


# MEMORANDUM

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

**DATE:** January 7, 2013

**TO:** Planning Commission

**FROM:** Eric Feldt, Planner II, CFM   
Community Development Department

**FILE NO.:** USE2013 0037

**PROPOSAL:** A Conditional Use permit for a 15-unit condominium with a covered parking deck in Auke Bay.

## GENERAL INFORMATION

Applicant: Aniakchak, Inc. (Same as Owner)

Property Owner: William Heumann & Jan Van Dort

Property Address: 11435 Glacier Highway

Legal Descriptions: Fraction of USS 1504 and ATS 725

Parcel Code Numbers: 4-B23-0-105-007-0

Site Size: .81 Acres or 35,283 Sq Ft (FR of USS 1504 and ATS 725)

Comprehensive Plan Future Land Use Designation: Marine/ Mixed Use (M/MU)

Zoning: Waterfront Commercial (WC)

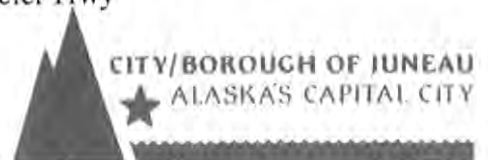
Utilities: Public Water & Sewer

Access: Glacier Highway

Existing Land Use: Residential

Surrounding Land Use:

North	- WC; Bay View Apt.; Glacier Hwy
South	- WC; Vacant Private Land; Glacier Hwy
East	- D-5; Duplex; Glacier Hwy
West	- Auke Bay



## VICINITY MAP



### ATTACHMENTS

Attachment	A	Site Plan
Attachment	B	Elevation Drawings
Attachment	C	Floor Plan
Attachment	D	Plat
Attachment	E	DOT Glacier Hwy Plans
Attachment	F	Public Comment

## **PROJECT DESCRIPTION**

The applicant requests a Conditional Use permit for a 15-unit condominium building in Auke Bay. The building is attached to a 27-space covered parking deck. See Attachments A-C for project drawings.

The applicant has filed two variances in conjunction with the Conditional Use permit because the proposed building encroaches into both side yard setbacks and is taller than the allowed height maximum (see combined memorandum of variances # VAR2013 0024 and VAR2013 0025 for details. If either variance is denied, the Conditional Use permit cannot be approved unless the design of the building is modified to meet code.

## **BACKGROUND**

According to CBJ Assessor's records, the site was developed with a residence and detached garage in 1953. Both structures will be demolished for future development. Much of the site contains trees and vegetation. See Figures 1 & 2.

## **ANALYSIS**

### **Project Site**

The site consists of one upland lot (Fraction of USS 1504) and a small waterside lot (ATS 725); both are owned by the applicant and shown on the attached plat (Attachment D). The site is located along the eastern waterside of Auke Bay and slopes steeply down toward the water. The property is near the National Oceanic & Atmospheric Administration (NOAA) laboratory and the Bay View Apartments along Glacier Highway. Across the site and the uphill side of Glacier Highway are single- and two-family residences. Also nearby is the Don D. Statter Harbor, Squires Restaurant, Auke Bay Elementary School, Waffle Company, University of Alaska Southeast (UAS), and other places of interest.

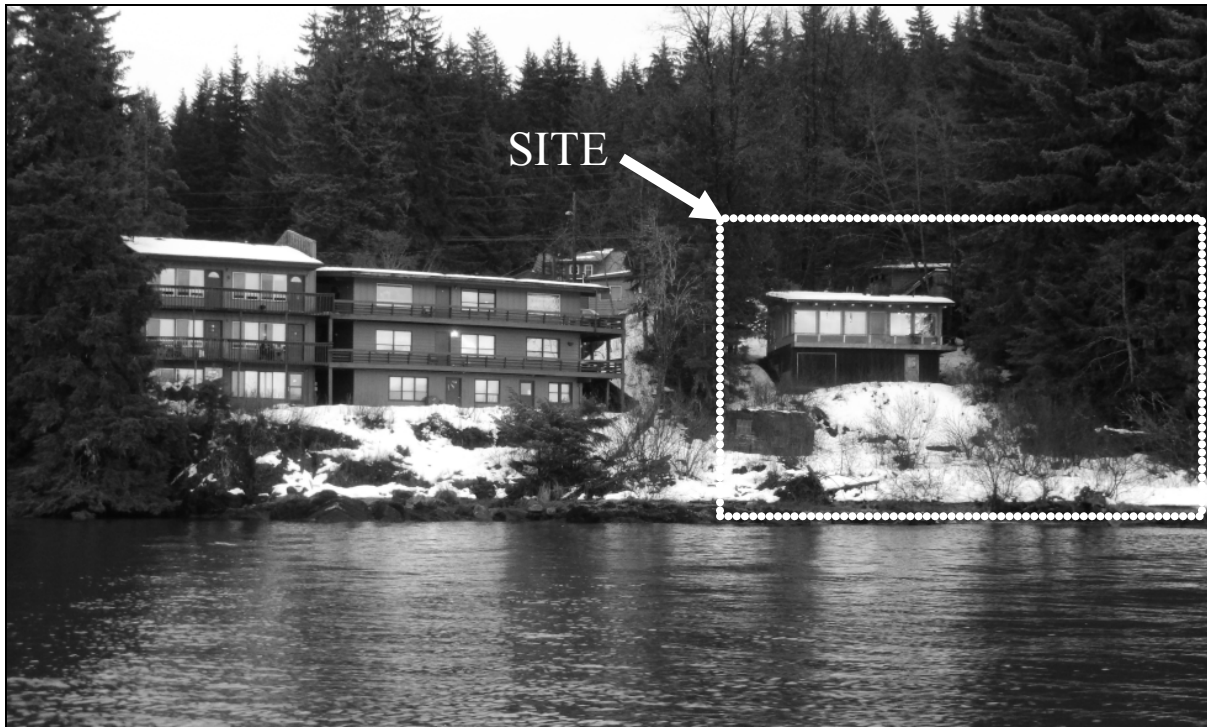


Figure 1: Bayview Apartments shown on the left; residence on right will be demolished with the project. The proposed building will be one-story higher than the Bayview apartments. Picture taken by staff on January 2, 2014 at Statter Harbor.

### **Project Design**

The applicant's design consists of a four-story condominium building with an elevator, and an attached covered parking deck. Project drawings are provided in Attachments A thru C. The condominium building contains 15, two-bedroom units. This building will look similar to other apartment/ condominium buildings along Auke Bay. The building is approximately 107 feet wide by 34 feet long. This building is designed into the hillside with half supported on land while the other half upon piers. The roof of the building projects toward the road to cover the entire parking deck. This will eliminate plowing the parking lot. The parking deck is 107 feet wide by 95 feet long. To maintain a level driving surface from Glacier Highway to the parking deck, the deck is elevated by piers. The parking deck will function like a very large carport with a roof but no walls.

Depending on the angle, only part of the building and parking deck will be visible. Elevation drawings are provided under Attachment B. From Glacier Highway, the top floor will be most visible and the structure will appear as a wide single-story building/parking deck. Alternatively, all four floors will be visible from the waterside. This is a typical design outcome with waterside and hillside development in Juneau.



Figure 2: Looking past the chain link fence is the site. The land drops to the right toward the water. The proposed building will be located between the small structure in the foreground and the larger house in the background. Picture taken by staff on the second-story of Bayview Apt., January 2, 2014.

As discussed in detail later under Public Health & Safety section, part of this property is affected by a high-risk flood zone. The applicant has designed the whole building above and uphill from the flood hazard line. In combination with the steep topography and the 10-foot front yard setback (roadside property line), the applicant's design expands horizontally and vertically. This makes the building very wide but not very long. The parking deck and building will be five feet away from both side lot lines, instead of the required 10 feet. This encroachment warrants a variance (filed under # VAR2013 0024). Further, due to topography the overall height of the building will be up to 50 feet, while zoning limits height to a maximum of 35 feet. As a result, the design also requires a height variance (filed under VAR2013 0025).

With the open area below the parking deck, the applicant has designed a storage area near the front of the building for use by the tenants.

### **Traffic**

All vehicle traffic will come from Glacier Highway. Staff solicited comments from the Alaska Department of Transportation and Public Facilities (DOT). They indicated that the applicant is required to file a Driveway Permit. Also, DOT stated that the applicant shall coordinate driveway designs with DOT during the Glacier Highway road reconstruction project that will occur in the near

future. DOT's conceptual road reconstruction design is provided under Attachment E. A new sidewalk in front of the site will be added with the reconstruction.

Pedestrians from the project will also use Glacier Highway to access the site. There is a Capital Transit bus stop within walking distance. Currently, there is a road shoulder in front of the site but the sidewalk is on the other side of Glacier Highway. Crossing the highway to reach the side is challenging and less safe than walking along the shoulder of the road. However, when the new sidewalk is in place pedestrian safety will increase and walking activity will likely increase.

### **Parking and Circulation**

Twenty seven parking spaces are provided on the covered parking deck. Two of these will be accessible spaces. All spaces are 8.5' wide x 17' long, a 90-degree angle turn in, with a 24-foot access aisle width. These dimensions are shown on Attachment A. The proposal of 15, 2-bedroom units requires a minimum of 26 spaces per 49.40210(a) and two of the 26 spaces shall be accessible. The parking lot design meets the minimum parking and driving circulation requirements.

### **Noise**

With the covered parking deck and residential use of the project, there won't be any substantial increase in noise levels beyond what currently exists in the neighborhood. Construction noise will be seasonal and temporary.

### **Public Health and Safety**

The applicant is designing the project to avoid the flood hazard zone to reduce possible flood damage and flood insurance purchase requirements. According to the flood map<sup>1</sup> this lot is affected by a Velocity (V) flood zone (high-risk) with a base flood elevation of 26 feet above the mean lower low water mark. This means that during a 100-year storm event, flood waters will rise up to 26 feet, leaving everything below 26 feet to possibly be damaged by wave forces. Since the building's location is shown uphill from this flood elevation, the 100-year storm flood waters should not reach the building and the condominium owners will not be required to pay flood insurance.

Staff solicited comments from Dan Jager, Fire Marshal Capital City Fire/ Rescue (CCF/R). Mr. Jager indicated that he had no issues with the project. The Juneau Police Department was also solicited but did not provide comments at the date of the subject memorandum.

### **Habitat**

According to staff's records, this lot doesn't contain any wetlands or habitat regulated by the Land Use Code. The applicant will be removing most vegetation in the area of the parking deck and condominium building.

Although there is no maximum building coverage requirement in the WC district, there is a 10% minimum vegetation requirement, per section 49.50.300. This equates to 3,528 square feet. As

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<sup>1</sup> According to City & Borough Flood Insurance Rate Map panel # 02110 C 1219D, dated August 19, 2013.

mentioned earlier, no structures will be built seaward of 26 feet of elevation and within five feet of both side lot lines. Staff first calculated the side area (5' x 139') x 2 = 1,390 square feet. Subtracting this from 3,528 leaves 2,138 square feet remaining. The rest of the vegetation will be provided downhill from the condominium building. With a lot width of 117 feet, only 18 feet of lot depth would need to be dedicated to vegetation. There is more than 18 feet of vegetation remaining that will not be affected by daily tides. Therefore, part of the 10% vegetation requirement will be met along the side property lines and downhill from the condominium building on the upland lot. To ensure that at least 10% of the site is preserved for vegetation, staff recommends a condition of approval. Staff notes that since the ATS lot is bordered by the MHT (15.3') on one end and the MLLW (0.0') on the other, it is often inundated by daily tides and it cannot count toward the vegetative requirement.

### **Property Value or Neighborhood Harmony**

As noted earlier, adjacent properties contain various types of uses. There is a multifamily development to the north (Bay View Apartments), two- and one-dwelling homes to the east (across Glacier Hwy), and a vacant site to south. Both neighboring lots along the water are zoned same as the subject lot (Waterfront Commercial). As mentioned earlier, only the top floor of the proposed condominium building will be most visible from Glacier Highway, and therefore, appear as a single-story building from the road. Like other apartment/ condominium buildings in Auke Bay, the building's scale will be most visible from the waterside. The parking deck and condominium will share one large roof. Though this roof design is very large and not common in the neighborhood, it is not likely to be an intrusive appearance to the neighborhood. Figure 3 shows the waterside view of Spaulding Beach Condominiums.



Figure 3: View of four-story Spaulding Beach Condominiums located across Auke Bay from subject site. Picture taken by staff at Staff Harbor on January 2, 2014.

As of the date of the subject memorandum, staff received one comment from the public. This comment is in support of the project. See Attachment F.

### **Conformity with Adopted Plans**

The 2013 Comprehensive Plan shows the site in the Marine/Mixed Use (M/MU) land use designation. This is defined below.

#### Marine/ Mixed Use

These lands are characterized by high density residential and non-residential land uses in areas in and around harbors and other water-dependent recreational or commercial/industrial areas. Typically, neighborhood serving and marine-related retail, marine industrial, personal service, food and beverage services, recreational services, transit and transportation services should be allowed and encouraged, as well as medium- and high density residential uses at densities ranging from 10 to 60 residential units per acre. Ground floor retail space facing roads with parking behind the retail and housing above would be an appropriate and efficient use of the land. Float homes, live-a-boards, and house boats, if necessary services (such as sewer) are provided to berthing locations, are appropriate for these areas.

As stated earlier, the project consist of a 15-unit condominium building located near the Don D Statter Harbor, retail, dining, educational, and other places of interest within walking distance. The future sidewalk (provided by DOT) at the site will provides pedestrian connections to those uses. The density of the project is 14.58 units/ acre, rounded up to 15. Therefore, the project is consistent with the M/MU land use designation.

The 2013 Comprehensive Plan lists many policies pertaining to the need for safe, affordable, and a mixture of housing types in Juneau. The following are specific to the subject project.

**POLICY 4.2. 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.**

**POLICY 10.2. TO ALLOW FLEXIBILITY AND A WIDE RANGE OF CREATIVE SOLUTIONS IN RESIDENTIAL AND MIXED USE LAND DEVELOPMENT WITHIN THE URBAN SERVICE AREA.**

**POLICY 10.3. TO FACILITATE RESIDENTIAL DEVELOPMENTS OF VARIOUS TYPES AND DENSITIES THAT ARE APPROPRIATELY LOCATED IN RELATION TO SITE CONDITIONS, SURROUNDING LAND USES, AND CAPACITY OF PUBLIC FACILITIES AND TRANSPORTATION SYSTEMS.**

**POLICY 10.5. THAT RESIDENTIAL DEVELOPMENT PROPOSALS, OTHER THAN SINGLE-FAMILY RESIDENCES, MUST BE LOCATED WITHIN THE URBAN**



**SERVICE AREA BOUNDARY OR WITHIN A DESIGNATED NEW GROWTH AREA. APPROVAL OF NEW RESIDENTIAL DEVELOPMENT PERMITS DEPENDS ON THE PROVISION OR AVAILABILITY OF NECESSARY PUBLIC AMENITIES AND FACILITIES, SUCH AS ACCESS, SEWER, AND WATER.**

**POLICY 10.6. TO REQUIRE NEW RESIDENTIAL DEVELOPMENTS TO MEET MINIMUM CRITERIA FOR OVERALL SITE DESIGN INCLUDING PROVISION OF LIGHT, AIR AND PRIVACY.**

The applicant is proposing a 15-unit multifamily condominium complex in the Urban Service Boundary Area. The site has access to public water and sewer, is along a Capital Transit bus line, has pedestrian amenities, and is designed along a hillside and away from a designation high-risk flood zone area. The existing and future infrastructure along Glacier Highway benefits the project, while the topography and flood hazards pose site design challenges. These challenges have resulted in the need for both side yard setback and height variances.

The 2013 Comprehensive Plan further provides neighborhood-specific policies. One main policy for the Auke Bay area is to create an Auke Bay Area Plan that will address residential and non-residential uses such as, water-based uses, University of Alaska Southeast (UAS), tourism, recreation, etc. Additional Auke Bay policies are shown below.

- **Encourage high-density, transit-oriented residential and/or mixed use developments in the Auke Bay “village” area and around the University, particularly for student and faculty affordable housing.**
- **Preserve valuable public tidelands, shorelines, creek and stream corridors as fish and wildlife habitat and public open space/natural areas. Acquire land for greenbelts along the Mendenhall River and Montana Creek stream corridors. Identify and protect a series of un-fragmented fish and wildlife habitat corridors along anadromous fish streams from the uplands to the sea.**
- **Allow development of in-fill residential development, such as apartments, condominiums, efficiency or Single-Room-Occupancy (SRO) units, and loft-style housing within new and existing shopping centers.**

The proposal will provide high-density housing at 15 units per acre on an under-utilized property. The site is within walking distance to the UAS campus, Statter Harbor, places of worship, and other places of interest. The development will not impact the tidelands or habitat regulated under the Land Use Code. Staff, therefore, finds the proposal consistent with the above policies of the 2013 Comprehensive Plan.

**2009 Non-Motorized Transportation Plan**

The 2009 Non-Motorized Transportation Plan of the City & Borough of Juneau promotes pedestrian and bicycle transportation through guiding development that can be used by all residents for all types of trips. This Plan recommends various forms of non-motorized transportation in certain

neighborhoods of the borough. In the subject neighborhood of Auke Bay on pages 56 and 58, the plan recommends sidewalks on both sides, adding bike lane signage and lighting. The planned reconstruction of Glacier Highway will add a new sidewalk and lighting in front of the site. Bike lanes are not a listed project element in DOT's project. Although CDD staff has addressed this concern with DOT, ultimately CBJ does not have jurisdiction over Glacier Highway. Overall, the subject project will benefit by DOT's project and allow safer more accessible walking/ bicycling conditions along this section of Glacier Highway.

In order for the Conditional Use permit to be granted both variances must be approved. If not, the applicant shall modify the project to meet all yard setbacks and maximum height allowance of the Waterfront Commercial district.

### **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.** Staff finds 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 1.300 for the Waterfront Commercial 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 January 3<sup>rd</sup> and 13<sup>th</sup> 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.** There is no evidence leading to find that the approval of the project will materially endanger the public's 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 stated earlier, the project will not substantially decrease the value or be out of harmony with property in the neighboring area for the following reasons: 1) The properties along the waterfront are in the same zoning district (Waterfront Commercial), 2) The project is similar in scale with other apartment/ condominium buildings in Auke Bay, 3) Although the proposed building is four-stories high, it will appear as a single-story from the roadside and not reduce viewsheds from adjacent residences across Glacier Highway, and 4) The covered parking deck is much larger than most in the neighborhood but is not inharmonious with the overall development of Auke Bay.

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

**Yes.** As mentioned earlier, the project is consistent with the 2013 Comprehensive Plan and the 2009 Non-Motorized Transportation Plan for the following reasons: 1) The lot is located within walking distance to the UAS campus, Statter Harbor, Auke Bay Elementary School, and other places of interest, 2) The site is located in the Urban Service Boundary Area and is served by public water and sewer, 3) The site is located along the Capital Transit Corridor, 4) The proposal of 15, 2-bedroom units will provide additional housing in the Auke Bay Area, and 5) DOT's near-future road reconstruction plans will increase pedestrian safety and usage at the site.

Due to topographic and flood hazard challenges, the applicant has filed two variances to maximize the building potential of the property. If both variances are approved, then the whole project will comply with Title 49. However, if either or both variances are denied, the project must be redesigned to comply with Title 49. Staff is recommending the Board of Adjustment approve both variances to allow the whole project to be granted.

**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?***

N/A. There are no regulated habitat of the Land Use Code that will be affected by the project.

**RECOMMENDATION**

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. The permit would allow the development of a 15-unit condominium building and covered parking deck with the following condition:

- 1) Prior to the issuance of a Building permit, the applicant shall delineate at least 3,528 square feet of the property as vegetative cover on a site plan.

Staff notes that if the associated variances (VAR2013 0024 and VAR2013 0025) are denied, the applicant shall modify the project to comply with the maximum 35-foot height requirement and the 10-foot side yard setbacks. If modified, the Director recommends the Planning Commission grant the requested Conditional Use permit with the condition shown above.

# ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

Project Number <u>USE20130037</u>	Project Name (15 characters)	Case Number	Date Received <u>12/16/13</u>
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## TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

- Accessory Apartment\*\*\* (AAP)     Driveway in Right-of-Way (ADW)  
 Use Listed in §49.25.300 (USE)  
 (Table of Permissible Uses)

Please list the Table of Permissible Uses Category: \_\_\_\_\_

\*\*\*An Accessory Apartment Application will also be required.

## DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED.

15 UNIT MULTIFAMILY DEVELOPMENT

## IS THIS A MODIFICATION OF AN EXISTING APPROVAL?

NO     YES - Case # \_\_\_\_\_

CURRENT USE OF LAND OR BUILDING(S): SINGLE FAMILY DWELLING

PROPOSED USE OF LAND OR BUILDING(S): MULTIFAMILY DEVELOPMENT

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

## SITE AND BUILDING SPECIFICS:

Upper Lot: 22599    ATS # 10226

Total Area of Lot 32,825 square feet    Total Area of Existing Structure(s) N/A square feet

Total Area of Proposed Structure(s) 14,552 square feet

## EXTERNAL LIGHTING:

Existing to remain     No     Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures  
 Proposed     No     Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures

## PROJECT NARRATIVE AND SUBMITTAL CHECKLIST:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Site Plan   | <input checked="" type="checkbox"/> Existing and proposed parking areas (including dimensions) and proposed traffic circulation |
| <input checked="" type="checkbox"/> Floor Plan of proposed buildings                  | <input checked="" type="checkbox"/> Existing Physical Features of the site (drainage, habitat, hazard areas, etc.)              |
| <input checked="" type="checkbox"/> Elevation view of existing and proposed buildings |   |
| <input checked="" type="checkbox"/> Proposed Vegetative Cover                         |   |

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.

## ALLOWABLE/CONDITIONAL USE FEES

Fees	Check No.	Receipt	Date
Application Fees <u>CL III</u> \$ <u>750</u>			
Admin. of Guarantee \$ _____			
Adjustment \$ _____			
Pub. Not. Sign Fee \$ <u>50.00</u>			
Pub. Not. Sign Deposit \$ <u>100.00</u>			
Total Fee \$ <u>900.00</u>	<u>005297</u>	<u>CB04618</u>	<u>12/16/13</u>

**NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM**

# DEVELOPMENT PERMIT APPLICATION

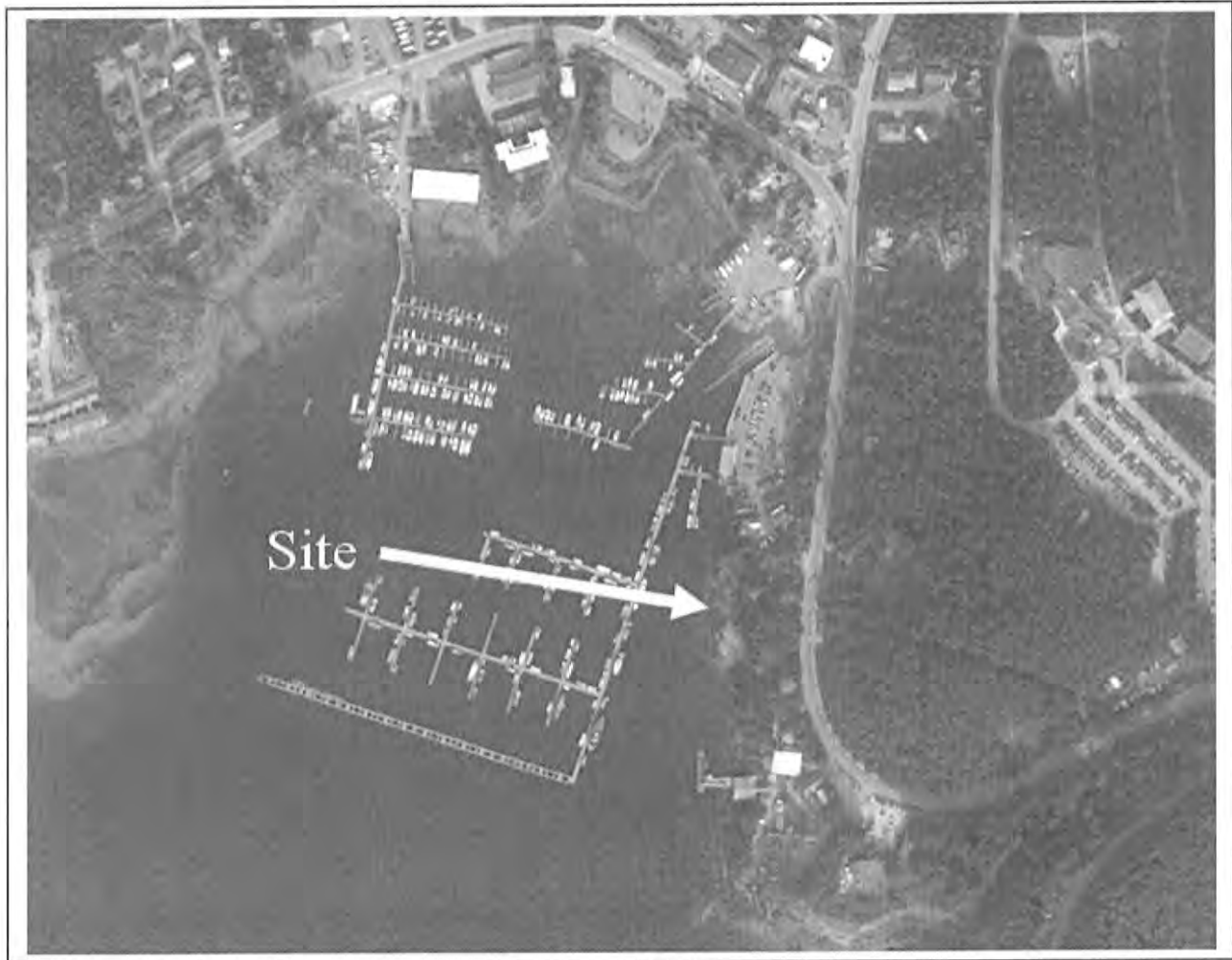
Project Number <b>USE 20130037</b>	CITY and BOROUGH of JUNEAU	Date Received: <b>12/16/13</b>
Project Name (City Staff to Assign Name)		

INFORMATION	Project Description <b>15 UNIT MULTI FAMILY</b>		
	<b>PROPERTY LOCATION</b>		
	Street Address <b>11433 GLACIER HWY</b>	City/Zip <b>JUNEAU, AK</b>	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) <b>#2 TRACT F&amp;A Fr USS1504 AND ATS 725</b>		
	Assessor's Parcel Number(s) <b>482301050070</b>		
	<b>LANDOWNER/ LESSEE</b>		
	Property Owner's Name <b>William Heumann JAVAN DORT</b>	Contact Person: <b>Either</b>	Work Phone: <b>321-0271</b>
	Mailing Address	Home Phone: <b>723-4540</b>	Fax Number:
	E-mail Address <b>Wheumann@msn.com JAVANDORT@GCI.NET</b>	Other Contact Phone Number(s):	
	<b>LANDOWNER/ LESSEE CONSENT</b> ****Required for Planning Permits, not needed on Building/ Engineering Permits****		
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
<input checked="" type="checkbox"/>	 Landowner/Lessee Signature	<b>12-16-13</b> Date	
<input checked="" type="checkbox"/>	 Landowner/Lessee Signature	Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
<b>APPLICANT</b> If the same as OWNER, write "SAME" and sign and date at X below			
Applicant's Name <b>Amabchuk, INC</b>	Contact Person: <b>Either</b>	Work Phone: <b>321-0271</b>	
Mailing Address	Home Phone: <b>723-4540</b>	Fax Number:	
E-mail Address <b>Wheumann@msn.com JAVANDORT@GCI.NET</b>	Other Contact Phone Number(s):		
<input checked="" type="checkbox"/>	 Applicant's Signature	<b>12-16-13</b> Date of Application	

OFFICE USE ONLY BELOW THIS LINE

STAFF APPROVALS	<input checked="" type="checkbox"/>	Permit Type Building/Grading Permit	--SIGN	Date Received	Application Number(s)
		City/State Project Review and City Land Action	--SIGN		
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)	--SIGN		
		Mining Case (Small, Large, Rural, Extraction, Exploration)	--SIGN		
		Sign Approval (if more than one, fill in all applicable permit #'s)	--SIGN		
		Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)	--SIGN		
	<input checked="" type="checkbox"/>	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)	--SIGN	<b>12/16/13</b>	<b>USE 20130037</b>
		Variance Case (De Minimis and all other Variance case types)	--SIGN		
		Wetlands Permits	--SIGN		
		Zone Change Application	--SIGN		
	Other (Describe)	--SIGN			
***Public Notice Sign Form filled out and in the file.					
Comments:				Permit Intake Initials	

# NOTICE OF PUBLIC HEARING



- PROPOSAL:** USE2013 0037: A Conditional Use permit for a 15-unit condominium complex.  
 VAR2013 0024: A Variance to reduce both side yard setbacks from 10 to 5 feet for the condominium complex.  
 VAR2013 0025: A Variance to increase the maximum height from 35 to 50 feet for the condominium complex.

<b>File No:</b>	USE2013 0037; VAR2013 0024; VAR2013 0025	<b>Applicant:</b>	Aniakchak, Inc.
<b>To:</b>	<b>Adjacent Property Owners</b>	<b>Property PCN:</b>	4-B23-0-105-007-0
<b>Hearing Date:</b>	January 14, 2014	<b>Owner:</b>	Bill Huemann & Jan Van Dort
<b>Hearing Time:</b>	7:00 PM	<b>Size:</b>	0.81 Acres
<b>Place:</b>	Assembly Chambers Municipal Building 155 South Seward Street Juneau, Alaska 99801	<b>Zoned:</b>	Waterfront Commercial
		<b>Site Address:</b>	11435 Glacier Highway
		<b>Accessed Via:</b>	Glacier Highway

## 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](mailto: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](http://www.juneau.org/plancomm).

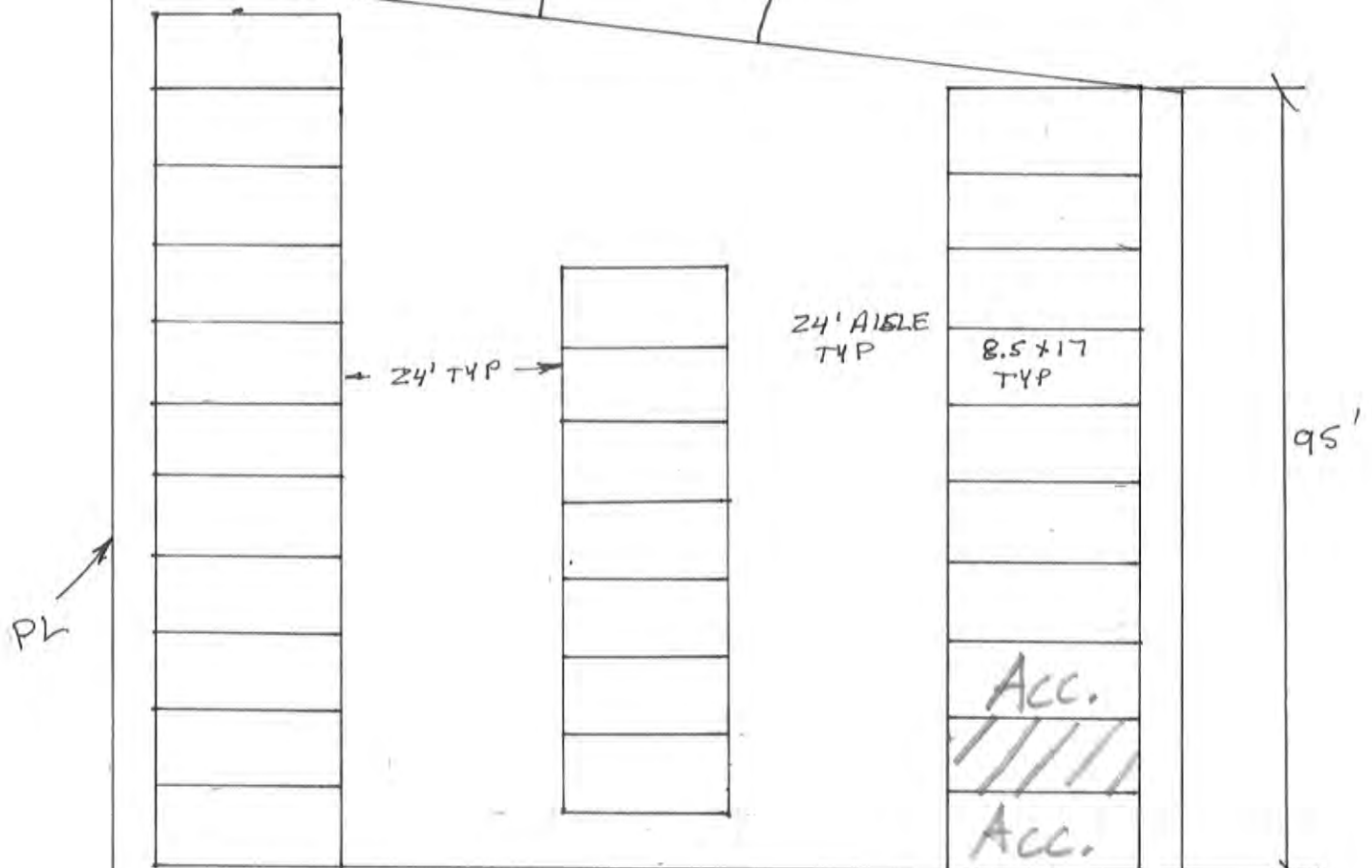
# SITE PLAN

b.

EDGE OF PAVEMENT

GLACIER HWY ROW

PROPERTY LINE



PL

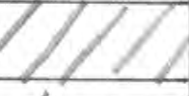
24' TYP

24' AISLE TYP

8.5 x 17 TYP

95'

Acc.



Acc.

5'

4 STORY BUILDING  
15-UNITS

5'

10'

143'

RECEIVED  
DEC 16 2013  
PERMIT CENTER

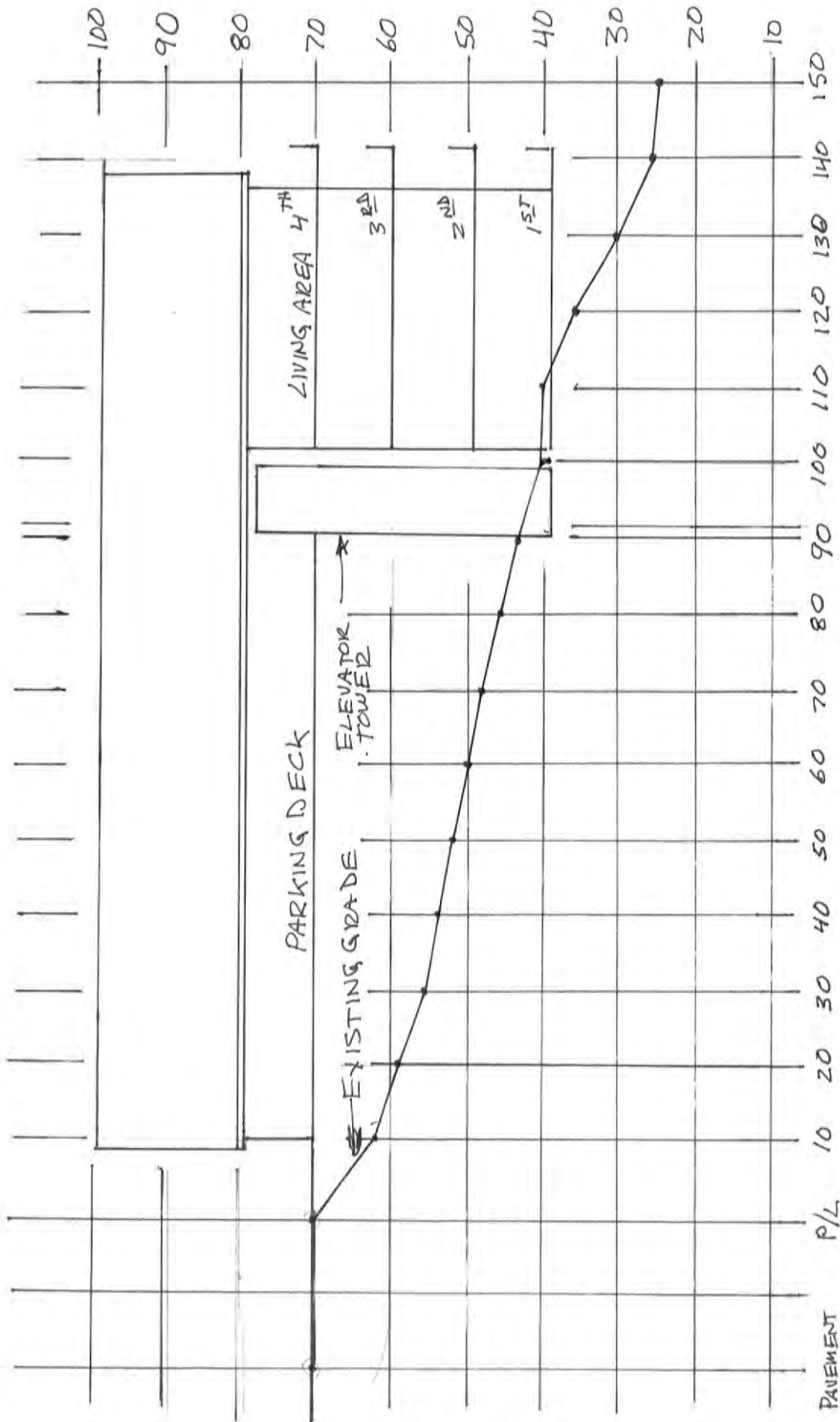
VEGETATIVE COVER

DECEMBER 12, 2013 1"=20'

Attachment A



# SITE ELEVATION PLAN



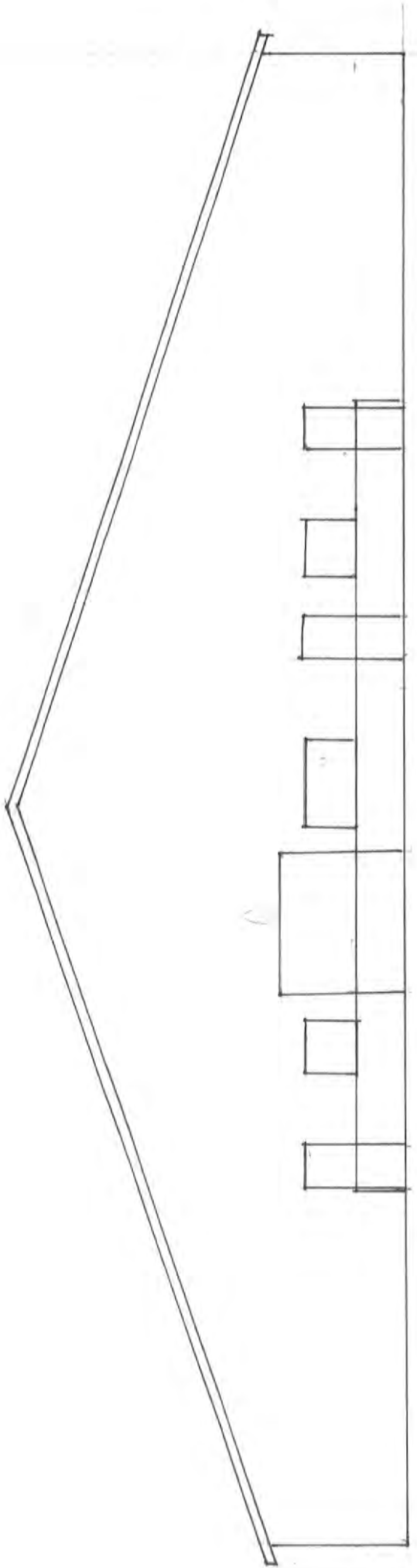
1" = 20'

RECEIVED  
 DEC 16 2013  
 PERMIT CENTER/CDD

DEC. 12, 2013

3/32 = 1'

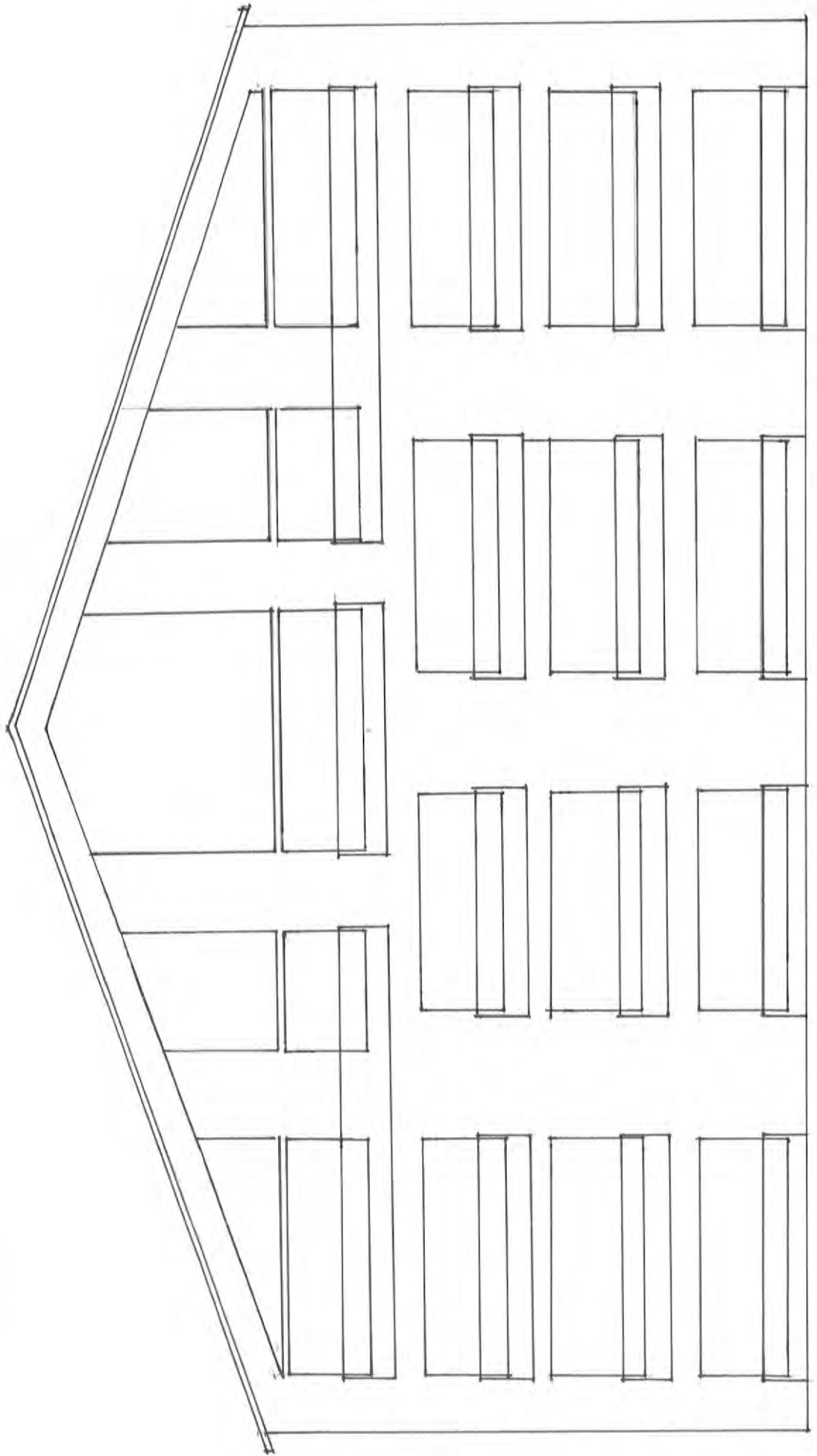
FRONT ELEVATION  
ROAD ELEVATION



RECEIVED  
DEC 16 2013  
PERMIT CENTER/CDD

DECEMBER 12, 2013 3/32 = 1'

REAR ELEVATION  
WATER ELEVATION

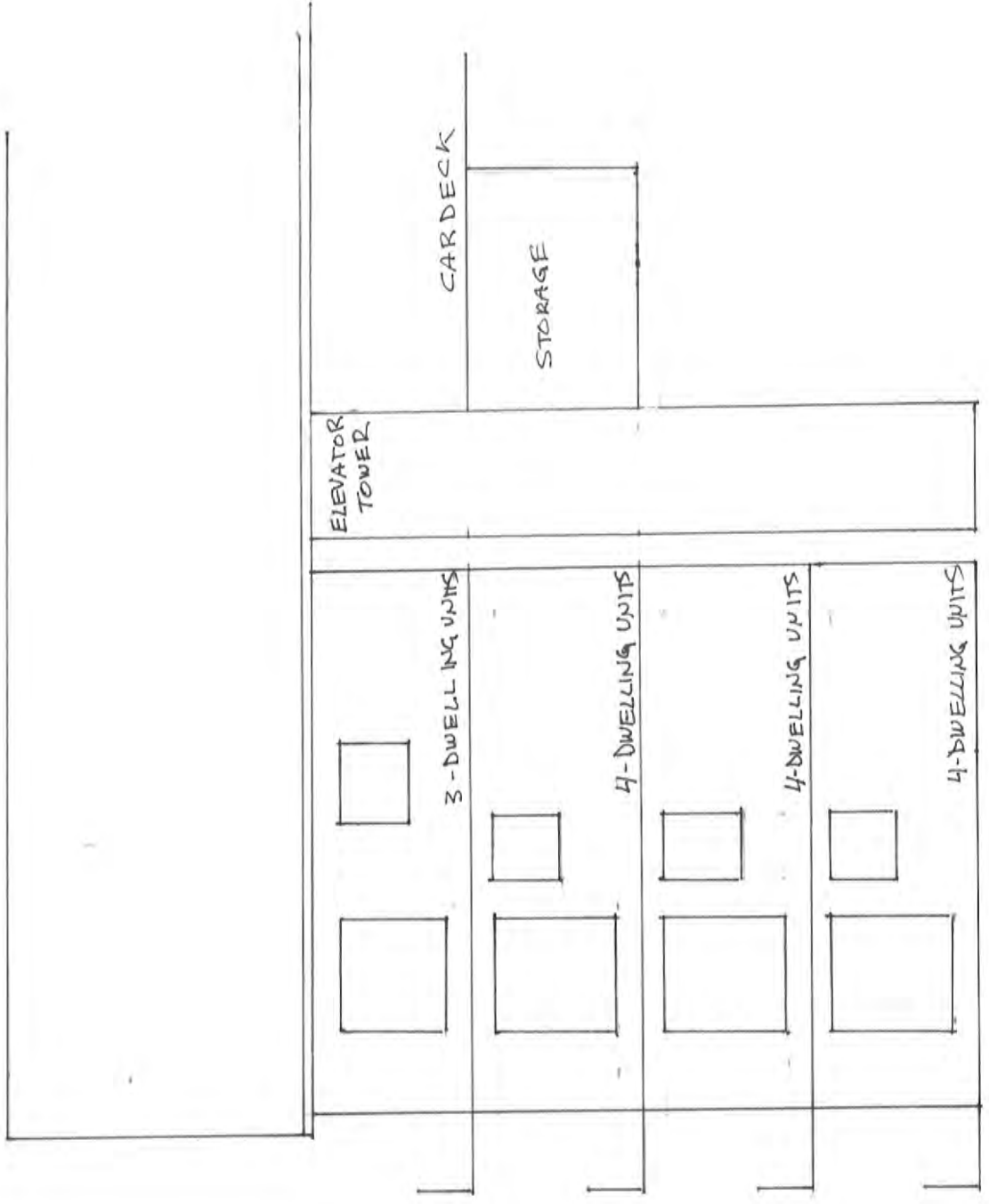


RECEIVED  
DEC 16 2013  
PERMIT CENTER/CDD

DECEMBER 12, 2013 3/32=1'

LEFT ELEVATION

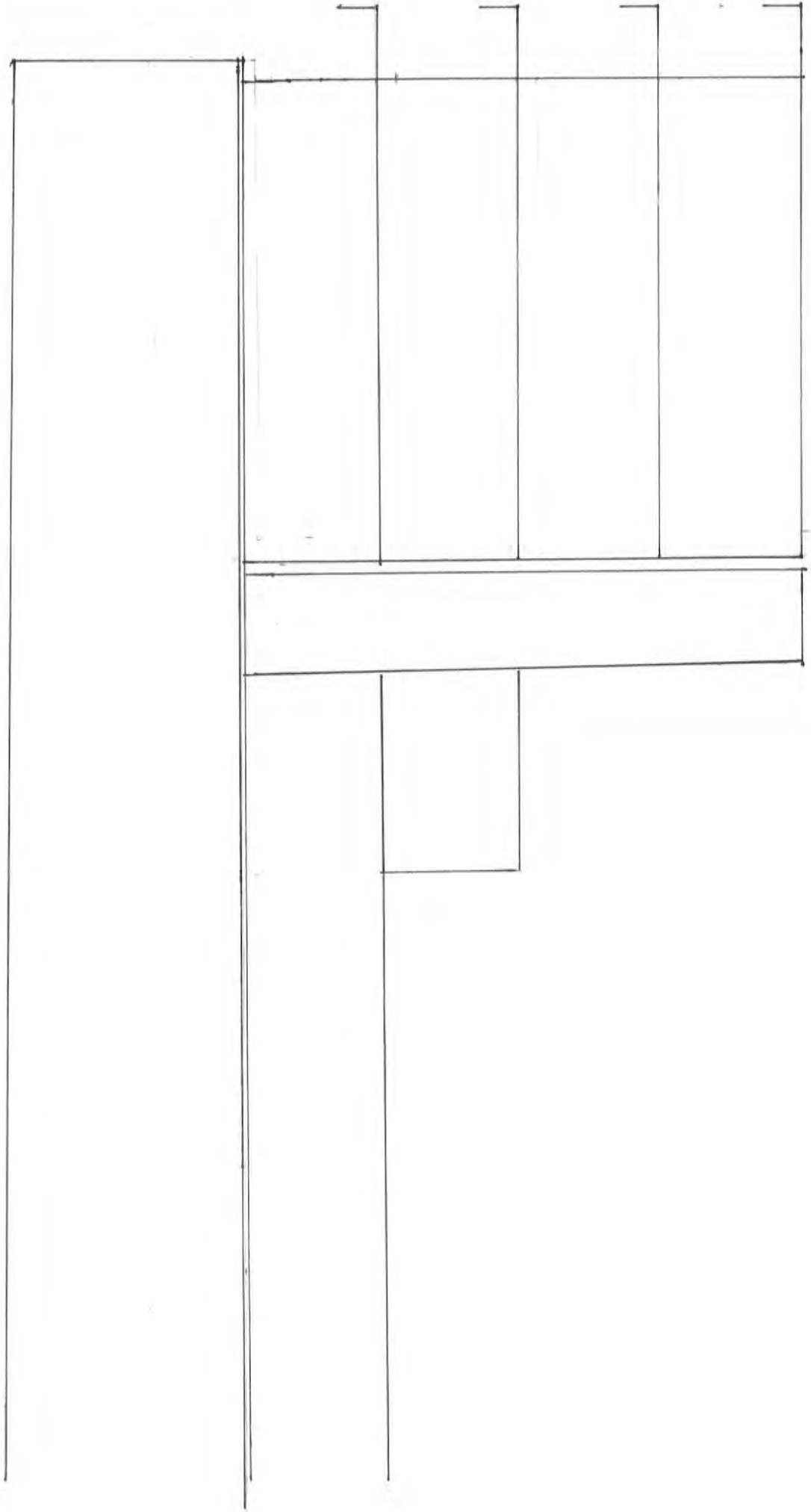
RECEIVED  
DEC 16 2013  
PERMIT CENTER/CDD



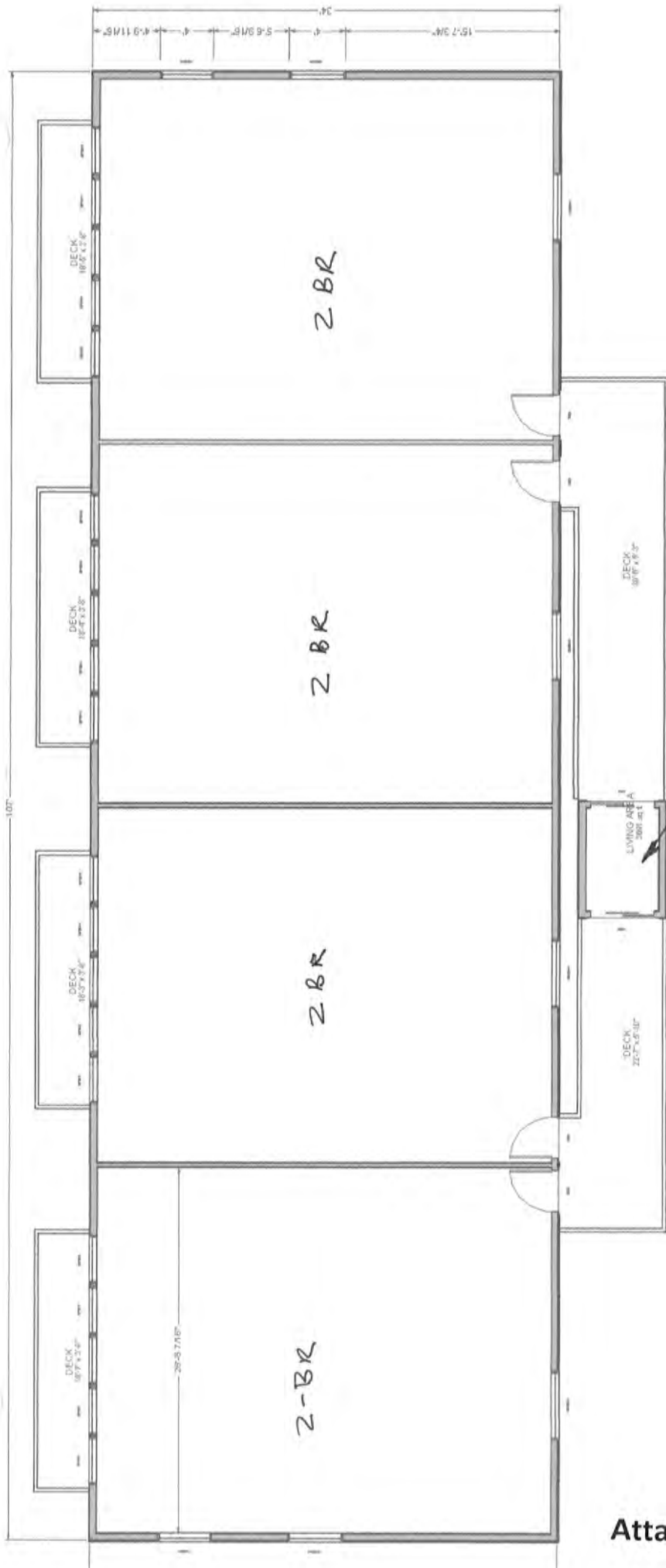
DECEMBER 12, 2013 3/32 = 1'

RECEIVED  
DEC 16 2013  
PERMIT CENTER/CDD

RIGHT ELEVATION



DECEMBER 12, 2013 3/32"=1'



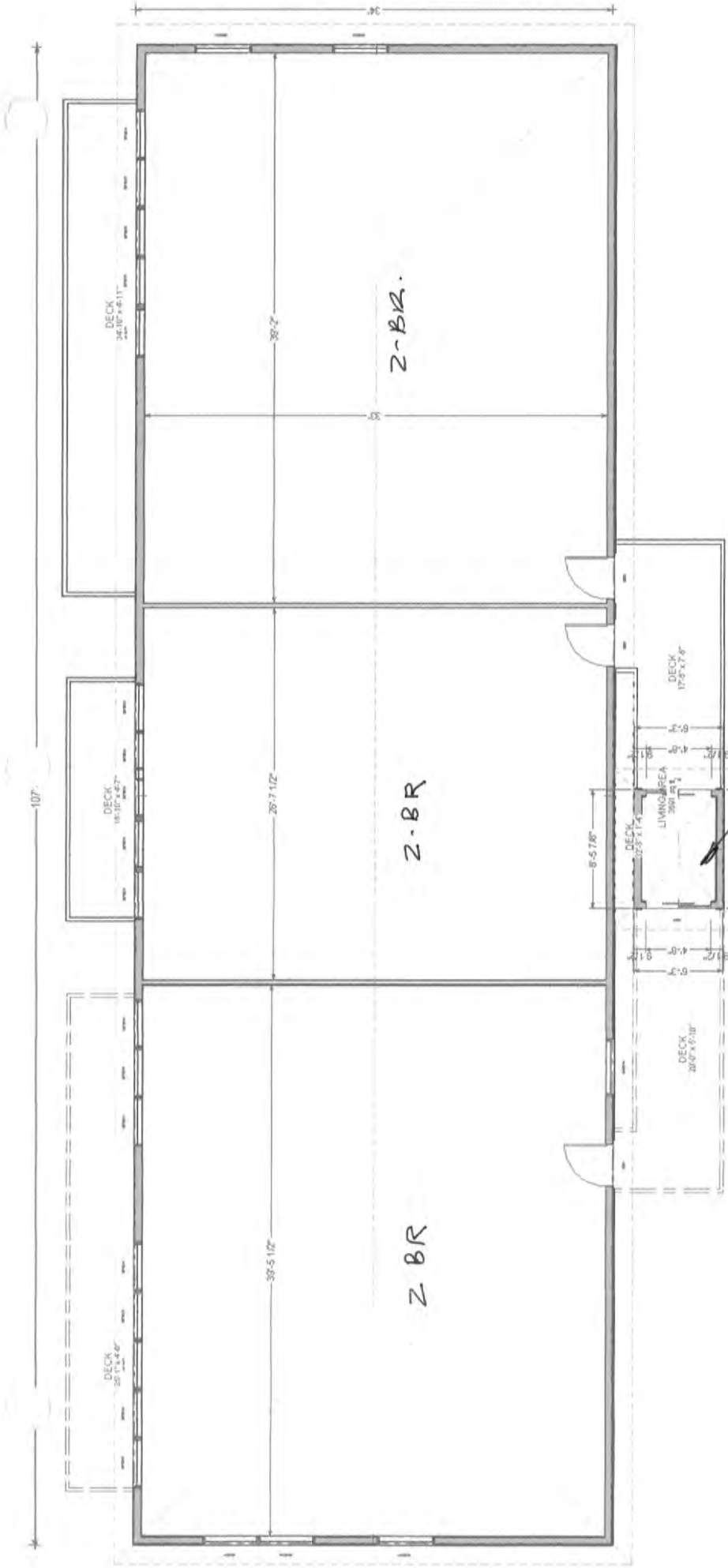
1ST  
2ND  
3RD  
FLOORS

ELEVATOR

RECEIVED  
DEC 16 2013  
PERMIT CENTER/CDD

Attachment C

12-12-13



4<sup>TH</sup> FLOOR  
TOP FLOOR

RECEIVED  
DEC 16 2013  
PERMIT CENTER/CDD

12-12-13

LEGEND

① Existing G.L.M. Brass Monument Recovered This Survey

② Existing Brass Monument Not This Survey

③ No Monument Set at Existing

REMARKS: OBJECTS FROM MONUMENTS THIS SURVEY

C&I (1) 117944.2 - 234.1' No. 100 W.P.S.M. with NAD 83  
 (2) 117944.2 - 234.1' No. 100 W.P.S.M. with NAD 83  
 C&I 2- (1) 117944.2 - 234.1' No. 100 W.P.S.M. with NAD 83  
 (2) 117944.2 - 234.1' No. 100 W.P.S.M. with NAD 83

NO. 100 W.P.S.M. - 234.1' No. 100 W.P.S.M. with NAD 83  
 (1) 117944.2 - 234.1' No. 100 W.P.S.M. with NAD 83  
 (2) 117944.2 - 234.1' No. 100 W.P.S.M. with NAD 83

NOTES:

1. The bearings for this survey were derived from C&I 2 and W.C.E.L. U.S.S. 1920. Officially recorded on N.T.S. 24. 1/2 inch scale. All bearings were measured clockwise and the interior angle of the line of work right hand.

2. A monument was set at the intersection of the line of work and the line of the highway.



DESCRIPTION: ALASKA TIGLARISS SURVEY NO. 122

A part of the north-south line of section 27, T. 90 N. R. 12 E., S. 14. The survey was conducted by A. U. K. E. on 11/15/04. The monument is located at the intersection of the line of work and the line of the highway. The monument is a brass disk with the number 1504 on it.

Surveyed by: A. U. K. E. Date: 11/15/04

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified and licensed surveyor in the State of Alaska, do hereby certify that the foregoing is a true and correct copy of the original and correct survey as shown to me by the party hereto attached and that the same has been compared with the original and correct survey as shown to me by the party hereto attached and found to be a true and correct copy of the original and correct survey as shown to me by the party hereto attached.

Date: 11/15/04

Register No.: 1504

ACKNOWLEDGMENT

I, the undersigned, do hereby acknowledge the foregoing survey and the monument thereon as shown to me by the party hereto attached and as shown to me by the party hereto attached.

Date: 11/15/04

Signature: [Handwritten Signature]

Notary's License No.: 1504



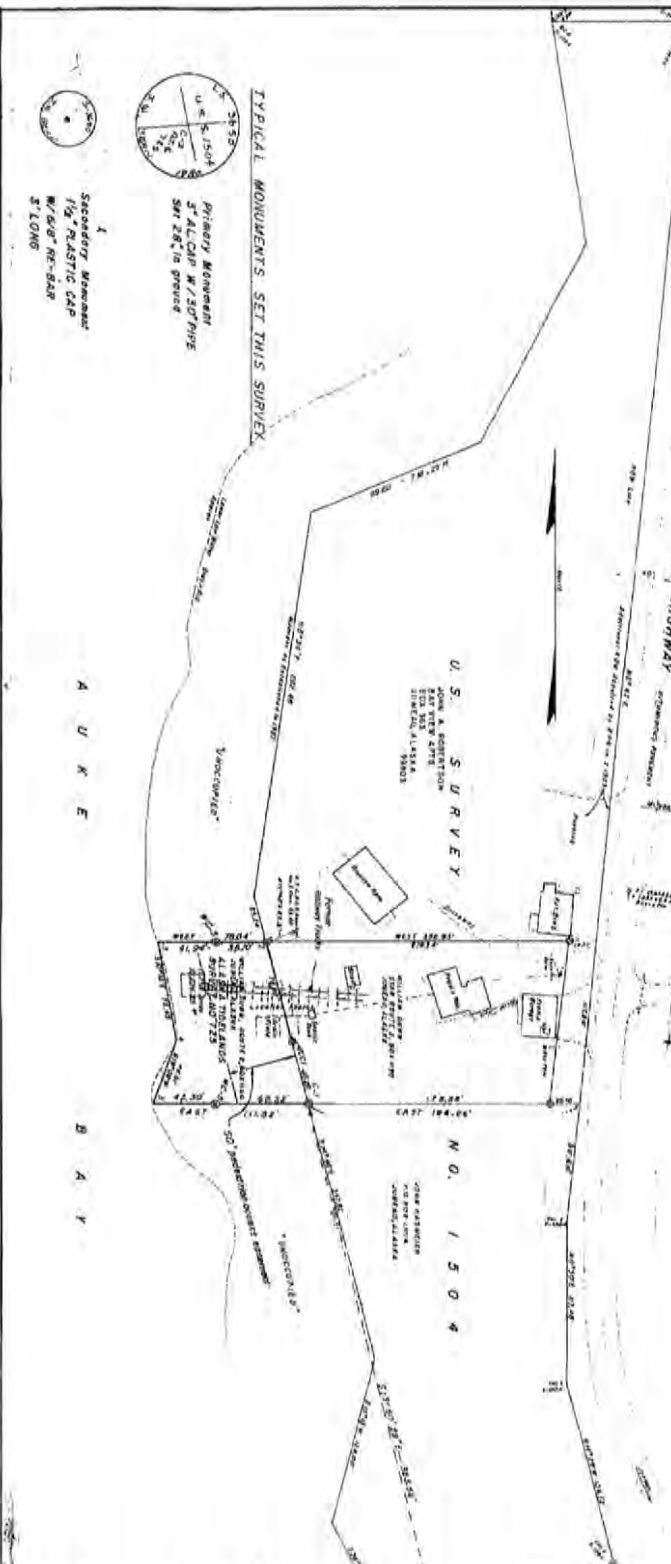
NOTARY'S ACKNOWLEDGMENT

I, the undersigned, do hereby acknowledge the foregoing survey and the monument thereon as shown to me by the party hereto attached and as shown to me by the party hereto attached.

Date: 11/15/04

Signature: [Handwritten Signature]

Notary's License No.: 1504



DATE	BY	REMARKS
11/15/04	A. U. K. E.	Initial Survey

U.S. SURVEY NO. 1504

ALASKA TIGLARISS SURVEY NO. 122

SECTION 27, T. 90 N., R. 12 E., S. 14

Attachment D





Attachment E

**Eric Feldt**

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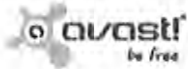
**From:** Mitch Falk [Bullwinkles1@gci.net]  
**Sent:** Monday, January 06, 2014 3:28 PM  
**To:** Eric Feldt  
**Subject:** Aniakchak Proposal

Dear Planning Commission,

As an adjacent property owner I would like to comment on the Aniakchak Inc. proposal. I think the idea is sound , the benefits are numerous with no downside as I can see. The area is in need of more housing and I believe this plan will blend well with the community.

Thank You,

Mitch Falk  
Manager  
Bayhouse Properties llc



This email is free from viruses and malware because [avast! Antivirus](#) protection is active.