


MEMORANDUM

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

DATE: October 16, 2012

TO: Planning Commission

FROM: Eric Feldt, Planner 
Community Development Department

FILE NO.: AAP2012 0006

PROPOSAL: A Conditional Use Permit for an accessory apartment on a substandard lot with on-site sewer.

GENERAL INFORMATION

Applicant: James Bibb/ Northwind Architects

Property Owner: Steven & Colleen Torrence

Property Address: 3180 Indian Cove Drive

Legal Description: Lot 10 Indian Cove

Parcel Code Number: 4-B31-0-101-011-0

Site Size: 9,969 square feet (.22 acres)

Comprehensive Plan Future Land Use Designation: Rural/ Low Density Residential (RLDR)

Zoning: D-3

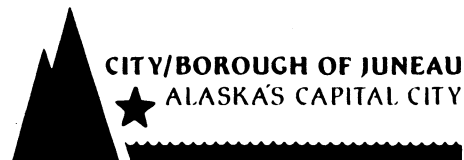
Utilities: City Water; On-site Waste Water Treatment System

Access: Indian Cove Drive

Existing Land Use: Single-Family Dwelling

Surrounding Land Use:

North	-	D-3(T)D-5; Single-Family Dwelling w/Apt.; Indian Cove Drive
South	-	Indian Cove Tidelands
East	-	D-3(T)D-5; Single-Family Dwelling; Indian Cove Drive
West	-	D-3(T)D-5; Single-Family Dwelling; Indian Cove Drive



ATTACHMENTS

Attachment	A	Vicinity Map
Attachment	B	Applicant's Narrative
Attachment	C	Applicant's Site/ Floor Plans
Attachment	D	DEC Letter for On-site Sewer

PROJECT DESCRIPTION

The applicant requests a Conditional Use permit to construct an Accessory Apartment attached to an existing house along Indian Cove Drive. Vicinity map is provided under Attachment A. According to section CBJ §49.25.510 (d)(2)(G) of the Land Use Code, an approved Conditional Use permit is required for an accessory apartment if the site is either substandard lot size or has an on-site private sewer system. Both of these elements exist and have resulted in the filing of the subject permit. Figure 1 below shows an aerial image of the neighborhood and subject property.

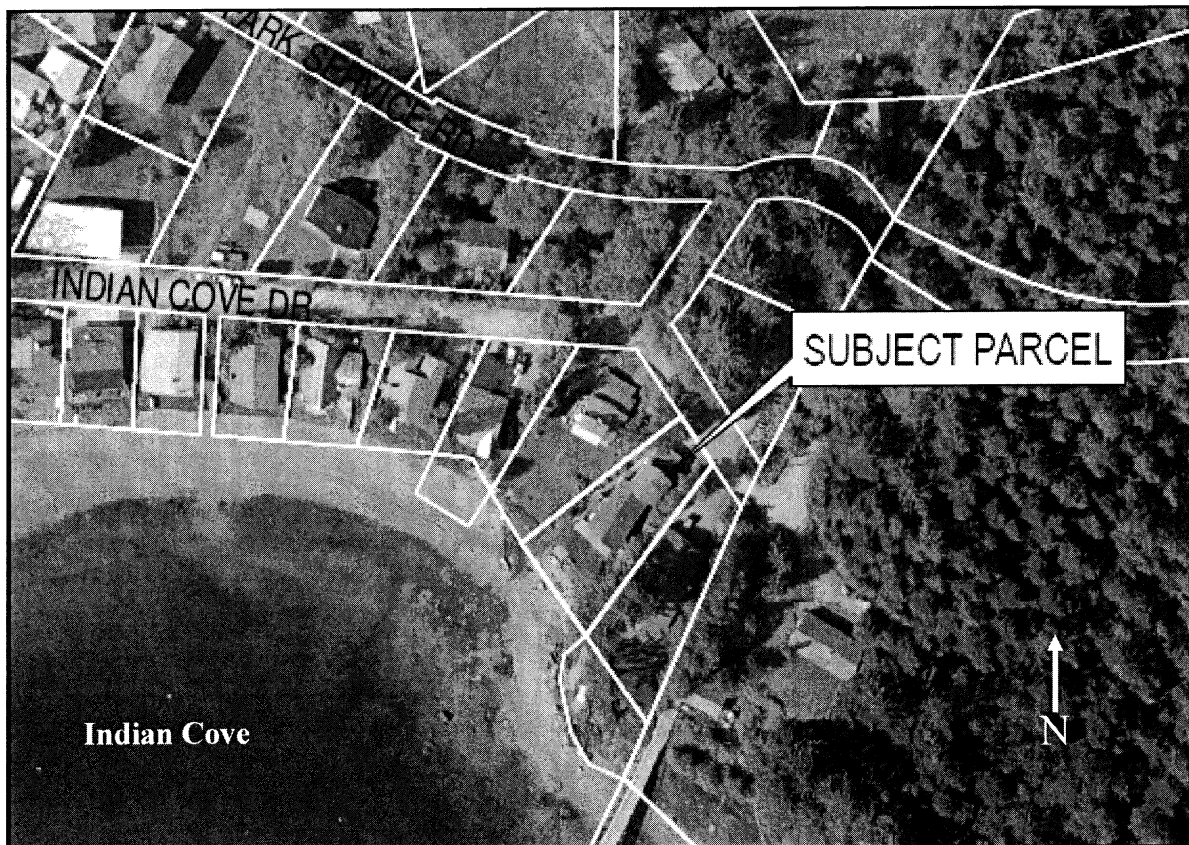


Figure 1. The proposed accessory apartment would be located on the parcel labeled 'Subject Parcel' along Indian Cove Drive. Property lines are shown in white.

BACKGROUND

The neighborhood was platted in 1962 under a past zoning district with the subject property having 9,969 square feet of area. Today, this property is located in a D-3 district which requires a minimum of 13,000 square feet. Therefore, the property's lot size has become substandard.

City sewer currently ends approximately 2 miles away and does not reach the subject neighborhood. All residences in the neighborhood, including the subject property, utilize on-site waste water treatment systems or marine out falls to manage effluent. The City does not have any near-future plans to extend sewer to this neighborhood.

According to section CBJ §49.25.510(d)(2) of the Land Use Code, Accessory Apartments are restricted to one bedroom or efficiency up to 600 square feet of net floor area. These restrictions limit the intensity and use of the apartment and allow their inclusion in neighborhoods without causing adverse impacts to existing residences.

ANALYSIS

Project Site

The property is located along Indian Cove, just west of the Alaska State Ferry Terminal, as seen in Figure 1. A single-family dwelling with an attached 2-car carport exists on the site. Access to the site is along Indian Cove Road from Otter Way, which connects to Glacier Highway. Figure 1 shows an aerial image of the property.

The neighborhood is developed primarily with single-family dwellings. As stated earlier, the neighborhood was platted in 1962 under a different zoning district. Many properties along the waterfront are of similar size or smaller than the subject parcel, as depicted in Figure 1.

Project Design

The accessory apartment will be created by adding an apartment to the second floor area. This entire floor will be dedicated to the apartment, while the ground and lower floor areas will be used as the main dwelling with three bedrooms and two-and-half bathrooms. Floor plans of the house are provided under Attachment C.

Access to the apartment is provided from an interior staircase near the common entry on the ground floor. The apartment is designed at 589 square feet in size with a single bedroom, one bathroom, and living, dining and cooking areas, as shown in Attachment C. The proposal meets the accessory apartment size and bedroom limits of CBJ §49.25.510(d)(2).

Traffic

As seen in the vicinity map, the neighborhood along Indian Cove Road and National Park Road is relatively small and results in low traffic volume. As stated earlier, the neighborhood is primarily developed with single-family dwellings. Due to the Land Use Code restrictions of accessory apartments, traffic volume increase will be minimal to none.

The CBJ Streets and Fleet Divisions indicated they had no objections to the proposal.

Parking and Circulation

The existing single-family dwelling was built with a two-car carport. The carport will be converted into a garage, subsequent to the apartment addition, and will continue to accommodate two vehicles. The garage is shown on Attachment C.

The accessory apartment requires one parking space. As shown in Attachment C, there is adequate space in front of the garage to meet the parking requirement of the apartment.

Noise

As stated earlier, the neighborhood is small and primarily developed with single-family dwellings that result in low noise levels. Allowing a new single-bedroom dwelling unit within an existing residence will not increase existing noise levels in the neighborhood.

Public Health or Safety

The addition of a single-bedroom apartment attached to an existing dwelling will not result in increased risk to the public health or safety. The City Fire Marshal, Dan Jager, did not have any issues with the proposal.

Attachment D provides a letter indicating that the existing on-site sewer treatment system has been approved by the Alaska Department of Environmental Conservation (DEC) for a four bedroom house. Overall, there will be a total of four bedrooms with the accessory apartment. Therefore, the on-site sewer treatment system will be adequate.

Habitat

Developing the accessory apartment will not impact any habitat regulated by the Land Use Code.

Property Value or Neighborhood Harmony

The addition of a single-bedroom apartment attached to an existing dwelling will cause little to no increase in the existing traffic volume or noise levels, nor exceed the capacity of the treatment system, or cause other deleterious impacts to the neighborhood that could negatively affect property value or neighborhood harmony.

Having the proposed apartment designed within the existing single-family dwelling will help the addition blend with neighboring residences.

Staff determines that the property value and neighborhood harmony will be preserved with the approval of the accessory apartment.

Conformity with Adopted Plans

According to the 2008 Comprehensive Plan of the City & Borough of Juneau, the property is located in a Rural / Low Density Residential (RLDR) Land Use category. This category is defined as residential land consisting of 1-3 units per acre based on having city utilities such as water and sewer. As stated earlier, the property contains a single family dwelling. Adding an accessory apartment onto the dwelling which can both be served by the existing on-site waste water treatment service will be consistent with the RLDR Land Use category.

Further, the 2008 Comprehensive Plan indicates a need for more affordable housing. The policies below are germane to the proposal.

POLICY 4.1. It is the policy of the CBJ to facilitate the provision and maintenance of safe, sanitary, and affordable housing for its residents.

POLICY 4.2. It is the policy of the CBJ to facilitate the provision of an adequate supply of various housing types and sizes to accommodate present and future housing needs for all economic groups.

The proposed accessory apartment will provide additional housing options. This could have a ripple effect that frees up other housing stock which could open more affordable housing opportunities. Therefore, the proposal is consistent with the above 2008 Comprehensive Plan policies.

The proposal meets the yard setbacks, parking requirement, and size and bedroom restrictions of the Land Use Code.

Overall, the proposal meets and is consistent with adopted plans and applicable Land Use Codes.

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 Accessory Apartment 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 1.130 for the D-3 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 October 12, 2012 and October 22, 2012 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. As indicated earlier, the City Streets and Fleets Division and Fire Department did not express any concerns with the proposal. Further, the existing on-site waste water treatment system is adequate to meet the needs of the proposed accessory apartment.

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

No. As stated above, with the restricted size and one bedroom allowed in an accessory apartment, staff finds that there will be little to no increase in noise and traffic levels. Further, with the proposed apartment being designed within the existing dwelling, the building will not look intrusive.

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

Yes. As indicated earlier, the proposal meets all yard setbacks, parking requirement, and size and bedroom restrictions of the Land Use Code. Further, adding more housing options may create and free up other existing housing that could result in more affordable residences. This is consistent with the 2008 Comprehensive Plan policies. The resulting density of the property and safe sanitary system will allow the proposal to be consistent with the land use category of the Plan as well.

Per CBJ §49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

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

Not Applicable. There are no elements of the development that are germane to Juneau Coastal Management Program review.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested 589 square foot Accessory Apartment permit.

ACCESSORY APARTMENT APPLICATION

Project Number	Project Name (15 characters)	Case Number AAP 20120006	Date Received 9/24/12
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DESCRIBE THE ACCESSORY APARTMENT:

See attached.

TYPE OF ACCESSORY APARTMENT



Attached to or Within a Single-Family Dwelling



Associated With a Detached Garage



Within a Two-Unit Common-Wall Dwelling



Not Affiliated with Another Structure (Stand alone)

AREA OF APARTMENT

Total Area 598 square feet

(Maximum of 600 square feet allowed. Areas common to more than one dwelling unit including entry ways, furnace rooms, laundry rooms, and interior stairways are not be included in the computation of net floor area.)

PARKING

Existing Spaces _____

Proposed Total Spaces _____

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

SITE INFORMATION

ZONING DISTRICT B D-3

MINIMUM LOT SIZE (\$49.25.400) 12,000

ACTUAL LOT SIZE**** 9,969

UTILITIES AVAILABLE

WATER: ☒ Public ☐ On Site

SEWER: ☐ Public ☒ On Site****

****Applicants please note that if the parcel utilizes an on site septic system OR the Actual Lot Size is less than the Minimum Lot Size required, the Accessory Apartment must be reviewed through the Conditional Use Permitting Process.

Permitting Process:



Departmental Review



Planning Commission Approval

Fees (Departmental Approval)

Application Fees

Fees

See Building Permit

Check No.

Receipt No.

Date

Fees (Conditional Use Permit)

Application Fee

\$350.00

Public Notice Sign Fee

\$50.00

Public Notice Sign Deposit

\$100.00

Total

\$500.00

02527C 210051 9/24/12

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

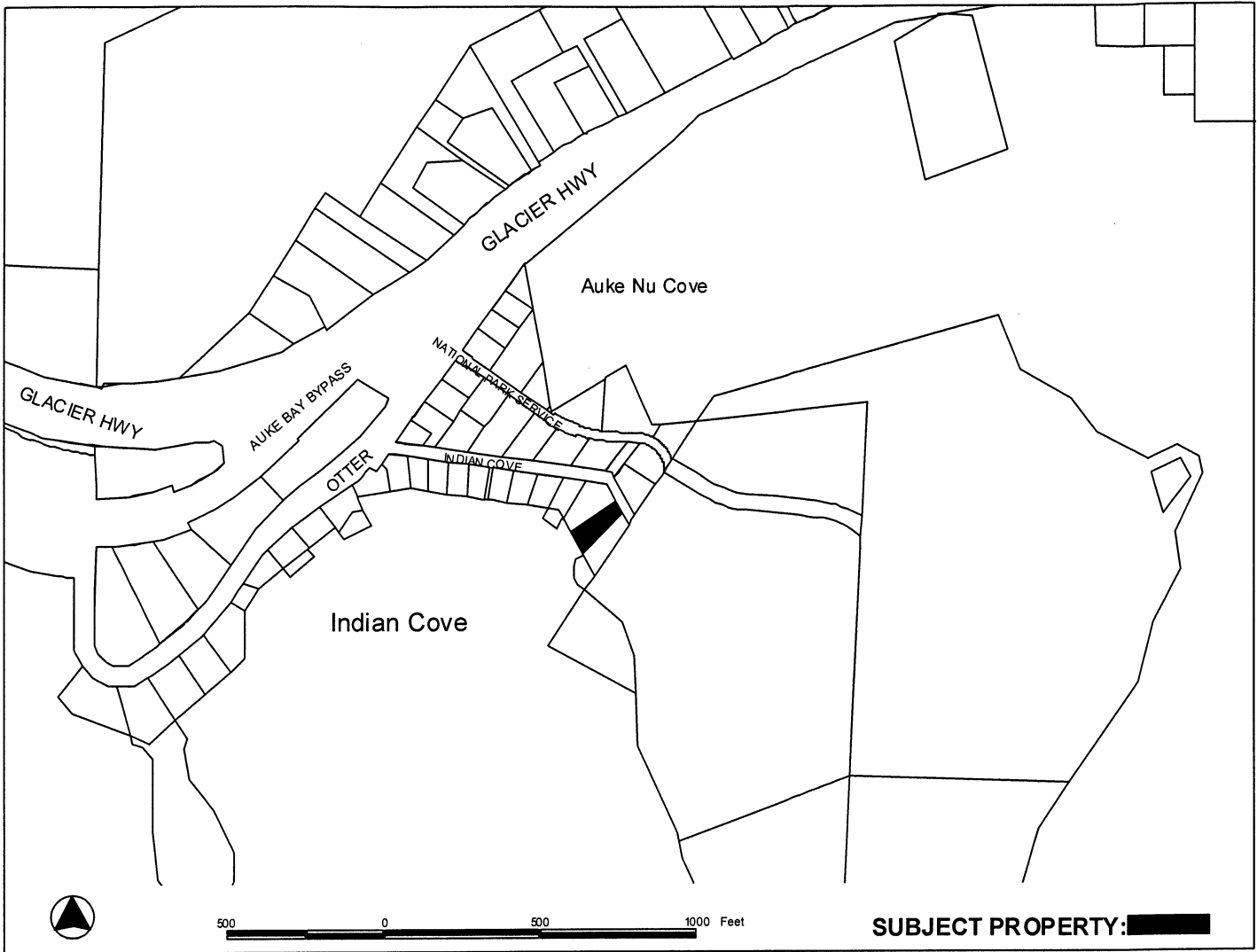
DEVELOPMENT PERMIT APPLICATION 9/24/12

Project Number	CITY and BOROUGH of JUNEAU	Date Received: 9/20/12
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT INFORMATION	Project Description A Conditional Use Permit for an accessory apt in a substandard lot with on-site sewer.		
	PROPERTY LOCATION		
	Street Address 3180 Indian Cove Dr.	City/Zip Juneau, 99801	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) Indian Cove L10		
	Assessor's Parcel Number(s) 4B3101010110		
	LANDOWNER/ LESSEE		
	Property Owner's Name Steven + Colleen Torrence	Contact Person: Colleen	Work Phone: 907-789-9212
	Mailing Address 3180 Indian Cove Dr Juneau, AK 99801	Home Phone: 907-789-9205	Fax Number: 907-523-7753
	E-mail Address ctorrence@gci.net; smtdvm@hotmail.com	Other Contact Phone Number(s): 907-209-9203 cell	
	LANDOWNER/ LESSEE CONSENT ***Required for Planning Permits, not needed on Building/ Engineering Permits***		
<p>I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:</p> <p>A This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission</p> <p>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.</p> <p>X <u>[Signature]</u> Landowner/Lessee Signature Date <u>9/5/12</u></p> <p>X <u>Colleen Torrence</u> Landowner/Lessee Signature Date <u>9/5/12</u></p> <p>NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further members of the Planning Commission may visit the property before the scheduled public hearing date.</p>			
APPLICANT If the same as OWNER, write "SAME" and sign and date at X below.			
Applicant's Name James Bibb / Northland Arch. Inc.	Contact Person: James Bibb	Work Phone: 586-6150 ext 4	
Mailing Address 100 Seward St. Juneau, AK 99801	Home Phone:	Fax Number: 586-6180	
E-mail Address james@northlandarch.com	Other Contact Phone Number(s):		
X <u>[Signature]</u> Applicant's Signature	Date of Application 9-20-12		

STAFF APPROVALS	OFFICE USE ONLY BELOW THIS LINE			
	Permit Type	Sign	Date Received	Application Number(s)
	Building/Grading Permit			
	City/State Project Review and City Land Action			
	Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
	Mining Case (Small, Large, Rural, Extraction, Exploration)			
	Sign Approval (If more than one, fill in all applicable permit #'s)			
	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
	X Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)	YES	9/20/12	AAP 2012 0006
	Variance Case (De Minimis and all other Variance case types)			
	Wetlands Permits			
	Zone Change Application			
	Other (Describe)			
	Comments: ***Public Notice Sign Form filled out and in the file.			
	Permit Intake Initials NLT			

NOTICE OF PUBLIC HEARING



SUBJECT PROPERTY: [REDACTED]

PROPOSAL: A Conditional Use Permit for an accessory apartment on a lot having substandard lot size and an on-site sewer treatment system.

FILE NO: AAP2012 0006	APPLICANT: NORTHWIND ARCHITECTS
TO: Adjacent Property Owners	Property PCN: 4-B31-0-101-011-0
HEARING DATE: Oct 23, 2012	Size: 9,969 sqft
HEARING TIME: 7:00 PM	Zoned: D3
PLACE: ASSEMBLY CHAMBERS Municipal Building 155 South Seward St Juneau, Alaska 99801	Owner(s): STEVEN & COLLEEN TORRENCE
	Site Address: 3180 INDIAN COVE DR
	Accessed via: INDIAN COVE DR

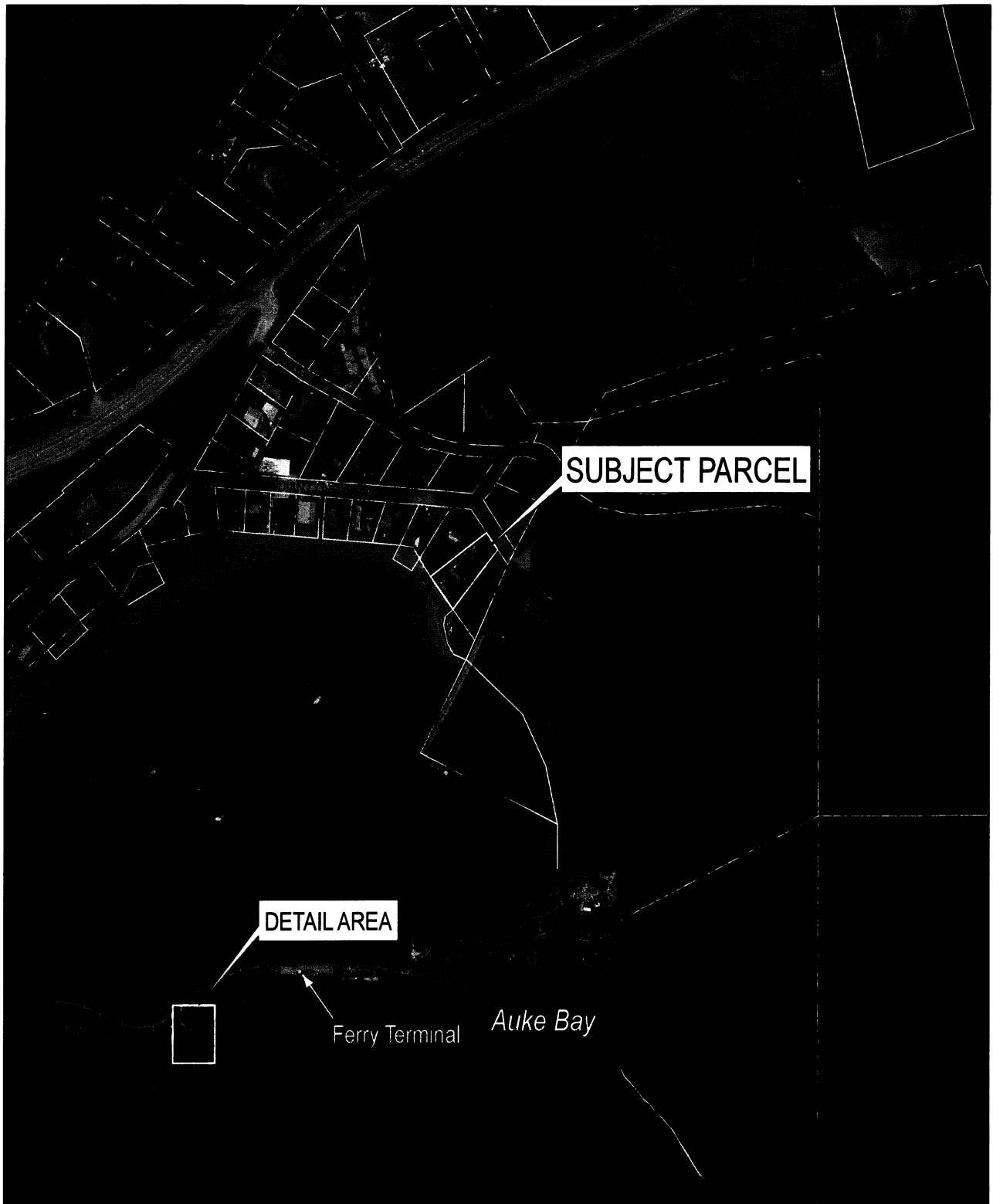
PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact Eric Feldt at eric_feldt@ci.juneau.ak.us or at 586-0764.

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm.

Date notice was printed: October 10, 2012



INDIAN COVE RD
VICINITY

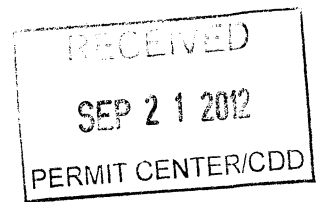
0 115 230 460 Feet



-THIS IS NOT A SURVEY-
Property lines are approximate



ATTACHMENT A



September 21, 2012

City and Borough of Juneau
Community Development Department
230 South Franklin Street
Juneau, Alaska 99801

Re: 3180 Indian Cove--PAC2012 0022 - Torrence Residence Conditional Use Review

Dear Staff:

Enclosed is an application requesting (2) Conditional Use Permit considerations for the Steve and Colleen Torrence Residence, 3180 Indian Cove Drive, Juneau, Alaska.

Project Description:

Lot Size: 9,902 sf
Zone: D-3
Parking Spaces support: (4)

Our lot size is 9,902 sf and is below the minimum 12,000 sf lot size requirement necessary for an Accessory Apartment. Our apartment replaces a current apartment that exceeds the maximum allowable area of 600 sf.

1. Our residence is not connected to city sewer. **Our proposed renovation work has a DEC approved on-site septic system installed in May 2011 and is able to meet capacity requirements for the current number of bedrooms including the accessory apartment.**

Sean M Boily AIA
Principal Architect

Evelyn F Rouso AIA LEED
Principal Architect

Gerald R Gotschall AIA
Principal Architect

James Bibb AIA
Principal Architect

David Hurley AIA
Principal Architect

Planning Commission Approval Required:

We request a Conditional Use Permit for the development of a 600 sf apartment on the second floor of a single-family dwelling:

- a. An accessory apartment with an allowance for a substandard lot size taking into account existing difficult circumstances under CBJ 49.20.250.
- b. An accessory apartment for a lot not served by public sewer in accordance to CBJ code 49.25.510(d)(2)(G)(ii).

Pre-Existing Conditions:

We request a reduction of front yard setback from the 25' to 17.35' taking into account an average of the existing adjacent development using the exception CBJ

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

NorthWind
Architects, LLC

Title 49.25.430 (4)(K).

Adjacent Property Owners Setbacks are following:

14.562' for 3180 Indian Cove Drive
12.5' for 3182 Indian Cove Drive and
25' for 3178 Indian Cove Drive



Background

The lot supports an existing single-family dwelling with accessory apartment which was recently acquired by the owner. This accessory apartment has been in existence in the neighborhood a minimum of ten years. In the pursuit of a building permit and subsequent discussion with CBJ Community Development staff, the current dwelling was found to be non-compliant in the allowance of an accessory apartment, unbeknownst to the current owners. At the time of purchase as the current owners understood the property to be in compliance as an understanding of the contract.

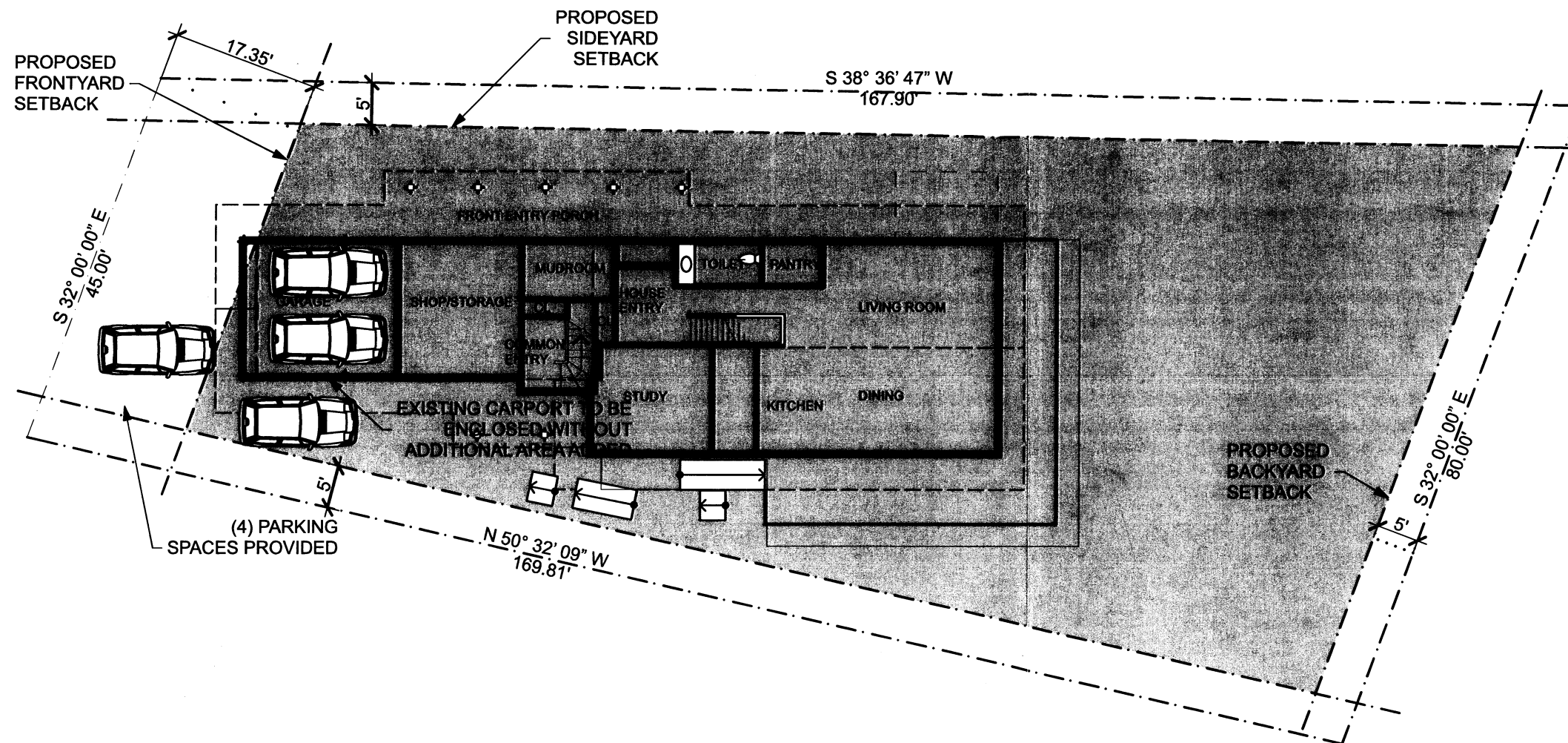
The proposed accessory apartment is desired as an expected fiscal asset to the current owners financial obligations. Understanding the legal requirement to bring the current property into compliance to support their planned renovation, the owner proposes meeting the CBJ code requirements as condition of their proposed renovation work. The apartment is proposed to be brought into compliance and approved. A specific improvement as a result of this renovation effort will be to reduce the existing size of the accessory apartment from approximately 1,102 sf. to 598 sf.

Thank you,

James Bibb

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181



1 SITE PLAN

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

RECEIVED
SEP 20 2012
PERMIT CENTER/CDD



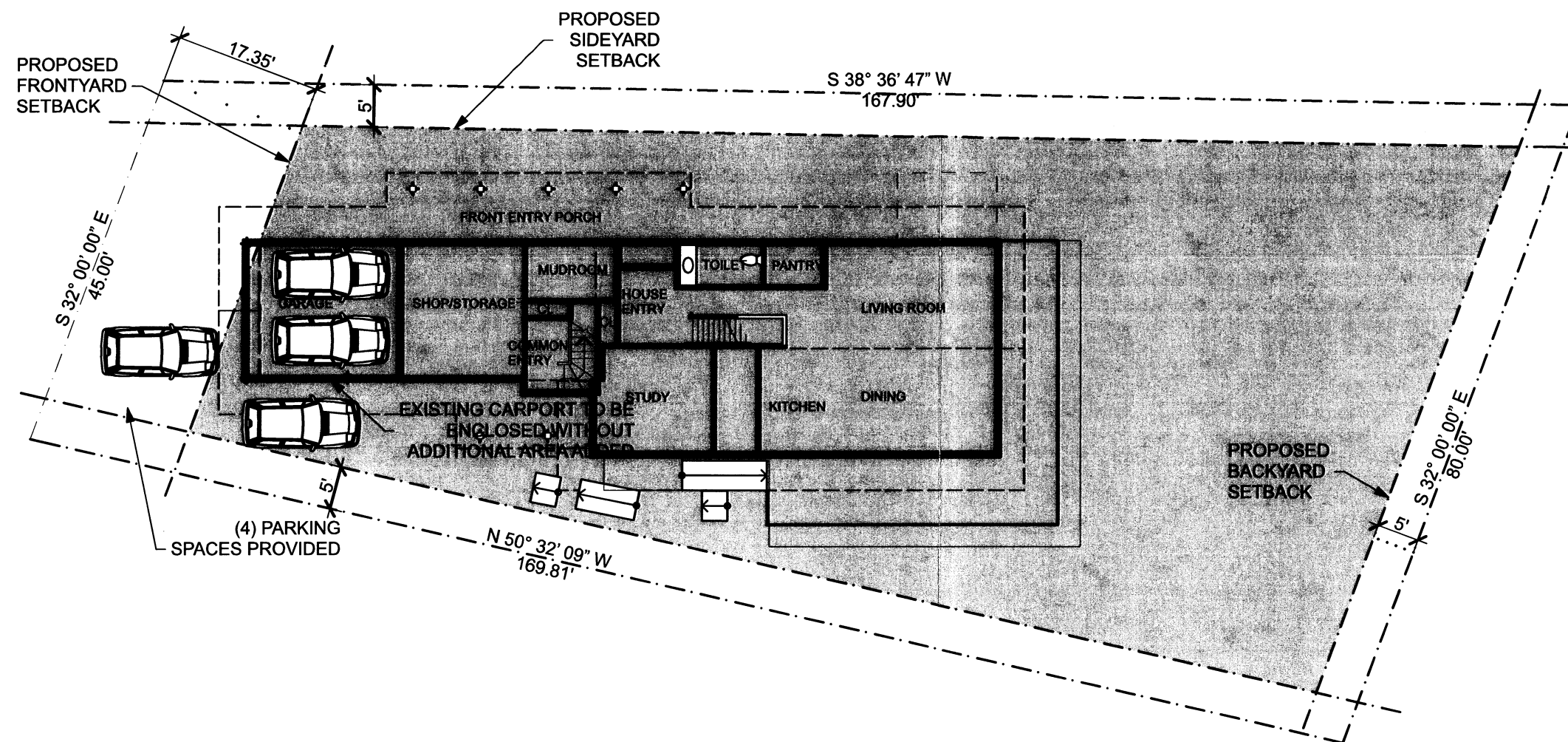
NWA-1242 TORRENCE RESIDENCE ADDITION
3180 INDIAN COVE ROAD JUNEAU, AK 99801

SITE / ROOF PLAN / SURVEY & DETAILS

Juneau, Alaska
PLOT DATE: 9/20/12

A03

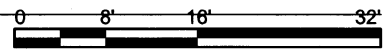
ATTACHMENT C



1

PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"



RECEIVED
SEP 20 2012
PERMIT CENTER/CDD

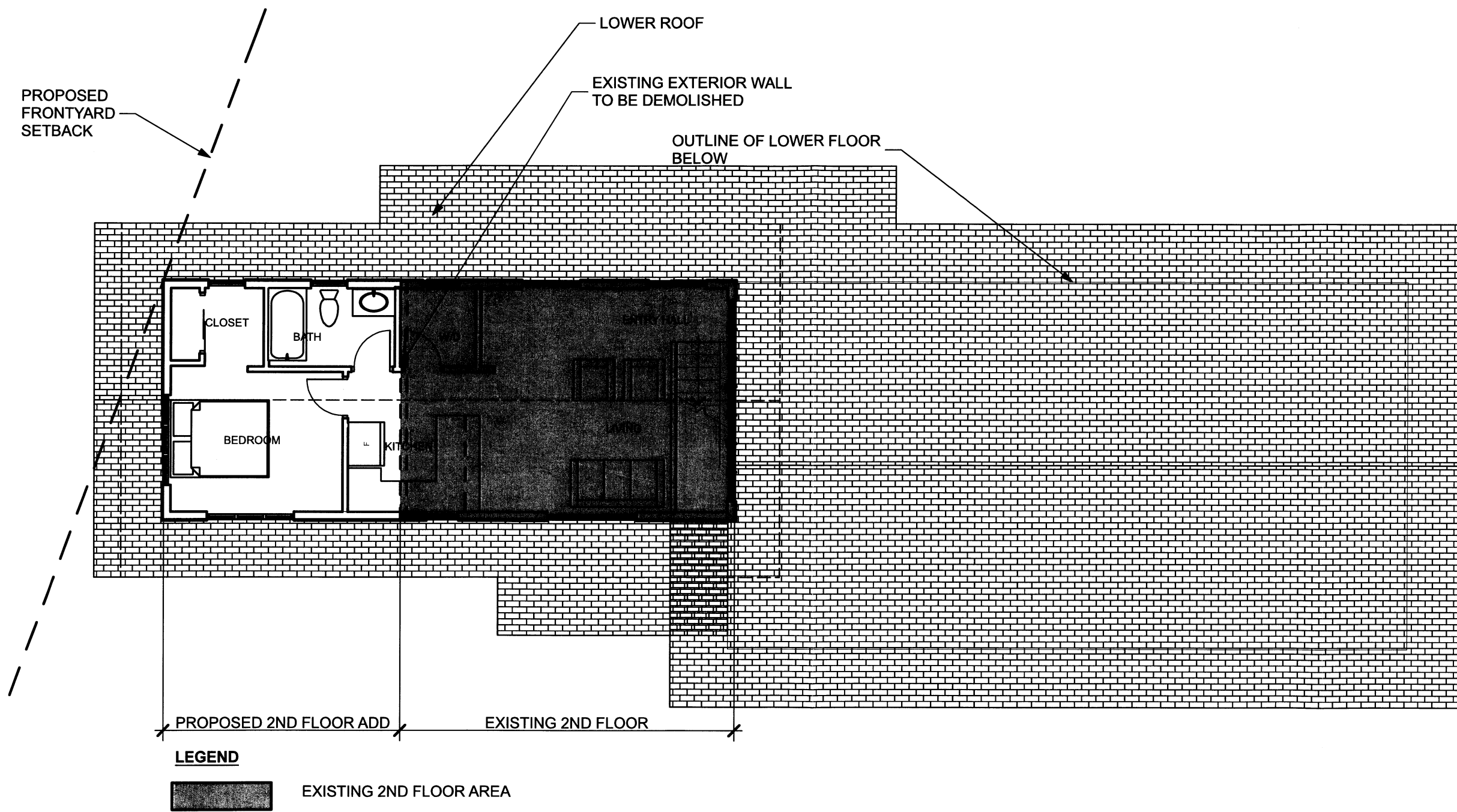


NWA-1242 TORRENCE RESIDENCE ADDITION
3180 INDIAN COVE ROAD JUNEAU, AK 99801

PROPOSED SITE PLAN

Juneau, Alaska
PLOT DATE: 9/20/12

A04



2ND FLOOR SHOWING EXISTING AREA

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

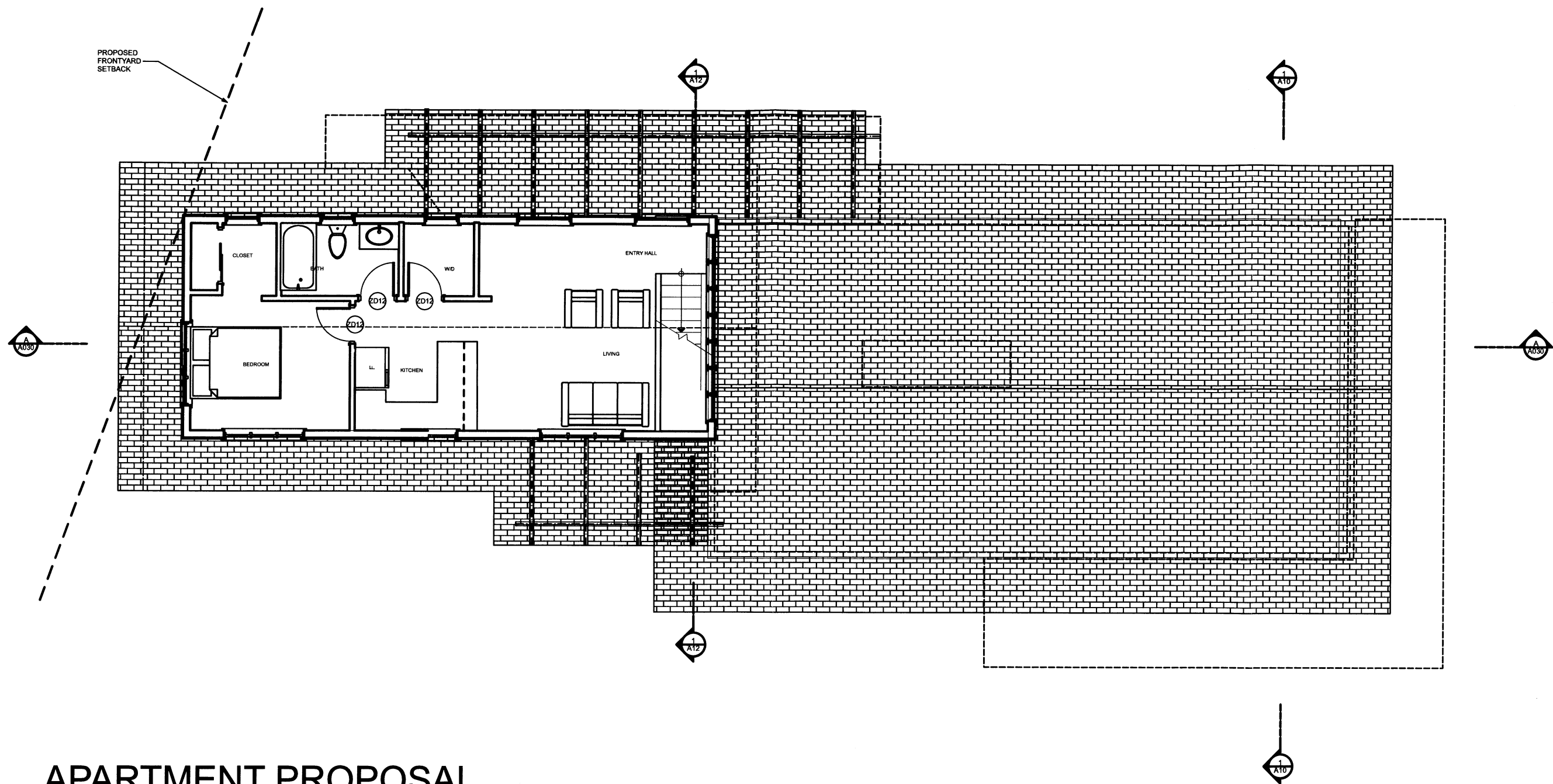
NWA-1242 TORRENCE RESIDENCE ADDITION
3180 INDIAN COVE ROAD JUNEAU, AK 99801

SECOND FLOOR

Juneau, Alaska

PLOT DATE: 10/2/12

A04

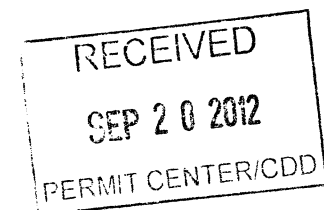


APARTMENT PROPOSAL

598 SF

SECOND FLOOR - LOWER ROOF PLAN

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

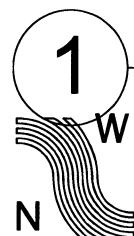
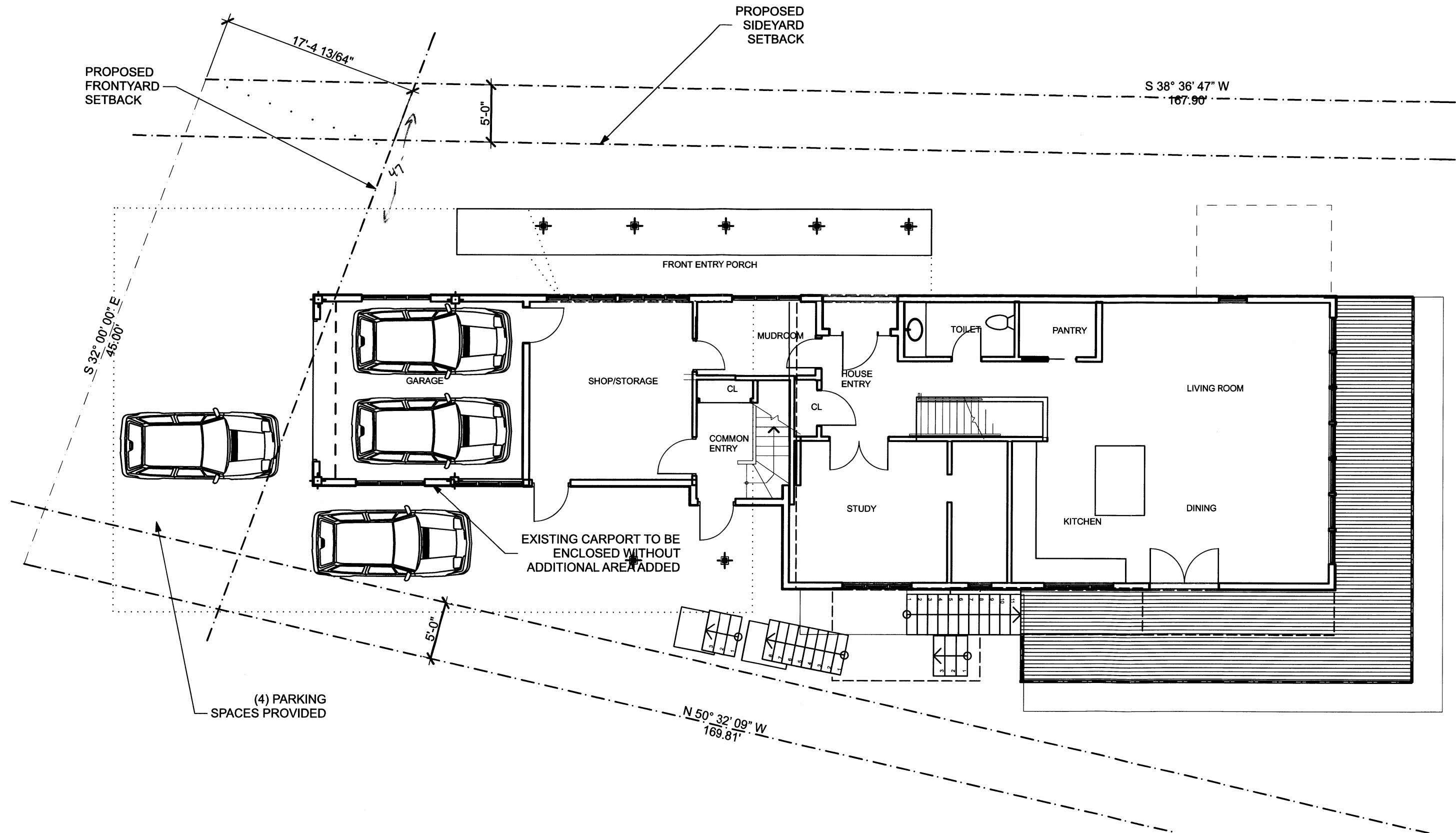


NWA-1242 TORRENCE RESIDENCE ADDITION
3180 INDIAN COVE ROAD JUNEAU, AK 99801

UPPER FLOOR PLAN

Juneau, Alaska
PLOT DATE: 9/20/12

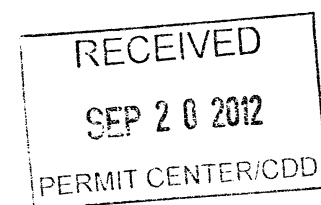
A05



FIRST FLOOR - PROPOSED REVISIONS

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

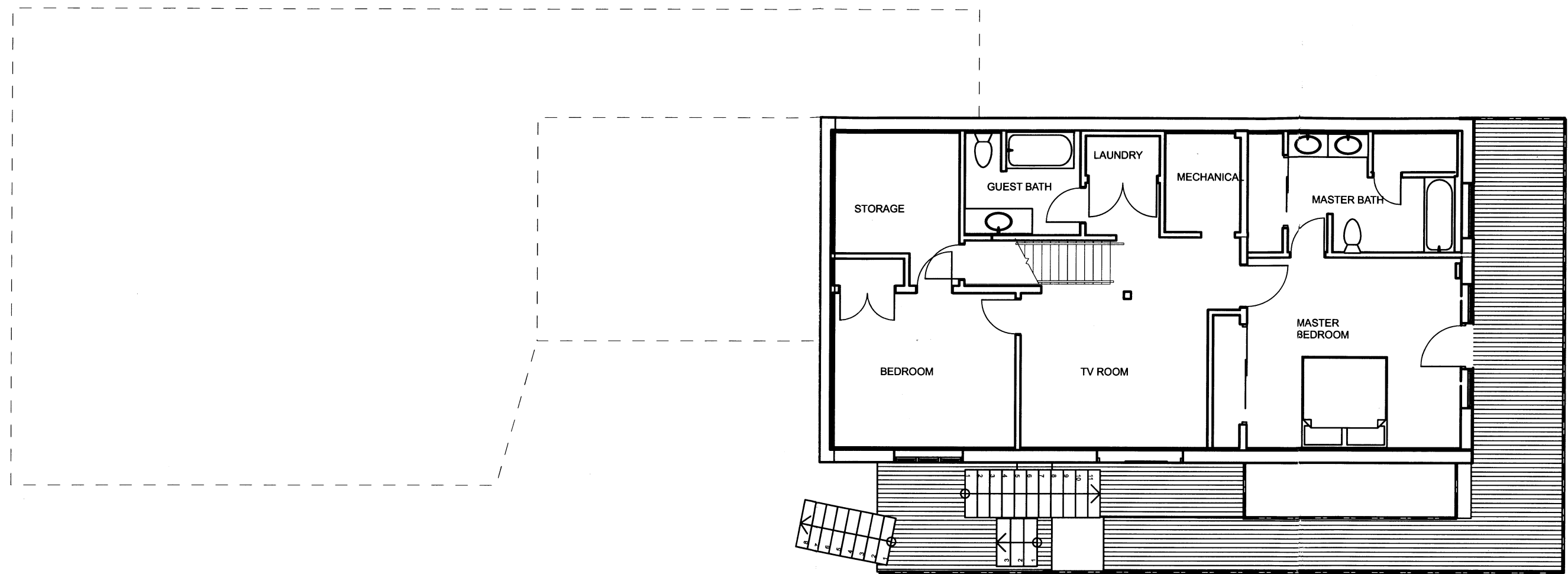
NWA-1242 TORRENCE RESIDENCE ADDITION
3180 INDIAN COVE ROAD JUNEAU, AK 99801



MAIN FLOOR PLAN

Juneau, Alaska
9/20/12

A06



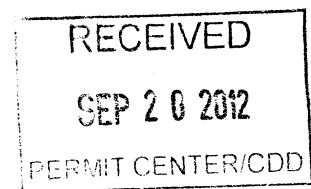
1

LOWER FLOOR PLAN

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



NWA-1242 TORRENCE RESIDENCE ADDITION
3180 INDIAN COVE ROAD JUNEAU, AK 99801



LOWER FLOOR PLAN

Juneau, Alaska
PLOT DATE: 9/20/12

A07



THE STATE
of **ALASKA**
GOVERNOR SEAN PARNELL

**Department of Environmental
Conservation**

DIVISION OF WATER
Wastewater Discharge Permit Program

410 Willoughby Avenue, Suite 303
Juneau, Alaska 99811-1800
Main: 907.465.5306
Fax: 907.465.5274
www.dec.alaska.gov/water

August 9, 2012

Kevin Puustinen, P.E.
R&M Engineering, Inc.,
6205 Glacier Hwy
Juneau, AK 99801

Re: Final Approval to Operate – Onsite Treatment System with Biofilters: USS 1370, Lot 10, Juneau, Alaska.
ADEC Plan Tracking Number 8767.

Dear Mr. Puustinen:

The Department has reviewed the Certification of Construction form and as-built information submitted for the referenced project. The system consists of a two-compartment, 1300 gallon septic tank, pump/dosing tank, and four Puraflow Biofilter modules placed in parallel for secondary treatment and disposal, as per the latest design plans submitted to ADEC. The system serves a four (4) bedroom house and has a maximum load capacity of 600 GPD.

In accordance with 18 AAC 72.240(b), final approval to operate is hereby issued. The completed construction and operation certificates are attached.

Proper operation and regular maintenance of your treatment system is important. Homeowners are encouraged to read and follow the operation and maintenance manual for your specific treatment system. We also suggest filing maintenance records and approval letters with other property documents.

Please call me at (907) 465-5306 if you have comments or questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jess Parks".

Jess Parks
Environmental Program Specialist I

ATTACHMENT D



STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
CONSTRUCTION AND OPERATION CERTIFICATE
FOR
DOMESTIC WASTEWATER DISPOSAL SYSTEMS

ADEC PTN#: 8767

A. APPROVAL TO CONSTRUCT

Plans for the construction or modification of the following domestic wastewater disposal system:

1,300 gallon septic tank, pump/dosing tank, and four Puraflow Biofilter modules

located at USS 1370, Lot 10, Alaska,

submitted in accordance with 18 AAC 72.210 by Kevin Puustinen, P.E. have been reviewed and are

☐ approved.

☒ conditionally approved (see attached conditions).

Joran Freeman
BY Joran Freeman

Environmental Engineer Associate
TITLE

9/13/2011
DATE

If construction has not started within two years of the approval date, this certificate is void and new plans and specifications must be submitted for review and approval before construction.

B. APPROVED CHANGE ORDERS

Change (contract order number or descriptive reference)

Approved by:

Date:

C. APPROVAL TO OPERATE

The "APPROVAL TO OPERATE" section must be completed and signed by the Department before this system is made available for use.

The construction of the _____ domestic wastewater disposal system was completed

on _____ (date). The system is hereby granted interim approval to operate for 90 days following the completion date.

BY Joran Freeman

Environmental Engineer Associate
TITLE

DATE

As-built/record drawings, submitted to the Department, or an inspection by the Department, has confirmed that the domestic wastewater disposal system was constructed in substantial conformance with the approved plans. The system is hereby granted final approval to operate.

Jess Parks
BY Joran Freeman

EPS I
Environmental Engineer Associate
TITLE

8/9/12
DATE

Distribution:

1. Retain original for project file
2. Make copies for distribution



State of Alaska
Department of Environmental Conservation



Certification of Construction for Domestic Wastewater Systems

Instructions:

1. Within 90 days after the construction, installation, or modification of a project is completed, the owner, the contractor(s) responsible for constructing the project, and a registered engineer responsible for construction inspection, complete and sign this form declaring that the project was constructed in accordance with the most recent Department-approved plans, or in accordance with the attached as-built drawings.
2. If a project is being completed in phased construction, a map shall be attached showing that portion of the project being declared completed on the date stated in the Owner's section. Completion of each phase of a project must be declared completed. Additional Certification of Construction forms are available from any Department of Environmental Conservation Office.

.....
Please type or print, except for signature

Section A-Owner's Section

Name and brief description of the project: Onsite Treatment System w/
Biofilers: USS 1370, Lot 10, Juneau, AK

Name of Owner: Steve Torrence ADEC Project No: 8767

Address: 3180 Indian Cove Drive, Juneau, AK 99801
City State Zip

Date Project Completed: 5/2011

I certify that I am the owner of the above-referenced project. I further certify that this project was constructed in accordance with the latest plans submitted to and approved by the Alaska Department of Environmental Conservation (ADEC), or in accordance with the attached as-built drawings. I understand that I may be required to take remedial measures to correct any construction which was completed without prior ADEC approval, which departs from the approved plans, and which is found to be inconsistent with the applicable requirements of ADEC Wastewater disposal regulations (18 AAC

72)
Steve M. Torrence

Signature of owner (please sign in ink)

07 August 2012

Date

Section B – Contractor's Section

I certify that I (or an individual under my direct supervision) have conducted an inspection of the project referenced in Section A, or portions of the project which I had the responsibility for constructing, and that, to the best of my knowledge and information, the project, or those portions, was or were constructed in accordance with the latest plans submitted to and approved by the Alaska Department of Environmental Conservation, or in accordance with the attached as-built drawings.

Sloan Swendsen [Signature] 8/8/12
Printed Name of Contractor Signature (sign in ink) Date

For multiple contractors, if applicable

Printed Name of Contractor Signature (sign in ink) Date

Printed Name of Contractor Signature (sign in ink) Date

Printed Name of Contractor Signature (sign in ink) Date

Section C – Engineer's Section

I certify that I (or an individual under my direct supervision) have conducted an inspection of the above referenced project, and that, to the best of my knowledge and information, the project was constructed in accordance with (check one of the following):

☒ the latest plans submitted to and approved by the Alaska Department of Environmental Conservation

or

☐ in accordance with the attached as-built drawings.

[Signature] [Signature] 8-6-2012
Signature of Professional Engineer Responsible for Construction Inspection Signature Date
(sign in ink)

Registration Number: 12474