

September 17, 2025

To: The Planning Commission

Regarding: Approved CUP's 2024-01, 2024-02, and 2024-03 (March 20th, 2024)

Dear Planning Commissioners,

I am requesting your assistance with CUP's that the Planning Department is refusing to honor the conditions therein.

- *The CUP's were approved as stated unconditionally (with downward lighting as the sole condition added)

- *The approval included the location of the sewer main easement

- *We built four homes adjacent to the easement, as approved by the Planning Commission. The foundations were clearly marked on the map.

- *Included with the CUP's were house plans, showing the overhangs, porches, and decks.

- *8 months later on November 20th, 2024 we received a notice that we "possibly may not be compliant" with our building. We were served a Stop Work Order with no evidence presented...at a great hardship to the project.

- *Under duress, we were forced to pay for a professional survey of the easement.

*This was NOT a condition of the CUP's. If the Planning Department had done their job, this survey would have been included as a condition of the CUP's.

*In fact, this was a condition for the buildout of Lot 43 (Seekins) in early 2025. Why was this not also a condition included with our CUP's? Had it been, we obviously would have built the homes according to that easement location.

- *Because of the forced survey, the Planning Department is now demanding we move two houses at a great hardship to us.

*We simply built these homes where YOU told us to build! We TRUSTED the City Planner to do his job. YOU trusted the City Planner to do his job, and you approved the CUP's based upon his approvals.

*I came to him, and he came to you making a claim that everything was in accordance...and then comes back 8 months later with a different story! How is that fair?

*Why am I being held liable for his fault...and putting you in this position?

*Why did the City Planner throw you...the Planning Commission...under the bus, along with your credibility?

*Is there no honor in this process?

*I asked the City in a letter dated August 22nd, 2025 to provide evidence that I didn't build according to the approved CUP's that YOU approved. To date, no evidence has been presented...showing complete dishonor on behalf of the Planning Department.

*I have presented to the Planning Department a very equitable solution that presents NO HARDSHIP to the City. This solution provides ample working space for any future projects or repairs. The four houses are offset along the easement, providing plenty of workspace. The houses are 22 feet and 25 feet apart...further than the required 20 feet. The intent and purpose of the easement would be fully preserved.

*To date, the Planning Department has provided NO EVIDENCE OF HARDSHIP to the City if the easement is redescribed as it exists...rather than by the metes and bounds in the records THAT THEY NEVER ASKED FOR...and are now asking for from other people!

In Summary:

*I built in accordance with what you approved...and what you told me to do. I came trusting you, and you trusted the City Planner. We ALL trusted him. I did what you and I trusted he said was OK to do. Should a city resident not be able to trust the planning department and planning commission after a CUP is approved?

*It is the Planning Department's JOB and duty to know all the codes before he recommends approval of a CUP before the Planning Commission approves a project. NOT ME! I'm ignorant to all the codes. I was simply an owner/builder. That's why we hire a Planning Manager...to inform me and you on the Planning Commission.

*I am now being denied water and sewer connections with another winter right around the corner. They are threatening me with lawsuits, fines, and charges if I don't bear the expense of moving two houses. Why are we going there, when all that's needed is a redescription of the lines, at no hardship to the City? I've already hired the surveyor and paid for his work on the equitable solution.

* I have already spent 10's of thousands of dollars making alterations on eaves and decks that the Planning Department demanded we do. On items THEY missed and should have informed us on during the CUP process (what homes in Alaska and the civilized world don't have eaves and decks?). I swallowed those for sake of making peace. But now, being demanded of to pick up and move two almost-finished houses, built where we were told to build them? The hardship has become unbearable.

* I need YOU to help me find relief from this hardship. I am asking and begging for your help! I don't want to have to drag the City into court...but without relief, that is where this is all headed. And nobody wins. Why go there?

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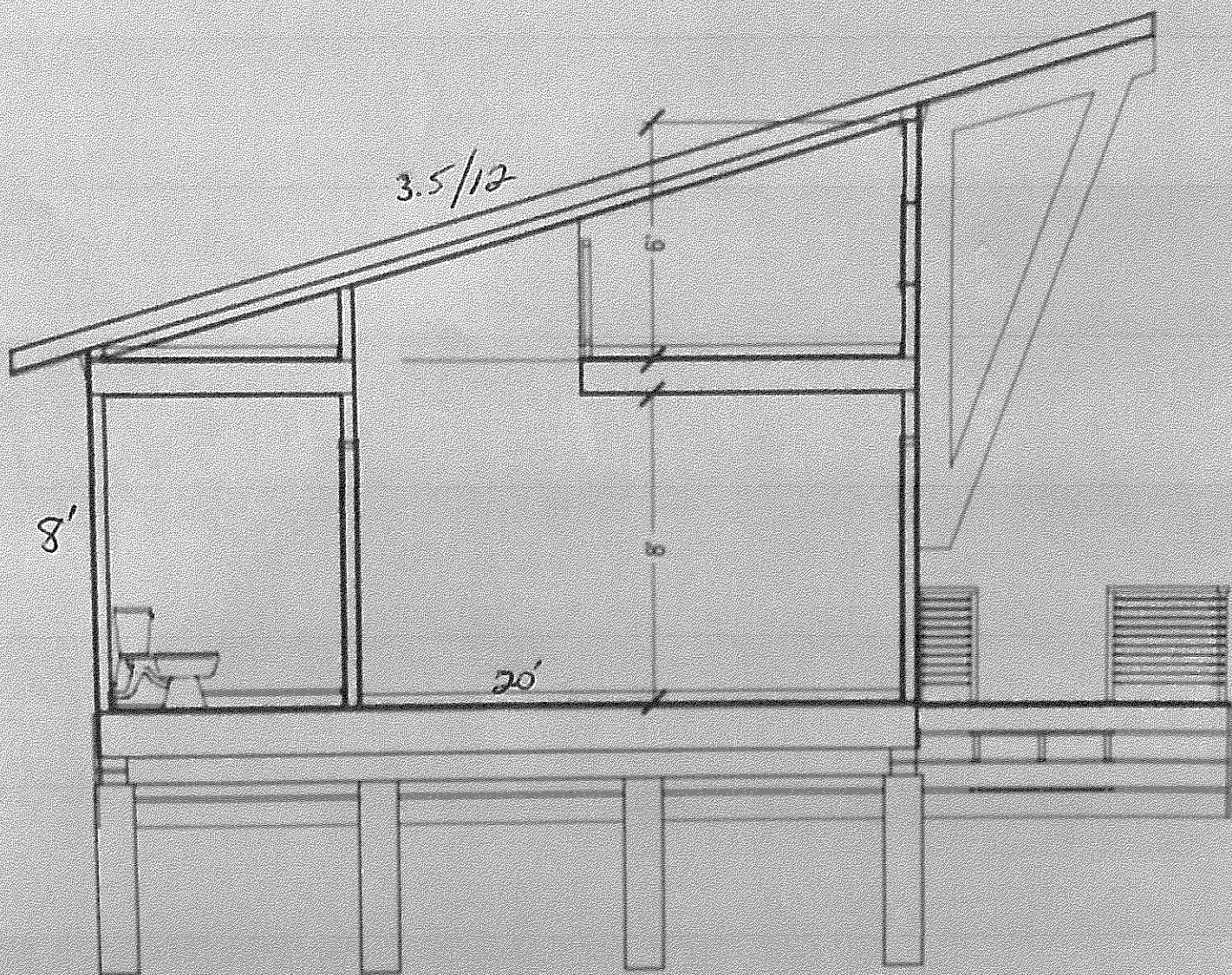
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Note: 100 years
of the

UNSUBSIGNED





CROSS SECTION ELEVATION