

MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: September 22, 2011

TO: Planning Commission

FROM: Kelly Keenan, Planner *KK*
Community Development Department

FILE NO.: USE2011 0010

PROPOSAL: A conditional use permit to establish two accessory apartments in two detached single-family dwellings.

ATTACHMENTS

Attachment A – Plat 75-18
Attachment B – Legal Descriptions of easements
Attachment C – Applicant's revised site plan
Attachment D – Letter from Fire Marshal Dan Jager (and follow-up emails)
Attachment E – Photo of Hughes Way
Attachment F – Email Confirming Compliance with the Fire Code
Attachment G- Map of Neighborhood Rental Properties (submitted by applicant)

ADDITIONAL INFORMATION

The purpose of this memo is to provide additional information and clarification of issues that have been raised regarding USE2011 0010, the Conditional Use permit request to establish two accessory apartments in two detached single-family dwellings. Primarily, these issues pertain to questions of public safety regarding fire apparatus access to the subject site. Attachment G, a map of rental properties in the vicinity of the applicant's property, is not related to the question of fire apparatus access, but has been provided by the applicant as support for the application in question.

Access Easements

The applicant's property is accessed via two adjacent easements that extend off of the end of Hughes Way (see Attachment A). The first easement is rectangular, has a width of 15.13 feet and a length of 129.88 feet. The second easement is shaped like a trapezoid, with the narrow end having a width of eight feet, and the wide end having a width of 31.02 feet. These easements were granted for the same purpose, that being ingress, egress, and utilities for the applicant's property. The recorded legal descriptions of both easements are provided as Attachment B. The combined width of the two



easements is 23.13 feet at the narrow end and 46.15 feet at the wide end. The applicant has provided a revised site plan reflecting these dimensions (see Attachment C).

Fire Apparatus Access

After the August 23, 2001 Planning Commission meeting, the applicant met with Fire Marshal Dan Jager regarding fire apparatus access along Hughes Way and through the easements used to access the applicant's property. The applicant requested and received from the Fire Marshal a written letter recapping the meeting, a copy of which was provided to the Community Development Department. That letter, with the addition of follow-up emails submitted by the applicant, is provided as Attachment D.

In the letter, the Fire Marshal clarifies the requirements of the Fire Code, and makes suggestions as to how the applicant could improve fire apparatus access to the subject site. Two items are suggested:

1. Hughes Way should be widened to 26 feet in the vicinity of the fire hydrant, and
2. A turn around for fire apparatuses must be provided. Such a turn around could be provided on the applicant's property, using the existing paved areas. This would require a formal agreement between the City and the applicant providing for proper access and maintenance.

The purpose of the 26 foot width requirement is to ensure that a fire apparatus utilizing a hydrant leaves adequate space for other apparatuses to pass. To ensure that the purpose of this requirement is met, staff recommends that Hughes Way be widened to 26 feet for at least 20 feet on either side of the hydrant. Widening Hughes Way in the vicinity of the hydrant would entail installation of culverts and the placement of fill in the existing drainage ditch that runs along the east side of the road (see Attachment E). Such work would require permits and approval from the Community Development Department.

CBJ General Engineering has suggested that if Hughes Way is widened in the vicinity of the hydrant, people may be more apt to park vehicles in the new road space. To ensure the new area is kept clear, "No Parking" signs should be installed within the newly created fire lane.

Staff is not aware of an existing precedent for a fire apparatus turn around on private property. Therefore, an agreement providing for access to and maintenance of a turn around on the applicant's property would require approval of the CBJ Community Development, Fire, Streets, and Law Departments.

In addition, staff believes that in order to comply with the Fire Code, the access to the provided turn around should meet the required width of a fire apparatus access road. Therefore, staff recommends that the applicant be required to widen the site driveway so that no portion of the access to the required turn around has a width less than 20 feet. The Community Development Department would require an as-built survey to verify that this dimension has been achieved.

Based on the above information, staff is recommending that the following three items become conditions of approval of the applicant's permit request:

1. The applicant shall enter into a formal agreement with the City and Borough of Juneau providing access to and maintenance of a turn around on the subject property. The content of the agreement must be approved by the CBJ Community Development, Fire, Streets, and Law Departments.
2. The applicant must widen the site driveway so that no portion of the access to the turn around on the subject property has a width of less than 20 feet. The applicant shall submit an as-built survey showing that these dimensions have been achieved.
3. Prior to issuance of any occupancy permits, the applicant shall improve Hughes Way to a width of 26 feet for at least 20 feet on either side of the fire hydrant. The applicant must obtain all required permits and approvals from CBJ prior to starting this project. In addition, the applicant shall install "No Parking" signs within the widened portion of Hughes Way, subject CBJ Fire and Engineering department approval.

Staff has confirmed with the Fire Marshal that if the applicant completes these three items, the proposed development would meet the Fire Code (see Attachment F). Taking into account this additional information and the Fire Marshal's analysis, staff believes that with the original conditions proposed in the July 8, 2011 staff report regarding USE2011 0010, and with the addition of the three new conditions listed above, the applicant's proposed development will not materially endanger public health and safety. The applicant has indicated a willingness to undertake these additional conditions.

Staff notes that the additional conditions listed above would serve to improve fire apparatus access for the entire neighborhood, and not just to the subject site.

Staff findings and a revised list of proposed conditions are provided below.

FINDINGS

CBJ §49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete;
2. Whether the proposed use is appropriate according to the Table of Permissible Uses;
and,
3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

CBJ §49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area;
or,
3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

Per CBJ §49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. Is the application for the requested conditional use permit complete?

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

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

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300, Section 1.135 for the D-1 zoning district.

3. Will the proposed development comply with the other requirements of this chapter?

Yes. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the July 15, 2011 and July 25, 2011 issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right of Way.

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

No. Based on the above analysis, and with the recommended six conditions of approval, the project will not materially endanger public health or safety.

5. Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?

No. As discussed previously, staff finds that locating two accessory apartments within two detached dwellings on a 2.5 acre site will not substantially decrease the value or be out of harmony with the surrounding neighborhood.

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

Yes. Staff finds that the proposed development serves to implement CBJ housing policies, and is therefore in general conformity with the 2008 Comprehensive Plan.

7. *Will the proposed development comply with the Alaska Coastal Management Program?*

Not applicable. As discussed previously, this project does not require a state-coordinated ACMP review.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. The permit would allow the applicant to establish two accessory apartments in two detached single-family dwellings. Staff recommends the following six conditions of approval:

1. The applicant shall modify BLD2005-00655 to include development of a second single-family dwelling as well as an accessory apartment in each of the two dwellings on the site. The applicant shall submit all required plans and shall pay appropriate fees associated with the building permit modification.
2. Prior to issuance of any occupancy permits, the applicant shall install all required water meters, subject to CBJ approval.
3. Prior to issuance of any occupancy permits, a final inspection shall be completed by the Community Development Department to ensure that the walls proposed in Accessory Apartment 2 are in place and that the maximum net floor area is not exceeded.
4. Prior to issuance of any occupancy permits, the applicant shall improve Hughes Way to a width of 26 feet for at least 20 feet on either side of the fire hydrant. The applicant must obtain all required permits and approvals for this project prior to starting work. In addition, the applicant shall install "No Parking" signs within the widened portion of Hughes Way, subject CBJ Fire and Engineering department approval.
5. Prior to issuance of any occupancy permits, the applicant shall enter into a formal agreement with the City and Borough of Juneau providing for proper access to and

maintenance of a turn around on the subject property. The content of the agreement must be approved by the CBJ Community Development, Fire, Streets, and Law Departments.

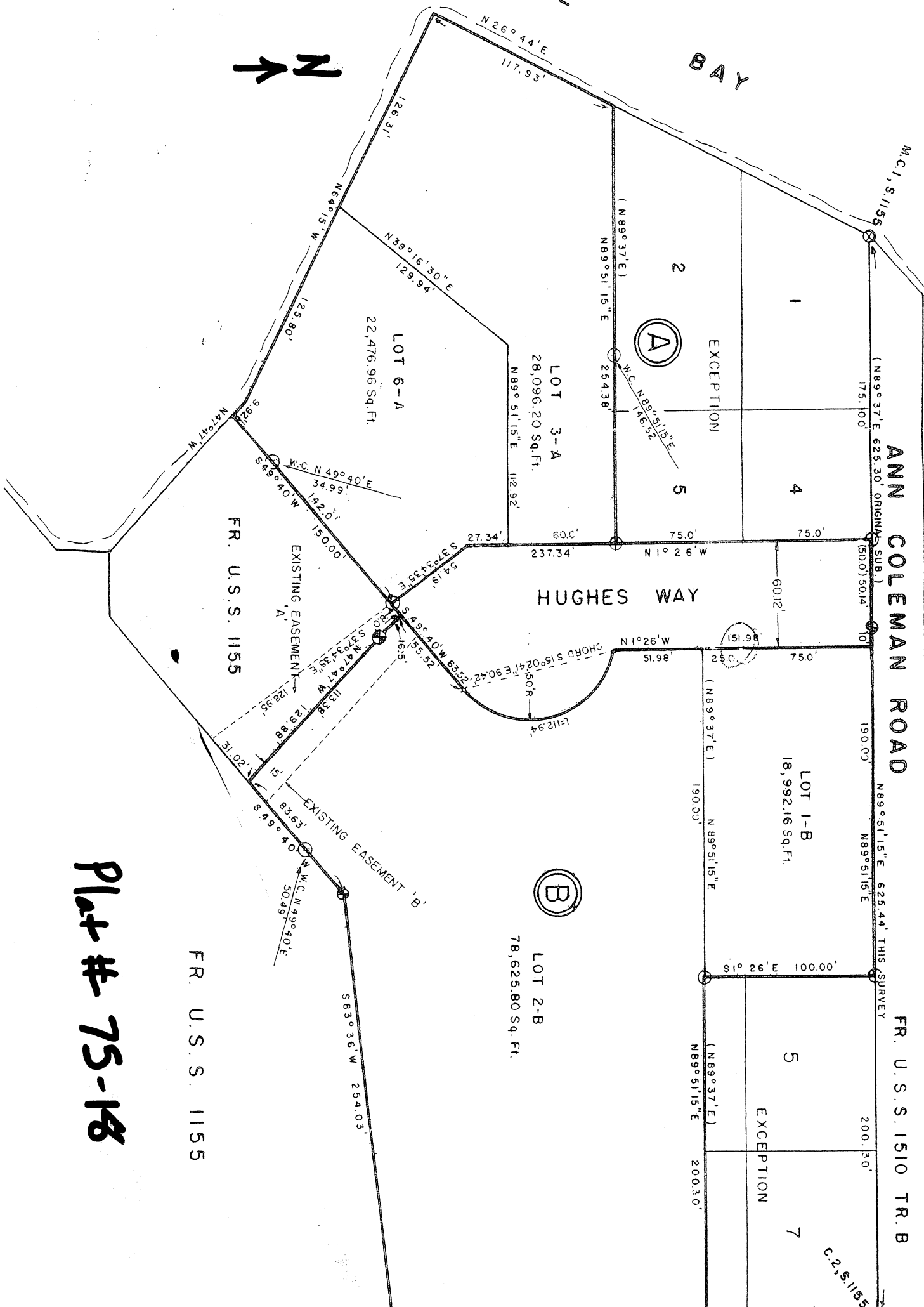
6. Prior to issuance of any occupancy permits, the applicant shall widen the site driveway so that no portion of the access to the turn around on the subject property has a width of less than 20 feet. The applicant shall submit an as-built survey showing that these dimensions have been achieved.

U. S. S. 1510 TR. A & ANNECHMENT

ANN COLEMAN ROAD

FR. U. S. S. 1155 TR. B

C.2.S.1155



Plat # 75-18

FR. U. S. S. 1155

EASEMENT

1
2 THIS INDENTURE made this 12th day of November, 1972, by
3 and between JOYCE H. GNAGE, a single woman, as grantor, and
4 DAN M. TAYLOR and AUDREY J. TAYLOR, husband and wife of Juneau,
5 Alaska, as grantees,

6 WITNESSETH:

7 The grantor is the owner of certain real property adja-
8 cent to and contiguous with the following described real property
9 owned by the grantees situated within U. S. Survey No. 1155, in
10 the Juneau Recording District of Alaska, and which is more parti-
11 cularly described as follows:

12 A fractional part of Tract II, U. S. Survey
13 No. 1155, more particularly described by
metes and bounds as follows:

14 Beginning at Corner 2 of U. S. Survey No.
15 1155 and along the easterly boundary of
16 said U. S. Survey 1155, S 1° 26' E, 281.10
17 feet to the true point of beginning. Thence
18 S 1° 26' E, 230.0 feet along the easterly
19 boundary line of said Tract II, U. S. Survey
20 1155, thence S 83° 36' W, 254.03 feet,
21 thence S 57° 18' 40" W, 271.25 feet to
22 W.C., thence S 57° 18' 40" W, 28.40 feet
23 to the true meander corner. Thence N 6° 00'
24 W, 168.55 feet, thence N 49° 40' E, 88.60
25 feet, thence N 78° 58' E, 100.0 feet, thence
26 N 1° 26' W, 62.94 feet, thence N 49° 40' E,
27 131.13 feet, thence N 83° 36' E, 254.03 to
28 the true point of beginning.

29 This tract contains 2.5 acres, more or less.

30 (Said property is hereinafter described as
31 Parcel 1.)

The grantor does hereby grant unto grantees and their
successors in ownership of that certain property referred to
herein as Parcel 1, a perpetual easement for the purpose of in-
gress and egress and utilities to the aforementioned Parcel 1
over and along certain property owned by grantor situated in
U. S. Survey No. 1155, in the Juneau Recording District of Alaska,
and which is more particularly described as follows:

A fractional part of USS #1155 more parti-

FAULKNER, BANFIELD, DOOGAN, GROSS & HOLMES
SUITE 201, 311 FRANKLIN ST. PHONE (907) 586-2210
JUNEAU, ALASKA 99801

RECORDED
JUN 20 1972
JUNEAU DIST.

ATTACHMENT B

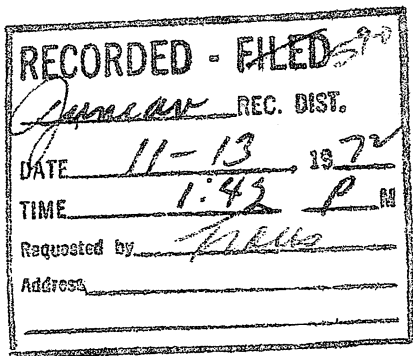
FAULKNER, BANFIELD, DOOGAN, GROSS & HOLMES
SUITE 201, 311 FRANKLIN ST. PHONE (907) 586-2210
JUNEAU, ALASKA 99801

1 Beginning at a point which bears S 40° 51'
2 23" W, 508.00 ft. distant from Corner 2 of
3 said USS #1155, thence N 49° 40' E, 31.02
4 ft., thence N 47° 47' W, 129.88 ft., thence
5 S 49° 40' W, 8.0 ft., thence S 37° 34' 35"
6 E, 128.95 ft. to the point of beginning.

7 This tract contains .05 acres more or less.

8 The easement granted herein is granted in consideration
9 of the sum of Ten Dollars (\$10.00) and other good and valuable
10 consideration in hand paid by the grantees to the grantor.

11 This easement shall inure to the benefit of and shall be
12 binding upon the successors, executors, administrators, heirs
13 and assigns of the respective parties hereto.



14 Joyce H. Gnagy
15 Joyce H. Gnagy
16 GRANTOR

17 Dan M. Taylor
18 Dan M. Taylor

19 Audrey J. Taylor
20 Audrey J. Taylor
21 GRANTEES

22 STATE OF ALASKA)
23) ss.
24 FIRST JUDICIAL DISTRICT)

25 THIS CERTIFIES that on this 12th day of November, 1972,
26 before the undersigned, a Notary Public in and for the State of
27 Alaska, personally appeared JOYCE H. GNAGY, a single woman, DAN
28 M. TAYLOR and AUDREY J. TAYLOR, husband and wife, to me known and
known to me to be the persons whose names are subscribed to the
foregoing Easement and who acknowledged to me that they executed
the same for the uses and purposes therein mentioned.

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

31 Michael M. Holmes
32 Notary Public for Alaska
33 Mr. Commissioner Business & Professions

EASEMENT

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

FAULKNER, BANFIELD, DOOGAN, GROSS & HOLMES
SUITE 201, 311 FRANKLIN ST. PHONE (907) 586-2210
JUNEAU, ALASKA 99801

THIS INDENTURE made this 11th day of November, 1972, by and between JEAN A. HUGHES, a married woman, as grantor, and DAN M. TAYLOR and AUDREY J. TAYLOR, husband and wife of Juneau, Alaska, as grantees,

WITNESSETH:

The grantor is the owner of certain real property adjacent to and contiguous with the following described real property owned by the grantees situated within U. S. Survey No. 1155, in the Juneau Recording District of Alaska, and which is more particularly described as follows:

A fractional part of Tract II, U. S. Survey No. 1155, more particularly described by metes and bounds as follows:

Beginning at Corner 2 of U. S. Survey No. 1155 and along the easterly boundary of said U. S. Survey 1155, S 1° 26' E, 281.10 feet to the true point of beginning. Thence S 1° 26' E, 230.0 feet along the easterly boundary line of said Tract II, U. S. Survey 1155, thence S 83° 36' W, 254.03 feet, thence S 57° 18' 40" W, 271.25 feet to W.C., thence S 57° 18' 40" W, 28.40 feet to the true meander corner. Thence N 6° 00' W, 168.55 feet, thence N 49° 40' E, 88.60 feet, thence N 78° 58' E, 100.0 feet, thence N 1° 26' W, 62.94 feet, thence N 49° 40' E, 131.13 feet, thence N 83° 36' E, 254.03 to the true point of beginning.

This tract contains 2.5 acres, more or less.

(Said property is hereinafter described as Parcel 1.)

The grantor does hereby grant unto grantees and their successors in ownership of that certain property referred to herein as Parcel 1, a perpetual easement for the purpose of ingress and egress and utilities to the aforementioned Parcel 1 over and along certain property owned by grantor situated in U. S. Survey No. 1155, in the Juneau Recording District of Alaska, and which is more particularly described as follows:

A fractional part of U. S. Survey No. 1155 more particularly described as follows:

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

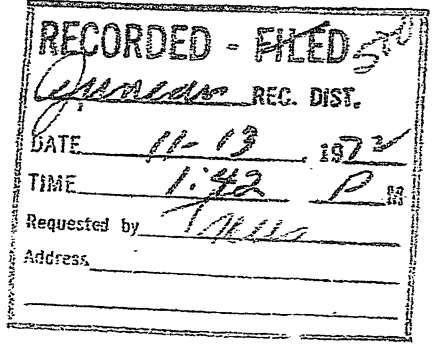
Beginning at a point which bears S 39° 59' W, 462.43 ft. distant from Corner No. 2 of said U. S. Survey No. 1155, thence S 49° 40' W, 15.13 ft., thence N 47° 47' W, 129.88 ft., thence N 49° 40' E, 15.13 ft., thence S 47° 47' E, 129.88 ft. to the point of beginning.

This tract contains 0.04 acres more or less.

The easement granted herein is granted in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the grantees to the grantor.

This easement shall inure to the benefit of and shall be binding upon the successors, executors, administrators, heirs and assigns of the respective parties hereto.

FAULKNER, BANFIELD, DOOGAN, GROSS & HOLMES
SUITE 201, 311 FRANKLIN ST. PHONE (907) 506-2210
JUNEAU, ALASKA 99801



Jean A. Hughes
Jean A. Hughes

GRANTOR

Dan M. Taylor
Dan M. Taylor

Audrey J. Taylor
Audrey J. Taylor

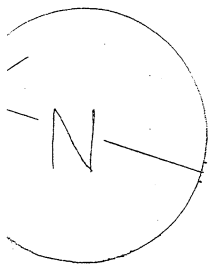
GRANTEES

STATE OF ALASKA)
FIRST JUDICIAL DISTRICT) ss.

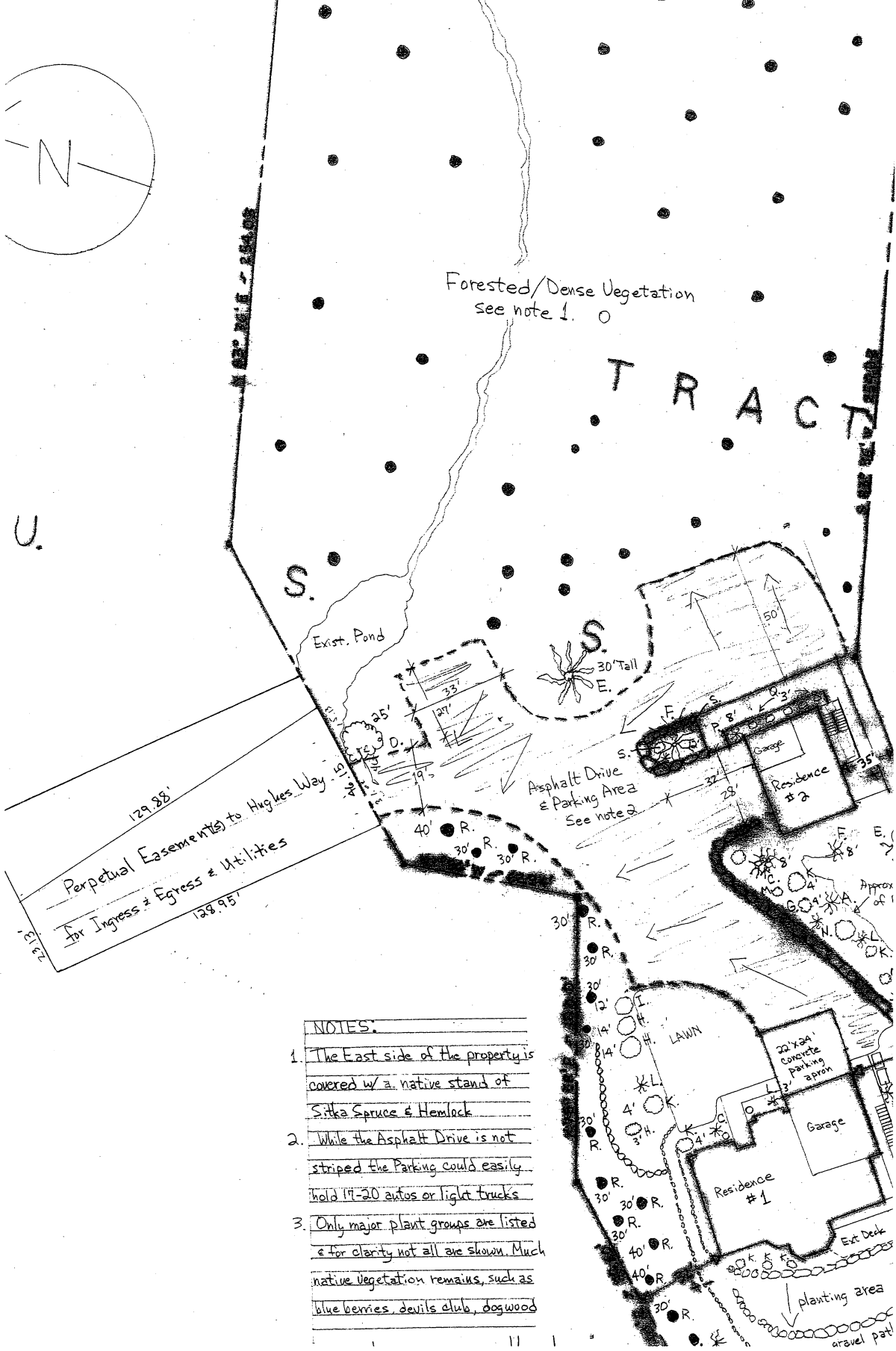
THIS CERTIFIES that on this 11th day of November, 1972, before the undersigned, a Notary Public in and for the State of Alaska, personally appeared JEAN A. HUGHES, a married woman, DAN M. TAYLOR and AUDREY J. TAYLOR, husband and wife, to me known and known to me to be the persons whose names are subscribed to the foregoing Easement and who acknowledged to me that they executed the same for the uses and purposes therein mentioned.

The said Jean A. Hughes, after being first duly sworn according to law, stated to me under oath that she is a married woman and that said property has never been used for a home or homestead by her or her husband or any member of her family.

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



U.



- NOTES:
1. The East side of the property is covered w/ a native stand of Sitka Spruce & Hemlock
 2. While the Asphalt Drive is not striped the Parking could easily hold 17-20 autos or light trucks
 3. Only major plant groups are listed & for clarity not all are shown. Much native vegetation remains, such as blue berries, devils club, dogwood



Capital City Fire Rescue
Fire Marshal's Office
820 Glacier Avenue
Juneau, Alaska 99801
907-586-6322

Mr. Jim Keikkala
Mrs. Linda Keikkala

September 1, 2011

SUBJECT: Fire Code Requirements for Apparatus Access Roads

Mr. and Mrs. Keikkala,

The following is a recap of the discussion we had after you requested that I meet with you at your residence on August 28, 2011. I have addressed the concerns and questions that were brought up and also provided references from the 2006 International Fire Code and the associated commentary which provides interpretation of the intent of the code. This shows that the requirements for the apparatus access road should have been met many years ago.

1) There was a question of the definition of an apparatus access road. Here are the associated references and commentary on the definition and the requirements.

2006 International Fire Code – Section 502 Apparatus Access Road.

A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, private street, and parking lot lane and access roadway.

2006 International Fire Code – Section 503 Buildings and Facilities.

Approved apparatus access roads shall be provided for every facility, building or portion of building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

ATTACHMENT D

Commentary: This section establishes the maximum distance from buildings or facilities to fire apparatus access roads. The provisions intend to limit the maximum length of hose needed to reach any point along the exterior of a building or facility from a fire department vehicle. An access road is required to extend within 150 feet of all portions of the grade level floor of each new or relocated building. The 150 foot distance is based on the standard length of pre-connected fire hose carried on fire apparatus.

A question that is often arises is if the intent of the code's regulations pertaining to fire apparatus access roads to be applicable to residential development sites upon which buildings are constructed under the provisions of the International Residential Code (IRC). The IRC is intended to be a stand alone code for the construction of detached one and two family dwellings and townhouses not more than three stories in height. As such, the construction of buildings of those descriptions is to be regulated exclusively by the IRC and not by another International Code. However, the IRC applies only to the construction of the structures of those buildings and not to the development of the site upon which such structures are built. Accordingly, where the code is adopted, its fire apparatus access road provisions, including specifically adopted Appendix D, would apply because they are dealing only with land development requirements providing fire protection and emergency access to such residential sites on the same basis as the rest of the community.

2) A question was asked about the required widths of an apparatus access road, here are the references and commentary.

2006 International Fire Code – Section 503.2.1 Dimensions.

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet.

Commentary: This section requires that the unobstructed width of a fire apparatus access road must not be less than 20 feet. The intent of this minimum is to provide space for fire apparatus to pass one another during fire operations. The need to pass may occur when engines are parked for hydrant hook up.

Appendix D: Fire apparatus access roads. Section D103 Minimum Specifications.

Access road width with a hydrant. The access road width of 20 feet does not specifically account for the presence of a hydrant. This section requires a minimum width of 26 feet when a hydrant is located along that access roadway. A full 26 foot width may not be possible for a majority of the access road and a possible solution is to simply widen the access road for a short distance to accommodate the hydrant use.

Note: Mr. Keikkala and I walked along Hughes Way and took different measurements of the width and found that the road way could meet the 20 foot width requirement. For the area that has the single hydrant on this road, a simple solution could be to place a culvert or pipe in the ditch and fill in the area to provide a space large enough for a fire apparatus to pull off of the Hughes Way road and still provide passing ability of apparatus if needed during an emergency.

3) The fire code official shall determine the turning radius of a fire apparatus access road. Hughes Way is a dead end road which is between 150-500 feet long, a turn around shall be provided.

2006 International Fire Code – Section 503.2.5 Dead Ends.

Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

Commentary: Section D103.3 Turning Radius.

The turning radius is left generic within this section and section 503 because of the large variation in the equipment used by fire departments. Each fire department must assess the specific abilities of its vehicles to set a minimum turning radius.

Commentary: Section D103.4 Dead Ends.

When the road is a dead end and sufficiently long, some means are necessary to enable fire department vehicles to turn around rather than having to back up over excessive distances. The three major methods used to provide a turn around area are a cul-de-sac, hammerhead and “Y”. Each jurisdiction can choose from a variety of ways to accomplish this.

Dead ends require a turn around when they exceed 150 feet in length. The turn around is to be located at the end of the roadway. Backing a large vehicle such as ladder trucks can be especially challenging due to the vehicles length.

Note: Mr. Keikkala and I discussed the three different options for providing a turn around. An option Mr. Keikkala suggested was the use of his large driveway. This is an option that is already in place and would not require construction. There would be a “Y” turn around option by using the existing driveway. A formal agreement would need to be made between the Keikkala’s and the CBJ to guarantee proper maintenance and availability if needed by fire apparatus during an emergency.

4) A question was asked about posting “No Parking Fire Lane” signs along Hughes Way.

2006 International Fire Code – Section 503.3 Marking.

Where required by the fire code official, approved signs or other approved notices shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs or notices shall be maintained in a clean legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Commentary: One of the more challenging aspects of access roads is maintaining the necessary width. Parked cars can reduce this width if parking is not prohibited and the prohibition is posted.

Note: I spoke to Mr. Keikkala about this requirement. At this point I do not know if this would be necessary as the parking of vehicles by the neighborhood guests does not appear to be a constant and regular event. If it does pose to be a regular problem, then this requirement could be required in the future.

In conclusion, I spoke with Mr. Keikkala about what my role and responsibilities are. I explained that I am to interpret the fire code to best of my ability and apply the fire code requirements when reviewing plans for various projects. I can not provide an explanation as to why this code requirement was not brought up before, there could be a number of reasons. I also explained that given the situation with the road and the option to widen the area near the hydrant and possibly explore the use of his private driveway as a means for fire apparatus to turn around, that those concepts would be meeting the intent of the code. If there is a need to modify the requirements to meet the code, or offer alternative methods, then there is a process to do this and that there is no guarantee that the modification application would be approved after review by myself and the Building Code Official.

Respectfully,

Daniel M. Jager
CBJ Fire Marshal

Cc: Richard Etheridge, Fire Chief
Charlie Ford, CBJ Building Codes Official
Dale Pernula, Director Community Development
Kelly Keenen, CBJ Planner
CBJ Planning Commissioners

Kelly Keenan

From: Jim Keikkala [jkeikkala@hotmail.com]
Sent: Wednesday, September 07, 2011 10:31 AM
To: Kelly Keenan; Dale Pernula; Bob Spitzfaden; Linda Keikkala
Subject: FW: Keikkala Property

Attn:

Kelly Keenan

RE: Keikkala Property CUP

Hi Kelly

Attached are emails between Dan Jager, the fire marshal and myself regarding a couple of issues he raised in his report.

On the matter of allowing the fire department access for a turn-around, Linda and I are in total support of granting access to them for that purpose, whether they were responding to an emergency on our property or a neighboring property.

On the issue of extending the culvert and widening Hughes Way to 26' at the hydrant, we are in agreement.

We would be in support of the planning staff recommending that those items become conditions of the conditional use permit.

Jim Keikkala

From: Dan_Jager@ci.juneau.ak.us
To: jkeikkala@hotmail.com; lindakeikkala@hotmail.com
Date: Tue, 6 Sep 2011 16:17:11 -0800
Subject: RE: Keikkala Property

Good afternoon Mr. Keikkala,
Even though your home is 188 feet away from where your driveway starts, you have more than enough room on your property to allow our apparatus access and turn around capability. Also, the 150 foot criteria for access and turn around applies to property that has three or more structures on it. In either situation, you do not need to be concerned about the fire code since your property does not need to meet the fire code. I hope this helps out.

You are correct as far as the width requirements for the hydrant. If it is determined that it is impractical or a financial hardship, and that widening that part of the Hughes Way at the hydrant, then due to the relatively low traffic (only from what I have heard) then it is possible to modify this requirement.
Dan

From: Jim Keikkala [mailto:jkeikkala@hotmail.com]
Sent: Tuesday, September 06, 2011 11:55 AM
To: Dan Jager; Linda Keikkala
Subject: Keikkala Property

9/13/2011

Hi Dan

Thank you for getting back to me. I guess I am still a bit unsure about the intent of the 150' requirement. If I understood you correctly our driveway, right up to our primary residence (which is 188'+ - from our property along the line of travel) is considered fire apparatus access.

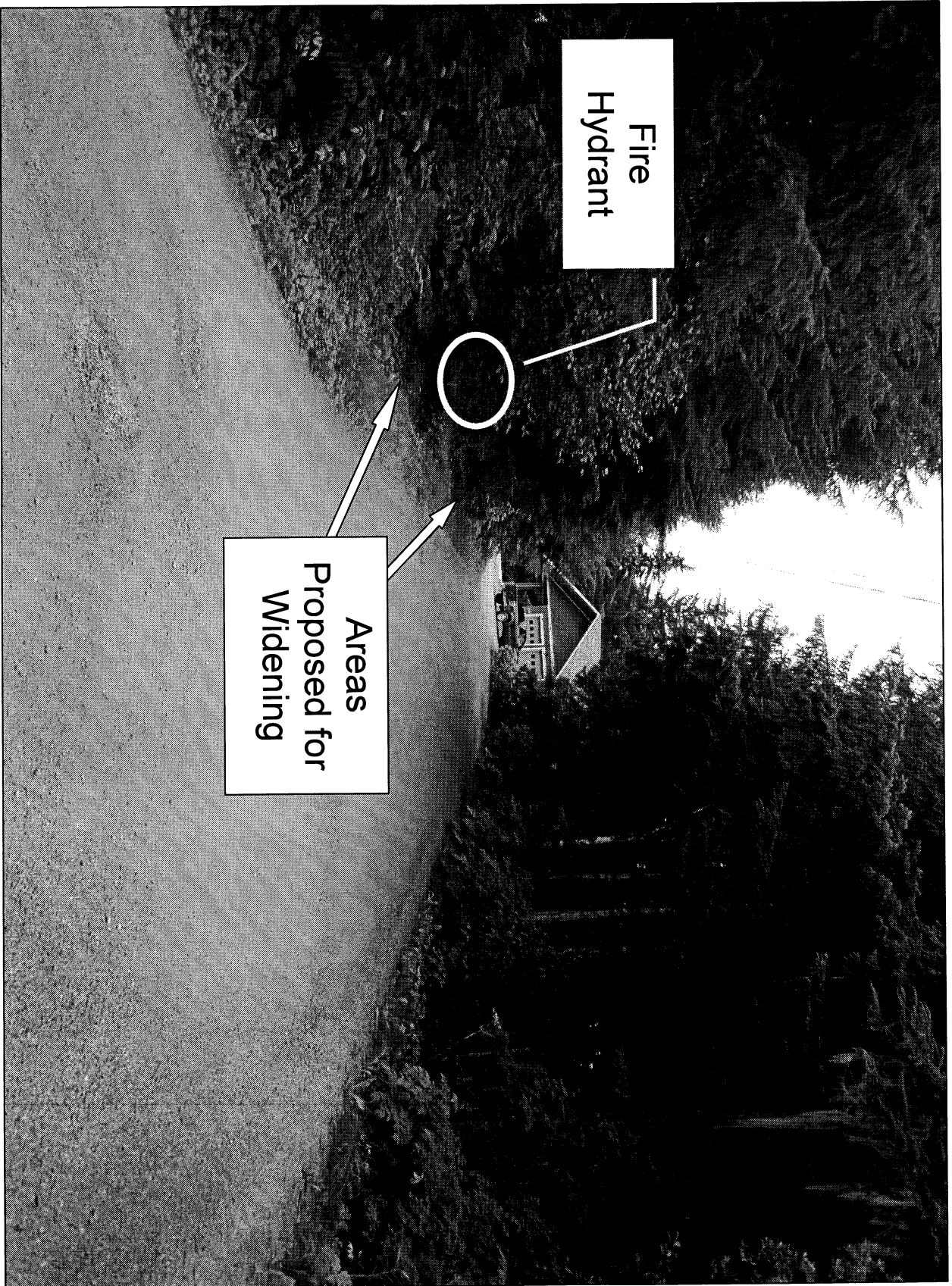
On another matter we discussed the width of Hughes Way (which is 20') and that code requires the street to be 26' at the hydrant so a fire truck could pull over to it without putting the fire fighters in jeopardy of traffic and still allow other vehicles to pass. If I understood you correctly you thought that our current condition would be acceptable given the light amount of traffic on Hughes Way. In either case widening Hughes Way to 26' at the hydrant would be relatively simple with the addition of a longer piece of culvert and fill.

Have a nice day

Jim Keikkala

9/13/2011

Hughes Way as viewed from Ann Coleman Road
Areas Proposed for Widening



Kelly Keenan

From: Dan Jager
Sent: Wednesday, September 21, 2011 4:53 PM
To: Kelly Keenan
Subject: RE: Hughes Way

Kelly, yes, you are correct. If the Keikkalas meet those requirements then they would meet the fire code. I agree with the parking details, if there is a wider space then people will more than likely park there. If signs are placed then this would help remind people to not park there.
 Dan

From: Kelly Keenan
Sent: Wednesday, September 21, 2011 4:39 PM
To: Dan Jager
Subject: Hughes Way

Hi Dan,

I just wanted to get a final clarification on the Hughes Way access issues.

If the Keikkalas:

1. Improve Hughes Way to a width of 26 feet for at least 20 feet on either side of the hydrant, and
2. Enter into a formal agreement with the City providing access to and maintenance of a turn around on the subject property (CBJ General Engineering has suggested that this agreement be for CBJ maintenance vehicles as well as emergency vehicles) and
3. The Keikkalas widen their driveway so that no portion of the access to the required turn around has a width less than 20 feet.

...then the proposed development would meet the Fire Code. Is that correct? Or is it that the development would not *meet* the Fire Code, but would meet the *intent* of the Fire Code?

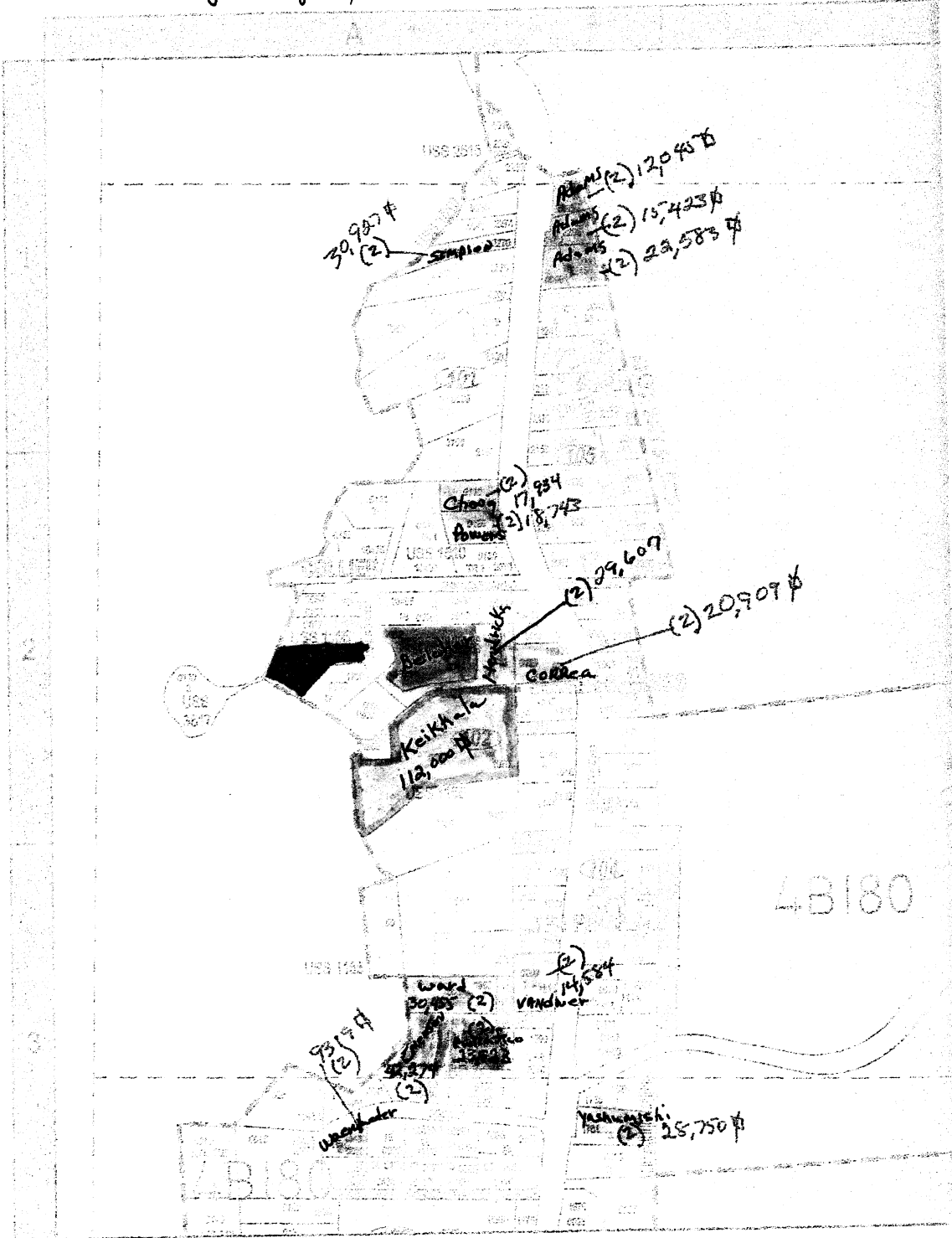
Sorry for pressing the details here, but I think the Planning Commission is going to want an answer to that question. Also, General Engineering has suggested that if Hughes Way is widened to 26 feet in the vicinity of the hydrant, people may be more apt to park in the new space. Thus, it may be necessary to require that "No Parking" be installed just within the new space. Do you have any thoughts on that?

Thanks again for your time on this matter.

Sincerely,

Kelly Keenan, Planner I
Community Development Dept.
City and Borough of Juneau
Ph: 907.586.0756
Fax: 907.586.3365

(2) units
 Rental Rooms
 Rental Property
 Subject Property



Assessor's Tax Number Code
 00300100 6790