

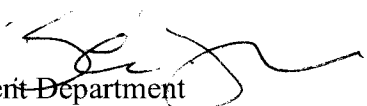
# MEMORANDUM

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

**DATE:** February 1, 2007

**TO:** Planning Commission

**FROM:** Ben Lyman, Planner  
Community Development Department



**FILE NO.:** USE2006-00067 - Conditional Use

**PROPOSAL:** Remodel 304 square feet of a detached garage into a one-bedroom accessory apartment.

## GENERAL INFORMATION

Applicant: Lauree Hugonin

Property Owner: Lauree Hugonin

Property Address: 3590 Glacier Highway

Legal Description: Hall Estates LT 2

Parcel Code Number: 7-B09-0-105-010-2

Site Size: 23,865 square feet

Zoning: D-5 (Single-Family / Duplex)

Utilities: Public Water and Sewer

Access: Glacier Highway

Existing Land Use: Single-Family Residence with Apartment in Detached Garage

Surrounding Land Use: North - Single Family Residences and Vacant Lots (D-5)  
South - Twin Lakes Park (D-5)  
East - Single Family Residences (D-5)  
West - Single Family Residences (D-5)



## **PROJECT DESCRIPTION**

The applicant requests a Conditional Use permit to allow the conversion of 304 square feet of a detached garage into a one-bedroom Accessory Apartment.

## **BACKGROUND**

The Conditional Use permit considered herein is an after-the-fact request brought about due to enforcement action (ENF2006-00079). According to Chris Morton, the spouse of the property owner and applicant, the interior walls and “partial bathroom” were constructed by a previous owner. Neither this earlier work nor the completion of the conversion of the garage to a dwelling unit was permitted by the City and Borough of Juneau Community Development Department (CDD). As a result of the enforcement action on this property, the owner has applied for the required Conditional Use permit for an Accessory Apartment in a detached garage in a D-5 zoning district and a building permit (BLD2006-00725) for the work completed to date.

## **ANALYSIS**

**Project Site** – The project site is a 23,865 square foot lot located across Glacier Highway from Twin Lakes Park. The site plan is shown on Attachment A.

**Project Design** – The project involves the conversion of 304 square feet at the rear of an existing garage into a one-bedroom apartment. The floor plan of the garage and apartment is shown in Attachment B.

A *dwelling unit* is defined at CBJ AC§49.80.120 as “a residential use consisting of a building or portion thereof, providing independent and complete cooking, living, sleeping and toilet facilities for one family.” In the primary dwelling unit, there is a full kitchen as well as a kitchenette. The primary dwelling also has three bathrooms, two on the first floor and one on the second. There is, therefore, the potential that this dwelling could itself be used as two separate dwellings. If this occurred, the proposed apartment would constitute a third dwelling on the property, which would not be permissible in the subject zoning district (D-5). The configuration of the dwelling, however, would require a user of the kitchenette to walk through the kitchen to reach a toilet facility. The configuration of these uses therefore prevents use of the structure as multiple “independent and complete” dwellings.

The CDD commonly requires that a deed restriction prohibiting the use of second kitchens as rental units prior to the approval of building permits and accessory apartment use permits. In this case, however, the design of the residence does not lend itself to use as two dwelling units. Staff recommends, however, that an advisory condition be placed on the requested Conditional Use permit to alert the applicant that future modifications to the floor plan of the primary residence may result in the need for a deed restriction prohibiting the use of a portion of the primary dwelling as an independent dwelling unit.

**Traffic** – Due to its design as a one-bedroom apartment, the proposed dwelling would be unlikely to be occupied by more than one or two adults, and perhaps a very young child. At a maximum, the proposed dwelling would add two vehicles with daily trips to and from the subject property. Comments on the project were solicited from the State of Alaska Department of Transportation/Public Facilities (DOT). Two DOT staff members submitted “no comment” or “no concern” comments, with the caveat that the proposed apartment uses the existing driveway. No modification to the existing driveway is proposed as part of this project; nor is a new driveway proposed to serve the subject property as part of the project under consideration.

**Parking and Circulation** – CBJ AC §49.40.210(a) requires that two parking spaces be provided for each of the two proposed (and existing) dwelling units on the property. Accordingly, four parking spaces are required for the property with two dwelling units. The applicant has shown four outdoor parking spaces adjacent to the east side of the garage (Attachment C). CBJ AC§49.40.210(b)(1) requires that parking spaces be at least 8.5’ by 17’, so the four parking spaces shown would require 34’ from side to side. The garage is slightly more than 24’ wide, and the preliminary as-built survey (Attachment D) indicates limited space to the northeast of the garage which could accommodate a vehicle, as the graded driveway shown on this survey is smaller than 8.5’ by 17’. There is, however, more than enough space for three side-by-side parking spaces in front of the garage door (to the southeast of the garage), as this configuration would only require 25.5’ for the three side-by-side parking spaces.

Inside the garage, the addition of the apartment would mean that the garage would no longer be capable of accommodating two parking spaces, as the east side of the garage would be shorter than 17’ deep. The west side of the garage, however, would have more than enough space (approximately 17’ by 25’) to accommodate a single 8.5’ by 17’ parking space.

CBJ AC§49.40.230(b)(6) allows for parking spaces required for single-family residences to be stacked. As such, having one parking space in the garage blocked by another parking space outside the garage is a code-compliant layout.

It should be noted that the subject parcel has sufficient area, and even sufficient area which has been graded, to accommodate additional functional parking spaces. At a minimum, the four required parking spaces will be provided on the lot.

**Noise** – There is no indication that the proposed accessory apartment would create any noises or levels of noise which would be unusual in or detrimental to a residential neighborhood.

**Public Health or Safety** – There is no indication that the proposed accessory apartment would have any effect on public health or safety. Comments on the proposed project were solicited from Capital City Fire/Rescue staff, who had no comment on the project. Department of Environmental Conservation staff also commented on the project, but only to state that they would have no concerns as long as the apartment was connected to the public sewer system. The proposed apartment will be connected to the CBJ sewer system; accordingly, no agencies have concerns regarding the potential effects of the proposed apartment on public health or safety.

**Property Value or Neighborhood Harmony** – CBJ Assessor Jim Canary has stated that “This use would be consistent with other like properties within the area,” and that he has no concerns with the project affecting property values in the neighborhood.<sup>1</sup> There is no indication that the proposed accessory apartment would have any effect on neighborhood harmony.

**Conformity With Adopted Plans** – The subject property is in an area designated as Urban Low Density Residential (ULDR) in the Comprehensive Plan of the City and Borough of Juneau, 1995 Update. ULDR is described in the Comprehensive Plan as “urban/suburban residential land for detached single-family units, duplex and zero-lot-line units at densities of one to six units per acre; may include mobile homes where specifically permitted.” The subject parcel is over ½ of an acre in size, and with the proposed accessory apartment, the density on the lot will be less than four dwelling units per acre.

The Comprehensive Plan of the City and Borough of Juneau, 1995 Update, contains a policy which is directly applicable to the project considered herein:

*Policy 2.8. It is the policy of the City and Borough of Juneau to encourage and facilitate provision of a variety of housing opportunities in sufficient quantities and at affordable prices, to meet the housing needs of its residents. Provision of an adequate supply of housing for low and moderate income families is a top priority.*

The proposed use and resulting residential density are in conformance with adopted plans.

**Juneau Coastal Management Program** – The proposed project is not related to the Juneau Coastal Management Program or its enforceable policies.

## **FINDINGS**

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

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

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

---

<sup>1</sup> January 18, 2007 email from Jim Canary to Ben Lyman

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

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

Per CBJ §49.15.300 (e)(1)(A thru C), Review of Director's Determinations, the Director makes the following findings on the proposed development:

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

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

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

**Yes.** The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300, Section 1.911 for the D-5 zoning district.

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

**Yes.** The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the February 2 and February 12, 2007 issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right of Way.

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

**No.** Based on the analysis above, there is no evidence that the proposed development will materially endanger the public health or safety.

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

**No.** Based on the analysis above, there is no evidence that the proposed development will substantially decrease the value of or be out of harmony with property in the neighboring area.

**6. *Will the proposed development not be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?***

**Yes.** Based on the analysis above, the proposed development will be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans.

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

**N/A.** The proposed development is not related to the Juneau Coastal Management Program or its enforceable policies.

**RECOMMENDATION**

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. The permit would allow the development of a one-bedroom accessory apartment in a detached garage.

The approval is subject to the following advisory condition:

Future modifications to the floor plan or provision of plumbing fixtures in the primary dwelling unit may result in the need for a deed restriction prohibiting the use of a portion of the primary dwelling as a separate dwelling unit.



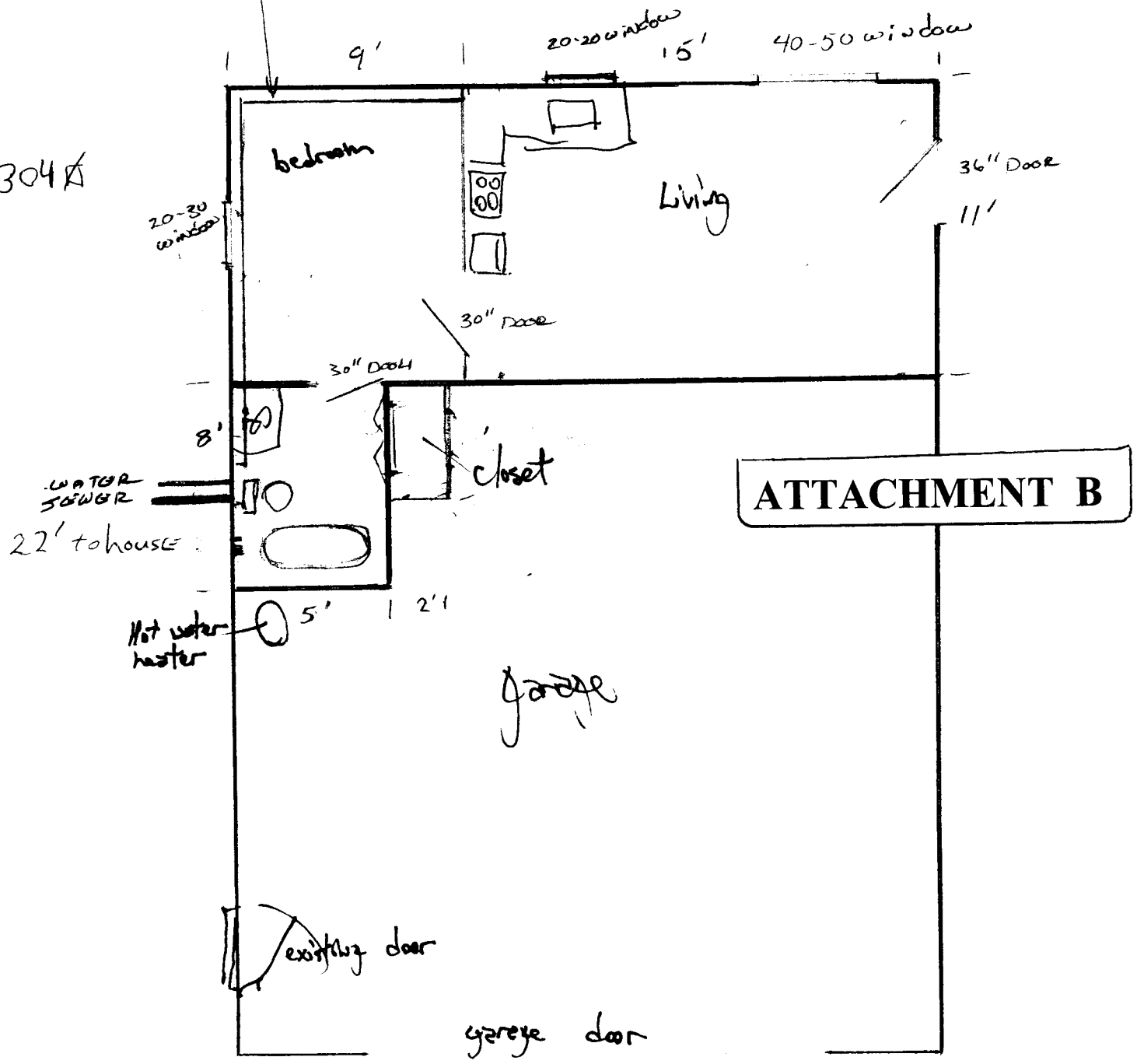
RECEIVED

DEC 06 2006

PERMIT CENTER / CDD

4' wall to cover plumbing

304A



ATTACHMENT B

Bold lines existing  
pencil is added or to be added



# DEVELOPMENT PERMIT APPLICATION

(APPLICANT - PLEASE FILL IN THE PROJECT/APPLICANT INFORMATION)

|   |                                   |                                  |
|---|-----------------------------------|----------------------------------|
| Project Number<br><b>BLD 2006-799</b>                                 | <b>CITY and BOROUGH of JUNEAU</b> | Date Received:<br><b>12/6/06</b> |
| Project Name (City Staff to assign name) <b>Hugonin Accessory Apt</b> |                                   |                                  |

| PROJECT / APPLICANT INFORMATION  | Project Description<br><b>Small 1 bedroom apartment in detached garage</b>   |  |   |                  |                  |               |  |                 |  |          |  |               |  |             |  |             |
|--|--|--|---|------------------|------------------|---------------|--|-----------------|--|----------|--|---------------|--|-------------|--|-------------|
|  | <b>PROPERTY LOCATION</b>   |  |   |                  |                  |               |  |                 |  |          |  |               |  |             |  |             |
|  | Street Address<br><b>3590 Glacier Hwy</b>  | City / Zip<br><b>Juneau 99801</b>          |   |                  |                  |               |  |                 |  |          |  |               |  |             |  |             |
|  | Subdivision (if known)<br><b>Hill Estates</b>  | Survey (if known)<br><b>US Survey 2132</b> | Block / Tract (if known)<br><b>2</b>  |                  |                  |               |  |                 |  |          |  |               |  |             |  |             |
|  | Assessor's Parcel Number (if known) <b>7B090105D102</b>  |  |   |                  |                  |               |  |                 |  |          |  |               |  |             |  |             |
|  | <b>LANDOWNER / LESSEE</b>  |  |   |                  |                  |               |  |                 |  |          |  |               |  |             |  |             |
|  | Property Owner's Name<br><b>Lauree Morton (Hugonin) recent name change</b>   | Contact Person<br><b>Chris Morton</b>      | Work Phone No.<br><b>209-2527</b>   |                  |                  |               |  |                 |  |          |  |               |  |             |  |             |
|  | Mailing Address<br><b>3590 Glacier Hwy Juneau AK 99801</b>   | Home Phone No.<br><b>364-2735</b>          | FAX No.<br><b>364-3935</b>  |                  |                  |               |  |                 |  |          |  |               |  |             |  |             |
|  | <b>LANDOWNER/LESSEE CONSENT</b> (Required for Planning permits not needed on Building/Engineer permits)  |  | <b>INITIAL ALL THAT MAY APPLY</b>   |                  |                  |               |  |                 |  |          |  |               |  |             |  |             |
|  | <p>I am (we are) the owner(s) or Lessee of the property subject to this application and I (we) consent as follows:</p> <p>A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.</p> <p>B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.</p> <p><input checked="" type="checkbox"/> <b>Lauree Morton</b> <span style="margin-left: 50px;"><b>12/6/06</b></span><br/>Landowner/Lessee Signature <span style="margin-left: 100px;">Date</span></p> <p><input checked="" type="checkbox"/> _____<br/>Landowner/Lessee Signature <span style="margin-left: 100px;">Date</span></p> <p>NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission and/or the Design Review Board may visit the property and may do so during the weekend before the scheduled public hearing date.</p> |  | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">APPLICATION TYPE</th> <th style="width: 50%;">OWNER'S INITIALS</th> </tr> <tr> <td>ALLOWABLE USE</td> <td></td> </tr> <tr> <td>CONDITIONAL USE</td> <td></td> </tr> <tr> <td>VARIANCE</td> <td></td> </tr> <tr> <td>DESIGN REVIEW</td> <td></td> </tr> <tr> <td>SUBDIVISION</td> <td></td> </tr> <tr> <td>OTHER _____</td> <td></td> </tr> </table> | APPLICATION TYPE | OWNER'S INITIALS | ALLOWABLE USE |  | CONDITIONAL USE |  | VARIANCE |  | DESIGN REVIEW |  | SUBDIVISION |  | OTHER _____ |
| APPLICATION TYPE   | OWNER'S INITIALS   |  |   |                  |                  |               |  |                 |  |          |  |               |  |             |  |             |
| ALLOWABLE USE  |  |  |   |                  |                  |               |  |                 |  |          |  |               |  |             |  |             |
| CONDITIONAL USE  |  |  |   |                  |                  |               |  |                 |  |          |  |               |  |             |  |             |
| VARIANCE   |  |  |   |                  |                  |               |  |                 |  |          |  |               |  |             |  |             |
| DESIGN REVIEW  |  |  |   |                  |                  |               |  |                 |  |          |  |               |  |             |  |             |
| SUBDIVISION  |  |  |   |                  |                  |               |  |                 |  |          |  |               |  |             |  |             |
| OTHER _____  |  |  |   |                  |                  |               |  |                 |  |          |  |               |  |             |  |             |
| <b>APPLICANT</b> (If same as OWNER, write "SAME" and sign and date at X below) |  |  |   |                  |                  |               |  |                 |  |          |  |               |  |             |  |             |
| Applicant's Name<br><b>Same</b>  | <input type="checkbox"/> Contact by E-Mail: _____  | Contact Person<br>_____                    |   |                  |                  |               |  |                 |  |          |  |               |  |             |  |             |
| Mailing Address<br>_____   | Home Phone No.<br>_____  | Work Phone No.<br>_____                    |   |                  |                  |               |  |                 |  |          |  |               |  |             |  |             |
| <input checked="" type="checkbox"/> <b>Lauree Morton</b>                       | <input checked="" type="checkbox"/> <b>12/6/06</b>   |  |   |                  |                  |               |  |                 |  |          |  |               |  |             |  |             |
| Applicant's Signature  | Date of Application  |  |   |                  |                  |               |  |                 |  |          |  |               |  |             |  |             |

(OFFICE USE ONLY BELOW THIS LINE)

| C<br>K                              | PERMIT TYPE              | NOIS                 | DATE RECEIVED  | APPLICATION NO.                               | C<br>K | PERMIT TYPE                          | DATE RECEIVED | APPLICATION NO.    |
|-------------------------------------|--------------------------|----------------------|----------------|---|--------|--------------------------------------|---------------|--------------------|
|                                     |                          |                      |                |   |        |                                      |               |                    |
|                                     | ALLOWABLE USE APPROVAL   |                      |                |   |        | WATER PERMIT                         |               |                    |
| <input checked="" type="checkbox"/> | CONDITIONAL USE APPROVAL |                      | <b>12/6/06</b> | <b>USE 2006-67</b>                            |        | SEWER PERMIT                         |               |                    |
|                                     | VARIANCE                 |                      |                |   |        | GRADING PERMIT                       |               |                    |
|                                     | DESIGN REVIEW APPROVAL   |                      |                |   |        | DRIVEWAY PERMIT                      |               |                    |
|                                     | SUBDIVISION              |                      |                |   |        | RIGHT-OF-WAY PERMIT                  |               |                    |
|                                     | STREET VACATION          |                      |                |   |        | PUB. FAC. TRANSMISS. & EXCAV. PERMIT |               |                    |
|                                     | SIGN APPROVAL            |                      |                |   |        | OTHER (Describe)                     |               |                    |
| <input checked="" type="checkbox"/> | BUILDING PERMIT          |                      | <b>12/6/06</b> | <b>BLD 2006-775</b>                           |        | Permit Intake Initials               |               | <b>[Signature]</b> |
| Zone _____                          |                          | Total Lot Area _____ |                | Required Setbacks                             |        |                                      |               |                    |
|                                     |                          |                      |                | Front _____ Back _____ Side _____ Other _____ |        |                                      |               |                    |
| COMMENTS:                           |                          |                      |                |   |        |                                      |               |                    |
|                                     |                          |                      |                |   |        |                                      |               |                    |
|                                     |                          |                      |                |   |        |                                      |               |                    |

\\FORMS\CD\FORMS\PERMFORM.XLS REV. 2/18/99

NOTE: DEVELOPMENT PERMIT APPLICATION FORM MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

# ACCESSORY APARTMENT USE APPLICATION

(APPLICANT PLEASE FILL IN "APPLICANT INFORMATION" AT TOP OF PAGE)

|  |  |                                     |                                 |
|--|--|-------------------------------------|---------------------------------|
| Project Number<br><b>PR57006-00099</b> | Project Name<br><b>Mugonia Accessory Apartment</b> | Case Number<br><b>USE7006-00067</b> | Date Received<br><b>12/6/06</b> |
|--|--|-------------------------------------|---------------------------------|

APPLICANT INFORMATION

**DESCRIBE THE APARTMENT FOR WHICH DEPARTMENTAL APPROVAL IS NEEDED.**  
(e.g. size, location on site, one bedroom or efficiency, etc.)

*One bedroom apartment in detached garage*

**TYPE OF ACCESSORY APARTMENT** (Check One)

- attached or within a single-family dwelling
- associated with detached garage
- within a two-unit common-wall dwelling

**SITE UTILITIES AVAILABLE** WATER:  Public  On Site SEWER:  Public  On Site

**DIMENSIONS OF APARTMENT:** (Maximum 600 square feet)

Total Area \_\_\_\_\_ square feet

**APARTMENT ENTRANCE**

Does the accessory apartment entrance face the same street as the primary dwelling?  
 Yes  No

If Yes, is the entrance location placed for reasons of disabled access?  
 Yes  No

**PARKING** (8.5' X 17' minimum)

Existing Spaces: 4

Proposed Total Spaces: 4

**PLEASE NOTE: UNACCEPTED APPLICATIONS WILL BE RETURNED TO THE APPLICANT FOR COMPLETION.**

## ACCESSORY APARTMENT USE - DEPARTMENTAL APPROVAL

| Fees:                                | Fees             | Check No.  | Receipt No.  | Date           |
|--------------------------------------|------------------|------------|--------------|----------------|
| Application Fees                     | \$ 300.00        |            |              |                |
| Adjustment                           | \$               |            |              |                |
| <b>If Conditional Use is Needed:</b> |                  |            |              |                |
| Public Notice Sign Fee               | \$ 500.00        |            |              |                |
| Public Notice Sign Deposit           | \$ 100.00        |            |              |                |
| <b>Total Fee</b>                     | <b>\$ 450.00</b> | <i>chg</i> | <i>23674</i> | <i>12/6/06</i> |

Revised 4/30/01

**NOTE: MUST BE ACCOMPANIED BY "DEVELOPMENT PERMIT APPLICATION" FORM WHICH HAS LAND OWNER OR LESSEE CONSENT SIGNED**

HENRICKSEN APPRAISAL COMPANY  
**SKETCH ADDENDUM**

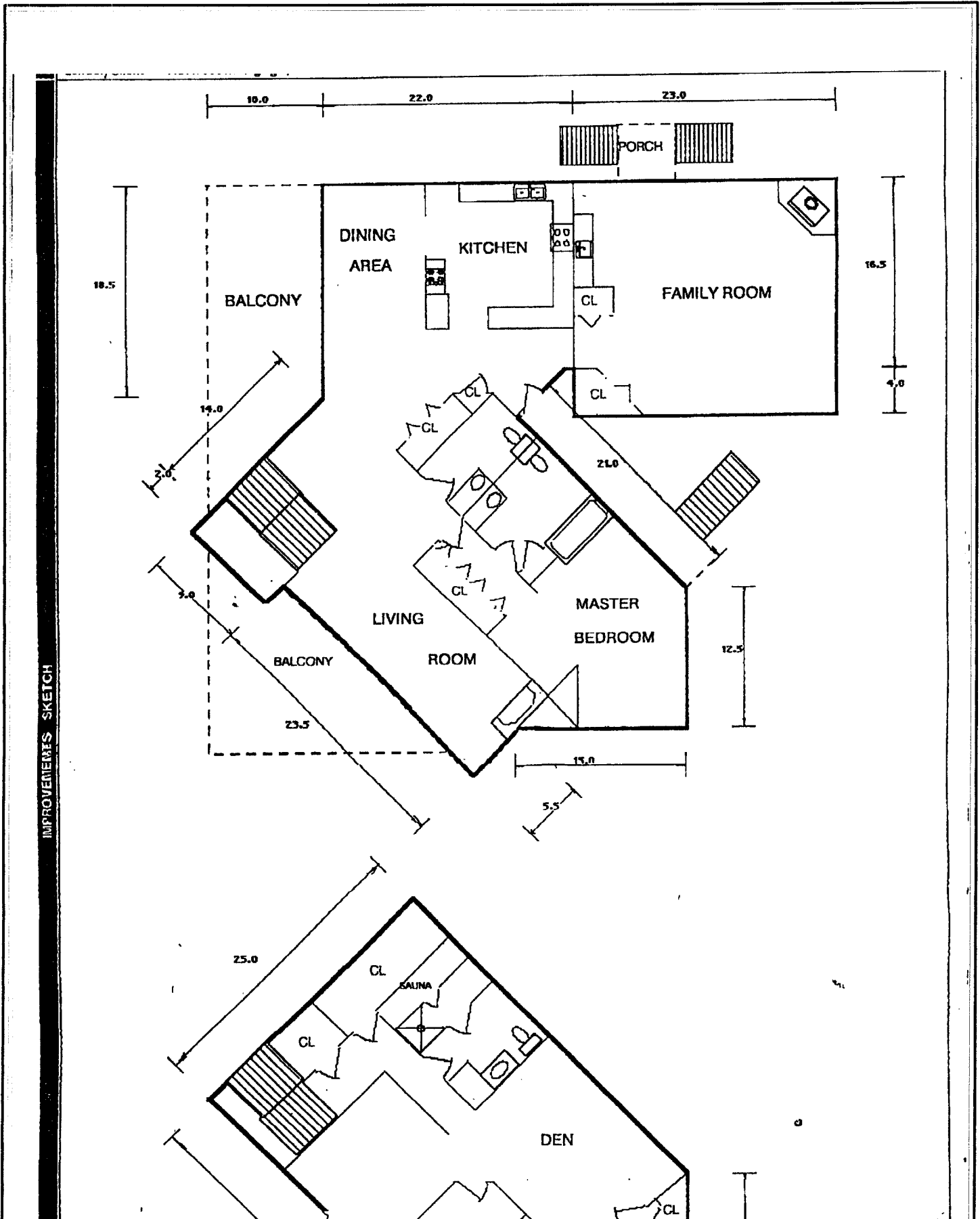
File No. 3667  
Case No.

Borrower Lauree Hugonin

Property Address 3590 Glacier Highway

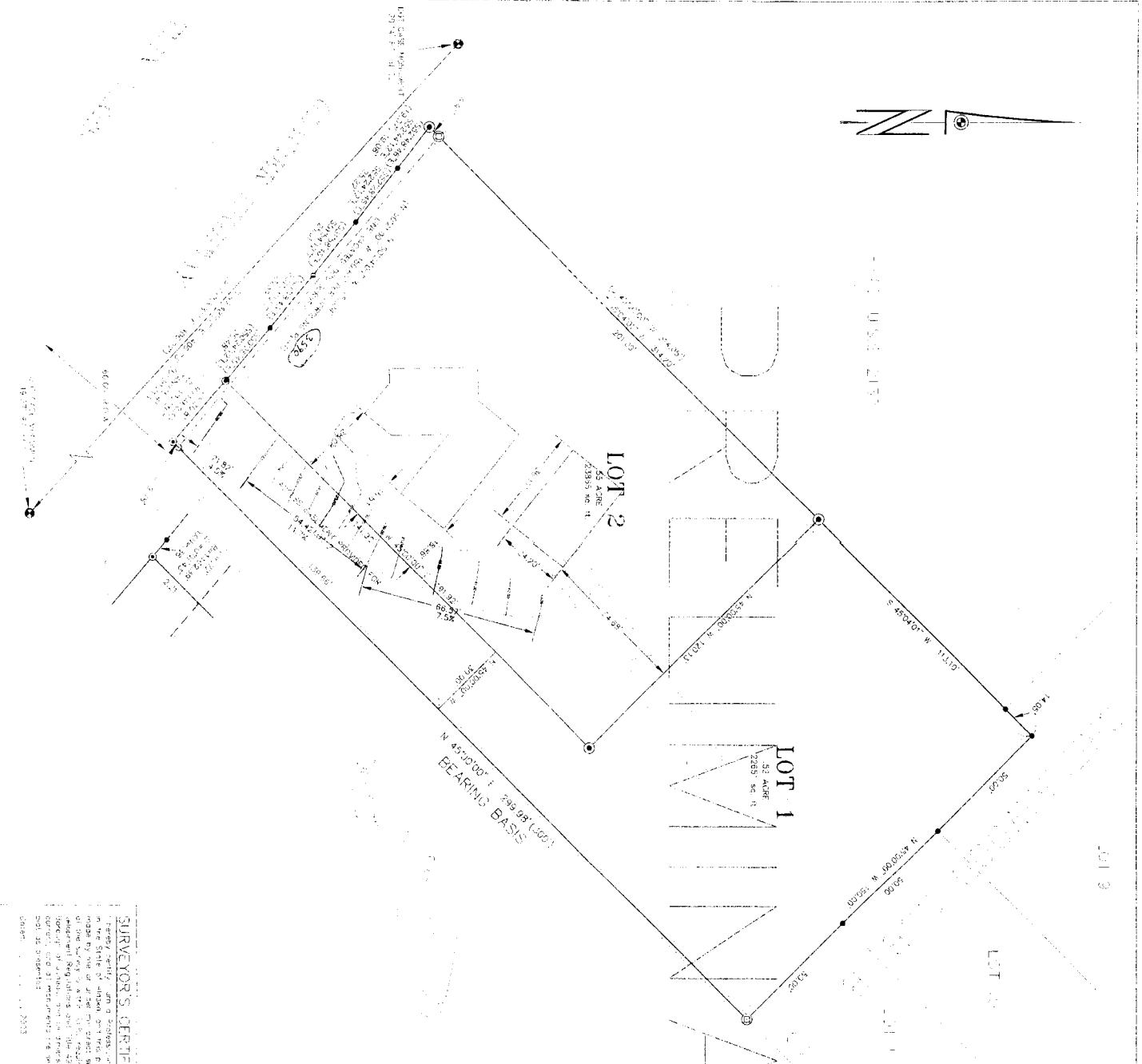
City Juneau County Juneau Borough State AK Zip Code 99801

Lender/Client Residential Mortgage LLC Address 1400 W. Benson Blvd, Suite 200, Anchorage, AK 99503





U.S. DEPT. OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT



### LEGEND

- Found 2" dia Iron Pipe w/Hub & Tap
- T. center
- 1" dia 1/2" dia Iron Pipe
- Found 2" dia Stone DOT Brass Cap
- w/ nail cross
- Set 1/4" dia Iron w/ 1/2" dia Stone
- w/ nail cross
- w/ nail cross
- w/ nail cross
- w/ nail cross
- w/ nail cross

### NOTES

- 1) All distances are in feet unless otherwise noted.
- 2) Also measure or calculate bearing and distance along from record made in previous to show or establish.
- 3) Record information derived from this survey on file with the County Clerk, Office of the County Clerk, State of Idaho, DOT, Stop Sign Station (SSS) 70469 (Sign 555) - Township 25N - Range 20E - Section 20, Judsonville Co. Reg. 1318 - BLM 104 - Page 146 and receipt act of Livingston Stakeholder (P. 2010) on the F. the Office of the Recorder, Agency 20.
- 4) DOT and Sheriff's Dept. were not able to assist in corner recovery of Key Station 3192. The site preference distance was used to recover the 1/4" dia DOT bearing.
- 5) Subject to appropriate 25' restriction of record.
- 6) Acre and 203 square meters (203,200 sq ft) property owner.

### BEARING BASIS

The Bearing Basis for this survey is a bearing between Stone Stake Station 3192 and the intersection of the line between the corner of the 1/4" dia DOT bearing and the most southerly corner of lot 1. The distance is 799.84 feet.

### TYPICAL MONUMENT DETAIL



### OWNER(S)

4811 Park Blvd  
2580 Owyhee Way  
Laramie, WY 82001

### SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified and sworn surveyor in the State of Idaho, do hereby certify that the foregoing is a true and correct copy of a plat recorded by me on the 19th day of June, 2013, in accordance with the provisions of the laws of the State of Idaho, and that the same is a true and correct copy of the original filed in my office, and of the original filed in the office of the County Clerk of Blaine County, Idaho, on the 19th day of June, 2013.

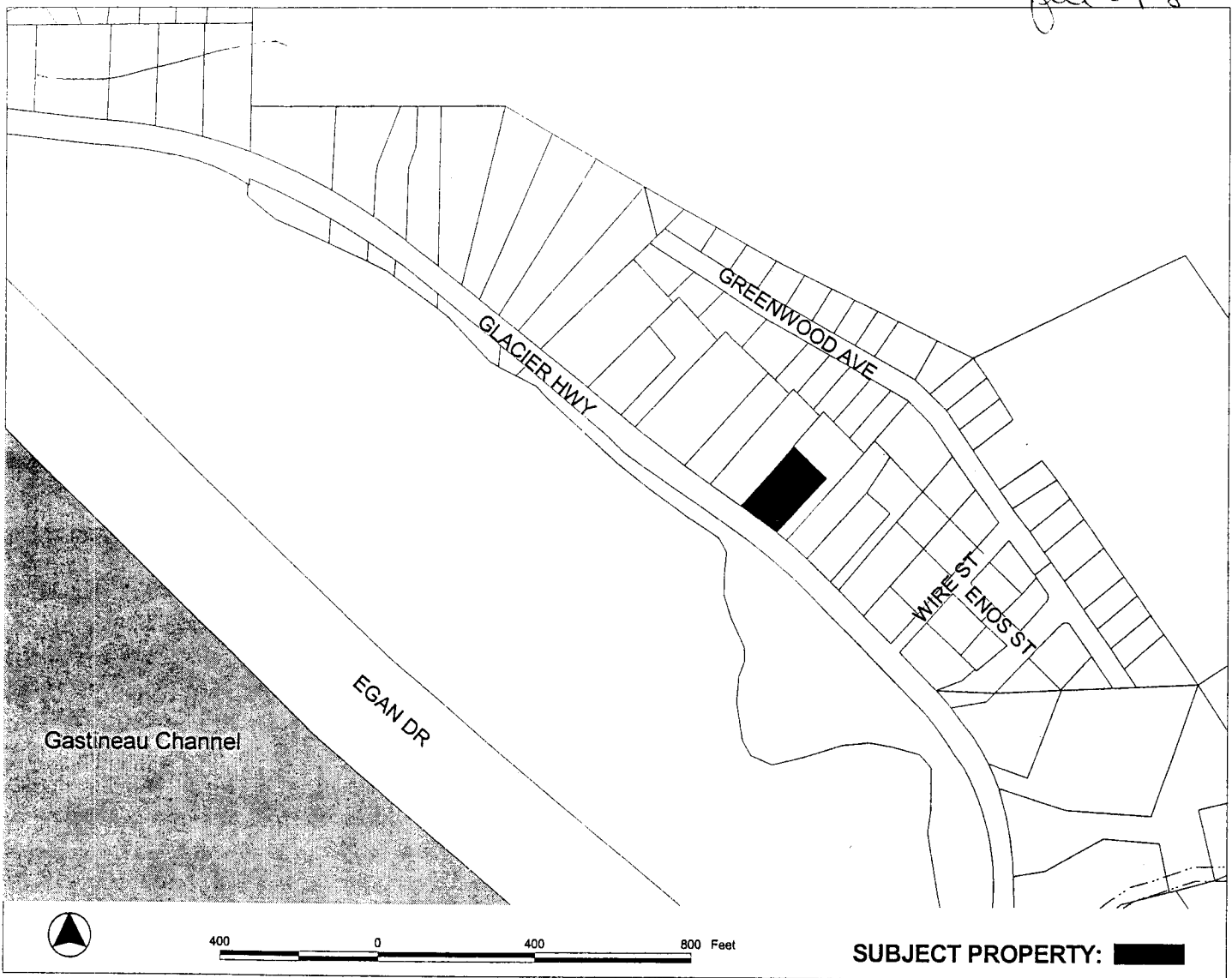


U.S. DEPT. OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT

Scale: 1" = 40'  
Date: 6/19/13

# NOTICE OF PUBLIC HEARING

file copy



**SUBJECT PROPERTY:** [Black Rectangle]

**PROPOSAL:** USE2006-00067: A Conditional Use permit to remodel 304 square feet of a detached garage into a one-bedroom accessory apartment.

|                      |   |                            |                    |
|----------------------|---|----------------------------|--------------------|
| <b>FILE NO:</b>      | USE2006-00067   | <b>APPLICANT:</b>          | LAUREE MORTON      |
| <b>TO:</b>           | Adjacent Property Owners  | <b>PROPERTY OWNER:</b>     | LAUREE HUGONIN     |
| <b>HEARING DATE:</b> | February 13, 2007   | <b>PROPERTY ADDRESS:</b>   | 3590 GLACIER HWY   |
| <b>HEARING TIME:</b> | 7:00 P.M.   | <b>PARCEL CODE NUMBER:</b> | 7-B09-0-105-010-2  |
| <b>PLACE:</b>        | <b>CENTENNIAL HALL</b><br>Egan Room<br>101 Egan Drive<br>Juneau, Alaska 99801 | <b>SITE SIZE:</b>          | 23,865 square feet |
|                      |   | <b>ZONING:</b>             | D5                 |
|                      |   | <b>ACCESS:</b>             | GLACIER HWY        |

### PROPERTY OWNERS PLEASE NOTE:

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

If you have questions, please contact

Ben Lyman at 586-0758 , or via e-mail: Benjamin\_Lyman@ci.juneau.ak.us

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at [www.juneau.org/plancomm](http://www.juneau.org/plancomm).