



**PLANNING COMMISSION STAFF REPORT
CONDITIONAL USE PERMIT USE2022 0012
HEARING DATE: FEBRUARY 28, 2023**

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

DATE: February 15, 2023
TO: Michael LeVine, Chair, Planning Commission
BY: Jennifer Shields, Planner II *Jennifer L. Shields*
THROUGH: Jill Maclean, AICP, Director

PROPOSAL: Applicant requests a Conditional Use Permit for “Pederson Hill Farm” – a flower and vegetable nursery with retail sales.

STAFF RECOMMENDATION: Approval with conditions

KEY CONSIDERATIONS FOR REVIEW:

- Original Lot 6 created in 1954; single-family dwelling built in 2002.
- Seasonal retail sales will be open to the public May through September; or, customers may come by scheduled event.
- Horses will be removed from the property prior to nursery opening.

GENERAL INFORMATION	
Property Owner	James J. Pietan; Bobbi J. Epperly
Applicant	Bobbi J. Epperly
Property Address	10460 Glacier Highway
Legal Description	USS 3260 LT 6A
Parcel Number	4B2201020070
Zoning	D10 (Multifamily Residential)
Land Use Designation	Medium Density Residential (MDR)
Lot Size	109,710 square feet (2.52 acres)
Water/Sewer	Public water and public sewer
Access	Glacier Highway
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
 - 49.25.210
 - 49.25.300 19.210
 - 49.40.210
 - 49.80.120

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 procedure is 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 (D10SF)	Vacant, forest
South (D10)	Glacier Highway
East (D10)	Residential
West (D10)	Church

SITE FEATURES	
Anadromous	No
Flood Zone	No
Hazard	No
Hillside	No
Wetlands	Yes
Parking District	No
Historic District	No
Overlay Districts	No

BACKGROUND INFORMATION

Project Description – The applicant is proposing to develop an organic cut-flower and vegetable nursery with 14 hoop houses, multiple garden beds, a gravel driveway, and a parking area for customers on the southern portion of the lot (Attachment A). The applicant’s long term goal is to offer a “you pick” flower farm where customers can come and pick their own bouquets of flowers.

Seasonal retail sales will be open to the public May through September; or, customers may come by appointment or by ticketed sales events. Operating times when the nursery will be open to the public are tentatively planned for Monday through Sunday, 10am to 6pm.

The nursery will be operated by the applicant and immediate family members, with no additional employees needed at this time.

Background – The original Lot 6 was created in 1954 through U.S. Survey 3260 (Attachment B), prior to zoning in the area.

The applicant resides in a single-family dwelling built in 2002 on the northern portion of the lot (Attachment D). A 350 square foot, detached accessory apartment was built nearby in 2016 (Attachment H). To the southeast of the



accessory apartment is a barn structure likely constructed in the 1970's, around the same time as the neighboring Lot 5A single-family dwelling. The site was connected to public water in 2002 and to public sewer in 2011.

This application was scheduled to go before the Planning Commission (Commission) in September 2022. However, during the review process an existing encroachment situation (barn structure built across a lot line) was discovered, and a lot line adjustment between Lots 5 and 6 was required prior to moving forward with the application. Subsequently, the applicant submitted a preliminary plat application (MIP2022-0011, Attachment K), and a final plat adjusting the lot line and correcting the encroachment issue was recorded on January 10, 2023 (Attachment L).



Looking southwest to the barn and accessory apt.

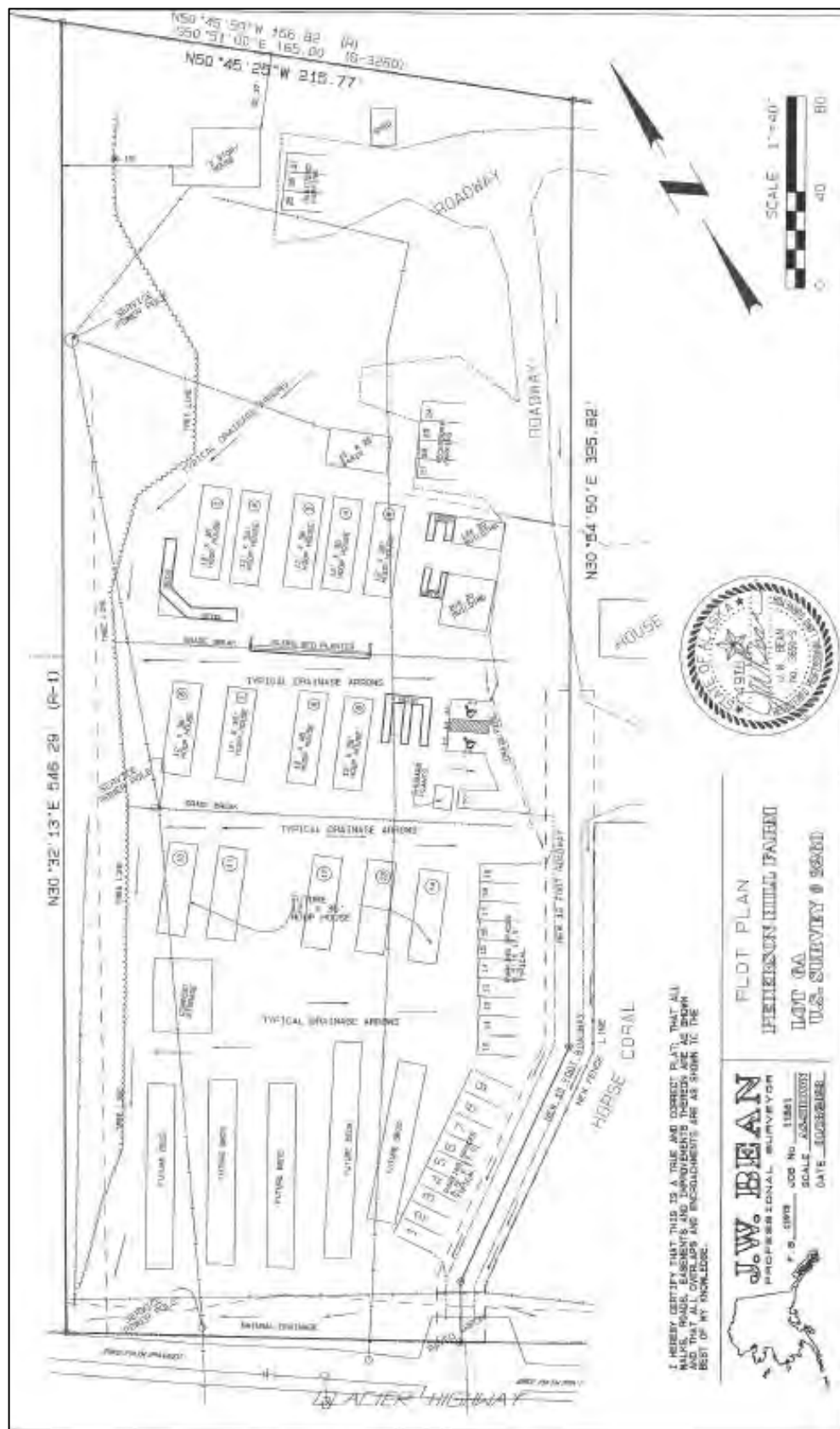
The table below summarizes relevant history for the lot and proposed development.

Year	Item	Summary
1954	Plat	U.S. Survey 3260 created original Lot 6 (Attachment B).
1998	DOT/PF	Glacier Highway right-of-way map shows the lot and driveway approach (Attachment C).
2002	Building Permit	BLD02-712 and UTL02-54 issued for a new single-family dwelling, water line connection, and septic system (Attachment D).
2003	DOT/PF	Driveway and Approach Road Permit for Lot 6 (Attachment E).
2004	Easement	Original access and utilities easement between Lots 5 and 6 vacated with Plat No. 2023-1 (Attachment F).
2013	Easement	DOT/PF highway and utility easement for Brotherhood Bridge reconstruction project along Glacier Highway (Attachment G).
2016	Accessory Apartment	AAP16-12, BLD16-300, UTL16-96 (water line), and UTL16-97 (sewer line) issued for a 350 square foot accessory apartment (rental cabin, Attachment H).
2022	Pre-Application Conference	PAC22-30 meeting held on June 29, 2022 regarding development of a nursery (Attachment A).
2022	Pre-Application Conference	Over-the-counter meeting held on October 12, 2022 regarding a lot line adjustment (Attachment I).
2022	As-Built Survey	Survey showing proposed lots 5A and 6A (Attachment J).
2022	Lot Line Adjustment	MIP22-11 Notice of Decision issued on December 21, 2022 (Attachment K).
2023	Plat	Lot line adjustment Plat No. 2023-1 recorded on January 10, 2023 (Attachment L).

ZONING REQUIREMENTS

Standard		Requirement	Proposed	Existing	Code Ref.
Lot	Size	6,000 square feet	No change	109,710 square feet	49.25.400
	Width	50 feet	No change	165.50 feet	49.25.400
	Depth	N/A	No change	546.86 feet	49.25.400
Setbacks	Front (Barn)	20 feet	No change	~300 feet	49.25.400
	Rear (House)	20 feet	No change	32.37 feet	49.25.400
	Side (NW, House)	5 feet	No change	46.19 feet	49.25.400
	Side (SE, Barn)	5 feet	No change	27.5 feet	49.25.400
	Street Side	13 feet	N/A	N/A	49.25.400
Lot Coverage Maximum		50% & 50%	No change	~8%	49.25.400
Vegetative Cover Minimum		30%	No change	~34%	49.50.300
Height	Permissible (House)	35 feet	No change	Two-Story	49.25.400
	Accessory (Apt., Barn)	25 feet	No change	One-Story	49.25.400
Maximum Dwelling Units		10/acre	No change	1	49.25.500
Use		Residential	1.110, Single-Family Dwelling w/AA 19.210, Nursery, commercial greenhouse with retail sales		49.25.300

SITE PLAN



ANALYSIS

CBJ 49.80.120 defines Nursery as, “land used to raise flowers, shrubs, and plants for sale”. Nurseries with on-site retail sales in the D10 Zoning District require a conditional use permit from the Commission (CBJ 49.25.300, USE 19.210).

Project Site – The lot is surrounded to the north by undeveloped, forested land zoned D10SF and currently owned by CBJ (Pederson Hill subdivision, approved by the Commission in 2019). Emmanuel Baptist Church is located to the west, with a line of trees blocking sight between the two properties.

The applicant owns Lot 5A to the southeast; this lot has a single-family structure as well as a horse corral that is currently shared between the southern portions of lots 5A and 6A. However, as part of the development plans for the nursery, the applicant intends to relocate the corral fence line and horses over to Lot 5A in March or April of 2023, weather permitting.



The lot is fronted by Glacier Highway, an Alaska Department of Transportation/Public Facilities (DOT/PF) right-of-way (Attachment C), but is currently accessed through Lot 4A to the east known as “Swampy Acres”. In 2004, the lot was granted a Driveway and Approach Road Permit onto Glacier Highway in conjunction with construction of the single-family structure (Attachment E). A 2022 As-Built Survey shows the driveway approach/apron split jointly between Lots 5A and 6A (Attachment J) that will serve as the entry point for nursery customers.

Condition:

- 1. Prior to commencement of use of the nursery, horses and horse corral shall be removed from Lot 6A.**

Project Design – The applicant intends to build an internal fence to create a clear separation between the single-family structure and the accessory apartment and the nursery business activities to the south. The site currently has flower beds and garden areas for the applicant’s personal use in various areas that will be incorporated into the nursery layout and design.

The hoop houses will be temporary structures, approximately 12 feet by 36 feet, and primarily used for growing flowers. The coverings will be taken off each fall to protect the plastic from snow damage. In addition, the applicant plans to construct a rain catchment system to irrigate the gardens. The hoop houses will not be connected to utilities; the Building Division advises that if no utilities are involved, a building permit is not required.

With platting of the adjusted lot line, an existing shared access easement was abandoned and a new driveway easement was created to continue to provide access to Lots 5A and 6A. The new driveway easement straddles the lot line between the two lots, giving each direct and practical access to a public right-of-way through the frontage of the lot, as required by CBJ 49.35.250(b). Nursery customers will access the lot through the existing driveway approach apron onto a new gravel driveway, with customer parking spaces delineated by wheel stops.



Traffic – According to CBJ 49.40.300(2), a traffic impact analysis is not required since the project will generate less than 250 Average Annual Daily Traffic. For this application, staff used the Institute of Transportation Engineers' Trip Generation Manual (9th Edition) projections for a Nursery (Garden Center) on a Saturday, based upon the total commercial development acreage. This projection represents the highest estimated average daily trips across all categories including employees, gross floor area of building, and acreage.

Condition: None.

Use	Total Acreage	Trips Generated	Total Trips
Nursery (Garden Center)	~1.0	154.82 per acre	154.82
Total ADTs:			154.82

Vehicle Parking & Circulation – According to CBJ 49.40.210, twenty-three off-street parking spaces are required based upon a mix of residential and commercial parking requirements, including one ADA accessible space.

Use	Total Sq. Ft.	Spaces Required	Spaces Provided
Single-Family Structure	1,659	2	2
Accessory Apartment	350	1	1
Retail Commercial: 14 hoop houses at 12' x 36'	6,048	1 space / 300 square feet of gross floor area	20.16 = 20
Total Parking Requirement:			23
Off-Street Loading Spaces Required:			0
ADA Accessible Spaces Required:			1

The Site Plan shows three existing off-street parking spaces near the single-family structure and four spaces near the accessory apartment. In addition, the Site Plan shows customer parking areas directly off of the driveway easement which can accommodate nineteen off-street parking spaces and two ADA accessible parking spaces in close proximity to the barn. 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).

Conditions:

2. Prior to commencement of the proposed use, wheel stops shall be installed in the customer parking area to define the location of parking spaces.
3. Prior to commencement of the proposed use, CDD-approved signage shall be posted for the van accessible parking space and a blue wheel stop shall be installed.

Non-motorized Transportation – Glacier Highway is classified as an arterial according to the CBJ adopted Roadway Classification Map, with a paved shoulder bordering the highway on both sides. In addition, a multi-use path and equestrian trail run along the right-of-way between Wild Meadow Lane and Engineer's Cutoff Road.

Condition: None.

Proximity to Transit – Capital Transit operates Route 3 (Mendenhall Loop Counterclockwise), Route 4 (Mendenhall Loop Clockwise), Route 5 (University Express), and Route 15 (Valley/UAS Express) along Glacier Highway. A bus stop is located approximately 100 feet to the northwest.

Condition: None.

Noise – The hoop houses will not have lights or fans. Noise associated with the proposed development is not expected to be out of character with the existing residential neighborhood.

Condition: None.

Lighting – The applicant is not proposing any new lighting at this time. Since all nursery and produce products are sold outdoors, retail sales will be conducted between 10am to 6pm from May to September.

Vegetative Cover & Landscaping – CBJ 49.50.300 requires a minimum vegetative cover of 30%. This standard is met with ~ 35% existing vegetative cover plus the addition of flower and vegetable gardens that the nursery will provide.

Condition: None.

Habitat – No anadromous streams are on the property. The Army Corps of Engineers has identified a western portion of the property as being within a forested wetland; however, project development is not expected to impact these wetlands. Management authority of these wetlands, and any future addition of fill, lies with the Army Corps of Engineers.

Condition: None.

Drainage and Snow Storage – No modifications to existing drainage are proposed at this time. The property will have ample space off of the new driveway and customer parking 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 development area on the southern portion of the lot is ~ 6%.

Condition: None.

Public Health, Safety, and Welfare – The proposed development will promote public health, safety, and welfare by providing a source of local food security for the Juneau community. According to an article published by the Alaska Food Policy Council in June 2021 entitled, “2021 Alaska Food Security Investment Recommendations”:

- Alaska imports roughly 95% of food purchased (\$1.9 billion leaving the state).
- Alaska has a 3- to 5-day supply of most foods in grocery stores.
- 1 in 7 Alaskans are food insecure, including 1 in 5 kids (pre-pandemic).



No information has been reviewed that suggests the proposal will materially endanger the public health, safety, or welfare.

Condition: None.

Property Value or Neighborhood Harmony – Staff finds this use is in harmony with the area and should not decrease property value. Commercial activities and customer visits to the site will be seasonal and complimentary to nearby agricultural activities. As of the date of this report, staff has received four emails of support for the nursery.

Condition: None.

AGENCY REVIEW

CDD conducted an agency review comment period from August 17 through August 22, 2022. Agency review comments can be found in Attachment B.



Agency	Summary
Alaska DOT&PF	"The one comment we would want to make here is that we would encourage any future development of access for either of the new lots to be constructed through the shared access easement if the current established access was discontinued. I make this comment because I do not see any notes or stipulations regarding access included on the subject plat other than the delineation of the easement. As an ongoing effort to reduce the number of driveways along this corridor, we like to see such easements established and used when needed."
Capital City Fire and Rescue	There are no fire code or fire department concerns with this application.
CDD Building Division	During the pre-application review of this proposal, they advised the applicant that Utility Permit UTL2011-0032 for the connection to sewer service and decommissioning of the septic tank had not been finalized. [UTL2011-0032 was subsequently finalized on July 26, 2022.]
General Engineering	During the pre-application review of this proposal, they advised the applicant to coordinate with General Engineering for installation of a subtraction meter for the water irrigation services, and to submit a drainage plan to demonstrate no impact on border properties. [A drainage plan was submitted and subsequently approved on August 30, 2022 (Attachment A).]

PUBLIC COMMENTS

CDD conducted a public comment period from August 11 through August 22, 2022 for the originally scheduled Commission meeting, and from January 19 through February 24, 2023 for the February 28, 2023 Commission meeting. Public notice was mailed to property owners within 500 feet of the proposed development during both timeframes, and a public notice sign was also posted on site two weeks prior to both scheduled hearings (Attachment M). Public comments submitted at the time of writing this staff report can be found in Attachment N.

Name	Summary
Konnie Chitty	Support: Small businesses are an asset to the community and this one will be a fantastic opportunity for the community to enjoy for years to come.
Stefanie Fairchild	Support: Local agriculture should be supported and promoted, especially since Juneau is a difficult area for agriculture and the property is ideal for farming of this nature.
Cathy Munoz	Support: Having healthy, locally grown options for produce and flowers will benefit the community In multiple ways.
Judith Murphy	Support: Juneau has precious little agricultural land, and most of the good land is under development of one kind or another, so the applicant's project will showcase what can be done on a small piece of ground in the borough.

CONFORMITY WITH ADOPTED PLANS

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

PLAN	Chapter	Page No.	Item	Summary
2013 Comprehensive Plan	2	10	Sustainable Policy 2.1IA9	Protect ecosystems surrounding the community and preserve their inherent biodiversity.
	2	10	Sustainable Policy 2.1-IA10	Support the individual and commercial production of foods locally with careful evaluation of environmental impacts.
	10	130	Land Use Policy 10.2-IA4	Allow small-scale renewable energy facilities such as green houses for household food production on individual lots. Small-scale energy conservation, water conservation and subsistence farming facilities should be supported on residential lots and in residential neighborhoods throughout the borough.
	10	136	Land Use Policy 10.7-IA3	Designate land for community-scale food production, processing, and distribution.

PLAN	Chapter	Page No.	Item	Summary
	10	138	Land Use Policy 10.11-IA3	Review Land Use Code provisions regarding home-based, small-scale and medium-scale agriculture and harvesting of flora. Encourage such activities to use careful soil and water management practices, non-invasive and non-synthetic fertilizers and pesticides to assure sustainability over the long-term.
2015 Juneau Economic Development Plan	2	16	Economic Strategy	Support the ability of local entrepreneurs to take advantage of trending opportunities, innovation, and creativity, including agriculture and food production.

FINDINGS

Conditional Use Permit Criteria – 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?*

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 a Nursery, commercial greenhouse with retail sales. The use is listed at CBJ 49.25.300, Section 19.210 for the D10 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.

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

Analysis: No further analysis needed.

Finding: No. With appropriate conditions, the requested Nursery, in a D10 zoning district, will not 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 Nursery, in a D10 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 Nursery, 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 operation of a Nursery with retail sales. Approval is subject to the following conditions:

1. Prior to commencement of use of the nursery, horses and horse corral shall be removed from Lot 6A.
2. Prior to commencement of the proposed use, wheel stops shall be installed in the customer parking area to define the location of parking spaces.
3. Prior to commencement of the proposed use, CDD-approved signage shall be posted for the van accessible parking space and a blue wheel stop shall be installed.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	1954 U.S. Survey 3260
Attachment C	1998 Glacier Highway ROW Map
Attachment D	2002 BLD02-712
Attachment E	2003 DOT/PF Driveway and Approach Road Permit
Attachment F	2004 Access and Utilities Easement
Attachment G	2013 DOT/PF Easement
Attachment H	2016 BLD16-300 for an Accessory Apartment
Attachment I	2022 Pre-Application Conference Final Report for Lot Line Adjustment
Attachment J	2022 As-Built Survey
Attachment K	2022 MIP22-11 Notice of Decision and Staff Report for Lot Line Adjustment
Attachment L	2023 Recorded Plat 2023-1
Attachment M	Abutters Notices and Public Notice Sign Photos
Attachment N	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	PROPERTY LOCATION									
	Physical Address 10460 Glacier Hwy Juneau, AK									
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) Lot 6 U.S.S 3260									
	Parcel Number(s) 4B2201020070									
	<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 _____									
	LANDOWNER/ LESSEE									
	Property Owner Bobbi Epperly & James Pietan		Contact Person Bobbi Epperly							
	Mailing Address PO Box 34358 Juneau, AK 99803		Phone Number(s) 907-209-5574							
	E-mail Address bepperly@jci.net									
	LANDOWNER/ LESSEE CONSENT									
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.										
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.										
<table style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;"> <u>Bobbi Epperly</u> Landowner/Lessee (Printed Name) </td> <td style="width: 50%; text-align: center;"> <u>Land Owner</u> Title (e.g.: Landowner, Lessee) </td> </tr> <tr> <td style="text-align: center;"> X <u>Bobbi Epperly</u> Landowner/Lessee (Signature) </td> <td style="text-align: center;"> <u>7/21/22</u> Date </td> </tr> <tr> <td style="text-align: center;"> <u>James Pietan</u> Landowner/Lessee (Printed Name) </td> <td style="text-align: center;"> <u>Landowner</u> Title (e.g.: Landowner, Lessee) </td> </tr> <tr> <td style="text-align: center;"> X <u>[Signature]</u> Landowner/Lessee (Signature) </td> <td style="text-align: center;"> <u>7/21/2022</u> Date </td> </tr> </table>			<u>Bobbi Epperly</u> Landowner/Lessee (Printed Name)	<u>Land Owner</u> Title (e.g.: Landowner, Lessee)	X <u>Bobbi Epperly</u> Landowner/Lessee (Signature)	<u>7/21/22</u> Date	<u>James Pietan</u> Landowner/Lessee (Printed Name)	<u>Landowner</u> Title (e.g.: Landowner, Lessee)	X <u>[Signature]</u> Landowner/Lessee (Signature)	<u>7/21/2022</u> Date
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X <u>Bobbi Epperly</u> Landowner/Lessee (Signature)	<u>7/21/22</u> Date									
<u>James Pietan</u> Landowner/Lessee (Printed Name)	<u>Landowner</u> Title (e.g.: Landowner, Lessee)									
X <u>[Signature]</u> Landowner/Lessee (Signature)	<u>7/21/2022</u> Date									
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.										
APPLICANT										
Applicant (Printed Name) Bobbi Epperly		Contact Person								
Mailing Address SAME		Phone Number(s)								
E-mail Address										
X <u>Bobbi Epperly</u> Applicant's Signature		<u>7/21/22</u> Date of Application								

DEPARTMENT USE ONLY BELOW THIS LINE

Intake Initials

TC

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number

USE 22-012

Date Received

7/21/22



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

Retail Farm

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: 19.210.

IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL?

☐ YES – Case # _____

☒ NO

UTILITIES PROPOSED

NA

WATER:

☐ Public

☐ On Site

SEWER:

☐ Public

☐ On Site

SITE AND BUILDING SPECIFICS

Total Area of Lot 88,657 square feet

Total Area of Existing Structure(s) 3000 square feet

Total Area of Proposed Structure(s) 3960 square feet *11 10 x 36 Hoop Houses*

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 *See Hoop house photo*

☒ Proposed vegetative cover

☒ Existing and proposed parking areas and proposed traffic circulation

NA ☐ 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>500</u>			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ _____			
Pub. Not. Sign Deposit	\$ _____			
Total Fee	\$ _____			

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

Attachment A - Application Packet

44022-012

7/21/22

Allowable/Conditional Use Permit Application Instructions

Allowable Use permits are outlined in CBJ 49.15.320, Conditional Use permits are outlined in CBJ 49.15.330

Pre-Application Conference: A pre-application conference is required prior to submitting an application. There is no fee for a pre-application conference. The applicant will meet with City & Borough of Juneau and Agency staff to discuss the proposed development, the permit procedure, and to determine the application fees. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via e-mail at permits@juneau.org.

Application: An application for an Allowable/Conditional Use Permit will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed Allowable/Conditional Use Permit Application and Development Permit Application forms.
2. **Fees:** Fees generally range from \$350 to \$1,600. Any development, work, or use done without a permit issued will be subject to double fees. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the project.
4. **Plans:** All plans are to be drawn to scale and clearly show the items listed below:
 - A. Site plan, floor plan and elevation views of existing and proposed structures
 - B. Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances
 - C. Proposed traffic circulation within the site including access/egress points and traffic control devices
 - D. Existing and proposed lighting (including cut sheets for each type of lighting)
 - E. Existing and proposed vegetation with location, area, height and type of plantings
 - F. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)

Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

Application Review & Hearing Procedure: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the permit request the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department also sends all applications out for a 15-day agency review period. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

Hearing: All Allowable/Conditional Use Permit Applications must be reviewed by the Planning Commission for vote. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting.

Public Notice Responsibilities: Allowable/Conditional Use requests must be given proper public notice as outlined in CBJ 49.15.230:

The Community Development Department will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, CDD will mail notices to all property owners within 500-feet of the project site.

The Applicant will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of \$50, and a \$100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing \$50 may be refunded. The Applicant may make and erect their own sign. Please contact the Community Development Department for more information.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

7/21/2022

Pederson Hill Farm Conditional Use Permit Description/Summary

Did you know that 80% of all flowers in the United States are imported? There is currently a huge movement across the United States to bring back flower farming on a local level. By the time our local flowers arrive in Juneau they are already several weeks old. The same goes for our vegetables. Did you know that most imported flowers and vegetables have been treated with toxic pesticides, fertilizers and other chemicals that leave a large carbon footprint? Pederson Hill Farm is an organic farm free of pesticides and other toxic chemicals, using natural composting materials and organic substances.

In the CBJ Comprehensive plan it is stated in 2.1 - IA9 "Protect ecosystems surrounding the community and preserve their inherent biodiversity." Our flower farm will promote organic farming practices that will enhance and protect the local bee population, along with other pollenating insects. Section 2.1 - IA10 states, "Support the individual and commercial production of foods locally with careful evaluation of environmental impacts." Pederson Hill Farm will not only be producing flowers, but will also be producing locally grown vegetables. In section 10.2 - IA4 it is stated, "Revise the Land Use Code to allow small-scale renewable energy facilities, such as solar panels and wind turbines, as well as green houses for household food production on individual lots. Small-scale energy conservation, water conservation and subsistence farming facilities should be supported on residential lots and in residential neighborhoods throughout the borough." 10.7 - IA3 Designate land for community-scale food production, processing, and distribution. [see also 10.11 - IA3] My lot, located at 10460 Glacier Hwy, is one of the "last" original homestead properties in Juneau. It is rare for a Juneau resident to own a two acre parcel in the Mendenhall Valley/Auke Bay area. At one time Pederson Hill was considered "rural" with a dairy and other farming over the years.

What is the importance of growing flowers?

Having flowers around the home and office greatly **improves people's moods and reduces the likelihood of stress-related depression.** Flowers and ornamental plants increase levels of positive energy and help people feel secure and relaxed.

What is the importance of flowers in our environment?

Providing the seeds that make it possible to grow more plants, flowers benefit the environment by **creating more carbon dioxide-absorbing and oxygen-radiating plants.** Flowers also play a vital role in cleaning up other parts of our world.

What is the role of flowers in the ecosystem and in agriculture?

The main function of flowers is **to attract pollinators to plants to ensure the reproduction and survival of the plant species.** Many plants and pollinators have adapted characteristics to ensure a mutually beneficial relationship for each organism.

Currently, the majority of my property is and has been used as a horse coral. Starting this summer I am working on transforming my property into a cut flower and vegetable farm. Part A, the upper part, will be worked on this summer. Part B, the middle, will be worked on this fall (2022) and next spring (2023) and part C will hopefully be started during the summer or fall of 2023. Currently, there is a two to three year development goal.

The driveway will be reinstalled either this fall or in the spring of 2023. There is already a driveway apron and a driveway easement between 10460 Glacier Hwy and 10440 Glacier Hwy (See As-Built Survey). Currently, we share a driveway with Swampy Acres at 10400 Glacier Hwy. When we built our house in 2004 the bank made us put in our driveway (temporarily before giving it back to the horses), so there should already be a driveway permit on file. Essentially, we are just resurfacing an existing driveway.

Our residence has three parking spaces already and our rental has two parking spaces. Eleven retail parking spaces will be parallel with our driveway in section C. The handicapped parking space will be up by the little blue barn in part B.

The hoop houses will be covering the raised beds of flowers. Our long term goal is to offer a "you pick" model flower farm where customers can come and pick their own bouquet of flowers. This will only happen if the flowers can be successfully grown in our climate under hoop houses. Hoop houses are a critical part in being able to successfully grow cut flowers as it will protect the flowers from the elements. We will be starting off by offering "flower bar" events where a limited amount of tickets will be sold and customers can come and build their own bouquet from flowers already harvested.

The hoop houses will be 10ft by 36ft long and will be constructed out of rebar. This IS NOT a permanent structure and we plan to take off the plastic coverings every fall to protect the covers from snow/weather damage. Enclosed is a picture of the hoop houses on James St. that Glacier Gardens have constructed. Our hoop houses will be similar if not the same.

The lower gardens in part C will be used for additional flower and vegetable production. This area will also house piles of mulch and compost soil. There will be several smaller compost piles behind the gardens/hoop houses where by-products will be mulched and left to compost into soil for future use.

We plan to construct a rain catchment system to irrigate our gardens, thus conserving local water. As we witnessed this summer, with climate change, Juneau may be facing longer, hotter and drier stints of weather that can deplete our water sources. We may also be installing a subtraction meter as my water is currently metered, if we need to use city water.

Drainage is not being altered. The ditches along the property line between my property and the church will not be touched. We are only leveling out uneven ground and fixing soft areas.

There are no new utilities being installed. A porta potty will be on site if/when needed.

Pederson Hill Farm is a seasonal business; only open during the spring and summer months. Our hours of operation will be during daylight hours, thus lighting the parking areas is not necessary.

At this time there are no employees. It's just me, my son, my husband and my mother. Employees will be hired if/when our growth warrants it.

Pederson Hill Farm is a seasonal business operating during the months of April through October. Our farm will be open to the public May through September. During our first summer (2023) we will most likely be open minimal days/hours as we are still building our infrastructure and establishing plants. Tentatively, our future hours will be Monday through Sunday 10am-6pm during the five months where we are open to the public. It will depend on flower/vegetable availability.

My nearest neighbors are a church next door (hidden by a line of trees as seen in the site plan) and my parents' house (their property is currently in our names). Our property has been lumped in with the "Swampy Acres" Farm for the past 40 years, but we are not affiliated with that business. Swampy Acres is owned by my aunt and uncle, Jim and JoAnn Sidney. We have allowed them to use part of our property as a horse coral for many years. We also have had horses over the years, but currently no longer own a horse.

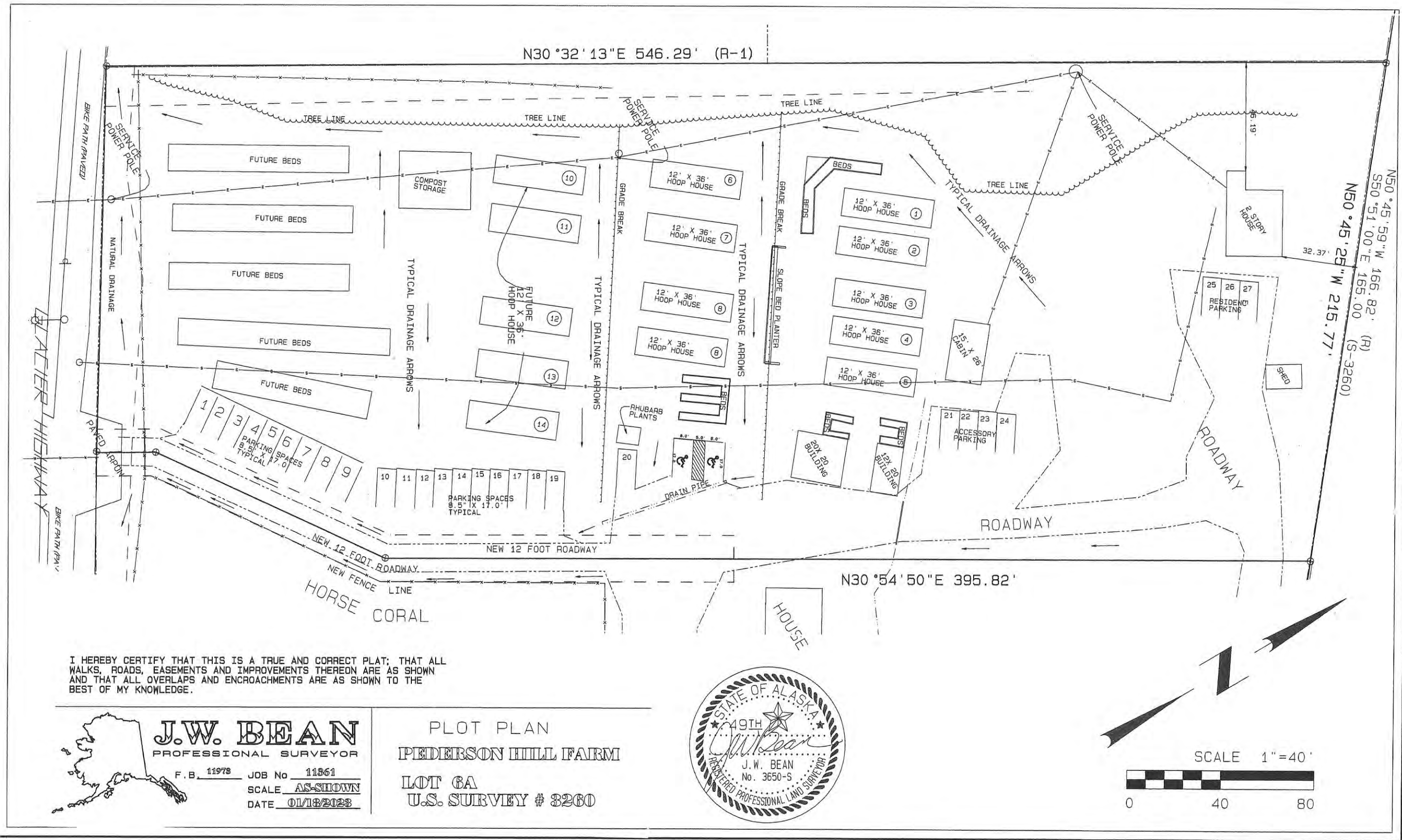
We believe that Pederson Hill Farm will be the first retail cut flower farm to be established in Juneau. It is important for Juneau to encourage and promote agricultural based businesses for local self-sustainability. Not only will my flowers be in our local grocery stores and sold to florists, but my vegetables will also be on the grocery store shelves. The two IGA stores are very interested in carrying my products, along with local florists.

Please let me know if you have any more questions.

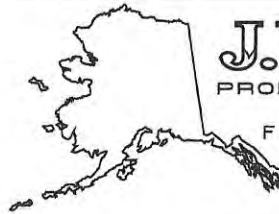
Sincerely,

Bobbi Epperly and James Pietan

907-209-5574



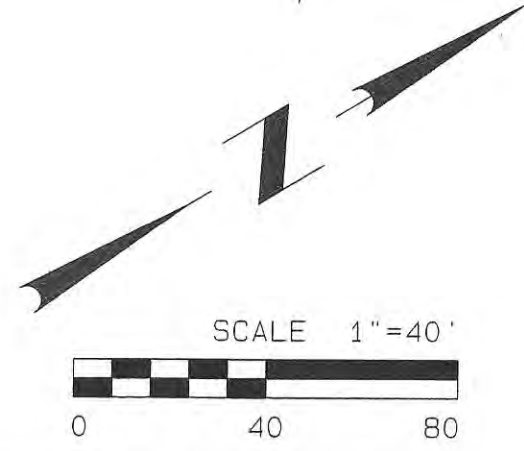
I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT; THAT ALL WALKS, ROADS, EASEMENTS AND IMPROVEMENTS THEREON ARE AS SHOWN AND THAT ALL OVERLAPS AND ENCROACHMENTS ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE.



J.W. BEAN
PROFESSIONAL SURVEYOR

F.B. 11973 JOB No. 11361
SCALE AS SHOWN
DATE 01/18/2023

PLOT PLAN
PEDERSON HILL FARM
LOT 6A
U.S. SURVEY # 3260

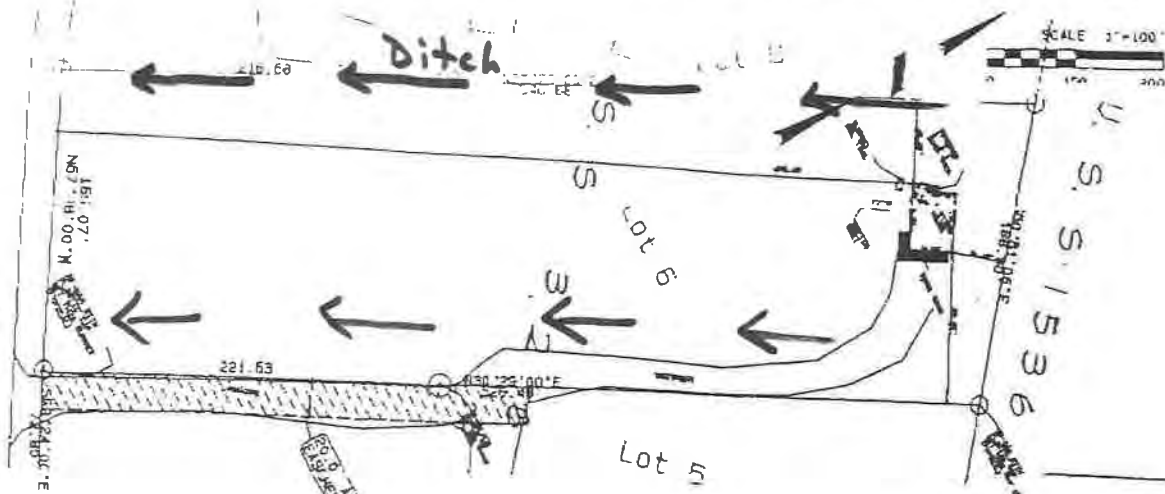


BLD 2002-00712

4B22 0102 0070

10460 Glacier Hwy.

GLACIER HIGHWAY



Existing & Proposed Drainage

Sewage Treatment Plant

UV Disinfection Unit

Leach Field

Sewerage data by
R. Hansen
12-5-03



I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT; THAT ALL WALKS, ROADS, EASEMENTS AND IMPROVEMENTS THEREON ARE AS SHOWN AND THAT ALL OVERLAPS AND ENCROACHMENTS ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE.



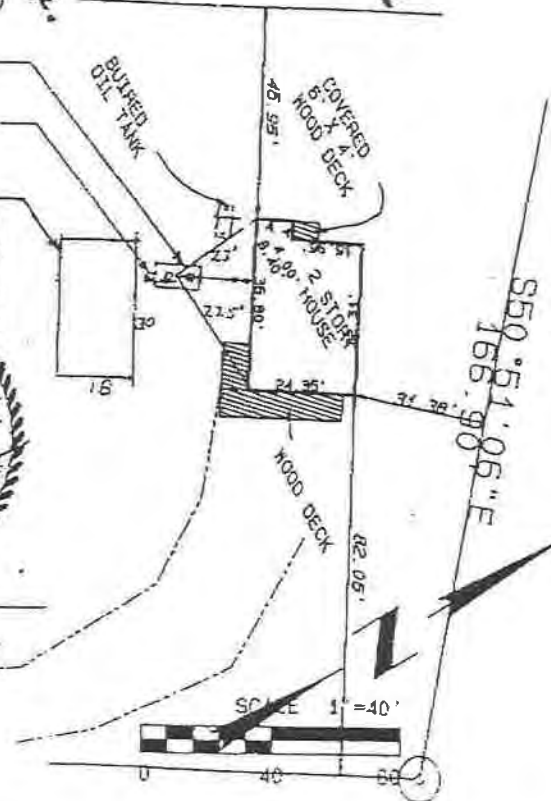
J.W. BEAN

PROFESSIONAL SURVEYOR
TDS-11361

F.B. — JOB No. 11351
SCALE AS SHOWN
DATE 12-02-03

AS-BUILT SURVEY OF

LOT 6
USS 3260





Attachment A - Application Packet



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

Pederson Hill Farm

Case Number: PAC2022 0030
Applicant: Bobbi Epperly
Property Owner: Bobbi Epperly & James Pietan
Property Address: 10460 Glacier Hwy
Parcel Code Number: 4B2201020070
Site Size: 88,557 Square Feet
Zoning: D10
Existing Land Use: Residential

Conference Date: 29 June 2022

Report Issued: 11 July 2022

DISCLAIMER: Pre-application conferences are conducted for purposes 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
Bobbi Epperly	Applicant	BEpperly@gci.net
Adrienne Scott	Planning	Adrienne.Scott@Juneau.org
Sydney Hawkins	Building	Sydney.Hawkins@Juneau.org
Charlie Ford	Building	Charlie.Ford@Juneau.org
Eric Vogel	General Engineering	Eric.Vogel@juneau.org

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.

Project Overview

Applicant proposes a cut flower and vegetable farm that includes a retail area. Structures proposed would be temporary hoop houses.

Planning Division

1. **Zoning** – The property is zoned D10 (multifamily residential). Nurseries or commercial greenhouses with retail sales are allowed in the D10 zoning district with a conditional use permit (CBJ 49.25.300 Table of Permissible Uses 19.210).
2. **Subdivision** – NA
3. **Setbacks** – Front and rear yard setbacks are 20 feet, side yard setbacks are 5 feet.
4. **Height** – 35 feet, 25 feet for accessory uses.
5. **Access** – Glacier Highway. If a new driveway is proposed, it will require a permit from State of Alaska DOT. There is an access and utility easement for lots 5 and 6.
6. **Parking & Circulation**– Parking spaces of 8.5 by 17 feet are required. The below table is an estimate of parking spaces required based on provided site plan. Identify location and dimensions of all required spaces on the site plan.

Use	Parking Standard	Spaces required
Residence	2 spaces	2
Accessory Apartment	1 space	1
Retail Commercial: (9 hoop houses 10x40' = 3,600 square feet)	1 space per 300 square feet of gross floor area	12
Total spaces required, including 1 ADA compliant space*		15

*Accessible parking space shall be at least 13x17', including an access aisle of at least 5x17', and shall be designated as reserved by a sign showing the symbol of accessibility

7. **Lot Coverage** – Maximum lot coverage is 50% for permissible and conditional uses.
8. **Vegetative Coverage** – A minimum of 30% vegetative coverage is required.
9. **Lighting** – All parking areas shall be suitably lighted with full cut-off design and not produce off-site glare.
10. **Noise** – Noise is not anticipated to be out of character with existing neighborhood.
11. **Flood** – The lot is not within a mapped Special Flood Hazard Area.

12. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – The lot is not located in a mapped hazard area. Slopes do not appear to be in excess of 18%, a hillside endorsement will not be required.
13. **Wetlands** – If filling wetlands, contact the US Army Corps of Engineers.
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 construction scheduling. No anadromous waterbodies are on the subject parcel, or within 50 feet.
15. **Plat or Covenant Restrictions** – N/A
16. **Traffic** – A traffic impact analysis is not required if the project is anticipated to generate less than 150 average Annual Daily Traffic (ADT). The projections for a nursery (garden center) on a Saturday from the Institute of Transportation Engineer's Trip Generation Manual (9th Edition) are 154.82 ADT Per acre. Assuming a total of 1.5 acres of land, the total ADT would be 232.23.
17. **Nonconforming situations** – N/A

Building Division

18. **Building** – N/A
19. **Outstanding Permits** –
 - a. UTL20110032 – Connection to sewer service and decommission septic tank.

General Engineering/Public Works

20. **Engineering** – Coordinate with General Engineering for installation of a subtraction meter.
21. **Drainage** – A drainage plan shall be included in plans to demonstrate no impact on border properties.
22. **Utilities** – (water, power, sewer, etc.) See above comment on Subtraction meter.

Fire Marshal

23. **Fire Items/Access** – No comments at this time.

Other Applicable Agency Review

24. United States Army Corps of Engineers: (907) 753-2689
25. United States Fish and Wildlife Service: (907) 780-1160

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.
2. Narrative including: current use of land or buildings, description of project, project site, circulation, traffic, proposed use of land, how the proposed use complies with the Comprehensive Plan.

3. Site plan including structures, parking, proposed traffic circulation, drainage, and proposed vegetative cover.

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.

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. Conditional Use Permit: \$500
2. Public Notice Sign Preparation Fee: \$50
3. Public Notice Sign Deposit: \$100 (refundable if the sign is returned by the Monday following the Planning Commission meeting)

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

Submit your Completed Application

You may submit your application(s) online via email to permits@juneau.org

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

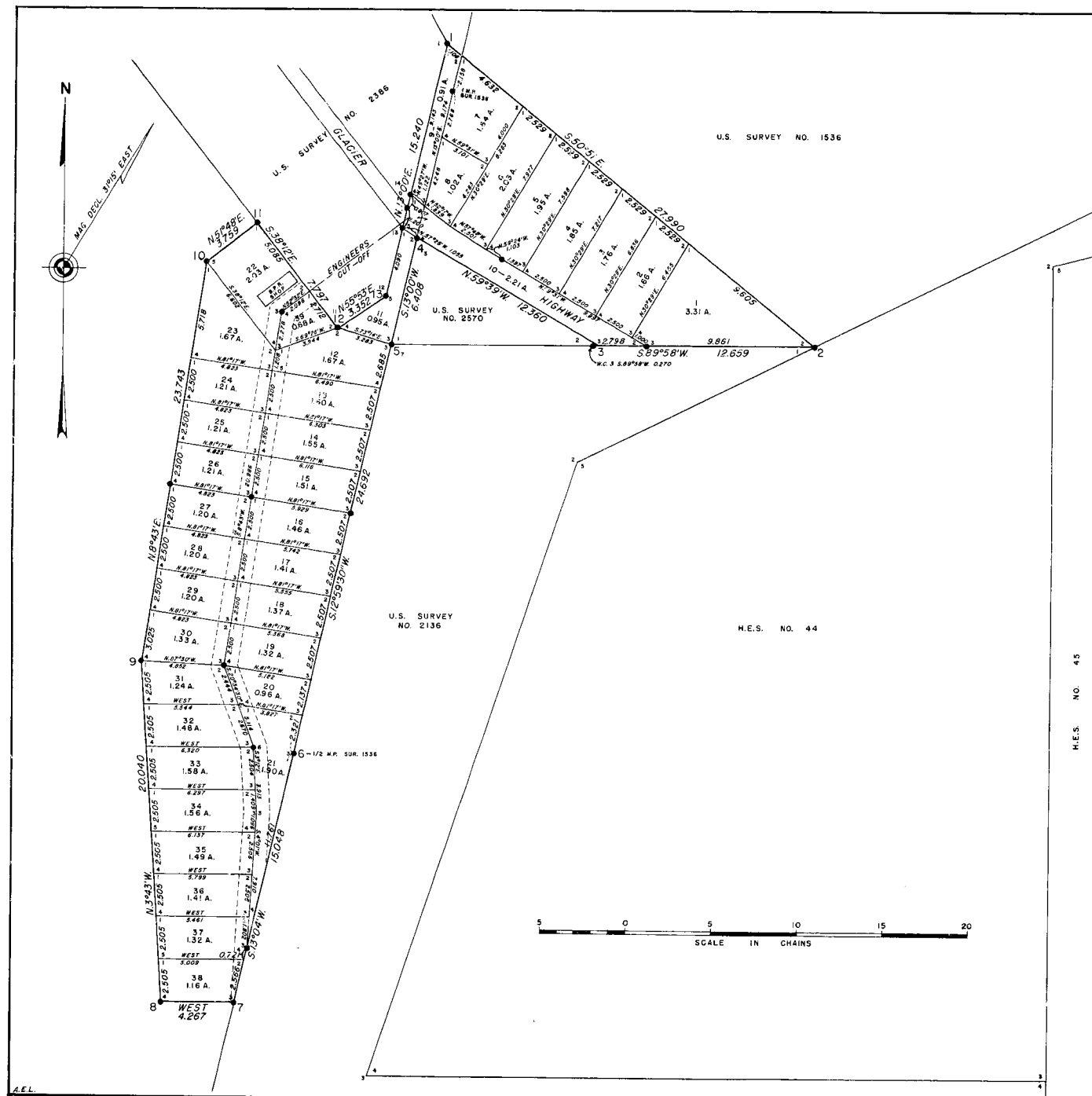
Phone: (907) 586-0715

Web: www.juneau.org/community-development

Attachments:

49.15.330 Conditional Use Permit
As-Built
Conditional Use Permit Application
Development Permit Application

ORIGINAL



U.S. SURVEY No. 3260 ALASKA

MENDENHALL PENINSULA
SMALL TRACT UNIT No. 2
LOTS 1 TO 39 INCLUSIVE
And dependent resurveys of adjoining lines of
U. S. Surveys Nos. 2136, 2386, and 2570
Sited

At the junction of the Glacier Highway and the
Engineers Cutoff approximately 11 miles north-
west of Juneau

Area: 58.22 Acres

Latitude 58°22'35" N. Longitude 134°37'07" W.
(Approximate) (Approximate)

At Corner No. 1

Executed By

John N. Short, Cartographer (Cadastral)

May 29, 1953 to June 13, 1953

Under Special Instructions Dated
December 29, 1952 and Approved
January 15, 1953

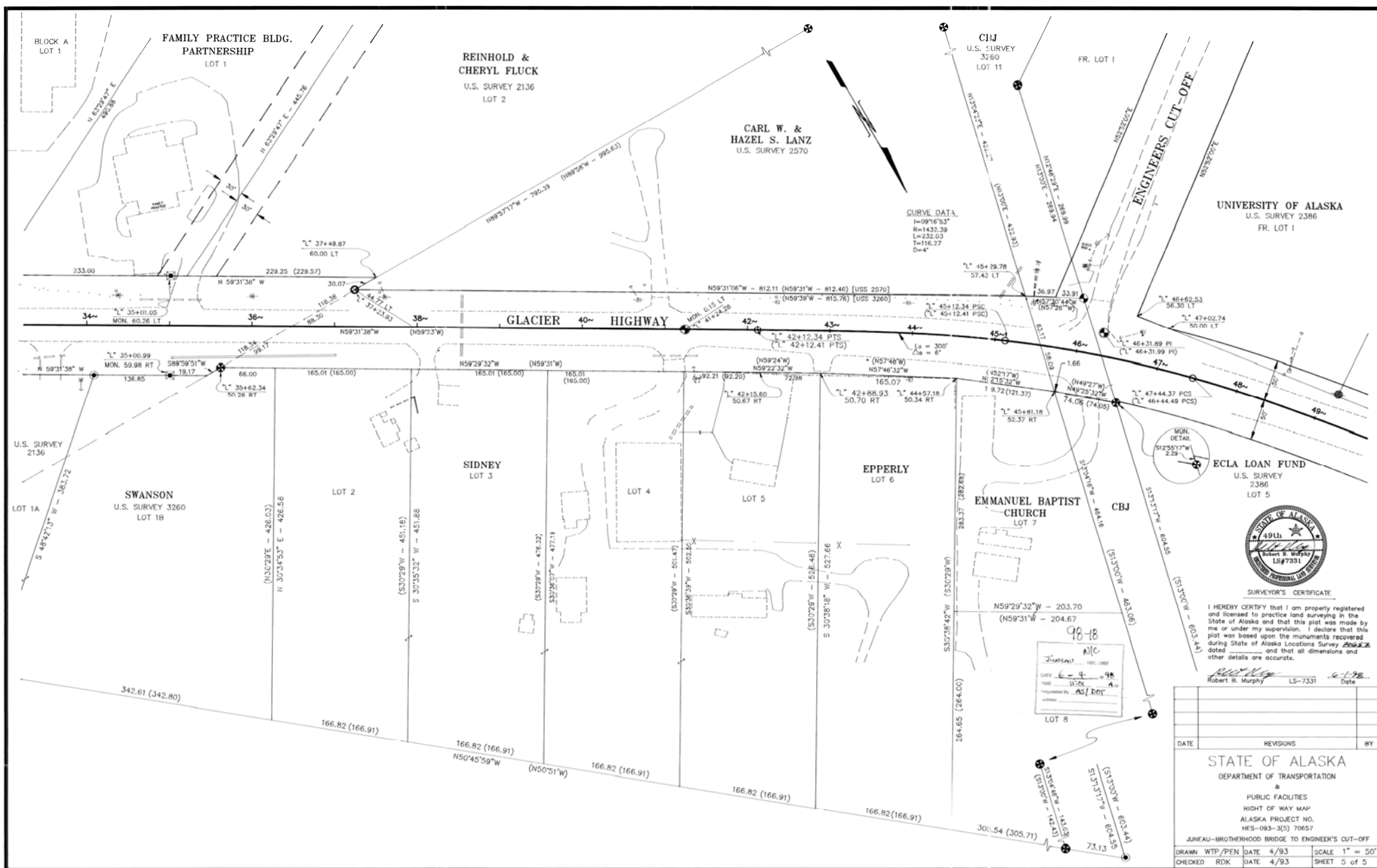
- Indicates Iron Post with Brass Cap
- All other monuments Wooden Posts.

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D. C., March 26, 1954

This plat is strictly conformable to the approved
field notes, and the survey, having been correctly exe-
cuted in accordance with the requirements of law and
the regulations of this Bureau, is hereby accepted.

For the Director

James O. Clement
Assistant Chief, Division of
Cadastral Engineering



Attachment C - 1998 Glacier Highway ROW Map



BUILDING PERMIT

Permit No.
BLD2002-00712

Proj #: PRJ2003-00011

* 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.

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.htm.
Work shall not proceed until the inspector has approved the various stages of construction.

Call before 7:30 AM for same day inspections.

Please provide the following information: Permit No, Address, Type of Inspection, Date and Time and Contact Name and Phone Number.

Job Address:	10460 GLACIER HWY	Issued Date: 2/18/2003
Permit Number:	BLD2002-00712	EPPELY NEW SFD
Project Description:	New single family dwelling.	Parcel No: 4B2201020070

Parcel Identification: **USS 3260 LT 6**

Setbacks:	Zone: D1	Firm Zone: C
Front: 25 Ft. SW	Side 1: 15 Ft. NW	
Rear: 25 Ft. NE	Side 2: 15 Ft. SE	
Comments: PORTION OF LOT IS LIES WITHIN WETLAND CATEGORY C		

Owner: **ESTHER K EPPELY**
Address:
City: **JUNEAU, AK 99803**

Applicant: **JAMES SIDNEY**
Address: **10400 GLACIER HWY**
City: **JUNEAU, AK 99801**

Fee Type	Date	Receipt	Amount Paid
1 Residential Plan Review	2/19/2002	15050	535.26
1 Permit Fee	2/18/2003	15256	1,070.52
Total Fees Paid:			1,605.78

Valuation for Permit Fee Calculations:		
BUILDING PERMIT	DWELL. WOOD FRAM	147,607.20
BUILDING PERMIT	DECK	912.60
BUILDING PERMIT	PORCHES	477.36
Total Valuation:		148,997.16

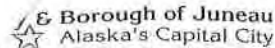
Project Conditions and Holds:

- 23.5 WFU total for house. 1-1/2" service required. 1-1/2"=26 WFU; 1-1/4"=15 WFU; 1"=8 WFU; 3/4"=3 WFU; 1/2"min branch to fixtures required.
- Shower & tub/shower valves must be anti-scald and set not over 120 degrees F.
- smoke detection and outlets per approved plans.
- Asbuilt Survey may be required before final inspection if CBJ inspector is unable to verify setbacks.
- 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.

100 Insp - Setbacks	105 Foundation Setback form	110 Insp - Excavation/Footing
115 Insp - Stemwalls/Form/Rebar	120 Insp - Temporary Power	140 Insp - Rough Framing
150 Insp - Rough Electrical	160 Insp - Rough Plumbing	170 Insp - Underslab Utilities
180 Insp - Vents	190 Insp - Firewall Separation	210 Insp - Yellow Tag Electrical
220 Insp - Woodstove/Chimney	230 Insp - Smoke Detection	240 Insp - Insulation
250 Insp - Cross Connection	255 Insp - Meter Yoke	257 Oil & Gas Piping/Tanks
260 Insp - Grading/Drainage	266 ADEC On-Site Sewer Final	280 Insp - Res Zoning Final
800 Insp - Residential Final		

in by



UTILITY PERMIT*

 Permit No.
UTL2002-00054
 Proj #: UTL2002-00054

*Permit is a general term which includes Water Connection Permits, Sewer Connection Permits, Water Inspections and Gas Inspections

Your special attention is called to the following:

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

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

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

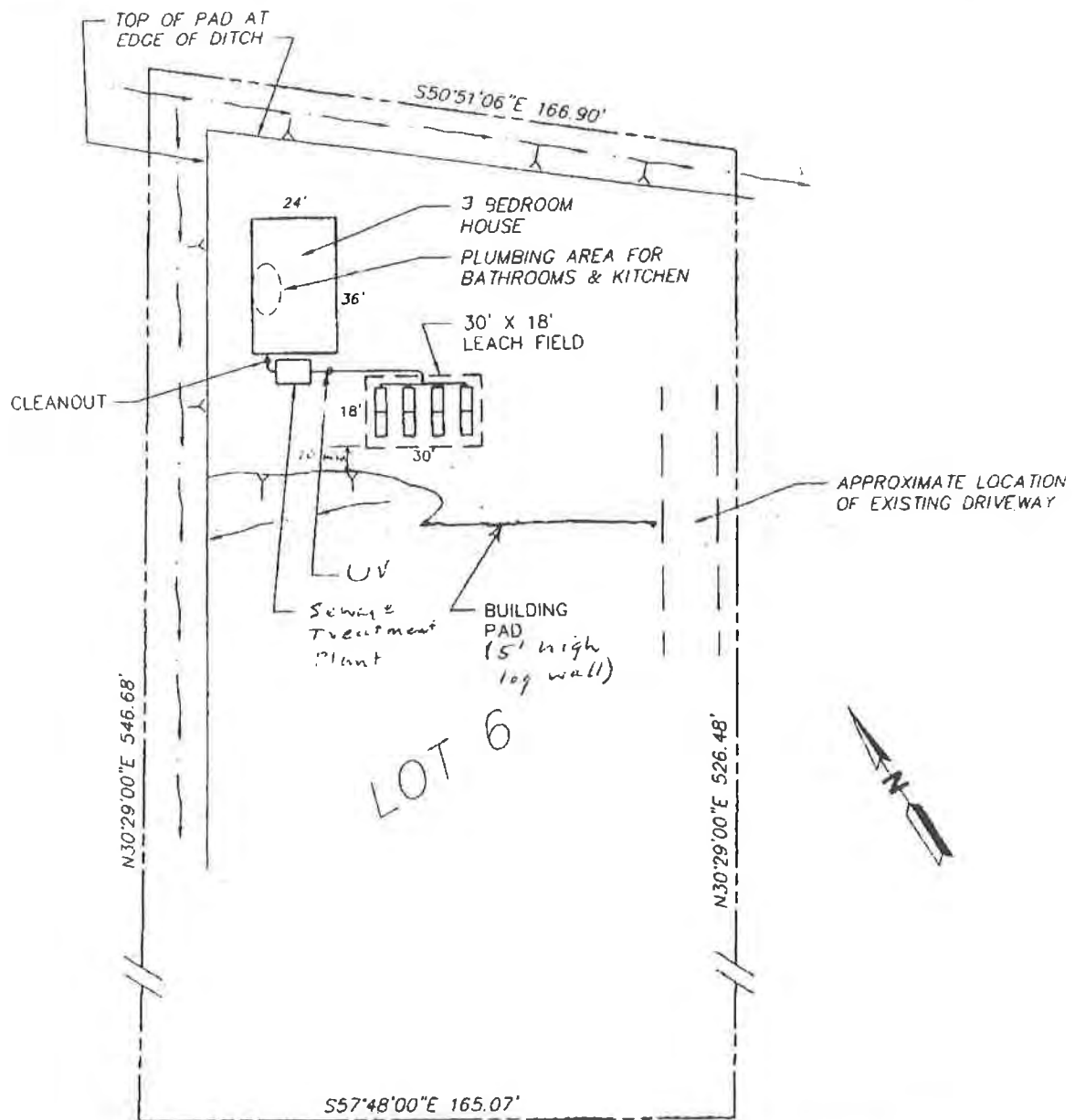
The yellow posting notice must be prominently displayed to show a permit has been issued and to assist the inspectors in location of the project. This permit becomes null and void if work or construction authorized is not commenced within one year or if work or construction is suspended or abandoned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

Inspections can be arranged by telephoning **586-1703** or by written or faxed notification.
 The Online Building Inspection Request Form is at: www.juneau.ak.us/cdd/insp_req.htm.
 Work shall not proceed until the inspector has approved the various stages of construction.

Call before 7:30 AM for same day inspections.

Please provide the following information: Permit No, Address, Type of Inspection, Date and Time and Contact Name and Phone Number.

Job Address: 10460 GLACIER HWY		Issued Date: 4/16/2002	
Permit Number: UTL2002-00054	EPPELY WATER		Parcel No: 4B2201020070
Project Description: 1" residential water connect			
Parcel Identification: USS 3260 LT 6			
Owner: ESTHER K EPPERLY		Applicant: BOBBI EPPERLY	
Address:		Address: PO BOX 34358	
City: JUNEAU, AK 99803		City: JUNEAU, AK 99803	
Fee Type	Date	Receipt	Amount Paid
2 Water Assessment Fee	4/16/2002	13411	750.00
		Total Fees Paid:	750.00
Project Conditions and Holds:			
1 Call for inspection prior to backfilling trench. 2 Minimum 3/4" waterline with 1 1/4" building supply and branches. 1 1/4" = 25 f.u., 1" - 15 f.u., 3/4" = 5 f.u. and 1/2" = 1 f.u.			
Inspections Required: Call for inspection before covering or concealing any of the work described below. Inspections may be combined.			
080	Billing Authorization - Water	100	Insp - Water Meter/Yoke
120	Insp - Depth (Water)	130	Insp - Cross Conn Control
800	Insp - Water Final	110	Insp - Size of Water Service
		140	Insp - Pressure Test



SITE PLAN

SCALE: 1"=50'

RECEIVED

DEC 19 2002

PERMIT CENTER/CDD



Designed by Tim Hansen, EIT,
Checked by Ronald G. Hansen, PE

Onsite Primary Sewage Treatment and Disposal
LOT 6, USS 3260, Glacier Highway
Juneau, Alaska

DATE
May 10, 2002

Hansen Engineering Job # 510

SHEET 1 of 3

Certificate of Occupancy

City & Borough of Juneau, Alaska

This Certificate is issued pursuant to the requirements of CBJ Title 19.01 certifying that at the time of issuance, this structure was in compliance with the various ordinances of the City & Borough of Juneau regulating building construction or use for the following project:

EPPERLY NEW SFD - New single family dwelling.

Use Classification: SINGLE FAMILY AND DUPLEX

Building Permit No. BLD2002-00712

Occupancy Group: R-3

Construction Type: V-N

Owner of Building: ESTHER K & BOBBI J EPPERLY

Owner's Address:

PO BOX 034358

JUNEAU AK 99803

Building Address: 10460 GLACIER HWY

Code Edition: 1995 CABO

Occupant Load: N/A

Sprinklers Required: No

Legal Description of Building Lot:

USS 3260 LT 6

Building Official: Christian T. Roust, CBO



Signature

Parcel No: 4-B22-0-102-007-0

Date of Issuance: January 26, 2004

Post this Certificate in a conspicuous place for the duration of the stated occupancy.

State of Alaska
Department of Transportation and Public Facilities

Driveway and Approach Road Permit

This permit allows the permittee to construct and maintain a driveway or approach road within a State owned highway Right of Way.

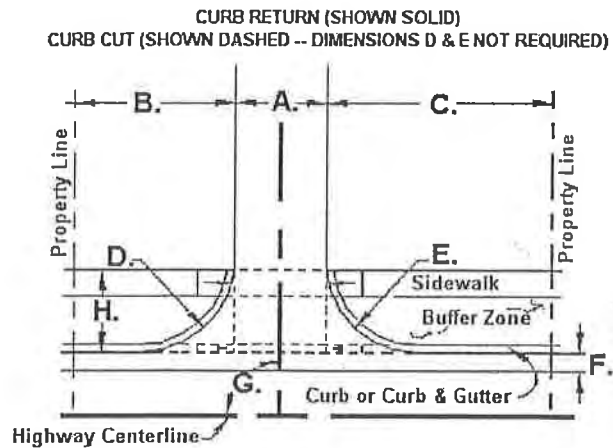
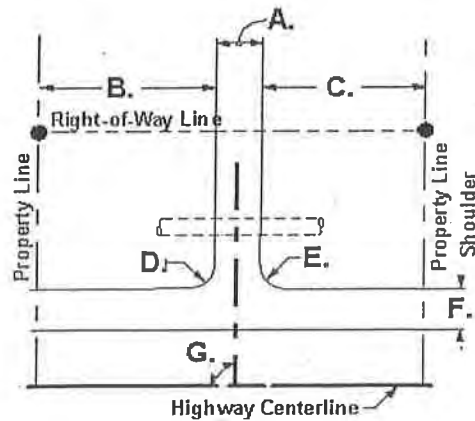
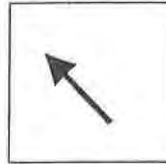
<input checked="" type="checkbox"/> Residential/Private	<input type="checkbox"/> Commercial	<input type="checkbox"/> Government Agency
<p>Applicant: Bobbi Epperly</p> <p>Mailing Address:</p> <p>P.O. Box 34358</p> <p>Juneau, Ak 99801</p> <p>Contact Name: Bobbi Epperly</p> <p>E-mail Address: swampy@alaska.com</p> <p>Phone: (907) 789-5659 Fax: (907) 790-2457</p>		
<p>Driveway or Approach Road location (highway, subdivision, legal description milepost, etc.)</p> <p>LOT 6 USS 3260</p>		
<p>Proposed or Existing: EXISTING</p>	<p>Anticipated Completion Date: 06/30/2003</p>	
<p>Number of lots served: 1</p>	<p>Max. number of vehicles in any 1 hour: 1</p>	
<p>Zoning Designation: D-10</p>	<p>Proposed Land Use: residential</p>	

Attachment E - 2003 DOT, PF Driveway & Approach Road Permit

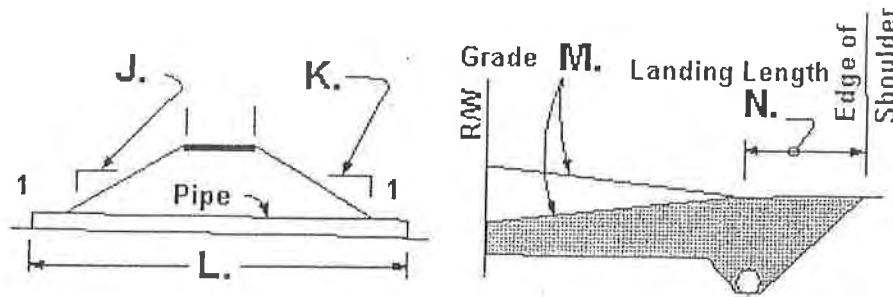


Driveway Specifications

Direction of North in relation to the drawing.



A.	Driveway width	20 feet
B.	Left edge clearance	20 feet
C.	Right edge clearance	20 feet
D.	Left return radius	20 feet
E.	Right return radius	20 feet
F.	Shoulder width	6 feet
G.	Approach angle	90 degrees
H.	Curb to sidewalk distance	feet
I.	Curb type	None



J.	Left driveway foreslope	3 :1
K.	Right driveway foreslope	3 :1
L.	Culvert length	Feet
M.	Landing grade	1 Percent
N.	Landing length	20 Feet
O.	Culvert size	inches
P.	Culvert type	Aluminum/Steel
Q.	Ditch depth	5 feet
R.	Driveway surface type	Asphalt
S.	Shoulder type	Paved

Permittee upon signing this permit acknowledges and agrees to the following provisions:

This permit is not a property right but a temporary authorization, revocable by the State. (17 AAC 10.020 and 10.040)

If you damage any improvements within the State owned right of way, you will be responsible for returning them to their previous condition. The Department will inspect and approve the restored improvements. (17 AAC 10.065)

Permittee shall indemnify, defend and hold harmless the State, and its officers, employees, and contractors, from any and all claims or actions resulting from injury, death, loss, or damage sustained by any person or personal property resulting directly or indirectly from Permittee's use of or activities in the permitted area.

If driveway construction interferes with the public's safety and/or use of facilities within State owned right of way, you will be directed to stop work until adjustments are made.

A copy of this permit must be on site. If any of the conditions of this permit are violated, the State reserves the right to require the removal of all activities from the area.

Attachment E - 2003 DOT, PF Driveway & Approach Road Permit

The Permit grants permission for driveway construction only, allowing access to and from your property onto a State maintained highway. It does not permit the following within the right of way or within that portion of a driveway that is within the right of way: (1) Parking of vehicles "for sale"; (2) Obstructions of any kind (i.e. logs, cables, fencing, etc.); (3) Advertising signs or banners/flags; (4) Parking vehicles with signs/advertising on the side.

Do not park equipment or stockpile material on the shoulder during non-working hours.

Permittee is responsible for sight distance clearing of brush and obstructions.

Driveway landings must be paved from pavement edge on all paved roads unless deemed otherwise by the State.

Please contact the Department for information about acceptable driveway markers (i.e., size, materials, distance, etc.) for placement within the right of way.

The State will not change its maintenance practices to accommodate your driveway or incur additional expense to clear snow berms or other obstacles resulting from the Department's activities.

You may not push or otherwise deposit snow or ice onto a highway in a manner, or in quantities, which may constitute a hazard to snow removal equipment or other traffic. (13 AAC 02.530)

Implement the traffic control plan and maintain traffic control devices in accordance with the Alaska Traffic Manual and any provisions and conditions noted.

All sign layouts shall conform to the Alaska Sign Design Specifications.

Fabricate special signs from engineering grade reflective sheeting on either sheet aluminum or plywood panels.

Adjust sign locations in the field to provide adequate separation from existing signs. All signs shall be visible.

Traffic control devices are not required for construction more than 2 feet behind curb, or farther than 15 feet beyond the shoulder.

Remove all traffic control devices when no longer needed.

Clean up litter or debris generated as a result of this driveway construction.

An inspection is required prior to reimbursement of your performance deposit. Please contact the Department for an inspection appointment after final construction of your driveway.

Attachments included as part of this permit are:

REQUIRED for ALL DRIVEWAYS:

- ☐ Plat including notes of the placement of the driveway.
- ☒ Site plan.
- ☐ Proof of ownership.
- ☐ Traffic control plan.

REQUIRED for ALL APPROACH ROADS:

- ☐ Construction plans.
- ☐ Recorded plat or waiver including notes of the placement of the approach road.
- ☐ Traffic control plan.

I, Jim Sidney, acknowledge that I am acting on behalf of the above named organization with the full authority to do so. I further acknowledge and accept that Jim Sidney shall comply with all the provisions and conditions that the Department of Transportation and Public Facilities has included as a condition of issuing this permit.

Jim Sidney
Permittee Signature

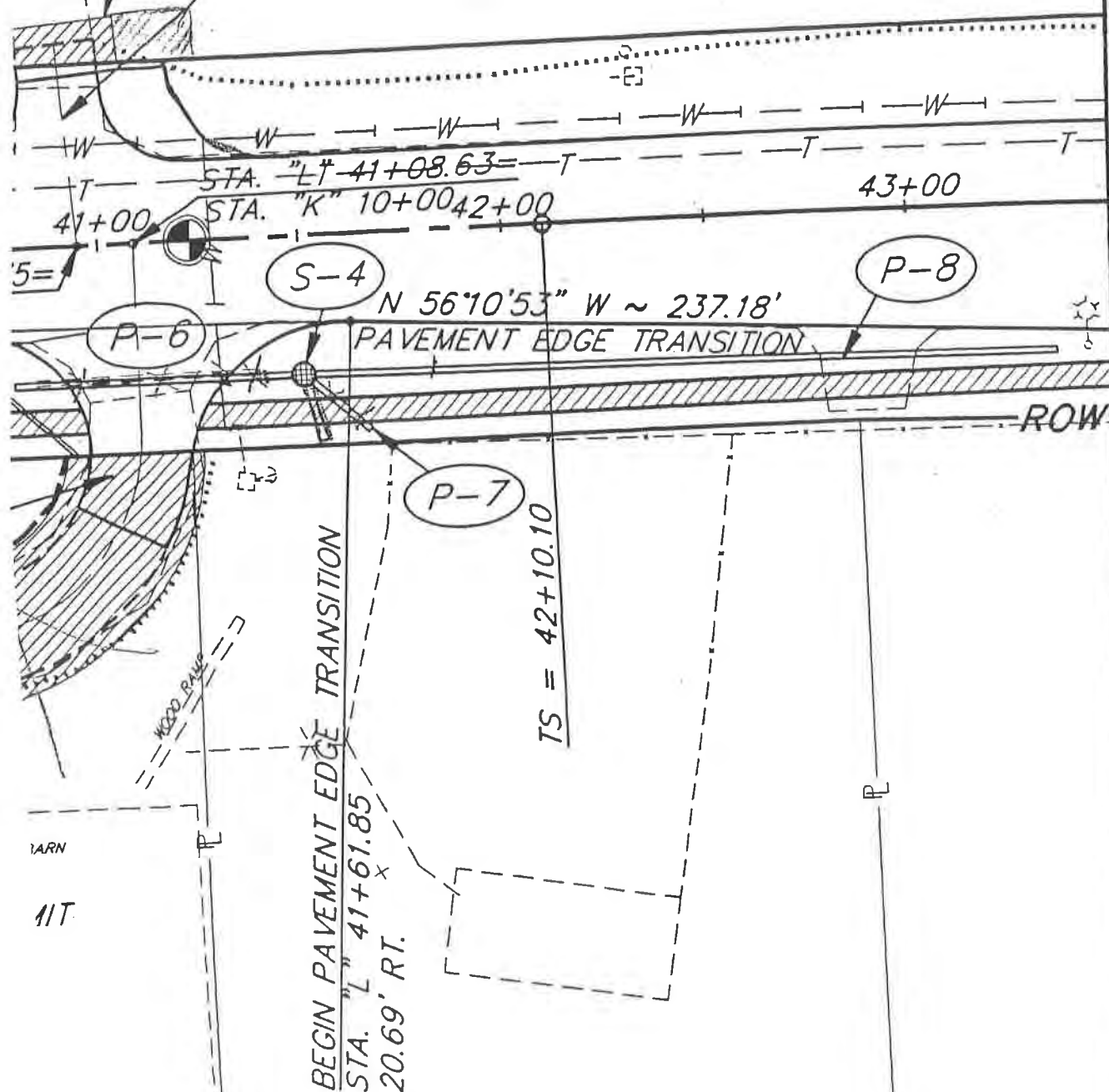
1/9/03
Date

George R Jackson
DOT&PF Signature

1-9-03
Date

PERMIT

DRIVEWAY DETAIL
SEE SHEET 16



MATCH LINE STA. "L" 43+50

RECEIVED
JAN 08 2003

2004-000105-0

Recording Dist: 101 - Juneau

1/8/2004 9:43 AM Pages: 1 of 4

A
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S
K
A

CC

GRANT OF EASEMENT

WHEREAS, Esther K. Epperly and Neils Peter Epperly are the legal owners of the real property more fully described as:

Lot Five (5), U.S. SURVEY 3260, Juneau Recording District, First Judicial District, State of Alaska,

EXCEPT THEREFROM that portion taken by the State of Alaska, Department of Transportation and Public Facilities, as disclosed by Right-of-Way Map 98-18, Juneau Recording District, First Judicial District, State of Alaska, (hereinafter "Servient Estate"); and

WHEREAS, the owner of the Servient Estate wishes to grant an easement for access, ingress, and egress across an existing driveway and utility easement located on the Servient Estate, more fully described as:

An easement on Lot Five (5), U.S.S. 3260 within the Juneau Recording District, Juneau, Alaska. Description of a 20.00 foot wide access and utilities for Lots Six (6) and Five (5) of U.S.S. 3260, more described as follows:

Beginning at a point on Glacier Highway R.O.W., and being a common corner of Lots 6 and 5;

Thence along the common lot line of Lots 6 and 5, N 30° 29'00"E, 272.48 feet;

Thence S 59° 31'00"E, 20.00 feet;

Thence S 30° 29'00"W, 272.52 feet to the said R.O.W.;

Thence along said R.O.W., N 59° 24'00"W, 20.00 feet.

Above described Easement contains, 5,450.01 square feet, more or less;

Said driveway and utility easement is more fully depicted on that certain As-Built Survey prepared by J. W. Bean, a Registered Professional Land Surveyor, dated December 2, 2003, which As-Built Survey is attached hereto as Exhibit "A", for the benefit of present and future owners of the real property, more fully described as:

Lot Six (6), U.S. Survey 3260, Juneau Recording District, First Judicial District, State of Alaska,

EXCEPT THEREFROM that portion taken by the State of Alaska, Department of Transportation and Public Facilities, as disclosed by Right-of-Way Map 98-18, Juneau Recording District, First Judicial District, State of Alaska, (hereinafter "Dominant Estate");

SCHADT LAW OFFICE

2909 Arctic Boulevard, Suite #103
Anchorage, Alaska 99503
Telephone: (907) 562-0990
Facsimile: (907) 562-0989

NOW, THEREFORE, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged;

1. Easement. The owner of the Servient Estate hereby grants, for the benefit of the Dominant Estate, an easement for access, ingress and egress across an existing driveway and utility easement located on the Servient Estate as depicted on Exhibit A.

2. Covenant to Run with the Land. The burden and benefit of this agreement are intended to attach to and to run with the land and shall be binding and shall inure to the benefit of the parties hereto, their successors, heirs and assigns forever.

3. The owners of the Dominant Estate expressly acknowledge that at no time have they or their predecessors acquired an interest in the Servient Estate other than as set forth in this easement and that they acknowledge and agree that they shall not at any time claim an interest or estate, of any kind whatsoever, in the Servient Estate except as set forth herein.

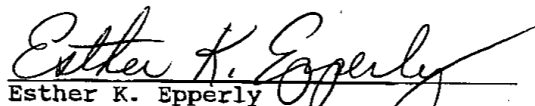
4. That, in consideration for the privileges granted herein, the owners of the Dominant Estate agree to adequately maintain the easement and to indemnify and hold the owners of the Servient Estate, their successors and assigns, harmless from any and all claims or damages which may arise or in any way be related to the owners of the Dominant Estate or their invitees' use of said driveway and utility easement as hereinabove described.

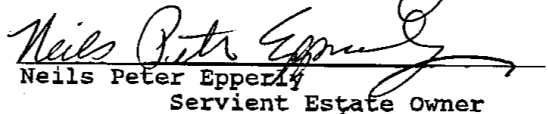
5. Term of Easement. The term of this easement shall be perpetual.

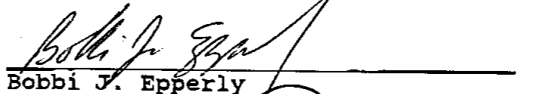
IN WITNESS WHEREOF, the undersigned have executed this Grant of Easement this ____ day of December, 2003.

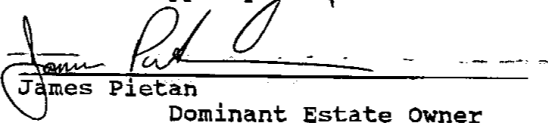
Return to:

Bobbi Epperly
PO Box 34358
Juneau, AK 99803


Esther K. Epperly


Neils Peter Epperly
Servient Estate Owner


Bobbi J. Epperly


James Pietan
Dominant Estate Owner

Servient Estate Owner's Address:
10440 Glacier Highway
Juneau, Alaska 99801

SCHADT LAW OFFICE
2009 Arctic Boulevard, Suite #103
Anchorage, Alaska 99503
Telephone: (907) 562-0990
Facsimile: (907) 562-0989

Grant of Easement

Page 2



2 of 4

2004-000106-0


Dominant Estate Owners' Address:
10460 Glacier Highway
Juneau, Alaska 99801

STATE OF ALASKA)
) ss.
First Judicial District)

THIS IS TO CERTIFY that on this 6TH day of JANUARY, 2004, before me, the undersigned, a Notary Public in and for Alaska, personally appeared **Esther K. Epperly and Neils Peter Epperly**, to me known and known to me to be the individuals named in and who executed the foregoing instrument and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein stated.

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

STATE OF ALASKA
OFFICIAL SEAL
Kerry J. Madsen
NOTARY PUBLIC
My Commission Expires 8/28/05


 Kerry J. Madsen
NOTARY PUBLIC in and for Alaska
My Commission Expires: 8/28/2005

STATE OF ALASKA)
) ss.
First Judicial District)

THIS IS TO CERTIFY that on this 6TH day of JANUARY, 2004, before me, the undersigned, a Notary Public in and for Alaska, personally appeared **Bobbi J. Epperly and James Pietan**, to me known and known to me to be the individuals named in and who executed the foregoing instrument and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein stated.

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

STATE OF ALASKA
OFFICIAL SEAL
Kerry J. Madsen
NOTARY PUBLIC
My Commission Expires 8/28/05

 Kerry J. Madsen
NOTARY PUBLIC in and for Alaska
My Commission Expires: 8/28/2005

SCHADT LAW OFFICE
2909 Arctic Boulevard, Suite #103
Anchorage, Alaska 99503
Telephone: (907) 562-0950
Facsimile: (907) 562-0989



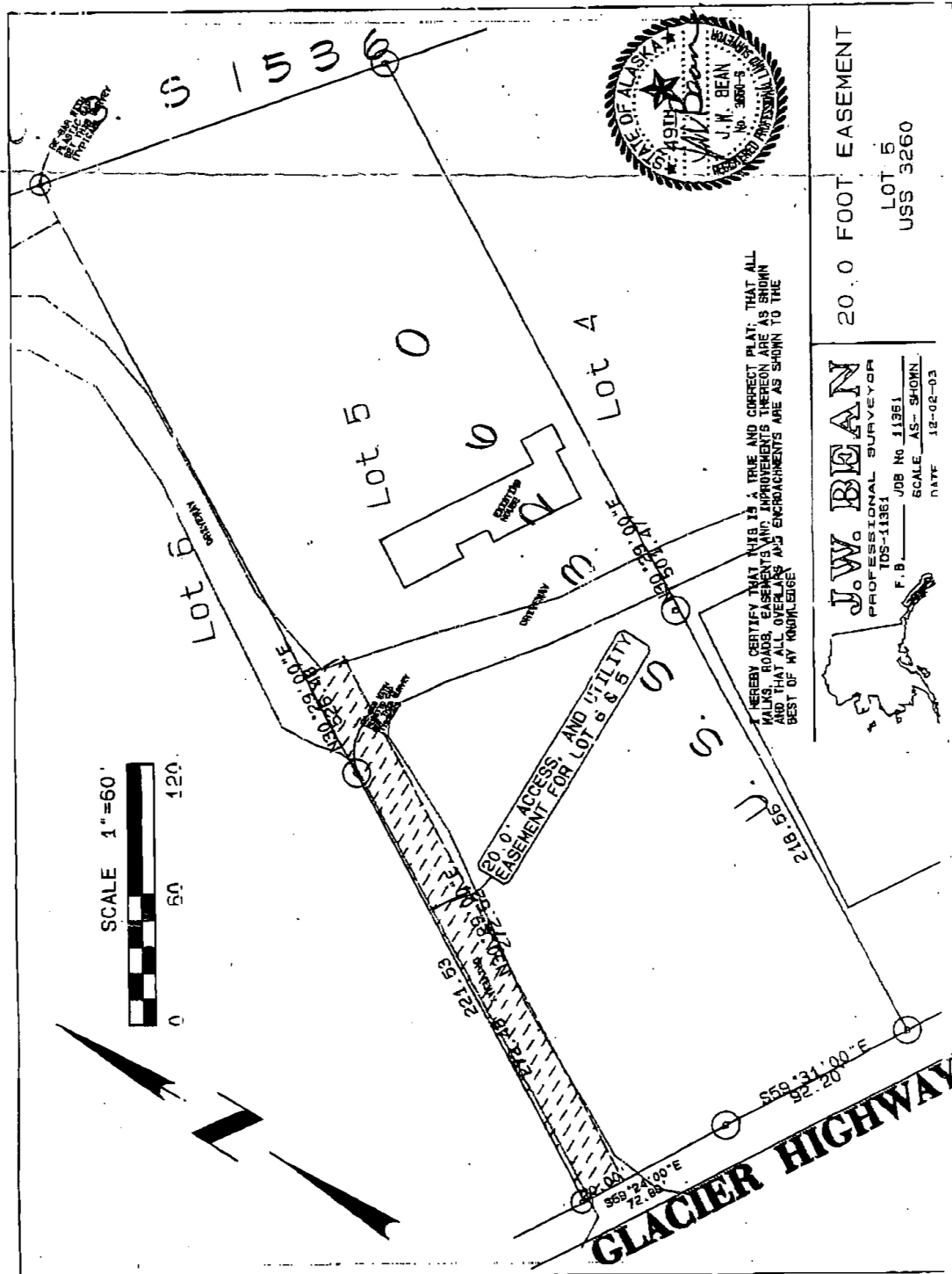


EXHIBIT "A"

cc

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L
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S
K
A

2013-006331-0

Recording District 101 Juneau

09/13/2013 01:50 PM Page 1 of 4



**THIS COVER SHEET HAS BEEN ADDED TO
THIS DOCUMENT TO PROVIDE SPACE FOR
THE RECORDING DATA. THIS COVER
SHEET APPEARS AS THE FIRST PAGE OF
THE DOCUMENT IN THE OFFICIAL PUBLIC
RECORD.**

DO NOT DETACH

August 23, 2001



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

EASEMENT
(Standard/Partial Property)

PROJECT NAME: JNU-GLACIER HIGHWAY
BROTHERHOOD BRIDGE REPLACEMENT

STATE PROJECT #: 67987

FEDERAL-AID PROJECT #: NH-BR-0933(019)

PARCELS #: E-13

2059228

The GRANTORS, **JAMES J. PIETAN** and **BOBBI J. EPPERLY**, husband and wife, whose mailing address is **PO Box 34358, Juneau, Alaska 99803**, for and in consideration of EIGHTEEN THOUSAND, NINE HUNDRED and NO/100 DOLLARS (\$18,900.00), and other valuable consideration, in hand paid, conveys and warrants to the GRANTEE, **STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES**, whose mailing address is **P.O. Box 112506, Juneau, Alaska 99811-2506**, its successors or assignees, a perpetual, full and unrestricted easement and right-of-way along, over, under, and across the following-described tract of land located in the State of Alaska:

A tract of land in Lot 6, U.S. SURVEY 3260, Juneau Recording District, First Judicial District, State of Alaska

which lies within the easement of right-of-way lines of Alaska Project No. 67987, delineated as to said tract of land on the plat attached hereto and made a part hereof as page three of this instrument and designated as Parcel No E-13. Said parcels, containing 2,515 square feet, more or less, in addition to existing right-of-way, is hereby conveyed to the State of Alaska, Department of Transportation and Public Facilities for the purpose(s) of:

constructing and maintaining a public highway and for all highway and utility purposes.

The Grantors will not accept any liability for any State of Alaska improvement projects on/in the easement area.

The above-named Grantors hereby covenants with the State of Alaska that said Grantor has good title to the above-described tract of land and covenants that the State of Alaska shall have quiet and peaceable possession thereof; and shall have a free and unrestricted right to maintain said facilities as long as the right-of-way of which this easement area is a part, remains a public way.

Dated this 22 day of August, 2013

Filed for Record at the Request of
and Return to:
State of Alaska - DOT&PF
P.O. Box 112506
Juneau, Alaska 99811-2506
State Business-No Charge

JAMES J. PIETAN

BOBBI J. EPPERLY



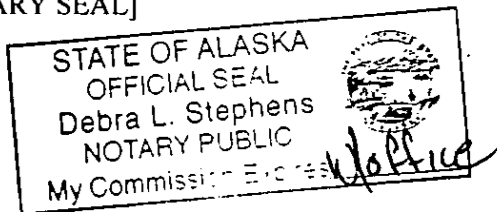
ACKNOWLEDGMENT OF GRANTORS

STATE OF ALASKA)
:
FIRST JUDICIAL DISTRICT)

On this 23rd day of August, 2013 before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared JAMES J. PIETAN and BOBBI J. EPPERLY, the Grantors, known to me to be the identical persons who executed the foregoing instrument and who acknowledged to me that they signed the same freely and voluntarily, with full knowledge of its contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

[NOTARY SEAL]



Debra L. Stephens
Notary Public in and for the State of Alaska
My Commission Expires: 10/1/14

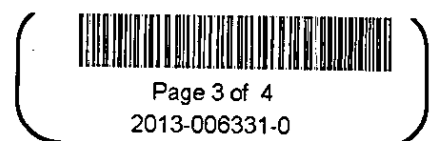
CERTIFICATE OF ACCEPTANCE

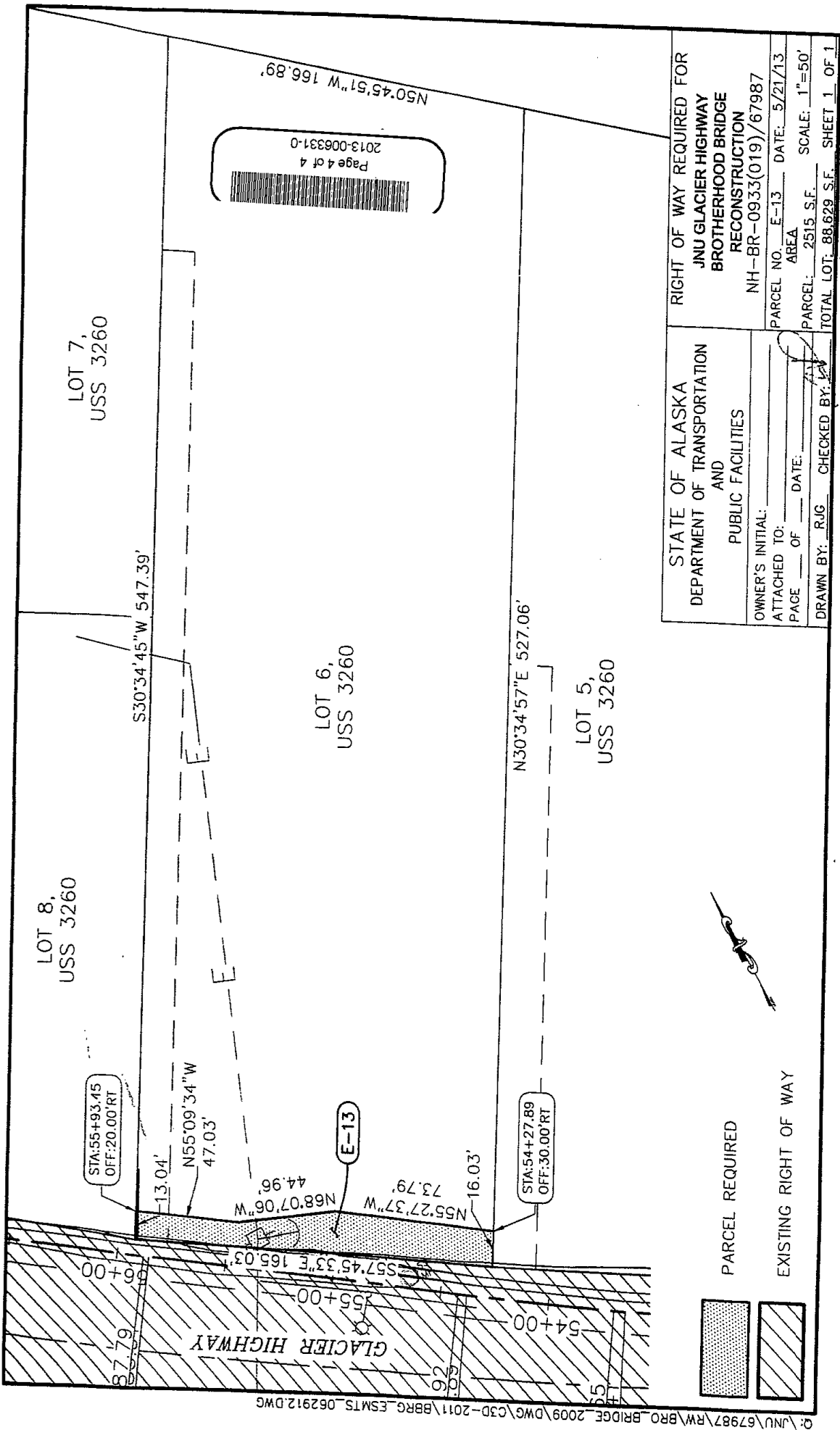
THIS IS TO CERTIFY that the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, Grantee herein, acting by and through its Commissioner, hereby accepts for public purposes the real property, or interest therein, described in this instrument and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this 9 day of September, 2013.

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

By: [Signature]
For the Commissioner





ACCESSORY APARTMENT APPLICATION

Project Number	Project Name (15 characters)	Case Number AAP 20160012	Date Received 5/11/16
----------------	------------------------------	-----------------------------	--------------------------

DESCRIBE THE ACCESSORY APARTMENT:

Efficiency log cabin apartment

TYPE OF ACCESSORY APARTMENT

- ☐ Attached to or Within a Single-Family Dwelling
 ☐ Associated With a Detached Garage
☐ Within a Two-Unit Common-Wall Dwelling
 ☒ Not Affiliated with Another Structure (Stand alone)

AREA OF APARTMENT

Net Floor Area 397 square feet

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

PARKING

Existing Spaces 3 Proposed Total Spaces 3

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

SITE INFORMATION

ZONING DISTRICT D10

UTILITIES AVAILABLE

MINIMUM LOT SIZE (\$49.25.400) _____

WATER: ☒ Public ☐ On Site

ACTUAL LOT SIZE**** 2 + acres

SEWER: ☒ Public ☐ On Site****

****Applicants please note that if the Actual Lot Size is less than the Minimum Lot Size required, the Accessory Apartment must be reviewed through the Conditional Use Permitting Process.

Permitting Process:

- ☐ Departmental Review
 ☐ Planning Commission

Fees (Departmental Approval)

	Fees	Check No.	Receipt No.	Date
Application Fees	See Building Permit			

Fees (Conditional Use Permit)

Application Fee	\$ _____
Public Notice Sign Fee	\$ _____
Public Notice Sign Deposit	\$ _____
Total	\$ _____

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

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

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received: <u>5/11/16</u>
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT INFORMATION	Project Description <u>Accessory Apartment</u>		
	PROPERTY LOCATION		
	Street Address <u>10460 Glacier Hwy</u>	City/Zip <u>Juneau 99801</u>	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) <u>USS 3260 Lot 6</u>		
	Assessor's Parcel Number(s)		
	LANDOWNER/ LESSEE		
	Property Owner's Name <u>Bobbi Epperly & James Pietan</u>	Contact Person: <u>Bobbi Epperly</u>	Work Phone: <u>209-5574</u>
	Mailing Address <u>PO Box 34358 Juneau, AK 99803</u>	Home Phone: <u>209-5574</u>	Fax Number:
	E-mail Address: <u>bepperly@pci.net</u>	Other Contact Phone Number(s):	
	LANDOWNER/ LESSEE CONSENT ***Required for Planning Permits, not needed on Building/ Engineering Permits***		
<p>I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:</p> <p>A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.</p> <p>B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.</p>			
X <u>Bobbi J. Epperly</u> Landowner/Lessee Signature		<u>5/11/16</u> Date	
X _____ Landowner/Lessee Signature		_____ Date	
<p>NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.</p>			
APPLICANT If the same as OWNER, write "SAME" and sign and date at X below			
Applicant's Name <u>Same</u>		Contact Person:	
Mailing Address		Home Phone:	
E-mail Address		Other Contact Phone Number(s):	
X <u>Bobbi Epperly</u> Applicant's Signature		<u>5/11/16</u> Date of Application	

STAFF APPROVALS	OFFICE USE ONLY BELOW THIS LINE			
	<input checked="" type="checkbox"/>	Permit Type Building/Grading Permit	Date Received <u>5/11/16</u>	Application Number(s) <u>BLD 2016 0300</u>
	<input type="checkbox"/>	City/State Project Review and City Land Action		
	<input type="checkbox"/>	Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)		
	<input type="checkbox"/>	Mining Case (Small, Large, Rural, Extraction, Exploration)		
	<input type="checkbox"/>	Sign Approval (If more than one, fill in all applicable permit #'s)		
	<input type="checkbox"/>	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)		
	<input checked="" type="checkbox"/>	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)	<u>5/11/16</u>	<u>AAP20160012 / AAG 2016 0012</u>
	<input type="checkbox"/>	Variance Case (De Minimis and all other Variance case types)		
	<input type="checkbox"/>	Wetlands Permits		
	<input type="checkbox"/>	Zone Change Application		
	<input type="checkbox"/>	Other (Describe)		
	***Public Notice Sign Form filled out and in the file.			
	Comments:			Permit Intake Initials

5-9-16

F 1

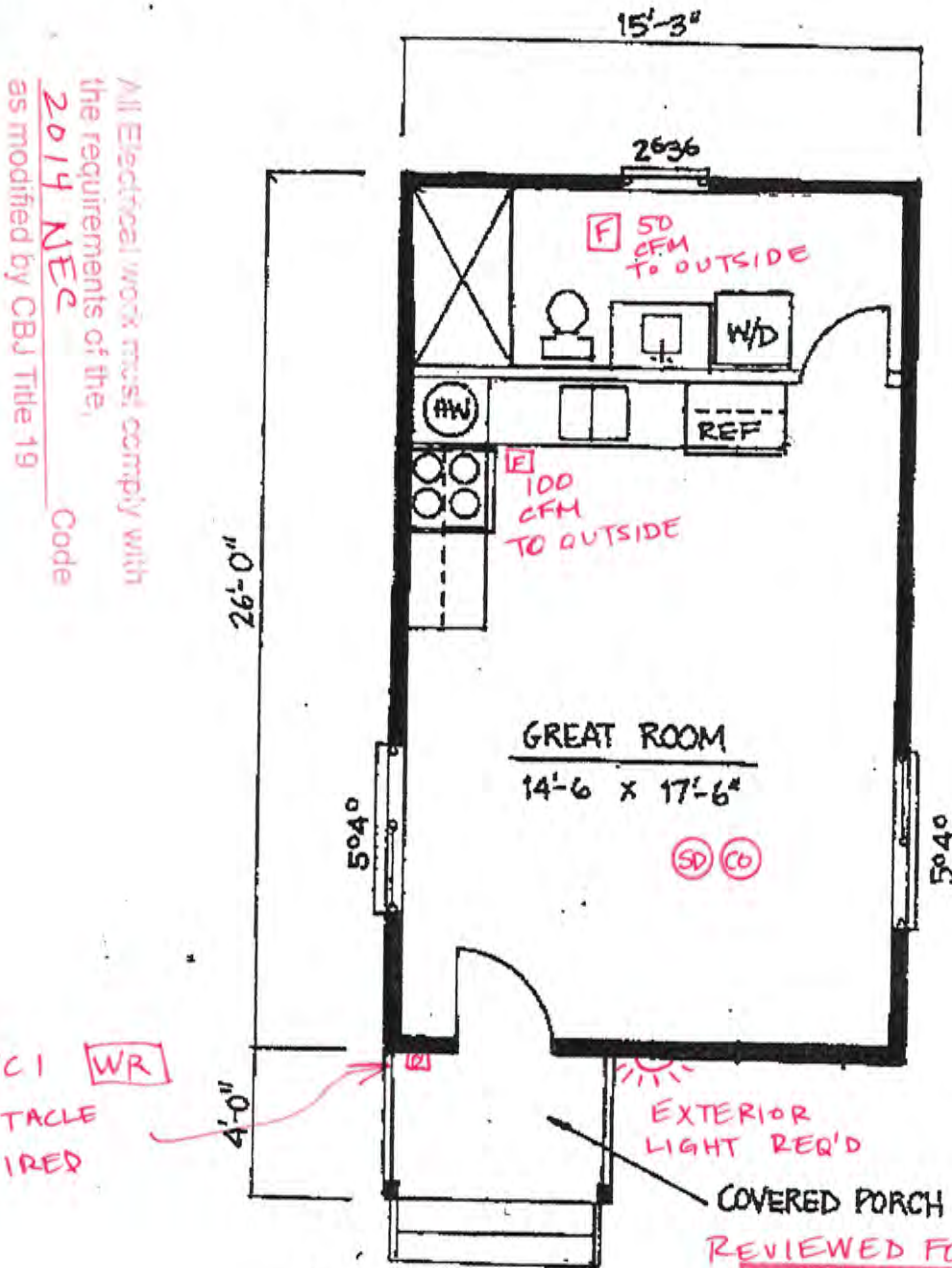
All plumbing work must comply with the requirements of the 2012 UPC as modified by CBJ Title 19. Code

ACCESSORY APARTMENT

RECEIVED
BLD 20160300
PERMIT OFFICE

BLD 20160300

Mike Flanagan



GFCI RECEPTACLE REQUIRED

EXTERIOR LIGHT REQ'D

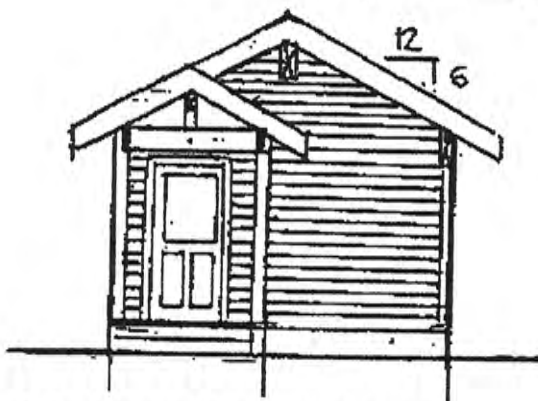
COVERED PORCH

REVIEWED FOR CODE COMPLIANCE

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

MFS 5/16/16

EAGLE'S NEST 397

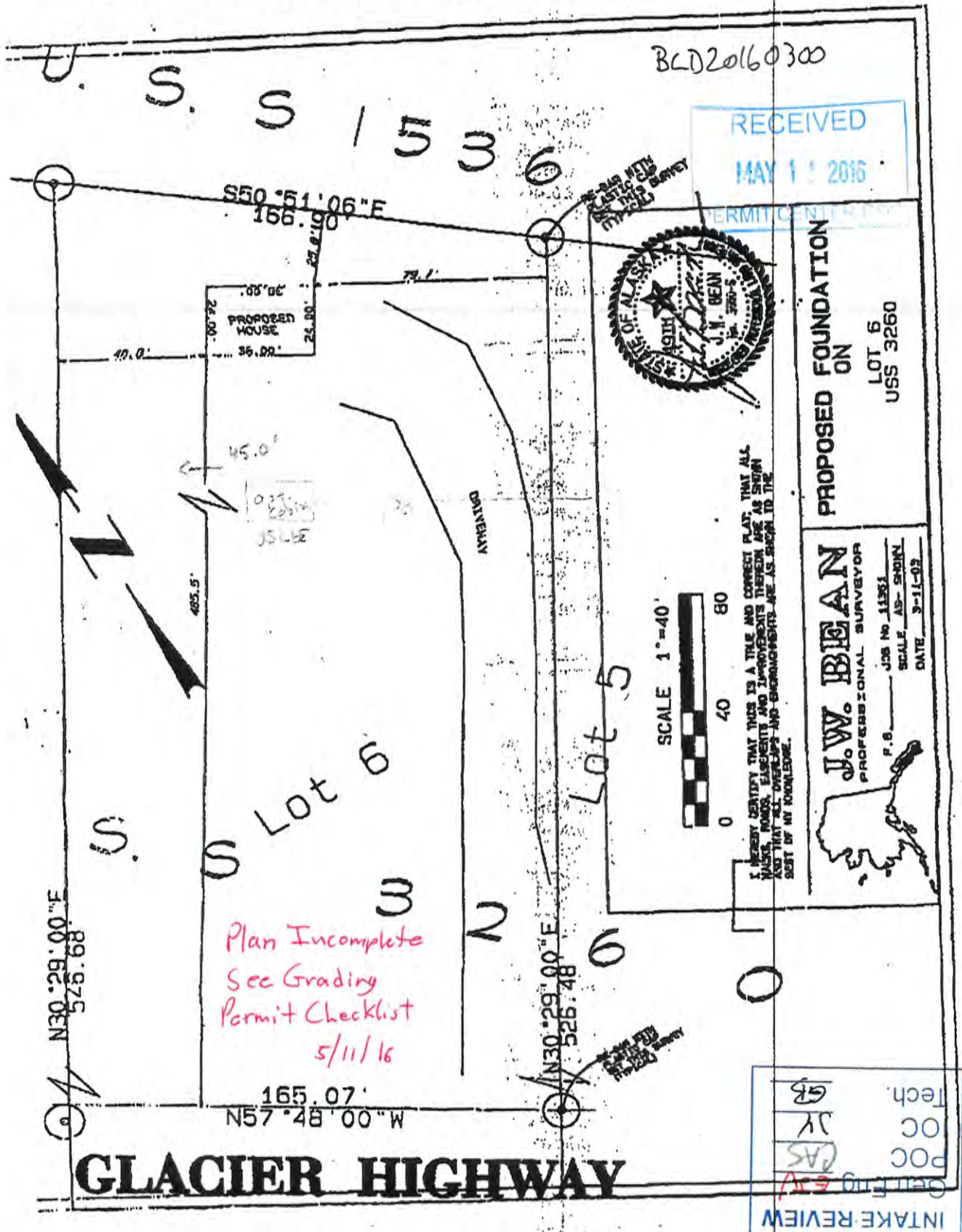


Cedar Homes of Washington, Inc.
23209 131st Ave. SE * Snohomish, WA 98296 - 5420
360 / 668-8242
www.chwi.com cedarhomes@chwi.com

* SEE ALL PAGES

COPYRIGHT © 1995

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



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: **BLD20160300**

Case Description: New detached accessory apartment

Site Address: **10460 GLACIER HWY**

Check No. of Existing Dwelling Units: **1**

Parcel No: 4B2201020070

No. of New Dwelling Units: **0**

Legal Description: USS 3260 LT 6

No. of Removed Dwelling Units: **0**

Applicant : BOBBI J EPPERLY
PO BOX 034358
JUNEAU AK 99803

PH1

(907) 789-56

PH2

(907) 790-27

209-5574

Owner: JAMES J PIETAN
BOBBI J EPPERLY
PO BOX 034358
JUNEAU AK 99803

Contractor: OWNER

PH: _____ FAX: _____

Valuation for Permit Fee Calculations:

S.F.	Type	Rate	Amount
350	Residential-Single Family Resi	116.96	40,936.00
24	Utl & Misc-Porch	43.28	1,038.72

Total Valuation: **\$41,974.72**

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.

* 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.

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: **10460 GLACIER HWY**
Permit Number: **BLD20160300**
Project Description: **New detached accessory apartment**

Issued Date : **05/19/2016**
Parcel No: **4B2201020070**

Parcel Information : **USS 3260 LT 6**

Setbacks: Zone: D10:
Front: 20.00 Ft. SW Side 1: 5.00 Ft. SE
Rear: 20.00 Ft. NE Side 2: 5.00 Ft. NW
Street Side:

Comments:

Owner : **JAMES J PIETAN**
BOBBI J EPPERLY
PO BOX 034358
JUNEAU AK 99803

Applicant : **BOBBI J EPPERLY**
PO BOX 034358
JUNEAU AK 99803

Fee Type	Date	Receipt	Amount Paid
BLD- Bldg Permit Fee	05/11/2016	08061	\$512.70
BLD- Res Plan Review	05/11/2016	08061	\$256.35
Total Fees Paid:			\$769.05

Valuation for Permit Fee Calculations:

S.F.	Type	Rate	Amount
350	Residential-Single Family R	116.96	40,936.00
24	Utl & Misc-Porch	43.28	1,038.72
Total Valuation:			\$41,974.72

Project Conditions and Holds:

Plan Review Comments - Please contact applicant ASAP after cabin kit has been deemed acceptable so that she can place order for delivery

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.

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.

Crawl Space Vapor Barrier - Under floor spaces and crawlspaces shall have a vapor retarder that is a minimum of 6 mil thick (0.15 mm) polyethylene film installed such that all edges are lapped a minimum of 6 inches (152 mm) and sealed with a permanent compatible sealing compound or adhesive. Such vapor retarder shall extend vertically up the foundation wall a minimum of 6 inches (152 mm) and be attached and sealed with a permanent compatible sealing compound or adhesive to the foundation wall. Vapor retarder shall not be attached to wood other than pressure preservative treated wood.

Shower Anti-scald Valve - All shower valves and combination tub/shower valves shall provide scald and thermal shock protection by means of an approved valve that conforms to ASSE 1016 or ASME A112.18.1 / CSA B125.1. The maximum water temperature supplied to these fixtures shall be 120 degrees fahrenheit per 2009 UPC section 418.

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
Web Site: www.juneau.org/permits

Attachment H - 2016 BLD16-300 for an Accessory Apartment

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

Seismic Strap Water Heater - Residential - Residential water heaters shall be strapped within the upper 1/3 of its vertical dimension per 2009 UPC section 508.2.

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.

Snow Stops - CBJ 19.04.R801.4 requires snow stops or other devices be implemented to prevent snow from discharging onto public ways, adjoining property, onto or against other buildings or in a manner that blocks exit from buildings.

UFER Ground - An approved UFER ground conductor must be installed and inspected per 2011 NEC article 250.52(A)(3).

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

B-Sill Plate	B-Setback Verification	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-Appliance/Chimney	B-Insulation/Vapor Barrier	B-Oil & Gas Piping/Tanks
B-Vents (Bath, Dryer, Kitchen, etc.)	B-Smoke /Carbon Monoxide Detectors	B-Cross Connection Control
B-Building Final	E-Grading/Drainage	E-General Engineering Final

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

Your special attention is called to the following:

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

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

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

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

Inspections can be arranged by telephoning **586-1703** or by written or faxed notification.
The Online Building Inspection Request Form is at: www.juneau.ak.us/cdd/insp_req.htm.
Work shall not proceed until the inspector has approved the various stages of construction.

Call before 7:00 AM for same day inspections.

Job Address: 10460 GLACIER HWY	Issued Date : 05/19/2016
Permit Number: UTL20160097	Parcel No: 4B2201020070
Project Description: Installaion of 1 1/2" water line for new accessory apartment with issuance of 1 1/2" meter modified 5/25/2016 to reduce size to 1" customer line and 1" meter	UTO Date: 05/18/2017

Parcel Information: USS 3260 LT 6
--

Owner : JAMES J PIETAN BOBBI J EPPERLY PO BOX 034358 JUNEAU AK 99803	Applicant : BOBBI J EPPERLY PO BOX 034358 JUNEAU AK 99803
--	---

Fee Type	Date	Receipt	Amount Paid
ENG- Water Assessment Fee	05/19/2016	00008	\$1,500.00
Total Fees Paid:			\$1,500.00

Project Conditions and Holds:

Utility Locates - Call the Utility Locate Council (586-1333) before digging.

Water Meter - 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.

Water Service Connection - For water service connection follow CBJ Standard Detail 419.

Water Turn On/Off - If water service is turned on or turned off at the curb stop by any person not specifically authorized by the water utility, a fee of \$100.00 shall be paid by the property owner.

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

E-Size	E-Depth	E-Curb Box
E-Curb Stop	E-Access to Curb Stop V:	E-Thaw Wire
E-Pressure Test	E-Water Meter/Yoke	E-Cross Connection Cont
E-Thaw Waiver	E-Billing Authorization	E-ROW Restoration
E-Water Final		

Certificate of Occupancy

City & Borough of Juneau, Alaska

This Certificate is issued pursuant to the requirements of CBJ Title 19.01 certifying that at the time of issuance, this structure was in compliance with the various ordinances of the City & Borough of Juneau regulating building construction or use for the following project:

New detached accessory apartment

Building Address: 10460 GLACIER HWY

Occupancy Group: R-3*

Owner of Building: JAMES J PIETAN
BOBBI J EPPERLY
PO BOX 034358
JUNEAU AK 99803

Building Permit No. BLD20160300

Construction Type: Type V-B

Code Edition: 2006 IRC

Occupant Load:

Sprinklers: Required

Provided

Legal Description of Building Lot:

USS 3260 LT 6

Building Official: Charlie Ford, BO


Signature

Parcel No: 4-B22-0-102-007-0

Date of Issuance: December 19, 2016

Post this Certificate in a conspicuous place for the duration of the stated occupancy.



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

Case name

Case Number: PAC2022 Over-the-Counter
Applicant: Bobbi Epperly
Property Owners: James J Pietan; Bobbi J Epperly
Property Addresses: 10460, 10460-B, and 10440 Glacier Hwy
Parcel Code Numbers: 4B2201020070 / 4B2201020060
Site Sizes: 88,557 square feet / 85,987 square feet
Zoning: D10
Existing Land Use: Residential

Conference Date: October 12, 2022

Report Issued: October 13, 2022

DISCLAIMER: Pre-application conferences are conducted for purposes 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
Bobbi Epperly	Applicant	bepperly@gci.net
Jennifer Shields	Planning	Jennifer.shields@juneau.org
David Peterson	Planning	David.peterson@juneau.org

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.

Project Overview

The applicant is proposing a subdivision lot line adjustment in order to clear up access and encroachment issues. Specifically, the lots share a DOT&PF curb cut that is undeveloped past the right-of-way line; however, both lots are currently accessed through the Swampy Acres property at 10440 Glacier Highway. In addition, a barn structure is straddling the shared lot line between the existing lots. The impetus for this proposal is in relation to the applicant's Conditional Use Permit request (USE22-12) to develop a commercial nursery on Lot 6.

Planning Division

1. **Zoning** – D10 zoning district. Proposed lots will exceed the minimum lot size of 36,000 square feet (see below) and lot width required of 150 feet.
2. **Subdivision** – Both lots front onto a CBJ classified arterial roadway. Per CBJ 49.35.210(b)(3):
A parcel of land with less than 500 feet of frontage on a street, or with less than 350 feet in depth may be subdivided so as to allow access directly onto a minor arterial street if all of the following conditions are met:
 - (A) *All of the resulting lots must meet the minimum lot area standard for a single-family dwelling in the D-1 zoning district (36,000 square feet).*
 - (B) *All of the lots must share a common access point and further subdivision of the newly created lots is not allowed.*
 - (C) *Common access to all lots is required and back out parking is prohibited. The applicant must submit a plan that shows the feasibility of off street parking for all lots and an adequate area for a turnaround to prevent back out parking.*
 - (D) *The applicant must provide assurance in the form of an easement, plat note, and a maintenance agreement that is recorded with the subdivision, all of which must be acceptable to the director, that ensures the required common access will be constructed and maintained by the property owners.*
 - (E) *The proposed subdivision must meet all other applicable subdivision standards and requirements.*
3. **Setbacks** – Setbacks for the D10 zoning district are front and rear – 20 feet; sides – 5 feet. The barn on Lot 6 and the house on Lot 5 must meet the side setback requirement with the proposed, shared lot line.
4. **Height** – 35 feet for permissible uses, 25 feet for accessory uses.
5. **Access** – Per CBJ 49.35.250(b): *“Publicly maintained access within a subdivision. Unless otherwise provided in this section or in 49.15.420(a)(1), all lots must satisfy the minimum frontage requirement and have direct and practical access to the right-of-way through the frontage.”* **Both lots appear to have direct and practical access through a shared DOT&PF Driveway and Approach Road Permit; the existing approach location and width must be shown on the plat.** The applicant must provide assurance in the form of an easement, plat note, and a maintenance agreement that is recorded with the subdivision, all of which must be acceptable to the CDD Director, that ensures the required common access will be constructed and maintained by the property owners.
6. **Parking & Circulation**– Single-family dwellings require two off-street parking spaces, with one additional space required for an accessory apartment.
7. **Lot Coverage** – Maximum lot coverage is 50%

8. **Vegetative Coverage** – Minimum vegetative coverage is 30%
9. **Lighting** – N/A
10. **Noise** – N/A
11. **Flood** – N/A
12. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – N/A
13. **Wetlands** – N/A
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 construction scheduling. No anadromous waterbodies are on the subject parcel, or within 50 feet.
15. **Plat or Covenant Restrictions** – N/A
16. **Traffic** – N/A
17. **Nonconforming situations** – The lot line adjustment will resolve the barn setback encroachment.

Building Division

18. **Building** – No comments at this time.

General Engineering/Public Works

19. **Engineering** – Both lots have ample frontage, so they could construct their own driveways as far as CBJ is concerned. Since this is a DOT road and they have jurisdiction, the applicant should contact DOT ROW for further information. If the applicant wants to plat a private easement that straddles the property line, 20' width (10' either side of the line) would be appropriate to account for the typical mode of transportation utilized (car/truck).

Fire Marshal

20. **Fire Items/Access** – No comments at this time.

Other Applicable Agency Review

21. **DOT&PF** – Applicant is advised to confirm with DOT&PF that the proposed lot line adjustment is acceptable.

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 (required with all permit types)
2. Subdivision 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. Required with Subdivision application:
 - a. Subdivision Checklist for Preliminary Plat
 - b. Preliminary plat

- c. Lot closure report
- d. A copy of this pre-application conference report
- e. Narrative including legal descriptions of properties, existing structures on the land, zoning district, density, access, current and proposed use of any structures, utilities available, unique characteristics of the land or structures.

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.

- 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. Lot line adjustment application fee: \$160

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

Submit your Completed Application

You may submit your application(s) online via email to permits@juneau.org

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: www.juneau.org/community-development

Attachments:

Development Permit Application

Subdivision Preliminary Plat Checklist

Subdivision Application

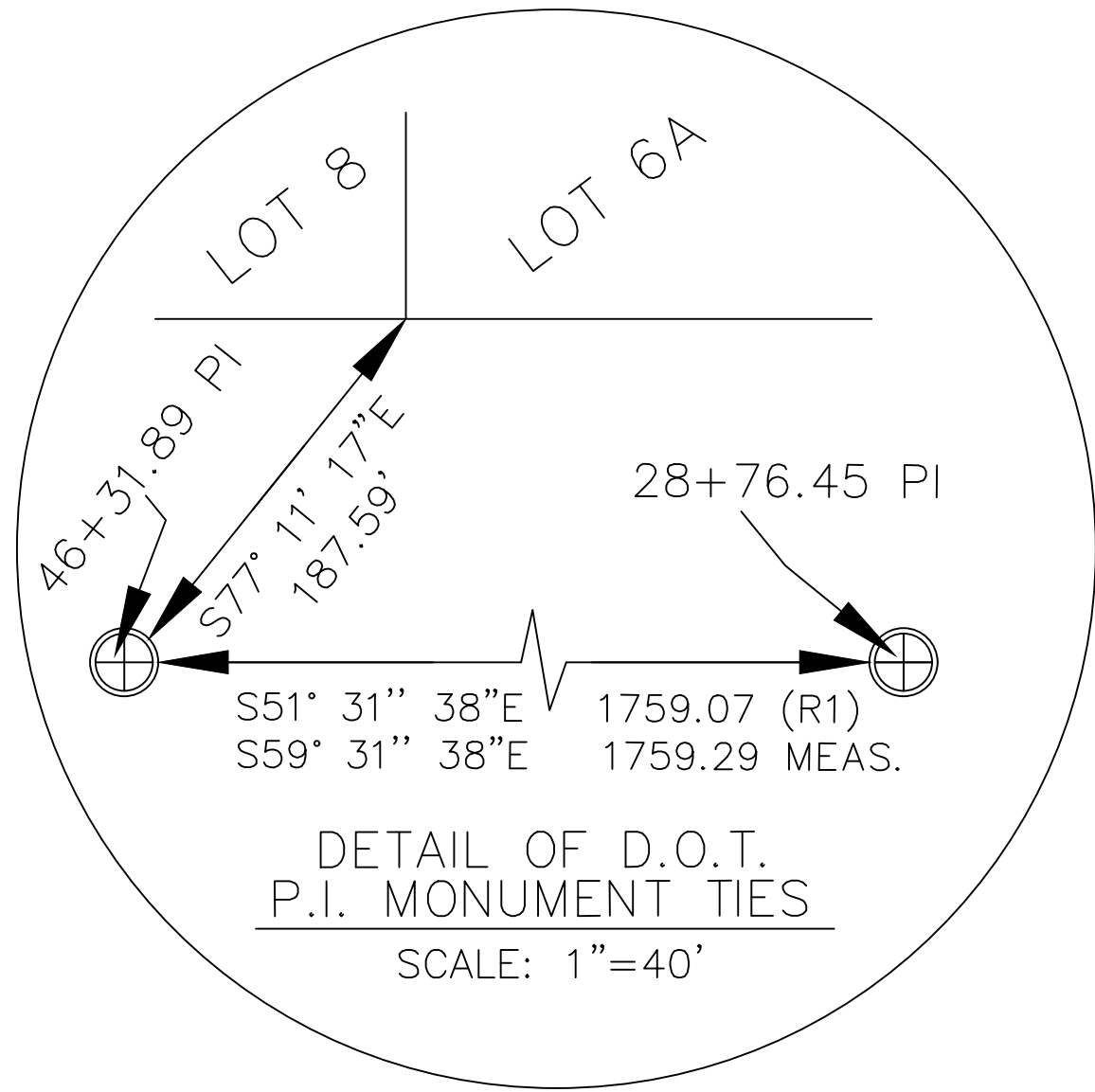
C:\USERS\CDR\IN\DRIVE\DESKTOP\EPPEPLY\EPPEPLY.DWG 12/7/2022 1:00PM

- LEGEND**
- ✱ G.L.O. 2" BRASS MONUMENT RECOVERED THIS SURVEY
 - ⊕ PRIMARY DOT SHOULDER MONUMENT IN CASING RECOVERED THIS SURVEY
 - SECONDARY MONUMENT RECOVERED THIS SURVEY REBAR AND CAP, J.W. BEAN
 - SECONDARY MONUMENT SET THIS SURVEY BY J.W. BEAN
 - ⊕ PRIMARY MONUMENT BY OTHERS AS SHOWN
-
- SURVEYED
 - - - - - UNSURVEYED
 - SURVEY TIE
 - CENTERLINE
 - - - - - EXISTING ELECTRIC
 - - - - - DRIVEWAY
 - - - - - FENCES
 - POWER POLE
 - - - - - LINE VACATED

BASIS OF BEARING
THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N50° 45' 51"W BETWEEN CORNER 1, LOT 7, U.S.S. 3260 A 2" BRASS CAP FROM THE 3.25 ALUMINUM CAP BEING SOUTHWEST CORNER OF LOT 2A, PEDERSON HILL II, PLAT 2019-34 AS SHOWN.

(R) = AS PER PLAT NO. 98-18, JUNEAU RECORDING DISTRICT
(R1) = AS PER PROJECT #67987, JUNEAU RECORDING DISTRICT
(R2) = AS PER PLAT 2019-34 JUNEAU RECORDING DISTRICT

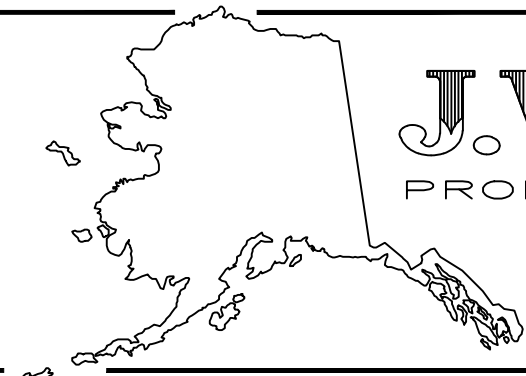
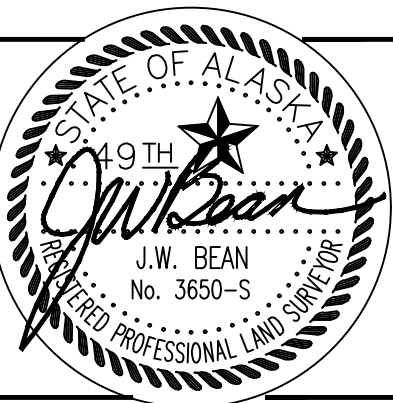
RECORD INFORMATION:
THE RECORD INFORMATION USED FOR THIS SUBDIVISION IS DERIVED FROM U.S.S. 3260 MENDENHALL PENINSULA SMALL TRACT UNIT NO. 2, DATED 5-29-1953, OFFICIAL PLAT 98-18, D.O.T. R.O.W. MAP, DATED 6-4-1998, AND STATE PROJECT #67987, DATED 9-19-2013, OFFICIAL PLAT 2019-34, DATED 10-14-19.



CERTIFICATE OF REGISTERED LAND SURVEYOR

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT; THAT ALL WALKS, ROADS, EASEMENTS AND IMPROVEMENTS THEREON ARE AS SHOWN AND THAT ALL OVERLAPS AND ENCROACHMENTS ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE.

DATE: _____

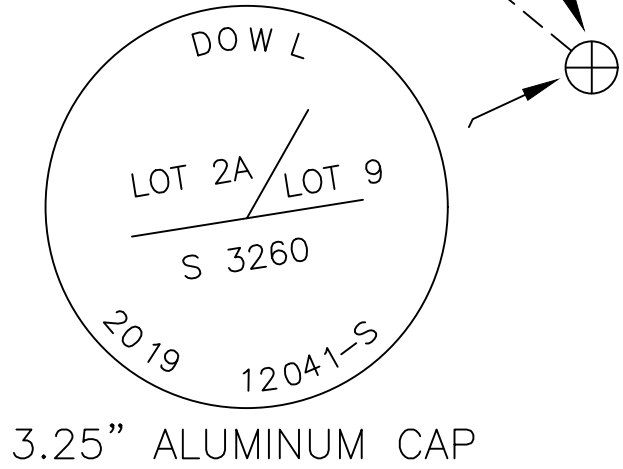
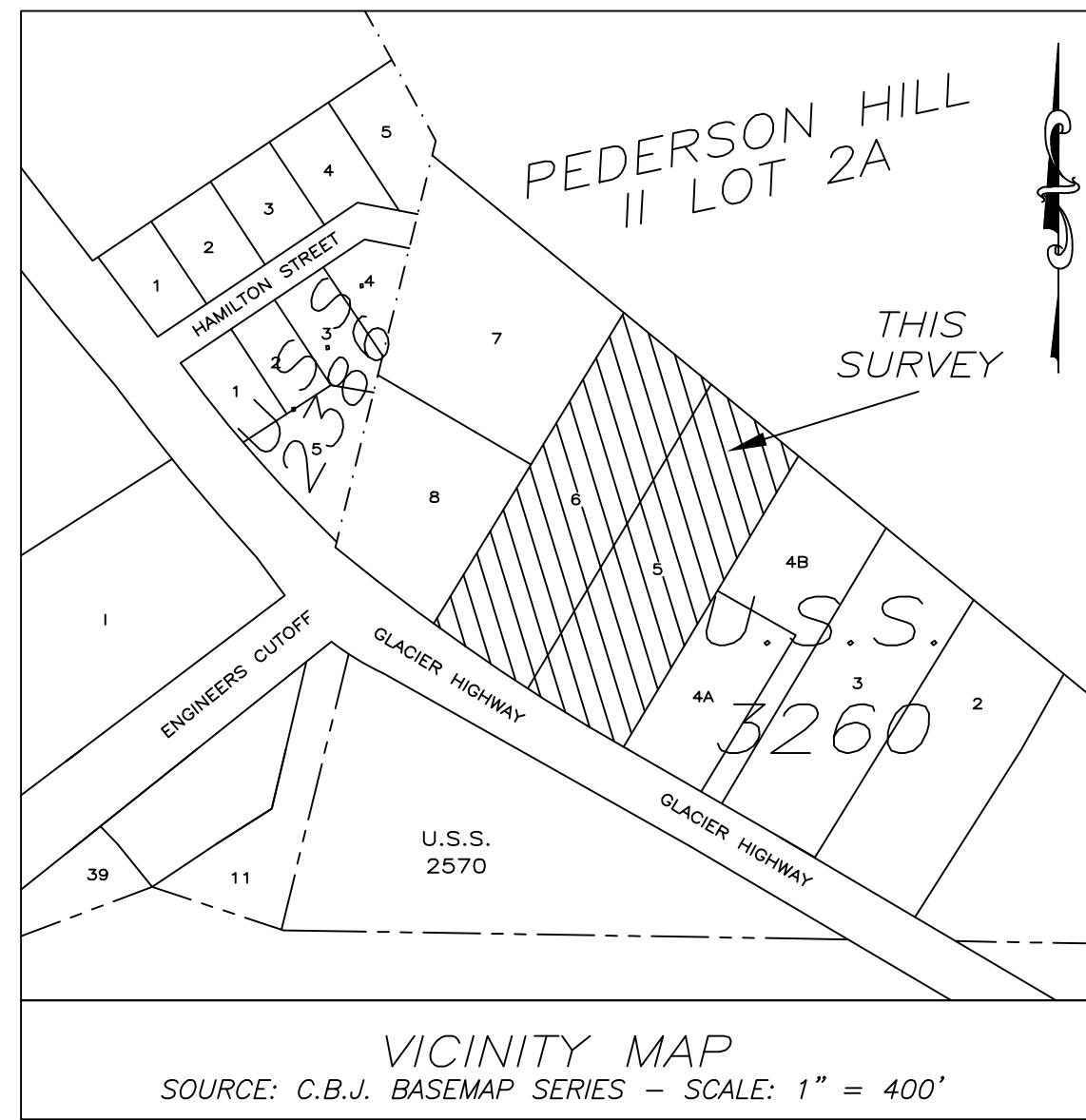


J.W. BEAN INC.
PROFESSIONAL SURVEYOR
1070 ARCTIC CIRCLE
JUNEAU - ALASKA
(907) 723-3610
SURVEYOR - PLANNER
PROJ: 11361-EPPEPLY-LOTS-5&6

30' 0 60'
Scale in feet
SCALE: 1"=30'

NOTES:

- ALL PLAT BEARING SHOWN ARE TRUE BEARING AS ORIENTED TO THE BASIS OF BEARING.
- DOMESTIC WATER AND SANITARY SEWER DISPOSAL PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
- RECORD DIMENSIONS DIFFERENT FROM MEASURED OR CALCULATED DIMENSIONS ARE SHOWN IN PARENTHESES.
- THE ON LOT STORMWATER RUNOFF DRAINAGE IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CHAPTER 19.12 EXCAVATION AND GRADING CODE.
- THIS SURVEY CLOSES WITHIN A LIMIT OF ERROR OF ONE FOOT IN 10,000 FEET.
- ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.



AN AS-BUILT OF
LOTS 5 AND 6,
U.S. SURVEY NO. 3260
CITY & BOROUGH OF JUNEAU, ALASKA
STATE RECORDER'S OFFICE AT ANCHORAGE

OWNERS: BOBBI EPPEPLY
JAMES PIETAN
10460 GLACIER HWY
JUNEAU, ALASKA 99801
CBJ MIP: 2022 0011

SURVEYOR: JW BEAN, PROFESSIONAL SURVEYORS, INC.
1070 ARCTIC CIRCLE, JUNEAU, ALASKA 99801 (907) 723-3610

DATE: 12-7-2022 SCALE: 1"=30' SHEET 1 OF 1



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

**COMMUNITY DEVELOPMENT
NOTICE OF DECISION**

Date: December 21, 2022
File No.: MIP2022 0011

Bobbi Epperly & James Pietan
10440 & 10460 Glacier Highway
Juneau Ak, 99801

Proposal: Applicant is seeking to adjust a lot line between two properties owned by the applicant.

Property Address: 10440 & 10460 Glacier Highway

Property Legal Description: USS 3260 Lot 5 & 6

Property Parcel Code No.: 4B2201020060 & 4B2201020070

Proposed Subdivision: Lots 5 & 6 of USS 3260

The Director of Community Development has **APPROVED** the preliminary plat for a lot line adjustment between lots 5&6 of USS 3260.

This approval is based on the preliminary plat dated 12/7/2022, attached hereto, and with the following conditions:

1. Prior to approval of the final plat, Certification from the CBJ Treasurer is required that all real property taxes and special assessments levied against the property for the year of recording have been paid.

This Notice of Decision does not authorize any construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain a building permit for any and all improvements requiring a permit.

This Notice of Decision constitutes a final decision of the Director of the CBJ Community Development Department. Appeals must be brought to the CBJ Planning Commission in accordance with CBJ 49.20.110. Appeals must be filed by 4:30 PM on the day twenty days from the date the decision is filed.

Bobbi Epperly & James Pietan

File No.: MIP2022 0011

December 21, 2022

Page 2 of 2

Expiration Date: The permit will expire five (5) years from the effective date, or December 14, 2022 unless substantial construction progress has been made in construction of required improvements in accordance with the authorized plans, or an application for a final plat has been accepted.

If you have any questions regarding your project or anticipate any changes to your plans, please call the Community Development Department at (907) 586-0715.

Project Planner:

A handwritten signature in blue ink, appearing to read "Dave Peterson", written over a horizontal line.

David Matthew Peterson, Planner II
Community Development Department

A handwritten signature in blue ink, appearing to read "Jill Maclean", written over a horizontal line.

Jill Maclean, Director
Community Development Department

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 CBI-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.



DIRECTOR'S REVIEW STAFF REPORT
MINOR SUBDIVISION
MIP2022 0011

(907) 586-0715

CDD_Admin@juneau.org

www.juneau.org/community-development

155 S. Seward Street • Juneau, AK 99801

DATE: December 21, 2022

TO: Jill Maclean, Director, AICP

BY: David Matthew Peterson, Planner II

PROPOSAL: Applicant requests a minor subdivision for a lot line adjustment between two properties owned by the applicant.

STAFF RECOMMENDATION: Approval

KEY CONSIDERATIONS FOR REVIEW:

- Setbacks
- Driveway Easement

**PLANNING COMMISSION
REVIEW REQUIRED:**

Planning Commission review is not required for this permit.

ASSEMBLY REVIEW REQUIRED:

Assembly review is not required for this permit.

STANDARD OF REVIEW:

A minor subdivision permit is required for all subdivisions resulting in 13 or fewer lots.

Code Provisions:

- CBJ 49.15.401
- CBJ 49.15.411
- CBJ 49.15.412
- CBJ 49.25.300
- CBJ 49.25.400
- CBJ 49.35.210
- CBJ 49.35.260
- CBJ 49.35.262
- CBJ 49.80

GENERAL INFORMATION	
Property Owner	Bobbi Epperly & James Pietan
Applicant	Bobbi Epperly & James Pietan
Property Address	10440 & 10460 Glacier Highway
Legal Description	USS3260 Lot 5 & 6
Parcel Number	4B2201020060 & 4B2201020070
Zoning	D10
Lot Size	85,987sf/1.97ac – 88,557sf/2.03ac
Water/Sewer	Yes/Yes
Access	Glacier Highway
Existing Land Use	Residential
Associated Applications	N/A

The Director shall decide on the case per CBJ 49.15.400(a) - Purpose and applicability. *The purpose of this article is to facilitate the subdivision of land to promote the public health, safety, and general welfare of the citizens of the CBJ in accordance with the Comprehensive Plan of the City and Borough of Juneau, Alaska.*

And per CBJ 49.15.401(a) - A minor subdivision permit is required for subdivisions resulting in 13 or fewer

Fostering excellence in development for this generation and the next.

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES

North (D10SF)	Undeveloped
South (D10)	Storage
East (D10)	Residential/Barn
West (D10)	Church

SITE FEATURES

Anadromous	N/A
Flood Zone	N/A
Hazard	N/A
Hillside	N/A
Wetlands	N/A
Parking District	N/A
Historic District	N/A
Overlay Districts	N/A

BACKGROUND INFORMATION

Project Description – To move forward with a Conditional Use Permit (USE22-12) for a commercial garden nursery, the existing encroachment situation (structure built across a lot line) must be corrected. Applicant is seeking a lot line adjustment between Lots 5 & 6. The lot line adjustment would correct the existing encroachment issue.

As the lot line is adjusted, the applicant would like to abandon an existing shared access easement and create a new driveway access easement so that both properties continue to be accessible. The new driveway easement would straddle the lot line between the two properties, using the property line as the centerline of the easement. The shape of the adjusted lot line is the result of a DOT&PF driveway apron that has remained undeveloped past the right of way line.



Background -

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

Item	Summary
U.S. Survey No. 3260 Alaska	1954 recorded plat of Swampy Acres.

2007 Land Use Code Update	Letter addressing concerns over discovering the transition zone from D1 to D10. Letter attests that the transition zone has been in effect since 1987. Once the City extended the sewer service, in conjunction with the Local Improvement District (LID), would effectively change the Zoning from D1 to D10.
Planning Commission Notice of Decision	2012 official Re-zone of area recently connected to City Water and Sewer along Glacier Highway.

ANALYSIS

Dimensional Standards – The proposed lots as shown on the preliminary plat meet or exceed the dimensional standards listed in CBJ 49.25.400. The CBJ 49.25.400 Dimensional Standards are listed below.

Standard		Requirement	Proposed Lot 5	Proposed Lot 6
MINIMUMS	Lot Size	6,000 sq. ft.	63,762.68 sq. ft.	109,666.13 sq. ft.
	Lot Width	50 ft.	215.55ft.	118.22ft.
	Setbacks	Front	20ft.	20ft.
		Rear	20ft.	20ft.
		Side	5ft.	5ft.
		Side	5ft.	5ft.
		Street Side	13ft.	13ft.

Density – The table below demonstrates how many dwelling units each lot can accommodate after the proposed subdivision has been completed.

Lot Number	Square Feet/Acre	Maximum Number of Dwelling Units
Lot 5	63,762.68 / 1.46	10 units per acre X 1.46ac = 14.6 = 15
Lot 6	109,666.13 / 2.52	10 units per acre X 2.52 = 25.2 = 26

Wetlands – N/A

Hazards – N/A

Habitat – N/A

PUBLIC AND PRIVATE IMPROVEMENTS

Item	Summary	Plat Note/Conditions
CBJ 49.35.210 Street Improvement Standards	N/A	
CBJ 49.35.210(i)(4)	N/A	

Item	Summary	Plat Note/Conditions
Roadway Construction Standards Waivers		
CB 49.35.310 Water Improvements	N/A	
CBJ 49.35.410 Sewer Improvements	N/A	
CBJ 49.35.510 Drainage	N/A	
CBJ 49.35.610 Non-motorized Access	N/A	

Traffic – According to CBJ 49.40.300(2) a traffic impact analysis IS NOT required.

Use	Total Units on Property(s)	Trips Generated	Total ADT's
Single Family Detached	2	9.52/dwelling	19.04

Access – Per CBJ 49.35.250(a) staff has determined that the primary access to the subdivision is Glacier Highway. The applicant has demonstrated that each lot will have direct and practical access to a public right-of-way through the frontage of the lot, as required by CBJ 49.35.250(b).

Lot Number	Primary access
Lot 5	Glacier Highway
Lot 6	Glacier Highway

Arterial Streets – According to the Roadway Classification Map, Glacier Highway, is classified as an arterial. The below table lists requirements for subdivisions along arterial streets.

Standard	Requirement	Met?	Plat Notes/Conditions
CBJ 49.35.210(b)(1)(2) Access Restricted	No lot created through the subdivision shall have direct access onto an arterial street. A separate access street or frontage road is required.	<input type="checkbox"/> Meets/Exceeds <input type="checkbox"/> Not met	N/A - No new lots are being created as the result of the lot line adjustment. Both properties have direct access to Glacier Highway. (2) Lots will be sharing a single driveway access.

Standard	Requirement	Met?	Plat Notes/Conditions
CBJ 49.35.210(b)(3) Access Exception – Parcels with less than 500 feet of frontage or 350 feet in depth	<ul style="list-style-type: none"> • All resulting lots meet or exceed 36,000 sq. ft. • All lots share a common access point; an easement is provided. • The applicant has submitted a plan demonstrating parking standards can be met – no back-out parking is allowed. • A signed maintenance agreement has been provided. 	<input checked="" type="checkbox"/> Meets/Exceeds <input type="checkbox"/> Not met	<ul style="list-style-type: none"> • The lots will share an existing DOT driveway apron.

AGENCY REVIEW

CDD conducted an agency review comment period between: November 4, 2022 – November 18, 2022.

Agency	Summary
Capitol City Fire and Rescue	N/A
General Engineering	N/A
Planning	N/A
Cartography	N/A

PUBLIC COMMENTS

CDD conducted a public comment period between: December 1, 2022 – December 15, 2022. Public notice was mailed to neighbors directly abutting property. No comments were received.

PRELIMINARY PLAT FINDINGS

Per CBJ 49.15.401(f) the Director makes the following findings on the proposed development:

1. Does the final plat meet the criteria set forth in CBJ 49.15.411 and CBJ 49.35?

Finding: Yes. The final plat meets the requirements of CBJ 49.15.412 and CBJ 49.35.250.

2. Has the applicant complied with any conditions or plat notes required by the director in the notice of decision approving the preliminary plat?

Finding: Yes. No conditions or plat notes have been added/required.

3. Has the applicant constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010

Bobbi Epperly & James Pietan

FILE NO: MIP2022 0011

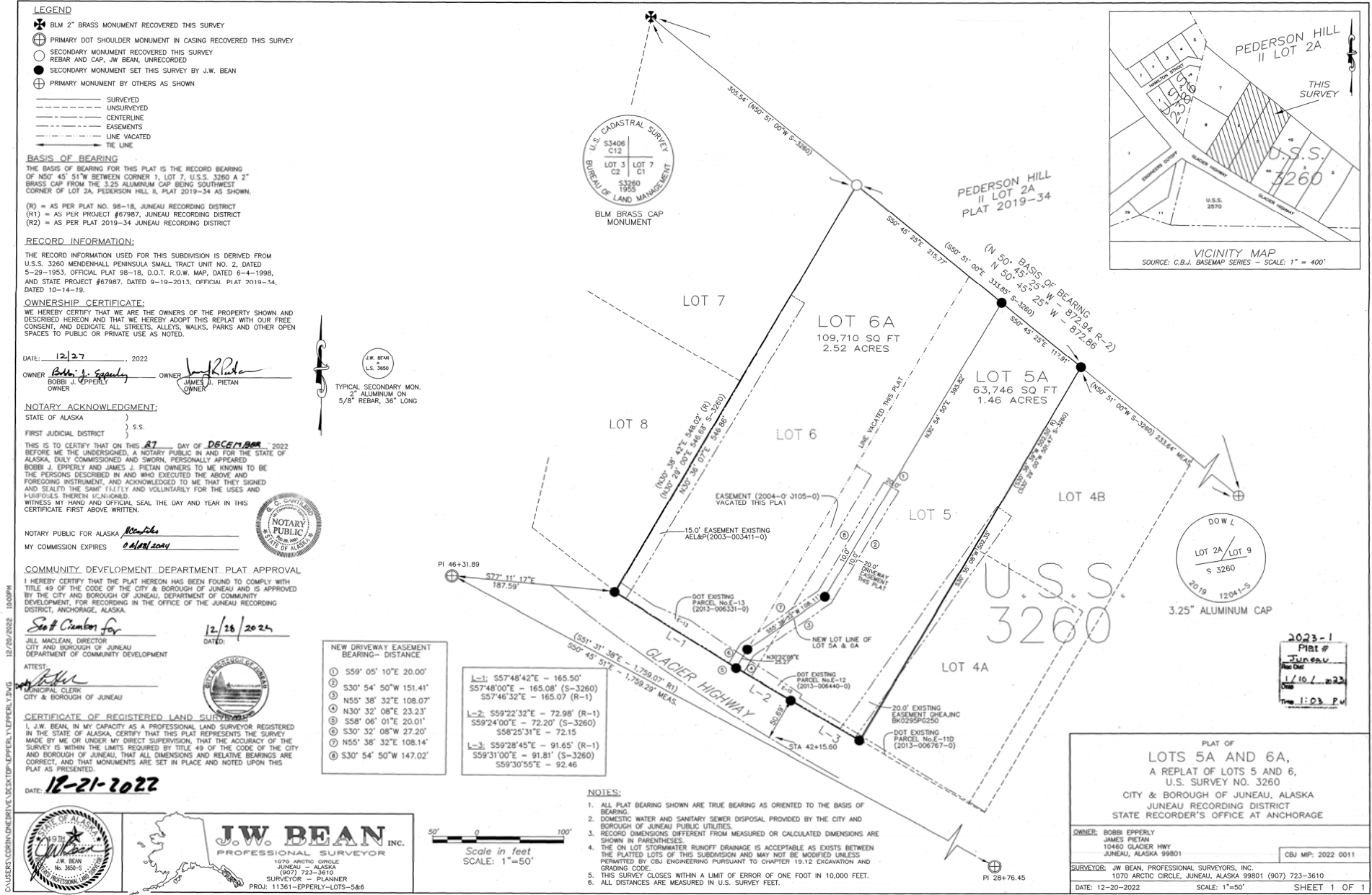
December 21, 2022

Page 6 of 6

Finding: No. No improvements required.

RECOMMENDATION

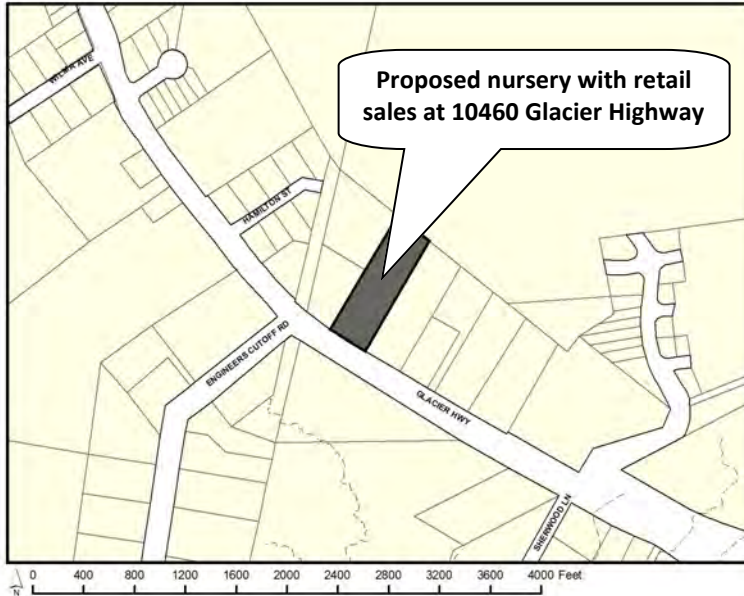
Staff recommends the Director APPROVE the requested Final Plat permit. The permit would allow both properties to have driveway access to Glacier Highway, and correct the encroachment issue that currently exists on the property.



Attachment L - 2023 Recorded Plat 2023-1

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:

An application has been submitted for consideration and public hearing by the Planning Commission for a **Conditional Use Permit for a flower and vegetable nursery with retail sales at 10460 Glacier Highway** in a **D10 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 6, 2022**, at

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

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

Now through Aug. 22

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

Aug. 23 — noon, Sept. 9

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

HEARING DATE & TIME: 7:00 pm, Sept 13, 2022

This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <https://juneau.zoom.us/j/84149547128> and use the Webinar ID: 841 4954 7128 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. 14

The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ext. 4139 ♦

Email: pc_comments@juneau.org

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

Case No.: USE2022 0012

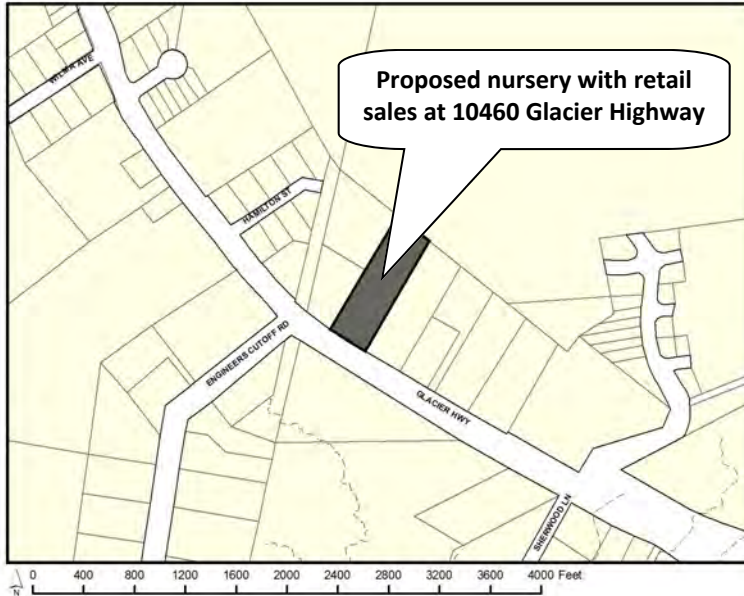
Parcel No.: 4B2201020070

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



Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission
Your Community, Your Voice



155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for a **Conditional Use Permit for a flower and vegetable nursery with retail sales at 10460 Glacier Highway** in a **D10 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 **February 21, 2023**, at

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

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

Now through Feb. 6

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

Feb. 7 — noon, Feb. 24

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

HEARING DATE & TIME: 7:00 pm, Feb. 28, 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/85332637622> and use the Webinar ID: 853 3263 7622 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.

Mar. 1

The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ext. 4139 ♦

Email: pc_comments@juneau.gov

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

Case No.: USE2022 0012

Parcel No.: 4B2201020070

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



Attachment M - Abutters Notices and Public Notice Sign Photos

From: [Konnie Chitty](#)
To: [Jennifer Shields](#)
Subject: New Business
Date: Tuesday, August 2, 2022 8:06:52 AM

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

Good Morning Jennifer. I've heard the recent news of my neighbor wanting to start a business of vegetables and flowers... I'm all for it and of course all small businesses are an asset to our community. The new business will be located at 10460 Glacier Highway. With owner Bobby Epperson at the helm. its a YES from me ! Please consider a conditional use permit for this fantastic opportunity for our community to enjoy for years to come. thank-you, Konnie Chitty, 2771 Engineers Cutoff RD. Juneau

From: [Cathy Munoz](#)
To: [Jennifer Shields](#)
Subject: Pederson Hill Flower and Vegetable Farm
Date: Thursday, July 28, 2022 4:34:46 PM

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

Hi Jennifer –

I am writing to support the conditional use permit for the Pederson Hill Flower and Vegetable Farm.

Having more local options for produce and flowers will benefit the community in multiple ways.

I am impressed with the hard work and dedication of proprietor Bobbi Epperly. She aims to bring healthy, locally grown produce to our community and I applaud her for that.

Please encourage adoption of a conditional use for this operation to allow for sustainable industries to flourish.

Sincerely, Cathy Munoz

Sent from [Mail](#) for Windows

From: [Jade Murphy](#)
To: [Jennifer Shields](#)
Subject: Pederson hill farm application
Date: Friday, July 29, 2022 9:42:24 AM

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

I write in support of Pederson Hill Flower and Vegetable Farm, Ms Bobbi Epperly-Pietan's agricultural project.

I have known this property and family for nearly 40 years. I support their efforts in this regard. Juneau has precious little agricultural land, and most of the good land is under developments of one kind or another. Ms. Epperly-Pietan's project will showcase what can be done on a small piece of ground in the borough. The property is agricultural in nature, being part of a historical homestead, which should be preserved! With the growing interest in the "eat local" movement, businesses such as this should be embraced by the community.

I strongly urge the commission to support this application.

Judith L. Murphy



August 12, 2022

CBJ Planning Commission

155 S. Seward

Juneau, AK 99801

Attn: Jennifer Shields

Jennifer.shields@juneau.org

To Whom It May Concern:

I am writing a letter of support for the Pederson Hill Flower and Vegetable Farm that is seeking a conditional use permit in Juneau, Alaska. I feel that local agriculture should be supported and promoted. The pandemic and recent supply chain shortages, combined with inflation have demonstrated a greater need than ever for locally sourced and produced agricultural products. This farm will not only be able to supply the local florists but provided local produce to businesses and individuals alike.

Juneau is a difficult area for agriculture, as it has limited privately owned land suitable to development. All the agricultural properties of the past have been developed for housing and industrial uses. The property requesting permitting for this farm is ideal, as it is an established property that has been traditionally used for agricultural purposes.

If you have any questions or concerns, please feel free to contact me directly.

Sincerley,

Dr. Stefanie Fairchild