



**PLANNING COMMISSION STAFF REPORT  
CONDITIONAL USE PERMIT USE2023 0011  
HEARING DATE: SEPTEMBER 12, 2023**

(907) 586-0715

CDD\_Admin@juneau.org

www.juneau.org/community-development

155 S. Seward Street • Juneau, AK 99801

**DATE:** September 6, 2023  
**TO:** Michael LeVine, Chair, Planning Commission  
**BY:** Jennifer Shields, Planner II *Jennifer Shields*  
**THROUGH:** Jill Maclean, Director, AICP

**PROPOSAL:** Applicant requests a Conditional Use Permit for commercial storage and parking.

**STAFF RECOMMENDATION:** Approval with conditions

**KEY CONSIDERATIONS FOR REVIEW:**

- The applicant is constructing a new, two-story single-family dwelling with 4,080 square feet of garage space on the lower level.
- The applicant operates a seasonal tourist company and will use the new garage space for commercial boat storage and van parking during the off-season, approximately five to six months a year.
- The applicant is proposing temporary exterior boat storage until the new structure is built.

GENERAL INFORMATION	
Property Owner	Brent Bitterman
Applicant	Brent Bitterman
Property Address	20012 Cohen Drive
Legal Description	TEE HARBOR ALASKA BL 3 LT 17
Parcel Number	8B3701030010
Zoning	D1 (Single-Family & Duplex Residential)
Land Use Designation	RDR (Rural Dispersed Residential)
Lot Size	67,518 square feet
Water/Sewer	Public water / on-site sewer
Access	Cohen Drive
Existing Land Use	Residential
Associated Applications	N/A

**ALTERNATIVE ACTIONS:**

1. **Amend:** require additional conditions or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-6 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

**ASSEMBLY ACTION REQUIRED:**

Assembly action is not required for this permit.

**STANDARD OF REVIEW:**

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
  - 49.15.330
  - 49.80

**The Commission shall hear and decide the case per 49.15.330(a) Conditional Use Permit.** A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedures are intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.

## SITE FEATURES AND ZONING



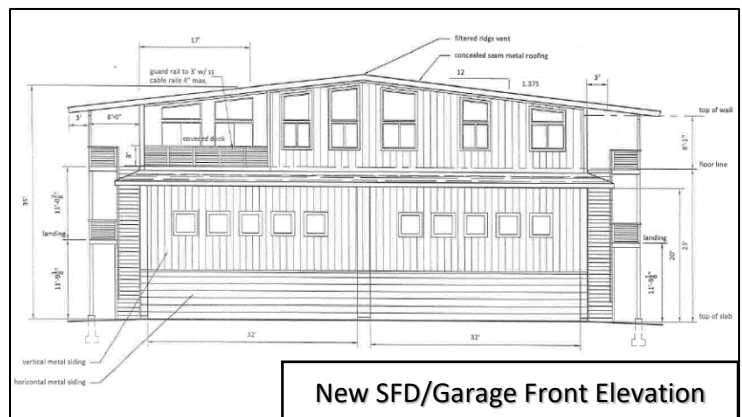
SURROUNDING ZONING AND LAND USES	
North (D1)	Residential
South (D1)	Residential
East (D1)	Residential
West (D1)	Residential

SITE FEATURES	
<b>Anadromous</b>	No
<b>Flood Zone</b>	None Mapped
<b>Hazard</b>	None Mapped
<b>Hillside</b>	No
<b>Wetlands</b>	Unknown
<b>Parking District</b>	No
<b>Historic District</b>	No
<b>Overlay Districts</b>	Recreational Vehicle Park Area

## BACKGROUND INFORMATION

**Project Description** – The applicant is proposing to use his residentially zoned lot for the off-season storage of commercial boats and parking of commercial vans in support of his seasonal tourist business.

The applicant proposes the exterior storage of three (3) commercial boats outside this winter until construction of a new single-family/garage structure is completed which will provide 4,080 square feet of interior boat storage and van parking (Attachment A). The boats will be shrink-wrapped in white to match the snow during construction of the new single-family/garage structure.



Six (6) commercial vans are currently parked year-round in a leased building near Auke Bay. Once construction of the new single-family/garage structure is completed, the three (3) commercial boats and up to six commercial vans will be stored/parked inside during the off-season, which is approximately five to six months out of the year. If the owner eventually purchases a fourth boat, some of the vans may need to be parked under or near the existing carport on the lot during the off-season.

Alternatively, the Planning Commission may limit the number of boats and vehicles related to the business.

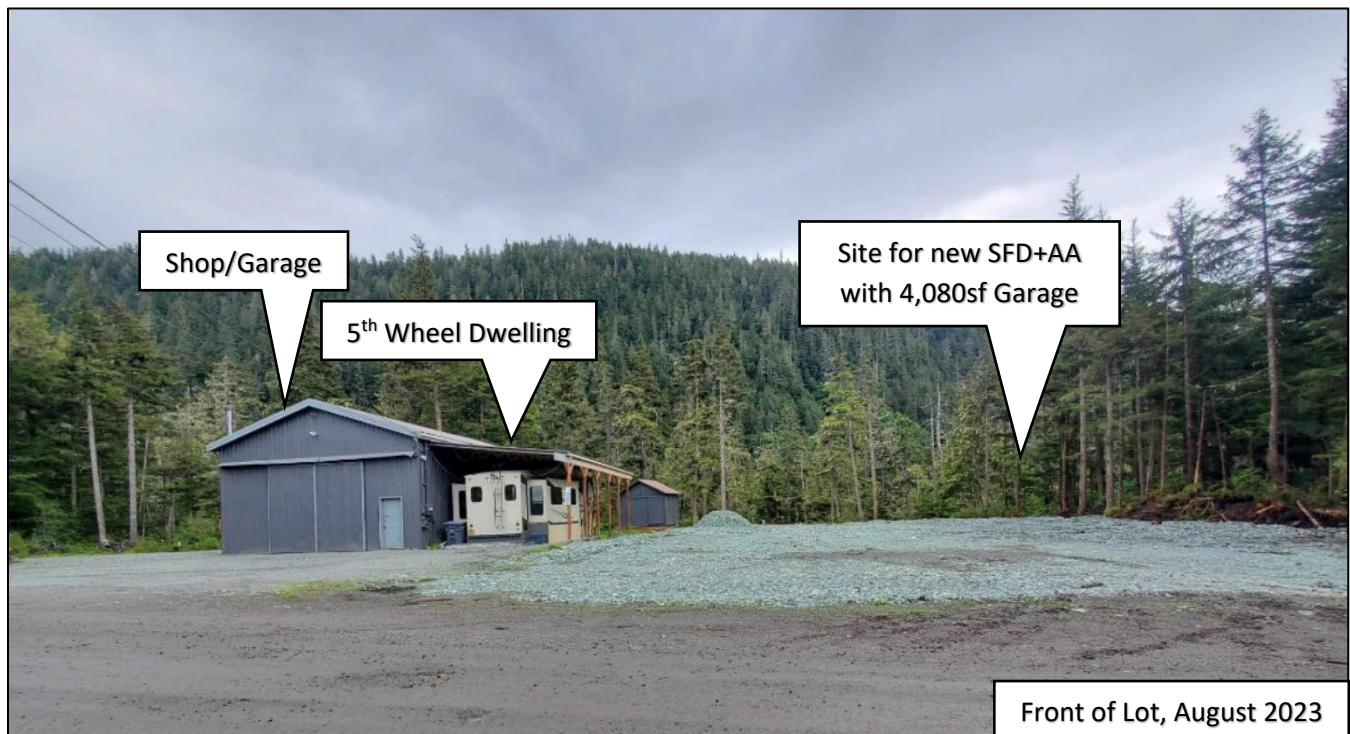
Employees and customers of the tourist company will not be reporting to the site for commercial purposes. The boats will be delivered to the site for off-season storage by a local marine delivery service, and the vans will be driven to the site for off-season storage by the applicant.

**Background** – Development of the lot began in 1983 with the construction of a 1,200 square foot detached shop/garage (BLD-15820, Attachment C). Use of this structure will continue to be for personal use only.

In 2019, a Conditional Use Permit (USE2019-0002, Attachment D) was approved to allow the applicant to use a 5<sup>th</sup> wheel trailer as a dwelling unit on the lot. [Note: Under the federal Fair Housing Act (FHA), placing a mobile home on a lot no longer requires a Conditional Use Permit, unless it is a mobile home subdivision or mobile home park development.]

In May 2023, a building permit was issued for the construction of a new single-family dwelling with an accessory apartment and approximately 4,080 square feet of garage space (BLD2023-0119, Attachment G). The building permit was approved, subject to the following conditions:

- The 5<sup>th</sup> wheel trailer being used as the primary dwelling unit per USE2019-0002 must be removed from the property prior to issuance of a Temporary Certificate of Occupancy (TCO) for the new single-family dwelling, since the lot does not meet the minimum lot size required for two single-family dwelling units.
- The maximum permitted height of the structure is 35 feet per CBJ 49.25.420.
- Per CBJ 49.25.510(k)(2)(E)(b), the accessory apartment may not exceed 1,000 square feet.
- The structure's upper floor plan shows a 401.10 square foot covered deck that has exterior stairway access. In order to not count towards the total square footage of the accessory apartment, this area must be a common space accessible to both dwelling units on the lot.



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

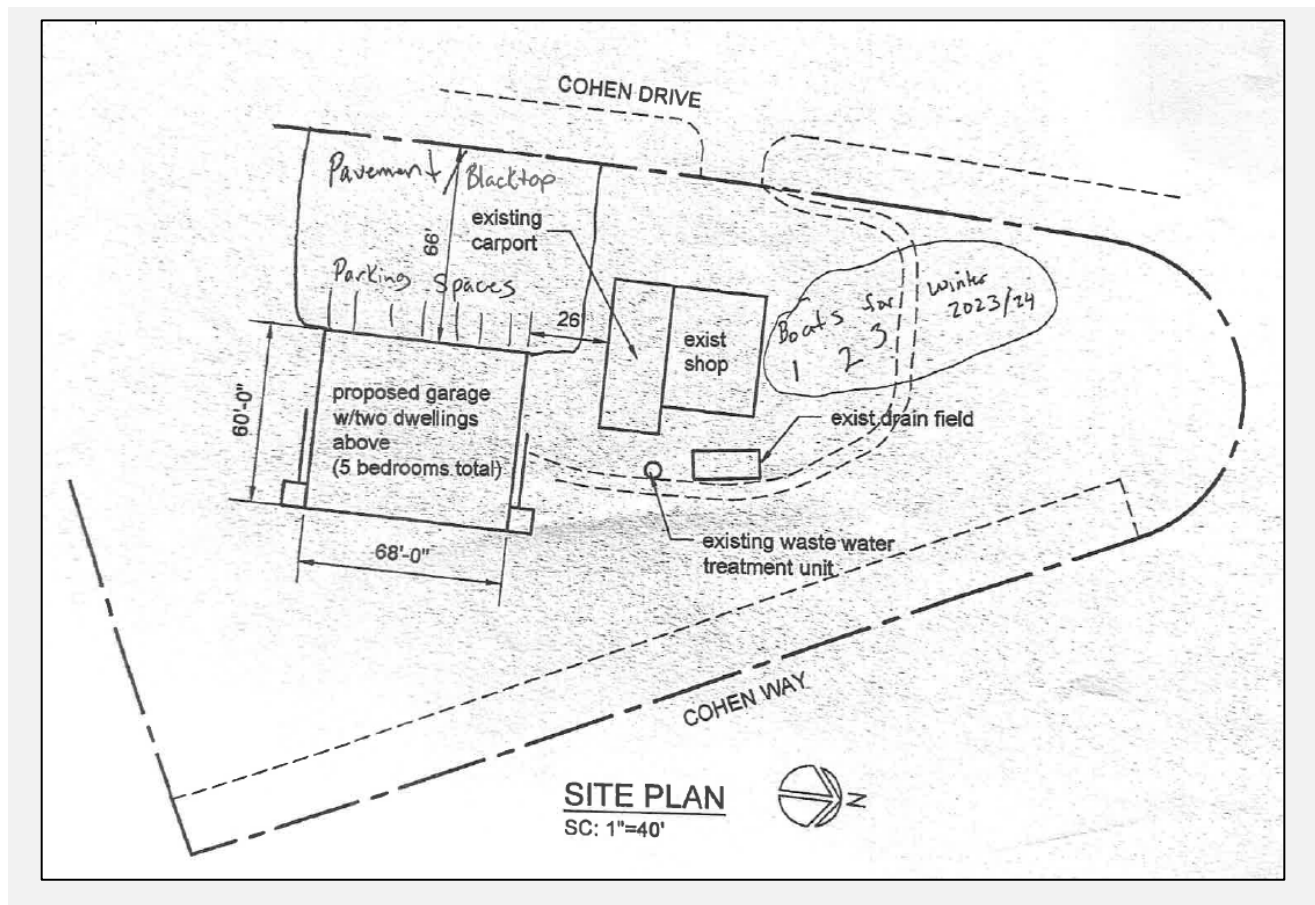
Year	Item	Summary
1967	Plat	Tee Harbor Plat #499 (Attachment B).
1983	Building Permit	BLD-15820 issued for a detached shop/garage (Attachment C).
2019	Conditional Use Permit	USE2019-0002 approved for a 5 <sup>th</sup> wheel trailer dwelling unit (Attachment D).
2019	Building Permit	BLD2019-0108 issued for a 5 <sup>th</sup> wheel trailer dwelling unit (Attachment E).
2023	Building Permit	BLD2023-0054 issued after-the-fact for a carport (Attachment F).
2023	Building Permit	BLD2023-0119 issued for a single-family dwelling with an accessory apartment and 4,080 square foot garage (Attachment G).

### **ZONING REQUIREMENTS**

Standard		Requirement	Existing (Garage/Carport)	Proposed (w/New SFD/AA)	Code Reference
<b>Lot</b>	Size	36,000 square feet	67,518 square feet	No Change	49.25.400
	Width	150 feet	392.57 feet	No Change	49.25.400
	Depth	N/A	266.30 feet	No Change	49.25.400
<b>Minimum Setbacks</b>	Front (Cohen Dr.)	25 feet	~36 feet	No Change	49.25.400
	Street (Cohen Way)	17 feet	~80 feet	~65 feet	49.25.400
	Street (north)	17 feet	~150 feet	No Change	49.25.400
	Side, south	15 feet	~180 feet	~70 feet	49.25.400
<b>Lot Coverage Maximum</b>		10% / 20%	~6%	~9%	49.25.400
<b>Vegetative Cover Minimum</b>		20%	~70%	No Change	49.50.300
<b>Height</b>	Permissible	35 feet	N/A	35 feet	49.25.400
	Accessory	25 feet	19 feet	No Change	49.25.400
<b>Maximum Dwelling Units</b>		1	1 (5 <sup>th</sup> Wheel)	1	49.25.500
<b>Use</b>		Residential	USE 10.220, Commercial storage in/out		49.25.300



## SITE PLAN



## ANALYSIS

The applicant is requesting Conditional Use Permit approval for the following land use based upon both exterior (short term) and interior (long term) commercial storage and parking needs:

- CBJ 49.25.300, USE 10.220 – Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored: General storage inside or outside enclosed structures.

**Project Site** – The lot was created in 1967 with the Tee Harbor Subdivision (Attachment B), prior to the establishment of zoning in the area. The heavily forested subdivision consists of single-family residential dwellings and short-term rental units. Lots along the western side of Cohen Drive are relatively steep, while lots on the eastern side are relatively flat. The subdivision is connected to public water but not public sewer at this time.

The lot is 67,518 square feet in size, exceeding the required 36,000 square feet minimum lot size for the D1 zoning district by 188%. Access to the lot is via Cohen Drive to the west, a gravel, CBJ-owned and maintained right-of-way up to the end of Beardsley Way. The lot is also bordered by Cohen Way, an undeveloped right-of-way to the east. Due to its location at the widened, angular intersection of Cohen Drive and Cohen Way, the lot exceeds the average lot size in the northern Tee Harbor area.

**Project Design** – The applicant is proposing to temporarily store three (3) commercial boats outside near the existing shop/garage, in an area partially obscured by vegetation when approaching the site from the north (Attachment A). The boats will be shrink-wrapped in white to help them blend into the snow in the winter.

After construction of the new single-family/garage structure, the applicant is proposing to store the commercial boats and park commercial vans inside the garage. Exterior parking of commercial vans under the existing carport is also proposed as needed (Attachment A).



Staff recommends that all commercial boats and vans are stored inside the new single-family/garage structure to mitigate impacts to the neighborhood.

**Conditions:**

1. **Exterior storage of commercial boats shall be temporary, for a period not to exceed eighteen (18) months from the date of issuance of the Conditional Use Permit.**
2. **Commercial boats and vans shall be stored / parked inside the new single-family/garage structure.**
3. **No exterior parking of commercial vans shall be permitted.**

**Traffic** – The lot is to be used primarily for residential purposes, with commercial storage and parking as a secondary use during the tourist off-season. Employees and customers of the tourist company will not be reporting to the site for commercial purposes. The boats will be delivered to the site for off-season storage by a local marine delivery service, and the vans will be driven to the site for off-season storage by the applicant.

According to CBJ 49.40.300(a)(2), a traffic impact analysis is not required; the proposed development is anticipated to generate less than 250 Average Daily Trips (ADTs). For this application, staff used the Institute of Transportation Engineers' Trip Generation Manual (9th Edition) highest estimated daily trips for warehousing (storage of materials) based upon the total square footage proposed.

Use	Per Unit	Trips Generated	Total Trips
Single-Family Dwelling	1	9.52 per unit	9.52
Accessory Apartment	1	6.65 per unit	6.65
Commercial Storage / Parking (Warehousing/Storage)	4,080 square feet	3.56 per 1,000 square feet	14.52
<b>Total ADT's:</b>			<b>30.69</b>

**Condition:** None.

**Vehicle Parking & Circulation** – According to CBJ 49.40.210, seven (7) off-street parking spaces are required based upon a mix of residential and commercial parking requirements, including one ADA accessible space (see table below). Six (6) commercial vans are currently kept year-round in a leased building near Auke Bay. The Site Plan shows seven parking spaces will be located in front of the new single-family/garage structure once construction

is completed. The applicant is proposing to park the commercial vans inside or under the existing carport. An off-street loading space is not required for under 5,000 square feet of gross floor area per CBJ 49.40.210(c)(2).

Use	Spaces Required	Total Spaces
Single-Family Dwelling	2	2
Accessory Apartment	1	1
Commercial Storage/Parking (Warehousing/Storage)	1 per 1,000 square feet (4,080 square feet total)	4
Total Parking Requirement:		7
Off-Street Loading Spaces Required:		0
ADA Accessible Spaces Required:		1

**Conditions:**

4. **Parking spaces shall be a minimum of 8.5 feet by 17 feet.**
5. **One accessible parking space shall be at least 13 feet by 17 feet, including an access aisle area of at least 5 feet by 17 feet. A blue wheel stop and CBJ-approved signage shall be posted for the space prior to commencement of the proposed use.**

**Noise** – CBJ 49.15.330(g)(11) governs Conditional Use Permits: “Sound. Conditions may be imposed to discourage production of more than 65 dBa at the property line during the day or 55 dBa at night.” The applicant is proposing both exterior and interior storage and parking of commercial boats and vans. Noise generated by the proposed development will not be out of character with the existing rural residential neighborhood.

**Condition:** None.

**Lighting** – The applicant is not proposing any new lighting at this time. Once construction of the single-family/garage structure is completed, residential quality lighting will be provided.

**Condition:**

6. **Exterior lighting shall be designed and located to minimize off-site glare.**

**Vegetative Cover & Landscaping** – CBJ 49.50.300 requires a minimum vegetative cover of 20% in the D1 zoning district. This standard is met with approximately 70% vegetative cover.

**Condition:** None.

**Habitat** - No anadromous streams are on the property. No natural resources are mapped on the site in the 2013 Comprehensive Plan. The site may contain forested wetlands; however, project development is not expected to impact these wetlands. Management authority of wetlands, and any future addition of fill, lies with the U.S. Army Corps of Engineers (USACE).

**Condition:** None.

**Drainage and Snow Storage** – No modifications to existing drainage are proposed at this time. The property has ample space along the perimeter of the developed area for snow storage (Attachment A).

**Condition:** None.

**Hazard Zones** – The lot is not within a Special Flood Hazard Area. Using USGS contour data, the slope of the developed area in the center portion of the lot is approximately 4%.

**Condition:** None.

**Public Health, Safety, and Welfare** – There is no evidence that the proposal will materially endanger public health or safety.

**Condition:** None.

**Property Value or Neighborhood Harmony** – In recent years, the lot has been used for exterior commercial storage without a Conditional Use Permit. The applicant has been working with the Community Development Department to bring the property into compliance with Title 49, including with the submission of this application.

The lot is to be used temporarily (not to exceed 18 months or prior to the issuance of a Temporary Certificate of Occupancy of the new single-family/garage structure) for the exterior storage of commercial boats. Once construction of the single-family/garage structure is completed, commercial storage will be entirely inside, and exterior parking of commercial vehicles will be minimal, if permitted by the Commission. Employees and customers of the tourist company will not be visiting the site. With the recommended conditions, staff finds this use will be in harmony with the area and should not decrease property value.

During the preparation of this staff report, staff received three emails in support of the proposed development and one email opposed to the proposed development.

**Condition:**

**7. Employees and customers of the tourist company shall not report to the site for commercial purposes.**

#### **AGENCY REVIEW**

CDD conducted an agency review comment period between August 8, 2023, and August 18, 2023:

<b>Agency</b>	<b>Summary</b>
Capital City Fire and Rescue	No Comments.
CDD Building Division	No Comments.
General Engineering	No Comments.



## **PUBLIC COMMENTS**

CDD conducted a public comment period between August 10, 2023, and September 8, 2023. Public notice was mailed to property owners within 500 feet of the proposed development (Attachment H). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (Attachment I). Public comments submitted at the time of writing this staff report can be found in Attachment J.

<b>Name</b>	<b>Summary</b>
Julia Frost	Supports approval of the Conditional Use Permit.
Galen Lamphere-Englund	Opposes approval of the Conditional Use Permit.
Gary Miller	Supports approval of the Conditional Use Permit.
Al Tingley	Supports approval of the Conditional Use Permit.

## **CONFORMITY WITH ADOPTED PLANS**

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

<b>PLAN</b>	<b>Chapter</b>	<b>Page No.</b>	<b>Item</b>	<b>Summary</b>
<b>2013 Comprehensive Plan</b>	3 – Community Form	20	Policy 3.3	OUTSIDE OF THE URBAN SERVICE AREA, PERMIT APPROPRIATE LOW-INTENSITY, LOW-IMPACT DEVELOPMENT THAT PROVIDES AN OVERALL PUBLIC BENEFIT IN RURAL AREAS, WHILE ASSURING THE PROTECTION OF NATURAL RESOURCES, FISH AND WILDLIFE HABITAT, WATERSHED, SCENIC CORRIDORS, PUBLIC ACCESS TO THE SHORELINE AND INLAND WATER BODIES, AND RECREATIONAL OPPORTUNITIES.
	5 – Economic Development	47	Standard Operating Procedure 5.4 – SOP7	Strengthen Juneau’s role as a regional services hub for such things as fisheries research, medical, retail, tourism, transportation, and education.
	5 – Economic Development	53	Policy 5.6	TO ENCOURAGE TOURISM, CONVENTION AND OTHER VISITOR-RELATED ACTIVITIES THROUGH THE DEVELOPMENT OF APPROPRIATE FACILITIES AND SERVICES, WHILE PROTECTING JUNEAU’S NATURAL, CULTURAL AND ECONOMIC ATTRACTIONS FOR LOCAL RESIDENTS AND VISITORS ALIKE, AND TO PARTICIPATE IN THE ACCOMMODATION OF THE FUTURE GROWTH OF TOURISM IN A MANNER THAT ADDRESSES BOTH COMMUNITY AND INDUSTRY CONCERNS.

PLAN	Chapter	Page No.	Item	Summary
	5 – Economic Development	54	Implementation Action 5.6 – IA6	Encourage local private businesses to meet demand for varied and interesting tourism experiences.
	5 – Economic Development	64	Policy 5.18	TO ENCOURAGE AND SUPPORT ENTREPRENEURSHIP AND INNOVATION IN THE ECONOMY OF JUNEAU AND SOUTHEAST ALASKA.
	6 - Energy	73	Implementing Action 6.10 – IA1	Encourage the installation of energy-efficient heating systems in new construction.
	10 – Land Use	137	Development Guideline 10.9 – DG1	When reviewing permits for visitor destinations and related tourism industry activities, identify and seek to mitigate off-site impacts.
	10 – Land Use	147	Descriptions of Land Use Categories	Rural Dispersed Residential (RDR). These lands are characterized by dispersed, very low-density development not provided with municipal sewer or water. Densities are intended to permit one dwelling unit per acre or larger lot sizes, based on existing platting or the capability of the land to accommodate on-site septic systems and wells. Uses may also include small-scale, visitor-oriented, seasonal recreational facilities.
<b>2015 Economic Development Plan</b>	2	16	Economic Strategy	1. Support, retain, and expand Juneau’s existing ‘economic pillars’ - our traditional, proven mainstay sectors and businesses. This element focuses on the top economic sectors and activities that comprise Juneau’s economy today. These sectors include the existing businesses and industries that provide the bulk of today’s jobs and wages in the community. State and federal government, the visitor industry, commercial fishing and seafood processing, mining, construction, education, and health care are among Juneau’s economic pillars, along with local government and other key support sector service and supply providers.

## **FINDINGS**

### **Conditional Use Permit Criteria –**

**1. *Is the application for the requested Conditional Use Permit complete?***

**Analysis:** No further analysis needed.

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

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

**Analysis:** The application is for exterior and interior commercial boat storage and van parking. The uses are listed at CBJ 49.25.300, USE 10.220 and CBJ 49.25.300, USE 10.300 for the D1 zoning district.

**Finding:** Yes. The requested permit is appropriate according to the Table of Permissible Uses.

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

**Analysis:** No further analysis needed.

**Finding:** Yes. With the recommended conditions, the proposed development will comply with Title 49, including parking, lighting, vegetative cover, and noise.

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

**Analysis:** No further analysis needed.

**Finding:** No. There is no evidence to suggest that with appropriate conditions, the requested commercial boat storage and van parking, in a D1 zoning district, will materially endanger the public health or safety.

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

**Analysis:** No further analysis needed.

**Finding:** No. With appropriate conditions, the requested commercial boat storage and van parking, in a D1 zoning district, will not substantially decrease the value or be out of harmony with the property in the neighboring area.

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

**Analysis:** No further analysis needed.

**Finding:** Yes. The proposed commercial boat storage and van parking, with the recommended conditions, will be in general conformity with the 2013 Comprehensive Plan and the 2015 Juneau Economic Development Plan.

## **RECOMMENDATION**

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permit. The permit would allow for the following:

- CBJ 49.25.300, USE 10.220 – Storage and handling of goods not related to the sale or use of those goods on the same lot on which they are stored: General storage inside or outside enclosed structures.

Approval is subject to the following conditions:

1. Exterior storage of commercial boats shall be temporary, for a period not to exceed eighteen (18) months from the date of issuance of the Conditional Use Permit.
2. Commercial boats and vans shall be stored / parked inside the new single-family/garage structure.
3. No exterior parking of commercial vans shall be permitted.
4. Parking spaces shall be a minimum of 8.5 feet by 17 feet.
5. One accessible parking space shall be at least 13 feet by 17 feet, including an access aisle area of at least 5 feet by 17 feet. A blue wheel stop and CBJ-approved signage shall be posted for the space prior to commencement of the proposed use.
6. Exterior lighting shall be designed and located to minimize off-site glare.
7. Employees and customers of the tourist company shall not report to the site for commercial purposes.

## **STAFF REPORT ATTACHMENTS**

Item	Description
Attachment A	Application Packet
Attachment B	1967 Tee Harbor Plat #499
Attachment C	1983 BLD-15820 issued for a detached shop/garage
Attachment D	2019 USE2019-0002 approved for a 5 <sup>th</sup> wheel trailer dwelling unit
Attachment E	2019 BLD2019-0108 issued for a 5 <sup>th</sup> wheel trailer dwelling unit
Attachment F	2023 BLD2023-0054 issued after-the-fact for a carport
Attachment G	2023 BLD2023-0119 issued for a single-family dwelling with an accessory apartment and 4,080 square foot garage
Attachment H	Abutters Notice
Attachment I	Public Notice Sign Photo
Attachment J	Public Comments





# DEVELOPMENT PERMIT APPLICATION

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

To be completed by Applicant	<b>PROPERTY LOCATION</b>		
	Physical Address 20012 Cohen Dr. Juneau, AK 99801		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) Lot 17, Block 3 Tee Harbor		
	Parcel Number(s) 8B3701030010		
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____		
	<b>LANDOWNER/ LESSEE</b>		
	Property Owner Brent Bitterman	Contact Person Brent Bitterman	
	Mailing Address 20012 Cohen Dr. Juneau, AK 99801	Phone Number(s) 480-886-9100	
	E-mail Address Captainbrent@live.com		
	<b>LANDOWNER/ LESSEE CONSENT</b>		
<p>Required for Planning Permits, not needed on Building/ Engineering Permits.</p> <p>Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.</p> <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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.</p> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <p style="text-align: center;">Brent Bitterman</p> <p style="text-align: center;">Landowner/Lessee (Printed Name)</p> </div> <div style="width: 45%;"> <p style="text-align: center;">Landowner</p> <p style="text-align: center;">Title (e.g.: Landowner, Lessee)</p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <p>X <u>Brent Bitterman</u></p> <p style="text-align: center;">Landowner/Lessee (Signature)</p> </div> <div style="width: 45%;"> <p style="text-align: center;">6/27/2023</p> <p style="text-align: center;">Date</p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <p style="text-align: center;">Landowner/Lessee (Printed Name)</p> <p style="text-align: center;">Title (e.g.: Landowner, Lessee)</p> </div> <div style="width: 45%;"> <p style="text-align: center;">Date</p> </div> </div> <p>NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.</p>			
<b>APPLICANT</b>			
If same as LANDOWNER, write "SAME"			
Applicant (Printed Name) Same	Contact Person Brent Bitterman		
Mailing Address 20012 Cohen Dr. Juneau, AK 99801	Phone Number(s)		
E-mail Address Captainbrent@live.com			
<p>X <u>Brent Bitterman</u></p> <p style="text-align: center;">Applicant's Signature</p>		<p style="text-align: center;">6/27/2023</p> <p style="text-align: center;">Date of Application</p>	

DEPARTMENT USE ONLY BELOW THIS LINE

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

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

Intake Initials <div style="font-size: 24px; font-family: cursive;">JLS</div>	Date Received <div style="font-size: 24px; font-family: cursive;">8/3/23</div>
Case Number <div style="font-size: 24px; font-family: cursive;">USE23-011</div>	



## ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

**NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.**

To be completed by Applicant	<b>PROJECT SUMMARY</b>	
	Boat Storage at 20012 Cohen Dr. Lot 17, Block 3 Tee Harbor	
	<b>TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED</b>	
	<input type="checkbox"/> Accessory Apartment – Accessory Apartment Application (AAP) <input checked="" type="checkbox"/> Use Listed in 49.25.300 – Table of Permissible Uses (USE) Table of Permissible Uses Category: <u>USE 10.220 and USE 10.300</u>	
	<b>IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL?</b> <input type="checkbox"/> YES – Case # _____ <input checked="" type="checkbox"/> NO	
	<b>UTILITIES PROPOSED</b> WATER: <input type="checkbox"/> Public <input checked="" type="checkbox"/> On Site      SEWER: <input type="checkbox"/> Public <input checked="" type="checkbox"/> On Site	
	<b>SITE AND BUILDING SPECIFICS</b>	
	Total Area of Lot <u>67,518</u> square feet      Total Area of Existing Structure(s) <u>1200</u> square feet Total Area of Proposed Structure(s) <u>4080</u> square feet	
<b>EXTERNAL LIGHTING</b>		
Existing to remain <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures Proposed <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures		
<b>ALL REQUIRED DOCUMENTS ATTACHED</b>		
<input type="checkbox"/> <b>Narrative including:</b> <input checked="" type="checkbox"/> Current use of land or building(s) <input checked="" type="checkbox"/> Description of project, project site, circulation, traffic etc. <input checked="" type="checkbox"/> Proposed use of land or building(s) <input type="checkbox"/> How the proposed use complies with the Comprehensive Plan		
<input type="checkbox"/> <b>Plans including:</b> <input checked="" type="checkbox"/> Site plan <input type="checkbox"/> Floor plan(s) <input checked="" type="checkbox"/> Elevation view of existing and proposed buildings <input type="checkbox"/> Proposed vegetative cover <input checked="" type="checkbox"/> Existing and proposed parking areas and proposed traffic circulation <input checked="" type="checkbox"/> Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)		
If this is a modification or extension include: <input type="checkbox"/> Notice of Decision and case number <input type="checkbox"/> Justification for the modification or extension <input type="checkbox"/> Application submitted at least 30 days before expiration date		

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

ALLOWABLE/CONDITIONAL USE FEES			
	Fees	Check No.	Receipt      Date
Application Fees	\$ <u>500.00</u>		
Admin. of Guarantee	\$ _____		
Adjustment	\$ _____		
Pub. Not. Sign Fee	\$ <u>50.00</u>		
Pub. Not. Sign Deposit	\$ <u>100.00</u>		
<b>Total Fee</b>	<b>\$ <u>650.00</u></b>		

This form and all documents associated with it are public record once submitted.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

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

Case Number <u>USE23-011</u>	Date Received <u>8/3/23</u>
---------------------------------	--------------------------------

Site Plan Narrative

Brent Bitterman

06/27/23

I am requesting approval of a 2nd conditional use permit in a D1 zoning district on Lot 17, Block 3 Tee Harbor Sub Juneau, Alaska for boat storage. The physical address is 20012 Cohen Dr.

There is an existing 40' x 30' garage structure. (See attached drawing). We have been working with community development for several months now and we've applied and granted a building permit for a single-family dwelling with an accessory apartment and garage. The building pad has been completed and construction started. We anticipate it will take 12-16 months to complete construction therefor planning on storing our 3 boats outside this winter and then inside the garage after.

Thank you for your consideration,

Brent Bitterman

## Edward Quinto

---

**From:** Brent Bitterman <brent@alaskaluxurytours.com>  
**Sent:** Wednesday, August 2, 2023 2:36 PM  
**To:** Edward Quinto  
**Subject:** Re: Development and Conditional Use Permit for 20012 Cohen Drive  
**Attachments:** Scan Aug 2, 2023 at 2.18 PM.pdf; CD plans v8-elev 1.pdf; CD plans v8-elev 2.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Edward,

Please see attached:

Floor plan (which the building dept already has)  
Revised Site plan with parking spaces  
There is no proposed vegetative cover

In regards to how the proposed project use complies with the Comprehensive plan:

### Chapter 2 - Sustainability

Support a stable, diverse, and equitable economy;

Protect the quality of the air, water, land, and other natural resources;

Minimize energy usage and the release of greenhouse gases

Follow principles that encourage the efficient use of, and avoid the waste of, energy, water, raw materials, and resources, with the goal of preventing environmental degradation;

5. Meet human needs for productive, comfortable, and safe lives; and

My business, Alaska Luxury Tours is an economic benefit to CBJ.

### Private Yachting and Small Cruise Ship Tourism

Private yachting and small cruise ship visitors are another primarily summer market. The economic benefits come in the form of the use of air service, food service and overnight lodging as well as support services throughout town. As a major marine town along the Inside Passage, capital city, retail center and airline connection, these visitors find Juneau to be a coveted port to visit. These visitors' time in the developed areas of Juneau generally ranges from overnight to multi-week stays. These modes of transportation also allow many of their guests to spend time in the community twice, as both a starting and ending location for their itinerary. These guests tend to be higher dollar-spent-per-person-per-day



additions to the economy than day visitors; their longer stays also allow them to attend and participate in community events not typically frequented by cruise passengers, supporting local performing arts and other organizations that do not usually receive financial support from non-residents

All of the SOP's below apply to this proposal as well.

**POLICY 5.18. TO ENCOURAGE AND SUPPORT ENTREPRENEURSHIP AND INNOVATION IN THE ECONOMY OF JUNEAU AND SOUTHEAST ALASKA.**

Standard Operating Procedures 5.18 - SOP1 Deliver programs designed to teach entrepreneurial skills to Juneau's youth.

5.18 - SOP2 Work with the JEDC, federal and state agencies, and local service industries to support small business startups. 5.18 - SOP3 Establish policies to create a supportive environment for entrepreneurial activity and innovation to flourish.

5.18 - SOP4 Encourage a supportive culture for business risk taking.

5.18 – SOP5 Encourage the Juneau School District and the University of Alaska Southeast to graduate workers prepared for the creative/innovation economy.

5.18 – SOP6 Encourage home-based businesses, especially during the start-up phase.

The builder's last project just received a 6 star energy rating and this building was designed with the same specifications to meet or exceed 6 Stars.

**POLICY 6.10. TO ENCOURAGE COST EFFECTIVE ENERGY EFFICIENT BUILDING AND REMODELING PRACTICES.**

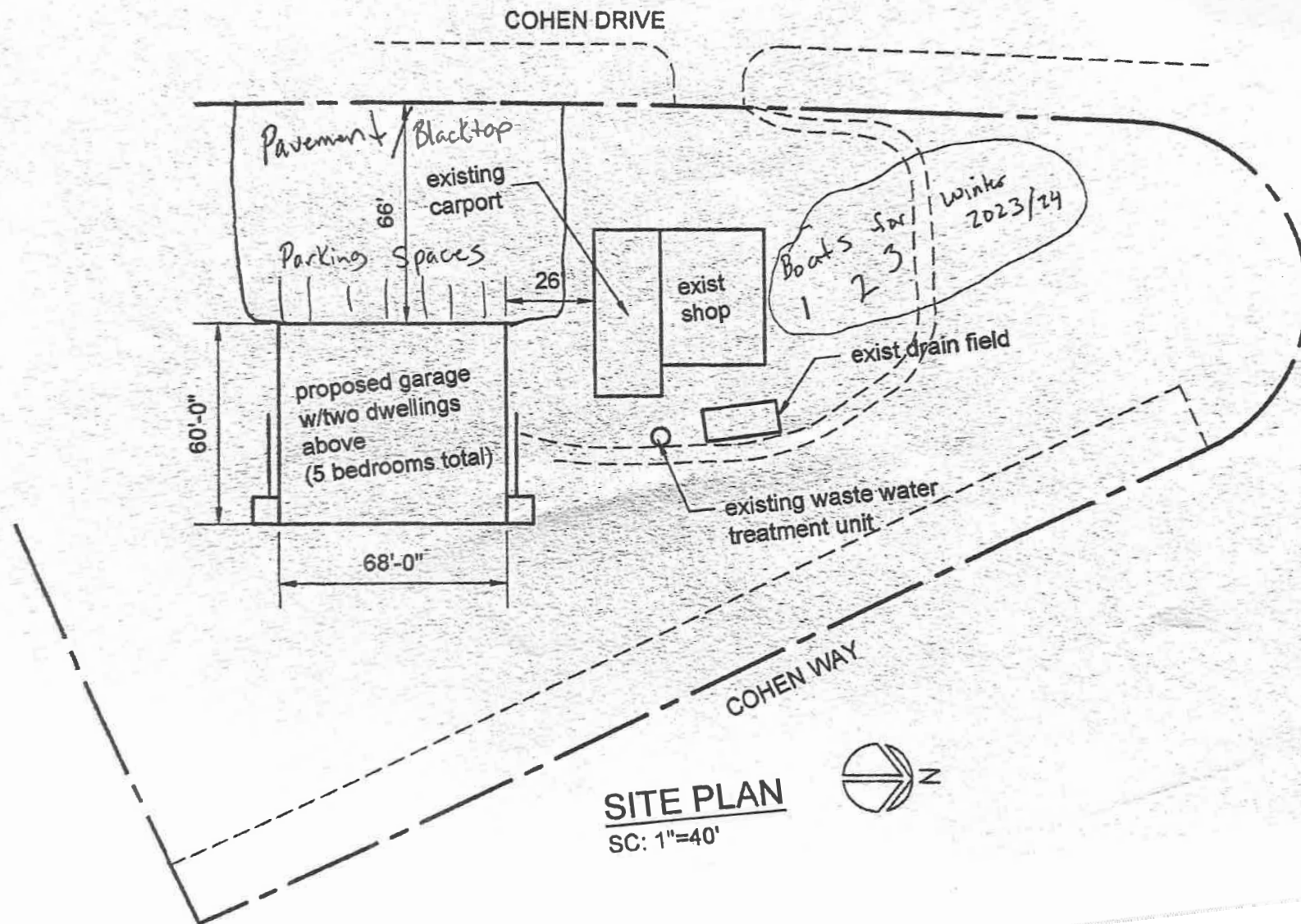
Implementing Actions 6.10 – IA1 Encourage the installation of energy-efficient heating systems in new construction.

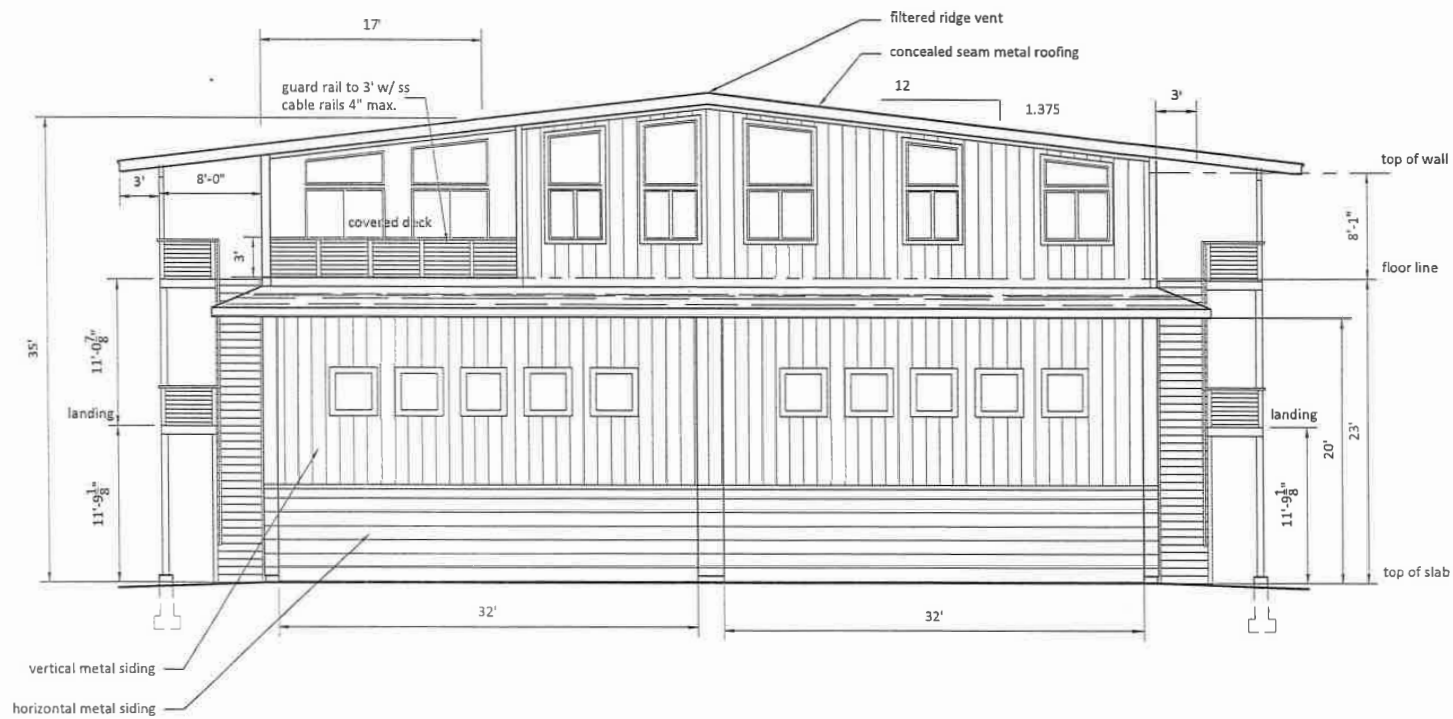
---

All the best,

**Brent Bitterman** | President / COO  
Alaska Luxury Tours  
o. 971.770.2675 | m. 480.886.9100 |  
w. [www.alaskaluxurytours.com](http://www.alaskaluxurytours.com)  
Luxury is the difference.

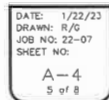
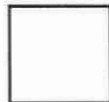


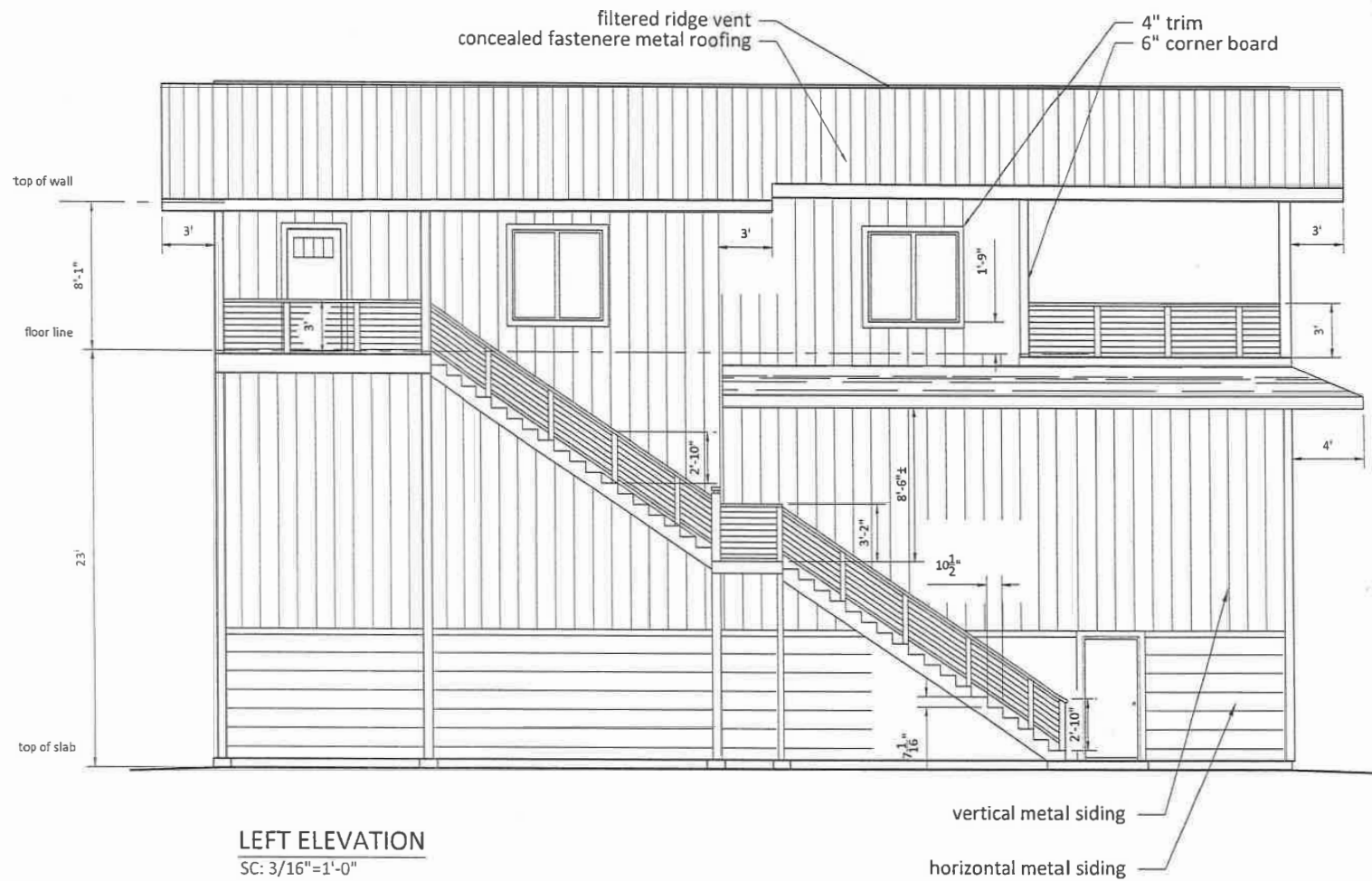




# FRONT ELEVATION

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





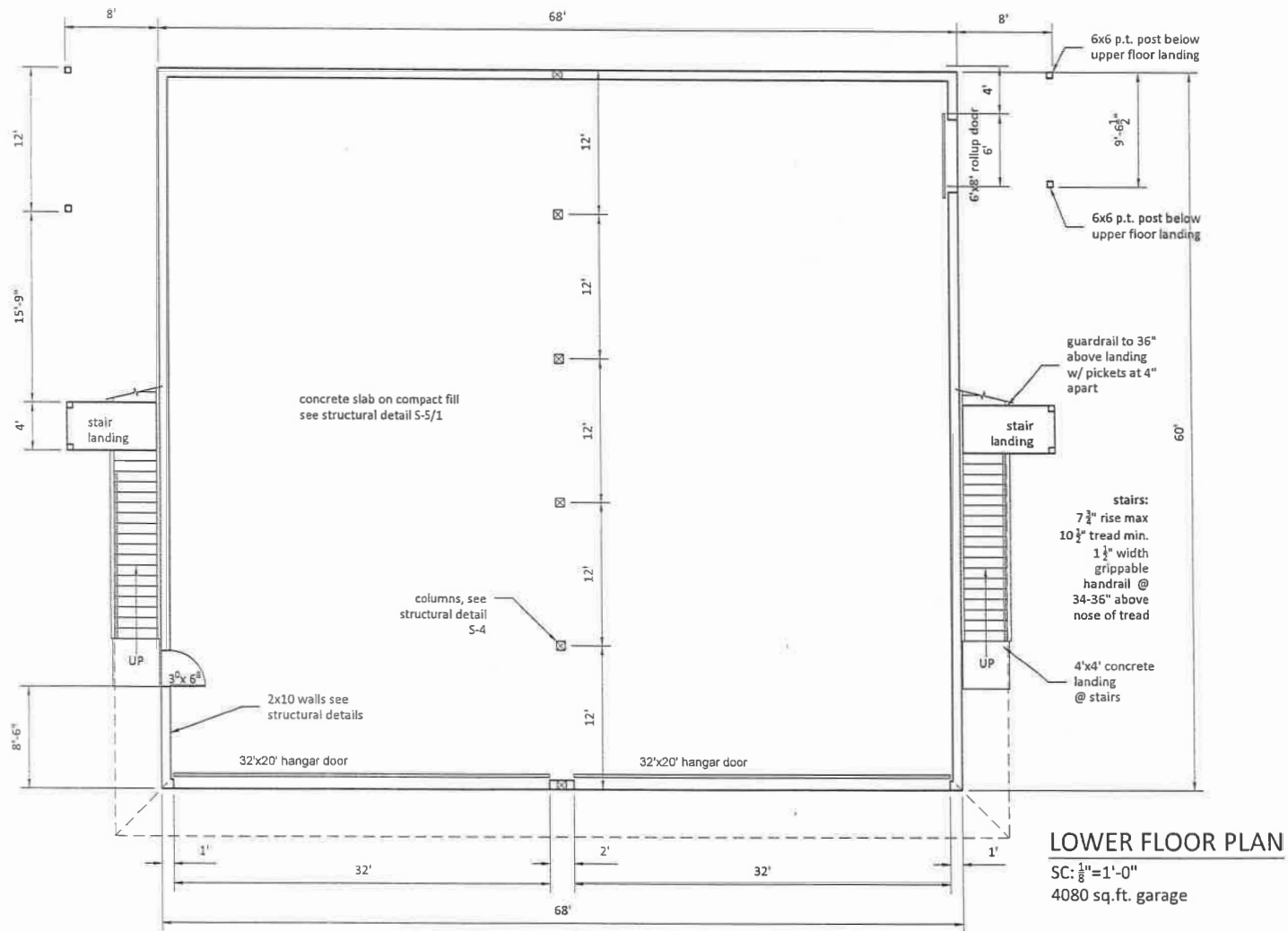
Interline Design  
6995 Thane Road, Juneau AK  
907-209-4970

LEFT ELEVATION  
proposed new residence for:  
Brent Bitterman  
Lot 17, Block 3 Tee Harbor Subdv  
Juneau, Alaska

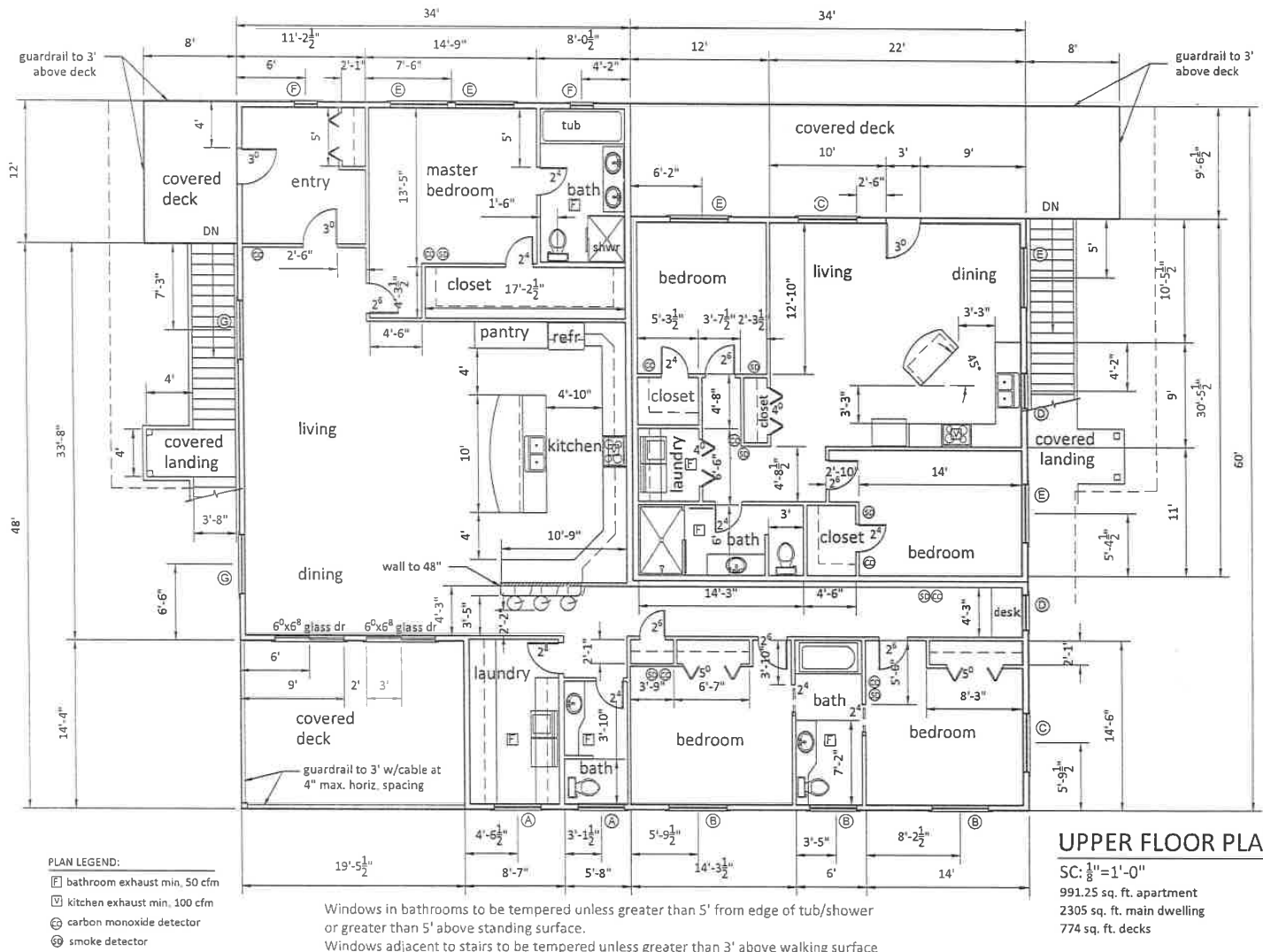


DATE: 1/11/23  
DRAWN: R/G  
JOB NO: 22-07  
SHEET NO:  
A-5  
8 of 8





<p>Interline Design</p> <p>6095 Thana Road, Juneau, AK</p> <p>907-209-4970</p>	
<p>LOWER FLOOR PLAN</p> <p>proposed new residence for</p> <p>Brent Bitterman</p> <p>Lot 17, Block 3 Tee Harbor Subdv</p> <p>Juneau, Alaska</p>	
<p>DATE: 1/11/23</p> <p>DRAWN: R/G</p> <p>JOB NO: 22-07</p> <p>SHEET NO:</p> <p>A-2</p> <p>3 of 8</p>	



Interline Design  
 6095 Thana Road, Juneau AK  
 907-209-4970

UPPER FLOOR PLAN  
 Proposed new residence for  
 Brent Bitterman  
 Lot 17, Block 3 Tee Harbor Subdv  
 Juneau Alaska

DATE: 1/11/23  
 DRAWN: P/J  
 JOB NO: 22-07  
 SHEET NO:  
 A-3  
 4 of 8



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

## Bitterman Commercial Boat Storage

Case Number: PAC2023-0026

Applicant: Brent Bitterman

Property Owner: Brent Bitterman

Property Address: 20012 Cohen Drive

Parcel Code Number: 8B3701030010

Site Size: 67,518 square feet

Zoning: D1 (Single-Family & Duplex Residential)

Existing Land Use: Residential

Conference Date: July 19, 2023

Report Issued: July 25, 2023

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

## List of Attendees

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

Name	Title	Email address
Brent Bitterman	Applicant	<a href="mailto:brent@alaskaluxurytours.com">brent@alaskaluxurytours.com</a>
Jennifer Shields	Planning	<a href="mailto:Jennifer.Shields@juneau.gov">Jennifer.Shields@juneau.gov</a>
Sydney Hawkins	Permits	<a href="mailto:Sydney.Hawkins@juneau.gov">Sydney.Hawkins@juneau.gov</a>

Revised 5/07/2021

i:\documents\cases\2023\pac\pac23-026 cohen drive commercial boat storage (bitterman)\pac23-26 report draft2\_sh.doc

## Conference Summary

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

## Project Overview

### Background

The property is located within a D1 Single-Family & Duplex Residential zoning district. A 30' x 40' detached accessory structure (shop/garage) was built on the property in 1983 (BLD-15820). Since 2019, the following development activities have occurred:

#### ❖ 5<sup>th</sup> Wheel Trailer:

A Conditional Use Permit (USE19-02) was approved on March 12, 2019, to allow the use of a 5<sup>th</sup> wheel trailer as a dwelling unit on the lot, subject to the following conditions:

- The applicant shall receive a Building Permit for the placement of the fifth wheel on the subject parcel.
  - *met – Building Permit BLD19-108*
- The applicant shall receive ADEC approval to construct and operate the required septic system prior to the issuance of a temporary certificate of occupancy and/or a certificate of occupancy from CDD.
  - *met – Plan Tracking No. 28093*
- The applicant shall connect to city water prior to the issuance of a temporary certificate of occupancy and/or a certificate of occupancy by CDD.
  - *met – Utility Permit UTL19-03*
- Note: Under the federal Fair Housing Act (FHA), placing a mobile home on a lot will no longer require a Conditional Use Permit, unless it is a mobile home subdivision or mobile home park development. Title 49 has not yet been updated to reflect the FHA, and in this instance, it trumps the land use code.

#### ❖ Single-Family Dwelling with an Accessory Apartment:

A Building Permit was issued on May 4, 2023, for a new single-family dwelling with an accessory apartment (BLD23-119), subject to the following conditions:

- **The 5<sup>th</sup> wheel trailer being used as the primary dwelling unit per USE19-02 must be removed from the property prior to issuance of a Temporary Certificate of Occupancy (TCO) for the new single-family dwelling since the lot does not meet the minimum lot size required for two single-family dwelling units.**
- The maximum permitted height of the structure is 35 feet per CBJ 49.25.420.
- Per CBJ 49.25.510(k)(2)(E)(b), the accessory apartment may not exceed 1,000 square feet.
- The structure's upper floor plan shows a 401.10 square foot covered deck that has exterior stairway access. In order to not count towards the total square footage of the accessory apartment, this area must be a common space accessible to both dwelling units on the lot.

#### ❖ Carport:

A carport was built over the 5th wheel trailer without a building permit. An after-the-fact Building Permit for the carport was issued on May 4, 2023 (BLD23-354).

#### ❖ Enforcement Case:

Case ENF20-63 was opened on September 16, 2020, after complaints were received that the property owner was conducting commercial activities on the property for their business Alaska Luxury Tours.

Current Request:

The applicant is proposing to use the property for exterior storage of 3 commercial boats and 6 commercial vans, until such time as construction of the new single-family structure, which will include approximately 4,080 square feet of interior garage storage, is completed.

The applicant was advised of the permissibility of potentially related uses listed in CBJ 49.25.300 – Table of Permissible Uses (emphasis added):

USE	Use Description	Permissible in D1?
9.450	<u>BOAT</u> repairs and maintenance	No
10.100	<u>AUTOMOBILE</u> parking <u>GARAGES</u> or <u>PARKING LOTS</u> not related to a principal use on the lot	No
10.210	Storage and handling of <u>GOODS</u> not related to sale or use of those goods on the same lot on which they are stored: All storage <u>WITHIN</u> completely enclosed structures	CUP required
10.220	Storage and handling of <u>GOODS</u> not related to sale or use of those goods on the same lot on which they are stored: General storage <u>INSIDE OR OUTSIDE</u> enclosed structures	CUP required
10.300	Parking of <u>VEHICLES</u> or storage of <u>EQUIPMENT OUTSIDE</u> enclosed structures where they are owned and used by the user of the lot and parking and storage is more than a minor and incidental use of the lot.	CUP required

**Planning Division**

1. **Zoning** – The property is zoned D1 (Single-Family & Duplex Residential). The lot size is 67,518 square feet, thereby exceeding the minimum lot size requirement of 36,000 square feet for ONE single-family dwelling in the D1 zoning district. However, the lot does not meet the minimum lot size of 72,000 square feet required to have TWO single-family dwellings in the D1 zoning district.

The following standards apply for properties within this zoning district.

2. **Subdivision** – N/A
3. **Setbacks** – Front 25 feet (west), Street Side 17 feet (north), Street Side 17 feet (east), and Side 15 feet (south).
4. **Height** – 35 feet for primary structures and 25 feet for accessory structures.
5. **Access** – Cohen Drive.

6. **Parking & Circulation**– Per CBJ 49.40.210, the following minimum number of parking spaces with dimensions of 8.5 feet x 17 feet is required.

Use	Parking Standard	Spaces Required
Single-Family Dwelling	2 spaces	2
Accessory Apartment	1 space	1
Commercial uses involving storage	1 per 1,000 square feet of gross floor area	TBD through CUP process

7. **Lot Coverage** – The maximum lot coverage allowed is 10% for permissible uses or 20% for conditional uses. The lot is 67,518 square feet. Approximate lot coverage is as follows:

Use	Square Footage	% of Lot
Detached shop/garage	1,200	1.78%
Carport over 5 <sup>th</sup> wheel trailer	800	1.18%
Single-Family with Apt. (foundation)	4,080	6.04%
<b>Total</b>		<b>9.00%</b>

8. **Vegetative Coverage** – Minimum 20% on the lot is required.
9. **Lighting** – N/A
10. **Noise** – Noise generated by the proposed development shall not be out of character with the existing rural residential neighborhood and meet the following:
- CBJ 42.20.095, “*Disturbing the Peace*”, regulates the time, place, and manner of unreasonable noise and is typically enforced by the CBJ Police Department.
  - CBJ 49.15.330(g)(11) governs Conditional Use Permits: “*Sound. Conditions may be imposed to discourage production of more than 65 dBa at the property line during the day or 55 dBa at night.*”
11. **Flood** – N/A
12. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – No mapped hazard areas.
13. **Wetlands** – If wetlands are to be impacted, contact the USACOE Juneau Field Office at (907) 753-2689 for permitting requirements.
14. **Habitat** – Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact future development.
15. **Plat or Covenant Restrictions** – N/A
16. **Traffic** – N/A
17. **Nonconforming situations** – N/A

#### Building Division

18. **Building** – N/A
19. **Outstanding Permits** –
- BLD20230119 – “New single-family dwelling with garage and accessory apartment”
  - BLD20230354 – “After the fact permit for addition of attached carport”

**General Engineering/Public Works**

- 20. Engineering – N/A
- 21. Drainage – N/A
- 22. Utilities – N/A

**Fire Marshal**

- 23. Fire Items/Access – N/A

**Other Applicable Agency Review**

- 24. N/A

**List of required applications**

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

- 1. Development Permit Application
- 2. Conditional Use Permit Application

**Additional Submittal Requirements**

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

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

**Exceptions to Submittal Requirements**

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

- 1. N/A

**Fee Estimates**

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

- 1. Development Permit Application – N/A
- 2. Conditional Use Permit Application: ~~\$350~~ \$500
- 3. Public Notice Sign: \$150, with \$100 refundable if the sign is returned by the Monday after the Planning Commission meeting.

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



**Submit your Completed Application**

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

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

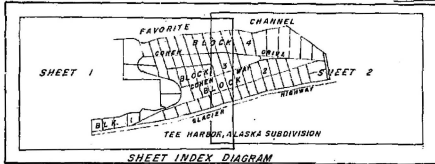
Phone: (907) 586-0715  
Web: <https://juneau.org/community-development>

**Attachments**

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

CURVE DATA					
CURVE	RADIUS	ARC	TANGENT	CHORD BEG.	CHORD
1	213.2	180.74	3°35'00"	50.40	180.71
2	2780.45	10.20	3°40'00"	30.53	181.16
3	"	189.86	3°45'00"	34.86	169.60
4	269.74	155.55	3°04'40"	77.79	155.33
5	"	65.12	1°17'20"	32.56	65.11
6	2684.79	725.00	1°43'30"	264.45	723.07
7	2634.79	78.50	1°35'10"	39.25	78.50
8	"	155.60	3°08'57"	77.92	155.78
9	173.24	121.5	1°44'26'58"	57.04	121.70
10	113.24	170.32	0°10'45"	105.93	154.72
11	143.24	396.25	1°28'30"	754.46	281.45
12	113.24	142.93	7°24'18"	82.78	143.63
13	173.24	22.4	1°44'07'00"	10.82	22.80
14	260.37	205.89	1°07'00"	109.17	200.74
15	190.37	23.5	1°04'18"	135.34	230.61
16	220.37	50.0	1°28'00"	274.08	111.49
17	190.37	223.0	0°11'04"	104.43	210.64
18	220.37	336.99	7°07'00"	198.57	316.12
19	2780.42	370.23	7°30'30"	183.49	370.36
20	113.24	313.26	1°58'30"	596.45	222.50
21	173.24	475.24	1°58'30"	912.48	340.40
22	190.37	456.51	1°16'00"	496.93	455.45
23	230.37	603.03	1°39'00"	692.23	452.40

NOTE: The natural meanders of the line of M.H.W. along Tee Harbor and Favorite Channel form the seaward bounds of the lots adjoining. The approximate line of M.H.W. as shown is for survey computation and data only. All corners as set on the lot lines are witness corners with the true corners being on the extension of the lot lines and the natural meanders.



## SUMMARY OF AREAS

Block 1	4.02 Ac.
Block 2	26.91 Ac.
Block 3	16.61 Ac.
Block 4	20.10 Ac.
Tracts A, B, C	4.21 Ac.
Streets	10.32 Ac.
Total	82.17 Ac.

OWNERSHIP CERTIFICATE - I, the undersigned, hereby certify that I am the Director, Alaska Division of Lands, and that the State of Alaska is the owner of the Tee Harbor, Alaska Subdivision, as shown herein. I hereby approve this survey and plat for the State of Alaska.

4/26/67  
Director, Alaska Division of Lands

NOTARY'S ACKNOWLEDGMENT - Subscribed and sworn to before me this 28th day of April, 1967.

Robert V. Kilgus  
My Commission Expires December 14, 1967

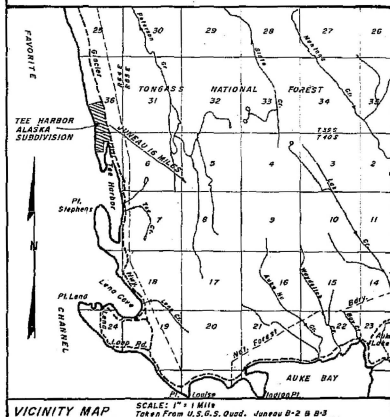
INDICATION OF EASEMENTS, PUBLIC UTILITIES, AND ROADWAYS I hereby dedicate for public or private use, as noted all easements, public utility areas, and roadways as shown and described herein.

4/26/67  
Director, Alaska Division of Lands

## SURVEYOR'S CERTIFICATE

I hereby certify that I am registered to practice land surveying in Alaska and that this plat represents a survey made by me or under my direct supervision, and the monuments shown hereon actually exist as located, and that all dimensional and other details are correct to the best of my knowledge.

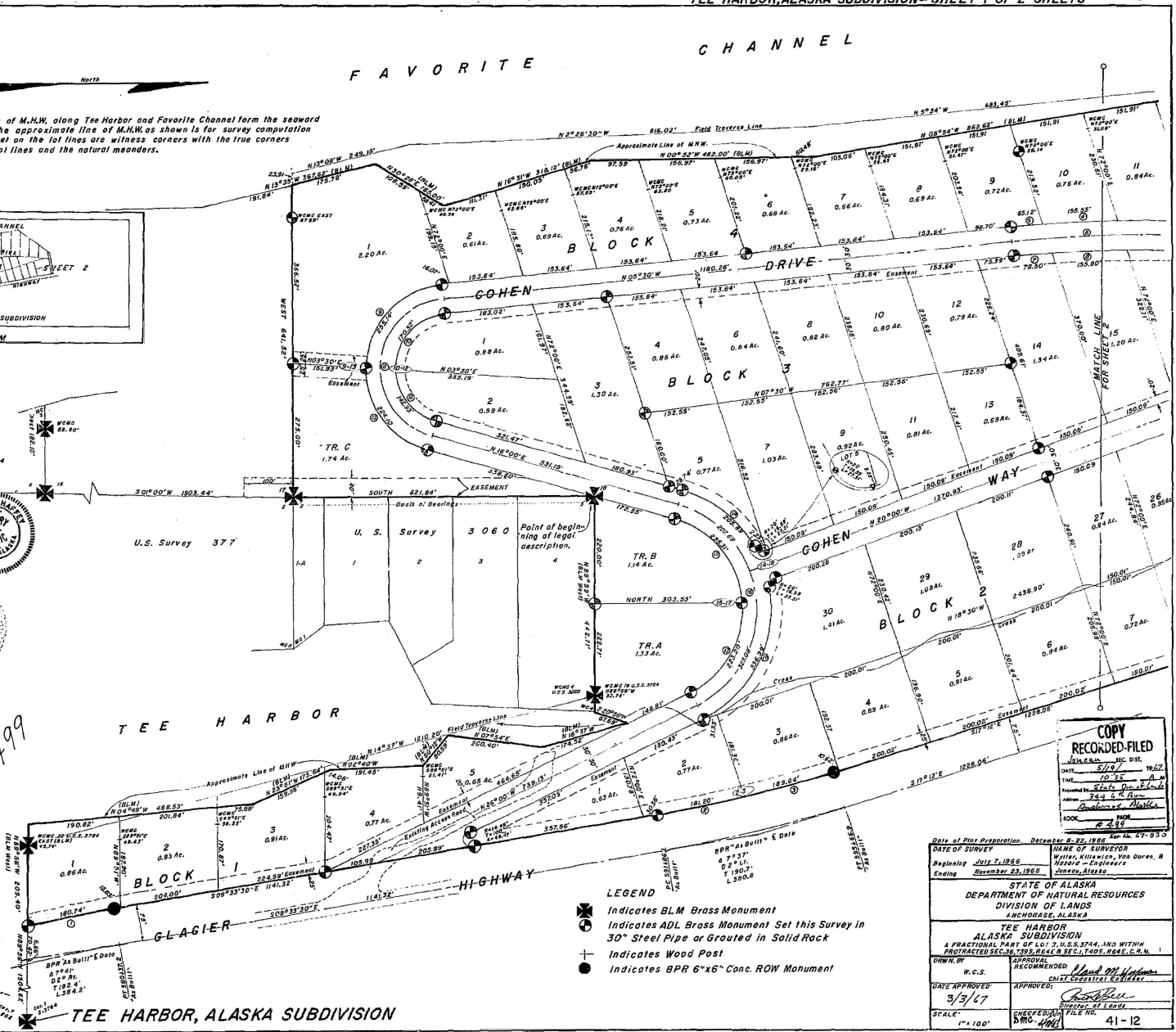
Robert V. Kilgus  
February 20, 1967  
Registration No. 261-E Date



JUNEAU  
Serial No. 67-830

CERTIFICATION OF APPROVAL BY THE BOARD  
I hereby certify that the Subdivision Plat shown herein has been found to comply with the subdivisional regulations of the Greater Juneau Borough, and that said plat has been approved by the board by resolution 396-2, and that the plat shown herein has been approved for recording in the office of the District Registrar, Juneau.

10 April 1967  
Clifford J. Jarama  
District Registrar



COPY  
RECORDED-FILED  
JUNEAU, ALASKA  
DATE 10/25/67  
FILED 10/25/67  
BY 249  
BOOK 249

Date of Plat Preparation December 8-25-1966  
DATE OF SURVEY Beginning July 1, 1966  
NAME OF SURVEYOR White, Kilgus, Fox, Dore, B  
Method - Engineers  
Checked - Juneau, Alaska  
STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF LANDS  
ANCHORAGE, ALASKA  
TEE HARBOR  
ALASKA SUBDIVISION  
A FRACTIONAL PART OF LOT 7, U.S.S. 3744, 1/40 WITHIN  
PROTRACTED SEC. 16, T. 125 N., R. 10 E., S. 4 W., C. 1  
OWNED BY W.C.S.  
APPROVAL RECOMMENDED  
DATE APPROVED 3/3/67  
SCALE 1\"/>

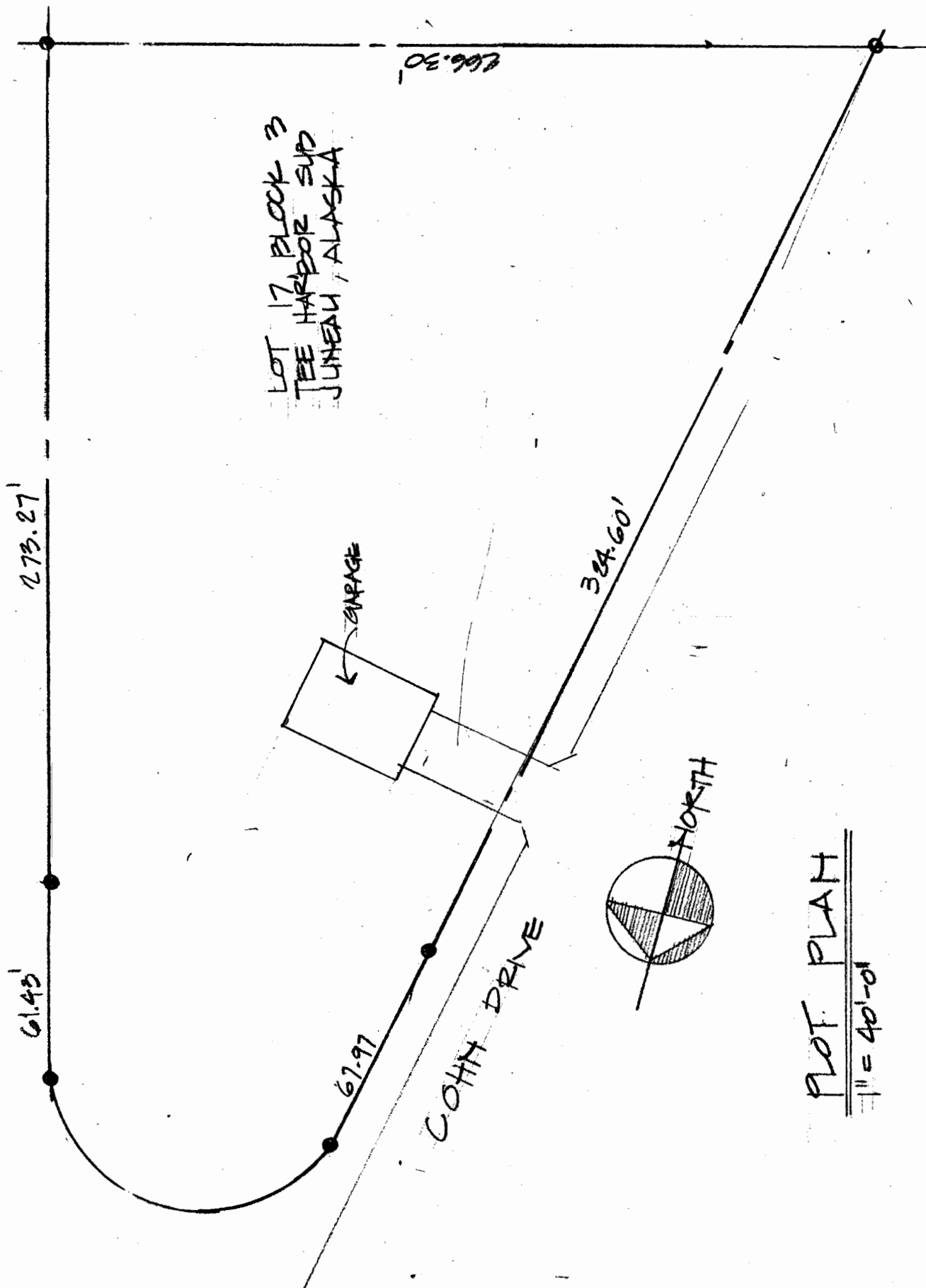


PLEASE DO NOT FILL IN THE SHADED AREAS

PERMIT PROCESS NO. <b>3045</b>		CITY and BOROUGH of JUNEAU, ALASKA				PERMIT NO. <b>15820</b>																																																																	
PERMIT FOR: BUILDING <input checked="" type="checkbox"/> GRADING <input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/>		DATE RECEIVED: <b>7/11/83</b>		OWNER JOB ADDRESS FILE NO.																																																																			
OTHER <input type="checkbox"/>		DATE ISSUED: <b>7-15-83</b>																																																																					
Please quote the file number in all future correspondence.																																																																							
FILE NUMBER: <b>8-2-580-003-017-3764</b>																																																																							
LEGAL DESCRIPTION	LOT NO. <b>17</b>	BLOCK <b>3</b>	TRACT/SUBDIVISION <b>Tree Harbor Sub</b>	U.S. SURVEY																																																																			
JOB ADDRESS: <b>Cohen Drive Tree Harbor</b>																																																																							
OWNER (PLEASE PRINT OR TYPE) <b>John E Webb Jr</b>		MAIL ADDRESS <b>6590-50 G1 Hwy JUNEAU</b>		ZIP <b>99801</b>	CONTACT PHONE <b>7890787</b>																																																																		
CONTRACTOR		MAIL ADDRESS		ZIP	PHONE																																																																		
ARCHITECT OR ENGINEER		MAIL ADDRESS		ZIP	PHONE																																																																		
LICENSE NO.		LICENSE NO.		LICENSE NO.																																																																			
USE OF BUILDING: <b>personal Garage</b>																																																																							
CLASS OF WORK: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> REMOVE <input type="checkbox"/> MOVE <input type="checkbox"/> DEMOLITION <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> OTHER																																																																							
TYPE OF BUILDING: <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> OTHER																																																																							
IS THE PROPOSED WORK TO BE DONE ON LAND WHICH HAS BEEN PREVIOUSLY FILLED OR IS PROPOSED TO BE FILLED? YES <input type="checkbox"/> NO <input type="checkbox"/>																																																																							
APPLICANTS REMARKS:																																																																							
REHABILITATION WORK YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>																																																																							
IS THERE A SEPARATE APPLICATION FOR REAL PROPERTY TAX EXEMPTION YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>																																																																							
LOCATED IN A FLOOD PLAIN AREA YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>																																																																							
NOTE: If the work is on a landfill, in water, wetlands, or an intertidal area, a corps of engineers or other permits may be required.																																																																							
THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS OR IF WORK OR CONSTRUCTION IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.																																																																							
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT AND THAT THE WORK WILL COMPLY WITH ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WHETHER SPECIFIED HEREIN OR NOT.																																																																							
THE GRANTING OF THIS PERMIT DOES NOT AUTHORIZE THE VIOLATION OF THE PROVISIONS OF ANY FEDERAL, STATE OR LOCAL LAW REGULATING CONSTRUCTION NOR THE VIOLATION OF THE TERMS OF ANY DEED, OR COVENANT, OR ANY ZONING OR OTHER REGULATIONS.																																																																							
SIGNATURE OF OWNER, CONTRACTOR, OR AUTHORIZED AGENT: <i>John E Webb Jr</i>					DATE: <b>7/11/83</b>																																																																		
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td colspan="2">NEW R-3 at</td> <td colspan="2">TYPE OF CONSTRUCTION</td> <td colspan="2">NO. OF LIVING UNITS</td> </tr> <tr> <td colspan="2">M/UNFINISHED R-3 at</td> <td colspan="2">NO. OF SEWER UNITS</td> <td colspan="2">NO. OF BEDROOMS</td> </tr> <tr> <td colspan="2">R-3 FINISH AND NON STR. MODIFICATIONS</td> <td colspan="2">HOUSING DATA CODE</td> <td colspan="2"></td> </tr> <tr> <td colspan="2">ACTUAL VALUE FOR WORK AT THE WORK DESCRIBED</td> <td colspan="2">OTHER APPROVALS</td> <td colspan="2">REG. APPROVED</td> </tr> <tr> <td colspan="2">ACTUAL PERMIT FEE</td> <td colspan="2">ZONING</td> <td colspan="2">DATE</td> </tr> <tr> <td colspan="2">ACTUAL PLAN REVIEW FEE</td> <td colspan="2">FIRE CHIEF</td> <td colspan="2"></td> </tr> <tr> <td colspan="2">PLANS REVIEWED</td> <td colspan="2">PUBLIC WORKS</td> <td colspan="2">DD *</td> </tr> <tr> <td colspan="2">DATE</td> <td colspan="2">SANITARIAN</td> <td colspan="2">7-11-83</td> </tr> <tr> <td colspan="2">UNITS</td> <td colspan="2">HEALTH OFFICER</td> <td colspan="2"></td> </tr> <tr> <td colspan="2">RATE</td> <td colspan="2">OTHERS (Specify)</td> <td colspan="2"></td> </tr> <tr> <td colspan="2"></td> <td colspan="2">APPROVAL REMARKS</td> <td colspan="2">Driveway culvert req'd 12" min.</td> </tr> </table>						NEW R-3 at		TYPE OF CONSTRUCTION		NO. OF LIVING UNITS		M/UNFINISHED R-3 at		NO. OF SEWER UNITS		NO. OF BEDROOMS		R-3 FINISH AND NON STR. MODIFICATIONS		HOUSING DATA CODE				ACTUAL VALUE FOR WORK AT THE WORK DESCRIBED		OTHER APPROVALS		REG. APPROVED		ACTUAL PERMIT FEE		ZONING		DATE		ACTUAL PLAN REVIEW FEE		FIRE CHIEF				PLANS REVIEWED		PUBLIC WORKS		DD *		DATE		SANITARIAN		7-11-83		UNITS		HEALTH OFFICER				RATE		OTHERS (Specify)						APPROVAL REMARKS		Driveway culvert req'd 12" min.	
NEW R-3 at		TYPE OF CONSTRUCTION		NO. OF LIVING UNITS																																																																			
M/UNFINISHED R-3 at		NO. OF SEWER UNITS		NO. OF BEDROOMS																																																																			
R-3 FINISH AND NON STR. MODIFICATIONS		HOUSING DATA CODE																																																																					
ACTUAL VALUE FOR WORK AT THE WORK DESCRIBED		OTHER APPROVALS		REG. APPROVED																																																																			
ACTUAL PERMIT FEE		ZONING		DATE																																																																			
ACTUAL PLAN REVIEW FEE		FIRE CHIEF																																																																					
PLANS REVIEWED		PUBLIC WORKS		DD *																																																																			
DATE		SANITARIAN		7-11-83																																																																			
UNITS		HEALTH OFFICER																																																																					
RATE		OTHERS (Specify)																																																																					
		APPROVAL REMARKS		Driveway culvert req'd 12" min.																																																																			
SEWER FEE																																																																							
WATER FEE																																																																							
INVESTIGATION FEE																																																																							
OTHER CHARGES																																																																							
TOTAL FEE IN DOLLARS <b>21075</b>																																																																							
OCCUPANCY: R-3 <input type="checkbox"/> M <input type="checkbox"/>																																																																							
AREA IN SQ. FT. <b>1200</b>																																																																							
VOLUME IN CUBIC FT.																																																																							
PLANS REVIEWED: <i>J. E. Webb Jr</i>																																																																							
BUILDING OFFICIAL REMARKS:																																																																							
This permit must be kept with the approved plans. A separate Inspection Record Card will be issued with the permit. The Inspection Record Card must be posted on the front of the premises.																																																																							
TOTAL PERMIT FEE: <b>200.75</b>		VALIDATION: <b>95229</b>		RECEIPT NO.: <b>1000</b>																																																																			
FILING FEE: <b>1000</b>		VALIDATION: <b>95191</b>		RECEIPT NO.:																																																																			

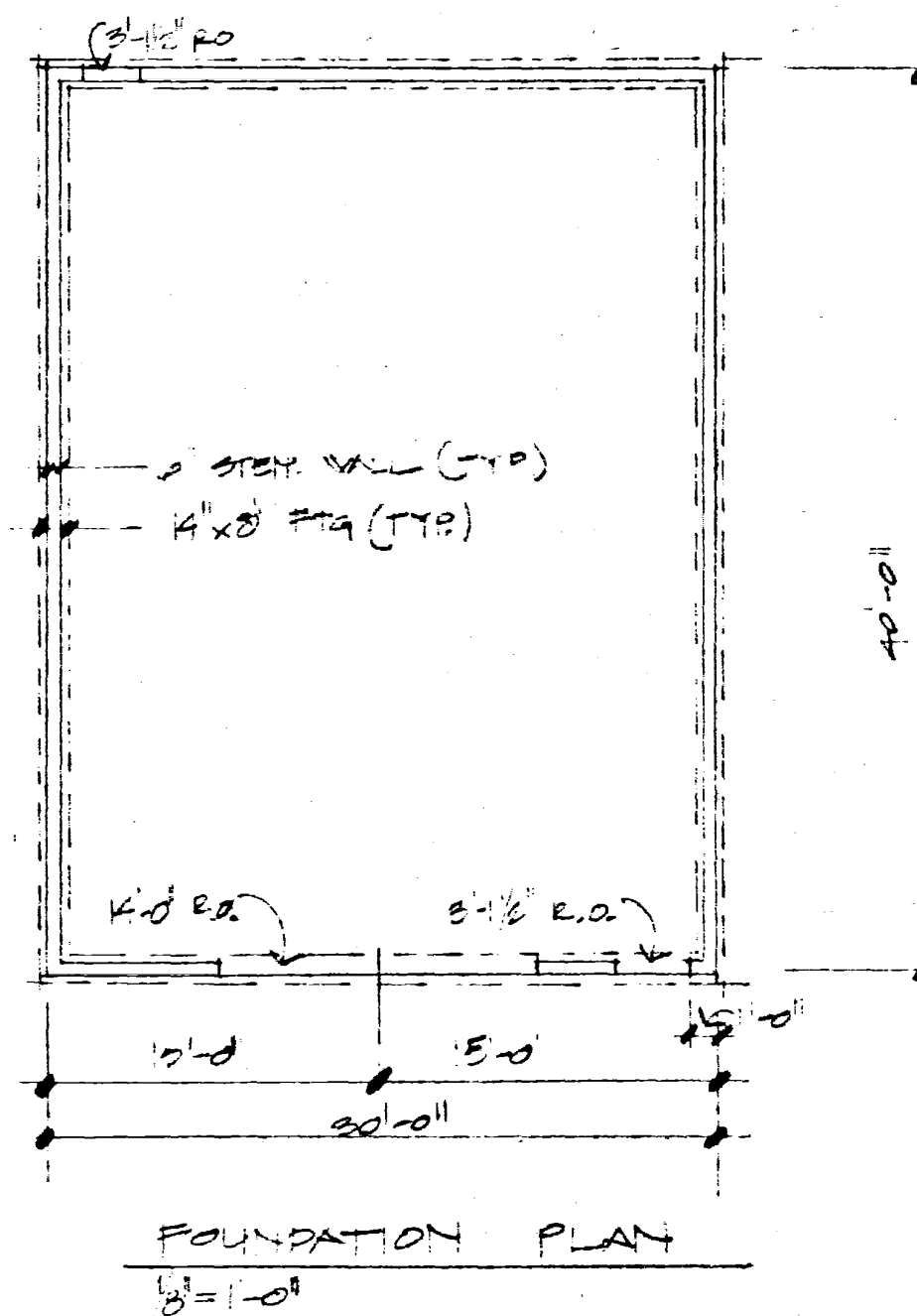
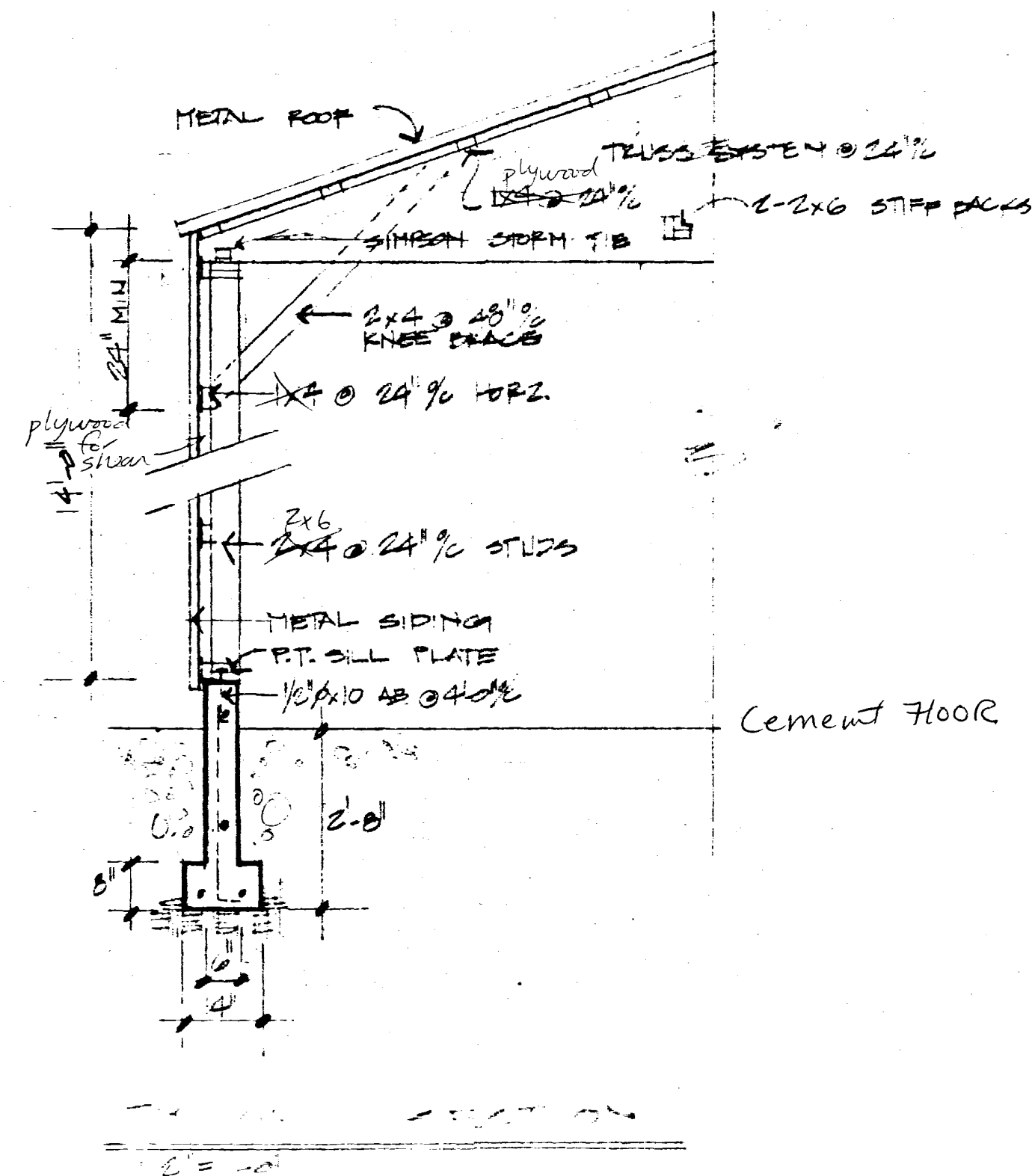
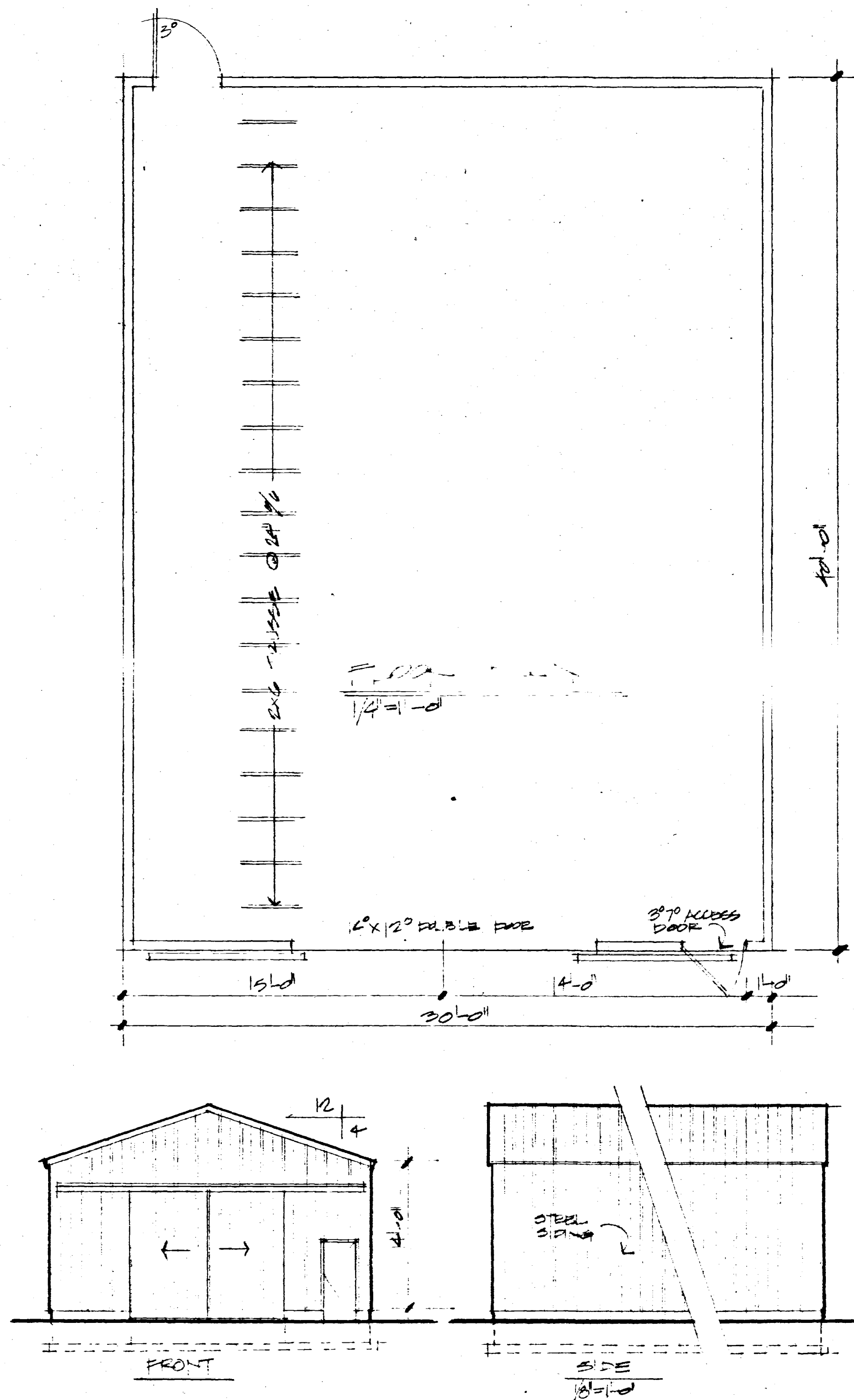
"See reverse side for special attention"

MINER PUBLISHING CO.



Attachment C- 1983 BLD-15820 issued for a detached shop/garage





BLD-0015820

City and Borough of Juneau, Alaska  
Department of Public Works - Building Division  
100 South Second Street  
Juneau, Alaska 99801

FILE NO. 8-2-580-003-017-3764  
(Drawn By)

PLANS RECEIVED: \_\_\_\_\_  
PLANS REVIEWED: \_\_\_\_\_  
PLANS REJECTED: \_\_\_\_\_  
☐ APPROVED  
☒ APPROVED TO CONSTRUCTION C. Fritz 7-14-83  
☐ REVISE AND RESUBMIT  
☐ DISAPPROVED

This is not a building permit and does not show or imply any form of approval or guarantee of adequate safety or construction. This plan shall be used only for the purpose of reference and compliance with the applicable provisions of the Alaska Building Code and the Alaska Building Code of the City and Borough of Juneau. This code is not a law, but is the enforcement of the City and Borough of Juneau. Any person who violates this code shall be liable to the City and Borough of Juneau for any costs, whether or not the violation is shown and approved on these plans.

The owner and approval of this plan is for the construction or specified operation under permit number (s) \_\_\_\_\_  
on this \_\_\_\_\_ day of \_\_\_\_\_  
Signature \_\_\_\_\_  
U. S. Survey No. \_\_\_\_\_



## Planning Commission

(907) 586-0715

PC\_Comments@juneau.org

[www.juneau.org/plancomm](http://www.juneau.org/plancomm)

155 S. Seward Street • Juneau, AK 99801

### **PLANNING COMMISSION NOTICE OF DECISION**

Date: March 13, 2019

Case No.: USE2019 0002

Brent Bitterman  
PO Box 211022  
Auke Bay, AK 99821

Proposal: A Conditional Use Permit to allow use of a 5<sup>th</sup> wheel trailer as a dwelling

Property Address: 20012 Cohen Drive

Legal Description: Tee Harbor Alaska Block 3, Lot 17

Parcel Code No.: 8B3701030010

Hearing Date: March 12, 2019

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated March 1, 2019, and approved the Conditional Use Permit to allow the use of a fifth wheel trailer as a dwelling, to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. The applicant shall receive a building permit for the placement of the fifth wheel on the subject parcel.
2. The applicant shall receive ADEC approval to construct and operate the required septic system prior to the issuance of a temporary certificate of occupancy and/or a certificate of occupancy from CDD.
3. The applicant shall connect to city water prior to the issuance of a temporary certificate of occupancy and/or a certificate of occupancy by CDD.



Brent Bitterman  
Case No.: USE2019 0002  
March 13, 2019  
Page 2 of 2

Attachments: March 1, 2019, memorandum from Laurel Bruggeman, Community Development, to the CBJ Planning Commission regarding USE2019 0002.

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

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

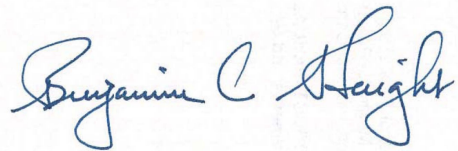
Effective Date: The permit is effective upon approval by the Commission, March 12, 2019.

Expiration Date: The permit will expire 18 months after the effective date, or September 12, 2020, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

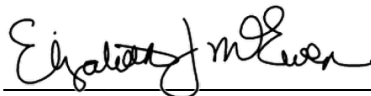
Project Planner:



Laurel Bruggeman, Planner  
Community Development Department



Benjamin Haight, Chair  
Planning Commission



Filed With Municipal Clerk

3/15/2019

Date

cc: Plan Review

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

Attachment D- 2019 USE2019-0002 approved for a 5th wheel trailer dwelling unit



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

**DATE:** March 1, 2019

**TO:** Planning Commission

**FROM:** Laurel Bruggeman, Planner  
Community Development Department

**CASE NO.:** USE2019 0002

**PROPOSAL:** A Conditional Use Permit to allow use of a fifth wheel trailer as a dwelling

A handwritten signature in black ink, reading 'Laurel Bruggeman', is placed next to the 'FROM:' field.

**GENERAL INFORMATION**

**Applicant:** Brent Bitterman

**Property Owner:** Timothy and Angela Webb

**Property Address:** 20012 Cohen Drive

**Legal Description:** Tee Harbor Alaska Block 3, Lot 17

**Parcel Code Number:** 8B3701030010

**Site Size:** 67,518 square feet

**Comprehensive Plan Future Land Use Designation:** Rural Dispersed Residential (RDR)

**Zoning:** D1

**Utilities:** Public Water Proposed; Private Sewer Proposed

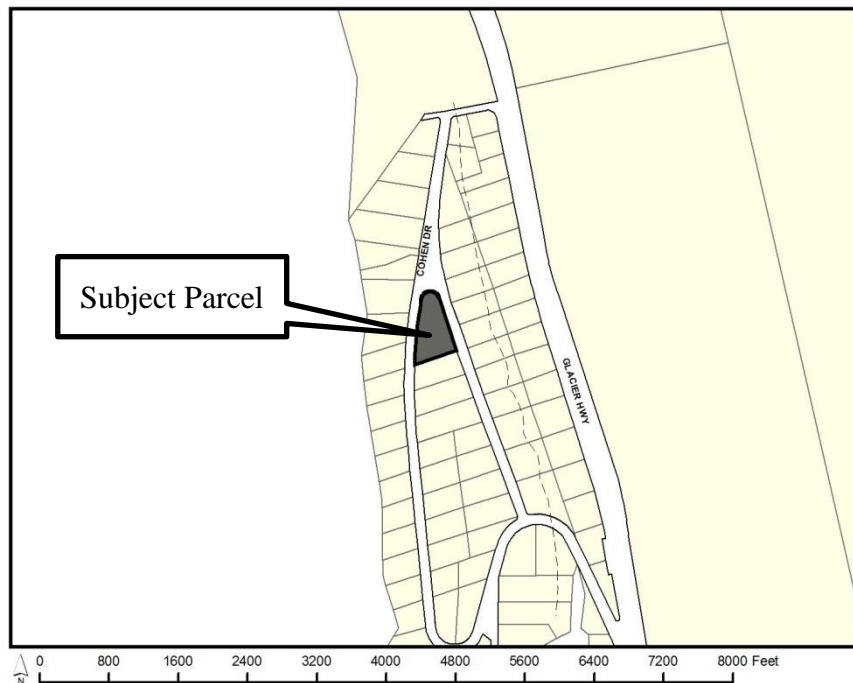
**Access:** Cohen Drive

**Existing Land Use:** Garage

Attachment D- 2019 USE2019-0002 approved for a 5th wheel trailer dwelling unit

Surrounding Land Use:	North	- Cohen Way (Undeveloped Right-of-Way)
	South	- D1 Single Family Dwelling
	East	- Cohen Way (Undeveloped Right-of-Way)
	West	- Cohen Drive

#### **VICINITY MAP**



#### **ATTACHMENTS**

Attachment A – Application Packet  
Attachment B – Public Comments

#### **PROJECT DESCRIPTION**

The applicant requests a Conditional Use Permit for the use of a fifth wheel as a residence on an individual lot in the D1 zoning district. The proposed project would include the placement of a 6.7' x 33' x 12.7' fifth wheel on the parcel and the installation of a proposed on-site waste water disposal system and connection to public water. There are currently no residences on the subject parcel; however, there is a large garage on the parcel that was permitted and built in 1983 (BLD15820).

## **ANALYSIS**

**Project Site and Design** – The subject parcel is 67,518 square feet in size, exceeding the required 36,000 square feet minimum lot size for the D1 zoning district. The subject parcel is bordered by Cohen Drive and Cohen Way (an undeveloped Right-of-Way). The existing garage on the parcel meets the required setbacks for the zoning district: 25' front yard; 25' rear yard; 15' side yard; and 17' street side yard.

The site plan, found in Attachment A, shows that the proposed fifth wheel will be located adjacent to the existing garage. A building permit will be required for the placement of the fifth wheel. The fifth wheel will be required to meet the above listed setbacks for the zoning district once it is placed; this will be reviewed during the building permit process. The site plan, in Attachment A, shows that the fifth wheel will be meeting the required setbacks.

**Zoning** – The subject parcel is within the D1 zoning district. According to CBJ 49.65.300, USE 1.810, residential mobile homes on individual lots are allowed within the D1 zoning district with the issuance of a Conditional Use Permit from the Planning Commission and a Building Permit issued from the Community Development Department (CDD). A recommended condition of approval is that the applicant receives a Building Permit for the placement of the fifth wheel on the parcel as required by CBJ 49.65.300.

Staff conducted a pre-application conference with the applicant on January 9, 2019, to discuss the proposal. During this meeting, the applicant mentioned some interest in using the parcel for storage of business equipment. **Storage on the subject parcel is not being reviewed under this Conditional Use Permit.** According to the Table of Permissible Uses, Use 10.220, general storage inside or outside enclosed structures is allowed within the D1 zoning district with a Conditional Use Permit. Staff recommends a condition stating that storage inside or outside enclosed structures requires a separate Conditional Use Permit (CBJ 49.25.300, Use 10.220).

### **CBJ Land Use Code, Title 49.65.300 – Mobile homes on individual lots**

*Mobile homes may be located on individual lots outside of mobile home parks or mobile home subdivisions only under the following conditions and after issuance of a building permit:*

*(3) The commission may issue a conditional use permit for a single mobile home used as an ordinary residence on an individual lot in the RR, rural reserve district, and the D1 and D3, residential districts, or used as a caretaker residence in any district.*

A fifth wheel trailer meets the Title 49 definition of a Mobile Home:

*Mobile home means a detached residential dwelling unit designed for transportation, after fabrication, on streets or highways on its own wheels or on a truck or trailer, and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy except for minor and incidental unpacking and assembly operations, location*

*on jacks or other temporary or permanent foundations, connections to utilities, and the like, and includes recreational vehicles used outside of a recreational vehicle park as living quarters, other than as temporary living quarters for recreational, camping, or travel purposes.*

**Traffic** – According to the Institute of Transportation Engineers (ITE) Trip Generation Manual, single family homes generate 9.52 average daily trips. Per CBJ 49.40300(a)(1), a traffic impact analysis is not required for projects that generate less than 500 average daily trips. Traffic generation is not expected to be out of character for the rural residential neighborhood.

**Parking and Circulation** – A single family home requires 2 off-street parking spaces. The submitted site plan shows that there is adequate space for parking on-site.

**Utilities** – The subject parcel has public water, but not public sewer. The applicant has proposed to install a septic system and has provided an Alaska Department of Environmental Conservation (ADEC) permit to do so. However, the permit provided was issued in 2013 and has since expired (condition 4 of permit). A recommended condition of approval is that the applicant shall receive ADEC approval for the required septic system and construct the septic system prior to the issuance of a temporary certificate of occupancy and/or a certificate of occupancy from CDD. It is also a recommended condition of approval that the applicant connects to city water prior to the issuance of a temporary certificate of occupancy and/or a certificate of occupancy by CDD.

**Noise** – Noise generated by the proposed development is not expected to be out of character with the existing rural residential neighborhood.

**Public Health or Safety** – There is no evidence that the proposal will materially endanger public health or safety.

**Habitat** – There are no habitat concerns on the subject parcel.

**Property Value or Neighborhood Harmony** – There is no evidence that the proposal will substantially decrease neighboring property values or neighborhood harmony.

**Public Comments & Agency Review** –The application materials were sent to Capital City Fire & Rescue; CBJ Engineering & Public Works; the CBJ Building Code Official; and the CBJ Assessor. There were no concerns with the proposal.

At time of writing this staff report, staff received three public comments (two from Mr. G. Miller) regarding this proposal (Attachment B).

*Gary Miller 02/12/2019 & 02/15/2019* – Mr. Miller's first email contained general questions regarding the proposal. The second email requests that the Planning Commission consider placing a time limit for how long the trailer can be present on the subject parcel. This email also

mentions using the lot for storage, which is not being addressed under this Conditional Use Permit.

*Kristine Trott 02/17/2019* – Ms. Trott’s email also objects to the placement of the fifth wheel on the lot without a time limit and also objects to equipment storage on the lot. Ms. Trott’s email also mentioned a covenant or restriction in the neighborhood for mobile homes. At this time, staff has not been able to find said restriction or covenants; however, CBJ does not enforce neighborhood covenants.

### **Conformity with Adopted Plans**

2013 Comprehensive Plan - The proposal has been found to be consistent with the following policies from the 2013 Comprehensive Plan:

POLICY 3.3 OUTSIDE OF THE URBAN SERVICE AREA, PERMIT APPROPRIATE LOW-INTENSITY, LOW-IMPACT DEVELOPMENT THAT PROVIDES AN OVERALL PUBLIC BENEFIT IN RURAL AREAS, WHILE ASSURING THE PROTECTION OF NATURAL RESOURCES, FISH AND WILDLIFE HABITAT, WATERSHED, SCENIC CORRIDORS, PUBLIC ACCESS TO THE SHORELINE AND INLAND WATER BODIES, AND RECREATIONAL OPPORTUNITIES.

POLICY 4.1 TO FACILITATE THE PROVISION AND MAINTENANCE OF SAFE, SANITARY AND AFFORDABLE HOUSING FOR ITS RESIDENTS.

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.

2016 Housing Action Plan – The Housing Action Plan identifies a need for additional housing within the City & Borough. One of the nine primary solutions recommended by the plan is to *grow the supply and diversity of housing at specific numerical targets through new construction and preservation*. The proposed development is consistent with the plan, and this recommendation as it provides housing through new construction on a lot which currently has no dwelling units.

### **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 1.810 for the D1 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 March 1, 2019 and March 11, 2019 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 that the development will 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.** There is no evidence that the development will substantial decrease the value or be out of harmony with neighboring properties.

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

**Yes.** The proposal is consistent with Title 49 and the CBJ Comprehensive Plan.

**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.**

**RECOMMENDATION**

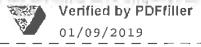
It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use Permit. The permit would allow the development of a fifth wheel on an individual lot as an ordinary single family residence.

The approval is subject to the following conditions:

1. The applicant shall receive a building permit for the placement of the fifth wheel on the subject parcel.
2. The applicant shall receive ADEC approval to construct and operate the required septic system prior to the issuance of a temporary certificate of occupancy and/or a certificate of occupancy from CDD.
3. The applicant shall connect to city water prior to the issuance of a temporary certificate of occupancy and/or a certificate of occupancy by CDD.
4. Using the subject parcel for general storage inside or outside of enclosed structures will require a separate Conditional Use Permit issued by the Planning Commission (CBJ 49.25.300, Use 10.220).

# DEVELOPMENT PERMIT APPLICATION

Project Number	<b>CITY and BOROUGH of JUNEAU</b>	Date Received: <span style="color: red;">1/16/19</span>
Project Name (City Staff to Assign Name)		

<b>INFORMATION</b>	Project Description Placement of a 5th Wheel Trailer on Lot 17, Block 3 Tee Harbor		
	<b>PROPERTY LOCATION</b>		
	Street Address	City/Zip	
	20012 Cohen Drive	Juneau Alaska	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) Lot 17 Block 3 Tee Harbor Alaska Subdivision		
	Assessor's Parcel Number(s) <span style="font-size: 1.2em;">8B3701030010</span>		
	<b>LANDOWNER/ LESSEE</b>		
	Property Owner's Name	Contact Person:	Work Phone:
	Brent Bitterman	Brent	480-8869100
	Mailing Address	Home Phone:	Fax Number:
P.O. Box 211022	480-886-9100		
E-mail Address	Other Contact Phone Number(s):		
brent@alaskaluxurytours.com			
<b>PROJECT / APPLICANT</b>	<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.		
			
	X	<u>Brent Bitterman</u>	01/09/19
		Landowner/Lessee Signature	Date
	X	<u>[Signature]</u>	2/13/19
		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	Contact Person:	Work Phone:
	Same		
	Mailing Address	Home Phone:	Fax Number:
	E-mail Address	Other Contact Phone Number(s):	
	X	<u>Brent Bitterman</u>	01/09/19
		Applicant's Signature	Date of Application

<b>OFFICE USE ONLY BELOW THIS LINE</b>					
<b>STAFF APPROVALS</b>	<input checked="" type="checkbox"/>	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)			
	<input checked="" type="checkbox"/>	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			USE 2019-0002
		Variance Case (De Minimis and all other Variance case types)			
		Wetlands Permits			
		Zone Change Application			
		Other (Describe)			
	***Public Notice Sign Form filled out and in the file.				
	Comments: <u>Application is only for mobile home on residential lot - Storage referred to in pre-app was not been included - check with applicant.</u>				Permit Intake Initials <span style="font-size: 1.5em;">TOP</span>

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS  
 I:\FORMS\2010 Applications Attachment A - Application Packet Revised November 2009

Attachment D- 2019 USE2019-0002 approved for a 5th wheel trailer dwelling unit



# ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

**NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.**

To be completed by Applicant

## PROJECT SUMMARY

Placement of 5th Wheel trailer on Lot 17, Block 3 Tee Harbor Alaska Subdivision

## TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

- ☐ Accessory Apartment – Accessory Apartment Application (AAP)  
☒ Use Listed in 49.25.300 – Table of Permissible Uses (USE)  
 Table of Permissible Uses Category: 1-810

## IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL?

☐ YES – Case # \_\_\_\_\_ ☒ NO

## UTILITIES PROPOSED

WATER: ☒ Public ☐ On Site

SEWER: ☐ Public ☒ On Site

## SITE AND BUILDING SPECIFICS

Total Area of Lot 67,518 square feet      Total Area of Existing Structure(s) 1200 square feet  
 Total Area of Proposed Structure(s) 221.1 square feet

## EXTERNAL LIGHTING

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

## ALL REQUIRED DOCUMENTS ATTACHED

### ☒ Narrative including:

- ☒ Current use of land or building(s)  
☒ Description of project, project site, circulation, traffic etc.  
☒ Proposed use of land or building(s)  
☐ How the proposed use complies with the Comprehensive Plan

*If this is a modification or extension include:*

- ☐ Notice of Decision and case number  
☐ Justification for the modification or extension  
☐ Application submitted at least 30 days before expiration date

### ☒ Plans including:

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

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

ALLOWABLE/CONDITIONAL USE FEES				
	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>350</u>			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ <u>50</u>			
Pub. Not. Sign Deposit	\$ <u>100</u>			
Total Fee	\$ <u>500</u>			

This form and all documents associated with it are public record once submitted.

## INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Attachment A - Application Packet

Case Number <u>USE 19-02</u>	Date Received <u>1/16/19.</u>
---------------------------------	----------------------------------

Attachment D- 2019 USE2019-0002 approved for a 5th wheel trailer dwelling unit

Site Plan Narrative

Brent Bitterman

01/03/19

I am requesting approval of a conditional use permit for the use of a mobile home in a D1 zoning district on Lot 17, Block 3 Tee Harbor Sub Juneau, Alaska. The physical address is 20012 Cohen Dr.

The previous owner has already built the drive way, building pad and 30' x 20' garage structure. I plan on placing the 2016 Sabre Lite 29RE 5<sup>th</sup> wheel (mobile home) adjacent to the existing structure. I also am working on securing a utility permit for water and already have a permit for septic (see attached).

The required setbacks are shown on the attached site plan as well as planned parking spaces and elevations.

Thank you for your consideration,

Brent Bitterman



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

**Conditional Use Permit for a RV on an individual lot as a residence.**

Case Number: PAC20190002

Applicant: Brent Bitterman

Property Owner: Timothy Edward Webb

Property Address: 20012 Cohen Dr

Parcel Code Number: 8B3701030010

Site Size: 67,518 Square Feet

Zoning: D1

Existing Land Use:

Conference Date:	1/09/2019
Report Issued:	1/16/2019

**List of attendees**

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

Name	Title	Email address
Brent Bitterman	Applicant	<a href="mailto:Brent@alaskaluxurytours.com">Brent@alaskaluxurytours.com</a>
Laurel Bruggeman	Planning	<a href="mailto:Laurel.Bruggeman@juneau.org">Laurel.Bruggeman@juneau.org</a>
John Young	Building	<a href="mailto:John.Young@juneau.org">John.Young@juneau.org</a>
Eric Vogel	Eric Vogel	<a href="mailto:EricVogel@juneau.org">EricVogel@juneau.org</a>
Kyle Paw	Permit tech	<a href="mailto:Kyle.Paw@juneau.org">Kyle.Paw@juneau.org</a>

Revised 01/29/18

Attachment A - Application Packet

Attachment D- 2019 USE2019-0002 approved for a 5th wheel trailer dwelling unit

### Conference Summary

#### Questions/issues/agreements identified at the conference that weren't identified in the attached reports.

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

#### Planning Division:

1. **Zoning** – D1 zoning district. Residential mobile homes on individual lots are allowed in the D1 zoning district with a conditional use permit.

**Storage** – Some discussion took place regarding using portions of the lot for storage of business related boats and equipment. If the applicant desires to use the lot for storage for their business, a separate conditional use permit will be required. According to The Table of Permissible Uses the following uses require a conditional use permit:

- a. USE 10.210: Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored – within completely enclosed structures
- b. USE 10.220: Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored – general storage inside or outside enclosed structures

**Future Additional Dwelling Unit:** The applicant expressed some desire to build a permanent home on the parcel sometime in the future. The parcel is not large enough for 2 primary dwellings. The applicant should be advised that the mobile home may not be allowed to remain as a residence on the lot if an additional primary dwelling unit is requested. At the time of the building permit request for the single family home, this will be evaluated.

2. **Setbacks** – Front: 25'; Rear: 25'; Side: 15'; Street Side: 17'. The mobile home is required to meet these setbacks.
3. **Height** – 35' permissible uses; 25' accessory uses
4. **Access** – Cohen Drive. The parcel also has frontage on Cohen Way (an undeveloped ROW).
5. **Parking** – 2 spaces required for a single family dwelling. On your site plan, you should demonstrate how this requirement is being met.
6. **Lot Coverage** – 10% for permissible uses; 20% for conditional uses.
7. **Vegetative Coverage** – 20%. On your site plan, you should demonstrate how this requirement is being met.
8. **Flood** – Not within the CBJ Mapped Flood Hazard Area.
9. **Habitat** – (Eagle – remind applicant to check with Feds; Riparian, etc.) – No known at this time.

#### Building Division:

10. **Building** – Building permit will be required for placement of the RV
11. **Outstanding Permits** -

#### General Engineering/Public Works:

12. **Engineering** – D.E.C approval to construct and Approval to operate letters required before building permit could be finalized.
13. **Drainage** – New site Plan showing drainage and water utility required.
14. **Utilities** – (water, power, sewer, etc.) new site plan required showing location of water utility. D.E.C approval to construct and Approval to operate letters required before building permit could be finalized

**Fire Marshal:**

15. **Fire Items/Access** – N/a

**Other Applicable Agency Review:**

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

**List of required applications**

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

1. Development Permit Application
2. Conditional Use Permit Application
3. Building permit Application
4. Water utility Application.

**Additional submittal requirements:**

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

1. A copy of this pre-application conference report.
2. Site Plan and Project Narrative

**Exceptions to submittal requirements:**

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

**Fee estimates**

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

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

1. \$350.00 Class I use for Major Development.
2. \$50.00 sign permit fee and \$100.00 refundable deposit

For informational handouts with submittal requirements for development applications, please visit our website at [www.juneau.org/cdd](http://www.juneau.org/cdd).

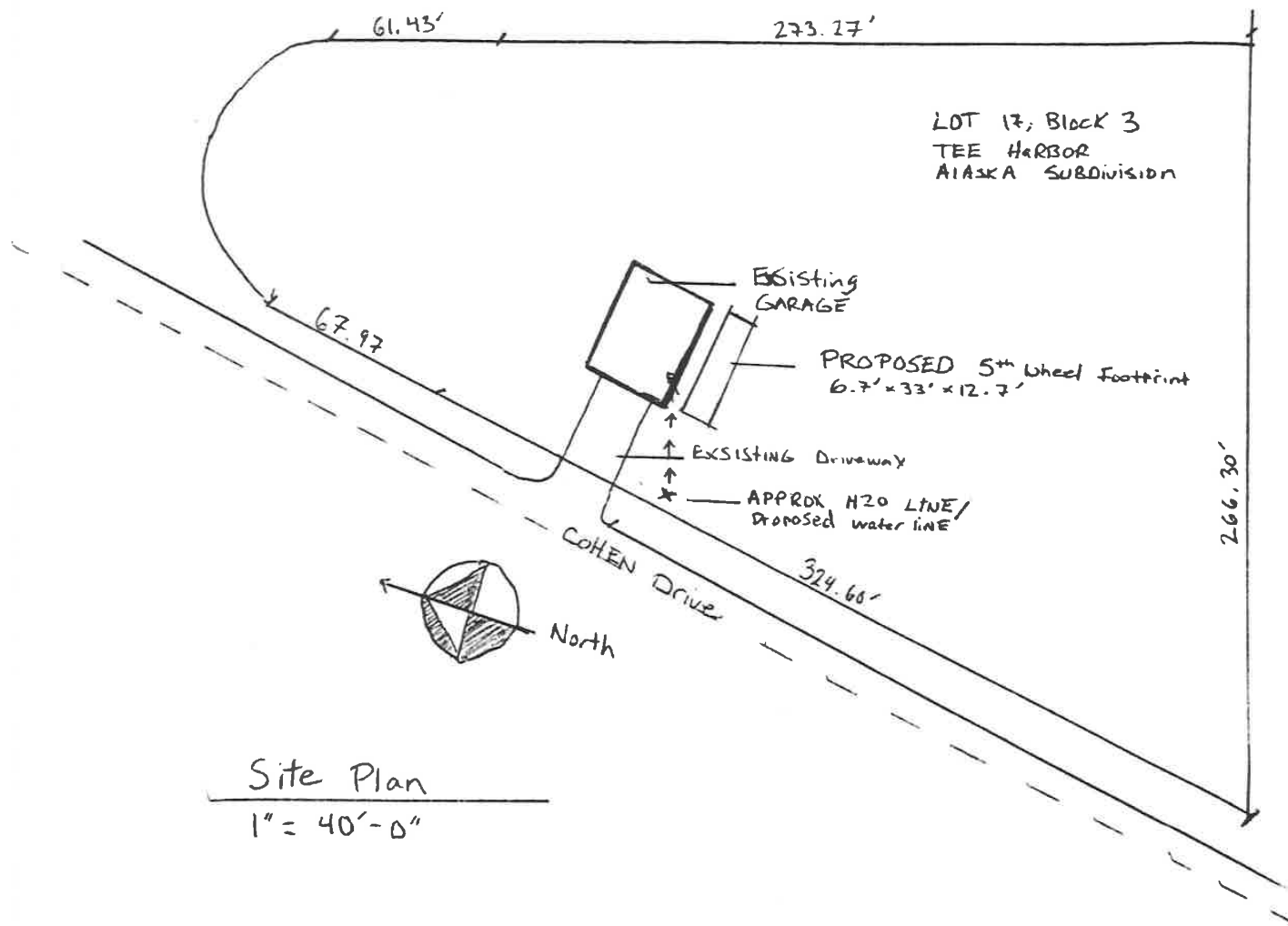


**Submit your completed application**

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

City/Borough of Juneau  
Permit Center  
230 S. Franklin Street,  
Fourth Floor Marine View Center  
Juneau, AK 99801

Phone: (907) 586-0715  
Fax: (907) 586-4529  
Web: [www.juneau.org/cdd](http://www.juneau.org/cdd)



Attachment A - Application Packet



## Kyle Paw

---

**From:** Edward Quinto  
**Sent:** Thursday, January 10, 2019 8:24 AM  
**To:** Kyle Paw  
**Subject:** FW: Conditional Use Permit Application for 20012 Cohen Drive.  
**Attachments:** Updated Site Plan for 20012 Cohen Drive.pdf; DEVELOPMENTPERMITAPPLICATION Bitterman Jan 2019(edited-airSlate).pdf; ConditionalUse Bitterman Jan 2019(edited-airSlate).pdf; ATC ADEC 9536.PDF; Revised Septic Plan (ADEC 9536).pdf; Site Plan Narrative Cohen Conditional Use App.docx

That was a quick turn around! Would you run this by the planner from the PAC and get it started?

### Eddie Quinto | Permit Specialist

Community Development Department | City & Borough of Juneau, AK  
Location: 230 S. Franklin Street, 4<sup>th</sup> Floor Marine View Building  
Office: 907.586.0928

**From:** Brent Bitterman [<mailto:brent@alaskaluxurytours.com>]  
**Sent:** Wednesday, January 9, 2019 7:52 PM  
**To:** Edward Quinto  
**Subject:** Conditional Use Permit Application for 20012 Cohen Drive.

Good Day Mr. Quinto,

Following todays pre-app meeting, please find all of the attached applications, drawings and existing permits to support my application. Please let me know if you need anything further from me and/or next steps.

All the best,

Brent Bitterman | Chief Operations Officer  
Alaska Luxury Tours  
o. 971.770.2675 | m. 480.886.9100 |  
e. [Brent@alaskaluxurytours.com](mailto:Brent@alaskaluxurytours.com)  
Luxury is the difference. Take a look at [this](#).





THE STATE  
of **ALASKA**  
GOVERNOR SEAN PARNELL

**Department of Environmental Conservation**

Division of Water  
Wastewater Engineering Support and Plan Support  
555 Cordova Street  
Anchorage, Alaska 99501  
Main: (907)-269-7519 Fax: (907) 26-3487

December 6, 2013

RECEIVED

DEC 6 3 2013

R & M ENGINEERING  
JUNE 14

Kevin A. Puustinen, P.E.  
R&M Engineering, Inc.  
6205 Glacier Highway  
Juneau, Alaska 99801

Re: Juneau-Tee Harbor Alaska Subdivision, Block 3, Lot 17  
Approval to Construct a 150 Gallon per Day Onsite Domestic Wastewater Treatment System  
ADEC Plan Tracking Number 9536

Dear Mr. Puustinen,

Information was received by the Department on December 3, 2013. Your proposal includes an onsite domestic wastewater treatment system serving a one bedroom residence and sized for a maximum domestic wastewater generation of 150 gallons per day. The proposed wastewater system includes a DF-40 Whitewater package plant discharging to an onsite soil absorption system. The onsite soil absorption system utilizes infiltrator units for effluent disposal; the infiltrator units are each 48 inches long and 34 inches wide.

The onsite testing provided to the Department identified a GM soil classification and a percolation rate of 14 minutes per inch. The design proposes over 4 feet of vertical clearance to the expected maximum water table elevation and 8 feet of vertical clearance to the impermeable layer. The bed is 10 feet wide by 22 feet long and uses the sidewinder type approach for effluent dispersal to the soil absorption system. It was reported that the lot was filled using pit run gravel to reach finish grade, and the lot appears to be level per the engineer's profiles and details provided in the area of the treatment unit and the soil absorption field.

The Department reviewed the engineering plans and supporting documentation submitted for the proposed onsite domestic wastewater treatment system. The proposed system includes a Whitewater DF-40 package plant, subsurface soil absorption system, and other related wastewater system components. In accordance with 18 AAC 72.235 of the Wastewater Disposal Regulations, Approval to Construct is hereby granted subject to the below conditions. A "Certificate of Construction" for the single bedroom unit's domestic wastewater system is enclosed. Please use the referenced plan number with future correspondence regarding this project.

**This approval is contingent upon compliance with the following conditions:**

- 1) The engineer must provide a site inspection at the time the treatment and soil absorption system is installed. Be advised that a minimum of 2 feet of cover must be provided over all insulated areas of the drainfield. Similarly, the installation of the Whitewater DF40 unit must also provide for a minimum of 3 feet of cover; however, a minimum of 2 feet of cover is allowed if adequate insulation is provided.
- 2) The absorption field must not be in a traffic area, and vehicle parking is not allowed as compacting soils will reduce or inhibit disposal field performance. (Uniform Plumbing Code, Appendix K 6.0 (I))

Attachment A - Application Packet

Attachment D- 2019 USE2019-0002 approved for a 5th wheel trailer dwelling unit

- 3) In accordance with the Whitewater DF Design Manual, the selected air compressor shall provide a daily minimum of 2,100 cubic feet per day of aeration capacity for each pound of influent BOD<sub>5</sub>. The design engineer shall certify and provide calculations to verify that the selected air compressor has been properly sized. The air compressor is required to be located within 100 feet of the treatment tank in accordance with the Whitewater DF Design Manual. In accordance with the Whitewater DF Design Manual, placing a linear air pump in an additional enclosure requires the written approval of Delta Environmental Products. If a linear air pump is selected and installed inside an additional enclosure, an approval letter from Delta Environmental Products that clearly identifies the proposed enclosure and Delta Environmental Products' approval of this enclosure for use at the project site must be submitted to the Department. The record drawings shall identify the make/model and final location of the air compressor and any appurtenant enclosure. It is recommended that the air compressor be sited in a location that provides a source of warm dry air to enhance system performance.
- 4) If the applicant fails to construct, alter, install, or modify the system within two (2) years after the date that the department issues an approval to construct, the approval is void, and plans must be resubmitted, [along with associated fees], for department review and approval.
- 5) Deviations from approved plans which affect capacity, flow, operation, major design of units, point of discharge, materials of major system components (such as pipe, lagoon liners, etc.), or separation distances, must be approved by DEC in writing prior to their implementation.
- 6) This approval is contingent upon compliance with the conditions of Wastewater Disposal Regulations, 18 AAC 72.235, *Construction Certification*. The noted section of the regulations requires that a "Certification of Construction" be completed and submitted to the Department within ninety (90) days of completion of construction. As-built plans or record drawings should indicate any changes or deviations from the approved plans to facilitate final review. A "Certification of Construction" form is enclosed for your use.
- 7) This approval is contingent upon your receipt of any other state, federal or local authorizations which are required for your project. You are required to obtain all other necessary authorizations before proceeding with your project.
- 8) You are advised that if this development will require placing fill in wetlands or working in a stream, river, or lake, permits from the U.S. Army Corps of Engineers and the Alaska Department of Natural Resource may be required. The previous required Coastal Projects Questionnaire could be helpful to you to identify other permits and approvals that may be required for your project.

This approval does not imply the granting of additional authorizations nor obligate any state, federal or local regulatory body to grant required authorizations.

Any person who disagrees with this decision may request an adjudicatory hearing in accordance with 18 AAC 15.195- 18 AAC 15.340 or an informal review by the Division Director in accordance with 18 AAC 15.185. **Informal review requests** must be delivered to the Division Director, 555 Cordova Street, Anchorage, Alaska 99501, within 15 days of receiving the decision. Guidance information on the informal review process may be found at <http://www.dec.state.ak.us/commish/ReviewGuidance.htm>. **Adjudicatory hearings requests** must be delivered to the Commissioner of the Department of Environmental Conservation, 410 Willoughby Avenue, Suite 303, P.O. Box 111800, Juneau, Alaska 99801, within 30 days of the decision. If a hearing is not requested within 30 days, the right to appeal is waived.

## Attachment A - Application Packet

Thank you for responding promptly to the Department's previous request for information. If you have any questions please do not hesitate to contact me at 269-7519.

Respectfully,

A handwritten signature in black ink that reads "William R. Rieth". The signature is written in a cursive style with a large, stylized 'W' and 'R'.

William R. Rieth, P.E.  
Environmental Engineer

Enclosure: As stated

Attachment A - Application Packet



STATE OF ALASKA  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
CONSTRUCTION AND OPERATION CERTIFICATE  
for

DOMESTIC WASTEWATER DISPOSAL SYSTEMS  
JUNEAD TEE HARBOR SUBDIVISION, BLOCK 3, LOT 17  
SINGLE BEDROOM - 150 GALLON/DAY ONSITE SOLID ABSORPTION  
TREATMENT & DISPOSAL  
ADEC PLAN TRACKING NUMBER 9536

A. APPROVAL TO CONSTRUCT

Plans for the construction or modification of WHITEWATER DF40 FOR 150 G.P.D ONLY  
AND A 10'X22' BED.

located in JUNEAD domestic wastewater disposal system

located in JUNEAD, Alaska, submitted in accordance with 18 AAC 72.225,

by R&M ENG. - KEVIN PULSTINEN, P.E. have been reviewed and are

☐ approved.

☒ conditionally approved (see attached conditions).

William R. Beth  
BY

ENV. ENG.  
TITLE

see attached letter of this  
date Dec 6, 2013  
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 no. 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

TITLE

DATE

As-built plans submitted during the interim approval period, or an inspection by the Department, has confirmed the system was constructed according to the approved plans. The system is hereby granted final approval to operate.

BY

TITLE

Attachment A - Application Packet





State of Alaska  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION



## Certification of Construction for Domestic Wastewater Systems

**Instructions:** 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, must 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.

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 Section A - Owners Section. Completion of each phase of a project must be declared as it is completed. Additional Certification of Construction forms are available from any Department of Environmental Conservation office.

*Please type or print, except for signatures*

### SECTION A- Owner's Section

Name and brief description of the project \_\_\_\_\_

Owner Name \_\_\_\_\_

Owner Address \_\_\_\_\_

City State Zip

ADEC Project No. \_\_\_\_\_ Date Project Completed: \_\_\_\_\_

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).

Signature of Owner

(Please Sign in Ink)

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.

_____ <b>Printed Name of Contractor</b>	_____ <b>Signature of Contractor</b>	_____ <b>Date</b>
--	---	----------------------

For multiple contractors, if applicable:

_____ <b>Printed Name of Contractor</b>	_____ <b>Signature of Contractor</b>	_____ <b>Date</b>
--	---	----------------------

_____ <b>Printed Name of Contractor</b>	_____ <b>Signature of Contractor</b>	_____ <b>Date</b>
--	---	----------------------

**SECTION C- Engineer's Section**

I certify that I (or any 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.

I further certify that:

☐ all conditions placed on the construction approval have been met as described briefly below: (if using a cover letter, you may write "*see cover letter*")

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
**Signature of Professional Engineer  
Responsible for Construction Inspection  
(Please Sign in Ink)**

\_\_\_\_\_  
**State of Alaska  
Professional Engineer  
Registration Number**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
Typed or Printed Name of Professional Engineer

---

**From:** Gary Miller <gmiller.juneauak@gmail.com>  
**Sent:** Tuesday, February 12, 2019 3:00 PM  
**To:** PC\_Comments  
**Cc:** Kathy Miller  
**Subject:** Case No USE2019 0002

The post card seeking neighborhood input for case number USE20190002 does not state how long Angela and Tim Webb plan to live in the trailer. Many of the people who built on Cohen Drive over the years started out living in trailers, garages and even a float house, while they built their homes. My wife and I lived in our garage for two years while building our home. It freed us up from rent payments.

Over the years, there were problems with people moving junky trailers into our neighborhood, which devalued homes in our area. Our neighborhood association fought against them and was able to get them moved out.

If the trailer is used for a home while Tim and Angela build, I personally don't have a problem. I don't know how my neighbors next to the lot feel but I will copy them with this email.

Thanks.

Gary Miller  
20135 Cohen Dr  
Juneau, AK 99801-8211  
(907) 789-3757

1  
Attachment B - Public Comments

**From:** Gary Miller <gmiller.juneauak@gmail.com>  
**Sent:** Friday, February 15, 2019 9:13 PM  
**To:** PC\_Comments  
**Subject:** Case No.: USE20190002

I read the application for the conditional use permit. I have two objections I would like the Planning Committee to consider.

First, there is no time limit for how long the trailer may remain on the lot and used as a residence. I prefer to not have a trailer on the lot across the street from me. Our subdivision has constructed houses and should not allow permanent trailers.

Second, our subdivision is a residential subdivision, not an equipment storage area.

Thank you.

Gary Miller  
20135 Cohen Dr  
Juneau, AK 99801-8211  
(907) 789-3757

**From:** Kristine Trott <krisstrott@gmail.com>  
**Sent:** Sunday, February 17, 2019 5:12 PM  
**To:** PC\_Comments  
**Subject:** Brent Bitterman Application for 5th Wheel Mobilehome Trailer

Dear Planners and Planning Committee;

I have just learned of a proposed mobile home and equipment storage request for a lot on Cohen Drive. This is a Conditional Use Permit but so far I see no conditions on this other than the standard water, sewer, electric and parking, and no time limits for that mobile home.

As I understand it, Cohen Drive neighborhood has a covenant, or some such restriction, on allowing mobile homes in the neighborhood. This is an area of special interest and concern to all the neighbors who currently own property on Cohen and adjacent roads. We had a situation in the past (1980's) of a mobile home that was supposed to be temporary, and as they are wont to do, it depreciated and became a dilapidated, disgusting eyesore. It took a great deal of effort on the part of many neighbors to get this mess cleared out and cleaned up.

I am very much against allowing this lot to become an industrial equipment storage site, as well. It was bad enough when Roger Engen had his backhoes and dump truck parked on the side of Cohen Drive. Now Brent Bitterman wants to store his luxury tour equipment as well as a house trailer there, and live in it as well.

The people who purchase lots and build their dwellings pay a premium to make this place continue to be the lovely place it is. There is no room for trailer homes and equipment storage here. There is room down at South Tee Harbor through Trouble's End for storage. There are plenty of trailer parks that I'm sure would have room in some of them for another house trailer.

Please put a limit on this mobile home of no more than 3 years and PLEASE do not allow the storage of business equipment on this lot.

I appreciate you, in advance for taking the time to listen to and act on these concerns of mine and I know I speak for many other neighbors.

And by the way, I myself, have had to toe the line for issues that neighbors objected to about my activities on my property, so this is not the NIMBY attitude from my own perspective. I value this land greatly.

Sincerely,  
Kristine Trott

<sup>1</sup>  
Attachment B - Public Comments



# BUILDING PERMIT

Permit No.  
BLD20190108

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

## Your special attention is called to the following:

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

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

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

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

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

## Inspections

Inspections can be arranged by telephoning 586-1703 or by written or faxed notification.

The Online Building Inspection Request Form is at: [www.juneau.org/permits/inspect\\_request.php](http://www.juneau.org/permits/inspect_request.php).

Work shall not proceed until the inspector has approved the various stages of construction. An approved Final Inspection is required.

Call before 7:00 AM for same day inspections.

Please provide the following information: 1 Permit Number, 2 Address, 3 Type of Inspection, 4 Date and Time and 5 Contact Name and Phone Number.

Job Address: <b>20012 COHEN DR</b>		Issued Date : <b>04/01/2019</b>																																	
Permit Number: <b>BLD20190108</b>		Parcel No: <b>8B3701030010</b>																																	
Project Description: Placement of 5th wheel trailer onto lot																																			
Parcel Information : TEE HARBOR ALASKA BL 3 LT 17																																			
Setbacks:                      Zone: : Front: 25.00 Ft. W                      Side 1: 15.00 Ft. S                      Street Side 17.00 Ft. E Rear: 0.00                      Side 2: 15.00 Ft. Street Side: 17.00 Ft. N																																			
Comments:																																			
Owner : TIMOTHY EDWARD WEBB ANGELA ANN WEBB PO BOX 33442 JUNEAU AK 99803		Applicant : BRENT BITTERMAN PO BOX 211022 AUKE BAY AK 99821																																	
<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th>Fee Type</th><th>Date</th><th>Receipt</th><th>Amount Paid</th></tr></thead><tbody><tr><td>BLD- Bldg Permit Fee</td><td>03/15/2019</td><td>56214</td><td>\$129.24</td></tr><tr><td>BLD- Res Plan Review</td><td>03/15/2019</td><td>56214</td><td>\$64.62</td></tr><tr><td colspan="3" style="text-align: right;">Total Fees Paid:</td><td>\$193.86</td></tr></tbody></table>		Fee Type	Date	Receipt	Amount Paid	BLD- Bldg Permit Fee	03/15/2019	56214	\$129.24	BLD- Res Plan Review	03/15/2019	56214	\$64.62	Total Fees Paid:			\$193.86	<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th colspan="4">Valuation for Permit Fee Calculations:</th></tr><tr><th>S.F.</th><th>Type</th><th>Rate</th><th>Amount</th></tr></thead><tbody><tr><td>1</td><td>MH-Single Wide</td><td>4,100.00</td><td>4,100.00</td></tr><tr><td colspan="3" style="text-align: right;">Total Valuation:</td><td>\$4,100.00</td></tr></tbody></table>		Valuation for Permit Fee Calculations:				S.F.	Type	Rate	Amount	1	MH-Single Wide	4,100.00	4,100.00	Total Valuation:			\$4,100.00
Fee Type	Date	Receipt	Amount Paid																																
BLD- Bldg Permit Fee	03/15/2019	56214	\$129.24																																
BLD- Res Plan Review	03/15/2019	56214	\$64.62																																
Total Fees Paid:			\$193.86																																
Valuation for Permit Fee Calculations:																																			
S.F.	Type	Rate	Amount																																
1	MH-Single Wide	4,100.00	4,100.00																																
Total Valuation:			\$4,100.00																																
Project Conditions and Holds: None.																																			
Inspections Required: Call for inspection before covering or concealing any of the work described below. Inspections may be combined. B-Building Final                      E-Sewer System                      E-General Engineering Final																																			

JUNEAU PERMIT CENTER - 230 S. Franklin Street - 4th Floor, Marine View Center - Mail: 155 S. Seward Street, Juneau, AK 99801  
Phone: 586-0770 - FAX: 586-3365 - Inspection Requests: 586-1703 - Email: [permits@ci.juneau.ak.us](mailto:permits@ci.juneau.ak.us)  
Web Site: [www.juneau.org/permits](http://www.juneau.org/permits)

Attachment E- 2019 BLD2019-0108 issued for a 5th wheel trailer dwelling unit



Application Date: March 15, 2019

**BUILDING PERMIT APPLICATION**NOTE: THIS IS NOT A BUILDING PERMIT

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

Case No: **BLD20190108**

Case Description: Placement of 5th wheel trailer onto lot

Site Address: **20012 COHEN DR**

Check No. of Existing Dwelling Units:

Parcel No: 8B3701030010

No. of New Dwelling Units: 

Legal Description: TEE HARBOR ALASKA BL 3 LT 17

No. of Removed Dwelling Units: **Applicant :** BRENT BITTERMAN  
PO BOX 211022  
AUKE BAY AK 99821

PH1

480-886-9100

**Owner:** TIMOTHY EDWARD WEBB  
ANGELA ANN WEBB  
PO BOX 33442  
JUNEAU AK 99803**Contractor:** OWNER

PH: \_\_\_\_\_ FAX: \_\_\_\_\_

**Valuation for Permit Fee Calculations:**

S.F.	Type	Rate	Amount
1	MH-Single Wide	4,100.00	4,100.00

Total Valuation: \$4,100.00**Associated Cases:**

None.

**Parcel Tags:****Notes and Conditions:****Applicant's Signature**

(Owner, Contractor or Authorized Agent)

**Date***AS*

Staff Acceptance

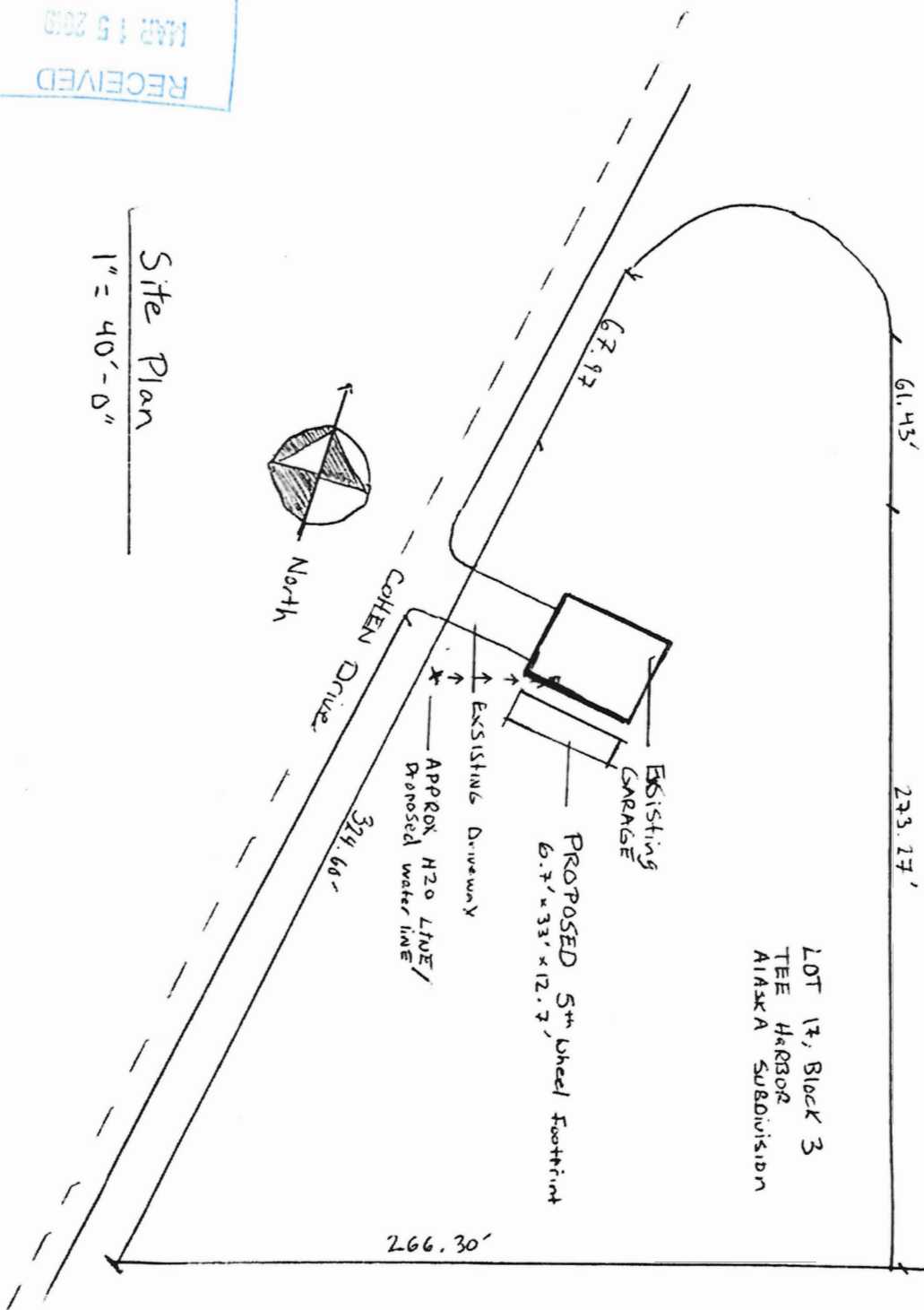
I hereby certify that I have read and examined this application and know the same to be true and correct. I further certify that all provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. I understand that the granting of a permit does not presume to give authority to violate or cancel the provisions of any other federal, state or local law regulating construction or the performance of construction.

JUNEAU PERMIT CENTER - 230 S. Franklin Street - 4th Floor, Marine View Center - Mail: 155 S. Seward Street, Juneau, AK 99801  
Phone: 586-0770 - FAX: 586-3365 - Inspection Requests: 586-1703 - Email: [permits@ci.juneau.ak.us](mailto:permits@ci.juneau.ak.us)  
Web Page: [HTTP://WWW.JUNEAU.ORG/PERMITS](http://WWW.JUNEAU.ORG/PERMITS)

Attachment E- 2019 BLD2019-0108 issued for a 5th wheel trailer dwelling unit

RECEIVED  
MAR 15 2019  
PERMIT  
BLD20190099

Site Plan  
1" = 40'-0"

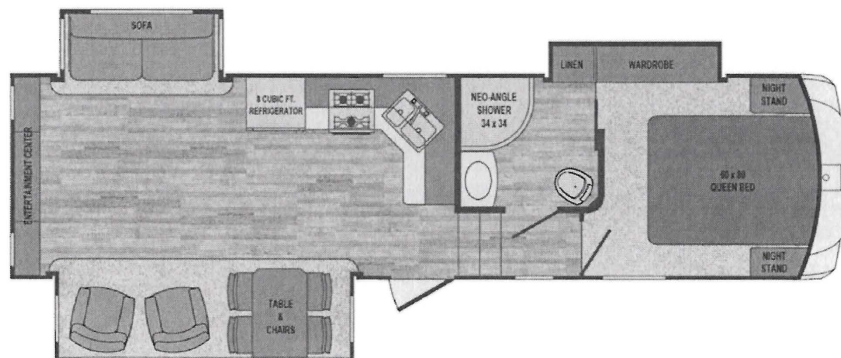






EDIT  
LISTINGS  
MYRVUSA

## Specs for 2016 Forest River - Sabre Floorplan: Lite 29RE (Fifth Wheel)



2

2016 Forest River Sabre (Fifth Wheel) Units Available

Specifications



# BUILDING PERMIT

Permit No.  
BLD20230354

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

## Your special attention is called to the following:

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

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

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

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

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

## Inspections

Inspections can be arranged by telephoning **586-1703** or by written or by online form or Email.

The Online Building Inspection Request Form is at: [www.juneau.org/community-development/cdd-inspection-request](http://www.juneau.org/community-development/cdd-inspection-request).

Work shall not proceed until the inspector has approved the various stages of construction. An approved Final Inspection is required.

All inspections must be requested before noon the business day prior. Same day inspections must be requested by calling 586-0770

Please provide the following information: 1 Permit Number, 2 Address, 3 Type of Inspection, 4 Date and Time and 5 Contact Name and Phone Number.

Job Address: **20012 COHEN DR**

Issued Date : **05/04/2023**

Permit Number: **BLD20230354**

Parcel No: **8B3701030010**

Project Description: After the fact permit for addition of attached carport

Parcel Information : TEE HARBOR ALASKA BL 3 LT 17

Setbacks: Zone: D1:  
Front: 25.00 Ft. W Side 1: 15.00 Ft. S 17.00 Ft. E  
Rear: 25.00 Ft. NA Side 2: 15.00 Ft. NA  
Street Side: 17.00 Ft. N

Comments: Lot bordered by ROW on three sides.

Owner : BRENT BITTERMAN  
PO BOX 211022  
AUKE BAY AK 99821

Applicant : BUILDING PROS  
PO BOX 32098  
JUNEAU AK 99803

Fee Type	Date	Receipt	Amount Paid
BLD- Bldg Permit Fee	04/24/2023	66642	\$418.32
BLD- Res Plan Review	04/24/2023	66642	\$209.16
Total Fees Paid:			\$627.48

## Valuation for Permit Fee Calculations:

S.F.	Type	Rate	Amount
703	Utl & Misc-Carport	43.28	30,425.84
Total Valuation:			\$30,425.84

## Project Conditions and Holds:

**Approved Plans On Site** - CBJ approved plans must be on site and available to the inspector. Inspections will not be performed and additional fees may apply if approved plans are not available to the inspectors.

**Asbuilt Survey May Be Req'd** - Asbuilt Survey may be required before final inspection if CBJ inspector is unable to verify setbacks.

**Foundation Setback Verification** - Foundation Setback Verification (yellow form) must be on site when pour inspection or placement of other foundation systems occurs.

Inspections Required: Call for inspection before covering or concealing any of the work described below. Inspections may be combined.  
B-Foundation, Forms and Reinforcing Steel B-Framing B-Building Final

JUNEAU PERMIT CENTER - 230 S. Franklin Street - 4th Floor, Marine View Center - Mail: 155 S. Seward Street, Juneau, AK 99801  
Phone: 586-0770 - FAX: 586-4529 - Inspection Requests: 586-1703, [Inspections@Juneau.org](mailto:Inspections@Juneau.org) - Questions, Email: [permits@juneau.org](mailto:permits@juneau.org)  
Web Site: [www.juneau.org/community-development](http://www.juneau.org/community-development)

Attachment F- 2023 BLD2023-0054 issued after-the-fact for a carport

Application Date: **April 24, 2023**

# BUILDING PERMIT APPLICATION

**NOTE: THIS IS NOT A BUILDING PERMIT**

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

Case No: **BLD20230354**Case Description: **After the fact permit for addition of attached carport**Site Address: **20012 COHEN DR**Check No. of Existing Dwelling Units: **1**Parcel No: **8B3701030010**No. of New Dwelling Units: **0**Legal Description: **TEE HARBOR ALASKA BL 3 LT 17**No. of Removed Dwelling Units: **0****Applicant :** **BUILDING PROS**  
**PO BOX 32098**  
**JUNEAU AK 99803**e-mail: **dmiller@gci.net**Phone: **723-2298**PH1 **723-2298****Owner:** **BRENT BITTERMAN**  
**PO BOX 211022**  
**AUKE BAY AK 99821****Contractor:** **BUILDING PROS**  
**PO BOX 32098**  
**JUNEAU AK 99803**

PH: \_\_\_\_\_ FAX: \_\_\_\_\_

**Valuation for Permit Fee Calculations:**

<u>S.F.</u>	<u>Type</u>	<u>Rate</u>	<u>Amount</u>
703	Utl & Misc-Carport	43.28	30,425.84

Total Valuation: **\$30,425.84****Associated Cases:**

None.

**Parcel Tags:****Notes and Conditions:****Applicant's Signature**

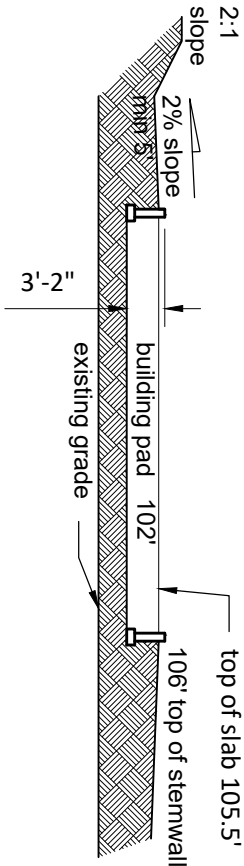
(Owner, Contractor or Authorized Agent)

**Date****Staff Acceptance**

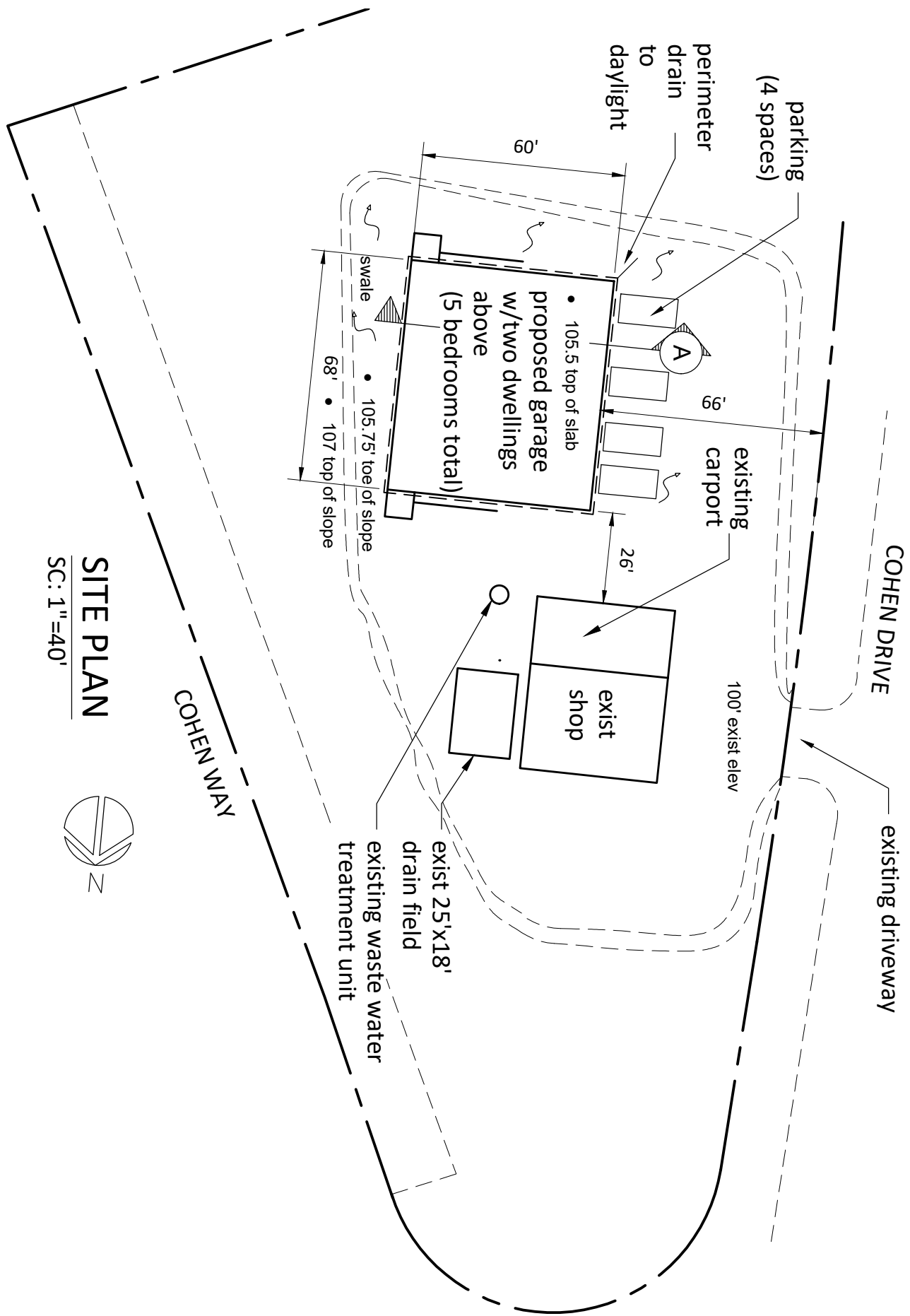
I hereby certify that I have read and examined this application and know the same to be true and correct. I further certify that all provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. I understand that the granting of a permit does not presume to give authority to violate or cancel the provisions of any other federal, state or local law regulating construction or the performance of construction.

**JUNEAU PERMIT CENTER** - 230 S. Franklin Street - 4th Floor, Marine View Center - Mail: 155 S. Seward Street, Juneau, AK 99801  
Phone: 586-0770 - FAX: 586-3365 - Inspection Requests: 586-1703 - Email: [permits@ci.juneau.ak.us](mailto:permits@ci.juneau.ak.us)  
Web Page: [HTTP://WWW.JUNEAU.ORG/PERMITS](http://WWW.JUNEAU.ORG/PERMITS)

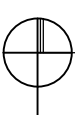
**Attachment F- 2023 BLD2023-0054 issued after-the-fact for a carport**



**BUILDING PAD SECTION-A**  
SC: 1/16"=1'-0"



**SITE PLAN**  
SC: 1"=40'



Interline Design  
6095 Thane Road, Juneau AK  
907-209-4970

SITE PLAN  
proposed new residence for:  
Brent Bitterman  
Lot 17, Block 3 Tee Harbor Subdv  
Juneau Alaska

1/30/23  
parking  
added

DATE: 1/11/23  
DRAWN: R/G  
JOB NO: 22-07  
SHEET NO:  
A-1  
2 of 8

Reviewed for Code Compliance

Inspections will not be performed without CBJ approved plans on site.

JH

04/25/2023

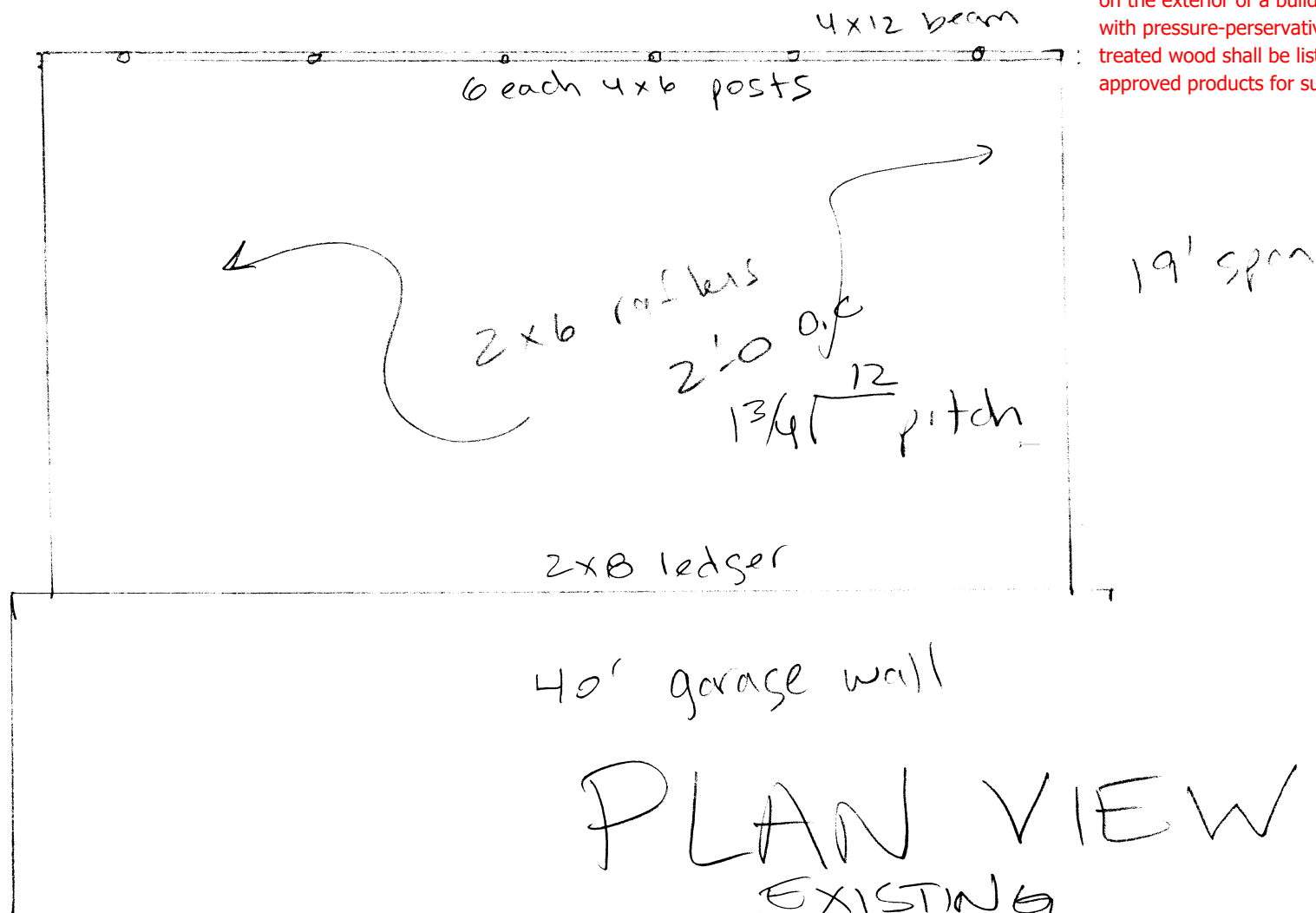
20012 COHEN DR

$3/16" = 1'-0"$

As-built 19x37 carport

37' carport

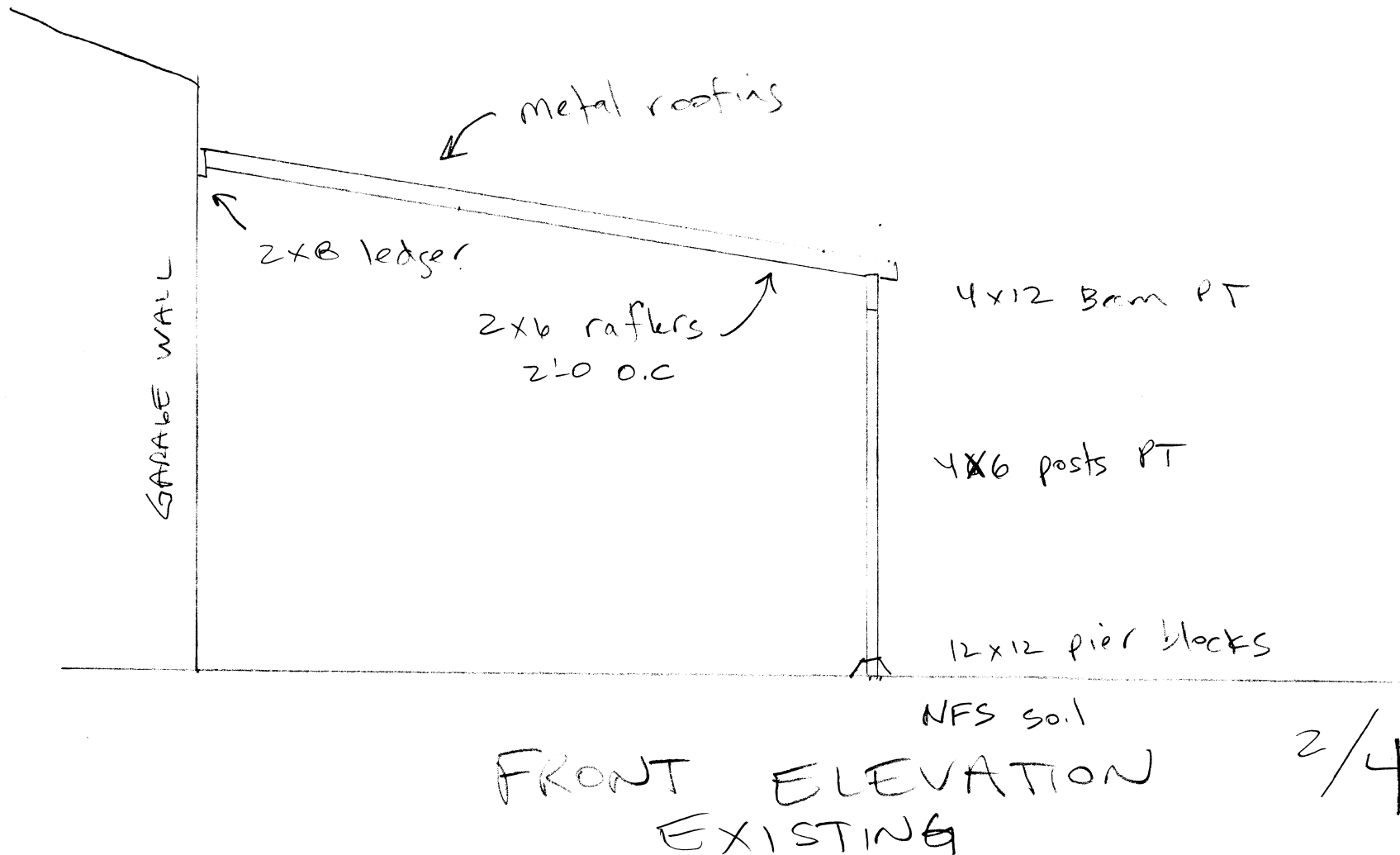
Fasteners, hangers and brackets used on the exterior of a building and/or used with pressure-perservative or fire-retardant treated wood shall be listed and be approved products for such use.



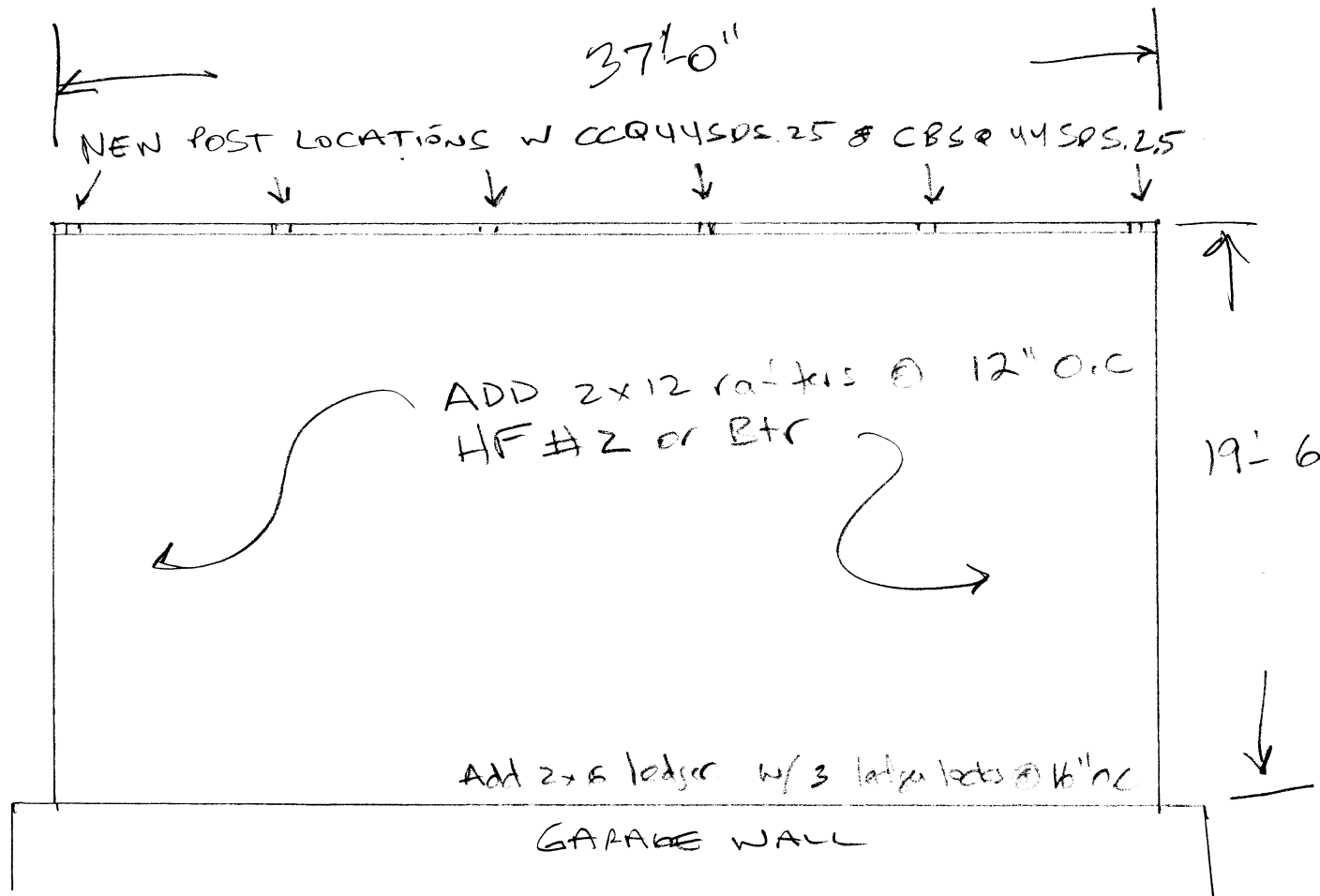
20012 Cohen Dr.

1/4" = 1'-0"

As built carport

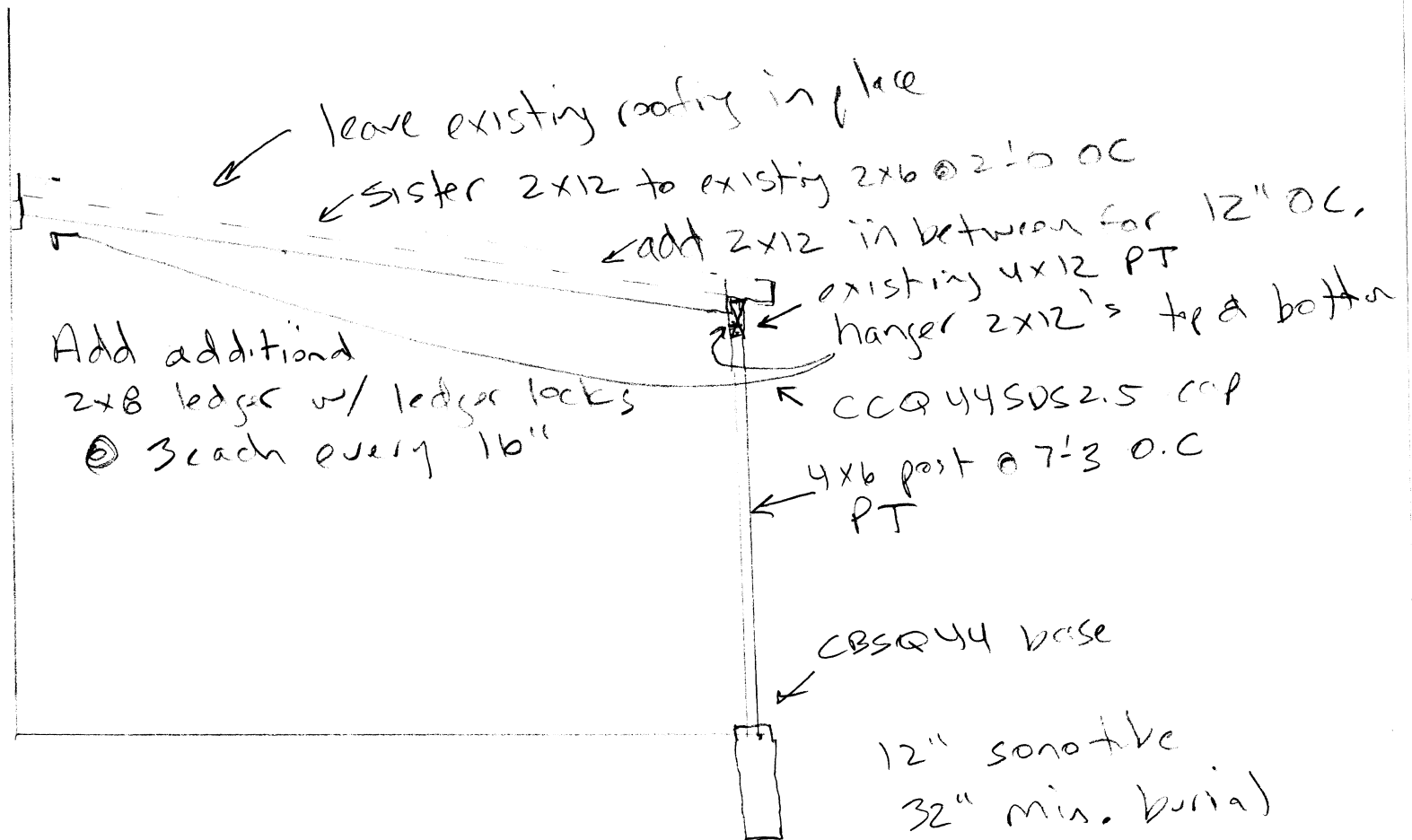


20012 Cohen Dr.  
proposed carport modifications



PROPOSED CARPORT MODIFICATIONS  
PLAN VIEW  $\frac{3}{16} = 1'-0"$  3/4

20012 Cohen Dr.  
Proposed carport modifications



PROPOSED CARPORT MODIFICATIONS

FRONT ELEVATION

1/4" = 1'-0"

4/4





# BUILDING PERMIT

Permit No.  
BLD20230119

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

## Your special attention is called to the following:

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

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

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

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

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

## Inspections

Inspections can be arranged by telephoning 586-1703 or by written or by online form or Email.

The Online Building Inspection Request Form is at: [www.juneau.org/community-development/cdd-inspection-request](http://www.juneau.org/community-development/cdd-inspection-request).

Work shall not proceed until the inspector has approved the various stages of construction. An approved Final Inspection is required.

All inspections must be requested before noon the business day prior. Same day inspections must be requested by calling 586-0770

Please provide the following information: 1 Permit Number, 2 Address, 3 Type of Inspection, 4 Date and Time and 5 Contact Name and Phone Number.

Job Address: **20012 COHEN DR**  
Permit Number: **BLD20230119**  
Project Description: New single family dwelling with garage and accessory apartment

Issued Date : **05/04/2023**  
Parcel No: **8B3701030010**

## Parcel Information : TEE HARBOR ALASKA BL 3 LT 17

Setbacks: Zone: D1:  
Front: 25.00 Ft. W Side 1: 15.00 Ft. S 17.00 Ft. E  
Rear: 25.00 Ft. NA Side 2: 15.00 Ft. NA  
Street Side: 17.00 Ft. N  
Comments: Lot bordered by ROW on three sides.

Owner : BRENT BITTERMAN  
PO BOX 211022  
AUKE BAY AK 99821

Applicant : INTERLINE DESIGN  
6095 THANE RD  
JUNEAU AK 99801

Fee Type	Date	Receipt	Amount Paid
BLD- Bldg Permit Fee	05/04/2023	11330	\$3,403.50
BLD- Res Plan Review	02/16/2023	66438	\$1,701.75
Total Fees Paid:			\$5,105.25

## Valuation for Permit Fee Calculations:

S.F.	Type	Rate	Amount
3,296	Residential-Single Family R	116.96	385,500.16
3,953	Utl & Misc-Private Garage	63.64	251,568.92
774	Utl & Misc-Porch	43.28	33,498.72
Total Valuation:			\$670,567.75

## Project Conditions and Holds:

**Approved Fasteners** - Fasteners hangars and brackets used on the exterior of the building and or used with pressure-preservative or fire retardant-treated woods shall be listed and approved products for such use.

**Approved Plans On Site** - CBJ approved plans must be on site and available to the inspector. Inspections will not be performed and additional fees may apply if approved plans are not available to the inspectors.

**Dwelling Separation** - The required fire and sound separation must be approved by the building department and installed per approved design.

**EGRESS WINDOWS** - Verify egress windows.

**WATER FIXTURE COUNT** - Minimum 1" service and 1 1/2" building for a max 56wfu. 1 1/2"=56wfu, 1 1/4"=32wfu, 1"=20 wfu, 3/4"=9wfu, 1/2"=2wfu.

**Intersystem Bonding** - For building final provide an Intersystem Bonding Termination Device at new and replaced electrical services as required by NEC article 250.94

**Locking Caps** - Refrigerant circuit access ports located outdoors shall be fitted with locking-type tamper-resistant caps or shall be otherwise secured to prevent unauthorized access.

**Shower Anti-scald Valve** - Showers and tub-shower combinations shall be provided with a control valve installed at the point of use that conforms to ASSE 1016/ ASME A112.1016/CSAB125.16 or ASME A112.18.1/CSA B125.1.

JUNEAU PERMIT CENTER - 230 S. Franklin Street - 4th Floor, Marine View Center - Mail: 155 S. Seward Street, Juneau, AK 99801  
Phone: 586-0770 - FAX: 586-4529 - Inspection Requests: 586-1703, [Inspections@Juneau.org](mailto:Inspections@Juneau.org) - Questions, Email: [permits@juneau.org](mailto:permits@juneau.org)  
Web Site: [www.juneau.org/community-development](http://www.juneau.org/community-development)



# BUILDING PERMIT\*

Permit No.  
BLD20230119  
Page No. 2

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

**Smoke and CO Detectors** - Smoke and Carbon Monoxide detectors as required by applicable code must be operational prior to temporary occupancy and/ or final inspection approval, whichever is requested first.

**Seismic Strap Wtr Heater** - Water heaters shall be anchored in an approved manner or strapped within the upper 1/3 and lower 1/3 of its vertical dimensions.

**STAMPED TRUSS DRAWINGS** - Provide stamped truss details on site at time of framing inspection.

**Verify Water Meter Installation** - Meter installation must be in accordance with CBJ STD 420 prior to issuance of TCO. Installation must include three 22 gauge multicolored conductors in 1/2" electrical conduit from main entrance of building to within 12" of meter register (not to exceed 100'). Allow an extra 2' of wire for meter connections. Meter must be installed with the following clearances: minimum 18" clearance above meter and minimum 12" clearance each side and below meter. Contact CBJ Utility Business Unit for meter issuance and remote readout installation, 586-0997, a minimum of 48 hours prior to meter issuance or remote readout installation.

**Asbuilt Survey May Be Req'd** - Asbuilt Survey may be required before final inspection if CBJ inspector is unable to verify setbacks.

**Foundation Setback Verification** - Foundation Setback Verification (yellow form) must be on site when pour inspection or placement of other foundation systems occurs.

**TCO Condition** - Existing fifth wheel trailer being used as the primary dwelling unit per USE19-02 must be removed from the property PRIOR TO TCO.

Inspections Required: Call for inspection before covering or concealing any of the work described below. Inspections may be combined.

B-Sill Plate	B-Foundation, Forms and Reinforcing Steel	B-Temporary Power
B-Framing	B-Rough Electrical	B-Yellow Tag Electrical
B-Under Slab Utilities	B-Rough Plumbing	B-Specialty Piping
B-Fire Separation/Rated Assemblies	B-Insulation/Vapor Barrier	B-Oil & Gas Piping/Tanks
B-Vents (Bath, Dryer, Kitchen, etc.)	B-Building Final	E-Grading/Drainage
E-General Engineering Final		

JUNEAU PERMIT CENTER - 230 S. Franklin Street - 4th Floor, Marine View Center - Mail: 155 S. Seward Street, Juneau, AK 99801  
Phone: 586-0770 - FAX: 586-4529 - Inspection Requests: 586-1703, [Inspections@Juneau.org](mailto:Inspections@Juneau.org) - Questions, Email: [permits@juneau.org](mailto:permits@juneau.org)  
Web Site: [www.juneau.org/community-development](http://www.juneau.org/community-development)

Application Date: **February 7, 2023**

# BUILDING PERMIT APPLICATION

**NOTE: THIS IS NOT A BUILDING PERMIT**

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

Case No: **BLD20230119**Case Description: **New single family dwelling with garage and accessory apartment**Site Address: **20012 COHEN DR**Check No. of Existing Dwelling Units: **1**Parcel No: **8B3701030010**No. of New Dwelling Units: **2**Legal Description: **TEE HARBOR ALASKA BL 3 LT 17**No. of Removed Dwelling Units: **0****Applicant :** **INTERLINE DESIGN**  
**6095 THANE RD**  
**JUNEAU AK 99801**e-mail: **rgilcrist@yahoo.com**Phone: **209-4970**WK **209-4970****Owner:** **BRENT BITTERMAN**  
**PO BOX 211022**  
**AUKE BAY AK 99821****Contractor:** **BUILDING PROS**  
**PO BOX 32098**  
**JUNEAU AK 99803**

PH: \_\_\_\_\_ FAX: \_\_\_\_\_

**Valuation for Permit Fee Calculations:**

<u>S.F.</u>	<u>Type</u>	<u>Rate</u>	<u>Amount</u>
3,296	Residential-Single Family Resi	116.96	385,500.16
3,953	Utl & Misc-Private Garage	63.64	251,568.92
774	Utl & Misc-Porch	43.28	33,498.72

Total Valuation: **\$670,567.75****Associated Cases:**

None.

**Parcel Tags:****Notes and Conditions:****Applicant's Signature**  
(Owner, Contractor or Authorized Agent)**Date****Staff Acceptance**

I hereby certify that I have read and examined this application and know the same to be true and correct. I further certify that all provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. I understand that the granting of a permit does not presume to give authority to violate or cancel the provisions of any other federal, state or local law regulating construction or the performance of construction.

**JUNEAU PERMIT CENTER** - 230 S. Franklin Street - 4th Floor, Marine View Center - Mail: 155 S. Seward Street, Juneau, AK 99801  
Phone: 586-0770 - FAX: 586-3365 - Inspection Requests: 586-1703 - Email: [permits@ci.juneau.ak.us](mailto:permits@ci.juneau.ak.us)  
Web Page: [HTTP://WWW.JUNEAU.ORG/PERMITS](http://WWW.JUNEAU.ORG/PERMITS)



# ACCESSORY APARTMENT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

**NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.**

To be completed by Applicant	<b>PROJECT SUMMARY:</b> The apartment design includes two bedrooms one bath, laundry, kitchen, and living room. These spaces total less than 1000 sq.ft. The apartment is above a garage and adjacent to a single family dwelling all contained within the same structure.	
	<b>ACCESSORY APARTMENT DESIGN</b> <div style="display: flex; justify-content: space-around;"> <div> <input checked="" type="radio"/> Attached to or Within a Single-Family Dwelling  <input type="radio"/> Within a Two-Unit Common-Wall Dwelling         </div> <div> <input type="radio"/> Associated With a Detached Garage  <input type="radio"/> Not Affiliated with Another Structure (Stand alone)         </div> </div>	
	<b>AREA OF APARTMENT</b> <b>Net Floor Area</b> _____ <b>square feet</b> <small>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.</small> <div style="text-align: center;">991.25</div>	
	<b>PARKING</b> <b>Existing Spaces</b> _____ <b>Total Proposed Spaces</b> _____ <small>(Parking dimensions must be a minimum of 8.5' X 17', and each parking space must be drawn to scale on the site plan.)</small>	

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

<b>SITE INFORMATION</b>				
ZONING DISTRICT _____		<u>UTILITIES AVAILABLE</u>		
MINIMUM LOT SIZE (49.25.400) _____		WATER: <input type="checkbox"/> Public <input type="checkbox"/> On Site		
ACTUAL LOT SIZE _____		SEWER: <input type="checkbox"/> Public <input type="checkbox"/> On Site		
Permitting Process: <input type="checkbox"/> Departmental Review <input type="checkbox"/> Planning Commission <div style="margin-left: 400px;"> <input type="checkbox"/> Pre-Application Conference held  <input type="checkbox"/> Narrative and Pre-App notes attached         </div>				
<b>Fees (Departmental Approval)</b>	<b>Fees</b>	<b>Check No.</b>	<b>Receipt No.</b>	<b>Date</b>
Application Fees	<u>See Building Permit</u>			
<b>Fees (Conditional Use Permit)</b>				
Application Fee	\$ _____			
Public Notice Sign Fee	\$ _____			
Public Notice Sign Deposit	\$ _____			
<b>Total</b>	\$ _____			

This form and all documents associated with it are public record once submitted.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

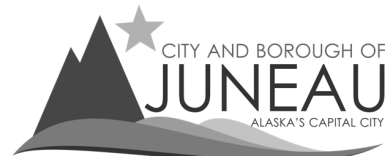
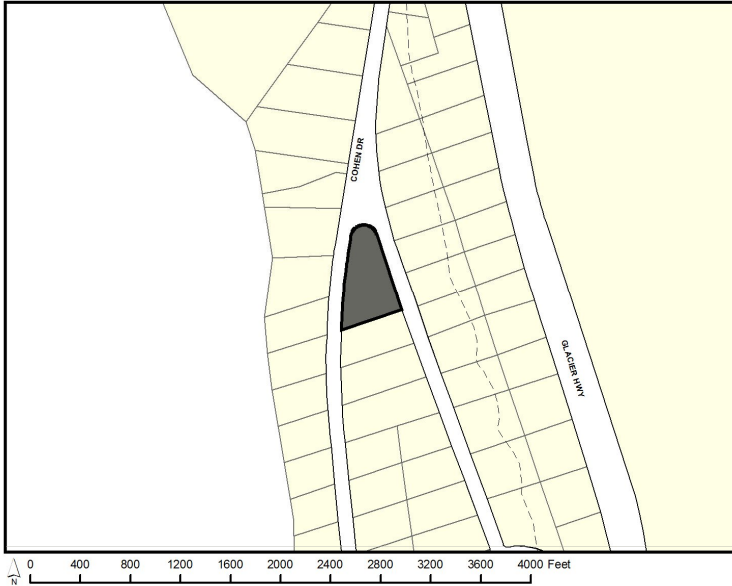
For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received

## Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

*Your Community, Your Voice*



COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO: «Mailing Label»

An application has been submitted for consideration and public hearing by the Planning Commission for a **Conditional Use Permit for commercial boat storage and van parking at 20012 Cohen Drive** in a **D1 zone**.

### PROJECT INFORMATION:

Project Information can be found at:

<https://juneau.org/community-development/short-term-projects>

### PLANNING COMMISSION DOCUMENTS:

Staff Report expected to be posted **September 5, 2023** at

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

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

#### Now through Aug. 21

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

#### Aug. 22 — noon, Sept. 8

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

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

This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <https://juneau.zoom.us/j/84057349041> and use the Webinar ID: 840 5734 9041 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).

You may also participate in person in City Hall Assembly Chambers, 155 S. Seward Street, Juneau, Alaska.

#### Sept. 13

The results of the hearing will be posted online.

### FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ext. 4139 ♦

Email: [pc\\_comments@juneau.gov](mailto:pc_comments@juneau.gov)

Mail: Community Development, 155 S. Seward Street, Juneau AK 99801

Case No.: **USE2023 0011**

Parcel No.: **8B3701030010**

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

Printed August 10, 2023



Attachment I- Public Notice Sign Photo

---

**Subject:** Brent Bitterman's Conditional Use Permit.

---

**From:** Gary Miller <[gmiller.juneauak@gmail.com](mailto:gmillier.juneauak@gmail.com)>

**Sent:** Wednesday, August 9, 2023 8:38 AM

**To:** PC\_Comments <[PC\\_Comments@juneau.gov](mailto:PC_Comments@juneau.gov)>

**Cc:** [brent@alaskaluxurytours.com](mailto:brent@alaskaluxurytours.com)

**Subject:** Brent Bitterman's Conditional Use Permit.

I understand that my neighbor, Brent Bitterman, has applied for a conditional use permit for his building plans. I fully support his proposal.

Brent has been very considerate about our neighborhood's concerns about the appearance of his property and lot. He has kept it well maintained and I am sure he will continue to do so.

His plan to keep his business's boats out of view by storing them inside is a good plan. In the past, we have had boats stored out in the open on the turnaround and in driveways and no one objected. I keep my skiff in my driveway because there isn't any other place that I can store it. Brent's plan will keep his boats out of sight and keep them in good condition.

Brent's business, Alaska Luxury Tours, employs numerous people. His building plans will help him maintain his very expensive boats. I am asking the Planning Commission to please approve his conditional use permit.

Thank you.

Gary Miller  
20135 Cohen Dr  
Juneau, AK 99801-8211  
(907) 789-3757



---

**From:** Galen Lamphere-Englund <g.englund@pm.me>  
**Sent:** Sunday, August 20, 2023 10:29 PM  
**To:** PC\_Comments; Jennifer Shields  
**Subject:** Comment on 20012 Cohen Drive Permit

Dear Jennifer Shields and the Planning Commission team,

I am writing to provide comment on the conditional use permit for commercial boat storage and van parking at 20012 Cohen Drive.

Firstly, thank you for soliciting public commentary on the application.

I grew up on Cohen Drive in a cabin that my parents built, which was among the first on the street. We've seen a lot of changes over the years -- electric and city water among them -- along with a tremendous amount of development. What has stayed continuous is a sense of community, of place, and of deep nature.

I returned back to Juneau after 15 years overseas and bought a home from a neighbor down the street from my family's original cabin. I love Cohen Drive, and I love Juneau.

Typically, NIMBY-ism also bothers me.

But in this case, I strongly oppose the commercial use permit. Not only has the owner of 20012 Cohen clear cut the forest of the lot and converted it into a eyesore of a graveled, tasteless parking lot; the conversion of a residential area into a commercial storage facility poses several concerns for me and my neighbors:

1. Increased traffic on one of Juneau's few remaining gravel streets will likely degrade our road quickly and, during the increasingly long dry spells, mean aggregating dust and allergies for residents;
2. Converting residential into commercial zoning -- for a warehouse and parking lot especially -- may have a detrimental effect on our home and others' values;
3. A range of small AirBnBs on Cohen, run part-time and out of spare rooms, will likely be impacted by the presence of a industrial site; and, lastly,
4. Using a neighborhood for commercial parking space seems an immense loss of nature and potential additional community while adding no value in any sense to Cohen community.

I hope you will consider my comments and those from other neighbors, with whom the owner of 20012 has never sought to speak with, in your consideration. It is my strong opinion that this is a misguided application.

Please feel free to reach out if I can provide any additional information.

With kind regards,

Galen

Galen J. Lamphere-Englund  
+1 520.223.8024 (WA/TG/SIG)  
Sent with [ProtonMail](#) Secure Email.



August 24, 2023

Community Development  
155 S. Seward St.  
Juneau, AK, 99801

Case #: USSE2023 0011  
Parcel #: 8B3701030010

Commissioners,

I am surprised this matter is before the Commission. This matter was resolved through this process several years ago.

I reside in the lot adjacent to Brent Bitterman. Since Brent acquired the property, he has cleaned up the lot and has kept it immaculate. He has always discussed his plans for the property with me and others.

His plans for the lot include a boat condo for his vessels. His residence will be on top of the storage space. The structure will provide a secure quality space for his vessels and not distract from the neighborhood. One has only to look at his business to understand the quality of the environment in which he operates. His house will reflect that aesthetic and will actually add to the appearance of the neighborhood.

I have lived on Cohen since 1981. At that time most of the homes were built by the people who lived in them. I mean they actually pounded the nails. Times change. It's a shame that the NEWBIEs have become NIMBYs.

Please allow the Conditional Use Permit for commercial boat storage and van parking at 20012 Cohen Dr. There are B&Bs and rentals on Cohen Dr. and they are as much a business Brent's. Personally, I would like to see the D1 zone changed to a multipurpose zone.

Al Tingley  
20008 Cohen Dr.

**From:** [Julia Frost](#)  
**To:** [PC Comments](#); [Jennifer Shields](#)  
**Subject:** 20012 Cohen Drive Permit  
**Date:** Friday, August 25, 2023 6:37:03 AM

---

Hello Jennifer and Planning Commission,

This letter is in support of Brent Bitterman's Conditional Use Permit to store Alaska Luxury Tour's yachts at 20012 Cohen Drive.

I have been a resident of Juneau for over 20 years, an employee of ALT for 5 years, and have known Brent for 7 years.

Alaska Luxury Tours is an asset to Juneau, including providing employment, paying sales tax and harbor fees, and buying our supplies local.

Brent's new home will provide the yachts with safe winter storage out of site and will relieve the need of yearly non-environmentally friendly shrink wrap. His new home will also provide a home rental space to Juneau.

Thank you for your consideration to grant Brent the permits to allow safe storage of ALT's assets during winter months when not in use.

julia frost