

MEMORANDUM

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

DATE: February 6, 2007

TO: Planning Commission

FROM: Ben Lyman, Planner
Community Development Department



FILE NO.: USE2006-00071 - Conditional Use

PROPOSAL: A Conditional Use Permit for a Driveway in an Un-named Right-of-Way.

GENERAL INFORMATION

Applicant: Richard Stone

Property Owner: CBJ

Property Addresses: Un-named, Un-developed Right-of-Way North of Airport Blvd.

Legal Descriptions: Un-named Right-of-Way adjacent to Valley Centre Subdivision, Block J, Tracts B & C, and Valley Centre Subdivision, Block G, Lot 31 B, and other parcels

Parcel Code Number: 0

Site Size: Approximately 9,700 square feet

Zoning: (I) Industrial and (GC) General Commercial

Utilities: Public Water and Sewer

Access: Airport Blvd., Crest St.

Existing Land Uses: Un-developed Right-of-Way

Surrounding Land Uses: North - Car Rental, Retail (GC)
South - Car Wash, Moose Lodge (Fraternal), Industrial (I)
East - Old Dairy Rd./Egan Dr. Corridor, Commercial Services (GC)
West - Vacant, Retail (I)



PROJECT DESCRIPTION

The applicant requests a Conditional Use permit for the development of an unnamed 20-foot-wide right-of-way (ROW) as a component of the site plan and circulation patterns for an office park, considered separately under USE2005-00048. Back-out parking onto the ROW is also proposed, and is considered under VAR2007-00006. Please refer to the memorandum on USE2005-00048 for a description of the project in general.

The subject ROW is currently undeveloped, although portions of it are graded so that the ROW is indistinguishable from the adjacent properties. The applicant proposes to pave the southern portion of the ROW, from its intersection with Airport Boulevard north to the point where it turns to the northwest at Building 6 on the attached site plan, Attachment A. North of this point, the ROW will be graded and utilized for access to the adjacent parcels, but will not be paved under current development plans. The applicant may apply for permits to improve the northern portion of the ROW at a future date as the business park is developed, but such improvements are not included in the current plans for the project.

Construction activities within the ROW will require review and issuance of a grading and a ROW permit by the General Engineering Division of the CBJ. This review will ensure that construction standards and specifications are met in the driveway design and construction.

CBJ §49.25.300 identifies the use of an access driveway within a public ROW as two separate uses, depending on how many lots are adjacent to the proposed driveway. The applicant proposes to improve the subject ROW so as to provide access as far north as behind Building 9 on Attachment A. Although the applicant will only use this driveway to access three lots, it could be used to access two lots under separate ownership as well. This brings the total number of lots adjacent to the improved portion of the ROW to five, which is identified as land use category 17.320, *Access driveways on public rights-of-way adjoining five or more lots*, which requires a Conditional Use permit in all zoning districts.

BACKGROUND

The applicant applied for a land use permit to allow development of the lot labeled as Lot 1 on Attachment A in 2005. CBJ and other agency review of that application led to major modifications of the project plans over the subsequent years. These modifications included a zoning map amendment of the properties along the ROW (MAP2006-00004, Ordinance 2006-38), which will become effective on February 8, 2007, and an informal inquiry regarding the possibility of vacating the subject ROW. As the CBJ has utilities in the ROW and would not support a vacation request, the applicant did not apply to vacate the ROW, and has instead filed an application to utilize the ROW as a component of the site circulation plans, which is considered herein.

The background of the entire project is discussed in greater detail in the memorandum on USE2005-00048.

ANALYSIS

Project Site – The project site is a narrow (20' wide) undeveloped ROW running between Airport Blvd. in the south and Crest St. in the north. At its north end, the ROW width is reduced to 10' as it passes through the Valley Lumber lumber yard. Although the fencing which closes off the north end of the ROW is not permitted, and its removal could be forced by the CBJ if the need arose, the narrow width of the ROW in this location makes it impractical to develop the ROW as an alley providing access through the entire length of the block.

The project site for the entire development is discussed in greater detail in the memorandum on USE2005-00048.

The project site is currently utilized by the CBJ Public Works Department for a wastewater collection line. This line is essentially flat north of the corner adjacent to Building 6¹, and a recent TV inspection of the line showed that there is standing wastewater in much of the line. The potential need for improvements or repairs to this line by the applicant was explored by CBJ staff, with the result that the CBJ Engineering Department determined that the current situation is caused by wastewater backing up the line from the main line which leads from the pump house on the opposite side of Egan Drive to the Mendenhall Wastewater Treatment Plant. In short, although the current state of the wastewater collection system in this location is problematic, it is a larger problem than could be fixed by on-site improvements and the proposed development will have minimal impacts on the current condition of the system. The CBJ will need to address this situation in the near future, but any remedy to the situation will be larger than what the applicant could possibly accomplish. The fact that the applicant does not propose to pave the ROW north of Building 6 will facilitate future work within the ROW by CBJ Public Utilities crews to address this problem.

Project Design – Improvements within the ROW would be minimal, as the ROW is not wide enough to accommodate more than a paved driving surface. Where a pedestrian corridor is proposed to cross the ROW, the surface would be constructed out of a distinctive material or painted to call attention to the pedestrian-oriented function of that portion of the ROW. This design feature, although not finalized, would comply with the requirement at CBJ §49.40.230(f)(2), which states that “where pedestrians must cross service roads or access roads to reach parking areas, crosswalks shall be clearly designated by pavement markings or signs. Crosswalk surfaces shall be raised slightly to designate them to drivers, unless drainage problems would result.” The applicant’s engineers are in the process of completing the civil engineering plans for the project, which will address site drainage and include information on whether the crosswalk will be raised or not. These plans will be reviewed as part of the ROW permit which will be required prior to any commencement of work within the ROW.

As CBJ §49.40.230(b)(2) requires an aisle width of at least 24' for access to parking spaces at 90° to the drive aisle, the applicant proposes to off-set the parking spaces along the ROW by a distance of 4' beyond the edge of the 20'-wide ROW.

Building 6 (Attachment A) is an existing structure, and the encroachment into the ROW shown at the northeast corner of this structure has existed since the building was constructed in 1975.² CBJ code does provide a mechanism for granting permits for structures which encroach into dedicated ROWs; however, CBJ §62.55.040(b)(2) and -050(1) require that the encroachment pre-date January 1, 1960 in order for an encroachment permit to be granted for it. As such, a non-code ordinance would be required in order to permit the existing encroachment. The lack of such authorization results in a situation where the CBJ may remove the structure at any time for purposes of maintaining or developing the ROW. Approval of the permit considered herein does not in any way constitute an approval or endorsement of the existing encroachment.

Traffic – The use of the subject ROW for a driveway will have considerable effect on the circulation patterns within the project site, but will not impact the number of vehicle trips to or from the subject development. The traffic impacts of the overall development are discussed in the memorandum on USE2005-00048.

Parking and Circulation - The proposed improvements to the ROW would allow the ROW to be used to access the center of the subject development, but would provide direct access to a small proportion of the project's parking spaces: two of seven loading zones (29%) and 31 of 175 parking spaces (18%) are accessed from the subject ROW. The number of vehicles utilizing the subject ROW is not likely to exceed the number of vehicles utilizing any other driveway within the development. The location and spacing of each driveway, including the driveway proposed within the subject ROW, comply with the requirements of Title 49, the Land Use Code, and Title 62, the Public Ways and Property Code.

Sam Kito, a private traffic consultant, submitted comments to the applicant on the proposed project which refer to parking and circulation on the site, including the use of the subject ROW as a driveway. Mr. Kito warns against limiting traffic in driveways to one-way circulation patterns, as this "could add to driver confusion and create a less desirable situation." Mr. Kito calls for the submittal of plans showing traffic flow patterns with directional arrows. These details would be required if any unusual traffic patterns were proposed; however, as all traffic is proposed to be two-way, there is no reason to specify traffic flow patterns with directional arrows on the site plans.

Mr. Kito also calls for the submittal of plans showing curb radii. These details are required under CBJ §49.40.220, as Mr. Kito notes in his letter. CBJ staff recommends that the submittal of these details be required as part of the application package for building permits and ROW permits for work within the subject ROW. Staff recommends that a condition requiring the submittal of these details for review with any ROW or construction permits be placed upon the permit considered herein.

² According to the records maintained by the CBJ Assessor's Office

Noise – Use of the subject ROW for access and circulation within the proposed development will not affect noise generated by the development in any way.

Public Health or Safety – Capital City Fire/Rescue staff reviewed the proposed project and had no comments or concerns regarding the project, including the use of the subject ROW for a driveway. All proposed driveways conform to the requirements of Title 49, the Land Use Code, and Title 62, the Public Ways and Property Code.

One potential concern regarding the use of the ROW and public health or safety has to do with the proposed parking spaces which would back out onto the ROW. These parking spaces require a variance in order to be approved, and are considered in the memorandum on VAR2007-00006. As these parking spaces are considered under another permit, and are themselves not located within the ROW for which the Conditional Use permit considered herein is requested, this permit is not the appropriate place to consider them.

A final concern regarding the use of the ROW and public health or safety concerns the encroachment of Building 6³ into the subject ROW. According to as-built surveys of the property, the encroachment is 1.3' at the corner of the building. As the ROW is 20' in width, the encroachment reduces the functional width of the ROW to 18.7'. CBJ §49.40.230(b)(2) requires a minimum access aisle width of 19' where parking spaces will be at 0° to a two-way drive aisle. There are no parking spaces adjacent to this portion of the ROW, so this standard does not apply; however, it is indicative that a 19' wide drive aisle is wide enough for two-way traffic and adequate space for parallel parking. It stands to reason that a drive aisle which is slightly narrower than 19' is wide enough for two-way traffic with no directly adjacent parking.

Given that the ROW is not proposed to be paved at or north of the place where the encroachment exists, and that the parking off of the ROW north of the encroachment will be overflow parking and see less use than other parking areas in the development, there will be less traffic within the ROW at the point of the encroachment than there will be immediately south of the encroachment. This reduction in traffic volumes results in a reduction in the level of concern about any potential impacts of the encroachment on public safety. Staff recommends that in order to further reduce public safety concerns related to the encroachment into the ROW, a condition of approval of the requested permit be that signs be placed on either side (to the north and south) of the encroachment alerting drivers to the narrow width of the drive aisle and to the fact that two-way traffic can be expected in this location.

Property Value or Neighborhood Harmony – Use of the subject ROW for access and circulation within the proposed development will not affect property value or neighborhood harmony. The potential effects of the entire proposed project are discussed in the memorandum on USE2005-00048, but no negative effects of the development are anticipated.

Conformity With Adopted Plans – The Comprehensive Plan of the City and Borough of Juneau, 1995 Update, does not discuss the use of undeveloped rights-of-ways for driveways. Policy 2.2. of the Comprehensive Plan does, however, state that “it is the policy of the CBJ to ensure availability of sufficient land that is suitably located and provided with the appropriate public services and facilities to meet the community’s future growth needs. A range of development opportunities in urban...areas will be provided to accommodate the various needs and lifestyles of Juneau’s residents.” As the subject ROW is currently undeveloped and bisects the applicant’s properties in the project vicinity, allowing the applicant to develop the ROW to provide access to his properties will help in the provision of appropriate facilities to meet the community’s needs.

The conformity of the entire project with Adopted Plans is discussed in the memorandum on USE2005-00048.

Juneau Coastal Management Program – Use of the subject ROW for access and circulation within the proposed development 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.

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 17.320 for the General Commercial and Industrial zoning districts.

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, the proposed development will not materially endanger the public health or safety, if the recommended condition requiring the placement of signs alerting drivers to the narrow driving lanes are placed to the north and south of the location where Building 6 encroaches into the ROW.

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, the proposed development will not 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.

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.

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 an access driveway serving more than four lots within an un-named right-of-way.

The approval is subject to the following conditions:

1. Details of curb radii shall be submitted for review with any application for ROW or building permits associated with proposed work in the ROW.
2. Signs approved as to content and form by the Community Development Department shall be placed where they are visible to drivers approaching the encroachment of Building 6 into the ROW. Such signs shall be installed prior to issuance of a Temporary or Permanent Certificate of Occupancy for any new or remodeled building on Lot 2, or for any building on Lot 1 for which required parking is provided on Lot 2.

DESIGN DEVELOPMENT
JANUARY 23, 2006

GENERAL CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE 2003 EDITION, AND ALL OTHER LOCAL, STATE, CITY AND BOROUGHS OF JUNEAU.

2. THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ALL NECESSARY PERMITS, INSURANCE, ETC., AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION.

3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ANY DISCREPANCIES TO THE LOCAL BUILDING OFFICIAL AT CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN NECESSARY APPROVAL PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRECAUTION FOR THE SAFETY OF, AND PROVIDE ALL REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO:

1. ALL WORK, MATERIALS, AND EQUIPMENT.
2. ALL ADJACENT PROPERTIES.
3. OTHER PROPERTY AT THE SITE OR ADJACENT.

4. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER FOR PROPOSED FIELD CHANGES PRIOR TO CONSTRUCTION OF MODIFICATION.

5. DIMENSIONS SHALL BE TO FACE OF FRAMING OR FACE OF CONCRETE UNLESS OTHERWISE INDICATED. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWING SCALE. DO NOT SCALE DRAWINGS.

6. COPYRIGHT: THESE DRAWINGS ARE THE PROPERTY OF THE DESIGN FIRMS WHO PRODUCED THEM. THEY ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF RICH CONNEEN ARCHITECTS LLC. ANY USE OF THESE DRAWINGS WITHOUT WRITTEN PERMISSION OF RICH CONNEEN ARCHITECTS LLC IS STRICTLY PROHIBITED. ANY UNAUTHORIZED REPRODUCTION OR USE OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF RICH CONNEEN ARCHITECTS LLC WILL BE AT THE OWNERS RISK AND FULL LEGAL LIABILITY. FURTHERMORE, THE OWNER WILL BE RESPONSIBLE FOR ANY CLAIMS, SUITS, LIABILITY, DEMANDS, OR COST ARISING FROM THE ADAPTATION OF THESE DRAWINGS TO ANY OTHER PROJECT OR SITUATION.

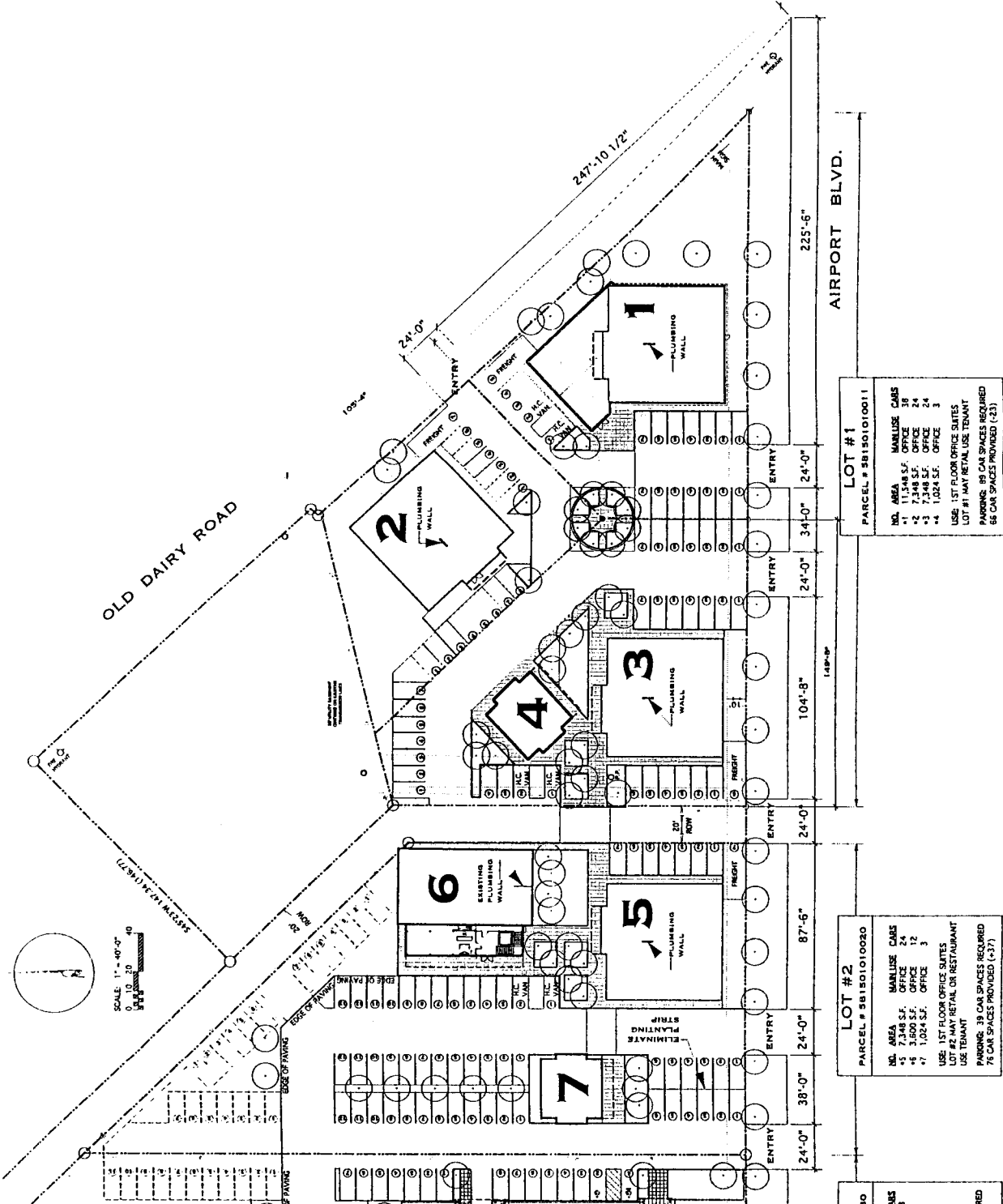
7. IMPORTANT: ALL SPECIFICATIONS ARE TO BE CONSULTED ONLY AS A GUIDE, AND THEY DO NOT ATTEMPT TO IMPACT ANY CONTRACT, AGREEMENT, OR AGREEMENT OF THE PROJECT. ALL ARCHITECTURAL AND ENGINEERING DRAWINGS SHALL BE INSTALLATION DRAWINGS. ALL ARCHITECTURAL AND ENGINEERING DRAWINGS SHALL BE INSTALLED IN ACCORDANCE WITH ALL MANUFACTURED ITEMS AND SPECIFICATIONS. BEFORE CONSTRUCTION BEGINS, A BUILDING PERMIT IS APPLIED FOR BY THE OWNER, SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE DESIGNER'S LIABILITY TO ERRORS OR OMISSIONS CONTAINED HEREIN IS LIMITED TO THE DESIGN OF THE DRAWINGS AND NOT TO THE REDRAWING OR REDESIGNING OF THE PLAN TO CORRECT THE SITUATION.

ENTRANCE
POINT
BUSINESS PARK
BUILDING TWO

CONTACT:
RICH STONE 723-2221

richconneen
Architects LLC
7081 N. Douglas Hwy.
Juneau, AK 99801

T: (907) 586-3180
F: (907) 586-3182
E: rich@richconneen.com



LOT #1
PARCEL # SB15D1010011

NO.	AREA	MANUSE	CARS
1	11,548 S.F.	OFFICE	38
2	2,348 S.F.	OFFICE	4
3	1,024 S.F.	OFFICE	3
4	1,024 S.F.	OFFICE	3

USE: 1ST FLOOR OFFICE SUITES
LOT #1 MAY RETAIL USE: TENANT
PARKING: 18 CAR SPACES REQUIRED
88 CAR SPACES PROVIDED (4:3)

LOT #2
PARCEL # SB15D1010020

NO.	AREA	MANUSE	CARS
5	3,160 S.F.	OFFICE	5
6	1,024 S.F.	OFFICE	3
7	1,024 S.F.	OFFICE	3

USE: 1ST FLOOR OFFICE SUITES
LOT #2 MAY RETAIL OR RESTAURANT
USE: TENANT
PARKING: 18 CAR SPACES REQUIRED
78 CAR SPACES PROVIDED (4:3)

ATTACHMENT A

ALLOWABLE/CONDITIONAL USE APPLICATION

(APPLICANT PLEASE FILL IN TOP PORTION OF PAGE AFTER FIRST LINE AS A MINIMUM)

Project Number	Project Name	Case Number	Date Received
	Entrance Point Driveway	USE2006-00071	12/19/06

APPLICANT INFORMATION

DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED. ATTACH A DETAILED DESCRIPTIVE LETTER ABOUT THE PROJECT DESCRIBED IN THIS APPLICATION.

Driveway/Access Road in unnamed right-of-way providing access to more than four lots

MODIFICATION OF EXISTING APPROVAL? No Yes - CASE NUMBER _____

EXISTING USE OF LAND AND/OR BUILDING(S):
Alaska litho print shop under conservation (BLD06-221), warehouse, vacant, lots also served (potentially) used for rental cars, retail

PROPOSED USE OF LAND AND/OR BUILDING(S):
Office park, retail spaces, Alaska litho print shop, car rental

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

SITE DIMENSIONS: see site plan
Width _____ ft. Depth _____ ft. Total Area _____ square feet

DIMENSIONS OF STRUCTURE: (Outside Dimensions) see site plan
Length _____ ft. Width _____ ft. Height _____ ft. Total Area _____ square feet

SIGNS: Sign Approvals are a separate permit approval. Provide sign plan as an information item.

EXTERNAL LIGHTING
Existing to remain No Yes - provide fixture information, illumination pattern, and location of lighting fixtures.
Proposed No Yes - provide fixture information, illumination pattern, and location of lighting fixtures.

PARKING
Existing Spaces: _____ Proposed Spaces: _____

PLEASE NOTE: INCOMPLETE APPLICATIONS MAY NOT BE SCHEDULED FOR PLANNING COMMISSION ACTION. UNACCEPTED APPLICATIONS WILL BE RETURNED TO THE APPLICANT FOR COMPLETION.

CIRCLE TYPE OF PERMIT: ALLOWABLE USE / CONDITIONAL USE		TABLE OF PERMISSIBLE USES CATEGORY:		
	Fees	Check No.	Receipt No.	Date
Application Fees	\$ 350			
Adjustment	\$ -			
Public Notice Sign Fee	\$			
Public Notice Sign Deposit	\$			
Total Fee	\$ 350.00	V049262	23713	12/19/06

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

original in file USE2005-48

DEVELOPMENT PERMIT APPLICATION

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

Project Number	CITY and BOROUGH of JUNEAU	Date Received:	12-19-06
Project Name (City Staff to assign name)	Entrance Point Business Park / Driveway		

Project Description	Commercial development of office park known as Entrance Pointe Business Park
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PROPERTY LOCATION			
Street Address	Old Dairy Rd.	City / Zip	99801
Subdivision (if known)	Valley Centre	Block / Tract (if known)	G
Assessor's Parcel Number (if known)	5B1501010030, 5B1501010020, 5B1501010011	Lot (if known)	31B

LANDOWNER / LESSEE			
Property Owner's Name	<input type="checkbox"/> Contact by E-Mail: rgstone@akl-the.com	Contact Person	Rich C
Mailing Address	1904 Wickersham Juneau, Ak	Work Phone No.	6-3170
		Home Phone No.	6-5999
		FAX No.	

LANDOWNER / LESSEE CONSENT (Required for Planning permits not needed on Building/Engineer permits)		INITIAL ALL THAT MAY APPLY	
<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>		APPLICATION TYPE	OWNER'S INITIALS
<input checked="" type="checkbox"/> I am (we are) the owner(s) or Lessee of the property subject to this application and I (we) consent as follows:		ALLOWABLE USE	
<input checked="" type="checkbox"/> 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.		CONDITIONAL USE	
<input checked="" type="checkbox"/> Landowner/Lessee Signature: <u>Richard Stone</u> Date: <u>12-19-06</u>		VARIANCE	
<input type="checkbox"/> Landowner/Lessee Signature: _____ Date: _____		DESIGN REVIEW	
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.		SUBDIVISION	
		OTHER	

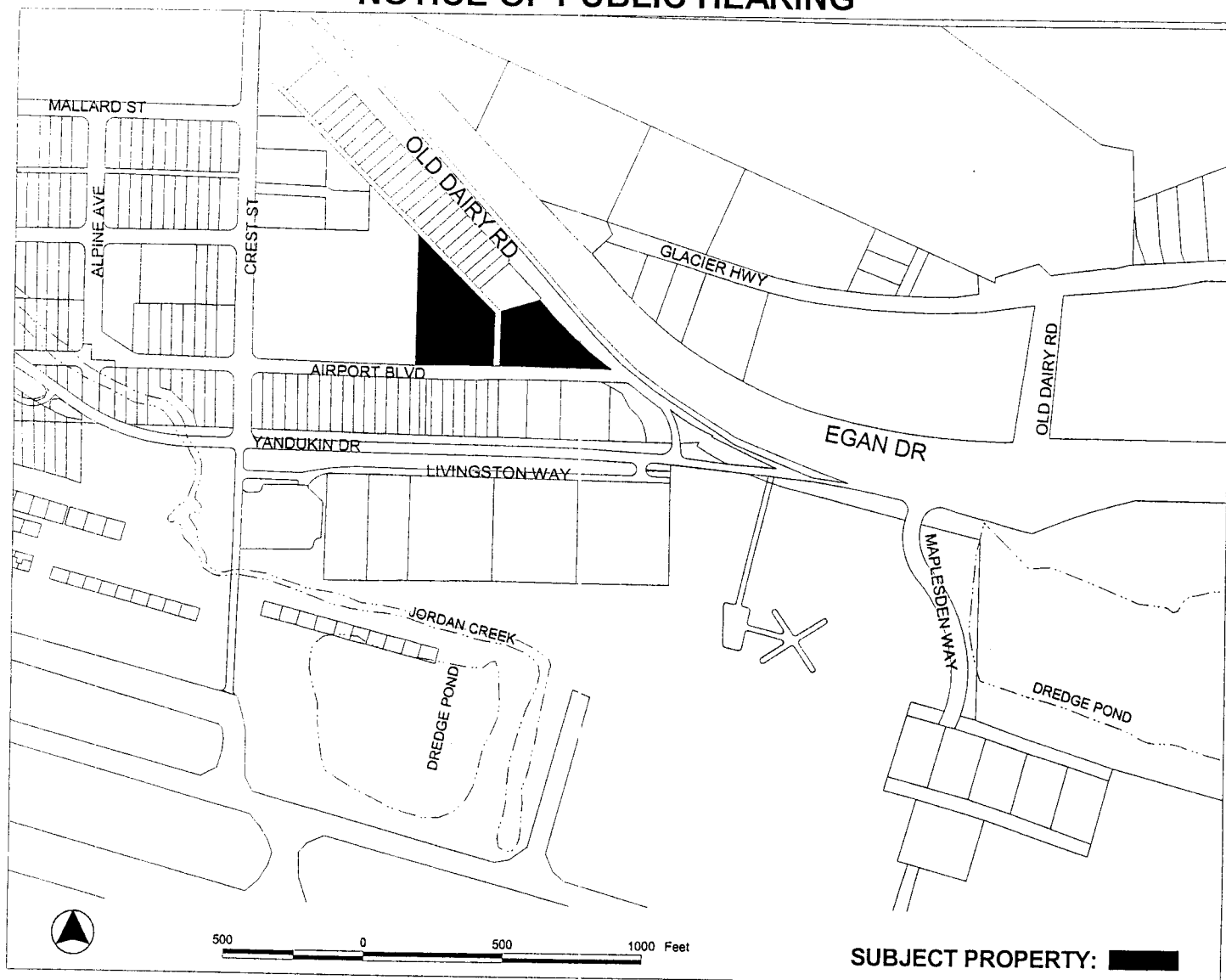
APPLICANT (If same as OWNER, write "SAME" and sign and date at X below)			
Applicant's Name	<input type="checkbox"/> Contact by E-Mail: rca@gci.net	Contact Person	Rich C
Mailing Address	1904 Wickersham Juneau, Ak	Work Phone No.	6-3180
		Home Phone No.	
		FAX No.	
<input checked="" type="checkbox"/> Applicant's Signature: <u>Richard Stone</u>		<input checked="" type="checkbox"/> Date of Application: <u>12/19/06</u>	

(OFFICE USE ONLY BELOW THIS LINE)

STAFF APPROVALS	C	PERMIT TYPE	DATE RECEIVED	APPLICATION NO.	C	PERMIT TYPE	DATE RECEIVED	APPLICATION NO.
	X	ALLOWABLE USE APPROVAL	12/19/06	USE2005-48		WATER PERMIT		
	X	CONDITIONAL USE APPROVAL	12/19/06	USE2006-71		SEWER PERMIT		
		VARIANCE				GRADING PERMIT		
		DESIGN REVIEW APPROVAL	MINOR			DRIVEWAY PERMIT		
			MAJOR			RIGHT-OF-WAY PERMIT		
		SUBDIVISION	MINOR			PUB. FAC. TRANSMISS. & EXCAV. PERMIT		
			MAJOR			OTHER - (Describe)		
			PUD					
		STREET VACATION						
	SIGN APPROVAL	LOCATED IN HISTORIC DISTRICT?						
		<input type="checkbox"/> YES <input type="checkbox"/> NO						
	BUILDING PERMIT				Permit Intake Initials	<u>BSL</u>		
Zone		I	Total Lot Area		Required Setbacks		Front _____ Back _____ Side _____ Other _____	
COMMENTS: Project is dependent upon zone change adoption: MAP06-4								

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

NOTICE OF PUBLIC HEARING



PROPOSAL: USE2006-00071: A Conditional Use permit for a driveway in an unnamed right-of-way
 USE2005-00048: An Allowable Use permit for an office park.
 VAR2007-00006: Variance to allow back-out parking into a right-of-way.

FILE NO:	USE2006-00071	APPLICANT:	RICHARD STONE
TO:	Adjacent Property Owners	PROPERTY OWNER:	RICHARD & MARY STONE LIVING TRUST
HEARING DATE:	February 13, 2007	PROPERTY ADDRESS:	OLD DAIRY RD
HEARING TIME:	7:00 P.M.	PARCEL CODE NUMBER:	5-B15-0-101-001-1 5-B15-0-101-002-0 5-B15-0-101-003-0
PLACE:	CENTENNIAL HALL Egan Room 101 Egan Drive Juneau, AK 99801	SITE SIZE:	3.25 acres
		ZONING:	Industrial
		ACCESS:	OLD DAIRY RD

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 at: Benjamin_Lyman@ci.juneau.ak.us
 Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm.