved for Parks and Rec for community uses.

Chair Cole shared that she did not like this. She said if they issue this CUP for the specific square feet requested, there is no current conflict with what has already been issued in terms of a CUP and they have no ability to weigh in on what the lease may look like or who the partners on the lease would be, but can say there is no conflict and the use is compatible with the land code.

Ms. Lane commented they do not know what the up to 60,000 means or includes, so that lends more credence to the fact that there is no conflict if they grant the CUP.

MOTION: *by Ms. Keller to accept staff's findings, analysis, and recommendations, and approve USE2025 0008. The motion passed.*

USE2025 0004:	Conditional Use Permit to construct 30 single-family homes on a 3.81-acre lot.
Applicant:	Harris Homes LLC
Location:	Glacier Highway

Director's Report

The applicant requests a Conditional Use Permit USE2025 0004 for construction of 30-38 single-family detached dwellings. The 3.81 acres provided allow for a multi-family residential density of up to 38 units. The applicant has identified adequate parking, snow storage and drainage sites on included site plans. The property will be connected to city water and sewer. Access from Glacier Highway will be provided by a new privately maintained driveway that is currently in review by DOT & PF.

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve Conditional Use Permit USE2025 0004 with the stated conditions.

Ms. Derr asked if they have heard back from DOT.

Director Lawhorne answered that she believes the applicant has spoken with DOT and know they need a driveway permit, and DOT may have requirements attached to the driveway permit, but per the land use code, a traffic impact analysis is not required, as it falls in the 250 to 500 range.

Chair Cole asked why DOT is reviewing the driveway.

Director Lawhorne responded that DOT has authority over the permitting off of Glacier Highway, as it is a DOT maintained road, but it is through the land use code, traffic impact analysis, and her authority, regardless of the authority of the road. She understands that they will be working with the applicant, but it is not due to environmental concerns.

Mr. Pedersen noticed that the number of units varies, as the front page states 30 single family housing units, the second page says the applicant proposed construction of up to 38, and then there are 33 on the site plan.

Chair Cole added that the recommendation says allow development of 30 to 38.

Director Lawhorne answered that she believes the proposal is a typo, and her intent had been to make them all up to 38 dwellings.

Chair Cole thought it said that the site allows for up to 38, but the applicant went with 30 to avoid a secondary fire access or approved automatic sprinkler system requirement.

Ms. Derr commented that in the packet it is highlighted for mobile home parks. She asked if this is considered a mobile home park.

Director Lawhorne responded that is part of the preapplication conference report and may have been information they covered before the applicant actually applied for a development, so that may have flagged information that may have been of interest when looking at the site.

Mr. Pedersen asked if the applicant decides to construct 38 dwellings units after receiving the CUP, and the site plan has to be significantly altered to accommodate those units, would they have to come back to the Commission. He inquired if they are approving the site plan as is or blanket approving the property for 38 units.

Director Lawhorne explained that if they go up over the fire code, it would likely significantly change it unless sprinklers were allowed, but she does not know the fire code well enough to speak on it. She said it would depend on what they were doing.

Chair Cole called upon the applicant.

Richard Harris, with Harris Homes, stated that originally, they proposed 33 units with the zoning being up to 38. He said it was brought up that they would need to install the second driveway access, so they decided to go with the 30, and it was determined that if they put in sprinkler systems, they could eliminate the second access. He voiced it is a good project and the land lays out nicely for it, and he thinks it will fit in well.

Chair Cole asked for questions for the applicant.

Mr. Pedersen voiced that in the site plan it shows the drainage is going into an existing drainage system, but he did not see much detail as to how the impervious areas, roofs, and paved areas were getting to it. He asked for extra information on that.

Mr. Harris responded that he will leave that to the engineers to design and figure out the best scenario to plan for that, but he is sure they will meet the requirements to make that happen.

Ms. Derr asked if they have given thought to the ingress and egress onto Glacier Highway and how that might be impacted, as it is a high flow area. She also asked if there is a plan to make a turnoff for the subdivision.

Mr. Harris answered that it is being discussed with DOT, but they have not gotten any further with that as far as he is aware. He said they will come up with the best design.

Chris Bydlon, engineer with PRO HS, shed some light on the DOT permit and process for the driveway. He stated DOT is dealing with a couple of concerns in the permitting process, including an existing driveway for the adjacent house with a fairly steep slope off of the road. Therefore, one of the conditions they are looking at is requiring the applicant to install that driveway at DOT grade, which is 2% or less, which will raise the grade of the driveway. He stated that once the grade is raised to meet the DOT requirement, the guardrail that extends and wraps around the driveway will be too low for the new grade of the driveway, and will likely require reconstructing the end of the guard rail. He noted that is still in review right now and they do not have an actual permit yet, but those are the concerns that they have.

Mr. Epstein asked how many trips the development will generate in the peak hour.

Mr. Harris responded that he did not have that answer.

Chair Cole voiced that she saw in the packet that it was under 500.

Mr. Epstein stated that was total ADT, but DOT criteria for triggering a traffic impact analysis is if there are 100 trips generated in the peak hour either morning or evening, it triggers a TIA.

Director Lawhorne said that the email from DOT says the development is not large enough to legitimize a TIA or any special traffic flow mitigation and the access is going into departmental review and they will see what comes of that.

Chair Cole asked the applicant if he read the public comment that was submitted and included in their packet about the location of the driveway and road.

Mr. Harris answered yes, and understood it to be the same as the DOT issue and the safe access in and out of there.

Chair Cole asked if the applicant believes those concerns will be taken care of by the design that is required by DOT.

Mr. Harris said that is correct.

Chair Cole open public testimony.

John Hyde, 3130 Wilma, voiced that his concern is with traffic, as DOT is not correct in their assumption, because a lot more traffic goes through there. He explained that when a vehicle attempts to turn left into Wilma or into this project, people pass by on the right and there is no

shoulder or guardrail there, and they end up driving completely off the road and sometimes halfway into the walkway and bikeway and traveling at 50 to 55 mph. He shared that he has requested three times that DOT put a guardrail in there to keep that section of walkway safe and prevent people from passing on the right. He added that having 38 dwellings in there will have at least 100 cars and will create a big issue there, and that is not necessarily the traffic coming in and out of the development, but the traffic going up and down Glacier Highway. He said another problem is that there are a lot of very large vehicles going out or coming into the road there and there is no room.

Mr. Pedersen asked Mr. Hyde if he could think of any solutions that would alleviate this concern.

Mr. Hyde responded the number one solution would be the guardrail to prevent people from passing on the right, but his requests to DOT for that have been ignored.

Ms. Derr asked Mr. Hyde how he felt about roundabouts.

Mr. Hyde answered that would be a bad idea, as they are on top of a hill.

Chair Cole asked the applicant for any rebuttal or additional information.

The applicant did not have anything to add.

Director Lawhorne clarified that the average daily trips came from the ITE Trip Generation Manual, not DOT.

Mr. Epstein expressed that he ChatGPT'd peak hour trips for 38 single family dwelling units and it is 0.9, so it does not come close to 100, which is probably what triggered Mr. Schueller (ph) to make the comment he did.

Chair Cole commented that it seems like the problem is not necessarily the number of turners into the development but lack of a left turn lane, and that seems like a legitimate concern that is not in our purview.

Ms. Derr voiced that they have aging water infrastructure, and this is at the top of hill which means pumps. She asked if they have a plan to support this size addition to the area or if they see possible issues.

Director Lawhorne responded that those issues or concerns would be addressed through the building permit process and she has not heard of any of those concerns for this development.

Mr. Pedersen inquired if stormwater provided by this development is going to overload existing systems, and at what point would that be looked at by the City.

Director Lawhorne answered that would be more of general engineering and public works purview, and as it goes through the permitting process, they will take that into account and make sure that it meets code.

Mr. Pedersen asked for suggestions on the cleanest way to do this with the varying numbers within the packet, as he does not think they can choose 38 and condition it on a revised site plan going to CDD. He shared he is comfortable allowing the 33 units with the matching site plan, but wondered if there are any other ways to increase the number of units and approve this tonight.

Director Lawhorne responded that under project description, it states that secondary fire access or an approved automatic sprinkler system is required if more than 30 dwellings are constructed, so it may not trigger the secondary access if they are sprinkled.

Mr. Pedersen stated that he was looking at the site plan and trying to put five more units in his mind, as it seems like it would affect the parking circulation patterns and all the spaces and would look completely fundamentally different.

Mr. Brown said if they move towards sprinkling, it allows the units to be closer together because it changes the fire code, and so the layout probably wouldn't change much.

Chair Cole asked Mr. Brown if he would be comfortable saying up to 38 since that is what the underlying code allows and knowing that between 31 and 38, the sprinkler system or secondary access would have to be included.

Mr. Brown responded that he believes when CBJ reviews the building permits, they will kick in this over 30, and is not something we have to require, but he does not think the layout will change if you add units since there is more space in between these that is required.

Chair Cole inquired if he would want the applicant to come back if there is a substantial change.

Mr. Brown answered yes.

Ms. Derr asked if the Commission has approved a development of this size when they still had outstanding ingress and egress questions from DOT.

Director Lawhorne responded yes.

Chair Cole inquired about movement last night from the Assembly regarding rear setbacks and if that is in effect yet.

Director Lawhorne answered somewhat. She said that last night the Assembly voted to approve the Title 49, Phase 1, Wave 1, and made two revisions, including caretaker units being capped at 1000 square feet and only allowed in industrial zones, and that accessory dwelling units have a rear yard setback of 5 feet regardless of zoning as long as there is permissible use.

Mr. Salik commented that part of his examination was into Title 49 where it talked about open space. He said they are talking a difference in 38 to 30, and while there is parking there, it provides a little more open space. He noted that in Title 49 right now it is just reserved, but when driving through neighborhoods where there are three-bedrooms on a tight lot, the kids have no

yard to play in and are in the street, which causes other problems. He added that as they talked about Title 49 revision, he hopes they address open space.

Mr. Brown asked what the total coverage is that this subdivision is taking up of the portion of the lot. He inquired if 42% is the correct number.

Director Lawhorne answered that the lot coverage maximum proposed is 42% and they are allowed up to 50%, which is essentially anything with a roof.

[The Commission took a 5-minute at ease]

MOTION: *by Mr. Pedersen to accept staff's findings, analysis, and recommendations, and approve USE2025 0004. The permit would allow for the development of 30 to 33 detached single family dwellings in a D-10 zoning district with the conditions specified in the packet.*

Mr. Pedersen expressed that he is having trouble approving a development that has additional dwellings beyond what the site plan shows. He said if there were multiple options, he would not have those reservations and added that he is open to any discussion and/or amendments.

Ms. Keller agreed with Mr. Pedersen.

Mr. Brown voiced that he did not think they should restrict it to 33, as they are in need of housing and the land is available. He noted that the site plan would be reviewed by staff and if they thought it was a major difference than what the CUP approved, they would come back to the Commission. He supported using the property for the full potential.

Director Lawhorne called for a roll call vote. The motion passed 5-2.

XI. OTHER BUSINESS

XII. STAFF REPORTS

Director Lawhorne reported that permit software system migration is going well and is on schedule to be done in the fall, and they have begun to move people onto online applications. She said they have a permit tech out in front in the Permit Center Office now and are working with customers and encourage people to stop in. She stated the goal of the permit staff is to have the public used to this by the time they have the new system in place by the end of the year. She shared that Title 49 was approved, Phase 1, Wave 1, with those two changes, and will go in affect in 30 days if not appealed. She announced the comprehensive plan kickoff week is April 21st, and will include multiple listening sessions.

XIII. COMMITTEE REPORTS

Mr. Pedersen stated the Short-Term Rental Task Force has been moving along pretty good and they have gotten a lot of information and have had a lot of proposed solutions from members on the taskforce and community members. He expressed that the next step is developing a matrix that can propose difficult levels of proposed regulation.

XIV. LIAISON REPORTS

XV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS

Chair Cole reminded the Commission that they have one more meeting starting at 6:00 p.m., and the first May meeting will be at 7:00 p.m.

XVII. EXECUTIVE SESSION

XVIII. ADJOURNMENT

The April 8, 2025 Planning Commission Meeting was adjourned at 7:43 p.m.



PLANNING COMMISSION STAFF REPORT
VARIANCE VAR2025 0001
HEARING DATE: MAY 13, 2025

(907) 586-0715

CDD_Admin@juneau.gov

www.juneau.org/community-development

155 Heritage Way • Juneau, AK 99801

DATE: May 2, 2025
TO: Mandy Cole, Chair, Planning Commission
BY: Ilsa Lund, Planner I *Ilsa Lund*
THROUGH: Jill Lawhorne, Director, AICP

PROPOSAL: Applicant requests a Non-Administrative Variance for the reduction of the required front yard setback by ten (10) feet for the purpose of constructing a two car garage and workshop with an office and storage on the second story.

STAFF RECOMMENDATION: Approval

KEY CONSIDERATIONS FOR REVIEW:

- Approximately 40% of this lot is encompassed by the anadromous waterbody setback from Waydelich Creek, or slopes between 63-80% grade.
- Positioning the proposed structure on the east side of the property would restrict access to the rear of the dwelling for maintenance purposes.
- The adjacent property received a variance to reduce front yard setbacks for a parking structure in 1983.

GENERAL INFORMATION	
Property Owner	Kelly M Kirkpatrick; Diane M Barrans
Applicant	Diane Barrans
Property Address	12275 Glacier Highway
Legal Description	USS 687 FR
Parcel Number	4B2301070010
Zoning	D3
Lot Size	31,956 sq. ft./ 0.7336 acre
Water/Sewer	City and Borough of Juneau
Access	Glacier Highway
Existing Land Use	Residential
Associated Applications	None

ALTERNATIVE ACTIONS:

1. **Deny:** Deny the permit and adopt new findings for items 1-2 below that support the denial.
2. **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 49.20.240
 - CBJ 49.20.250(b)
 - CBJ 49.80

The Commission shall hear and decide the case per CBJ 49.20.240. The Planning Commission shall hear all Variance requests except Administrative Variances, and shall either approve, conditionally approve, modify or deny the request based on the criteria in section CBJ 49.20.250(b).

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (D10(T)D15)	Glacier Highway Right-of-Way
South (D3)	Undeveloped lot
East (D18)	Multi-family Residential
West (D3)	Undeveloped lot

SITE FEATURES	
Anadromous	Yes; Waydelich Creek
Flood Zone	Yes; Proposed development not in the flood zone.
Hazard	None mapped.
Hillside	Yes; 63-80% slope
Wetlands	None
Parking District	No
Historic District	No
Overlay Districts	Mining & Exploration Surface Activities Exclusion District, Urban/ Rural Mining District, Recreational Vehicle Park Area

BACKGROUND INFORMATION

Project Description – The applicant is requesting a variance to reduce the required front yard setback by ten (10) feet to accommodate the construction of a multi-purpose structure. The proposed structure will include a two-car garage, a workshop, a home office, and dedicated storage space (Attachment A).

Background – For history of the property see Attachment B. According to records from the CBJ Assessor's Office, the existing residence was constructed in 1954 (Attachment C) and the lot was created by subdivision in 1960 (Attachment D).

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

Item	Summary
Plat	U.S. Survey 687 (Attachment B)
Assessor's Records	Verifies the year the dwelling was constructed (Attachment C)
Subdivision	1960 Subdivision of U.S. Survey No. 1939 and Fraction of U.S. Survey No. 687 (Attachment D)
Plat	1983 Topographic and Boundary Survey of Tract A U.S.S. 687 (Attachment E)
Building Permit	1991 permit to demolish dwelling addition due to poor construction (Attachment F)
Building Permit	1991 permit to construct an addition to replace the demolished addition (Attachment G)
Utility Permit	1992 water utility hookup (Attachment H)
Statutory Warranty Deed	1996 Kirkpatrick to Kirkpatrick and Barrans (Attachment I)
Utility Permit	2002 sewer utility connection (Attachment J)

ANALYSIS

Project Site – This lot features challenging topography, with Waydelich Creek running along the western property line. The existing dwelling is situated approximately 40 feet above the creek bed, and the adjacent bank leading into the creek has slopes ranging from 63% to 80%. As an anadromous stream, Waydelich Creek has a 50-foot no development setback and a 25-foot no disturbance setback in accordance with CBJ 49.70.330.

The creek bank is composed primarily of organic materials and has experienced ongoing settling and sloughing over time, resulting in the loss of native vegetation. To prevent further erosion that could potentially compromise the structural integrity of the dwelling—particularly on the southwest side—gabions have been installed as a stabilization measure.

Preliminary geotechnical investigations were conducted to identify a viable location for the proposed accessory structure. The recommended site, located within the front yard setback, sits atop bedrock. This location is geologically stable and would reduce the need for further disturbance or additional stabilization efforts along the eroding eastern bank of Waydelich Creek.

Setback Requirements – The applicant requests a Non-Administrative Variance to reduce the front yard setback.

Standard		Requirement	Existing	Requested	Code Reference
Setbacks	Front	25 ft.	75.7 ft.	15 ft.	CBJ 49.25.400
	Rear	25 ft.	75.3 ft.	No change	CBJ 49.25.400
	Side (E)	10 ft.	27.7 ft.	No change	CBJ 49.25.400
	Side (W)	50 ft. (anadromous)	~53 ft.	No change	CBJ 49.25.400
	Street Side	17 ft.	N/A	N/A	CBJ 49.25.400

VARIANCE STANDARDS

Pursuant to CBJ 49.20.200, a Non-Administrative Variance may be granted to provide an applicant relief from the requirements of this Title 49, the Land Use Code. A Variance is prohibited from varying any requirement or regulation of Title 49 concerning the use of land or structures, housing density, lot area, requirements in CBJ Chapter 49.35 (Public and Private Improvements), or requirements in CBJ Chapter 49.65 (Specified Use Provisions).

Per CBJ 49.20.250(b), a Non-Administrative Variance may be granted to provide an applicant relief from requirements of this title after the prescribed hearing and after the Planning Commission has determined that:

A. Enforcement of the ordinance would create an undue hardship resulting from the unusual or special conditions of the property.

Analysis: On this property, locating the proposed structure on the east side of the lot would eliminate necessary access to the rear of the dwelling for general maintenance. Locating the accessory structure outside of the setback would bring it closer to the unstable western slope of the property—an area that has experienced long-term erosion and sloughing—raising concerns about long-term stability and increased need for structural mitigation. Compliance with the front yard setback would also create functional challenges for snow storage and removal.

Finding: Yes. This criterion has been met.

B. The unusual or special conditions of the property are not caused by the person seeking the Variance.

Analysis: Waydelich Creek, an anadromous and environmentally regulated watercourse, is a naturally occurring feature that defines the western boundary of the property. The existing dwelling was constructed in 1954—before current zoning and environmental regulations were enacted. The current owners did not acquire the property until 1996, decades after the original placement of the structure. The steep topography, erosion-prone soils, and regulatory stream buffer are longstanding and not the result of any action taken by the applicant.

Finding: Yes. This criterion has been met.

C. The grant of the Variance is not detrimental to public health, safety, or welfare.

Analysis: There is no evidence to suggest that granting this variance would negatively impact public health, safety, or welfare. The Glacier Highway right-of-way extends 20 feet south of the guardrail to the applicant's property line, and the accessory structure would be an additional 15 feet (min.) beyond that. This setback maintains a safe and appropriate distance from the roadway.

Finding: Yes. This criterion has been met.

D. The grant of the Variance is narrowly tailored to relieve the hardship.

Analysis: This variance request has been specifically limited to the area necessary to accommodate the proposed multi-purpose accessory structure in the only stable and functionally accessible location on the lot. The proposed placement atop bedrock within the front yard setback avoids further disturbance to the steep, erosion-prone slope near the creek and preserves the access to the rear yard. The variance allowing a ten (10) foot encroachment into the front yard setback represents the maximum deviation needed to make reasonable use of the property.

Finding: Yes. This criterion has been met.

Pursuant to CBJ 49.20.260, the Planning Commission may attach to a Non-Administrative Variance condition regarding the location, character, and other features of the proposed structures or uses as it finds necessary to carry out the intent of this title and to protect the public interest.

Condition: None recommended.

AGENCY REVIEW

CDD conducted an agency review comment period between April 10, 2025, and April 24, 2025. Agency review comments can be found in Attachment K.

Agency	Summary
Alaska Department of Transportation	No secondary access from Glacier Highway; No encroachment into the right-of-way.
CBJ Building Division	No comment received.
CBJ General Engineering	No comment received.
Capital City Fire and Rescue	No comment received.

PUBLIC COMMENTS

In accordance with 49.20.230(b) public notice was mailed to property owners within 500 feet of the lot (Attachment L), a public notice sign was posted on-site two weeks prior to the hearing (Attachment M), and ads were placed in the Juneau Empire. No written public comments were received at the time of writing this staff report.

Name	Summary
Karol Kreins	Phone conversation; She has concerns about line-of-sight when trying to turn out of Spaulding Beach Condos.

FINDINGS

1. *Is the application for the requested Variance complete?*

Analysis: No additional analysis required.

Finding: Yes. The application for the required Variance is complete.

2. *Does the Variance as requested meet the criteria of CBJ Section 49.20.250(b)(1), Non-Administrative Variances?*

Analysis: As discussed above, the request meets the hardship threshold, the lot has unusual and special conditions, and the request can be narrowly tailored to relieve the hardship.

Finding: Yes. The requested Variance meets the criteria of CBJ Section 49.20.250(b)(1), Administrative Variances.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Non-Administrative Variance. The Non-Administrative Variance would allow for a reduction in the front yard setback by ten (10) feet.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	1913 Plat of Wadleigh Homestead
Attachment C	CBJ Assessor's Records
Attachment D	1960 Subdivision Creating Lot
Attachment E	1983 Topographic Survey
Attachment F	1991 Building Permit to Remove Addition
Attachment G	1991 Building Permit to Replace Addition
Attachment H	1992 Water Utility Hookup
Attachment I	1996 Statutory Warranty Deed
Attachment J	2002 Sewer Utility Hookup
Attachment K	Agency Comments
Attachment L	Abutters Notice
Attachment M	Red Sign Photo
Attachment N	1983 Variance for Spaulding Beach Condos
Attachment O	Site Visit Photos



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 <u>12275 Glacier Highway</u>		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <u>USS 687 FR</u>		
	Parcel Number(s) <u>4B2301070010</u>		
	☐ 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 <u>Diane Barrans + Kelly Kirkpatrick</u>	Contact Person <u>Diane Barrans</u>	
	Mailing Address <u>PO Box 210471, Anchorage 99821</u>	Phone Number(s) <u>907 321 2113 Diane Cell</u> <u>907 723 9399 Kelly Cell</u> <u>907 789 4926 Residence</u>	
	E-mail Address <u>Kirkbar@Acsalaska.net</u>		
	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.			
<u>Diane Barrans</u> Landowner/Lessee (Printed Name) <u>Landowner</u> Title (e.g.: Landowner, Lessee) X <u>Diane Barrans</u> Landowner/Lessee (Signature) <u>3/14/2025</u> Date			
<u>Kelly Kirkpatrick</u> Landowner/Lessee (Printed Name) <u>Landowner</u> Title (e.g.: Landowner, Lessee) X <u>Kelly Kirkpatrick</u> Landowner/Lessee (Signature) <u>3/16/2025</u> 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) <u>SAME</u>		Contact Person	
Mailing Address		Phone Number(s)	
E-mail Address			
X <u>Diane Barrans</u> Applicant's Signature		Date of Application	

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

-----DEPARTMENT USE ONLY BELOW THIS LINE-----	
Intake Initials <u>DB 3/17</u>	
Case Number <u>VAR25-01</u>	Date Received <u>3/17/2025</u>



VARIANCE 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.
Not to be used for Administrative Variances**

To be completed by Applicant	PROJECT SUMMARY <i>Application for a variance to build a garage/workshop partially within the front yard setback.</i>	
	VARIANCE REQUESTED (list CBJ Code section you are requesting a variance to) <i>CBJ: 49.25.430(4)(H); 49.25.400; and 49.20.200</i>	
	Previous Variance Applications? ☐ YES ☒ NO	Date of Filing: _____
	Previous Case Number(s): _____	Building Permit related to this variance? ☐ YES ☐ NO
	Was the Variance Granted? ☐ YES ☐ NO	
UTILITIES AVAILABLE:		
WATER: ☒ Public ☐ On Site		
SEWER: ☒ Public ☐ On Site		
ALL REQUIRED MATERIALS ATTACHED		
Complete application per CBJ 49.65.210		
Narrative including:		
Any characteristics of land or building(s) or extraordinary situations that are unusual to this property or structure		
Why a variance would be needed for this property regardless of the owner		
What hardship would result if the variance is not granted		
Site Plan		

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

VARIANCE FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ 400.00			
Adjustment Sign Fee	\$ 50.00			
Sign Deposit	\$ 100.00			
Total Fee	\$ 550.00	<i>pd DS</i>	<i>3/17/25</i>	

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
<i>VAR25-01</i>	<i>3/17/2025</i>

Variance Application Instructions

Variances are outlined in CBJ 49.20 article II

Application: An application for a Variance will not be accepted by the Community Development Department (CDD) until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed Variance Application and Development Permit Application forms.
2. **Fees:** The fee for a Variance Application is \$400.00. If the application is in conjunction with a major development permit, the Variance fee will be reduced by 20 percent. Any development, work or use done without a permit issued will be subject to double fees. All fees are subject to change.
3. **Project Description:** A detailed letter or narrative describing the hardship that is the result of an unusual situation or physical feature affecting a specific parcel of land or structure. **Also include how the proposed project meets the variance criteria listed on the attached sheet.**
4. **Plans:** A site plan showing the following information:
 - A. The location of existing and proposed structures (i.e. buildings, fences, signs, parking areas, etc.); and
 - B. The location of 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).

Please consult with the Community Development Department to discuss whether additional information may be required for your application. The "Planner-On-Call" can be reached by contacting the Community Development Department at (907) 586-0715 or via email at Permits@juneau.org.

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 Variance Application request the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department will coordinate the review of this application by other agencies, as necessary. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

Hearing: All Variance Applications must be reviewed by the Board of Adjustment. 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: As part of the Variance process, all requests must be given proper public notice as outlined in 49.20.230 which consists of the following:

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, the department will mail abutters notices to all property owners within 500-feet of the project site. A "Public Notice Sign" is required to be posted on the site by the Applicant and the Community Development Department will create the sign to be posted.

Project Narrative for Barrans/Kirkpatrick Variance Application
RE: 12275 Glacier Highway, residential Parcel 4B2301070010

Submitted by: Diane Barrans and Kelly Kirkpatrick, homeowners
Date: March 17, 2025

Variance Requested is to CBJ: 49.25.430(4)(H); 49.25.0400; and, 49.20.200

My husband and I are requesting a variance not to exceed 10' within the front property line setback to accommodate construction of a 32' x 26' two-car garage/shop with office/storage space above. Placement of the structure is substantially limited by lot topography and proximity to the anadromous stream (Waydelich Creek) along our western property line.

Included in these application materials is the required site plan (as built dated 2/25/25) showing the proposed structure's footprint. The as built also shows the very steep grade of the land along the creek and the no build setback from the stream.

Given these constraints we have proposed this garage/shop placement to achieve a minimum of 9' to 12' distance from the top of bank. That specific area of the bank is supported by bedrock (seen at the creek level) so should minimize the need for bank stabilization/erosion mitigation for this project.

Shifting the structure south, with its current orientation, would result in both a reduction in safe exterior access to the structure for construction and maintenance and place it in an area of the creekbank that has been gradually sloughing over time.

Another issue with moving the structure closer to our home's northern entrance is that would block access to the area of our property that allows us to manage accumulated snow in high snowfall years.

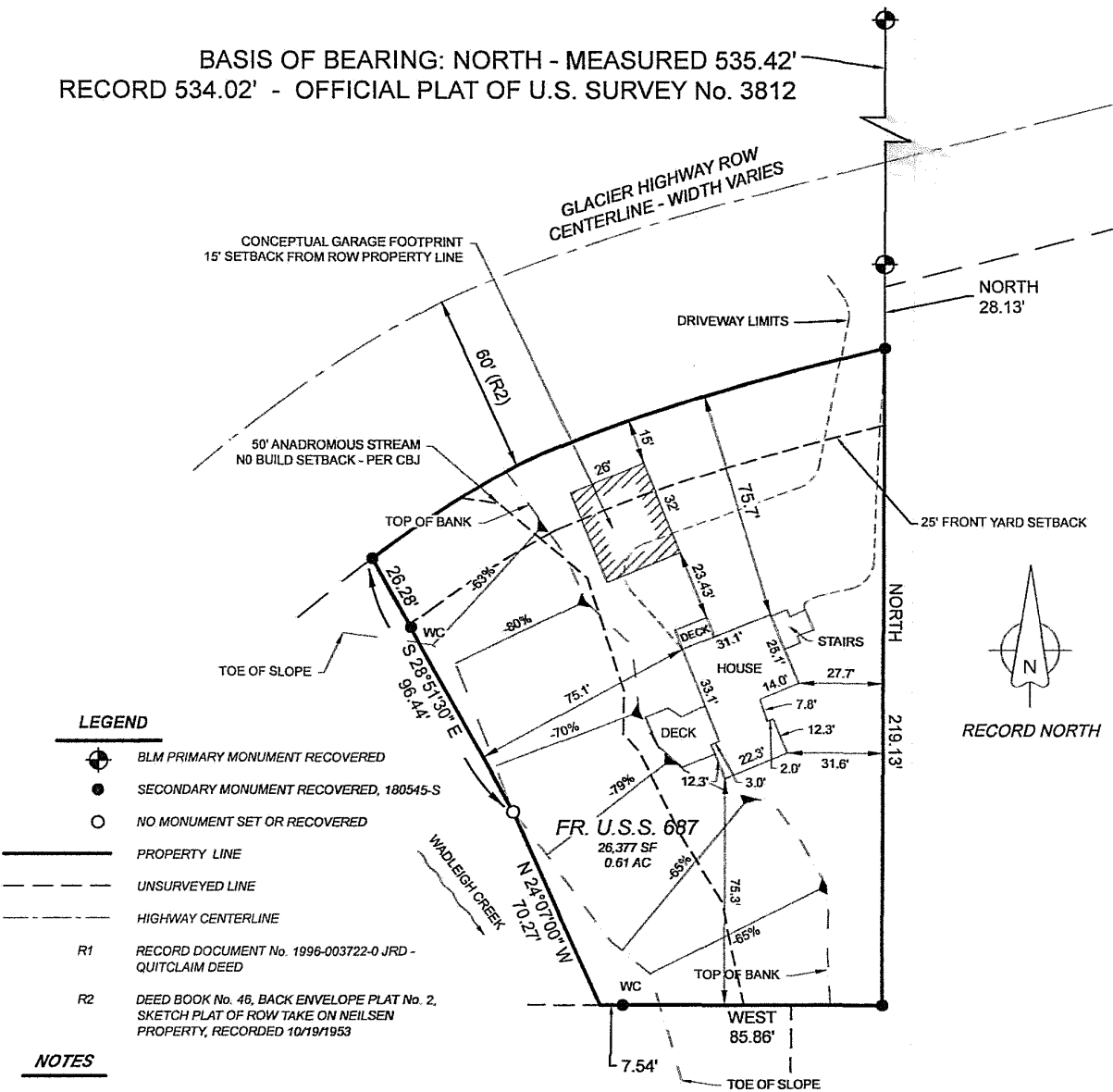
Other factors in orienting the structure as proposed were: 1) reducing the loss of trees currently in the front property line berm which help to damper highway noise (as proposed, we take advantage of an existing gap); and 2) allowing us to retain southern exposure for gardening and landscaping which includes an extensive collection of plant specimens (approximately 200 trees and shrubs).

In addition to desiring enclosed heated space for two vehicles and workshop activity, we are trying to reduce our use of offsite storage rental. For several years we have rented two units (10'x20'and 10'x30') and the related costs have become increasingly onerous. Additional space in the garage, including in an upstairs office/gym should allow us to eliminate and/or downsize one or both offsite units.

Thank you in advance for your consideration of this application.

Page 1 of 1

BASIS OF BEARING: NORTH - MEASURED 535.42'
RECORD 534.02' - OFFICIAL PLAT OF U.S. SURVEY No. 3812



LEGEND

- BLM PRIMARY MONUMENT RECOVERED
- SECONDARY MONUMENT RECOVERED, 180545-S
- NO MONUMENT SET OR RECOVERED
- PROPERTY LINE
- UNSURVEYED LINE
- HIGHWAY CENTERLINE
- R1 RECORD DOCUMENT No. 1996-003722-0 JRD - QUITCLAIM DEED
- R2 DEED BOOK No. 46, BACK ENVELOPE PLAT No. 2, SKETCH PLAT OF ROW TAKE ON NEILSEN PROPERTY, RECORDED 10/19/1953

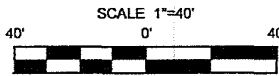
NOTES

- SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- THIS LOCATION SURVEY IS A REPRESENTATION OF THE CONDITIONS FOUND AT THE TIME THE SURVEY WAS PERFORMED. THIS DOCUMENT DOES NOT REPRESENT A BOUNDARY SURVEY AND IS SUBJECT TO ANY INNACCURACIES THAT A BOUNDARY SURVEY MAY DISCLOSE. THE INFORMATION CONTAINED IN THIS DRAWING SHOULD NOT BE USED TO ESTABLISH ANY FENCE, STRUCTURE, OR OTHER IMPROVEMENTS.
- THIS DOCUMENT WAS PERFORMED IN ACCORDANCE WITH THE ASPLS LOCATION SURVEY STANDARDS.
- THIS LOCATION SURVEY WAS PREPARED FOR THE BARRANS-KIRKPATRICK FAMILY. RE-USE OF THIS DRAWING BY THE ORIGINAL CLIENT OR BY OTHERS, FOR ADDITIONAL USES AT A LATER DATE WITHOUT EXPRESS CONSENT OF THE SURVEYOR IS A VIOLATION OF FEDERAL COPYRIGHT LAW. UNLESS GROSS NEGLIGENCE IS DISCOVERED, THE LIABILITY EXTENT OF THE PREPARER SHALL BE LIMITED TO THE AMOUNT OF FEES COLLECTED FOR SERVICES IN PREPARATION OF THIS PRODUCT.
- THE RIGHT-OF-WAY BOUNDARY FOR THIS PARCEL IS A LINE OFFSET 60' FROM THE ROAD CENTERLINE, AS SHOWN ON AK DOT&PF ROW MAP F-093-2(6), PHASE 1, SHEET No. 11 OF 12.
- THIS LOCATION SURVEY PLAT WAS PREPARED CONCURRENTLY WITH A RECORD OF SURVEY PLAT, WHICH IS ON FILE AT THE STATE RECORDER'S OFFICE IN ANCHORAGE, FILED WITHIN THE JUNEAU RECORDING DISTRICT.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, THAT I HAVE SURVEYED THE IMPROVEMENTS AS DESCRIBED ON THIS MAP AND THAT, TO THE BEST OF MY KNOWLEDGE, NO ENCROACHMENTS EXIST EXCEPT AS INDICATED.

DATE: FEBRUARY 26, 2025



THIS DOCUMENT PRINTS TO SCALE ON 11X17 PAPER

A LOCATION SURVEY OF FRACTION OF U.S. SURVEY 687 RECORD DOCUMENT No. 1996-003722-0, QUITCLAIM DEED JUNEAU RECORDING DISTRICT LOCATED WITHIN: U.S. SURVEY 687, SEC. 22, T 40 S, R 65 E, C.R.M., AUKE BAY, ALASKA	
CLIENT DIANE BARRANS AND KELLY KIRKPATRICK PO BOX 210471 AUKE BAY, AK 99821	LAST FRONTIER SURVEYING AND ENGINEERING LLC PO BOX 32346 JUNEAU, AK 99803 (907) 388-1099
DRAWN BY: AMV DATE: 02/26/2025	PROJECT: BARRANS/KIRKPATRICK-2023

PLAT
OF
U. S. SURVEY NO. 687
OF THE
HOMESTEAD CLAIM
OF
J.W. Wadleigh
SITUATE
North shore of Auk Bay

DISTRICT OF ALASKA

SCALE OF 6.00 CHS. TO INCH
VARIATION 31° 46' EAST
AREA 157.35 ACRES

AS
SURVEYED BY

F.J. Wettrick

U. S. DEPUTY SURVEYOR

July 29 - August 4 1910

U. S. SURVEYOR GENERAL'S CERTIFICATE

Surveyor General's Office

Juneau, Alaska, February 26, 1913.

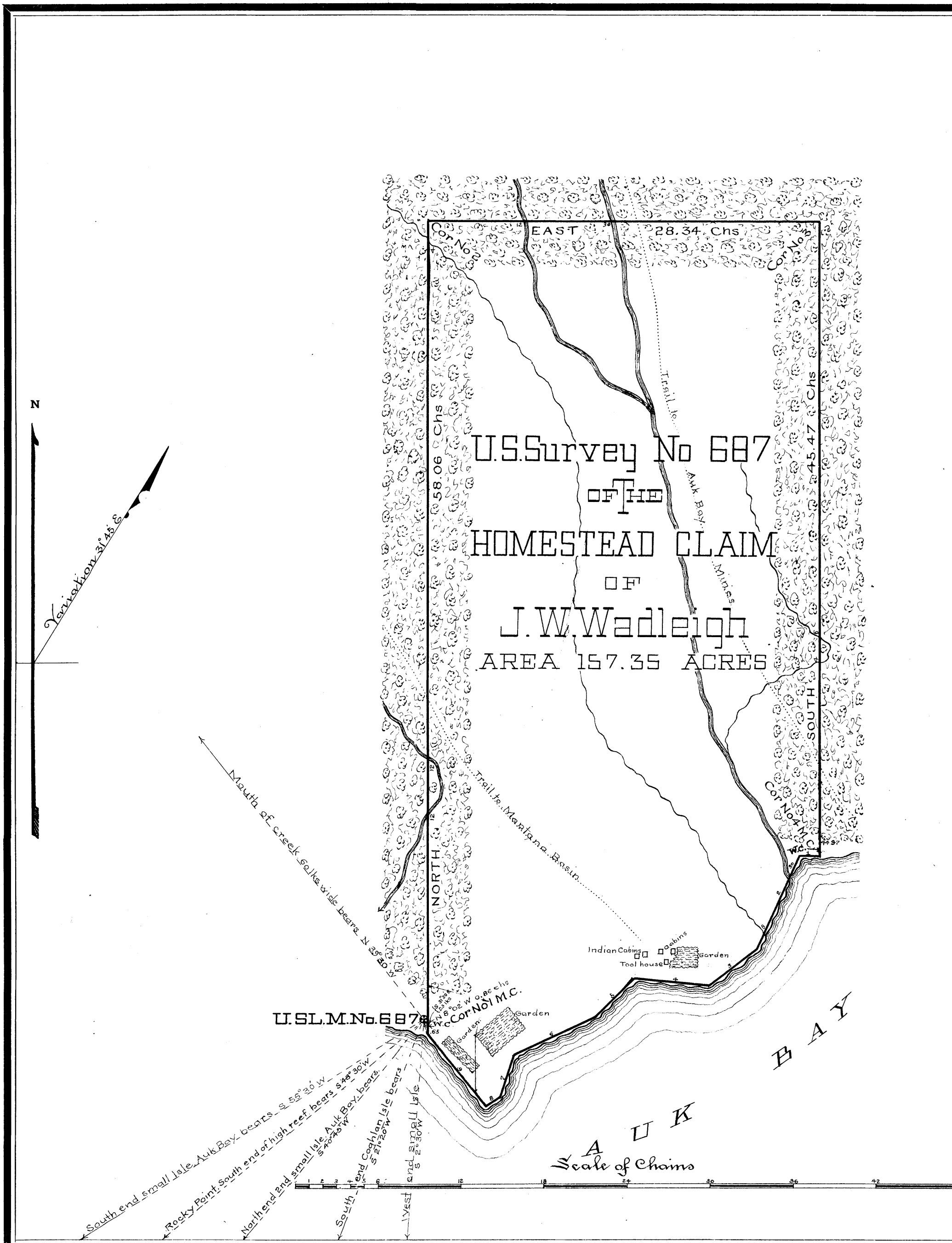
The original field notes of the survey of
Homestead Claim of J.W. Wadleigh.

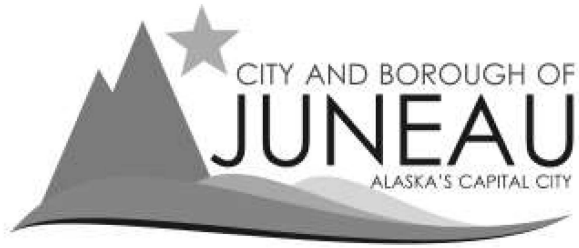
from which this plat has been made have been
examined and approved and are on file in this office; and I
hereby certify that they furnish such an accurate description of said
claim as will, if incorporated into a patent, serve fully to identify
the premises, and that such reference is made therein to natural
objects and permanent monuments as will perpetuate and fix
the LOCUS thereof.

And I further certify that this is a correct plat of said
claim, made in conformity with said original field notes of the
survey thereof. And the same is hereby approved.

Wm. L. Distin
Surveyor General of the District of Alaska.

MEANDERS		
No	Course	Distance
1	N 88° 32' W	1.57 Chs
2	S 24° 49' W	7.33
3	S 33° 06' W	4.23
4	N 86° 07' W	5.55
5	S 46° 49' W	3.93
6	S 65° 16' W	6.56
7	S 19° 46' W	2.99
8	S 52° 43' W	1.32
9	N 36° 37' W	6.50





Assessor's Database

Current Owner

KELLY M KIRKPATRICK & DIANE M BARRANS

PO BOX 210471, AUKE BAY AK 99821

Parcel #: 4B2301070010 ([Map](#))

Prev. Owner:

Use Code: Residential

No. of Units: 001

Garage: No

City Water: Yes

Exempt Land: 150000

Address: 12275 GLACIER HWY

Site Value: \$135100.00

Exempt: Senior Citizen

Year Built: 1954

Garage Area: 000000

City Sewer: Yes

Exempt Building: 0

Legal Desc. 1: USS 687 FR

Building PV: \$454100.00

Zoning: 0NA

Lot Size: 31955.00

Exempt Total: 150000

Legal Desc. 2:

Total PV: \$589200.00

Tax Year: 2025

Gross Liv. Area: 001943 sqft

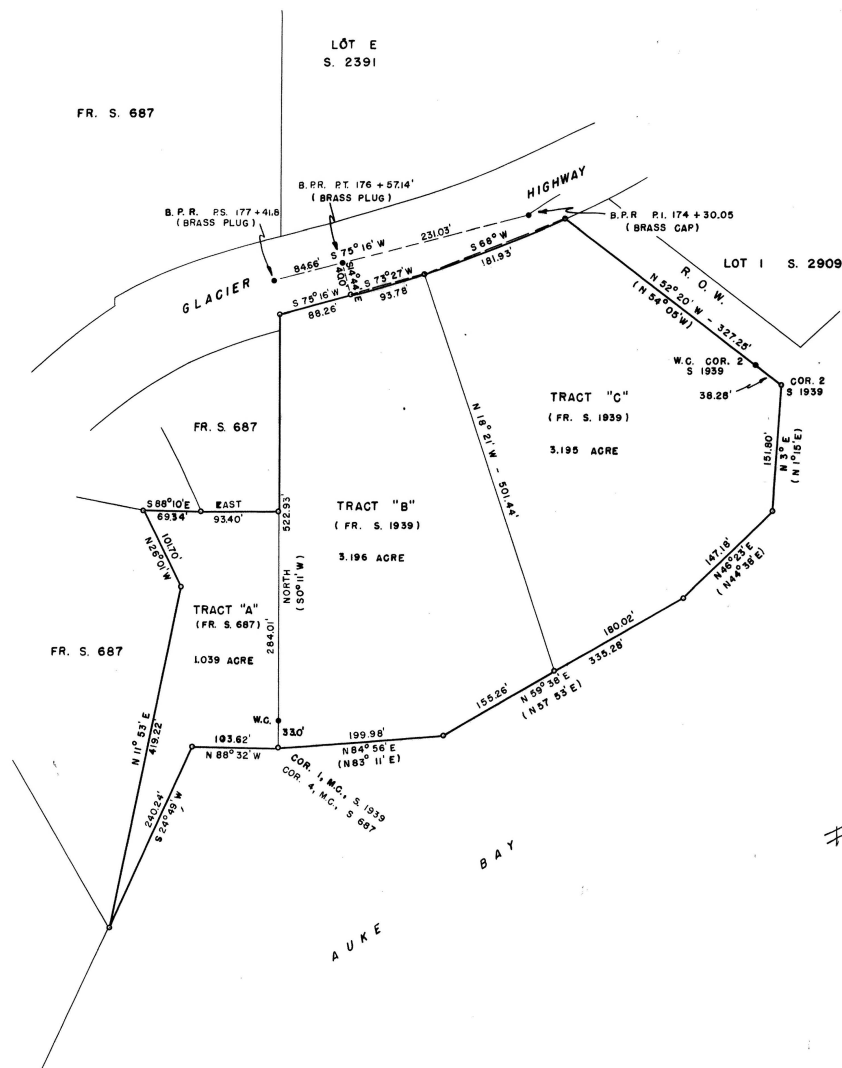
Last Trans: 00000000

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.).

Note: Bearings in Survey No. 1939 adjusted to agree with Survey No. 687. Original bearings shown in parenthesis.



RECORDED AT 10:00A 4/26/60
 VOL. OF RECORDS
 N. C. Siegel (F)
 DISTRICT MAGISTRATE AND RECORDER
 #257

CERTIFICATE OF REGISTERED ENGINEER

I hereby certify that I am a registered professional civil engineer, and that this plat represents the survey made by me or under my direct supervision, and that all dimensional and other details are correct to the best of my knowledge.

4-4, 1960

C. P. Nordling
 REGISTERED ENGINEER

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent, and dedicate all streets, alleys, and other open spaces to public or private use as noted.

April 6, 1960

Ron Hillman
 William V. Spaulding
 Edith D. Trambitt

Witnessed by:

Mr. H. C. Lindgaard
 H. C. Lindgaard

CERTIFICATE OF APPROVAL BY THE BOARD

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Juneau Douglas Platting Board, and that said Plat has been approved by Plat Resolution No. 53 dated APRIL 19, 1960, and that the Plat shown hereon has been approved for recording in the office of the United States Commissioner, ex officio Recorder, Juneau.

APRIL 22, 1960

Attest:

James J. Miller
 CHAIRMAN, JUNE DOUGLAS PLATTING BOARD
 James J. Miller
 CLERK

SUBDIVISION of

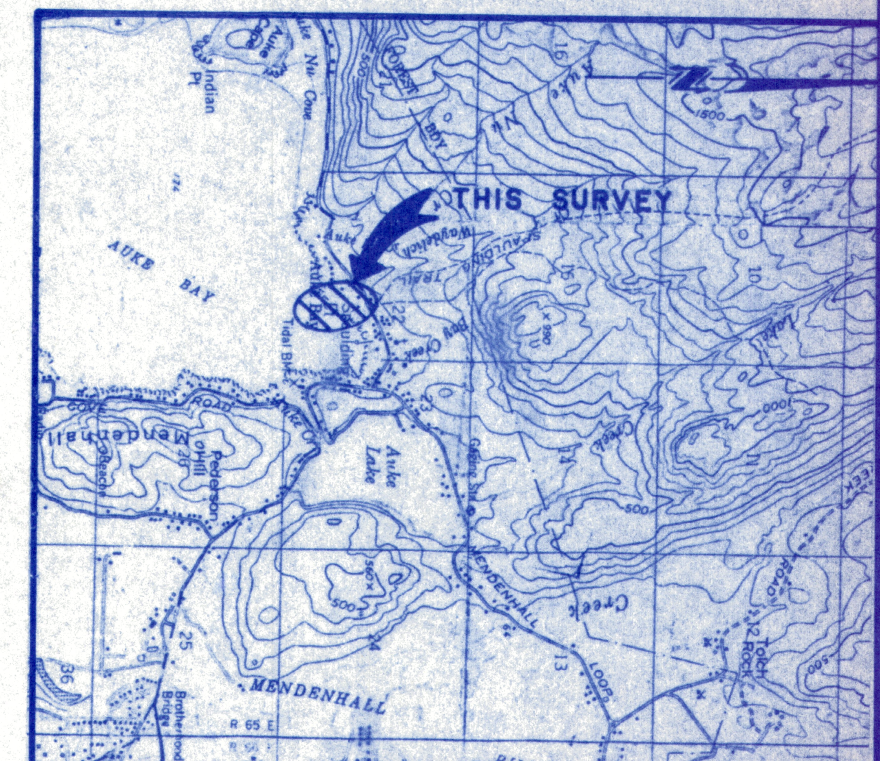
U. S. SURVEY No. 1939 & FRACTION of U. S. SURVEY No. 687

12.8 MILES NW of JUNEAU, ALASKA

SCALE: 1" = 100'

APRIL 1960

TONER & NORDLING — REGISTERED ENGINEERS — JUNEAU, ALASKA



-VICINITY MAP-
SOURCE U.S.G.S. QUADRANGLE JUNEAU (8-2), ALASKA
DATE 1962 SCALE 1"=1 MILE REV. 1966

- SYMBOLS-**
- PRIM. MONUMENT RECOVERED THIS SURVEY
 - "TOWER & NORDLING" PRIMARY MONUMENT RECOVERED THIS SURVEY
 - △ DOT/PP HIGHWAY CENTERLINE MONUMENT RECOVERED THIS SURVEY
 - "I W. BEAN" SECONDARY RECOVERED THIS SURVEY
 - IRON ROD RECOVERED THIS SURVEY
 - △ TEMPORARY BENCH MARK (TBM) ESTABLISHED THIS SURVEY
 - NO MONUMENT ESTABLISHED OR RECOVERED THIS SURVEY
 - MANHOLE
 - UTILITY POLE
 - S— SANITARY SEWER
 - SPOT ELEVATION
 - /— CONTOUR LINE
 - /— TOP OF BANK
 - /— TOE OF BANK
 - /— GRASS LINE
 - /— ROCK OUT CROPPING
 - /— APPROXIMATE TREE LINE

-SURVEYOR'S CERTIFICATE-
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

"L" CURVE DATA
Δ = 28° 55' 58"
D = 16° 11' 33"
T = 164.95'
L = 100.00'
T = 145.65'
L = 150.00'
L = 100.00'
CH = S 50° 38' 30" W 99.92'

"L" CURVE DATA
Δ = 8° 59' 48"
D = 16° 11' 33"
T = 164.95'
L = 100.00'
T = 145.65'
L = 150.00'
L = 100.00'
CH = S 50° 38' 30" W 99.92'

"L" CURVE DATA
Δ = 12° 00' 00"
D = 16° 11' 33"
T = 164.95'
L = 100.00'
T = 145.65'
L = 150.00'
L = 100.00'
CH = S 50° 38' 30" W 99.92'

"L" CURVE DATA
Δ = 27° 31' 10"
D = 16° 11' 33"
T = 164.95'
L = 100.00'
T = 145.65'
L = 150.00'
L = 100.00'
CH = S 50° 38' 30" W 99.92'

"L" CURVE DATA
Δ = 4° 04' 15"
D = 16° 11' 33"
T = 164.95'
L = 100.00'
T = 145.65'
L = 150.00'
L = 100.00'
CH = S 50° 38' 30" W 99.92'

"L" CURVE DATA
Δ = 18° 44' 52"
D = 16° 11' 33"
T = 164.95'
L = 100.00'
T = 145.65'
L = 150.00'
L = 100.00'
CH = S 50° 38' 30" W 99.92'

"L" CURVE DATA
Δ = 18° 44' 52"
D = 16° 11' 33"
T = 164.95'
L = 100.00'
T = 145.65'
L = 150.00'
L = 100.00'
CH = S 50° 38' 30" W 99.92'

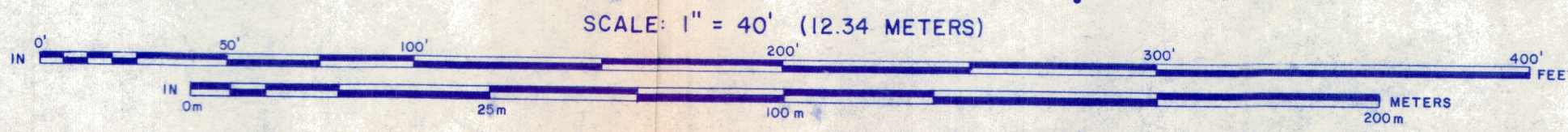
-TIDAL DATUM - AUKE BAY-

MEAN HIGH HIGH WATER	15.85'
MEAN HIGH WATER (MEANDER LINE)	14.85'
MEAN LOW WATER	1.55'
MEAN LOW LOW WATER	0.00'
EST. HIGHEST TIDE	22.0'
EST. LOWEST TIDE	-6.0'

-GENERAL NOTES-

1. THE BASIS-OF-BEARING UTILIZED FOR THIS SURVEY WAS THE LINE-OF-SIGHT BETWEEN A RECOVERED PRIMARY MONUMENT AT THE NORTHEAST CORNER OF TRACTS B AND C, U.S. SURVEY NO. 1939, AND A RECOVERED PRIMARY WITNESS CORNER MONUMENT COMMON TO THE SOUTHEAST CORNER OF TRACT B, U.S. SURVEY NO. 1939, AND THE SOUTHWEST CORNER OF TRACTS B AND C, U.S. SURVEY NO. 1939, HAVING A RECORD BEARING OF S 18° 21' 00" E.
2. GLACIER HIGHWAY ORIGINAL "L" LINE RIGHT-OF-WAY IS A SYSTEM OF SIMPLE AND SPIRAL CURVES. FOR EASE OF DESCRIPTION AND COMPUTATIONS, AN EQUIVALENT SIMPLE CURVE WAS UTILIZED FOR ALL SPIRAL CURVES. COMPUTATIONS USING RECOMMENDED U.S. BUREAU OF PUBLIC ROADS METHODS. RECONSTRUCTED GLACIER HIGHWAY IN THIS VICINITY IS NOT THE CENTER OF GLACIER HIGHWAY RIGHT-OF-WAY.
3. ALL BEARINGS DENOTED ON THIS PLAT HAVE BEEN ROUNDED TO THE NEAREST 15" OF ARC.
4. WHERE RECORD SURVEY COURSES (BEARING AND/OR DISTANCES) DIFFER FROM MEASURED AND/OR COMPUTED COURSES BY THIS SURVEY, THE RECORD SURVEY COURSE IS DENOTED IN PARENTHESES, FOLLOWED BY THE MEASURED AND/OR COMPUTED COURSE, SHOWN THUSLY; (S 59° 38' W - 195.26') S 59° 39' 15" W - 155.38'.
5. MAPPING WAS ACCOMPLISHED BY CROSS SECTION STADIA AND/OR HEWLETT-PACKARD 3820A TOTAL STATION/ PRISM MEASUREMENT METHODS.
6. THE BASIS OF VERTICAL CONTROL IS BASED ON MEAN LOWER LOW WATER (M.L.L.W.) WHICH IS EQUAL TO 0.00' AS ESTABLISHED AT RECOVERED CITY AND BOROUGH OF JUNEAU BENCHMARK "A.B.P.D." EL. 45.83. THIS BENCH MARK IS BASED ON THE U.S.C. & G.S. AUKE BAY TIDAL DATUM.
7. GLACIER HIGHWAY "L" CENTERLINE WAS UTILIZED IN THE DETERMINATION OF THE SOUTHERN RIGHT-OF-WAY LIMITS ADJOINING TRACT B, U.S. SURVEY NO. 1939. DEED MEASUREMENTS WERE UTILIZED TO "CLOSE" SURVEY LINES.

**A TOPOGRAPHIC & BOUNDARY SURVEY PLAT OF
TRACT A U.S.S. 687 & TRACT B U.S.S. 1939
SPAULDING POINT, AUKE BAY
CITY & BOROUGH OF JUNEAU, ALASKA**



**A TOPOGRAPHIC & BOUNDARY SURVEY PLAT OF
TRACT A U.S.S. 687 & TRACT B U.S.S. 1939
SPAULDING POINT, AUKE BAY
CITY & BOROUGH OF JUNEAU, ALASKA**

CLIENT: SPAULDING BEACH, J.V.
603 EAST 4TH AVE.
JUNEAU, ALASKA 99802

SURVEYOR:
R & M CONSULTANTS, INC.
P.O. BOX 1766
JUNEAU, ALASKA 99802

BUILDING PERMIT

BUILDING PERMIT APPLICATION (FILL IN GRAYED AREAS AS A MINIMUM)																							
Date Received: <u>7/1</u>		Date Issued: <u>7/1</u>																					
Process No:		CITY and BOROUGH of JUNEAU, ALASKA																					
Project Address / Building Name: <u>12275 GLACIER HWY</u>		City / Zip: <u>JUNEAU, AK 99801</u>																					
Subdivision / USS (If known): <u>USS 687</u>		Block / Tract (If known):	Lot (If known):																				
Assessor's Process Number (If known): <u>4-B23-0-107-001-0</u>		Dwelling Units: <u>1</u>	Number of Buildings: <u>1</u>																				
Applicant's Name: <u>KELLY M. KIRKPATRICK</u>		Contact Person: <u>WILLIS KIRKPATRICK</u>																					
Mailing Address: <u>P.O. BOX 34304 JUNEAU, AK 99803</u>		Home Phone No: <u>586-4908</u>	Work Phone No: <u>789-9701</u>																				
Property Owner: <u>SAME</u>		Contact Person: <u>DIANE BARRANS</u>																					
Mailing Address:		Home Phone No: <u>586-4908</u>	Work Phone No: <u>465-2858</u>																				
Contractor (If known):		Contact Person:																					
Mailing Address:		Phone No:	License No:																				
Architect (If known):		Contact Person:																					
Mailing Address:		Phone No:	License No:																				
Engineer (If known):		Contact Person:																					
Mailing Address:		Phone No:	License No:																				
CLASS OF WORK ☐ New ☐ Addition ☒ Remodel / Repair ☐ Demolition ☐ Woodstove ☐ Water ☐ Grading ☐ Other																							
BUILDING TYPE ☒ Residential ☐ Commercial ☐ Other																							
REPAIR AND REHABILITATION PROJECT: Is there a separate Property Tax Exemption Application? ☐ Yes ☐ No FLOOD PLAIN: Is the land classified as a flood plain area? ☐ Yes ☒ No LANDFILL: Has the land been previously filled? ☒ Yes ☐ No ☐ Do Not Know																							
DESCRIPTION OF WORK: (If Remodeling / Repair, include contractual cost of materials and labor, even if you plan to do the work yourself.) <u>AN ADDITION ON A NEWLY ACQUIRED HOME NEEDS TO BE REMOVED DUE TO POOR CONSTRUCTION & DECAY</u>																							
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. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state, federal or local law regulating construction or the performance of construction.																							
Signature of Owner, Contractor or Authorized Agent: <u>X Kelly M. Kirkpatrick</u>		Date: <u>7 JULY 1991</u>																					
BUILDINGS (OFFICE USE ONLY BELOW THIS LINE)																							
Occupancy Class: <u>(B-2, R-3, etc)</u>	Type of Construction: <u>(V-1 HR, etc)</u>																						
FCC Code: <u>(101, 434, etc)</u>	Permit Classification: <u>(SF, BU, etc)</u>																						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Occupancy / Type</th> <th>Square Feet</th> <th>@ Rate</th> <th>= Valuation</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>				Occupancy / Type	Square Feet	@ Rate	= Valuation																
Occupancy / Type	Square Feet	@ Rate	= Valuation																				
Number of Stories: <u> </u>		Number of Bedrooms: <u> </u>																					
LAND USE ZONE: <u> </u> PARKING: <u> </u> FLOOD PLAN: Elevation: <u> </u> SETBACKS: Front <u> </u> Rear <u> </u> Left <u> </u> Right <u> </u> LAND USE PERMITS: Number <u> </u> Date <u> </u> Number <u> </u> Date <u> </u> COMMENTS: <u> </u> <u> </u> <u> </u> <u> </u>		ENGINEERING / PUBLIC WORKS CITY WATER: Service - Size <u> </u> Fire Line - Size <u> </u> Metered ☐ Yes ☐ No Yoke Rec'd ☐ Yes ☐ No CITY SEWER: <u> </u> Units <u> </u> DRIVEWAY BOND: <u> </u> Number <u> </u> Date <u> </u> ADEC APPROVALS: On-site Water: <u> </u> Number <u> </u> Date <u> </u> On-site Sewer: <u> </u> Number <u> </u> Date <u> </u>																					
PLAN REVIEW APPROVALS Initials Date ☐ Architectural <u> </u> ☐ Structural <u> </u> ☐ Electrical <u> </u> ☐ Mech / Plum <u> </u> ☐ Fire <u> </u> ☐ Zoning <u> </u> ☐ Engineering <u> </u> ☐ Disabled Access <u> </u> ☐ Other <u> </u> APPROVED FOR ISSUANCE <u>C. Barrans</u> Signature <u>7/1/91</u> Date		BUILDING PERMIT FEES Est. Plan Review \$ <u> </u> Check No. <u> </u> Receipt No. <u> </u> Building Permit Fee \$ <u> </u> Actual Plan Review \$ <u> </u> Fast Track Fee \$ <u> </u> Early Start Fee \$ <u> </u> Double Fee \$ <u> </u> Total Building Permit Fee \$ <u> </u> ENGINEERING FEES Water Assessment \$ <u> </u> Water Inspection Fee \$ <u> </u> Sewer Assessment \$ <u> </u> Sewer Inspection Fee \$ <u> </u> Grading/Drainage Permit Fee \$ <u> </u> Driveway Permit Fee \$ <u> </u> Bond \$ <u> </u> Total Engineering Fees \$ <u> </u> Permit Issuance Fees Received \$ <u> </u> Check No. <u> </u> Receipt No. <u> </u>																					
CONDITIONS AND HOLDS ON PERMIT: <u> </u> <u> </u> <u> </u>																							

BUILDING DEBRIS DISPOSAL PLAN

CITY AND BOROUGH OF JUNEAU
Building Division

This form must be submitted to the Building Division as a supplement to any building demolition permit. Its purpose is to assist in analyzing the impact on the environment of the disposal of the debris from your building demolition project. Please fill out all applicable sections below:

Applicant: <u>KELLY KIRKPATRICK</u>	Process Number: <u>6444.01</u>
Project Address: <u>12275 GLACIER HWY</u>	APN: <u>4-0-3-0-101-001-0</u>
DESCRIBE BELOW THE TYPES OF MATERIALS AND LOCATIONS YOU PLAN FOR DISPOSAL : (Above for Office Use)	

1. BURNING (Generally, only clean, untreated wood may be burned)

What Materials: N/A

Where: N/A

When Burning: _____

When Do You Plan to Haul: _____

Fire Department Burn Permit #: _____ (Information: 586-5245)

Alaska Department of Environmental Conservation Air Quality Approval attached.
Date of Approval: _____ (Information: 465-2615)

2. LANDFILL

A. PREAPPROVED LANDFILL (Channel Landfill: 780-4288)

What Materials: METAL, WOOD, INSULATION, ROOFING MATERIAL (NO ASBESTOS)

When Do You Plan to Haul: JULY & AUG. 1991

B. REQUESTING NEW LANDFILL

Location of Landfill: N/A

What Materials: _____

When Do You Plan to Haul: _____

Juneau Department of Community Development Landfill Conditional Use Permit #: _____ (586-5235)

Alaska Department of Environmental Conservation Landfill Permit #: _____ (789-3151)

C. EXCAVATED MATERIALS

Types of materials: N/A

Maximum Size: _____

Location(s): _____

How Placed: _____

When Hauling: _____

NOTICE:

The APPLICANT certifies by signing this form that all LOCAL, STATE and FEDERAL laws and regulations governing landfills, open burning, air and water quality, hazardous material handling and disposal (including asbestos containing materials), and any other applicable laws and regulations have been or will be complied with in this project.

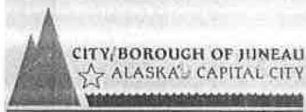
Kelly M. Kirkpatrick 1 Jul 1991
Applicant (subject to notice at left) Date

C. M. M. 7/1/91
Building Official (based on information submitted) Date

cc: Juneau Police Department
Juneau Fire Department

cc: Juneau Department of Community Development
Alaska Department of Environmental Conservation

cc: Channel Sanitation



BUILDING PERMIT

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 provisions of said ordinances.

The granting of this permit does not authorize the violation 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.

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.

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 180 days or if work or construction is suspended or abandoned for a period of 180 days at any time after work is commenced.

Inspection can be arranged by telephoning 586-1703 or by written notification. Work shall not proceed until the inspector has approved the various stages of construction.

JOB ADDRESS 12375 GLACIER HW		RECEIPT # 7826	DATE 09/06/91	PROJECT # B.O.-0670401
USE OF PERMIT CONSTRUCT ADDITION				
OWNER WILLIS KIRKPATRICK				
ADDRESS P.O. BOX 34214				
CITY JUNEAU	ST AK	ZIP 99803 0000		
APPLICANT KELLY KIRKPATRICK				
CONTRACTOR GARY HOLLER				
ADDRESS				
CITY	ST	ZIP		
PH	STATE LIC.			
ARCH/ENGINEER				
ADDRESS				
CITY	ST	ZIP		
TRACT #				
LOT #				
APN 4-023-0-107-001-0				
TRACT NAME JUN 687				
MODULE #				
CENSUS TRACT				
ZONE	SETBACKS FRONT	LEFT	RIGHT	REAR
1 thru 4 Family Res.	110300203	170.70'		
	0000000514	151.40'		
COUNTER APPROVAL				
PAYMENT FORM				
TOTAL FEE \$2200.00				

PROJECT PERMIT

* Plus Review/Prepayment Credit <(\$300170.70)*

Estimated Construction Valuations

Permit Type	Rate	Sq Feet	Valuation
1 thru 4 Family Res.	65.91		29001.40

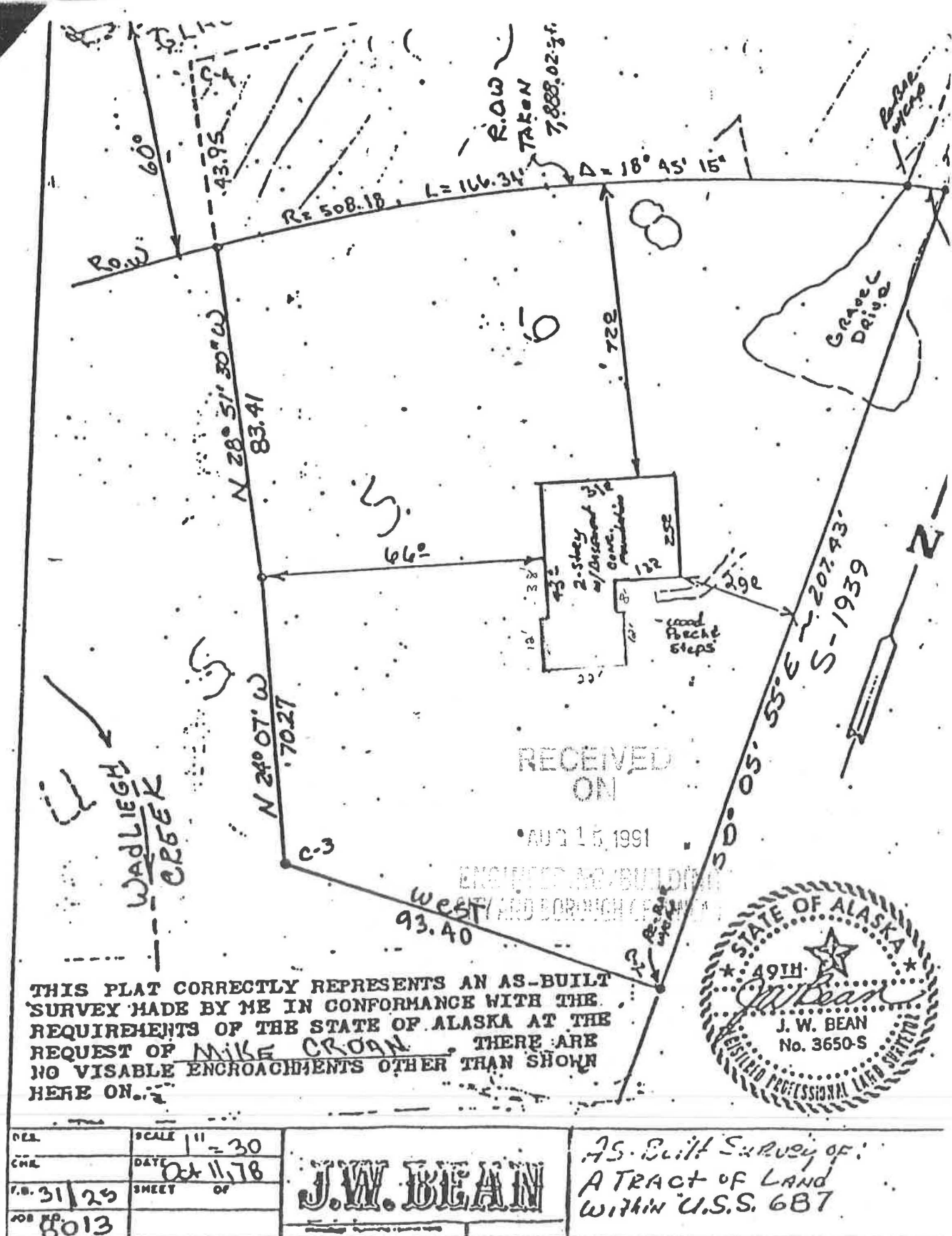
PROJECT CONDITIONS/NOTES

- Additional: Permit to construct addition.
- Additional: SDP
- Additional: Zone D3, Parking 2, Setbacks: Front 25, Rear 25, Left 10, Right 10.
- Additional: SDP
- Additional: Submit stamped cross drawn calculations prior to framing start.
- Additional: SDP
- Additional: Safety glazing required in hazardous locations per 5406.
- Additional: SDP
- Additional: Have approved plans and structural calculations at site.
- Additional: SDP

(FILL IN GRAYED AREAS AS A MINIMUM)

Date Issued :

Page 35 of 67



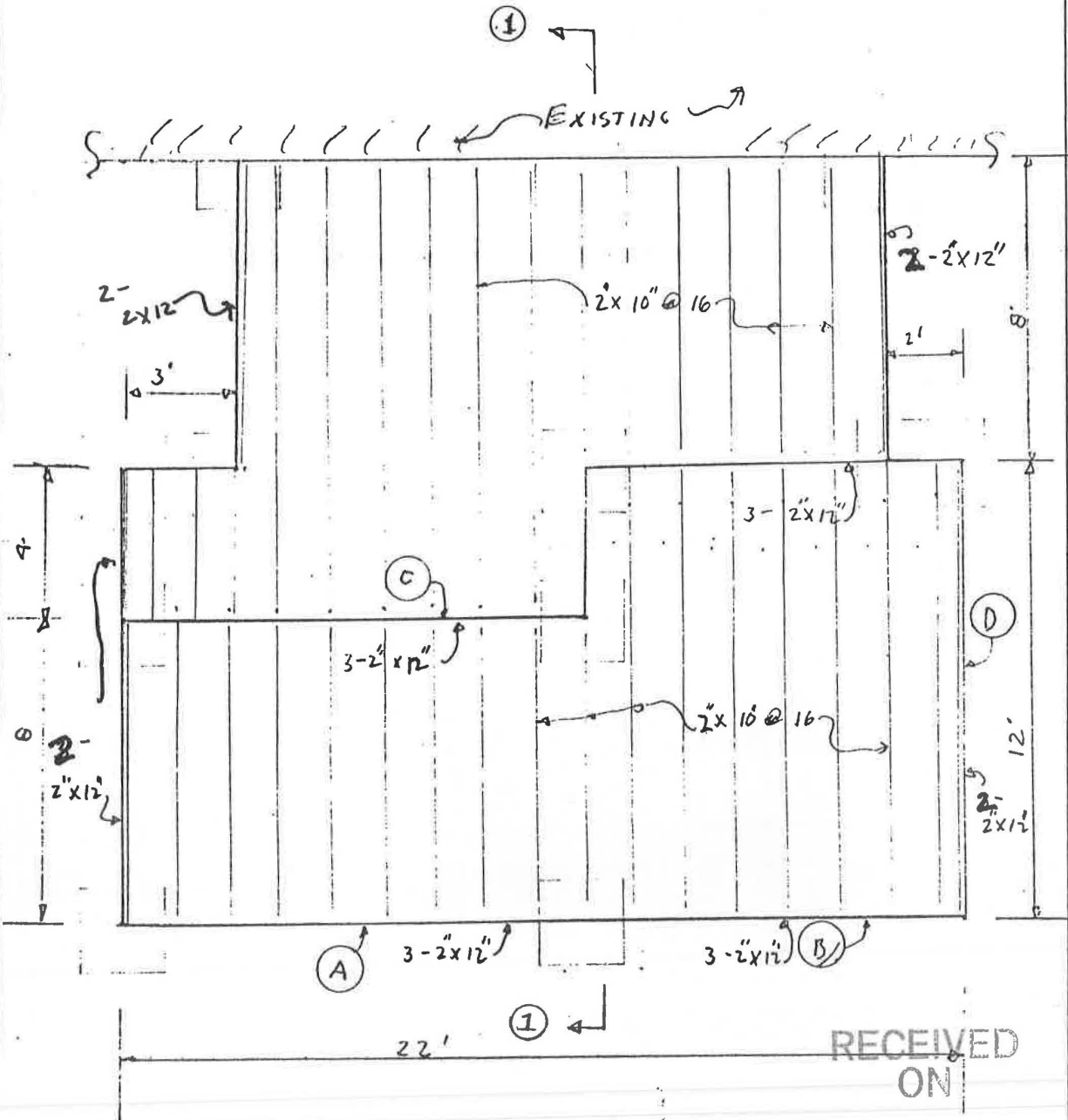
KIRK PATRICK ADDITION

6 AUG 91

JLB

1/7

42-381 50 SHEETS 3 SQUARE
42-382 100 SHEETS 3 SQUARE
42-383 100 SHEETS 3 SQUARE
NATIONAL



RECEIVED
ON

AUG 15 1991

ENGINEERING/BUILDING
CITY AND BOROUGH OF JUNEAU

500

15 - 2x10 x 12'-0

27 - 2x8 x 5'-0

2 - 2x6 x 4'-0

300 B.F. 300

224 B.F. (750)

524 580

55

140

715

Attachment G - 1991 Building Permit to Replace Addition

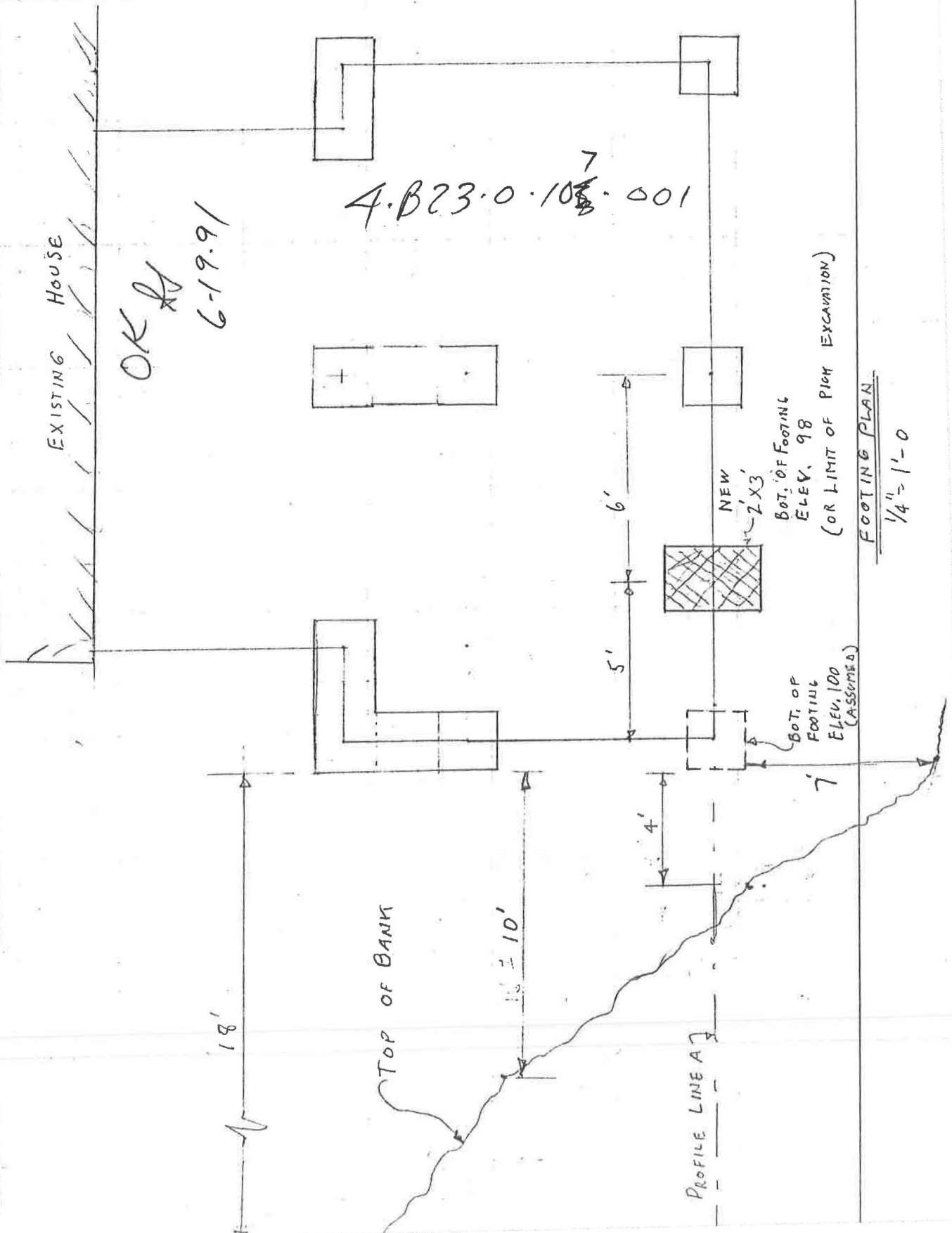
KIRM PATRICK

ADDITION

12 SEPT.
91

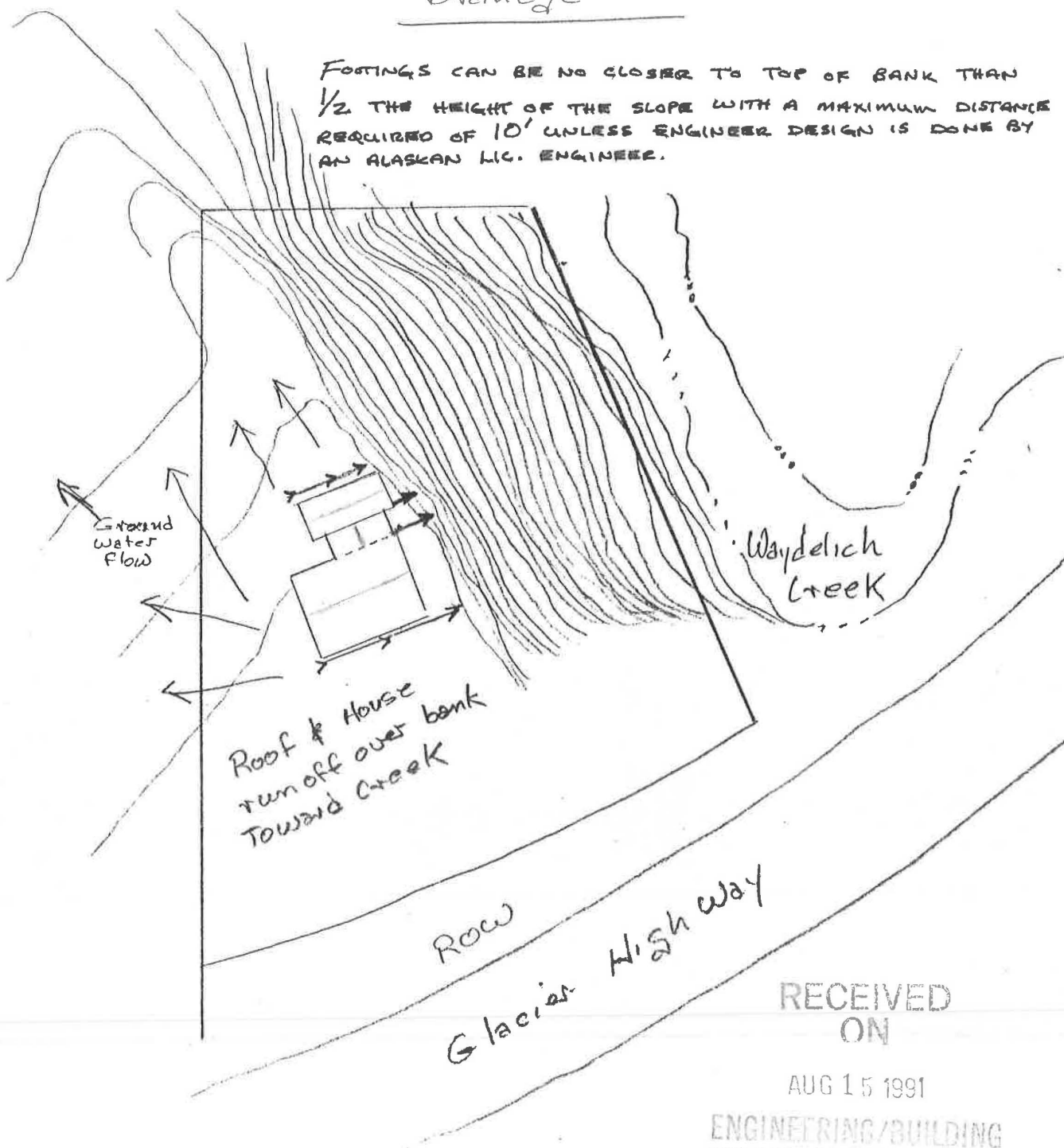
JLB

7A



Drainage

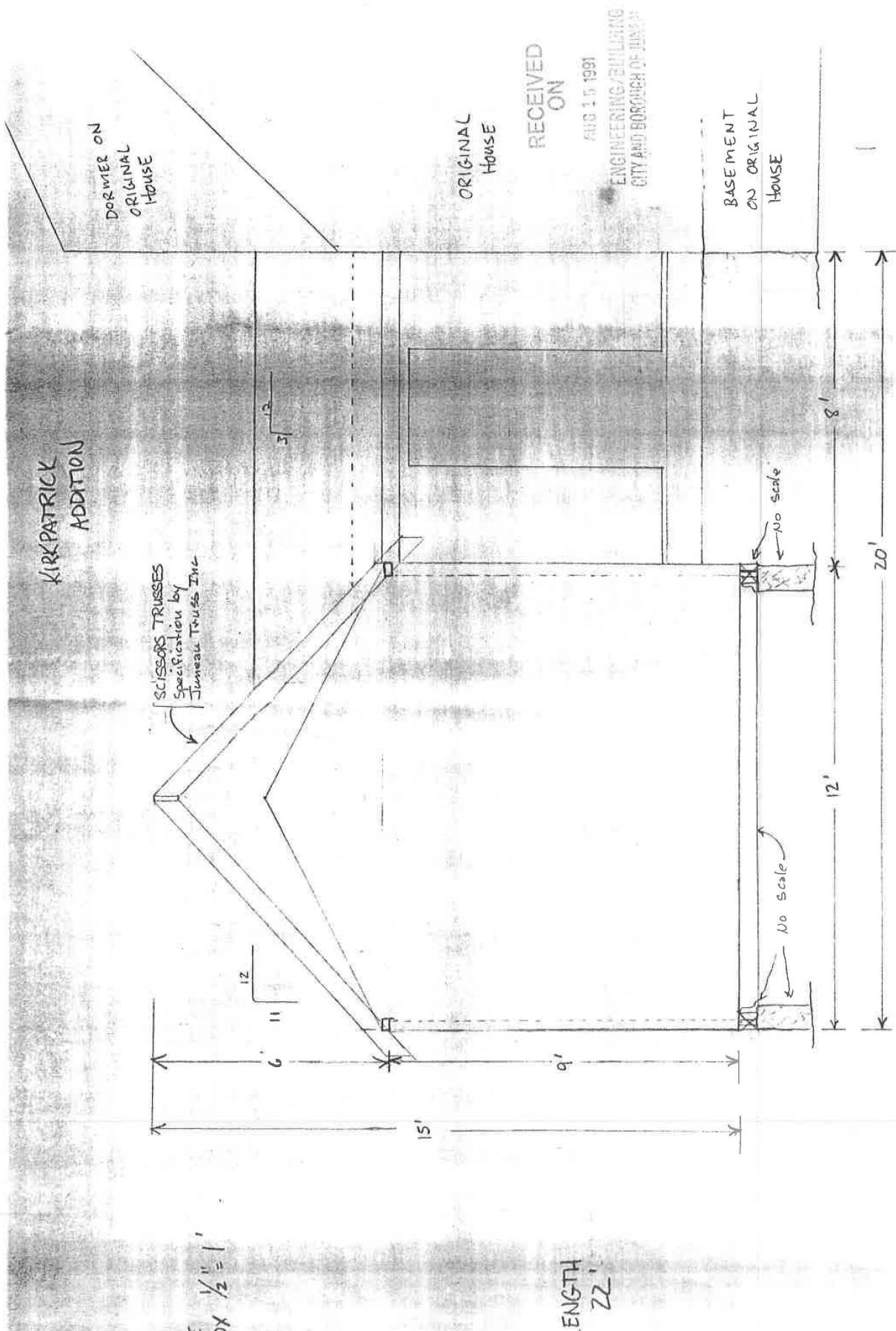
FOOTINGS CAN BE NO CLOSER TO TOP OF BANK THAN $\frac{1}{2}$ THE HEIGHT OF THE SLOPE WITH A MAXIMUM DISTANCE REQUIRED OF 10' UNLESS ENGINEER DESIGN IS DONE BY AN ALASKAN LIC. ENGINEER.



RECEIVED
ON

AUG 15 1991

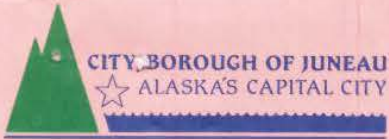
ENGINEERING/BUILDING
CITY AND BOROUGH OF JUNEAU



E
OX 1/2" = 1'

LENGTH
22'

Attachment G - 1991 Building Permit to Replace Addition



BUILDING PERMIT

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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 provisions of said ordinances.

The granting of this permit does not authorize the violation 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.

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.

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 180 days or if work or construction is suspended or abandoned for a period of 180 days at any time after work is commenced.

Inspection can be arranged by telephoning 586-1703 or by written notification. Work shall not proceed until the inspector has approved the various stages of construction.

JOB ADDRESS	RECEIPT #	DATE	PROJECT #
12275 GLACIER HWY	9621	10/30/92	WLC-0798401
USE OF PERMIT			
3/4" RES WAYNE CONNECT FOR KIRKPATRICK AT 12275 GLACIER HWY			

OWNER		
WILLIS KIRKPATRICK		
ADDRESS		
P.O. BOX 34214		
CITY	ST	ZIP
JUNEAU	AK	99803 0000
APPLICANT		
GLACIER STATE CONTRACTORS		
CONTRACTOR		
GLACIER STATE CONTRACTORS		
ADDRESS		
P.O. BOX 2894		
CITY	ST	ZIP
JUNEAU	AK	99803 2894
PH	STATE LIC.	
907-789-4976	A10565	
ARCH/ENGINEER		
ADDRESS		
CITY	ST	ZIP

TRACT #	LOT #	APN		
		4 823 0 107 001 0		
TRACT NAME		MODULE #	CENSUS TRACT	
WSS 687				
ZONE	SETBACKS FRONT	LEFT	RIGHT	REAR
Water Connect		239300139	50.00	
Other Fees			700.00	
COUNTER APPROVAL		PAYMENT FORM	TOTAL FEE	
			55885/50.00	

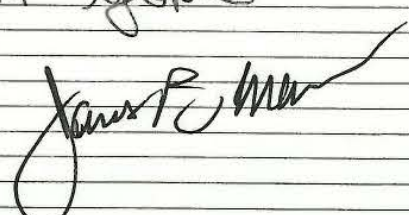
PROJECT PERMIT

Estimated Construction Valuations

Permit Type	Rate	Sq Feet	Valuation
Water Connect			0.00

OTHER Fees

Water Assessment	\$	700.00	(000000212)
Total		700.00	

SEWER AND WATER PERMIT APPLICATION				
DATE RECEIVED: 10/29/92		(FILL IN GRAYED AREAS AS A MINIMUM)		DATE ISSUED:
PROCESS NO:		CITY AND BOROUGH OF JUNEAU, ALASKA		PERMIT NO. 7984.01
PROJECT ADDRESS/BUILDING NAME 12225 GLACIER Highway		CITY/ZIP JUNEAU, AK		
SUBDIVISION/USS (if known) 687		BLOCK/TRACT (if known)	LOT (if known)	
PARCEL NUMBER # 8- B23-0-107-0010		DWELLING UNITS 1	NUMBER OF BUILDINGS 1	
APPLICANT'S NAME Willis Kirkpatrick		EMERGENCY CONTACT PERSON JAMES MASON 907 781-4776		
MAILING ADDRESS PO Box 34214 99803		HOME PHONE NO. 789-7352	WORK PHONE NO. 465-2521	
PROPERTY OWNER Willis Kirkpatrick		CONTACT PERSON		
MAILING ADDRESS PO Box 34214 JUNEAU AK		HOME PHONE NO.	AK DRIVER LICENSE NO.	
PROPERTY OWNERS EMPLOYER		SOCIAL SECURITY NO. (Optional)		
MAILING ADDRESS		ACCOUNT NO.	WORK PHONE NO.	
CONTRACTOR (if known) GLACIER STATE CONTRACTORS		CONTACT PERSON		
MAILING ADDRESS PO Box 35894 JUNEAU, AK		PHONE NO.	LICENSE NO.	
DESCRIPTION OF WORK: Water line 3" and 4" SEWER Hook up		SIZE OF LINE: 3/4" INCHES		
Installation of a new water line from the City curb stop to my building.		EXTENDED PAYMENT: YES ☐ NO ☒		
		IF YES, EP FORM NO: _____		
		ABOVE GROUND INSTALLATION: YES ☐ NO ☒		
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.				
I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state, federal or local law regulating construction or the performance of construction.				
SIGNATURE OF OWNER: X 		DATE: 10-28-92		
ENGINEERING/PUBLIC WORKS		ENGINEERING FEES		
CITY WATER:		WATER ASSESSMENT .01 \$ 750.00		
Service - Size _____		WATER INSPECTION FEE \$		
Fire Line - Size _____		SEWER ASSESSMENT .02 \$ 60.00		
Metered _____ Yes _____ No		SEWER INSPECTION FEE \$		
Yoke Rec'd _____ Yes _____ No		TOTAL ENGINEERING FEES \$		
CITY SEWER:		PERMIT ISSUANCE FEES RECEIVED \$ 810.00		
Units _____		CHECK NO. 3467 RECEIPT NO. 5788		
Number Date _____				
Date _____				
CONDITIONS AND HOLDS ON PERMIT: Revised 3/4" yoke 				
(PERMAPPS)				

KIRKPATRICK



155 SOUTH SEWARD STREET
JUNEAU, ALASKA 99801

November 30, 1993
File: 4-B23-0-107-001-0
Permit: 7984.01
CRRN: P 370 924 290

Willis Kirkpatrick
P.O. Box 34214
Juneau, AK 99803

Subject: Water Inspections and Fees

Dear Homeowner:

It has come to the attention the CBJ Engineering Department that your house at 12275 Glacier Hwy. has been hooked up to City water without receiving a final inspection. Also, your household has not been billed for past water consumption.

Ordinance requires that your building have a meter/yoke assembly properly installed and pass a cross connection control inspection before hooking up to city water. Please call me at 586-5230 to discuss this situation, or call our inspection request line at 586-1703 to schedule an inspection. To request an inspection, please call the day before, or before 7:30 AM of the day that you would like the inspection to take place.

During the cross connection control inspection, I will check to see if your toilets, hose bibs, furnace, bath tubs, and other plumbing fixtures satisfy the Uniform Plumbing Code. This inspection is usually quite short, and should last no more than ten minutes.

Thank you for your prompt attention to this matter. Failure to respond to this notice within ten days may result in your water being turned off.

NO BILLING YET ^{OK}
NB

Sincerely,

Rorie Watt
Rorie Watt
Utilities Inspector

cc: Terry Brenner, Resident Engineer

CCC & FINANCED 12/22/93 w/ JZ CTO'ED. GAVE TO JENNIFER -- BACK BILL.
DONE

INSPECTION REQUEST

[Handwritten signature]

Inspect On: 12/09/93 Time: 10:00 Called in On: 12/09/93 Inspector: WJZ BILL ZENTNER
Project Number Job Address Cross Street

7984.01 12275 GLACIER HW 4-B23-0-107-001-0

Inspection: WC-99 Final # of Previous Inspections: 1

Dispatch Comment: KELLY KIRPATRIC

Result: F1-A
WC-99-A Inspected by: Bill Zentner Date: 12/22/98

Comment: Letter Recipient. Back Bill 10/30/92

PREVIOUS INSPECTION RESULTS

Inspector: DEB Date: 10/30/92 Time: 1330 Result: Partial
Comments: inspected and approved from curb stop to base of meter yoke.
Connection to house and CCC insp. to be done later.

PROJECT CONDITION/HOLDS

Source: SUP Status: Conditional
Description: Activity .02 must be finalized before final on this activity.

Source: SUP Status: Conditional
Description: Please do sewer permit UTO when this permit is final.

PROJECT INSPECTION STATUS for Project # 7984.01

WC-01 Water Meter/Yoke	Not Insp <u>A</u>	WC-05 Pressure Test	Approved DEB
WC-02 Size of Service	Approved DEB	WC-99 Final	Partial DEB <u>A</u>
WC-03 Depth	Approved DEB	F - 1 Activity Final	Not Insp <u>A</u>
WC-04 Cross Connection Control	Not Insp <u>A</u>		

Willis Kirkpatrick
Box 34214
Juneau, AK 99807

APN NO. _____

VOICE: 586-5231 FAX: 463-2606
INSPECTION REQUEST LINE: 586-1703

DATE: 12/10/93
TIME: 2:30 pm

☐ FOOTING	☐ FRAME	☐ WOODSTOVE	☐ SEWER
☐ STEM WALLS	☐ ELECTRICAL	☐ SMOKE DETECTOR	☐ GRADING/DRAINAGE
☐ SLAB	☐ PLUMBING	☐ COURTESY	☐ CROSS CONNECTION CONTROL
☐ UNDERSLAB (PLUMBING/ELECTRICAL)	☐ INSULATION	☐ DRIVEWAY	☐ FINAL
☐ TEMPORARY POWER	☐ ACCESS	☒ WATERLINE	☐

OWNER/CONTRACTOR KELLY KIRKPATRICK

ADDRESS 12275 GLACIER Hwy

PERMIT TYPE _____ INSPECTION CODE _____

PLUG CONNECTION JUST PAST METER TOOK DOWN
STAIRS. - PLUGGED 12-22-93 WJZ APPROVED

LETTER RECIPIENT.

☐ CALL FOR REINSPECTION BEFORE CONCEALMENT

☐ CORRECTIONS OF ITEMS NOTED ABOVE WILL BE REINSPECTED AT TIME OF NEXT REQUESTED INSPECTION

INSPECTOR Bill Zuckerman

INSPECTION REQUEST

Inspect On: 10/30/92 Time: 1:30 Called in On: 10/30/92 Inspector: DEB DAVID BACH

Project Number	Job Address	Cross Street
7984.01	12275 GLACIER HW	4-B23-0-107-001-0

Inspection: WC-99 Final # of Previous Inspections: None

Dispatch Comment:

Result: Partial Inspected by: David Bach Date: 10/30/92

Comment: Inspected & approved from curb stop to base of meter yoke. Connection to house & ccc insp to be done later.

PROJECT CONDITION/HOLDS

Source: SUP Status: Conditional
Description: Activity .02 must be finalized before final on this activity.

PROJECT INSPECTION STATUS for Project # 7984.01

WC-01 Water Meter/Yoke	Not Insp	WC-05 Pressure Test	Not Insp A
WC-02 Size of Service	Not Insp A	WC-99 Final	Not Insp DEB P
WC-03 Depth	Not Insp A	F - 1 Activity Final	Not Insp
WC-04 Cross Connection Control	Not Insp		

QUIT-CLAIM DEED

Alaska

BOOK 0448 PAGE 853

THE GRANTOR(S) Willis F. Kirkpatrick, a married man
of 12315 Glacier Highway, City of Juneau, State of Alaska, for
and in consideration of Ten dollars and other valuable consideration

convey(^X) and quit-claim(^X) to Kelly M. Kirkpatrick and Diane M. Barrans, husband and wife
of 12275 Glacier Highway, City of Juneau, State of Alaska
all interest in the following described real estate, situated in the State of Alaska:

A tract of land in U.S. Survey 687, Juneau Recording District, First Judicial District,
State of Alaska, described as:

BEGIN on the East line of said survey 65.17 feet South from the Southwest corner of Lot
"E", U.S. Survey 2391 and 13.76 feet North from the Northwest corner of U.S. Survey 1939,
run thence South, on said East line, 248.26 feet; thence West 93.40 feet to the East
bank of Wadleigh Creek; thence N 24° 07' W, on said creek bank, 70.27 feet; thence
N 28° 51' 30" W, continuing on said creek bank 127.36 feet; thence N 55° 37' 30" E 24.46
feet; thence N 59° 56' 30" E 25.00 feet; thence N 64° 18' 30" E 25.00 feet; thence N
68° 40' 30" E 25.00 feet; thence N 73° 02' 30" E 25.00 feet; thence N 75° 13' 30" E
74.38 feet to the point of beginning,

EXCEPT THEREFROM that part conveyed to the Territory of Alaska by deed recorded October
19, 1953 in Deed Book 46 at Page 285.

96-003722
15.00 cc

JUNE 1998 DISTRICT

15.00 cc BY W.F. Kirkpatrick

Dated this 29th day of May

1998 PM 3 39

Grantor(s)

Willis F. Kirkpatrick

UNITED STATES OF AMERICA,

STATE OF ALASKA

ss. Individual Acknowledgement (Alaska)

THIS IS TO CERTIFY that on this 29th day of MAY, 1996, before me the undersigned, a Notary Public in and for the
State of Alaska, duly commissioned and sworn, personally appeared Willis F. Kirkpatrick
to me known to be the person described in and who executed the above and foregoing instrument, and acknowledged to me that he signed the same
freely and voluntarily for the uses and purposes therein mentioned.

WITNESS My Hand and Official Seal the day and year if this certificate first above written.

Notary Public in and for the State of Alaska, residing at Juneau Alaska

My commission expires 9/5/1998

Return to: Kelly Kirkpatrick
PO Box 210471
Anchorage, AK 99521

Quit-Claim Deed - Alaska
Washington Legal Blank, Inc., Issaquah, WA Form No. 1003-AK 5/92
MATERIAL MAY NOT BE REPRODUCED IN WHOLE OR IN PART IN ANY FORM WHATSOEVER.



UTILITY PERMIT*

Permit No.
UTL2002-00241
Proj #: UTL2002-00241

* NOTE: "Utility Permit" is a generic term which includes Water Connection Permits, Sewer Connection Permits, Water Inspections and Sewer Inspections.

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 covenant 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.ak.us/cdd/insp_req.htm.
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:	12275 GLACIER HWY	Issued Date:	6/17/2002
Permit Number:	UTL2002-00241	KIRKPATRICK/BARRANS SEWER CONN	Parcel No: 4B2301070010
Project Description:	New residential sewer connection.		
Parcel Identification: USS 687 FR			
Owner: KELLY M KIRKPATRICK Address: PO BOX 210471 City: AUKE BAY, AK 99821		Applicant: DIANE BARRANS Address: PO BOX 210471 City: AUKE BAY, AK 99821	
Fee Type	Date	Receipt	Amount Paid
4 Sewer Inspection Fee	6/17/2002	14020	60.00
Total Fees Paid:			60.00
Project Conditions and Holds: 1 Force main needs to be 60" in depth.			
Inspections Required: Call for inspection before covering or concealing any of the work described below. Inspections may be combined.			
100	Insp - Depth (Sewer)	110	Insp - Soil
140	Sewer Connection	500	Insp - Sewer Final
		120	Insp - Material

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

Page 1 of 2

(Including Water, Sewer, Driveway, Grading, Mechanical, Plumbing, Electrical, and Building Safety Inspections)

(APPLICANT PLEASE FILL IN TOP PORTION OF PAGE AFTER FIRST LINE)

APPLICANT AREA

STAFF AREA

DEVELOPMENT PERMIT APPLICATION

(APPLICANT - PLEASE FILL IN THE PROJECT/APPLICANT INFORMATION)

Project Number	CITY and BOROUGH of JUNEAU	Date Received:
Project Name (City Staff to assign name)		

PROJECT / APPLICANT INFORMATION	Project Description <u>Sewer Hook Up</u>																
	PROPERTY LOCATION																
	Street Address <u>12275 Glacier Highway</u>		City / Zip <u>Askew Bay 99821</u>														
	Subdivision (if known)	Survey (if known) <u>687 PR</u>	Block / Tract (if known)	Lot (if known)													
	Assessor's Parcel Number (if known) <u>4B2301070010</u>																
	LANDOWNER / LESSEE																
	Property Owner's Name <u>Kelly Kirkpatrick / Diana Barrett</u>		Contact Person <u>D. ANEB</u>	Work Phone No. <u>465-2113</u>													
	Mailing Address <u>PO Box 210471 Askew Bay 99821, AK</u>		Home Phone No. <u>787-4926</u>	FAX No.													
	LANDOWNER/LESSEE CONSENT (Required for Planning permits not needed on Building/Engineer permits)																
	I am (we are) the owner(s) or Lessee 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. ☒ <u>Chris Bauer</u> <u>6/17/02</u> Landowner/Lessee Signature Date ☒ Landowner/Lessee Signature Date		INITIAL ALL THAT MAY APPLY <table border="1"> <tr> <th>APPLICATION TYPE</th> <th>OWNER'S INITIALS</th> </tr> <tr> <td>ALLOWABLE USE</td> <td></td> </tr> <tr> <td>CONDITIONAL USE</td> <td></td> </tr> <tr> <td>VARIANCE</td> <td></td> </tr> <tr> <td>DESIGN REVIEW</td> <td></td> </tr> <tr> <td>SUBDIVISION</td> <td></td> </tr> <tr> <td>OTHER</td> <td></td> </tr> </table>		APPLICATION TYPE	OWNER'S INITIALS	ALLOWABLE USE		CONDITIONAL USE		VARIANCE		DESIGN REVIEW		SUBDIVISION		OTHER
APPLICATION TYPE	OWNER'S INITIALS																
ALLOWABLE USE																	
CONDITIONAL USE																	
VARIANCE																	
DESIGN REVIEW																	
SUBDIVISION																	
OTHER																	
APPLICANT (If same as OWNER, write "SAME" and sign and date at X below) Applicant's Name <u>Same</u> Contact by E-Mail: Mailing Address ☒ <u>Chris Bauer</u> <u>6/17/02</u> Applicant's Signature Date of Application																	

(OFFICE USE ONLY BELOW THIS LINE)											
STAFF APPROVALS	C	K	PERMIT TYPE	SIGN	DATE RECEIVED	APPLICATION NO.	C	K	PERMIT TYPE	DATE RECEIVED	APPLICATION NO.
			ALLOWABLE USE APPROVAL						WATER PERMIT		
			CONDITIONAL USE APPROVAL						SEWER PERMIT	<u>6/17/02</u>	<u>1572000241</u>
			VARIANCE						GRADING PERMIT		
			DESIGN REVIEW APPROVAL	MINOR MAJOR					DRIVEWAY PERMIT		
			SUBDIVISION	MINOR MAJOR PUD					RIGHT-OF-WAY PERMIT		
			STREET VACATION						PUB. FAC. TRANSMISS. & EXCAV. PERMIT		
			SIGN APPROVAL	LOCATED IN HISTORIC DISTRICT? ☐ YES ☐ NO					OTHER - (Describe)		
			BUILDING PERMIT						Permit Intake Initials		
	Zone		Total Lot Area		Required Setbacks Front _____ Back _____ Side _____ Other _____						
COMMENTS:											

NOTE: DEVELOPMENT PERMIT APPLICATION FORM MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

Paul Beck

From: Paul Beck
Sent: Tuesday, July 23, 2002 8:41 AM
To: Shelly Mangusso
Subject: APN 4B2301070010 Sewer

The sewer connection for this parcel was inspected and approved on June 25, 2002. This is also the UTO date. The billing details will appear on July's Billing Authorization report which you should receive in early August.

7/23/02

Case No: UTL2002-00241

JUNEAU PERMIT CENTER
INSPECTION RESULTS

CEAR

Proj No: UTL2002-00241

KIRKPATRICK/BARRANS SEWER CONN

Inspect on: 6/25/2002 Time: 10:00 A

Issued On: 6/17/2002

Applicant: DIANE BARRANS

Parcel No: 4B2301070010

Address: 12275 GLACIER HWY

Project Description: New residential sewer connection.

Notes: Kelly Kirkpatrick 789-4926. Sewer inspection.

UTO

cc: Office 6/6/02

Legal Description: USS 687 FR

Inspection: 500 Insp - Sewer Final

Result: *A*

Inspected by: *WJG*

Date: *6/25/02*

CONDITIONS / HOLDS:

___ Force main needs to be 60" in depth.

INSPECTION COMMENTS:

SEWER IS APPROVED FOR CONNECTIONS. DEPTH, CLEANOUTS, & MATERIALS.

THIS IS A PRESSURE SEWER CONNECTION. PUMP STATION HAS A WELL HOUSE & IS TO BE INSULATED.

INSTALLATION IS APPROVED. OK TO BACKFILL LINE.

Ilsa Lund

From: Schuler, Michael K (DOT) <michael.schuler@alaska.gov>
Sent: Friday, April 11, 2025 3:13 PM
To: Ilsa Lund
Subject: RE: Please Comment on this requested Variance application (VAR2025-0001)

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

Ilsa,
DOT&PF's comment is there can be no secondary access onto Glacier Highway from the proposed garage, and no encroachments of any kind will be allowed within state right of way on the parcel.

Michael K. Schuler

Property Management Officer
State of Alaska Dept. of Transportation
Southcoast Region

(907) 465-4499 Desk
(907) 419-4510 Mobile



From: Ilsa Lund <Ilsa.Lund@juneau.gov>
Sent: Thursday, April 10, 2025 3:24 PM
Subject: Please Comment on this requested Variance application (VAR2025-0001)

You don't often get email from ilsa.lund@juneau.gov. [Learn why this is important](#)

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon esteemed subject matter experts,

We have received an application from the residents of 12275 Glacier Highway to build a two-car garage and workshop with an office and storage on the second floor. The applicant is requesting a variance to reduce the required front yard setback by up to 10 feet. Forty percent of this lot is either anadromous stream setback from Waydelich Creek, or slopes between 63-80% grade.

As part of the review process, we are circulating the application amongst CBJ and other departments for input that will be provided to the Planning Commission for review.

You can find more information at the short-term planning web site: <https://juneau.org/community-development/short-term-projects>

We have the case scheduled for the Planning Commission meeting on May 13th. If you could provide feedback by **April 24, 2025**, that would be very helpful. I've attached an Agency Comment Form for your use.

Warm regards,

Ilsa Lund | Planner I

Community Development Department | City & Borough of Juneau, AK

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

Office: 907.586.0753 ext. 4128

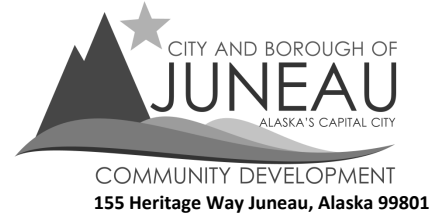
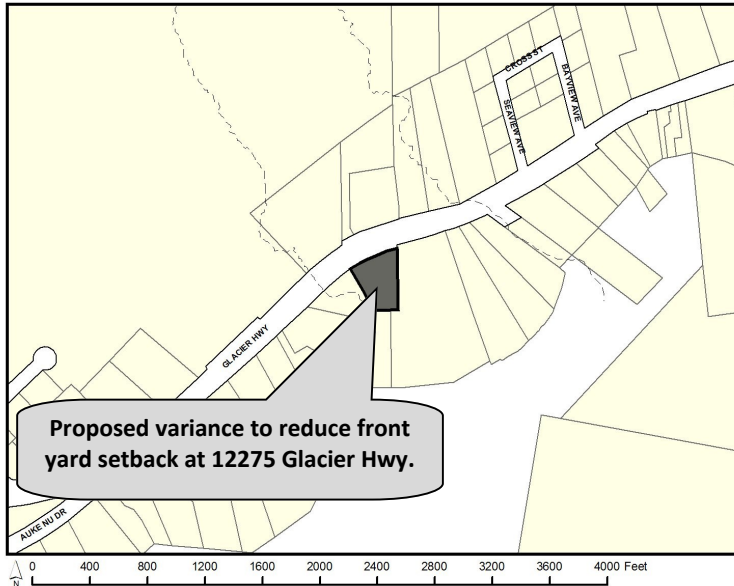


Fostering excellence in development for this generation and the next.

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



TO

A Variance application has been submitted for consideration and public hearing by the Planning Commission to **reduce the front yard setback by up to 10 feet** at **12275 Glacier Highway** in a **D3 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 **May 5, 2025** at

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

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

Now through April 24

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

April 25— noon, May 9

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

HEARING DATE & TIME: 7:00 pm, May 13, 2025

This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <https://juneau.zoom.us/j/85421744892> and use the Webinar ID: 854 2174 4892 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).

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

May 14

The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ext. 4128

Email: pc_comments@juneau.gov or ilsa.lund@juneau.gov

Mail: Community Development, 155 Heritage Way, Juneau AK 99801

Case No.: VAR2025 0001

Parcel No.: 4B2301070010

CBJ Parcel Viewer: <http://epv.juneau.org>

Printed April 4, 2025

Ilsa Lund

From: kirkbar@acsalaska.net
Sent: Wednesday, April 23, 2025 12:50 PM
To: Ilsa Lund
Subject: Re: Posting req

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

Thanks for the okay.
See you in a few weeks.
Diane

From: Ilsa Lund <ilsa.lund@juneau.gov>
Sent: Wednesday, April 23, 2025 8:27 AM
To: Diane <kirkbar@acsalaska.net>
Subject: RE: Posting req

Good morning, Diane,
Yes, that works just fine. Thank you!

Gunalchéesh!

Ilsa Lund | Planner I

Community Development Department | City & Borough of Juneau, AK

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

Office: 907.586.0753 ext. 4128



Fostering excellence in development for this generation and the next.

From: Diane <kirkbar@acsalaska.net>
Sent: Tuesday, April 22, 2025 4:53 PM
To: Ilsa Lund <ilsa.lund@juneau.gov>
Subject: Fwd: Posting req

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

Hi Ilsa,
So I collected the sign and have it out front of the drive. Does this locale work ok for you?
Thanks
Diane

Sent from my iPhone

Begin forwarded message:

From: Diane <kirkbar@acsalaska.net>
Date: April 22, 2025 at 4:33:35 PM AKDT
To: Kelly Kirkpatrick <kirkbar@acsalaska.net>
Subject: Posting req



Sent from my iPhone

THE CITY AND BOROUGH OF JUNEAU

CAPITAL OF ALASKA

155 SOUTH SEWARD ST. JUNEAU, ALASKA 99801

Planning Department

June 15, 1983

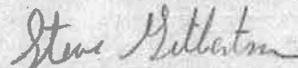
Spaulding Beach J.V.
603 East 4th Street
Juneau, Alaska 99801

Re: VR-25-83
Zoning Variance

Gentlemen:

This is to advise that the Planning Commission at its meeting of June 14, 1983 approved your variance request to reduce the sideyard setback from 20 feet to 18.5 feet for a proposed condominium building on a fraction of U. S. Survey 687, Auke Bay. This building is shown as "Building D" on the June 1, 1983 survey of the property.

Sincerely,



Steve Gilbertson
Planner

GS:tlp
069A

NOTICE OF PUBLIC HEARING
CITY & BOROUGH PLANNING COMMISSION
155 South Seward Street
Juneau, Alaska

FILE NUMBER: VR-25-83

HEARING DATE: June 14, 1983

TIME: 7:30 pm

PLACE: Assembly Chambers, 155 South Seward Street

TO: Adjoining Property Owners

SUBJECT: An application for a zoning variance

- a) LOCATION: East of Wadleigh Creek, Auke Bay
- b) LEGAL DESCRIPTION: Fraction of U.S.S. 687
- c) SITE SIZE: 1.5 acres
- d) APPLICANT: Spaulding Beach J.V.
- e) OWNER OF PROPERTY: Same
- f) PRESENT ZONING: CWR Commercial-Waterfront-Residential
- g) PROPOSAL: To reduce the required side yard setback from 20 feet to 18.5 feet for a proposed condominium building.

PROPERTY OWNERS PLEASE NOTE:

You or any interested persons are invited to attend this Public Hearing; also, the Planning Commission will give careful consideration to all written correspondence concerning this matter.

GENERAL APPLICATION FORM
CITY-BOROUGH OF JUNEAU
PLANNING COMMISSION

I. Application Type

☐ Subdivision Waiver	☒ Variance
☐ Zero Lot Line Subdivision	☐ Conditional Use Permit
☐ Major Subdivision	☐ Zone Change
☐ Informal Review	☐ Temporary Use Permit
☐ Preliminary Plat	☐ Planned Development
☐ Final Plat	☐ Informal Review
☐ Street Vacation	☐ Preliminary Review
	☐ Final Plat

II. Applicant's Name Spaulding Beach, J.V.

Applicant's Address 603 E. 4th Street, Juneau, Alaska 99801

Phone 586-9455

Subdivision N/A U.S.S. Number 1939

Block/Tract Tract B Lot(s) N/A 1

Applicant's Signature Spaulding Beach J.V.

By J. V. Beach

III. Statement of landowner must be completed where the applicant is not the landowner.

I, _____, the owner of Lot(s) _____, Block(s) _____.

in the City and Borough of Juneau, Alaska, hereby acknowledge that the application by _____ for development on said (Lots) is made with my complete understanding and permission in accordance with an agreement of purchase or option entered into between me and the applicant herein stated.

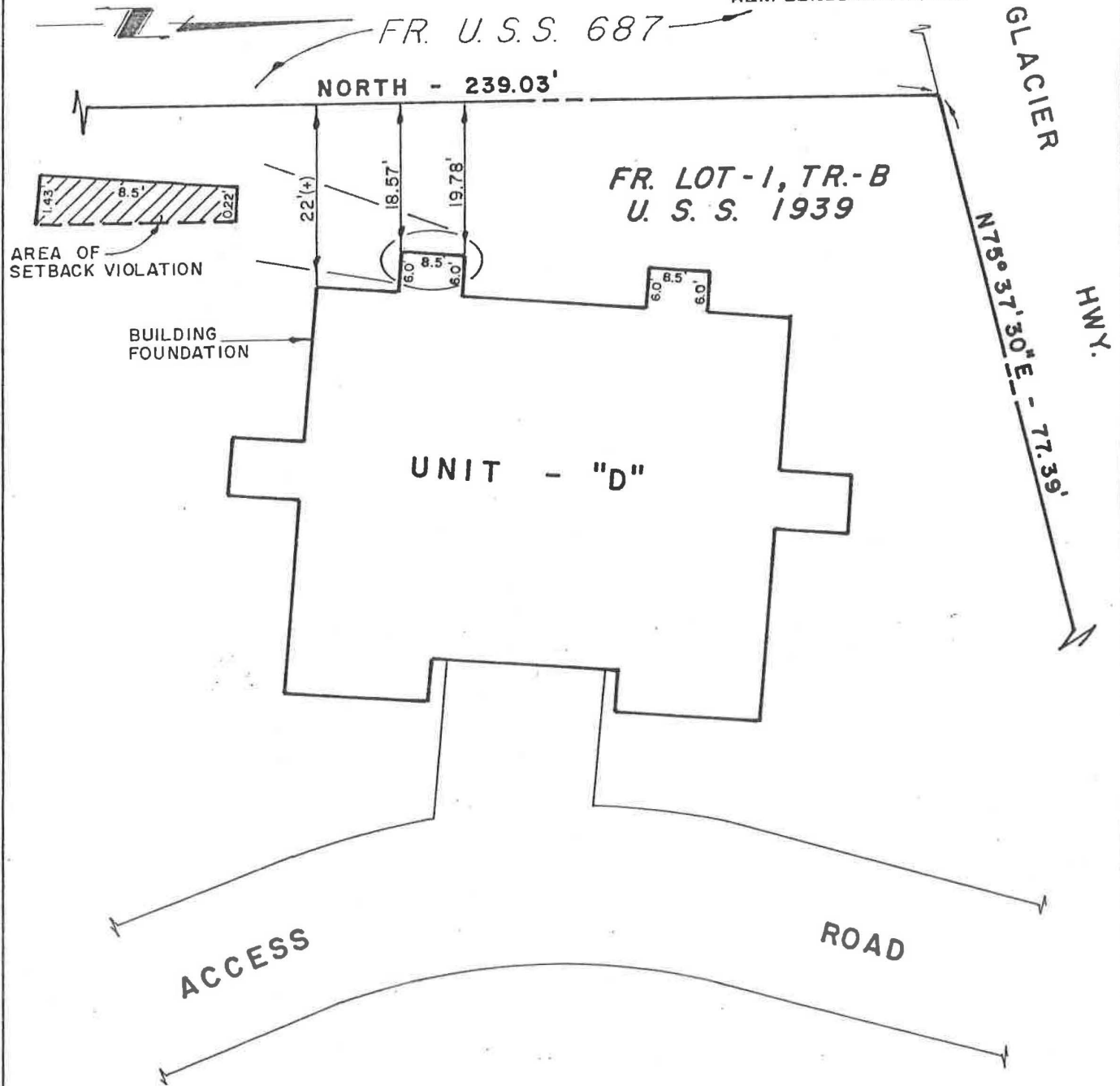
Landowner's Signature

Address

Phone

R&M

R&M CONSULTANTS, INC.



VARIANCE APPLICATION PLAT OF
SPAULDING BEACH CONDOMINIUM
A FR. OF LOT-1, TR."B", U.S.S. 1939
CITY & BOROUGH OF JUNEAU, — ALASKA

DATE	SCALE	DRAWN BY	CHECKED BY	PROJECT NO.	DRAWING NO.
JUNE 1, 83	1" = 20'	M. S.	M. A. M.	333112	112-1



VARIANCE APPLICATION
City & Borough of Juneau
Board of Adjustment

multi-family residence
Request is hereby made for permission to (build) (subdivide)
a multi-family residence contrary to the requirements of the Zoning
Regulations Ordinance (Title 49) of the City and Borough of
Juneau.

The proposed building is contrary to the Ordinance in the
following particular sections:

(State Specifically)

- a. *49.25.411(a)(5) [minimum sideyard*
- b. *setback 5 feet except 20 feet abutting*
- c. *a residential area*
- d.

1. Existing Zoning: CWR
2. Use of existing building and premises: residential
3. Use of proposed building and premises: residential
4. Size of Lot:

Width: _____
Depth: _____
Square Feet: 1.5 acres

irregular
} *see short plat plan*

5. Utilities (Check appropriate box):

Public Sewer ☒ Public Water ☐
On-lot Sewer ☐ On-lot Water ☒

6. Size of proposed building:

Width: 62 1/2
Length: 67
Height: 2 stories

7. Required setback from: Proposed setback from:

Front property line	<u>None</u>	Front property line	
Side yard setback	<u>20</u>	Side yard setback	<u>18.57</u>
Rear yard setback	<u>20</u>	Rear yard setback	

8. Prevailing setback of adjoining buildings within block:

N/A

9. Has there been any previous variances involving these
premises? No If so, state the date of filing,
character of variance, and disposition of same.

10. State what unique circumstance is peculiar to the land or building involved that distinguishes it from other properties in the same vicinity.

N/A

11. State how the difficulty would apply to the particular land or building regardless of owner:

N/A

12. Indicate what hardship would result if the ordinance requirements were complied with:

extreme financial loss to person as given making extra in locating building; would be in excess of \$25,000 because foundation would have to be moved

13. Briefly describe whether all of the foregoing conditions exist concerning your proposal.

- a. Compliance with the strict letter of the restrictions would unreasonably prevent the owner from using the property for a permitted purpose or would render a conformity with such restrictions unnecessarily burdensome;
yes
- b. That a grant of the variance applied for would do substantial justice to the applicant as well as to other property owners in the district;
yes
- c. Whether a lesser relaxation than that applied for would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners;
no
- d. That relief can be granted in such a fashion that the spirit of the ordinance will be observed and public safety and welfare secured;
yes
- e. That the authorization of such variance will not be materially detrimental to the public welfare or injurious to nearby property;
yes
- f. The variance does not allow the property to be used for uses not otherwise allowed in the district involved.
yes

Attached hereto and made a part of this variance are submitted the following papers:

1. A set of drawings, drawn to scale, and containing all necessary requirements and all features involved in this variance.
2. One (1) copy of any covenants, easements, and/or deed restrictions.
3. One (1) copy of general application form.
4. Board of Adjustment fee (\$100.00).



Looking south down Waydelich Creek towards Auke Bay.



Looking north from the rear of the dwelling.



Looking north from the front of the property towards the Waydelich Creek bridge retaining wall.