

Bartlett Regional Hospital

**BRH AND ASSEMBLY JOINT COMMITTEE MEETING
AGENDA Tuesday, August 16, 2022; 2:00 p.m.
Zoom Webinar**

**This virtual meeting may be accessed via the following link:
<https://bartlethospital.zoom.us/j/94096032921>**

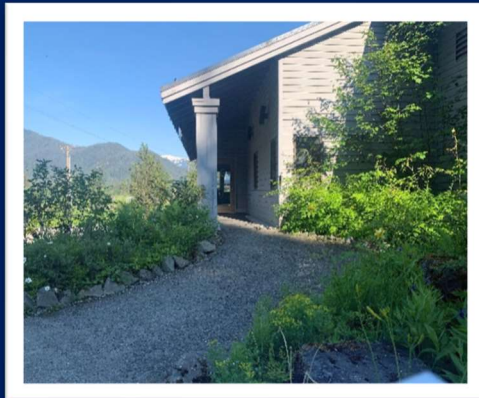
or call 1-888-788-0099 and enter webinar ID: 940 9603 2921

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL AGENDA**
- IV. PUBLIC PARTICIPATION**
- V. PROPERTY ACQUISITION**
 - **Family Practice Building**
 - 1) Family Practice Condition Survey (Pg.2)
 - 2) Family Practice Recommendations (Pg.11)
 - 3) Nonconforming Review Documents (Pg.13)
- VI. COMMENTS**
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CONDITION SURVEY

FAMILY PRACTICE BUILDING



CONDITION SURVEY

Family Practice Building 2022



EXECUTIVE SUMMARY

The Family Practice Building/Property is a three-story building located on 10301 Glacier Highway 99801 currently used as medical and chiropractic offices. The building was originally designed in 1984 and constructed in 1985. The first floor tenant areas were built out sometime after the original 1985 construction. A small medical lab is located in the upper floor space, and the mechanical systems and equipment of the building are largely original. The hydronic boiler was replaced in 2005 and the hot water heater was last replaced in 2013, but the heating and domestic water systems appear to be mostly unmodified. Generally, the mechanical systems have been well maintained and have been replaced as needed.

The lower floor also includes mechanical rooms and two office suites adjacent to unfinished area. The main floor includes a medical clinic, and the upper floor is an unfinished storage space and a Lab. The building has been in continuous use as office space since construction.

Survey performed by the following:

Jensen Yorba Wall, Inc. (522 West 10th Street, Juneau AK 99801)

Charlene Steinman – Architectural
Armando DeGuzman – Architectural



RESPEC (9109 Mendenhall Mall Rd, Suite 4, Juneau, AK 99801)

Doug Murray – Mechanical
Ben Haight – Electrical
Stephen Bishop – Mechanical



The following is a summary of recommendations:

- Replace ramp and guardrails at Southwest leading to door 003.1
- Exterior paint looks to be in fair condition but is reaching the end of its life. Recommend building be repainted within the next 5 years.
- Clear / clean all crawl space vents.
- Add spray foam insulation between second floor joist along the South side of the building. This will require cut and patching of the GWB ceiling above the ACP.

- Provide accessible toilet room at Main Floor. Provide access to accessible toilet room to all tenants of each suite on the Lower Floor.
- Add 'van accessible' signage to West side accessible parking signage. Stripe accessible parking stalls and aisles (West and East sides of building).
- Replace knob hardware at doors with lever style hardware.
- Provide accessible reception counters at public reception areas. This can be accomplished by adding a small counter in front of the existing counters to meet the requirement.
- Replaced underground tank with an aboveground double walled tank in the future.
- First floor ventilation should be examined for a solution to the lack of fresh make-up air.
- Replace all light switches as they have exceeded their service life.
- Add emergency lighting for the exterior egress pathways.
- Replace receptacles within proximity to exam room or laboratory sinks with GFCI protected.
- The emergency lights and exit sign lights on the lower level do not operate and should be repaired or replaced.

ARCHITECTURAL CONDITIONS

Code Summary:

- Location: 10301 Glacier Ave., Juneau AK 99801
- Legal: Fraction of USS No. 2136
- Site Area: 2 Acres
- Construction Type: V-B
- Building Area: 10,400 sf

ARCHITECTURAL



Parking: No striping is provided at parking area. It is estimated that 38 spaces are available on the site. Signage for 3 accessible parking stalls is provided, as well as signage for Ambulance parking. No van accessible stall parking signage is provided.

Roof: The metal roofing was replaced by Design North in 2013-2014 and snow stops were installed in 2021 that have helped with the snow fall. The roof appears to be in good condition. The lower roof on the Southeast corner has some tree debris and more wear due to its location in the shade. Most of the fascia is in fair condition except for approximately 100 Linear feet in poor condition on the North side dormer that should be replaced prior to painting the building.



Windows: The windows are aluminum clad with a combination of casement operation and fixed that appear to be original from the 1984 building construction. The windows are in fair condition with some minor watermarks on wood window sills. The seal between panes did not appear broken in any of the windows, although the rubber seals on some of the operable windows were dry and brittle. A couple of the windows needed new operable window hardware but were still usable. Note that not all casement window operation was tested.

Exterior Doors: Exterior wood doors are worn and weathered. Although still functional, they are reaching the end of their useful life.



Foundations: Foundations are the original to the building and no improvements have been made since original construction. The structural wood members and concrete foundation walls in the crawlspace look to be in good condition, the metal brackets that connect the columns to the beams are rusted but appear to be surface rust only.

Siding: The building was last painted in 2010. Paint looks to be in fair condition but is reaching the end of its life. Mildew is showing on the Southeast side of the building where the Main Floor meets the exterior wall. See above for recommendations.



Exterior Decks/Ramps: Overall, the wood is in good condition. Construction of the ramps is comprised of joists hanging off a ledger with Simpson hangers. The ramp structure on the Southwest corner is in poor condition. The wood appears acceptable, but the Simpson hangers are rusted and should be replaced. The ramp also needs handrail extensions on both ends/both sides.

Exterior Stairs: The South concrete stairs have a good amount of ice melt surface damage although still in fair condition.

Floor Finishes: Floor finishes are comprised mostly of carpet (broadloom and tile), linoleum, vinyl plank tile, sheet vinyl and some quarry tile at entry ways. For the most part, carpet is in good to fair condition with the carpet at the stairs from the main floor to the upper floor in poor condition. Floor base is a combination of wood and rubber base. Wood base on the Main floor shows some wear and tear, but in good condition. Third floor is unfinished.

Interior Doors and hardware: Interior doors are wood with wood frame, a combination of lever and knob hardware. Doors are in generally in good condition. No kickplates are provided on any doors leading to some cracking and peeling of the bottom edge of some doors.



Casework: Cabinets are wood with plastic laminate countertops, all in good condition. Upper Floor Lab area is plastic laminate cabinets with plastic laminate countertops in good condition. Many counter areas have a sink.

Ceilings: Ceilings are primarily 2'x2' suspended acoustical ceiling system, square edge with wide track in good condition. Light fixtures are mounted within the ceiling grid. Third floor ceiling is taped sheetrock, no finish.

Wall finishes: Walls are primarily painted sheetrock in good condition. Some toilet areas have rigid plastic panel wainscot in good condition. Third floor walls are taped sheetrock, no finish.

Specialties: Toilet accessories appear to be in good working condition. They are older models so an upgrade would be good but not necessary at this time.

ADA and accessibility elements:



Exterior parking: Based on the estimated available parking, 2 accessible parking stalls are required with one being signed as 'van accessible'. Signage is provided for 3 accessible parking areas on the North, West, and East sides of the building. No striping is provided to designate accessible parking stalls and access aisles. Signage at the East side of the building is difficult to see within the vegetation that has overgrown the sign. Recommend moving the sign or trimming vegetation so sign is visible. At the north side of the building, the slope at the accessible stall exceeds allowable limits – accessible parking cannot be located in this area. Recommend removing sign for accessible parking. At the West side of the building, recommend

adding "Van Accessible" signage below existing accessible signage to meet van accessible requirement. Provide parking striping at accessible parking areas to show parking stalls and accessible aisles per code requirements.



Public Service Counters: Lower and Main Floors: Reception counter areas do not provide an accessible height counter 36" H maximum and 36" W minimum.



Toilet Rooms: The first floor contains an accessible toilet room in the Chiropractor Suite. The Main floor toilet room designated as accessible does not meet accessibility requirements due to lack of clear floor space at the toilet. Other toilet rooms on the floor are not accessible.

requirements due to lack of clear floor space at the toilet. Other toilet rooms on the floor are not accessible.

MECHANICAL



Plumbing System: The domestic water piping is copper and is largely insulated. The domestic waste piping is typically cast iron with some ABS likely added in later tenant improvements. A water service and meter are located in the unimproved crawlspace outside the boiler room. There is a reduced pressure backflow preventer (RPBP) segregating the entire domestic system from the city service. There does not appear to be an RPBP segregating the upper floor lab domestic water from the rest of the domestic system. The plumbing fixtures appear mostly original to the building with some replacements and tenant improvement modifications since the building was constructed. There are no hot water tempering or anti scald devices located at the lavatories or showers. Heated domestic hot water is provided by a single oil-fired hot water tank. The domestic water system is circulated by a single hot water recirculation pump located in the boiler room. Overall, the plumbing system is in good condition.

Major Plumbing Equipment:

- **Oil Fired Hot Water Heater:** Model- Bock 51E, Heating is provided by an oil-fired burner. Volume capacity: 50 gallons. Heating capacity: 161GPH @ 90F. The hot water heater is in good condition and has a likely service life of 5-15 years.



Heating System: The building is heated by a single oil-fired hydronic boiler located in the lower floor boiler room. The hydronic piping is copper and mostly original. The piping is generally in fair condition. Heating water is distributed via perimeter fin-tubes, unit heaters, and fan unit heating coils. Individual zones and rooms are controlled by local thermostats. There is evidence of repaired hydronic leakage especially around several ventilation units. There is no current evidence of piping leaks. Terminal unit heaters, baseboards and heating coils appears to be original and are in fair condition. The hot water heater and boiler share a common double wall chimney which terminates at the roof. There is evidence of previous water leakage down the chimney stack. There was no evidence of ongoing water damage on the chimney stack. The chimney breeching that is visible in the mechanical room is in fair condition.

Major Heating Equipment:

- **Boiler:** Model- Weil McLain Commercial 580. Installed in 2015. Net capacity: 448MBH. The boiler is in good condition and should have a service life of 10-20 years.
- **Zone Pumps:** P-1, P-2 and P-3. P-1 was replaced in recently replaced in 2019 and is in very good condition. P-2 and P-3 are older but are in fairly good condition.

Fuel Oil System: Fuel oil is used to produce building heat and hot water from the domestic water heater. An existing underground oil storage tank (UST) supplies oil to the basement appliances via a copper supply and return pipe. Since the UST is original it is presumed to be single wall. The majority of the oil supply and return piping appears to be original. Portions of the oil supply and return have been modified at the hot water heater and boiler appliances.

In 2021, there was a reported failure in the fuel oil system. The underground tank was reportedly tested for water and contaminate leaks and was determined to be leak free. The exterior fuel lines were also excavated and reportedly were in good condition, but are single wall, direct buried. The failure of the fuel system was fixed by replacing the fuel filter and firomatic valve assembly.

The underground oil tank is likely nearing the end of its service life and should be replaced with an aboveground double walled tank in the future.



Ventilation system: The building is ventilated by a combination of forced air and operable windows. The upper floor is ventilated by five different single fan units, four are located in the upper floor, and one located in the lower floor fan room. Forced air ventilation is provided through taped metal uninsulated ductwork. The ductwork is typically in fair to good condition. The four upper floor-based fan units provide outside air through four separate louvers located on the corners of the building. Ventilation air is circulated to the outer offices through ceiling-based supply and return grilles. The central nurses station on the upper floor is supplied air from Ventilation Unit-“P” via various floor grilles. The lower floor Ventilation Unit-“P” has an oversized dedicated OSA duct that terminates in a louver on the south wall. All the fan units are original to the building. There is evidence that there has been hydronic repair work at several of the fan unit heating coils.

The lower floor occupied spaces are ventilated by a combination of operable windows and exhaust fans. The exterior rooms generally have no mechanical ventilation and rely on operable windows to meet code ventilation requirements. Interior rooms currently have no supply ventilation air and rely on inline exhaust fans tied to operable room switches. Typically, the exhaust fans are working, but are in poor condition.

The lower floor had a noticeably humid smell. The dank smell is likely from infiltration from the dirt floor crawlspaces below since there is no make-up air path on the lower floor space, especially if the exterior windows are closed. Most likely there is inadequate fresh air being pulled into the lower floor. The lower floor fan room original design called for additional fan units to serve future tenant spaces. This area may still be utilized to provide additional positive ventilation air to the lower floor.

The upper level and storage areas contain no ventilation except for a single wall mounted exhaust fan in the small lab space. The lab also includes a window mounted air conditioning unit.

Major Ventilation Equipment:

- **Ventilation Unit “P”:** Model- Pace SCF-79A-M1. Located in the lower floor Fan Room.
- **Ventilation Units “Q and T”:** Similar to Ventilation Unit “P”. Model- Pace SCF-79A-M1. Located in upper level spaces.
- **Ventilation Units “R and S”:** Similar to Ventilation Unit “P”. Model- Pace SCF-63A-M1. Located in upper level spaces.
- The ventilation units are typically in fair condition but are near the end of their service life. Repairs can be made to extend the service life of the ventilation units. Estimated service life of 0-10 years.





HVAC controls: The controls are a mix of non-DDC pneumatic and localized electronic controls.

The Pneumatic actuators are in poor condition and several actuators and room sensors have been replaced in kind with non-DDC electronic controls. The pneumatic controls are failing and are outdated. The pneumatics will likely need to be wholly replaced in the near future. Expected service life of 0-5 years.

The Pneumatic controls piping is charged by a newer air compressor and dryer which are in good condition. Compressor was installed within the last 10 years.

Fire Suppression: The building is not currently sprinklered. Renovation and installation of a new sprinkler system would likely require a new upgraded water service.

ELECTRICAL



Electrical Service and Distribution: A 400 ampere, 208Y/120 volt utility service is routed underground into the lower floor to a current transformer enclosure with two 2 inch steel conduits enclosing single conductors. From the line (utility) side of the current transformers, feeders are routed to two smaller meters and main disconnects serving the two medical clinics in the lower floor. From the load (customer) side of the current transformers, three individual feeders are routed through separately enclosed circuit breakers to appliance panels in the lower floor, on the main floor, and on the second floor in the laboratory area. The three noted appliance panels are metered by the utility using a single meter connected to the current transformers.

There is a total of five service disconnects which is allowable by the National Electrical Code (NEC) and complies with the CBJ Title 19. Several of the disconnects are not clearly identified as service disconnects as required by code, and the disconnects are located well inside the building which is no longer allowed by code. This situation might be “grandfathered”, but any major building modifications will probably require this to be upgraded to current code. At the very least, a placard should be posted on the building’s exterior, identifying the service disconnects’ location.

All the appliance panels are panelboard style with dead front covers over the circuit terminations on the circuit breakers. The panels are in good condition, but the circuit breakers have reached their service life and should be replaced.

All the appliance panels are fed from the service and distribution equipment in the lower floor with single conductors in conduit. The conduits appear to be in good condition. The conductors were not viewed but it’s anticipated that they are also in good condition.

The grounding system is not visible, and its condition not verified. With any modifications to the building, the system should be tested with a “drop of potential” type meter.



Branch Circuits and Receptacles: All the branch circuits for lighting, receptacles and appliances appear to use single conductors in conduit. All appear to conform to codes and are in good condition.

Convenience receptacles are distributed throughout the building as individual devices and as multi-outlet strips. The receptacles in the toilet rooms include ground fault circuit interrupters (GFCI). Most, if not all, receptacles appear to have been installed with the original construction and have exceeded their service life.

None of the receptacles within proximity to exam room or laboratory sinks are GFCI protected as required by the present codes. This was not required at the time the building was constructed. However, they should be replaced accordingly.

It does not appear the receptacles in the waiting room or other rooms where children might be present are “tamper resistant” types as required by the present codes. They were not available or required at the time of construction.

Lighting and Lighting Controls: Most of the interior illumination is accomplished using 2ft x 4ft troffers in the suspended ceiling. All utilize fluorescent lamps. There are some recessed cylinders in the public areas and the main nurse’s station, fitted for incandescent type lamps (some might be using LED lamps now). All the fixtures have exceeded their service life.



All the interior lighting is controlled with manually operated switches strategically located to control specific rooms. All the switches have exceeded their service life and should be replaced.



The exterior lighting includes wall mounted fixtures at all the entries, except the lower back door to Suite #100. Post mounted fixtures are distributed throughout the parking and driveway areas. The luminaires are now fitted with LED type lamps. All of the fixtures have exceeded their service life.

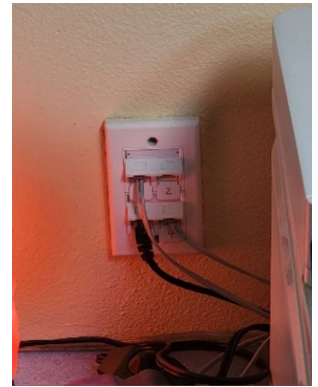
The exterior lighting is controlled by a mechanical timer located in the lower floor with the electrical service equipment.

Emergency light fixtures and electrically illuminated exit signs are in most of the egress routes. There are some exits that lack signs and proper emergency lights as required by the present codes. The emergency lights and exit sign lights on the lower level do not operate and should be repaired or replaced.

There is no emergency lighting for the exterior egress pathways. It is recommended for this type of facility even though it might not be strictly required by the present codes.



Data & Communications: The building was originally constructed with basic telephone service. With the advent of data networks and their general development over time since the original construction, data circuits have been routed throughout the building. The main distribution frame (MDF) is in the lower floor in the same room as the electrical service equipment. The circuits disperse from there to workstation and telephone terminals throughout the building. All the cables appear to be routed in an open manner, mostly concealed above suspended ceilings and within walls. Some circuits drop from the ceiling over the main nurse's station. The circuits and MDF are in fair condition.



ADDITIONAL PHOTOS



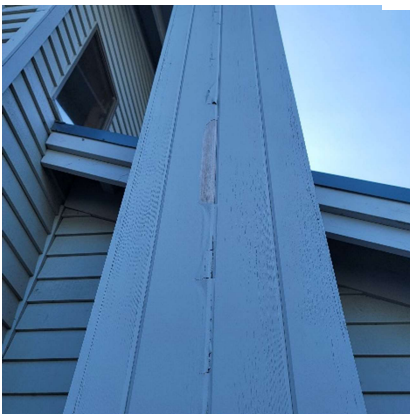
South end exterior stairs



Outlets near sink



Underground storage tank location



Paint at Column



Main floor entry



Bathroom Fixtures



Unfinished crawl space



Boiler room relief and outside air louver

Highly recommended to be performed by the seller:

- Replace ramp and guardrails at Southwest leading to door 003.1
- Replaced underground tank with an aboveground double walled tank in the future.
- Add emergency lighting for the exterior egress pathways.
- Replace receptacles within proximity to exam room or laboratory sinks with GFCI protected.
- The emergency lights and exit sign lights on the lower level do not operate and should be repaired or replaced.

Consider recommending to be performed by the seller:

- Add spray foam insulation between second floor joist along the South side of the building. This will require cut and patching of the GWB ceiling above the ACP.
- Provide accessible toilet room at Main Floor. Provide access to accessible toilet room to all tenants of each suite on the Lower Floor.
- Replace knob hardware at doors with lever style hardware
- Provide accessible reception counters at public reception areas. This can be accomplished by adding a small counter in front of the existing counters to meet the requirement.
- Replace all light switches as they have exceeded their service life.

Buyer should consider:

- Exterior paint looks to be in fair condition but is reaching the end of its life. Recommend building be repainted within the next 5 years.
- Add 'van accessible' signage to West side accessible parking signage. Stripe accessible parking stalls and aisles (West and East sides of building).

- First floor ventilation should be examined for a solution to the lack of fresh make-up air.
- Clean debris build up from roof primarily on the south side of the building.
- Replace pneumatic controls with digital and replace leaking components at air handling units.
- A placard should be posted on the building's exterior, identifying the service disconnects' location.

Other considerations:


Snow plowing contract

Maintenance worker for snow shoveling, grounds, repairs etc. Consider 1 FTE assigned.



**DIRECTOR'S REVIEW STAFF REPORT
NONCONFORMING CERTIFICATION
NCC2022 0015**

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

DATE: July 11, 2022
TO: Jill Maclean, Director, AICP
BY: Joseph Meyers, Planner II 

PROPOSAL: A Nonconforming Situation Review for use and parking

KEY CONSIDERATIONS FOR REVIEW:

- Nonconforming for use and number of off-street parking spaces.
- Conforming for dimensional standards.
- Conditional Use Permit (CUP) issued in 1983 for a 7,500 square foot medical office building (CU83-15).
- Lot, structure, and use were conforming when established.

STAFF RECOMMENDATION:

Staff recommends the following situations receive

Nonconforming Certification:

- Nonconforming Use (CBJ 49.30.230)
- Nonconforming Parking (CBJ 49.30.270)

ABANDONMENT:

If a nonconforming situation is deemed to be abandoned by the Director, the decision may be reconsidered in accordance with CBJ 49.30.220. After reconsideration is reviewed, an appeal may be filed in accordance with CBJ 49.20.110.

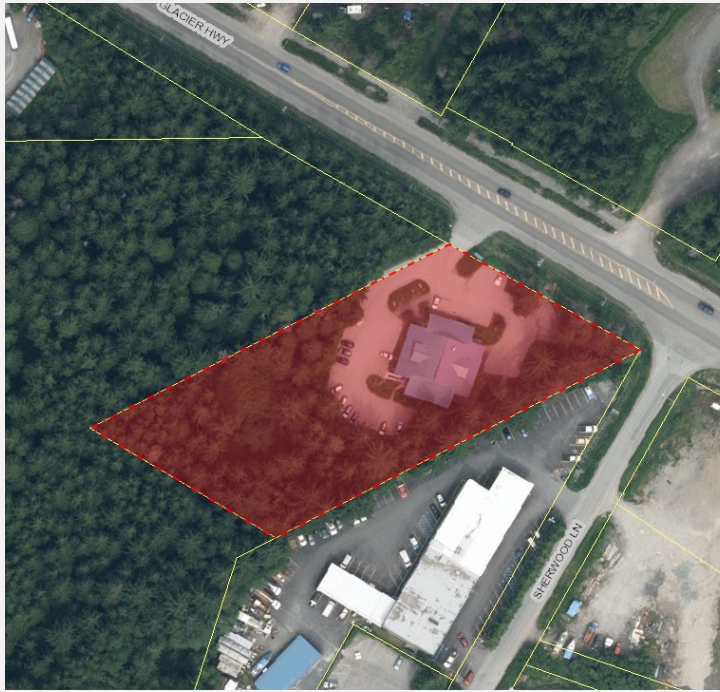
NONCOMPLIANCE:

If a situation fails to be certified as nonconforming, an appeal of this decision may be filed in accordance with CBJ 49.20.110.

GENERAL INFORMATION	
Property Owner	Family Practice Building, LLC
Applicant	City and Borough of Juneau / Bartlett Regional Hospital
Property Address	10301 Glacier Highway
Legal Description	USS 2136 Lot 1
Parcel Number	4B1701130010
Zoning	D10
Lot Size	87,120 Square Feet
Water/Sewer	City and Borough of Juneau
Access	Glacier Highway
Existing Land Use	Commercial
Associated Applications	N/A

CBJ 49.30.215: Accidental damage or destruction. Structures receiving a nonconforming certification may have the right to reconstruct a nonconforming structure per CBJ Chapter 49.30.

SITE FEATURES AND ZONING

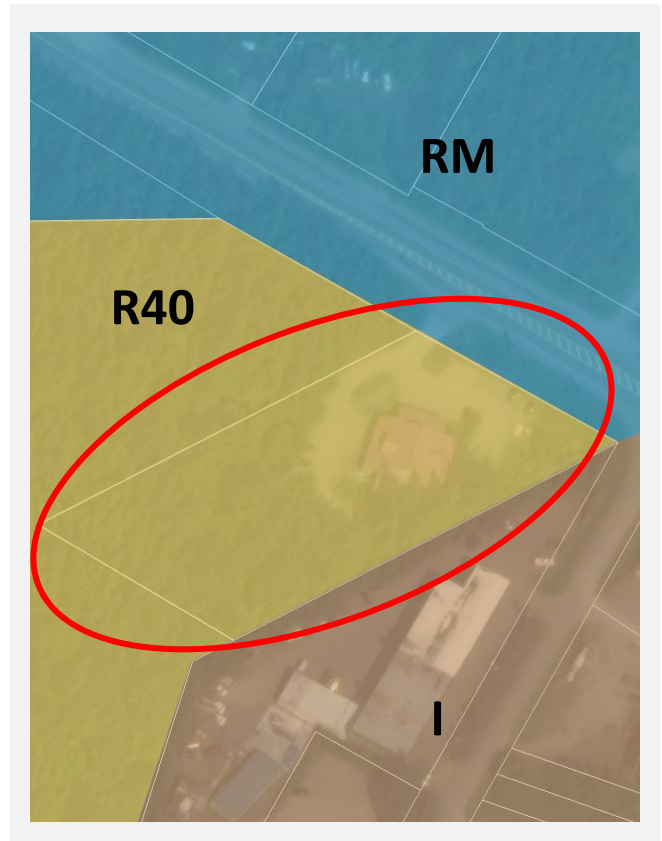
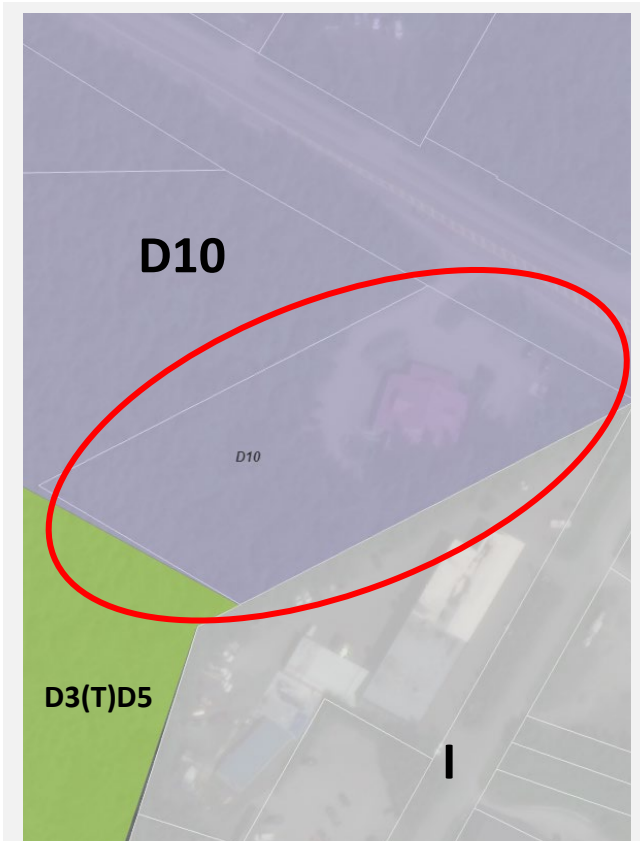


SURROUNDING ZONING AND LAND USES	
Northeast (ROW)	Glacier Highway
Northwest (D10)	Vacant
Southeast (I)	Commercial Office
Southwest (D3(T)D5)	Vacant

SITE FEATURES	
Anadromous	None
Flood Zone	Zone X
Hazard	No known
Hillside	None
Wetlands	None
Parking District	None
Historic District	None
Overlay Districts	None

CURRENT ZONING MAP

ZONING AT TIME OF ESTABLISHMENT



ZONING HISTORY

Year	Zoning District	Summary
1969	R40 Residential	In 1969, the lot and surrounding area was zoned R40. The R40 zoning district required a 40,000 square foot minimum lot size, 200-foot lot width, and 100-foot lot depth*. Required setbacks were 25 feet front, 25 feet rear, and 15 feet on each side. One off-street parking space was required per 400 square feet of gross floor area for a total of 26 parking spaces. A CUP (CU83-15) was received in 1983 for a 7,500 square foot medical office building with 31 parking spaces provided in the R40 zoning district. Dimensional requirements were met at time of establishment.
1987	D10 Residential	In 1987, the lot and surrounding area was zoned D10. The D10 zoning district requires a 6,000 square foot minimum lot size, a 50-foot lot width, and an 85-foot lot depth*. Required setbacks are 20 feet front, 20 feet rear, and 5 feet on each side. One off-street parking space per 200 square feet of gross floor area is required for a total of 53 parking spaces. Maximum lot coverage is 50% and minimum vegetative cover is 30%. The commercial and medical use of this site became nonconforming. Off-street parking became nonconforming. Other dimensional requirements were met.
2021	*All zoning districts – lot depth repealed	On August 23, 2021, the CBJ Assembly adopted Ordinance 2021-28, repealing lot depth as a minimum dimensional standard. Other dimensional standards for the D10 zoning district remain the same.

BACKGROUND INFORMATION

The applicant requests a Nonconforming Situation Review for use and parking. The lot was platted in 1983 and the structure was constructed in 1984.

A CUP was issued in 1983 (CU83-15) for a 7,500 square foot medical office building in the R40 zoning district.

INFORMATION REVIEWED

Year	Type	Summary
1983	Topographic Plat	Lot size, lot dimensions.
1983	Subdivision Waiver Plat	Geographic context.
1983	Conditional Use Permit (CU83-15)	Establishment of use.
1984	As-Built Survey	Setbacks, lot coverage.
1984	Building Permit (BLD-016681)	Structure history.
1985	Certificate of Occupancy	Structure established.
2013	Aerial Imagery	Vegetative cover.

Year	Type	Summary
2022	Assessor’s Data	Lot coverage, lot size, use.
2022	ADA Parking Email	ADA parking spaces.

ANALYSIS

Zoning District Comparison Table – The table below lists the required standards for the D10 zoning district compared to the lot. A description of these situations is provided in the following sections. Items bolded do not meet current requirements.

Standard		Requirement	Existing	Code Reference
Lot Minimums	Size	6,000 square feet	87,120 square feet	CBJ 49.25.400
	Width	50 feet	233 feet	CBJ 49.25.400
Setback Minimums	Front	20 feet	73 feet	CBJ 49.25.400
	Rear	20 feet	233 feet	CBJ 49.25.400
	Side	5 feet	46 feet	CBJ 49.25.400
	Side	5 feet	58 feet	CBJ 49.25.400
	Street Side	13 feet	N/A	CBJ 49.25.400
Lot Coverage Maximum		50%	12%	CBJ 49.25.400
Height Maximum	Permissible	35 feet	Two stories in height	CBJ 49.25.400
	Accessory	25 feet	N/A	CBJ 49.25.400
Maximum Dwelling Units		10	0	CBJ 49.25.500
Use		Residential	Commercial – Medical	CBJ 49.25.300
Vegetative Cover Minimum		30%	0	CBJ 49.50.300
Parking Minimum		53 (1 per 200 square feet)	31	CBJ 49.40.210(a)

Minimum Lot Requirements – The lot size and lot width are conforming for dimensional standards.

Finding: Staff finds the lot conforming for lot size and lot width.

Minimum Setback Requirements – The structure meets the minimum dimensional standards for setbacks in the D10 zoning district.

Finding: Staff finds the structure conforming for setbacks.

Lot Coverage – Based on the stamped site plan and Assessor’s data, lot coverage is not exceeded.

Finding: Staff finds the lot conforming for lot coverage.

Structure Height – Based on Assessor’s Photos, the structure is two stories in height and likely does not exceed the maximum height allowed.

Finding: Staff finds the structure conforming for height.

Residential Density – The use of the lot is a medical office building. No residential units exist at this time.

Finding: N/A.

Use – A CUP was issued in 1983 for a medical office building.

Finding: Staff finds the lot nonconforming for use.

Vegetative Cover – Geographic Information System aerial imagery shows that minimum vegetative cover requirements are met.

Finding: Staff finds the lot conforming for vegetative cover.

Parking – CBJ 49.40.210 requires 53 off-street parking spaces, and 31 off-street parking spaces are provided with three (3) ADA accessible. Back-out parking may be allowed for single-family dwellings in residential zoning districts per CBJ 49.40.230(b)(7)(A).

Finding: Staff finds the use nonconforming for number of off-street parking spaces.

Finding: Staff finds the use conforming for type of off-street parking spaces, three (3) ADA accessible parking spaces are provided on-site, and no back-out parking existing.

Modifications to Nonconforming ADA Parking: *Accessible spaces are required where parking facilities are altered or added. The term ‘alterations’ includes resurfacing of vehicular ways (2004 ADAAG 106.5). Resurfacing or resealing and projects that add new parking spaces constitute alterations (or additions) and must include accessible spaces as required in the scoping table. Normal maintenance, such as pothole repair, surface patching, or repainting in place existing striping for a few spaces, is not considered an alteration except where it affects a facility’s usability.*

NONCOMPLIANT SITUATIONS

CBJ 49.30.310(j) Failure of a situation to qualify for nonconforming certification. If a situation does not qualify for or is denied nonconforming certification, it is noncompliant and the property is subject to enforcement actions consistent with this title.

No information has been found to suggest noncompliant situations exist on the lot.

ABANDONMENT

CBJ 49.30.220(b) Abandonment of a nonconforming situation. A nonconforming situation is abandoned if any of the following events occur:

- (1) The owner indicates in writing that the nonconforming situation is being permanently discontinued;
- (2) The nonconforming situation is damaged, destroyed, removed or demolished intentionally by the owner or intentionally by an authorized agent of the owner;
- (3) The nonconforming structure is moved;
- (4) The owner takes action consistent with an intent to abandon the nonconforming situation;
- (5) The structure(s) associated with the nonconforming situation has been vacant for 365 consecutive days;
- (6) Except for a structure with a nonconforming residential density, the nonconforming use has ceased and not substantially resumed for 365 consecutive days; or
- (7) A structure with a nonconforming residential density has been unoccupied for 1095 consecutive days.

No information has been submitted to suggest the nonconforming situations on the lot have been abandoned.

Finding: Staff finds none of the above events have taken place and the nonconforming situations are not deemed abandoned.

FINDINGS

1. Was the nonconforming situation allowed, or not prohibited by law, when it was established?

Analysis: The use, and off-street parking were conforming when established.

Finding: Yes. The nonconforming situations were allowed or not prohibited by law when established.

2. Has the nonconforming situation been abandoned?

Analysis: No additional analysis needed.

Finding: No. The nonconforming situations have not been abandoned.

RECOMMENDATION

Staff recommends that the Director adopt the analysis and findings, and find the following situations on the lot to be **NONCONFORMING** to the Title 49 Land Use Code and issue a Nonconforming Certification for the following situations:

- Nonconforming Uses (CBJ 49.30.230):
 - Medical offices in a D10 residential zoning district
- Nonconforming Parking (CBJ 49.30.270):
 - 31 off-street parking spaces

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Information Reviewed



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

NONCONFORMING CERTIFICATE

Date: July 11, 2022
File No.: NCC2022 0015

City and Borough of Juneau / Bartlett Regional Hospital
155 South Seward Street
Juneau, AK 99801

Proposal: A Nonconforming Situation Review for use and parking

Property Address: 10301 Glacier Highway
Property Legal Description: USS 2136 Lot 1
Property Parcel Code No.: 4B1701130010

The Director of Community Development adopted the analysis and findings listed in the attached memorandum dated July 11, 2022, and has found the following situations on the lot to be certified nonconforming to the Title 49 Land Use Code of the City and Borough of Juneau:

- Nonconforming Uses (CBJ 49.30.230):
 - Medical offices in a D10 residential zoning district
- Nonconforming Parking (CBJ 49.30.270):
 - 31 off-street parking spaces

This Nonconforming Certificate applies to the nonconforming situations stated above. The nonconforming rights provided herein may be relinquished under certain circumstances provided under the CBJ Title 49 Land Use Code. It is the responsibility of the owner or agent of the owner to ensure that all development on the lot is in compliance with this certification and the CBJ Title 49 Land Use Code.

CBJ 49.30.215: Accidental damage or destruction. *Structures receiving a nonconforming certification may have the right to reconstruct a nonconforming structure per CBJ Chapter 49.30.*

This Nonconforming Certificate constitutes a final decision of the Director of Community Development. 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.

City and Borough of Juneau / Bartlett Regional Hospital

File No.: NCC2022 0015

July 11, 2022


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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:

Joseph Meyers, Planner II
Community Development Department



Jill Maclean, Director, AICP
Community Development Department

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