



REGULAR PLANNING COMMISSION AGENDA

August 13, 2024 at 7:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/84261423650> or 1-253-215-8782 Webinar ID: 842 6142 3650

A. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

B. ROLL CALL

C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. ITEMS FOR RECONSIDERATION

H. CONSENT AGENDA

- 1. USE2024 0014:** Conditional Use Permit for an additional two-story structure providing 10,200 square feet for warehousing, retail and restaurant use. - **APPROVED AS RECOMMENDED**

Applicant: Kristel Liska

Location: Jensine Street

DIRECTOR'S REPORT

The proposed structure is in addition to the existing coffee cart on Jensine Street, which received a conditional use permit in 2013. The proposed structure would enhance current coffee service with an 1,800 square foot café, and provide 1,800 square feet of retail space for relocation of the applicant's snow sports business. 6,600 of warehousing would support multiple businesses owned by the applicant.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

- 2. USE2024 0015:** Conditional Use Permit for 51 Single-Room Occupancy units with private facilities. - **APPROVED AS RECOMMENDED**

Applicant: Gastineau Human Services

Location: Aisek Street

DIRECTOR'S REPORT

The Applicant proposes a residential building consisting of 51 Single-Room Occupancy units with private facilities on a 5-acre lot in a General Commercial zone. A Single-Room Occupancy with private facilities is defined in CBJ 49.80 as a dwelling unit composed of a private bathroom and a combined kitchen, living, and sleeping area, designed for occupancy by a single person. This development is designed for individuals experiencing a combination of income disparities, recovery, and reentry challenges. This is Phase I of a multi-phase development.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE Conditional Use Permit USE2024 0015 with the requested conditions stated in the Staff Report.

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

3. PAD2024 0002: Disposal of CBJ property for future utility access. - **RECOMMENDED AS AMENDED**

Applicant: City & Borough of Juneau

Location: Auke Rec Bypass Road

DIRECTOR'S REPORT

The applicant requests a P-property Disposal Review for approximately one acre from a 151-acre CBJ parcel creating an easement to CBJ land. This property is located outside of the sewer service boundary. This property also does not have water service as service out the road is located south of their property, on Auke Rec Bypass Road. The applicant's property is served by municipal water. If this application is approved there is an opportunity for an access and utility easement to provide municipal drinking water to the remaining CBJ parcel. Access to Municipal Drinking water would help facilitate development of the remaining CBJ property.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve Property Acquisition and Disposal, No. PAD2024 0002.

K. OTHER BUSINESS

L. STAFF REPORTS

M. COMMITTEE REPORTS

N. LIAISON REPORT

- O. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS
- P. PLANNING COMMISSION COMMENTS AND QUESTIONS
- Q. EXECUTIVE SESSION
- R. SUPPLEMENTAL MATERIALS
- S. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.gov.



PLANNING COMMISSION STAFF
CONDITIONAL USE PERMIT USE2024 0014
HEARING DATE: AUGUST 13, 2024

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

DATE: July 29, 2024
TO: Mandy Cole, Chair, Planning Commission
BY: Irene Gallion, Senior Planner *Irene Gallion*
THROUGH: Jill Lawhorne, Director, AICP

PROPOSAL: Conditional Use Permit for additional two-story structure with warehousing (6,600 sf), retail (1,800 sf) and restaurant (1,800 sf).

STAFF RECOMMENDATION: Approval with conditions

KEY CONSIDERATIONS FOR REVIEW:

- Development provides a comp-plan-recognized transition between industrial uses and Glacier Highway.

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-6 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - 49.15.330
 - 49.25.240
 - 49.70.330
 - 49.70 Article IV
 - 49.80

GENERAL INFORMATION	
Property Owner	Kristel Liska
Applicant	Kristel Liska
Property Address	10187 Jensine Street
Legal Description	SHERWOOD ESTATES BL B LT 4 FR
Parcel Number	4B1701100180
Zoning	Industrial (I)
Land Use Designation	Heavy Industrial
Lot Size	63,598 square feet, 1.46 acres
Water/Sewer	CBJ
Access	Jensine Street
Existing Land Use	Commercial
Associated Applications	None

The Commission shall hear and decide the case per 49.15.330(a) Conditional Use Permit. A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedures is intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (D5)	Glacier Highway Right-of-Way
South(Industrial)	Communications tower
East (Industrial)	Power station
West (Industrial)	Equipment rentals

SITE FEATURES	
Anadromous	No*
Flood Zone	AE, elevation 24 feet*
Hazard	None mapped
Hillside	No
Wetlands	Yes
Parking District	No
Historic District	No
Overlay Districts	RV Park Area

*Consult sections below for details.

BACKGROUND INFORMATION

Project Description – The Applicant requests a Conditional Use Permit for additional two-story structure with warehousing (6,600 sf), retail (1,800 sf) and restaurant (1,800 sf, **Attachment A**). The existing coffee cart will remain.

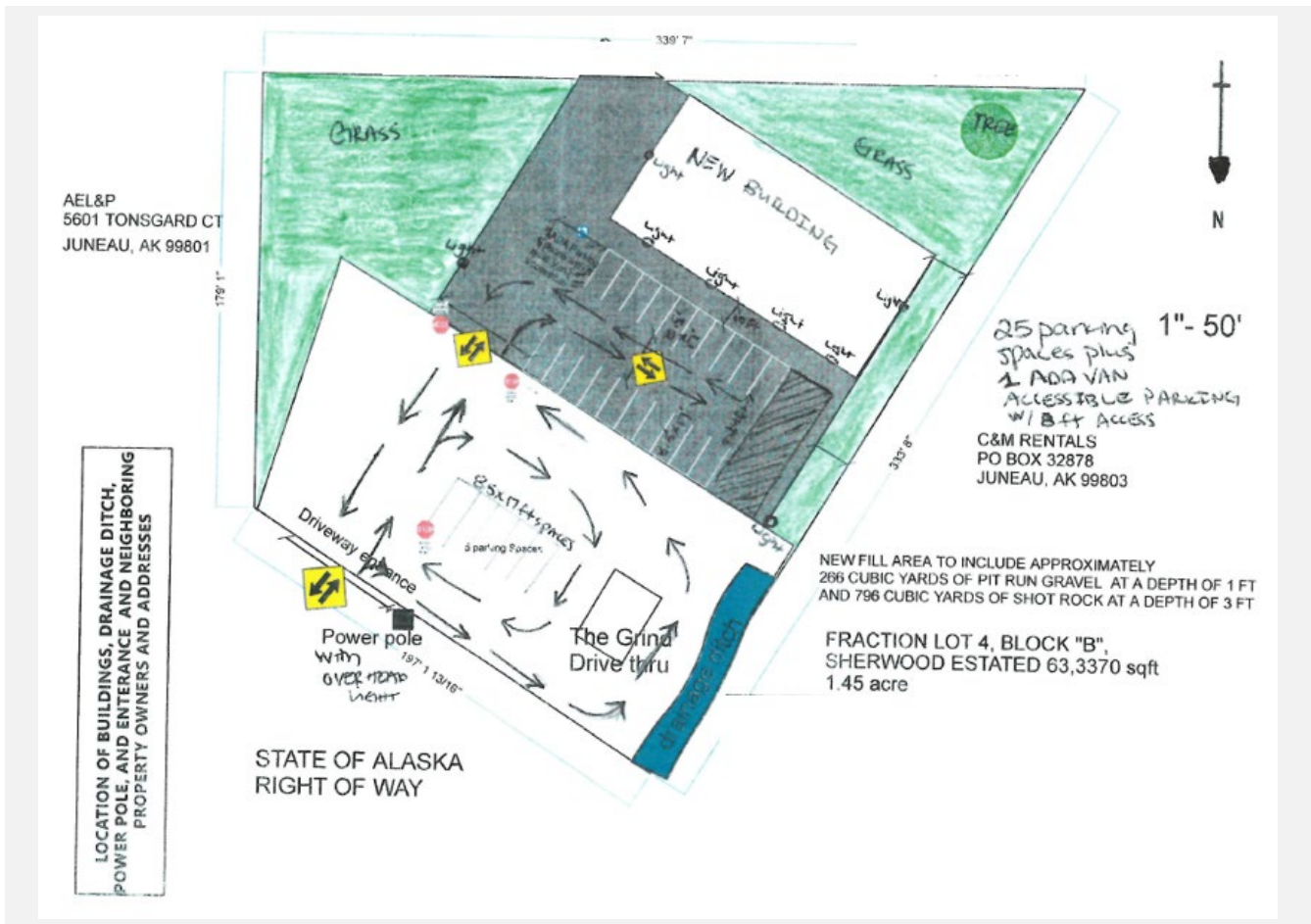
Background –

Date	Item	Summary
1969	Plat 537	Plat of Sherwood Estates. Lot 4 included an approximate 43,264 square foot exception.
2012	Plat 2012-24	Record of Survey to formalize multiple transfers by deed.
2013	USE2013 0018	Notice of Decision: Approving a coffee cart in an Industrial zoning district.
2013	BLD2013 0296	Placement of the current coffee shop – shows front and west side lot line setbacks.

ZONING REQUIREMENTS

Standard		Requirement	Proposed	Code Reference
Lot	Size	2000	63,598	49.25.400
	Width	20	197.51	49.25.400
Setbacks	Front (north)	10	32	49.25.400
	Rear (south)	10	~10	49.25.400
	Side (east)	0	~143	49.25.400
	Side (west)	0	~15	49.25.400
Lot Coverage Maximum		No maximum	11%, 6,816 square feet	49.25.400
Vegetative Cover Minimum		5%, ~3,200 square feet	31% 19,500 square feet	49.50.300
Height	Permissible	No limit	~32 feet	49.25.400
	Accessory	No limit	N/A	49.25.400
Maximum Dwelling Units		1 caretaker unit	0 units	TPU 1.110A
Use		TPU 8.200	TPU 8.200, 8.100, 2.120, 10.210	49.25.300

SITE PLAN



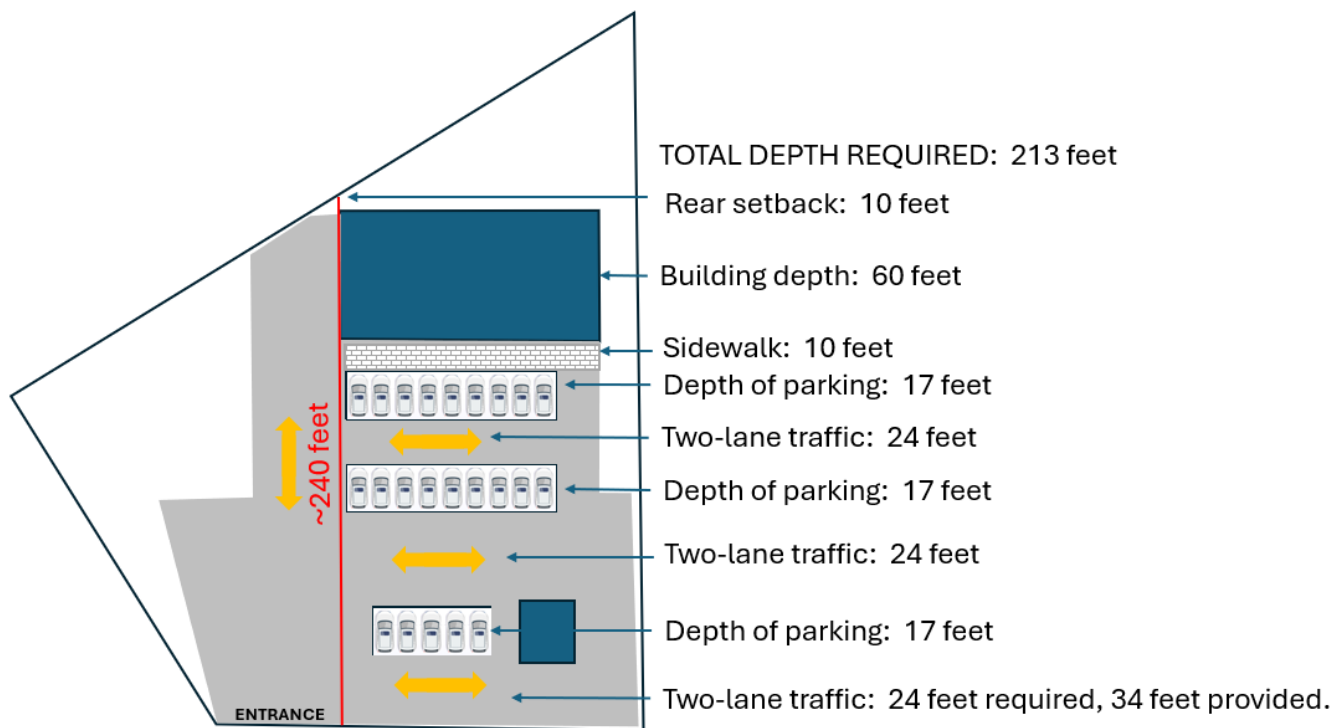
ANALYSIS

Project Site – The industrially-zoned lot currently accommodates a coffee cart, driveway and parking. Lot slope is less than five percent.

Condition: None.

Project Design – The conceptual site plan shows that the project can meet CBJ building and zoning requirements. The plan may require slight modifications.

Lot depth at the east side of the proposed structure is approximately 240 feet. With the proposed layout, minimum required improvements would end 213 feet into the lot.



Construction plans will be reviewed for compliance with CBJ building and zoning requirements. The site plan has 25% excess vegetative cover that could be reduced to meet dimensional requirements for drive lanes or off-street parking, if needed.

Condition: None.

Traffic – Traffic generation is less than one point within Director discretion for a Traffic Impact Analysis (TIA). The lot fronts on Jensine Street, a CBJ asset built in an Alaska Department of Transportation and Public Facilities (ADOT&PF) right-of-way. ADOT&PF did not require a TIA, therefore the Director did not require a TIA.

Any modifications to the project will be reviewed for impact on traffic.

Use	Total Sq. Ft.	Trips Generated per 1,000 square feet	Total Trips
Coffee Cart	156	1800	280.8
Warehouse	6600	3.56	23.5
Retail	1800	44.32	79.8
Café	1800	64.21	115.6
Total ADTs:			499.7

Condition: Any changes to uses and their associated square footages may require a Traffic Impact Analysis, which would trigger a new Conditional Use Permit.

Vehicle Parking & Circulation –

Use	Unit/Total Sq. Ft.	Spaces Required	Total Spaces
Coffee Cart	156	1 per 200 square feet	0*
Warehouse	6600	1 per 1,000 square feet	6
Retail	1800	1 per 300 square feet	6
Café	1800	1 per 200 square feet	9
Total Parking Requirement:			21
Off-Street Loading Spaces Required:			1
ADA Accessible Spaces Required:			1

**Rounded down per 49.40.210*

The site plan shows 25 regular off-street parking spaces, plus one ADA van-accessible space. The hatched area on the plan is a proposed loading space, measuring 20 feet wide by 58 feet long. Traffic will be routed away from the area.

Condition: None.

Noise – The Industrial zoning district accommodates noisy or odiferous uses [CBJ 49.25.240]. This project is within industrial noise standards.

Condition: None.

Lighting - Lighting must be downward-cast and not fall on neighboring properties. Compliance will be verified during building permit review.

Condition: None.

Vegetative Cover & Landscaping – Proposed plans exceed vegetative cover requirements by 26 percent, providing site flexibility.

Condition: None.

Habitat – The project is next to an unregulated anadromous resource.

The 2013 Comprehensive Plan's Appendix B lists the anadromous resources that we apply setback requirements to [CBJ 49.70.330]. Appendix B lists streams by their Anadromous Waters Catalog (AWC) number.

AWC 111-50-10490-2020-3008 runs along the west lot line of the project property near the existing coffee cart, but veers westward (shown with a red line in the image below). The image below shows the approximate location of the proposed structure relative to the anadromous resource (shown in red). Note that the shed near the paved area is approximately 25 feet from the anadromous resource.



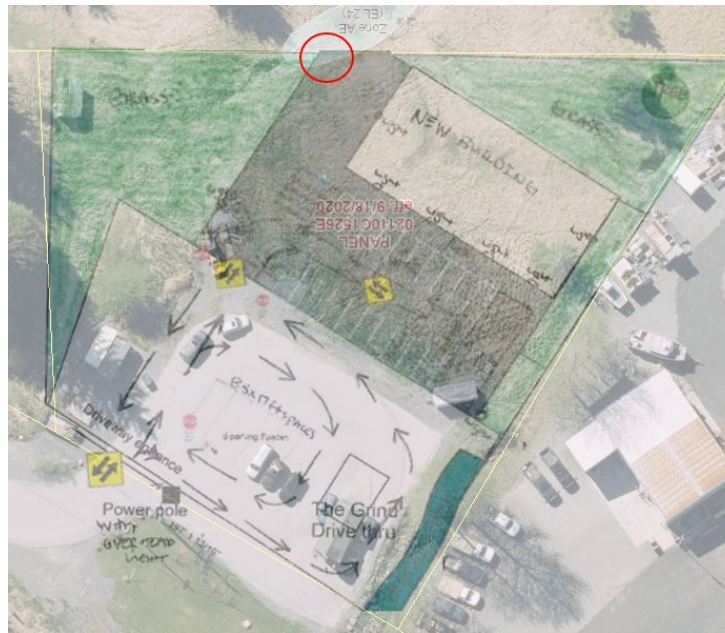
The development has received a wetlands fill permit from the United States Army Corps of Engineers (POA-2024-00318).

Condition: None.

Drainage and Snow Storage – The lot provides space for stacking snow. Drainages flow north, west and south, depending on the location on the lot.

Condition: None.

Hazard Zones - Juxtaposing the site plan on flood plain imagery, we can approximate the location of development relative to mapped flood hazard areas. Approximately 170 square feet of AE flood hazard area impact the development (see red circle in the image below). Building and grading plans must demonstrate that the area is avoided, or that standards for construction in a flood hazard area [CBJ 49.70 Article IV] are met. Compliance will be verified during building permit review.



Condition: None.

Public Health, Safety, and Welfare – The condition below is the result of a policy change at Capital City Fire and Rescue. The condition does not reflect on the safety of the proposed project. Compliance will be verified during building permit review.

Condition: Fire suppression system plans must be submitted with the building permit application. Suppression system design cannot be deferred.

Property Value or Neighborhood Harmony – This development provides transition from the high-visibility of Glacier Highway to the more industrial uses to the south. The project leverages Glacier Highway visibility for restaurant and retail operations. The project leverages industrial zoning and throughfare access for warehousing that will support applicant-owned area businesses.

The 2013 Comprehensive Plan maps this area Heavy Industrial:

Land to be developed for heavy industrial uses such as large scale food production and/or processing; large-scale or industrial-related repair activities; metal fabrication; wholesale trade; manufacturing processes; warehousing; outdoor storage; trucking; animal kennels; crematoria; repair and maintenance uses; resource extraction and processing such as gravel pits, rock crushing facilities, cement batch plants, asphalt plants, fuel tanks, stump dumps, salvage yards, landfill sites; aircraft facilities; and other similar large-scale or noisy and/or noxious industrial activities. Some recreational uses should be permitted, including sport vehicle, All Terrain Vehicle (ATV) or snowmobile motor-course facilities, shooting ranges, and other similar noise-generating uses. Residential, office, retail, and personal service uses are not to be allowed, except that residential caretaker facilities should be permitted.

The 2013 Comprehensive Plan recognizes that industrial lands require protection to mitigate colocation of incompatible uses.

The plan also recognizes that retail benefits from high-visibility along thoroughfares. Restaurants and retail provide a transition buffer between heavy industrial and more sensitive uses (see citations below).

CBJ zoning does not specify heavy industrial zoning, but asks the Commission evaluate industrial area retail and restaurant development proposals through the Conditional Use process.

Abutting uses include contractor storage and electrical equipment facilities. The property fronts on ADOT&PF right-of-way.

Condition: None.

AGENCY REVIEW

CDD conducted an agency review comment period between July 19, 2024 and July 26, 2024 and received the following responses (**Attachment B**):

Agency	Summary
Capital City Fire and Rescue	No concerns from fire at this time. A full review will be done when the project is submitted (<i>for a building permit</i>).
Alaska Department of Transportation and Public Facilities Building Division	Do not see need for TIA (analysis included). See pre-application conference notes (use licensed design professionals).

PUBLIC COMMENTS

CDD conducted a public comment period between July 10, 2024 and July 19, 2024. Public notice was mailed to property owners within 500 feet of the proposed development (**Attachment C**). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment D**). No public comments were received.

CONFORMITY WITH ADOPTED PLANS

The proposed development is in conformity with the 2013 Comprehensive Plan.

Chapter	Page No.	Item	Summary
10	135	Intro	“Typically, retail and office centers seek locations with access to, and visibility from, major thoroughfares... Manufacturing and food processing industry seeks flat, dry land located some distance from residential uses yet near roads with heavy load-carrying capacities.”

Chapter	Page No.	Item	Summary
	136	10.7 DG2, E	“In areas suitable for light industry but not for heavy industry due to proximity to sensitive receptors, retail, office, bars and restaurants, and personal services uses would be compatible uses;”
	136	10.7 IA3	“Designate land for community-scale food production, processing, and distribution.”

FINDINGS

Conditional Use Permit Criteria – Per CBJ 49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. *Is the application for the requested Conditional Use Permit complete?*

Analysis: The application is appropriate to this level of decision-making. Flood hazard and fire safety elements will be analyzed during the building permit review.

Finding: *Yes, the application is complete.*

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

Analysis: Retail and restaurant uses require Commission review and approval for development on Industrial land (TPU 2.120 and 8.100). The coffee cart was approved under USE2013 0018. Warehouse storage is an allowable use.

Finding: *The proposed warehousing is appropriate to the zoning. The retail and restaurant uses are permissible by the Commission.*

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

Analysis: No further analysis needed.

Finding: *Yes. With the recommended conditions, the proposed development will comply with Title 49, including parking, lighting, vegetative cover, and flood hazard construction standards.*

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

Analysis: No further analysis needed.

Finding: *No. With appropriate conditions, the requested development, in an Industrial zoning district, will not materially endanger the public health or safety.*

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

Analysis: The development provides a visual transition between Glacier Highway and industrial uses.

Finding: No. With appropriate conditions, the requested development, in an Industrial zoning district, will not substantially decrease the value or be out of harmony with the property in the neighboring area.

6. Will the proposed development conform with the Land Use Plan, Thoroughfare Plan, or other officially adopted plans?

Analysis: The 2013 Comprehensive Plan recognizes the value of transition areas between industrial uses and more sensitive uses. This development provides a transition.

Finding: Yes. The proposed development, with the recommended conditions, will conform with the 2013 Comprehensive Plan.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE WITH CONDITIONS the requested Conditional Use Permit. The permit would allow the development of an additional two-story structure with warehousing (6,600 sf), retail (1,800 sf) and restaurant (1,800 sf).

The approval is subject to the following conditions:

1. Any changes to uses and their associated square footages may require a Traffic Impact Analysis, which would trigger a new Conditional Use Permit.
2. Fire suppression system plans must be submitted with the building permit application. Suppression system design cannot be deferred.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application
Attachment B	Agency Comments
Attachment C	Abutters Notice
Attachment D	Public Notice Sign



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address 10187 Jensine Street		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) Fraction lot 4, block "B" Sherwood estates		
	Parcel Number(s) 4B1701100180		
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner Jacob & Kristel Liska		Contact Person Kristel Liska
	Mailing Address 14066 Glacier Hwy		Phone Number(s) 907-209-5598
	E-mail Address Kristel@thegrindcoffeeco.com		
	LANDOWNER/ LESSEE CONSENT		
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.			
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.			
Jacob Liska Landowner/Lessee (Printed Name)		Landowner Title (e.g.: Landowner, Lessee)	
X		05/11/2024 Date	
Kristel Liska Landowner/Lessee (Printed Name)		Landowner Title (e.g.: Landowner, Lessee)	
X		05/11/2024 Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.			
APPLICANT			
If same as LANDOWNER, write "SAME"			
Applicant (Printed Name) SAME		Contact Person SAME	
Mailing Address SAME		Phone Number(s) SAME	
E-mail Address SAME			
X		Date of Application	

DEPARTMENT USE ONLY BELOW THIS LINE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Intake Initials
Case Number USE24-014
Date Received 6.25.24



ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

Form completed by Applicant

PROJECT SUMMARY
Build a 60X110sqft 2 story building to relocated our retail shop, warehouse, and a new cafe.

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED
 Accessory Apartment – Accessory Apartment Application (AAP)
 Use Listed in 49.25.300 – Table of Permissible Uses (USE)
 Table of Permissible Uses Category: use 2013 0018, 4.050, 4.070, 2.120, 8.100 (all allowable with conditional use permits)

IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL? YES – Case # _____ NO

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

SITE AND BUILDING SPECIFICS
 Total Area of Lot 63,598 square feet Total Area of Existing Structure(s) 156 square feet
 Total Area of Proposed Structure(s) 6,600 square feet

EXTERNAL LIGHTING
 Existing to remain No Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures
 Proposed No Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

ALL REQUIRED DOCUMENTS ATTACHED
 Narrative including:
 Current use of land or building(s)
 Description of project, project site, circulation, traffic etc.
 Proposed use of land or building(s)
 How the proposed use complies with the Comprehensive Plan
 Plans including:
 Site plan
 Floor plan(s)
 Elevation view of existing and proposed buildings
 Proposed vegetative cover
 Existing and proposed parking areas and proposed traffic circulation
 Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)

If this is a modification or extension include:
 Notice of Decision and case number
 Justification for the modification or extension
 Application submitted at least 30 days before expiration date

DEPARTMENT USE ONLY BELOW THIS LINE

ALLOWABLE/CONDITIONAL USE FEES			
	Fees	Check No.	Receipt
Application Fees	\$ 500.00		
Admin. of Guarantee	\$ _____		
Adjustment	\$ _____		
Pub. Not. Sign Fee	\$ 50.00		
Pub. Not. Sign Deposit	\$ 100.00		
Total Fee	\$ 650.00		

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number	Date Received
USE 24-014	6.20.24

AEL&P
5601 TONSGARD CT
JUNEAU, AK 99801



25 parking spaces plus
1 ADA VAN ACCESSIBLE PARKING
W/ 8 FT ACCESS
C&M RENTALS
PO BOX 32878
JUNEAU, AK 99803

NEW FILL AREA TO INCLUDE APPROXIMATELY
266 CUBIC YARDS OF PIT RUN GRAVEL AT A DEPTH OF 1 FT
AND 796 CUBIC YARDS OF SHOT ROCK AT A DEPTH OF 3 FT

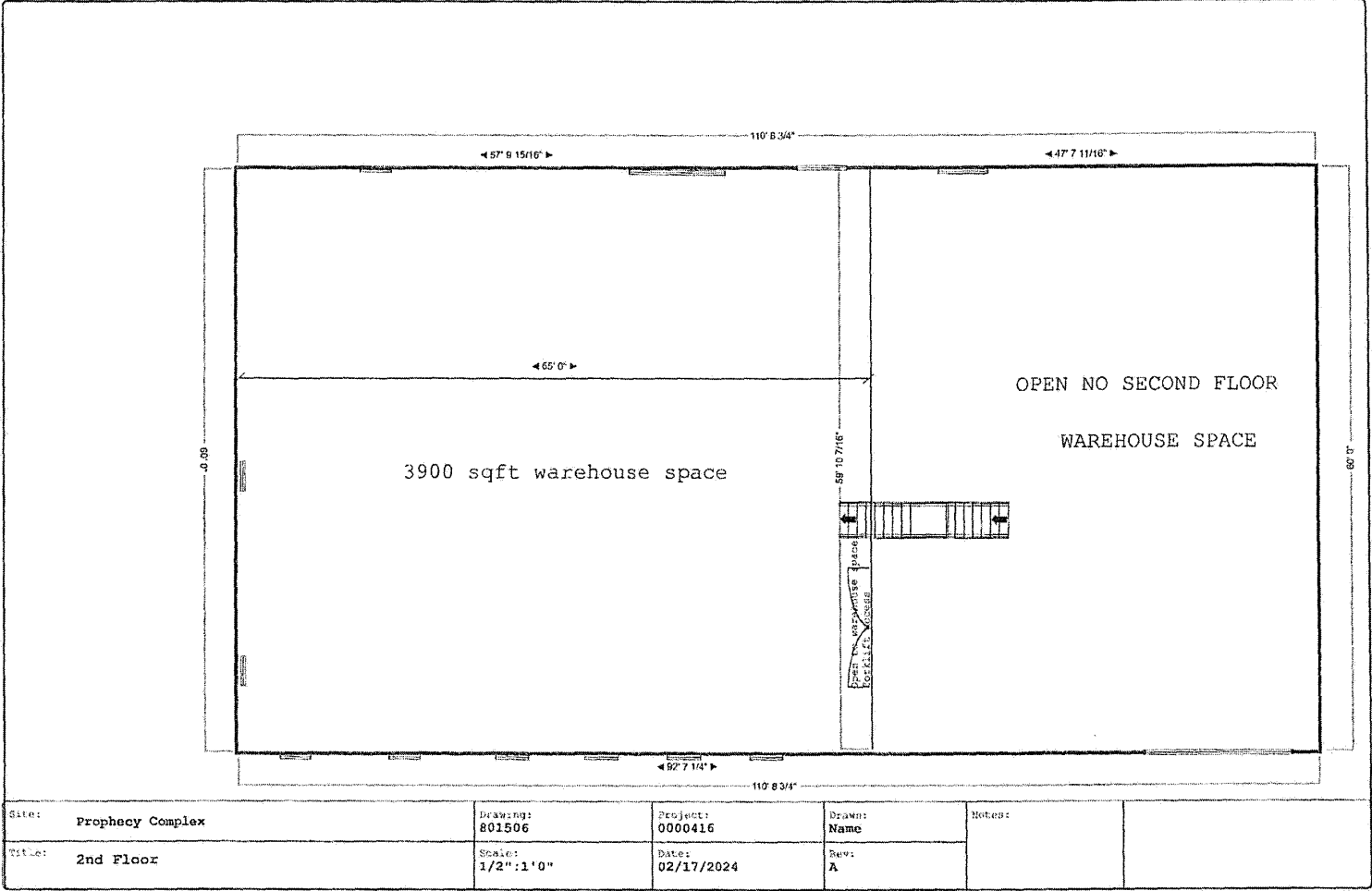
FRACTION LOT 4, BLOCK "B",
SHERWOOD ESTATED 63,3370 sqft
1.45 acre

LOCATION OF BUILDINGS, DRAINAGE DITCH,
POWER POLE, AND ENTRANCE AND NEIGHBORING
PROPERTY OWNERS AND ADDRESSES

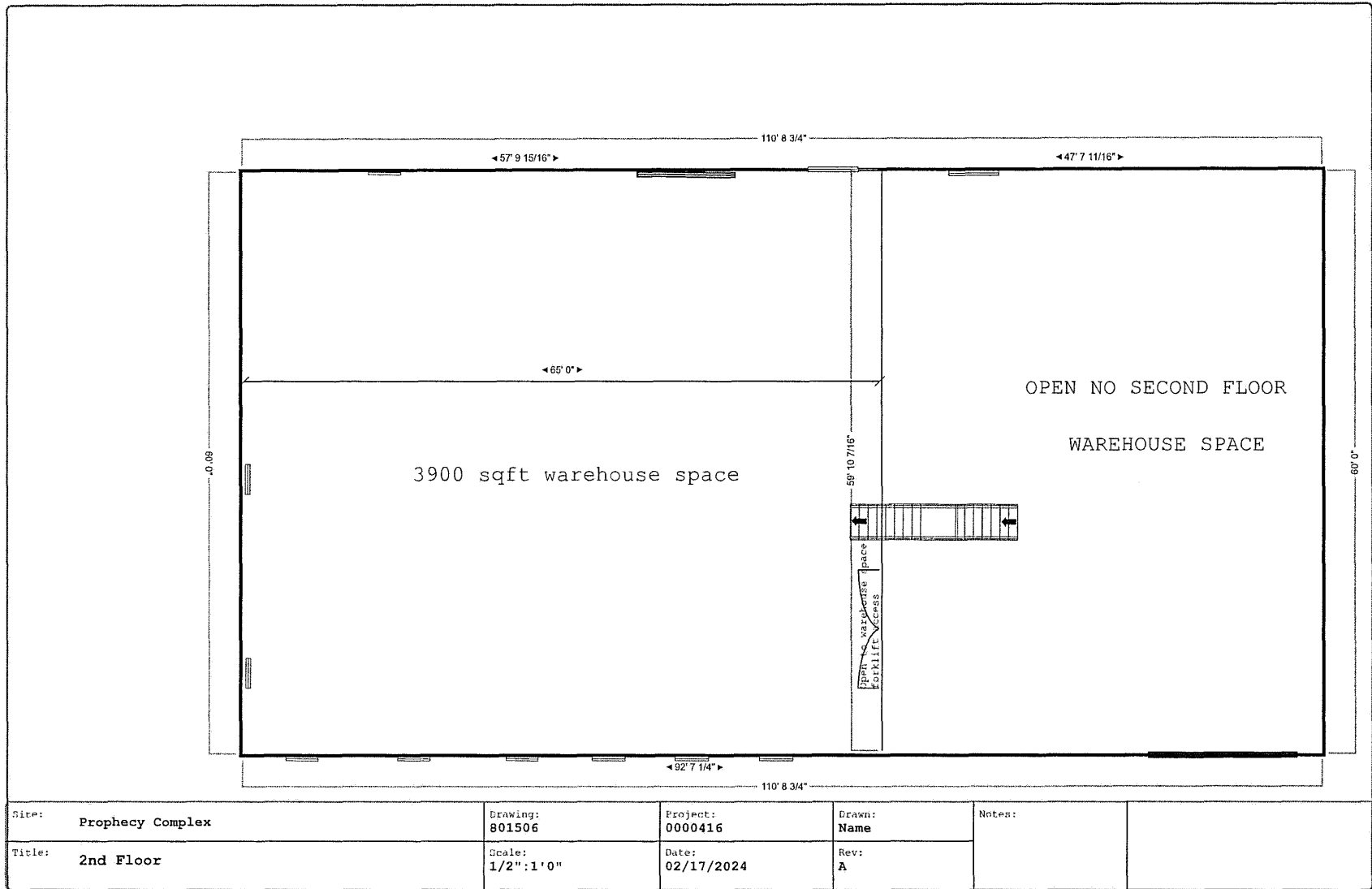
STATE OF ALASKA
RIGHT OF WAY

CITY & BOROUGH OF JUNEAU
10187 JENSINE STREET
JUNEAU, AK 99801

Kristel and Jacob Liska
POA-2023-00318
Copper River Meridian
Commercial fill 21,780 sqft
section 25, T. 40 S., R. 65 E.,
Copper River Meridian, USGS Map Juneau B-2
Latitude 58.370872 N., Longitude 134.613072 W.
Sheet of February 11, 2024



Site:	Prophecy Complex	Drawing:	801506	Project:	0000416	Drawn:	Name	Notes:	
Title:	2nd Floor	Scale:	1/2"=1'0"	Date:	02/17/2024	Rev:	A		



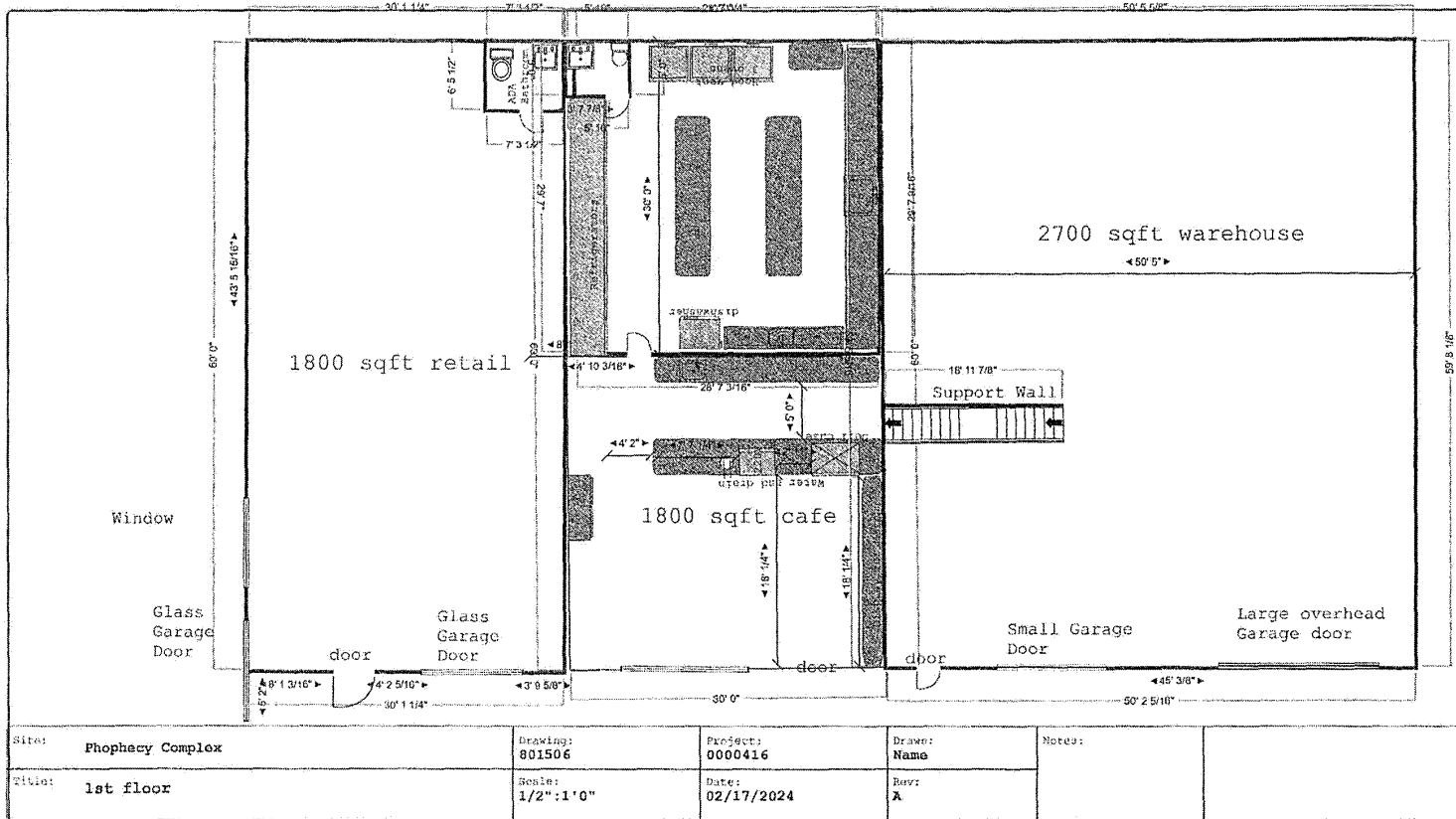
Currently this property is occupied by The Grind Coffee drive through building. The owner has paved the access to the property and currently a pad of just shy of ½ acre has been filled and paved. At this time the drive thru coffee shop is the only building on the property.

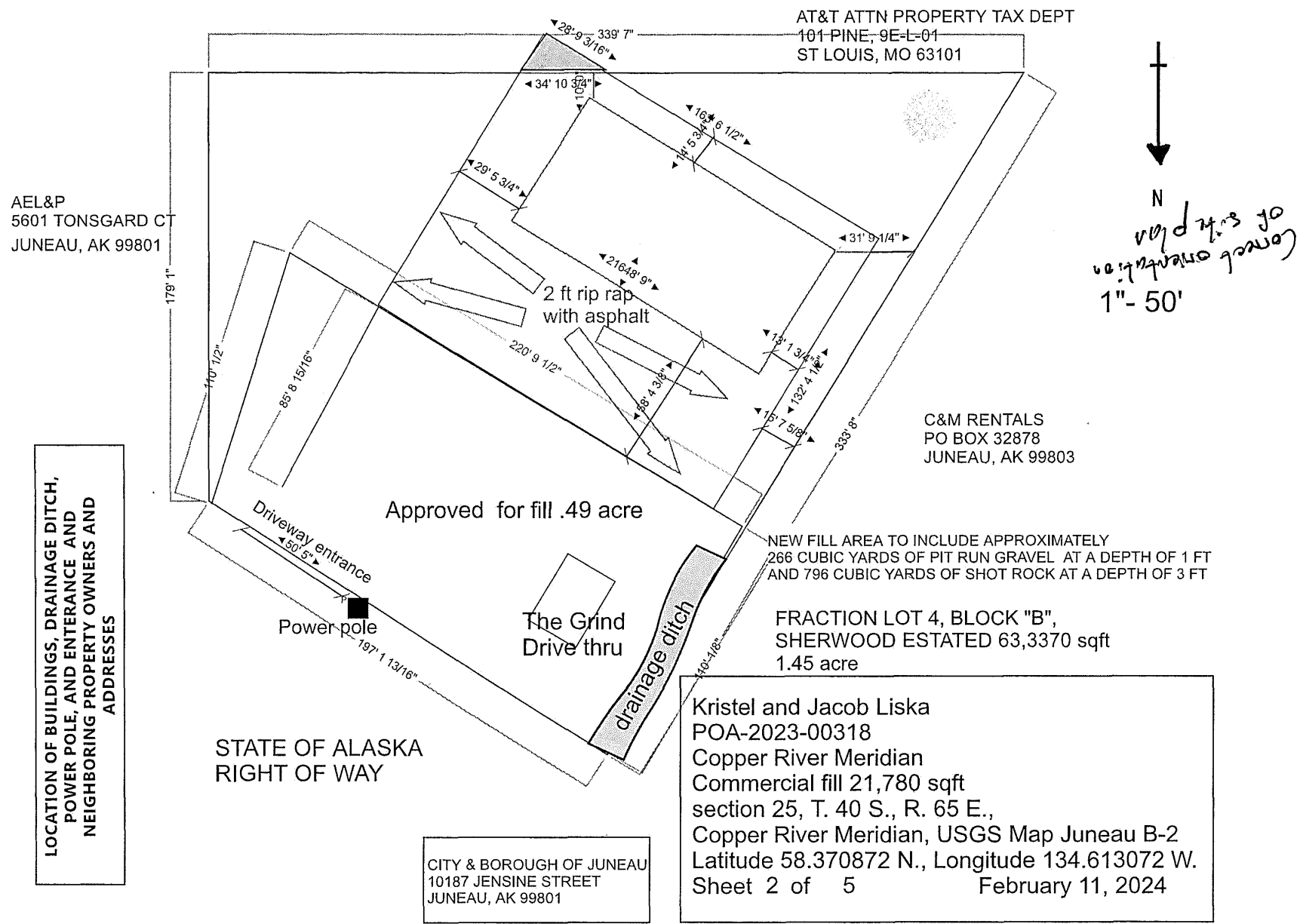
The plan for this project is to build a structure that will be used to consolidate multiple businesses' into one site. These include recreational retail store Boarderline and a warehouse storage for The Grind Coffee Co. There will be an addition of a Café that The Grind Coffee Company will also operate. The Structure will be divided into 6,600 square feet of warehouse space, 1800 square feet of retail space, and 1750 square feet of café space.

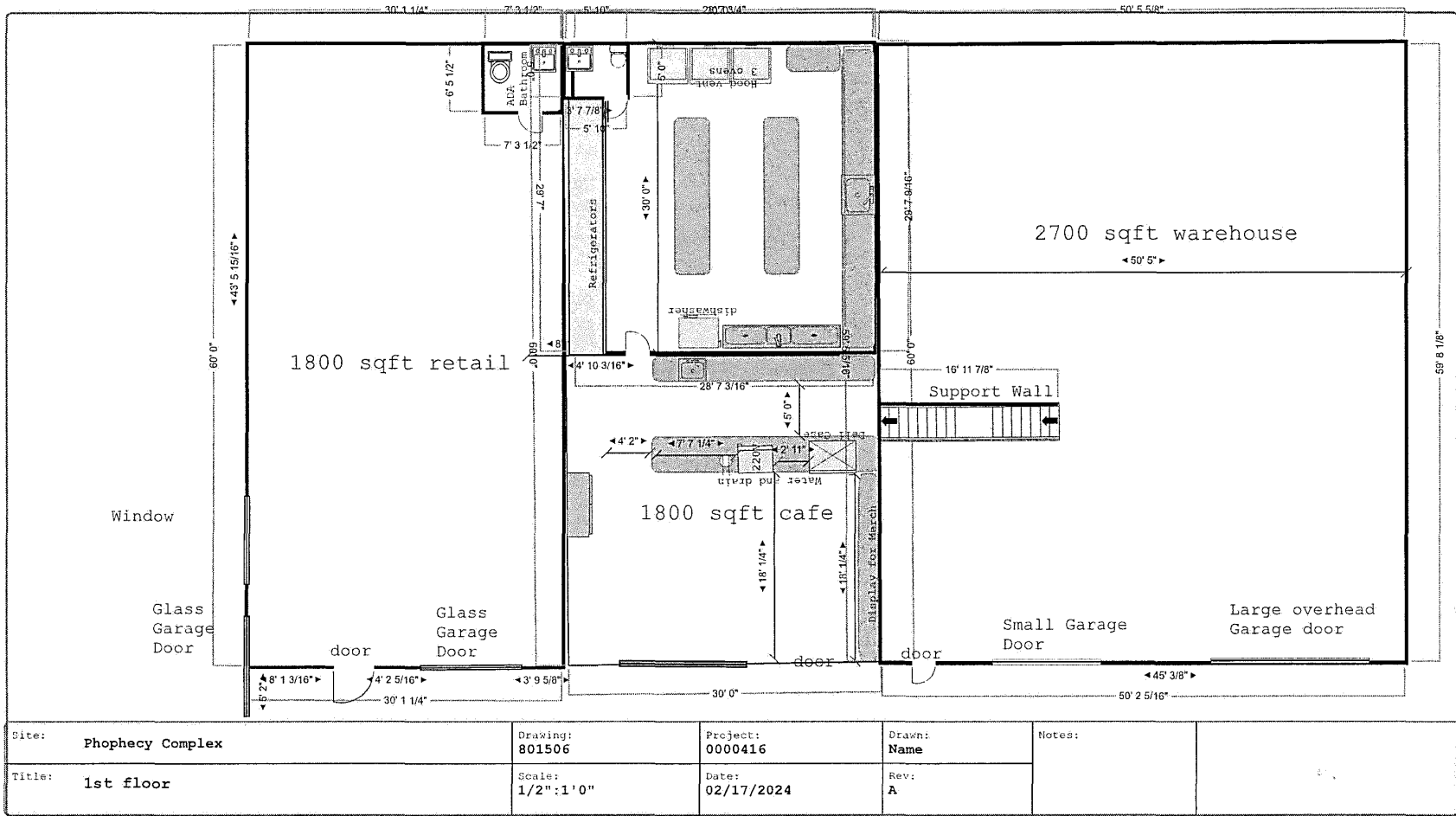
The property has already been granted two Army Corp of Engineers wetlands permits, one has the work completed in 2013 and the other was just obtained, the work will begin in conjunction with the permitting from CBJ for this project.

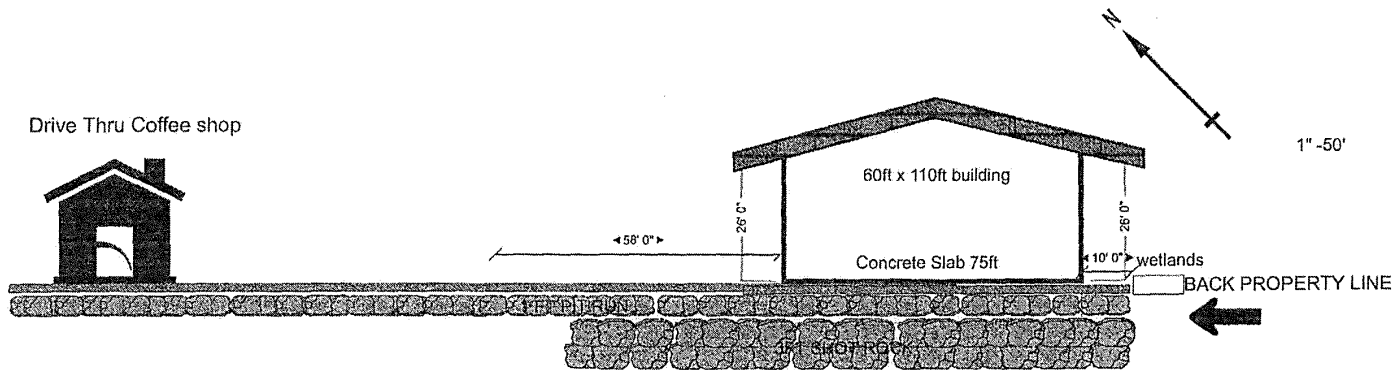
The traffic will flow into the property off of Jensine Street, the drive way has been paved and is over 30 ft wide. ADOT&PF has been notified about the project and has no concern with the impact that the proposed building will have on traffic of and on to Glacier hwy. They currently have the property allotted for 100 to and from vehicles per hour before they have a concern of the impacts of the traffic on Glacier Hwy.

Traffic will circulate on the property for the Drive thru coffee shop the way that it currently does with the exception of adding one stop sign to the turning circulation of the drive through facing Easterly when driving out of the window located at the western side of the property where traffic would flow into the traffic leaving the back side of the property, this is shown on the parking and traffic circulation map. An additional stop sign will be placed on the eastern side of the parking lot when the traffic leaving the back half of the property enters the front side.



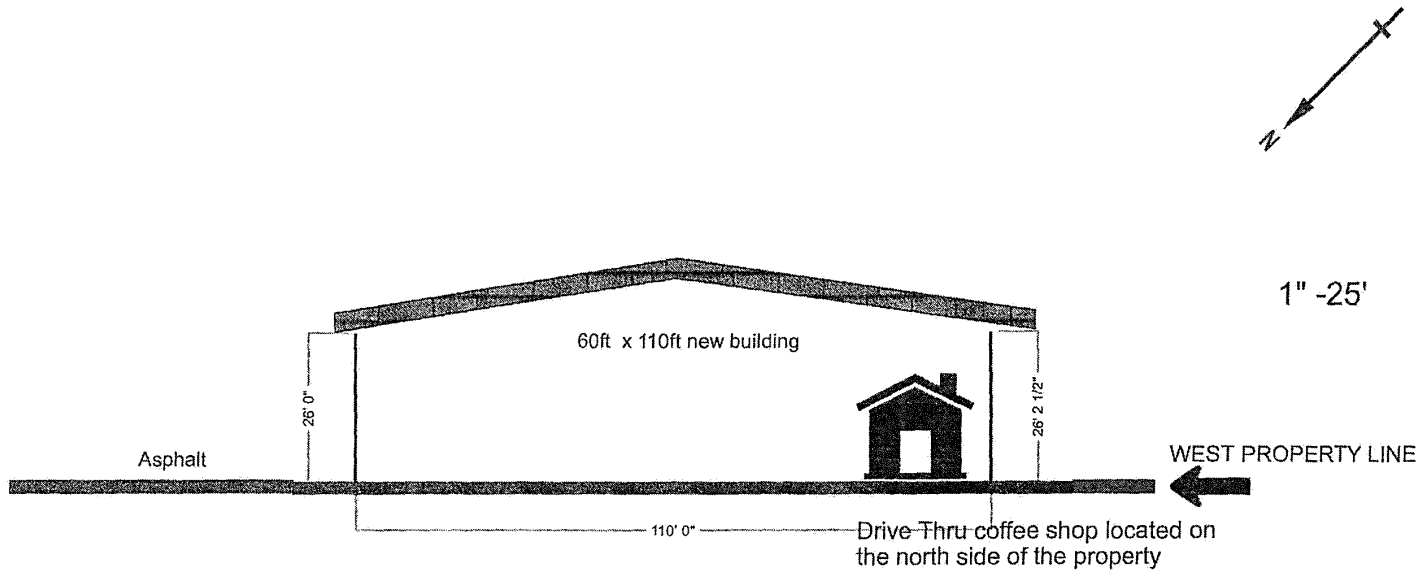






CITY & BOROUGH OF JUNEAU
10187 JENSINE STREET
JUNEAU, AK 99801

FRACTION LOT 4, BLOCK "B",
SHERWOOD ESTATED 63,3370 sqft
1.45 acre



FRACTION LOT 4, BLOCK "B",
SHERWOOD ESTATE 63,3370 sqft
1.45 acre

CITY & BOROUGH OF JUNEAU
10187 JENSINE STREET
JUNEAU, AK 99801

150W NextGen IV Series | LED SHOEBOX LIGHT



PRODUCT DESCRIPTION

The Top Rated NextGen Series Gets Better! The NextGen IV Series has 140+ Lumens per Watt, bigger VP driver and is DLC 5.1 Premium Rated! New pop open Compartment for fast access and optional easy twist in Motion Sensor that can be programmed by a remote.

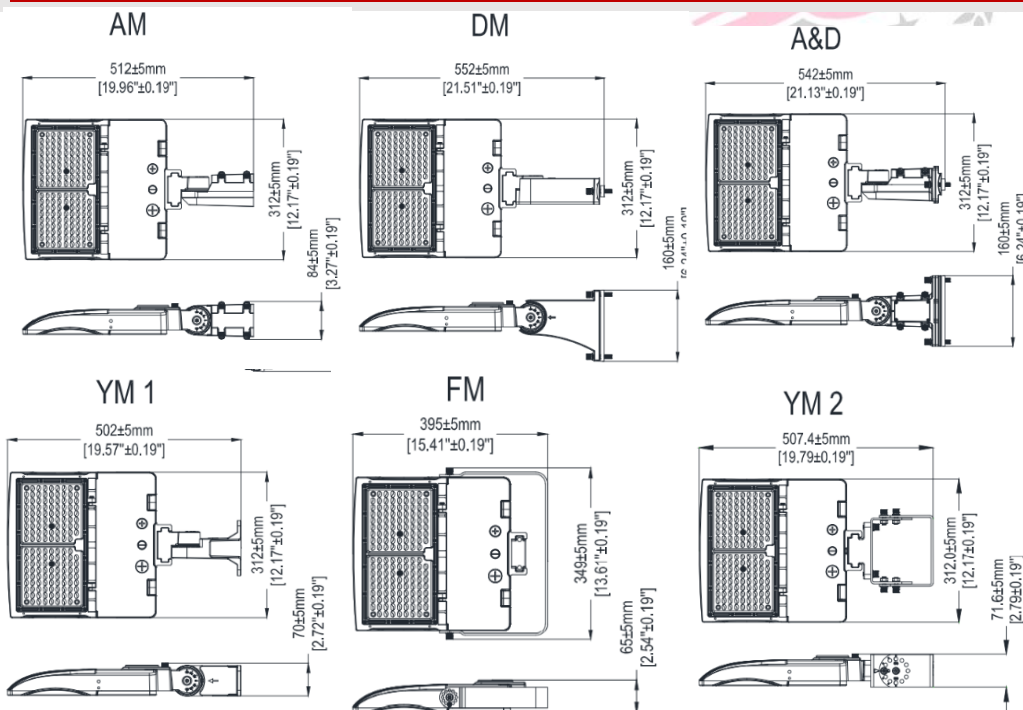


DLC #: RGL-NEXTGEN4-150W

PRODUCT FEATURES & COMMON USE APPLICATIONS

- Lumileds Chip, high CRI;
- Input voltage 120-277VAC;
- Output constant current lever can be;
- adjusted through output cable with 0-10V;
- No UV or IR in the beam;
- Easy to install and operate;
- Energy saving, long lifespan;
- Light is soft and uniform, safe to eyes;
- Instant start, NO flickering, NO humming;
- Green and eco-friendly without mercury;
- Outdoor basketball court, tennis court;
- Badminton court, the football field;
- The school playground, stadium;
- Community leisure entertainment plaza, road lamp etc;

PRODUCT DIMENSIONS



Rugged Grade Lighting
Industrial Grade Solutions



888-953-2476
sales@ruggedgrade.com

LEGENDARY USA SUPPORT



US based phone and online customer support



150W NextGen IV Series | LED SHOEBOX LIGHT



PRODUCT TECHNICAL SPECIFICATIONS

OPTICAL	Input Power (Tolerance : ±10%)	150W (Wattage Adjustable Range : 150W 120W 100W)		
	Color Temperature	3000K	4000K	5000K
	Lumen (Tolerance : ±10%)	18750-20250 LM	21000-22500 LM	20250-21750 LM
	Efficacy (Tolerance : ±3%)	125-135 LM/W	140-150 LM/W	135-145 LM/W
	CRI	>80		
	Color Consistency	<7 Steps (or <7 SDCM)		
	BUG	B4-U0-G4		
	Distribution Pattern	Type III (Optional: TYPE II、60°)		
	Beam Angle (50%) (Tolerance :	155*90 Degree		
ELECTRICAL	Input Voltage and Frequency	120-277VAC, 50/60Hz		
	PF (Tolerance : -3%)	≥0.9		
	THD (Tolerance : +5%)	≤20%		
	Flicker Percent	<5%		
	Driver Brand	RuggedGrade Lighting		
	Driver Model	RuggedGrade Lighting Driver		
	Driver Surge protection	L/N-PE: 10kV, L-N: 6kV		
	Dimming	0-10V dimming standard		
	Sensor Type	Occupancy Sensor、Exterior Photocell、Integral Sensor Receptacle		
	Optional Accessory	Photocontrol, Surge-protective Device, DC Motion Microwave sensor, DC Motion PIR sensor, photocell receptacle, shorting cap		
	MATERIALS	LED Brand	Lumileds	
LED Type		SMD2835		
LED QTY		150 PCS*2		
Housing		Die-cast aluminum		
Housing Color		Brown, Black, or Customized		
EPA		0.42 ft²		
Waterproof Rating		WET (IP65)		
OTHERS	Operating Temperature	Without Motion Sensor: -40°C TO 50°C; With Motion Sensor: -35°C TO 50°C		
	Storage Temperature	-40°C TO 90°C		
	Operating Humidity	10% - 90% RH		
	Storage Humidity	5% - 95% RH		
	Warranty	5 years		

PRODUCT MOUNTS & ACCESSORIES



AM



DM



YM 1



YM 2



A&D



FM





150W NextGen IV Series | LED SHOEBOX LIGHT

PRODUCT IMAGES & ACTUAL INSTALLATIONS



Rugged Grade Lighting
Industrial Grade Solutions



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sales@ruggedgrade.com

150W NextGen IV Series | LED SHOEBOX LIGHT



PHOTOMETRICS & DLC PRODUCT SPEC

Luminaire Property

Luminaire Manufacturer:
Voltage: 120.6 V
Power: 146.30 W

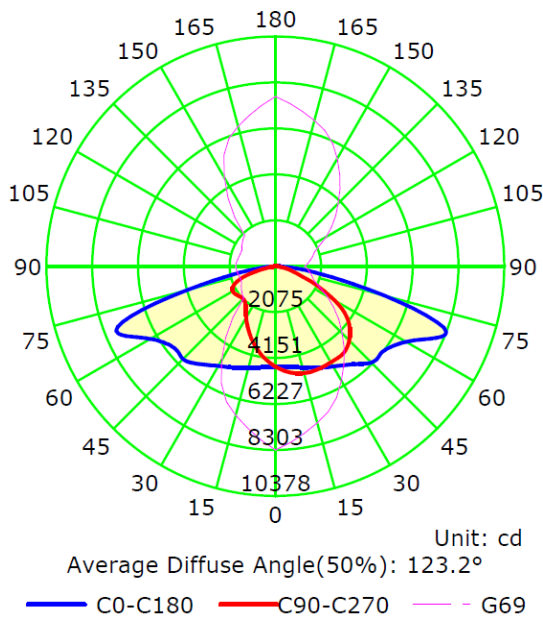
Current: 1.216 A
Power Factor: 0.997

Photometric Results

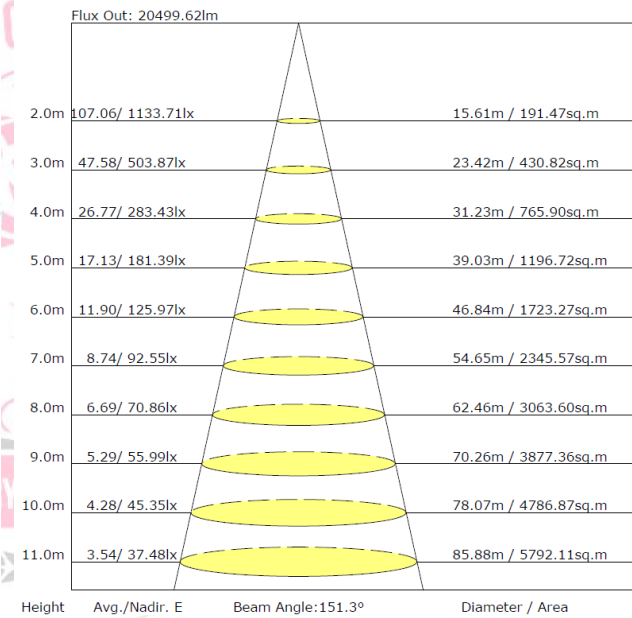
IES Classification: Type III
Total Rated Lamp Lumens: 22228.2 lm
Efficiency: 100%
Upward Ratio: 1%
Central Intensity: 4534.84 cd
Pos of Max. Intensity: H0 V69

Longitudinal Classification: Medium
Measurement Flux: 22228.2 lm
Downward Ratio: 99%
Luminaire Efficacy Rating (LER): 151.99
Max. Intensity: 8303.09 cd

Luminous Intensity Distribution Curve



The Average Illuminance Effective Figure





RuggedGrade

150W NextGen IV Series | LED SHOEBOX LIGHT


DLC For 5000K Model

Product ID: S-09B5F5

X

RGL-NEXTGEN4-150WBT3SA1-abcde50

Manufacturer: RuggedGrade
Brand: RuggedGrade



PRODUCT OVERVIEW

Classification	Premium
Primary Use	Outdoor Pole/Arm-Mounted Area and Roadway Luminaires
Reported Input Wattage	159.1 W
Reported Light Output	23265 lm
Reported CCT	5000 K
Reported CRI (Ra)	82
Product ID	S-09B5F5
DLC Family Code	BCBAAI
Listing Status	Listed
Date Qualified	2023-12-15

PRODUCT INFORMATION

Qualified Product List	Solid State Lighting
Technical Requirements Version	5.1
Product ID	S-09B5F5
Manufacturer	RuggedGrade
Brand	RuggedGrade
Model Number	RGL-NEXTGEN4-150WBT3SA1-abcde50
Parent	No
Classification	Premium

PRODUCT CATEGORIZATION [VIEW DETAILS](#)

CONTROL FEATURES [VIEW DETAILS](#)

REPORTED PHOTOMETRIC PERFORMANCE

Reported Light Output	23265 lm
Reported Efficacy (AC)	146.25 lm/W
Reported CCT	5000 K
Reported CRI (Ra)	82
Reported R9	4
Reported IES Rf	84
Reported IES Rg	97
Reported IES Rcs, h1	-12

REPORTED ELECTRICAL PERFORMANCE

Reported Input Wattage	159.1 W
Reported Total Harmonic Distortion	15 %
Reported Power Factor	0.9
Reported Maximum Input Wattage	159.1
Reported Default Input Wattage	159.1 W
Voltage Range	120-277 V

Rugged Grade Lighting
Industrial Grade Solutions



888-953-2476
sales@ruggedgrade.com

150W NextGen IV Series | LED SHOEBOX LIGHT




DLC For Tunable 3000K Model

Product ID: S-2Z7PYG

RGL-NEXTGEN4-TT-150WBT3DA1-abcdefW

Manufacturer: RuggedGrade
Brand: RuggedGrade



PRODUCT OVERVIEW	
Classification	Premium
Primary Use	Outdoor Pole/Arm Mounted Area and Roadway Luminaires
Reported Input Wattage	160.8 W
Reported Light Output	20962 lm
Reported CCT	3000 K
Reported CRI (Ra)	83
Product ID	S-2Z7PYG
DLC Family Code	SLFAXB
Listing Status	Listed
Date Qualified	2023-12-11

PRODUCT INFORMATION	
Qualified Product List	Solid State Lighting
Technical Requirements Version	5.1
Product ID	S-2Z7PYG
Manufacturer	RuggedGrade
Brand	RuggedGrade
Model Number	RGL-NEXTGEN4-TT-150WBT3DA1-abcdefW
Parent	Yes
Classification	Premium

PRODUCT CATEGORIZATION	
VIEW DETAILS	

CONTROL FEATURES	
VIEW DETAILS	

REPORTED PHOTOMETRIC PERFORMANCE	
Reported Light Output	20962 lm
Reported Efficacy (AC)	130.35 lm/W
Reported CCT	3000 K
Reported CRI (Ra)	83
Reported R9	12
Reported IES Rf	85
Reported IES Rg	95
Reported IES Rcs,h1	-11

REPORTED ELECTRICAL PERFORMANCE	
Reported Input Wattage	160.8 W
Reported Total Harmonic Distortion	15 %
Reported Power Factor	0.9
Reported Minimum Input Wattage	100 W
Reported Maximum Input Wattage	160.8
Reported Default Input Wattage	160.8 W
Voltage Range	120-277 V

Rugged Grade Lighting
Industrial Grade Solutions



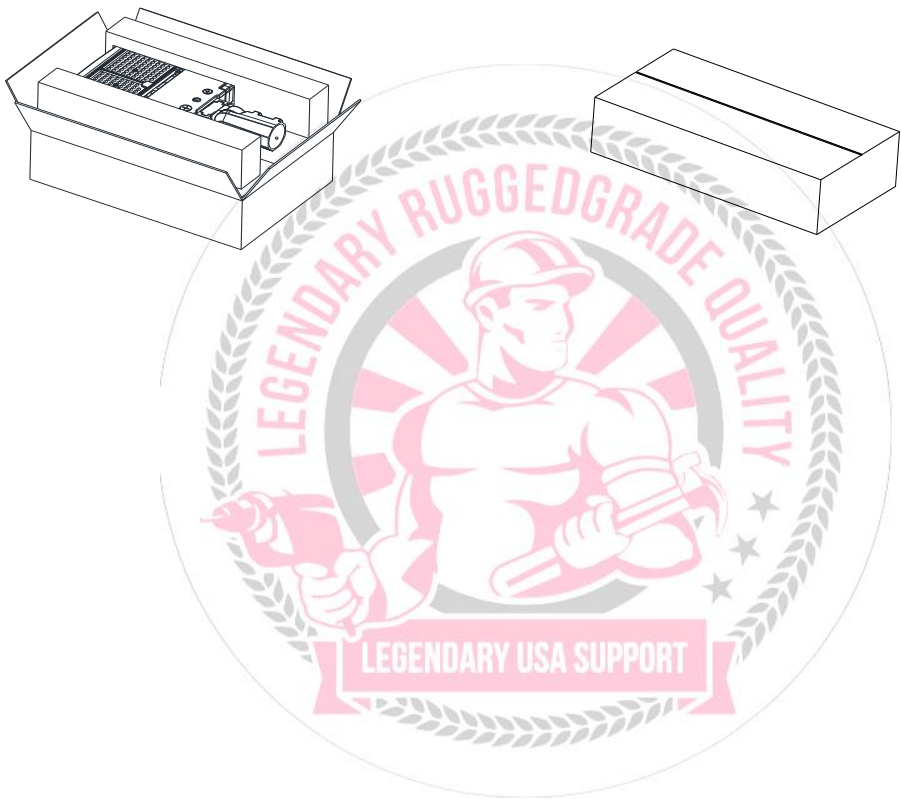
888-953-2476
sales@ruggedgrade.com



150W NextGen IV Series | LED SHOEBOX LIGHT

PRODUCT PACKAGING

Bracket Type	Carton Size	Qty / Carton	Net Weight / Carton	Gross Weight / Carton
AM	575*360*138mm [22.6*14.17*5.43 inch]	1pcs	4.42kg [9.74]	5.23kg [11.52 LBS]
DM		1pcs	4.55kg [10.02 LBS]	5.36kg [11.81 LBS]
A&D		1pcs	5.36kg [11.81 LBS]	6.17kg [13.6 LBS]
YM	555*360*138mm[21.8*14.17*5.43 inch]	1pcs	4.97kg [10.95 LBS]	5.78kg [12.73 LBS]
FM	445*360*138mm[17.5*14.17*5.43 inch]	1pcs	4.5kg [9.92LBS]	5.31kg [11.7LBS]



150W NextGen IV Series | LED SHOEBOX LIGHT



PRODUCT WARNINGS

- ⚠ Please turn off power before install or change assembly parts.
- ⚠ The input voltage and lamps should be matched, after connecting the power line.
- ⚠ Please make sure the wiring section is insulated.
- ⚠ Professionals must install and disassemble the lamps.
- ⚠ Surge is the number 1 cause of LED light failure. Outdoor lights must have surge at fixture, pole, and breaker.
- ⚠ Surge is the number 1 cause of LED light failure. Indoor lights must have surge at fixture and breaker.

PRODUCT TROUBLESHOOTING

Issue	Check points
Light Flickers	<p>Check all wiring for disconnections, shorts and burnt wiring and connections. Confirm steady input voltage to the light fixture, fluctuating input voltage will harm the LED driver and can lead to premature failure. Lights with photocells can have photocell tag with ambient light or light reflecting at the sensor. Simply cover the photocell completely and see if flickering continues while the photocell is covered. Call Tech Support for help if none of the above solves the issue.</p>
Light does not work at all.	<p>Check all wiring for disconnections, shorts and burnt wiring and connections. Confirm steady input voltage to the light fixture, fluctuating input voltage will harm the LED driver and can lead to premature failure. If input voltage is not in the voltage range of the fixture, you will need to find the source of your input voltage issue. Call Tech Support for help if none of the above solves the issue.</p>

For more technical information, install questions, troubleshooting help or warranty claims, we have a dedicated US Tech and Customer Support Team to help solve any issues you have and can be reached by email or phone. If you need help with any of our products, we are here for you so that you are never in the dark!

BETTER LIGHTS. BETTER SUPPORT.





kristel liska <kristel@thegrindcoffeeco.com>

PAC24-09: No TIA required at this time

2 messages

Irene Gallion <Irene.Gallion@juneau.gov>

Mon, Jun 17, 2024 at 1:52 PM

To: kristel liska <kristel@thegrindcoffeeco.com>, "Schuler, Michael K (DOT)" <michael.schuler@alaska.gov>

Hi Kristel and Michael,

Thanks for working with us on the traffic issue.

Kristel, you can apply for your Conditional Use Permit without a TIA, if you submit the project as attached. Please include this e mail with your application. Note that any tiny change could impact the need for a TIA. The Director has discretion up to 500 AADT, and we are at 499 AADT with the attached .

Michael, your team will be asked for more formal comments during the Conditional Use Permit process, but the e mail can get us started.

Thanks!

Irene Gallion | Senior Planner

Community Development Department | City & Borough of Juneau, AK

Location: 230 S. Franklin Street | 4th Floor Marine View Building


Office: 907.586.0753 x4130




Fostering excellence in development for this generation and the next.

How are we doing? Provide feedback here: <https://juneau.org/community-development/how-are-we-doing>

2 attachments

 **Liska Prophecy Complex .pdf**
234K

 **AADT 2024.05.10.xlsx**
18K

kristel liska <kristel@thegrindcoffeeco.com>
To: Irene Gallion <Irene.Gallion@juneau.gov>

Wed, Jun 19, 2024 at 11:19 AM

Thank you Irene, appreciate your help through this process.

(continued from previous page)

...

Kristel

Assistant Manager

Owner

The Grind Coffee Company, LLC

117-219-5598



(907) 586-0715
 CDD_Admin@juneau.gov
 www.juneau.org/community-development
 155 Heritage Way • Juneau, AK 99801

The Grind Warehouse

Case Number: PAC2024 0009
 Applicant: Kristel Liska
 Property Owner: Kristel Liska; Jacob Liska
 Property Address: 10187 Jensine Street
 Parcel Code Number: 4B1701100180
 Site Size: 63,598 square feet, 1.46 acres
 Zoning: Industrial
 Existing Land Use: Coffee cart

Conference Date: February 28, 2024
 Report Issued: March 11, 2024

DISCLAIMER: Pre-application conferences are conducted for the purpose of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application and are not a guarantee of final project approval.

List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

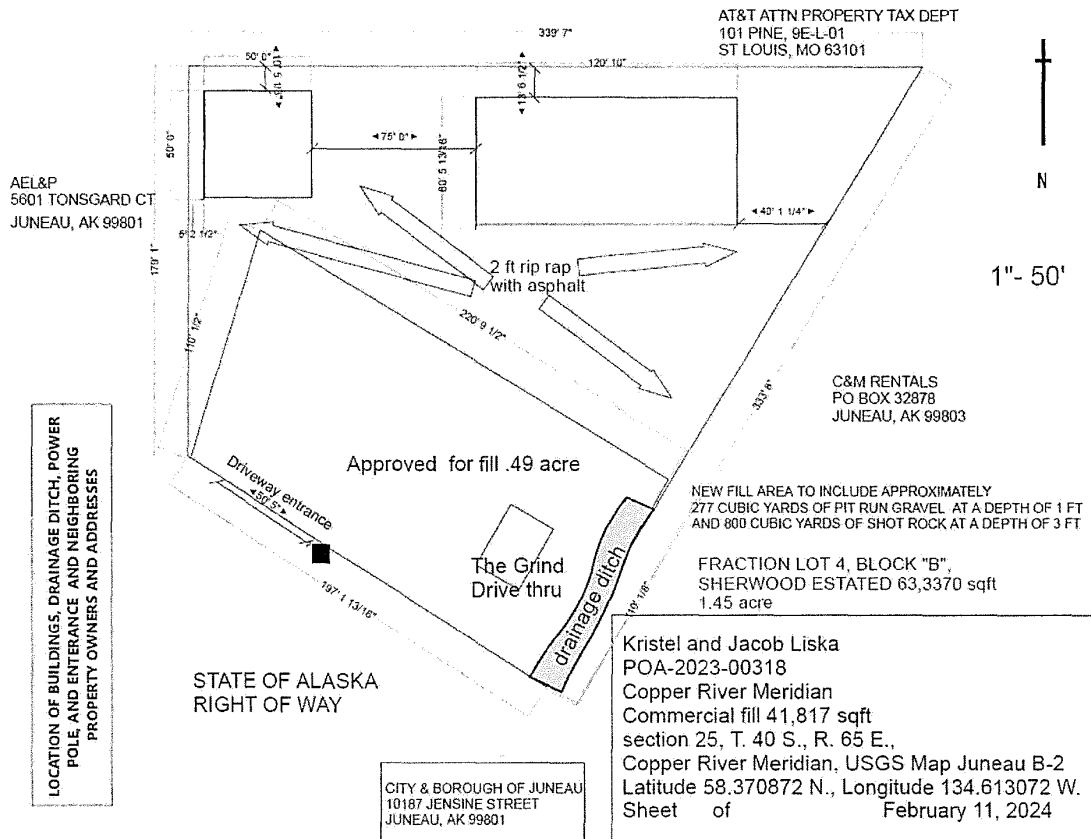
Name	Title	Email address
Kristel Liska	Applicant	Kristel@thegrindcoffeeco.com
Irene Gallion	Planning	Irene.Gallion@juneau.gov
Jeff Hedges	Building	Jeff.Hedges@juneau.gov
Bridget LaPenter, P.E.	General Engineering	Bridget.LaPenter@juneau.gov
Sydney Hawkins	Permitting	Sydney.Hawkins@juneau.gov

Pre-Application Conference Final Report

Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports. The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Project Overview



The lot has been developed with paved access to a coffee cart. Wetlands fill has been permitted, and the applicant would like to develop two additional structures.

- Proposed warehouse and commercial space: 7,200 square feet x 2 stories, 14,400 square feet
- Proposed equipment storage: 2,500 square feet

The structures will be used to consolidate multiple businesses into one site. These include recreational retail (Borderline), and storage of construction equipment (including an excavator).

With the existing coffee cart at 156 square feet, the total building square footage is 17,056 square feet.

Pre-Application Conference Final Report

The multi-structure development is on a lot that is over one acre and requires a Conditional Use Permit. Additionally, retail and restaurant uses in the Industrial zoning district require a Conditional Use Permit.

Conditional Use Permit Process:

- Submit the application and back-up materials (listed on ten back of the application).
 - Electronic submissions accepted at Permits@juneau.gov . Note that the permit center will call you for payment when the application is processed. Applications are submitted in the order in which they are received, and it may be a few days before you get a call.
- The project will be assigned to a planner. They will review submitted materials, and coordinate where necessary. When the planner assesses the file is complete, they will schedule a hearing before the Planning Commission.
 - A notice will be sent to property owners within 500 feet of the project.
 - There will be two newspaper ads for the case.
 - The Applicant is required to post a Public Notice sign, which will be provided by CDD. The sign must be posted two weeks before the hearing.
 - Staff will prepare a report analyzing the project and make a recommendation to the Commission. The report will be publicly available the week before the hearing.
- At the Planning Commission meeting, the project can be:
 - On the Consent Agenda, where it will be passed without discussion.
 - On the Regular Agenda:
 - The Director will briefly describe the project.
 - The Applicant has 15 minutes to describe the project.
 - The public has the opportunity to comment. There is usually a time limit of two to three minutes.
 - The Applicant has time to respond to issues raised.
 - Public comment is closed and there is no additional opportunity to participate.
- The Planning Commission will:
 - Approve the project
 - Approve the project with conditions (the most common outcome)
 - Deny the project
 - Continue the project – if more information is required or if the Commission runs out of time.
- The decision can be appealed for 20 days after the Notice of Decision is filed with the City Clerk. If the decision is appealed, the Applicant can continue with their project at their own risk.

Videos of the Planning Commission activities are posted on Assembly's Minutes and Agendas site.

<https://juneau-ak.municodemeetings.com/>

Planning Division

1. **Zoning** – Industrial
2. **Table of Permissible Uses** –
 - a. **Coffee Cart:** USE2013 0018
 - b. **Warehouse:** Light or medium manufacturing, allowed under 4.050 and 4.070. Requires a conditional use permit on a lot more than one acre.
 - c. **Retail:** Allowed under 2.120 with a Conditional Use Permit.

Pre-Application Conference Final Report

- d. **Café: Allowed under 8.100 with a Conditional Use Permit.**
 - e. **Dry storage:** All storage within a structure, allowed under 10.210.
3. **Setbacks –**
- a. **Front:** 10 feet
 - b. **Rear:** 10 feet
 - c. **Side:** zero feet
4. **Height –** No height limit.
5. **Access –** Via Jensine Street, which is in an Alaska Department of Transportation and Public Facilities (ADOT&PF) right-of-way. The current facility has a driveway permit from ADOT&PF.

As part of the Conditional Use Permit process, CBJ will ask ADOT&PF if they have any comments or concerns regarding the project. I recommend you contact ADOT&PF and see if your proposed expansion will impact permitting.

Arthur Drown
 Right of Way Agent
 Property Management, Right of Way
 Department of Transportation & Public Facilities
 Southcoast Region
 6860 Glacier Hwy, Juneau, AK 99801
 (907)465-4517

6. **Parking & Circulation–**

Parking requirements are outlined in CBJ 49.40.210:

Use	Requirement	Provided, square feet	Total Parking Required
Coffee cart	1 per 400 sf	156	0.39
Warehouse	1 per 1,000 sf	9,900	9.9
Retail	1 per 300 sf	2,400	8
Café	1 per 200 sf	1,900	9.5
Dry storage	1 per 1,000 sf	2,500	2.5
Total Parking Required (round down)			30
ADA spaces required			2
Loading spaces required			2

Dimensions are outlined in CBJ 49.40.225:

A standard pull-in parking space is 8.5 x 17 feet.

A standard parallel parking space is 6.5 x 22 feet.

At least one ADA space must be 16 x 16 feet, with an 8 foot aisle, and be designated “van accessible.”

- The second space can share an aisle with the first.

Pre-Application Conference Final Report

- If the spaces don't share an aisle, the second space can be 13 x17 feet, with a 5 foot aisle.
- ADA spaces will require signage and marking.

The loading spaces must be 12 x 30 feet and have an unobstructed height of 14.5 feet.

7. **Lot Coverage** – No maximum, except to maintain setback and vegetative cover requirements.
8. **Vegetative Coverage** – Five percent required.
9. **Lighting** – Exterior lighting may not shed light or glare above the roofline of the building or beyond the property line of the site. Industrial and exterior lighting shall not be used in a manner that produces glare on public highways or neighboring property.

Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall at the discretion of the Community Development Department, according to the requirements at §49.40.230(d) [and Historic District Design Guidelines, if applicable].

All exterior lighting fixtures shall be of a "full cutoff" design.

10. **Noise** – Noise is anticipated to be in character with Industrial zoning.
11. **Flood** – The Applicant will want to be mindful of the flood zone. While it is not anticipated to be a problem, minor modifications to the plan could create impacts.

FEMA flood maps show an AE flood hazard area extending approximately ten feet across the south lot line. There is a ten foot minimum setback from this lot line, and current proposals show the structure 13 feet from the lot line. To verify, I juxtaposed the site plan on top of flood zone imagery, and traced the new buildings, image below.

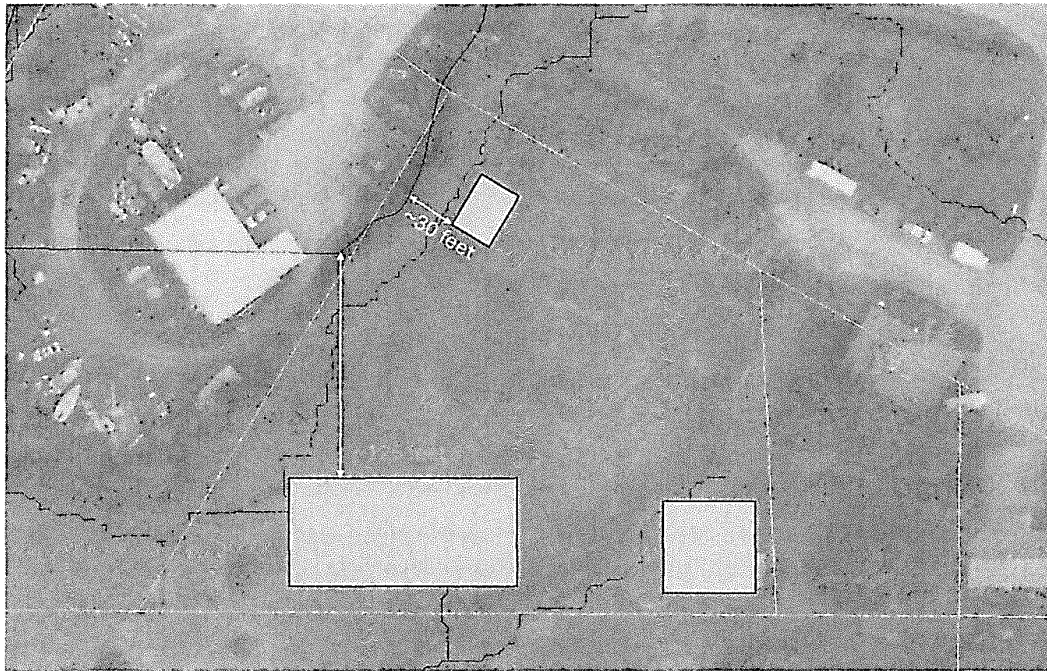
Pre-Application Conference Final Report



12. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – The lot is not in a mapped hazard area and will not require a Hillside Endorsement.
13. **Wetlands** – The applicant has started the wetlands fill permit process under POA-2023-00318. The permit should be provided with application materials for the building permit.
14. **Habitat** – Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling.

An anadromous stream runs along the northwest lot line. Code requires a 25 foot no-disturb setback, and a 50 foot no-development setback for streams listed in Appendix B of the 2013 Comprehensive Plan. The ADF Catalog number for the stream is 111-50-10490-2020-3008. This number is **NOT** in Appendix B. The proposed buildings are outside of the stream setbacks.

Pre-Application Conference Final Report



- 15. **Plat Restrictions** – None noted by staff.
- 16. **Traffic** – There are two entities interested in traffic generated by the development – CBJ and ADOT&PF.
 CBJ will require a Traffic Impact Analysis (TIA) to be submitted with the application, because more than 500 average daily traffic (ADT) is estimated for the project.
 A TIA requires a traffic engineer and can take months and thousands of dollars. Plan accordingly.
 A hearing before the Planning Commission will not be held until the TIA is received.
 Traffic is estimated using the Institute of Traffic Engineer’s Trip Generation Manual, 9th Edition (ITE).

Use	Volume/Page	Metric	Provided	Total AADT
Coffee Cart	3: 1958	1800 per 1,000 sf	156	280.8
Warehouse	2: 202	3.56 per 1,000 sf	9,900	35.2
Retail	3: 1579	44.32 per 1,000 sf	2,400	106.37
Café	3: 1939	64.21 per 1,000 sf	1,900	122.0
Storage	2: 202	3.56 per 1,000 sf	2,500	8.9
Total (rounded)				553

The ITE does not include break-outs for a commercial kitchen. A traffic engineer licensed in the State of Alaska may have more favorable sources of information.

The recommended way forward is:

- Advise the Alaska Department of Transportation and Public Facilities (ADOT&PF) of your plans and see if they will need a TIA.

Pre-Application Conference Final Report

- If ADOT&PF *does not* need a TIA, work with a traffic engineer licensed in the State of Alaska to see if you can get estimated traffic counts below 500 ADT.
 - If you can, ask them to provide a stamped memo demonstrating that fact. Note that between 250 and 500 the Director has the discretion to require a TIA. If, regardless of an engineer's memo, they have concerns regarding traffic, they can require a TIA. However, a well-thought-out engineer's memo is extremely helpful in making the decision.
 - If the engineer cannot get ADT below 500, a TIA will be required.

The general process for a TIA is:

- Select a traffic engineer licensed in Alaska.
- They will meet with CBJ (and, if applicable, with ADOT&PF) to make sure they are meeting our requirements.
- During development of the report, the engineer may continue to discuss different elements with CBJ or ADOT&PF.
- The engineer will provide a "DRAFT FINAL" version of the report. This report is done enough that the ADOT&PF and the Planning Commission can determine impacts but allows for modifications if requested.
- Once modifications have been accepted the engineer will stamp the report. Provide the stamped report to CBJ and to ADOT&PF.

Nonconforming situations – None noted at this time.

Building Division

17. **Building** – No concerns at this time; appropriate submittal documents shall be prepared by Alaska licensed design professionals.
18. **Outstanding Permits** – No outstanding permits.

General Engineering/Public Works

19. **Engineering** – Easements: Please submit a site plan that includes all easements for drainage, utility lines, access, snow storage, trash (dumpster) storage, or any other shared use that requires crossing the property line.
20. **Drainage** – Please submit a drainage plan that indicates runoff direction of flow and shows how existing drainage channels will be modified, if applicable.
21. **Utilities** – (water, power, sewer, etc.) A master water meter shall be installed by the developer prior to any branches or services. The meter must be in an above ground heated space. Water and sewer sizing shall be determined by an Alaska-licensed civil or mechanical engineer.

Fire Marshal

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

Other Applicable Agency Review

23. The Alaska Department of Transportation and Public Facilities (ADOT&PF) will be contacted to review and comment on the conditional use permit application. I suggest you reach out to them in advance to:
 - a. Make sure driveway permits are active and applicable to the expanded project.
 - b. Ask them if there are details of a TIA that they would be interested in.

Pre-Application Conference Final Report

You can contact:

Arthur Drown
 Right of Way Agent
 Property Management, Right of Way
 Department of Transportation & Public Facilities
 Southcoast Region
 6860 Glacier Hwy, Juneau, AK 99801
 (907)465-4517

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Development Permit Application
2. Allowable/Conditional Use Permit Application
3. Building Permit Application

Additional Submittal Requirements

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.
2. A Traffic Impact Analysis to be completed by a traffic engineer licensed in Alaska.
3. Set of plans designed by appropriate design professionals, Architectural, Structural, Mechanical, Electrical

Exceptions to Submittal Requirements

Submittal requirements that staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. N/A

Fee Estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Conditional Use Permit, Class III: \$500
2. Public Notice Sign: \$150, with \$100 refunded if the sign is returned by the Monday following the Planning Commission meeting.
3. Building Permit fees will be based on the square footage for each occupancy class.

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

Submit your Completed Application

Pre-Application Conference Final Report

You may submit your application(s) online via email to permits@juneau.gov
OR in person with payment made to:

City & Borough of Juneau, Permit Center
230 South Franklin Street
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Web: www.juneau.org/community-development

Attachments:

- 49.15.330 – if a Conditional Use Permit
- Development Permit Application
- Conditional Use Permit Application

49.15.330 Conditional use permit.

- (a) *Purpose.* A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedure is intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.
- (b) *Preapplication conference.* Prior to submission of an application, the developer shall meet with the director for the purpose of discussing the site, the proposed development activity, and the conditional use permit procedure. The director shall discuss with the developer, regulation which may limit the proposed development as well as standards or bonus regulations which may create opportunities for the developer. It is the intent of this section to provide for an exchange of general and preliminary information only and no statement by either the developer or the director shall be regarded as binding or authoritative for purposes of this code. A copy of this subsection shall be provided to the developer at the conference.
- (c) *Submission.* The developer shall submit to the director one copy of the completed permit application together with all supporting materials and the permit fee.
- (d) *Director's review procedure.*
- (1) The director shall endeavor to determine whether the application accurately reflects the developer intentions, shall advise the applicant whether or not the application is acceptable and, if it is not, what corrective action may be taken.
 - (2) After accepting the application, the director shall schedule it for a hearing before the commission and shall give notice to the developer and the public in accordance with section 49.15.230.
 - (3) The director shall forward the application to the planning commission together with a report setting forth the director's recommendation for approval or denial, with or without conditions together with the reasons therefor. The director shall make those determinations specified in subsections (1)(A)—(1)(C) of subsection (e) of this section.
 - (4) Copies of the application or the relevant portions thereof shall be transmitted to interested agencies as specified on a list maintained by the director for that purpose. Referral agencies shall be invited to respond within 15 days unless an extension is requested and granted in writing for good cause by the director.
 - (5) Even if the proposed development complies with all the requirements of this title and all recommended conditions of approval, the director may nonetheless recommend denial of the application if it is found that the development:
 - (A) Will materially endanger the public health or safety;
 - (B) Will substantially decrease the value of or be out of harmony with property in the neighboring area; or
 - (C) Will not be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans.
- (e) *Review of director's determinations.*
- (1) At the hearing on the conditional use permit, the planning commission shall review the director's report to consider:
 - (A) Whether the proposed use is appropriate according to the table of permissible uses;

-
- (B) Whether the application is complete; and
 - (C) Whether the development as proposed will comply with the other requirements of this title.
- (2) The commission shall adopt the director's determination on each item set forth in paragraph (1) of this subsection (e) 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.
- (f) *Commission determinations; standards.* Even if the commission adopts the director's determinations pursuant to subsection (e) of this section, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the 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) Lack general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.
- (g) *Specific conditions.* The commission may alter the director's proposed permit conditions, impose its own, or both. Conditions may include one or more of the following:
- (1) *Development schedule.* A reasonable time limit may be imposed on construction activity associated with the development, or any portion thereof, to minimize construction-related disruption to traffic and neighborhood, to ensure that development is not used or occupied prior to substantial completion of required public or quasi-public improvements, or to implement other requirements.
 - (2) *Use.* Use of the development may be restricted to that indicated in the application.
 - (3) *Owners' association.* The formation of an association or other agreement among developers, homeowners or merchants, or the creation of a special district may be required for the purpose of holding or maintaining common property.
 - (4) *Dedications.* Conveyance of title, easements, licenses, or other property interests to government entities, private or public utilities, owners' associations, or other common entities may be required.
 - (5) *Performance bonds.* The commission may require the posting of a bond or other surety or collateral approved as to form by the city attorney to guarantee the satisfactory completion of all improvements required by the commission. The instrument posted may provide for partial releases.
 - (6) *Commitment letter.* The commission may require a letter from a public utility or public agency legally committing it to serve the development if such service is required by the commission.
 - (7) *Covenants.* The commission may require the execution and recording of covenants, servitudes, or other instruments satisfactory in form to the city attorney as necessary to ensure permit compliance by future owners or occupants.
 - (8) *Revocation of permits.* The permit may be automatically revoked upon the occurrence of specified events. In such case, it shall be the sole responsibility of the owner to apply for a new permit. In other cases, any order revoking a permit shall state with particularity the grounds therefor and the requirements for reissuance. Compliance with such requirements shall be the sole criterion for reissuance.
 - (9) *Avalanche areas.* Development in moderate and severe avalanche hazard areas shown on the Avalanche Hazard Designation Mapping, dated April 27, 2022, and attached to Serial No. 2023-18(am) as Appendix A, must minimize the risk to life and property.
 - (10) *Habitat.* Development in the following areas may be required to minimize environmental impact:

(A) Developments in wetlands and intertidal areas.

- (11) *Sound.* Conditions may be imposed to discourage production of more than 65 dBa at the property line during the day or 55 dBa at night.
- (12) *Traffic mitigation.* Conditions may be imposed on development to mitigate existing or potential traffic problems on arterial or collector streets.
- (13) *Water access.* Conditions may be imposed to require dedication of public access easements to streams, lake shores and tidewater.
- (14) *Screening.* The commission may require construction of fencing or plantings to screen the development or portions thereof from public view.
- (15) *Lot size or development size.* Conditions may be imposed to limit lot size, the acreage to be developed or the total size of the development.
- (16) *Drainage.* Conditions may be imposed to improve on and off-site drainage over and above the minimum requirements of this title.
- (17) *Lighting.* Conditions may be imposed to control the type and extent of illumination.
- (18) *Other conditions.* Such other conditions as may be reasonably necessary pursuant to the standards listed in subsection (f) of this section.

(Serial No. 87-49, § 2, 1987; Serial No. 2006-15, § 2, 6-5-2006; Serial No. 2015-03(c)(am), § 9, 8-31-2015 ; Serial No. 2017-29, § 3, 1-8-2018, eff. 2-8-2018 ; Serial No. 2023-18(am) , § 3, 12-11-2023, eff. 1-11-2024)

Irene Gallion

From: Theresa Ross
Sent: Friday, July 19, 2024 12:17 PM
To: Irene Gallion
Subject: RE: USE24-14: The Grind expansion, review

No concerns from fire at this time. A full review will be done when the project is submitted.

Thanks and have a great weekend!

Theresa Ross, Fire Marshal
Capital City Fire Rescue
820 Glacier Avenue
Juneau AK 99801
907-586-5322 ext. 4323
<https://www.juneau.org/fire>



From: Irene Gallion <Irene.Gallion@juneau.gov>
Sent: Friday, July 19, 2024 11:38 AM
To: Theresa Ross <Theresa.Ross@juneau.gov>
Subject: USE24-14: The Grind expansion, review
Importance: High

Hi Theresa,

Sorry about the quick turn. Can you look at this and let me know by July 26th if you have any concerns? If you need more time let me know.

The Grind would like to add a new two-story structure to their existing site at 10187 Jensine Street. The new building would house storage, Boarderline retail, and a 1800 sf café. (They'd keep the cart for drive-through customers).

Also, I was going to retain the following condition unless you say I don't need it:

Condition: *Remove if not applicable.* Fire suppression system plans must be submitted with the building permit application. Suppression system design cannot be deferred.

Thanks!

Irene Gallion | Senior Planner

Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 x4130



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How are we doing? Provide feedback here: <https://juneau.org/community-development/how-are-we-doing>

Irene Gallion

From: Drown, Arthur EE (DOT) <arthur.drown@alaska.gov>
Sent: Friday, July 19, 2024 1:56 PM
To: Irene Gallion; Schuler, Michael K (DOT)
Subject: RE: USE24-14: The Grind, expansion (comments requested)

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

Good afternoon Irene,

This is certainly a difficult mixed use development to analyze for potential traffic impacts. As we have discussed before, CBJ code and AAC have rather significant differences in their thresholds for TIA requirements, specifically AADT vs Peak Hour Trip generation. As we know, CBJ is primarily concerned with overall use impacts and our AAC is a bit more focused on peak fluctuations in traffic that can bog down our neighboring larger roads during their peak hours of traffic. To add further discrepancy, the Alaska Highway Preconstruction Manual gives us a table for the calculation of average trip generation that is quite vague and admittedly dated.

That being said, a rough estimate of peak hour traffic generation given the square footages of the proposed development that you have provided, I got to somewhere around 95 peak hour trips. This is of course below the threshold of 100 peak hour trips that 17 AAC 10.060 sets for the TIA requirement. We can also take a similar approach to the approach the City and Borough of Juneau recently took with their arguably insufficient analysis of the hard to estimate future development of Eaglecrest and do a bit of extrapolation to your estimate of AADT in the provided documents, which was 553. After much deliberation between myself and CBJ’s consultant, the consultant was adamant that peak hour traffic would be roughly 15% of the estimated AADT for the proposed summer operations of Eaglecrest, so if we apply this licensed engineers analysis to your AADT estimate, we get roughly 83 peak hour trips which is again below the threshold of 100 peak hour trips outlined in AAC.

I think either way we look at it on our end, we do not see the requirement for a TIA to be met by the proposed development and I would not expect that to change given the details of this application.

Please let me know if you have additional questions on this, I will be happy to support.

Arthur Drown

Right of Way Agent
Property Management, Right of Way
Department of Transportation & Public Facilities
Southcoast Region
6860 Glacier Hwy, Juneau, AK 99801
(907)465-4517

From: Irene Gallion <Irene.Gallion@juneau.gov>
Sent: Friday, July 19, 2024 11:44 AM
To: Drown, Arthur EE (DOT) <arthur.drown@alaska.gov>; Schuler, Michael K (DOT) <michael.schuler@alaska.gov>
Subject: USE24-14: The Grind, expansion (comments requested)

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Arthur and Michael,

Michael has been working with Kristal regarding plans to add a structure to 10187 Jensine. The structure would include storage, Boarderline retail, and a café (they plan to keep the cart for drive-through customers).

Attached is the application. Can you advise of any concerns? In particular, any concerns regarding traffic. The Director has waived our requirement for a Traffic Impact Analysis based on Michael’s initial review and determination that ADOT&PF would not be requiring one. If that changes with this application, we’d appreciate a heads up.

If you can have your review by the end of next week (July 26) that would be great. Otherwise, the absolute last day for items to go to the Commission is August 9th at noon.

Thanks, and have a good weekend!

Irene Gallion | Senior Planner

Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 x4130



Fostering excellence in development for this generation and the next.

How are we doing? Provide feedback here: <https://juneau.org/community-development/how-are-we-doing>

Irene Gallion

From: Jeffrey Hedges
Sent: Friday, July 19, 2024 11:41 AM
To: Irene Gallion
Subject: RE: USE24-14: "The Grind" expansion - Due July 26

Irene,

I was in the preapp for this one. Building concerns were addressed then.

Thanks,

Jeff Hedges, MCP, CBO, CSP | Building Code Official
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0767 ext. 4137 Cell: 312.213.2245



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How are we doing? Provide feedback here: <https://juneau.org/community-development/how-are-we-doing>

From: Irene Gallion <Irene.Gallion@juneau.gov>
Sent: Friday, July 19, 2024 11:35 AM
To: Jeffrey Hedges <Jeffrey.Hedges@juneau.gov>; General Engineering <General_Engineering@juneau.gov>
Subject: USE24-14: "The Grind" expansion - Due July 26

Hi guys,

Sorry about the quick turn. Can you look at this and let me know by July 26th if you have any concerns?

Basically, The Grind would like to add a new two-story structure to their existing site at Jensine Street. The new building would house storage, Boarderline retail, and a 1800 sf café. (They'd keep the cart for drive-through customers).

Thanks!

Irene Gallion | Senior Planner
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 x4130



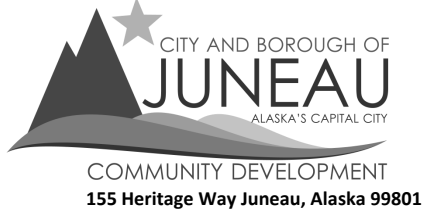
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How are we doing? Provide feedback here: <https://juneau.org/community-development/how-are-we-doing>

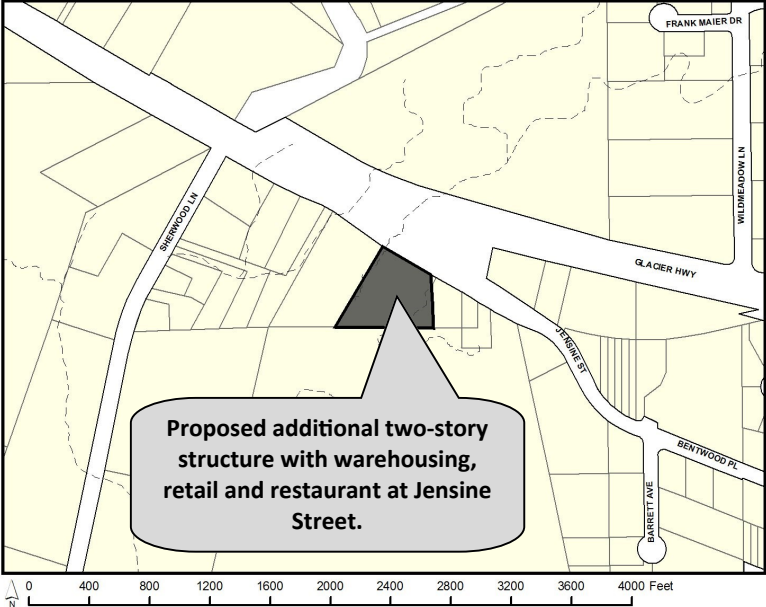
Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



TO



Conditional Use Permit has been submitted for consideration and public hearing by the Planning Commission for **additional two-story structure with warehousing (6,600 sf), retail (1,800 sf) and restaurant (1,800 sf)** at **Jensine Street** in a **Industrial zone**.

PROJECT INFORMATION:

Project Information can be found at:
<https://juneau.org/community-development/short-term-projects>

PLANNING COMMISSION DOCUMENTS:

Staff Report expected to be posted **August 15** at
<https://juneau.org/community-development/planning-commission>
Find hearing results, meeting minutes, and more here, as well.

Now through July 22	July 23 — noon, August 9	HEARING DATE & TIME: 7:00 pm, August 13	August 14
Comments received during this period will be sent to the Planner, Irene Gallion to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/84261423650 and use the Webinar ID: 842 6142 3650 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above). You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.	The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ext. 4130
Email: pc_comments@juneau.gov or irene.gallion@juneau.gov
Mail: Community Development, 155 Heritage Way, Juneau AK 99801

Case No.: USE2024 0014
Parcel No.: 4B1701100180
CBJ Parcel Viewer: <http://epv.juneau.org>

Irene Gallion

From: kristel liska <kristel@thegrindcoffeeco.com>
Sent: Monday, July 29, 2024 1:36 PM
To: Irene Gallion
Subject: Re: USE24-14: Need e mail with sign photo
Attachments: image_67230465.JPG

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



Thanks,
Kristel Liska
Owner
The Grind Coffee Company LLC
907-209-5598



PLANNING COMMISSION STAFF
CONDITIONAL USE PERMIT USE2024 0015
HEARING DATE: AUGUST 13, 2024

(907) 586-0715
 CDD_Admin@juneau.gov
 www.juneau.org/community-development
 155 Heritage Way • Juneau, AK 99801

DATE: August 5, 2024
TO: Mandy Cole, Chair, Planning Commission
BY: Ilsa Lund, Planner I *Ilsa Lund*
THROUGH: Jill Lawhorne, Director, AICP

PROPOSAL: The Applicant proposes a residential building consisting of 51 Single-Room Occupancy units with private facilities on a 5-acre lot in a General Commercial zone.

STAFF RECOMMENDATION: Approval with conditions.

KEY CONSIDERATIONS FOR REVIEW:

- Density for General Commercial allows for up to 50 units per acre.
- CBJ 49.25.510(j)(2) specifies that each single-room occupancy with private facilities shall count as one-half of a dwelling unit for purposes of calculating density.
- Units are less than 400 square feet and meet the criteria for Single-Room Occupancies with private facilities.

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-6 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - 49.15.330
 - 49.25.510(j)
 - 49.80

GENERAL INFORMATION	
Property Owner	Gastineau Human Services Corporation
Applicant	Gastineau Human Services Corporation
Property Address	5617 Aisek Street
Legal Description	HORN LT 1
Parcel Number	5B1201040060
Zoning	GC- General Commercial
Land Use Designation	Commercial
Lot Size	218,671 sq. ft./ 5.02 acres
Water/Sewer	City and Borough of Juneau
Access	Aisek Street
Existing Land Use	Vacant
Associated Applications	N/A

The Commission shall hear and decide the case per 49.15.330(a) Conditional Use Permit. A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedure is intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (RR)	Lemon Creek (the water body)
South (GC)	Commercial
East (I)	CCTHITA
West (GC)	Storage Rentals

SITE FEATURES	
Anadromous	Yes, Lemon Creek
Flood Zone	Yes, Zone AE
Hazard	None
Hillside	No
Wetlands	Yes, Riverine
Parking District	No
Historic District	No
Overlay Districts	Mining & Exploration Surface Activities Exclusion District, Urban/ Rural Mining District

BACKGROUND INFORMATION

Project Description – The applicant is requesting a Conditional Use Permit to construct a 51-unit Single Room Occupancy with Private Facilities (SRO/PF) apartment building. This proposed development is in the Lemon Flats neighborhood of Lemon Creek. This is Phase I of a multi-phase development on a five (5) acre lot in a General Commercial (GC) zoning district.

This development is designed for individuals experiencing a combination of income disparities, recovery, and reentry challenges. This new facility is located adjacent to the existing Gastineau Human Services Corporation (GHS) campus where other GHS services and housing are provided allowing for continuity of care for this vulnerable population group. SRO/PF count as one-half dwelling unit [CBJ 49.25.510(j)(2)]. An SRO/PF is defined as a dwelling unit composed of a private bathroom and a combined kitchen, living, and sleeping area, designed for occupancy by a single person. (CBJ 49.80).

Background – According to CBJ Assessor’s Office records, a manufactured home was placed on the lot in 1977 (Attachment B); however, the Horn Tract was originally subdivided in 1982 from a fraction of U.S. Mineral Survey 609 (Attachment C). The tract was a total of 3.77 acres. In 1989, a subdivision was platted creating the Horn Subdivision, adding an additional 1.25 acres to the lot making it the 5.02 acres it is today (Attachment D).

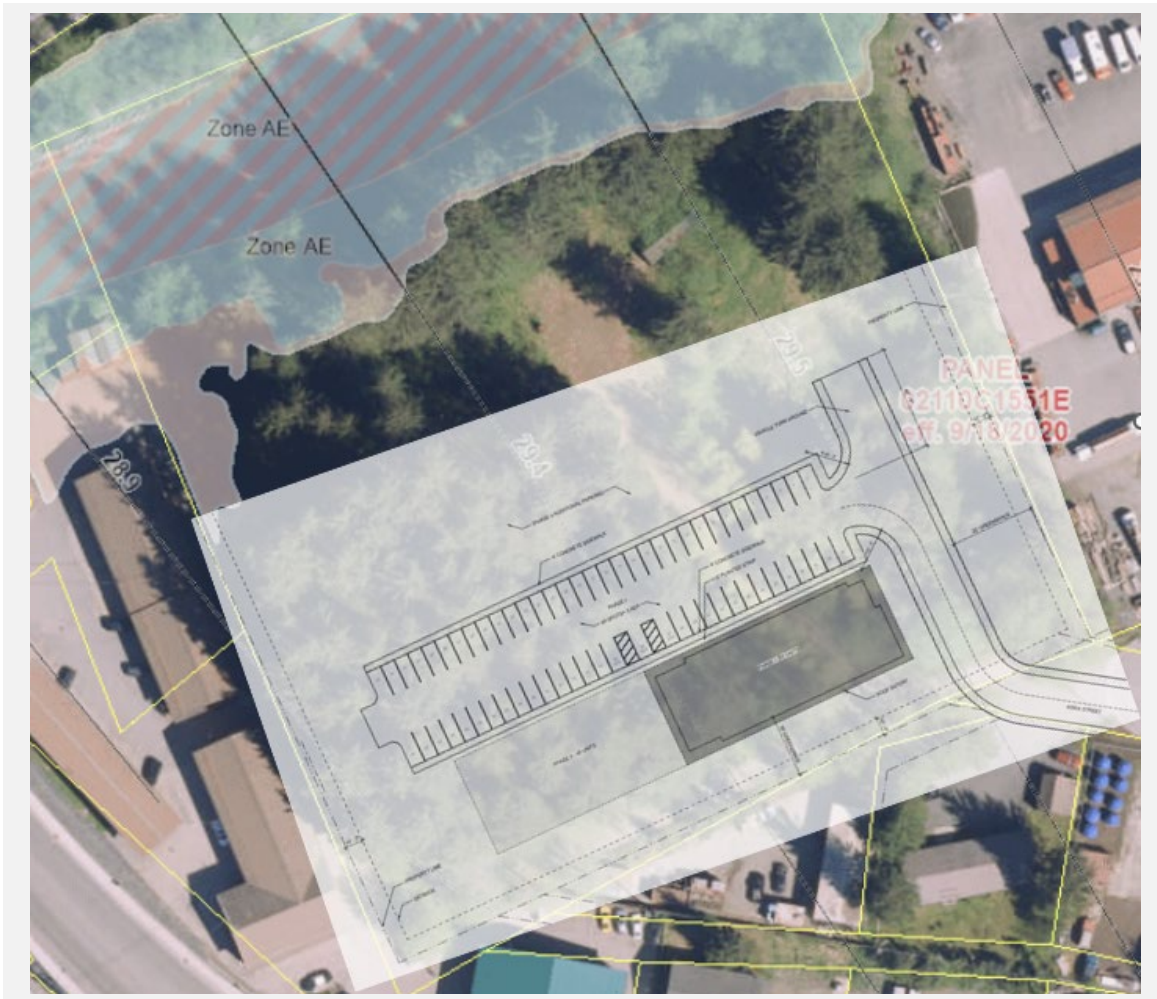
The single-family modular home burned down in 2013 and later that year, GHS acquired the lot and were granted a demolition permit to clear the remnants from the fire (Attachments E, F). The lot has remained vacant, though Assessor’s Office photos from 2016 and aerial imagery from 2023 show that accessory structures remain on the lot (Attachment G).

Date	Item	Summary
1977	File	CBJ Assessor’s Records (Attachment B).
1982	Plat	Original Subdivision of Horn Tract from U.S.M.S. No. 609 (Attachment C).
1989	Plat	Horn Subdivision platted (Attachment D).
2013	Deed	Statutory Warranty Deed from Thomas J. Horn Living Trust to Gastineau Human Services, Corporation (Attachment E).
2013	Permit	Demolition Permit issued to GHS (Attachment F).
2016	Photos	Assessor’s photos showing accessory structures existing on lot (Attachment G).

ZONING REQUIREMENTS

Standard		Requirement	Existing	Proposed (Phase I)	Code Reference
Lot	Size	2,000 sq. ft.	218,671 sq. ft.	No change	CBJ 49.25.400
	Width	20 ft.	~436 ft.	No change	CBJ 49.25.400
Setbacks	Front	10 ft.	N/A	35 ft.	CBJ 49.25.400
	Rear	10 ft.	N/A	~412 ft.	CBJ 49.25.400
	Side	10 ft.	N/A	189 ft (W); 96 ft. (E)	CBJ 49.25.400
	Street Side	10 ft.	N/A	N/A	CBJ 49.25.400
Lot Coverage Maximum		N/A	N/A	.004 %	CBJ 49.25.400
Vegetative Cover Minimum		10%	~78 %	>10%	CBJ 49.50.300
Height	Permissible	55 ft.	N/A	3-story	CBJ 49.25.400
	Accessory	45 ft.	N/A	N/A	CBJ 49.25.400
Maximum Dwelling Units (50/Acre)		251 (maximum)	0	26	CBJ 49.25.500/ CBJ 49.25.510(j)(2)
Use		Commercial	Vacant	Residential	CBJ 49.50.300
Parking		N/A	N/A	63	CBJ 49.40.210(a)

SITE PLAN



ANALYSIS

Project Site –The lot is located in Midtown on the bank of Lemon Creek, an anadromous waterbody. The northern lot line extends past the southern riverbank, so approximately 13% of the parcel is Lemon Creek. In accordance with CBJ 49. 70.330(a)-(c), no development is allowed within 50 feet of an anadromous stream except for docks, bridges, culverts, public structures that allow access to or crossing of the waterbody, or a use that must be adjacent to the stream to function. The applicant intends to develop the southern end of the lot closest to where Aisek St. currently terminates, so the anadromous stream restrictions are not foreseen to impact the development proposed under this permit.

Condition: None.

Project Design – As explained in the project narrative, “the design will utilize trauma-informed design principles, such as removing environmental stresses, supporting self-reliance, providing daylight and connection to nature, providing personal privacy, reinforcing a sense of personal identity, and promoting the opportunity for choice while balancing the needs and safety of others.” Secure bicycle racks will be provided in a covered area, and

security systems will be monitored off-site from a nearby GHS facility. There will be a small workstation in the entrance lobby that will be staffed by GHS employees during certain times of day or occasions.

Condition: None.

Traffic – Traffic is not expected to be significantly impacted by this development. According to the Institute of Transportation Engineers Trip Generation Manual (9th Edition) (ITE Manual), the estimated number of daily trips on a weekday for an apartment building is relatively high (see table below); however, the ITE Manual does not offer “single room occupancy” as a land use. The ITE Manual does state for the land use category “apartments” there is a wide variation in the number of trips generated and that larger dwelling units and more expensive units had a higher rate of trip generation. Given the size of these units and low cost one can assume they would generate fewer trips than the average rates identified in the ITE Manual.

CBJ 49.40.300 states that a traffic impact analysis may be required when a development is projected to generate between than 250 and 500 average trips in a day if the Director determines one is needed because of the type of development, its location, the likelihood of future expansion or other factors found relevant by the Director. Based on the above information and that the site is zoned General Commercial, which allows for diverse and intense uses, the Director determined that a Traffic Impact Analysis is not required.

Use	Total # of Units	Trips Generated	Total Trips
Residential (Apartment)	51	6.65	339.15
Total ADTs:			339

The Lemon Flats neighborhood is relatively walkable, and pedestrian infrastructure has improved significantly since Alaska Department of Transportation and Public Facilities redeveloped Glacier Highway through Midtown by adding bike lanes, roundabouts, and pedestrian crossings with concrete medians (Attachment H). This development is also located within walking distance of multiple bus stops served by the Mendenhall Valley Counterclockwise, Mendenhall Valley Clockwise, and Lemon Creek Commuter routes.

Condition: None.

Vehicle Parking & Circulation – CBJ 49.40.210 –Table of Minimum Parking Standards requires one (1) parking space per SRO/PF unit and one (1) additional space for every four (4) units, which equates 1.25 parking spaces per unit. For this proposal, 63 parking spaces are required. Of the required 63 parking spaces, three (3) must be ADA accessible, one (1) of which must be ADA van-accessible with an access isle with a width of at least eight (8) feet. The site plan shows 64 parking spaces, three (3) of which are accessible parking spaces.

The site plan indicates that four (4) foot concrete sidewalk between the parking area and the building. In accordance with CBJ 49.40.235(b)(4), wheel stops permanently anchored to the ground must be provided in order to prevent vehicles from overhanging or extending over the sidewalk area. Alternately, expanding the sidewalk to a width of six (6) feet would negate the requirement for wheel stops.

Use	Units	Spaces Required	Total Spaces
Single-Room Occupancy with Private Facilities	51	63	63
Total Parking Requirement:			63
Off-Street Loading Spaces Required:			0
ADA Accessible Spaces Required:			3

Condition: Prior to the issuance of a Temporary Certificate of Occupancy, all pavement markings, including directional arrows, wheel stops, parking space stripes, and other markings shown on the project site plan shall be applied to the parking and circulation area as shown on the site plan in a medium designed for such purposes.

Condition: Prior to the issuance of a Temporary Certificate of Occupancy, CBJ-approved signage shall be posted for the accessible parking space.

Noise – Surrounding development is a mix of commercial, and industrial. The proposed development may be impacted by noise from the surrounding area. At the same time, the proposed development is not expected to create noise impacts to the neighborhood beyond those expected in the general commercial zone.

Condition: None.

Lighting - Per CBJ 49.40.235(d), parking areas must be suitably lit, and lighting fixtures must be "full cutoff" styles that direct light only onto the project site to minimize impacts to adjacent neighbors. Exterior lighting should also be provided along pedestrian pathways and immediately adjacent to the building. Submitted lighting specifications show full-cutoff lighting. Lighting will be reviewed with a building permit application.

Condition: Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall at the discretion of the Community Development Department, according to the requirements at CBJ 49.40.230(d).

Vegetative Cover & Landscaping – The General Commercial district requires 10% of the lot to be maintained with live vegetative cover (CBJ 49.50.300). This equates to roughly 23,709 square feet. Phases I and II of this development will be constructed on the southwestern third of the lot farthest away from Lemon Creek with the remainder of the lot remaining undeveloped for the time being. Additionally, on the latest site plan submitted, there will be a 35 foot greenspace on the southwestern lot line between the adjacent lots and the building, as well as a 28 foot greenspace on the northeastern lot line.

Condition: None.

Habitat – This lot encompasses approximately 28,744 sq. ft. of Lemon Creek, an anadromous stream. In the 2013 Comprehensive Plan, Lemon Creek is one of the waterbodies listed as impaired within CBJ. Per CBJ 49.70.300, development within 50 feet from the ordinary high water mark (OHWM) is prohibited. Additionally, there is a no-disturbance zone within 25 feet of the OHWM.

Condition: None.

Drainage and Snow Storage – The project narrative identifies several options for drainage. The narrative details that there is an existing underground storm drain system located at the west end of Aisek St., a distance of approximately 300 feet. Topographic mapping will be conducted to determine if the site is of an adequate elevation to convey storm water by gravity to this existing infrastructure. Alternatively, the parking lot could be graded to allow water to flow onto the undeveloped portion of the lot where it would percolate into the soil.

Snow storage is not addressed in any of the documentation submitted for this application.

General Engineering will evaluate the drainage plan submitted with the building permit.

Condition: Prior to issuance of a building permit, the applicant must submit a snow removal plan to CDD for approval.

Historic District – This lot is not located within the Historic District.

Condition: N/A

Hazard Zones – Phases I and II of this development are outside of mapped hazard areas.

The northwest property line extends into Lemon Creek and is in the Special Flood Hazard Area. No development is permitted in the floodway per FEMA regulations. A Flood Zone Development Permit would be required for any development within Zone AE.

Condition: None.

Public Health, Safety, and Welfare – The proposed development promotes public health, safety, and welfare by providing housing for individuals experiencing income disparities, recovery, and reentry challenges. Additionally, recommended conditions protect the public health, safety, and welfare by ensuring the development complies with the Land Use Code and development standards. The structure meets zoning requirements for height and setbacks and will meet all applicable building code requirements for fire safety. No information has been submitted that suggests the proposal will materially endanger the public health, safety, or welfare.

Condition: Prior to issuance of a building permit, fire suppression system plans must be submitted. Suppression system design cannot be deferred and should be included in the building permit application.

Property Value or Neighborhood Harmony – The project site is zoned General Commercial. The surrounding areas are zoned Industrial, Rural Reserve, General Commercial, D5, and D15. The surrounding uses are other GHS facilities, commercial, residential, and industrial. The proposed SRO/PF building is in harmony with the existing neighborhood. No information has been submitted that suggests the proposal will reduce property values in the surrounding area.

Condition: None.

AGENCY REVIEW

CDD conducted an agency review comment period between July 15, 2024, and August 5, 2024. No comments were received.

Agency	Summary
Building Division	No comment received.
General Engineering	No comment received.
Capital City Fire	No comment received.

PUBLIC COMMENTS

CDD conducted a public comment period between July 12, 2024, and August 9, 2024. Public notice was mailed to property owners within 500 feet of the proposed development. A public notice sign was also posted on-site two weeks prior to the scheduled hearing. No public comments had been submitted at time of writing this staff report.

CONFORMITY WITH ADOPTED PLANS

The proposed development is in general conformity with the 2013 Comprehensive Plan, 2015 Juneau Economic Development Plan, and the 2018 Lemon Creek Area Plan.

PLAN	Chapter	Page No.	Item	Summary
2013 Comprehensive Plan	4	36	Policy 4.1	To facilitate the provision and maintenance of safe, sanitary and affordable housing for its residents.
	4	37	Policy 4.2	To facilitate the provision of an adequate supply of various housing types and sizes to accommodate present and future housing needs for all economic groups.
	4	40	Policy 4.6	To facilitate and assist in the development of affordable housing.
	10	130	Policy 10.2	To allow flexibility and a wide range of creative solutions in residential and mixed use land development of affordable housing within the Urban Service Area.
	10	131	Policy 10.3	To facilitate residential development of various types and densities that are appropriately located in relation to site conditions, surrounding lands uses, and capacity of public facilities and transportation systems.

PLAN	Chapter	Page No.	Item	Summary
	10	140	Policy 10.13	To provide for and encourage mixed use development that integrates residential, retail and office use in downtown areas, shopping centers, along transit corridors and in other suitable areas.
2015 Economic Development Plan	Executive Summary	4	Economic Development Priorities	Promote housing affordability and availability. Support transportation infrastructure-related developments that provide access to developable land.
	5	97	Promote Housing Affordability and Availability	As of 2010, there were only 1,020 affordable housing units. Affordable housing units have been shown to generate jobs and revenue.
	5	98	Housing for the Homeless, Low-Income, and Special Needs Populations	Understanding the housing options available for this population in the community (emergency shelter, transitional housing, permanent supportive housing, and housing choice vouchers) as well as the gaps in the system is vital to community well-being.
2018 Lemon Creek Area Plan	Executive Summary	xviii	Housing	Between 2010 and 2016, the housing stock in Lemon Creek increased by 220 units. The housing stock in this area makes up approximately 9% of CBJ's total dwelling units. Lemon Creek has a slightly lower percentage of vacant dwelling units than CBJ as a whole.
	3	15	Zoning Districts	General Commercial zoning district in Lemon Creek encompass a total of 90 acres. Residential densities ranging from 18 to 60 units per acre are appropriate in this area.
	3	21	Goal 3	Promote a mixed-use environment to ensure a vibrant community and quality neighborhoods.

FINDINGS

Conditional Use Permit Criteria – Per CBJ 49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. Is the application for the requested Conditional Use Permit complete?

Analysis: No further analysis required.

Finding: Yes. The application is complete.

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

Analysis: No further analysis required.

Finding: Yes. The use is appropriate according to Paragraph 1.630 of the Table of Permissible Uses.

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

Analysis: No further analysis required.

Finding: Yes. With the recommended conditions, the proposed development will comply with Title 49, including parking, lighting, vegetative cover, noise, and habitat protection.

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

Analysis: No further analysis required.

Finding: No. There is no evidence to suggest that with appropriate conditions, the requested 51-unit SRO/PF building, in a GC zoning district, 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?

Analysis: No further analysis required.

Finding: No. There is no evidence to suggest that with appropriate conditions, the requested 51-unit SRO/PF building, in a GC zoning district will substantially decrease the value or be out of harmony with the property in the neighboring area.

6. Will the proposed development be in general conformity with the Land Use Plan, Thoroughfare Plan, or other officially adopted plans?

Analysis: No further analysis required.

Finding: Yes. The proposed 51-unit SRO/PF building, with the recommended conditions, will be in general conformity with the 2013 Comprehensive Plan, the 2016 Housing Action Plan, and the 2018 Lemon Creek Area Plan.

RECOMMENDATION

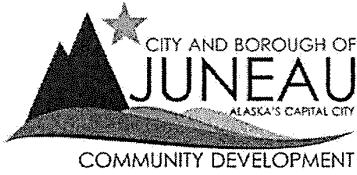
Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permit. The permit would allow the development of a 51-unit Single-Room Occupancy with Private Facilities building in a GC zone.

The approval is subject to the following conditions:

1. Prior to the issuance of a Temporary Certificate of Occupancy, all pavement markings, including directional arrows, wheel stops, parking space stripes, and other markings shown on the project site plan shall be applied to the parking and circulation area as shown on the site plan in a medium designed for such purposes.
2. Prior to the issuance of a Temporary Certificate of Occupancy, CBJ-approved signage shall be posted for the accessible parking space.
3. Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall at the discretion of the Community Development Department, according to the requirements at CBJ 49.40.230(d).
4. Prior to issuance of a building permit, the applicant must submit a snow removal plan to CDD for approval.
5. Prior to issuance of a building permit, fire suppression system plans must be submitted. Suppression system design cannot be deferred and should be included in the building permit application.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Assessor's Records
Attachment C	1982 Plat- HORN TRACT
Attachment D	1989 Plat- Horn Subdivision
Attachment E	2013 Statutory Warranty Deed- Thomas J. Horn Living Trust to GHS
Attachment F	2013 Demolition Permit issued to GHS
Attachment G	2016 Assessor's Photos
Attachment H	AK DOT&PF Glacier Highway through Lemon Creek Plans
Attachment I	Public Notice Sign Photo and Abutters



ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

PROJECT SUMMARY

We own a 5-acre property that is undeveloped (5617 Aisek St), it currently has no structures on it, just vegetation. We propose to build a 51-unit apartment building designed for those experiencing a combination income disparities, recovery, and reentry challenges. We have the conceptual designs completed and need to get a conditional use permit to move forward with the requirements of some time-sensitive federal and state funding applications for the project. It will be accessible at the end of Aisek Street which leads right to the property, it will naturally fit with our strategic plans to offer a continuum of care for those coming through recovery and reentry programs that we offer who currently lack available affordable permanent housing options. This project advances the housing element of the CBJ Comprehensive Plan, including: 4.1: permanent supportive housing, affordable housing, new rental housing, special needs and adaptive housing and supportive services.

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

- Accessory Apartment – Accessory Apartment Application (AAP)
- Use Listed in 49.25.300 – Table of Permissible Uses (USE)
Table of Permissible Uses Category: 1.920

IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL?

- YES – Case # _____ NO

UTILITIES PROPOSED

- WATER: Public On Site SEWER: Public On Site

SITE AND BUILDING SPECIFICS

Total Area of Lot 224,622 square feet Total Area of Existing Structure(s) NA square feet
Total Area of Proposed Structure(s) 18,072 square feet

EXTERNAL LIGHTING

- Existing to remain No Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures
Proposed No Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

ALL REQUIRED DOCUMENTS ATTACHED

Narrative including:

- Current use of land or building(s)
- Description of project, project site, circulation, traffic etc.
- Proposed use of land or building(s)
- How the proposed use complies with the Comprehensive Plan

If this is a modification or extension include:

- Notice of Decision and case number
- Justification for the modification or extension
- Application submitted at least 30 days before expiration date

Plans including:

- Site plan
- Floor plan(s)
- Elevation view of existing and proposed buildings
- Proposed vegetative cover
- Existing and proposed parking areas and proposed traffic circulation
- Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)

To be completed by Applicant

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

ALLOWABLE/CONDITIONAL USE FEES				
	Fees	Check No.	Receipt	Date
Application Fees	\$ 1,600.00			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ 50.00			
Pub. Not. Sign Deposit	\$ 100.00			
Total Fee	\$ 1,750.00			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number	Date Received
USE24-015	7/2/24

Allowable/Conditional Use Permit Application Instructions

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

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

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

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

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

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

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

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

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

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

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED



Project: Gastineau Human Services Permanent Supportive Housing
Subject: Planning and Design Narrative
By: Zane Jones AIA; Paul Voelckers AIA
Date: Rev June 28, 2024

MRV 2408

PLANNING AND DESIGN NARRATIVE

MRV Architects has completed Schematic design documents for the Gastineau Human Services (GHS) Permanent Supportive Housing project. Current architectural drawings, including site plan and building plans by floor, are attached with this package. The Owner intends to begin construction late in the fall of 2024, if remaining grant funds are secured. Dawson Construction has been selected as the Contractor.

OVERVIEW OF NEW BUILDING

The proposed design includes 51 residential SRO (single resident) units in a three-story building. Support spaces include the entry lobby, elevator, tenant storage space, janitor’s closet, laundry room, data/IT room, and mechanical space. The new facility is located adjacent to the existing GHS campus, where other GHS services and housing are provided.

The residents of the facility will be those in substance abuse recovery. The design will utilize trauma-informed design principles, such as removing environmental stresses, supporting self-reliance, providing daylight and connection to nature, providing personal privacy, reinforcing a sense of personal identity, and promoting the opportunity for choice while balancing the needs and safety of others. These principles will be addressed through construction details controlling sound transmission, provisions of views, and comfortable site features and buffers.

Access to the facility will utilize one primary entrance with a second emergency egress located off a stairwell at the building end. Video security systems covering both exterior and interior spaces will be monitored by GHS staff from a nearby facility. The building will include a small workstation for staff inside the main entrance, allowing the potential for staff control at certain times of operation.

The exterior of the building will include metal siding and fiberglass windows. Visual emphasis will focus on the entry, which incorporates covered protection from the elements. Space for secure bike racks will be in this covered area. The entry vestibule interior space will have walk-off mats, tackboard for messaging, and secure mailboxes.

PROPERTY AND SITE CONDITIONS

The new building site is accessed off of Aisek Street with a street extension. The site parcel is Horn Lot 1, 5617 Aisek St, Juneau AK 99801. The site measures 218,671 sq.ft., or 5.02 acres.

The property is currently undeveloped with attractive stands of mature spruce, hemlock, and alder forest. It is abutted on the northern side by Lemon Creek, the west side by unrelated commercial development, the east side by new Tlingit/Haida commercial facilities including kitchen, and on the south side by existing GHS buildings and parking development.

CDD PLANNING AND DESIGN REQUIREMENTS

The zoning for the site is GC (General Commercial). The lot size substantially exceeds the minimum dimensional standards of 2,000 sq.ft. GC zoning standards require a minimum setback on development of 10' on all sides, and a maximum height of 55'. These requirements are comfortably met with the building and site as illustrated.

Per CBJ 49.25.500, housing unit density allowed for GC is 50 units per acre. Per footnote J-2, SRO units count as one half of a dwelling unit for density calculations. Phase I dwelling units would therefore calculate as 26 units, on a parcel sized for (50x5.02) or 251 units.

Per CBJ 49.400.210, parking required for SRO development is one per unit, plus 1 additional for each four SRO units. For 51 units, the calculated parking would be 51+13 or 64 units. The phase I parking lot contains 64 striped vehicle stalls with three accessible vehicle stalls, one with an 8' van aisle. For fire truck and emergency vehicles, a T-style emergency vehicle turn around is provided.

5' wide concrete sidewalks will be constructed on each side of the 24' wide paved access road accessing the new GHS housing project. The new sidewalks would connect to the existing sidewalks located on Aisek Street.

A projected Phase II expansion is also illustrated on the site plan and should be evaluated as part of the current review and application process. Phase II expansions would add an additional 48 SRO units. The Phase II plan has been coordinated to work with the Phase I entry, elevator, and access control.

The extension of Aisek Street onto the new property will be a private driveway after crossing the property line. However, it will be constructed to meet CBJ standards for both dimensions and construction details. Future development of the remainder of Horn Lot 1 beyond Phase I and Phase II housing is uncertain. If it happens, that will likely involve the subdivision of the current large parcel into two or more future lots, accessed by a street which is then converted to CBJ ROW, and made otherwise compliant with CBJ subdivision requirements.

BUILDING and PARKING LOT SITE PREPARATION

The finish floor of the structure will be located above the Lemon Creek flood zone AE elevation of 29.50'. Site geotechnical analysis will be performed to confirm the bearing

capacities of the underlying soils. It is assumed that building foundations will utilize a first floor slab on grade with deepened perimeter edge.

SITE CIVIL/MECHANICAL AND ELECTRICAL UTILITIES

CBJ public sanitary sewer, domestic/fire water, and storm sewer underground utilities currently exist at the west end of Aisek Street. It is assumed that this project will connect to the existing CBJ underground utilities in Aisek Street with appropriate buried services as detailed following.

Power, telephone, television cable and fiber optic lines exist near Aisek Street in above ground and underground configurations.

WATER SUPPLY

An existing CBJ 8" DIP water main is in Aisek Street, capped just outside of the existing cul-de-sac. A new tee fitting with 6" gate valve with transition fittings will be connected to the existing 8" ductile iron water main at the end of Aisek Street. New 8" HDPE water line with transition fittings will provide domestic water and fire protection water to the new GHS Support Housing is recommended. The distance of new 8" HDPE water line will be approximately 275'.

SANITARY SEWER

Collection of wastewater from the new GHS Support Hosing building will discharge by gravity sewer methods from the southeast corner of the building. An existing sanitary sewer manhole structure is located at the end of Aisek Street. A new 6" PVC sanitary sewer service with sewer cleanouts spaced at 100' intervals would then connect to the existing sanitary sewer manhole. Approximately 270 lineal feet of 6" PVC sanitary sewer, SDR 35 pipe is required to make the connection from the new building to the existing sanitary sewer manhole. A 6" diameter sanitary sewer cleanout will be located 5' from the building wall. Once the wastewater enters the existing sanitary sewer mainline pipe it flows by gravity to Anka Street and then to the CBJ Lemon Creek lift station and eventually to the CBJ Thane wastewater treatment plant where the waste will be treated.

STORM SEWER

An existing underground storm drain system is located at the west end of Aisek Street which, until topographic mapping is complete, it is not known if there will be adequate elevation drop to convey the storm water by gravity methods. The existing storm drain pipes at the end of Aisek Street are conveyed through an existing 18" CPP outfall pipe that discharges to Lemon Creek. The parking lot could be graded to allow the storm water to sheet flow off the parking lot into the existing undeveloped area where it would percolate into the existing sand/gravel soils. Roof gutter downspouts from the building would be collected in a perimeter 6" diameter PVC drain and routed to the existing underground storm drain system on Aisek Street, a distance of approximately 300'. All storm drain structures and pipes will be installed per current CBJ Engineering Department Standard Specifications and Details.

SITE LIGHTING

All exterior lighting for the project will include fixtures designed for carefully controlled cut-off illumination which avoids meaningful light spill into adjoining properties. Code-required illumination levels for walkways and parking will be met, with attractive and obvious lighting emphasis at entry areas.

POTENTIAL SITEWORK PERMITS

The following is a list of potential development permits that may be required for this project: State of Alaska Permits:

1. Alaska Department of Environmental Conservation (ADEC) for Storm Water Pollution Prevention Plan (SWPPP). Environmental Protection Agency (EPA), Section 402/40 CFR 125, National Pollutant Discharge Elimination System (NPDES) Nationwide Permit Compliance. (Storm Water Pollution Prevention Plan, Notice of Intent, Notice of Termination).
2. ADEC Storm Water Pollution Prevention Plan (SWPPP) as area of disturbance is anticipated to be greater than 1 acre.

CBJ: The following is a list of development permits that most likely will be required from the City and Borough of Juneau:

- CBJ Conditional Use Permit
- CBJ Allowable Use Permit
- CBJ Grading and Drainage Permit
- CBJ Building Permit
- Flood Plain Elevation Certificate

ENERGY EFFICIENCY

The project is detailed for high energy efficiency. The building will be designed to achieve 6-star BEES certification for substantial energy savings. The 6-star envelope will utilize an insulated 2x6 stud wall in combination with 4" of rigid exterior insulation. The wall system will achieve approximately R30 insulation value. Roofing will be a fully adhered membrane over TJI joists. The joists will have full 12" batt insulation with an additional 2" foil-faced PIC rigid board insulation on the interior. The hot roof will achieve R55 roof insulation value. The slab on grade will meet an R20 minimum value, with 4" EPS below the concrete slab. All these values surpass code minimums for the region. Windows and glazed openings will be upgraded to high performance tripled glazing with fiberglass frames. The building will be wrapped in corrugated metal siding for durability. Dawson construction may substitute an exterior insulated metal panel system over the stud walls, depending on best installed pricing.

NOISE TRANSMISSION

Shared walls and floors will surpass IBC building code requirements and meet all federal guidelines with a target STC and ITC rating of at least 50. Corridors will utilize acoustic ceilings to mitigate sound reverberation. Doors and openings will include commercial seals

and sweeps which improve sound control. Ducting will be controlled and isolated to avoid "cross-talk" between units.

UNIVERSAL DESIGN & ADA

All resident units in the building will be designed to meet ADA guidelines and ICC/ANSI A117.1 for accessibility and universal design in layout. A minimum of 25% of the units will be further improved to provide ADA "equipped units." In addition to meeting ADA guidelines, these equipped units will include grab bars, roll-under counters, bathrooms with roll-in or seated shower stalls or tubs, and other applicable equipment for persons with hearing or vision disabilities.

Equipped units will comply with the design requirements noted in Section 504 of the Rehabilitation Act of 1973's Uniform Federal Accessibility Standards (UFAS). In addition to equipped units, one unit on each floor will surpass standard ADA design and will follow the US Fair Housing Act Design Manual and meet the requirements of the "U.S. Department of Housing & Urban Development Office Of Fair Housing & Equal Opportunity UFAS Accessibility Checklist" as required.

END OF NARRATIVE



MRV ARCHITECTS
ARCHITECTS

MRV ARCHITECTS
1433 GLACIER AVE. #101
UNALASKA, AK 99801
907-586-1371
FAX 907-463-2544
mrv@mrv-architects.com

MRV # 3498

SCHMATIC DESIGN
GHS SUPPORTIVE HOUSING
GASTINEAU HUMAN SERVICES

No.	Description	Date

SHEET TITLE:
SITE PLAN

DATE: 04.29.2024

DRAWN: MRV

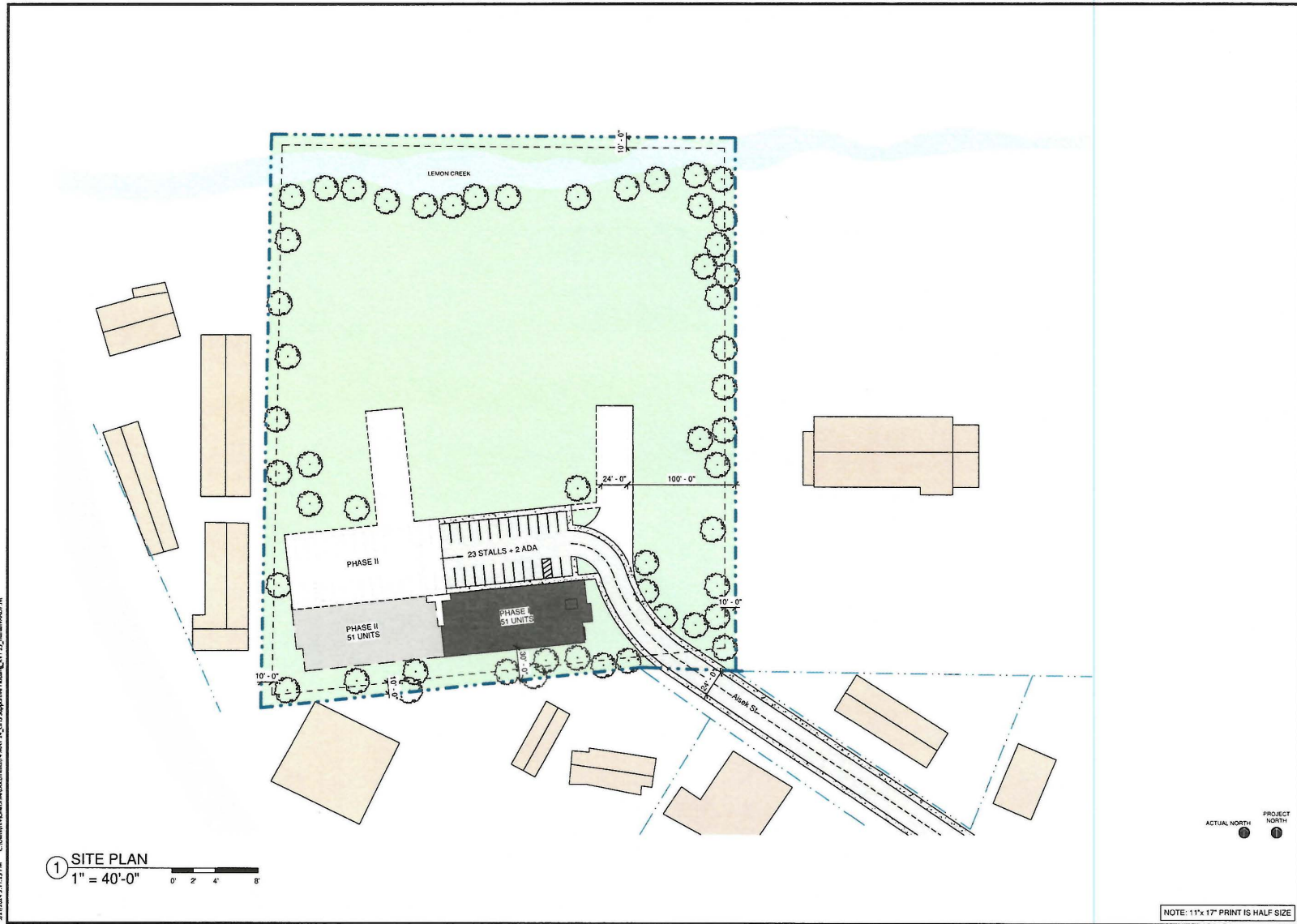
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SHEET NO.

A100

ACTUAL NORTH  PROJECT NORTH 

NOTE: 11x17" PRINT IS HALF SIZE



1 SITE PLAN
1" = 40'-0"

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MRV ARCHITECTS
ARCHITECTS

MRV ARCHITECTS
1420 CLAYTON AVE. #101
JUNEAU, AK 99801
907-586-1371
FAX 907-641-5544
mrv@mrvarchitects.com

MRV #241K

SCHEMATIC DESIGN
GHS SUPPORTIVE HOUSING
GASTINEAU HUMAN SERVICES

No.	Description	Date

SHEET TITLE:
ENLARGED SITE PLAN

DATE: 04.29.2024

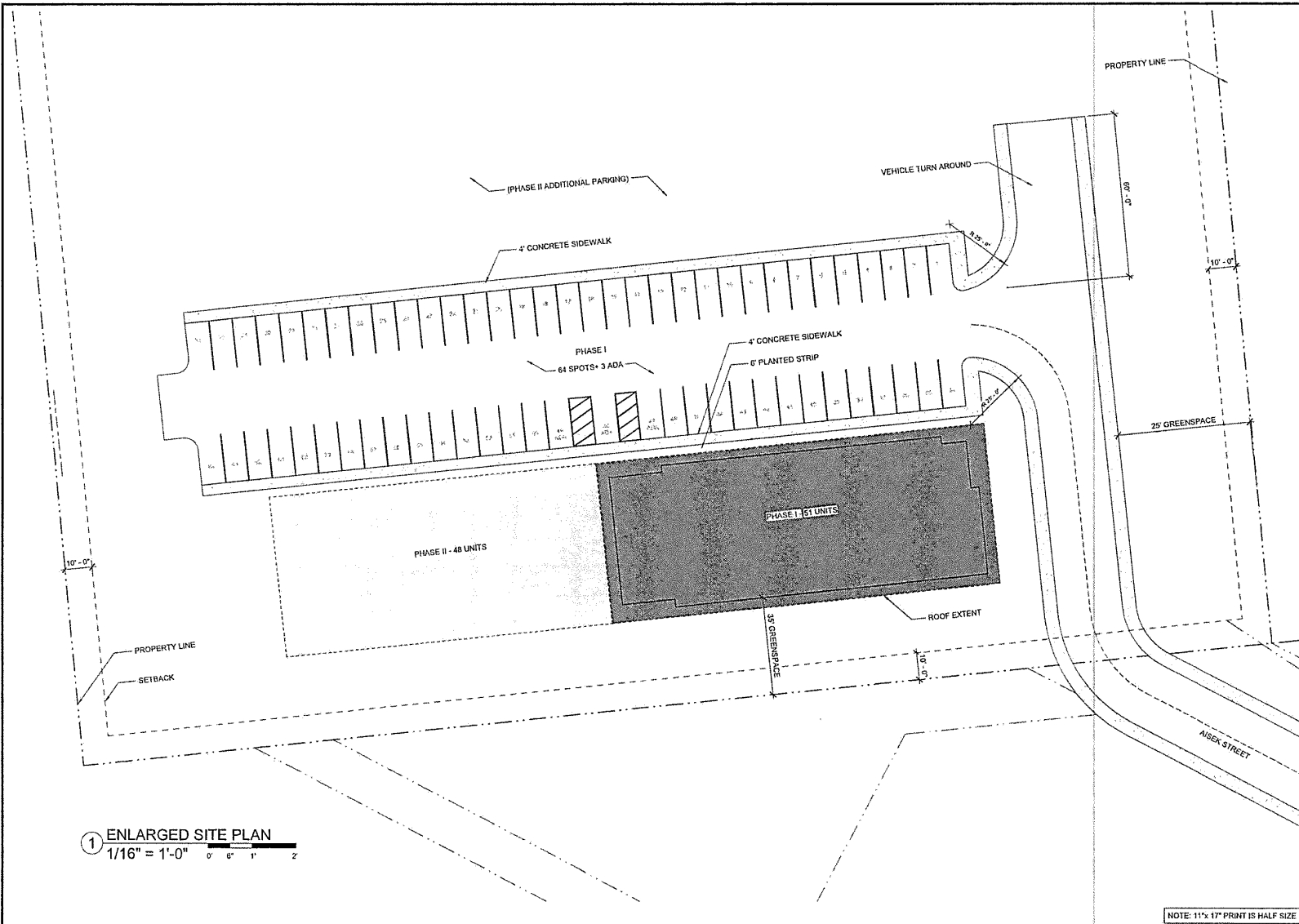
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SHEET NO.

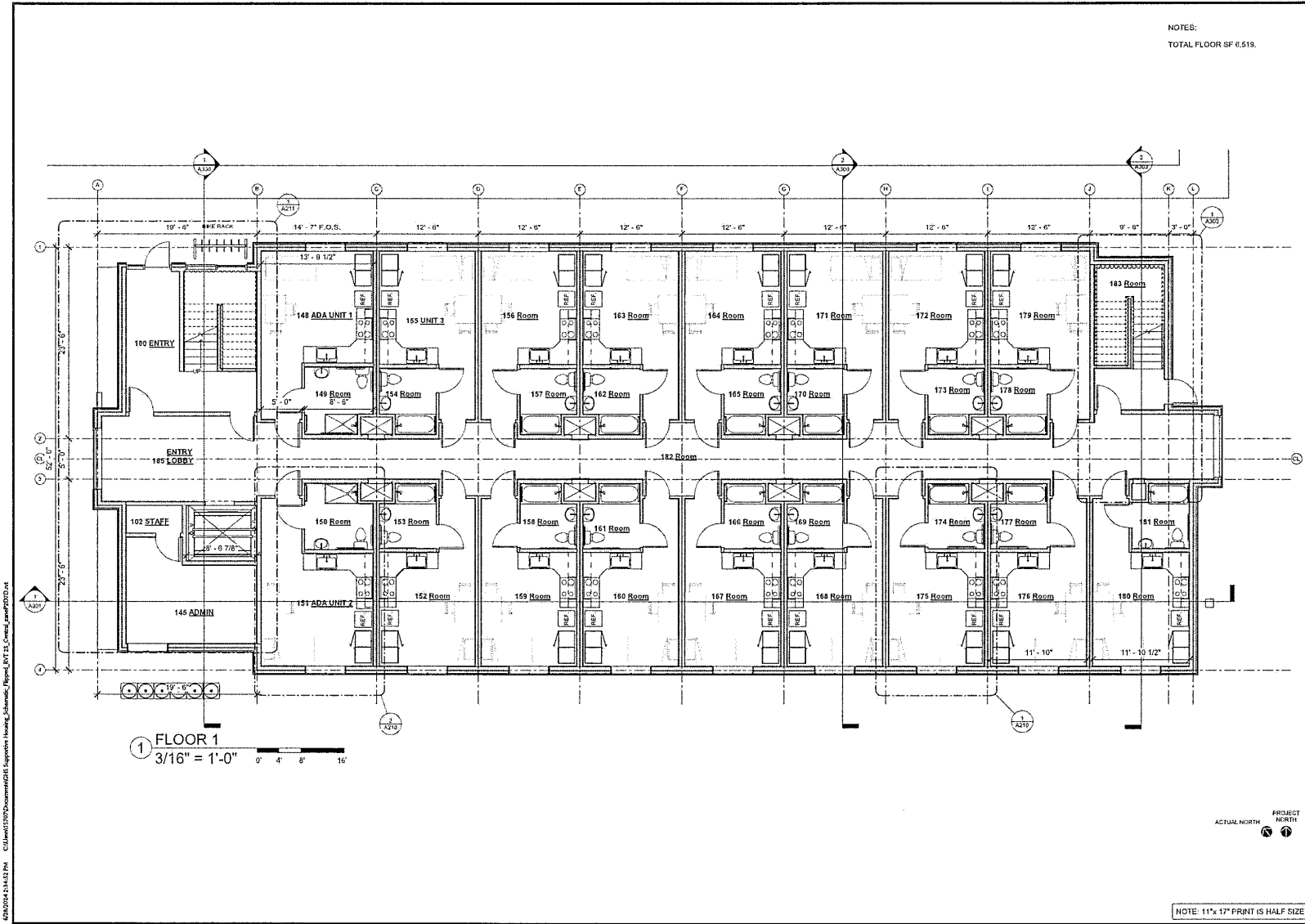
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NOTE: 11"x 17" PRINT IS HALF SIZE



1 ENLARGED SITE PLAN
1/16" = 1'-0"

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NOTES:
TOTAL FLOOR SF 6,519.



MRV
ARCHITECTS

MRV ARCHITECTS
1420 CALMUCK AVENUE, #101
JUNEAU, AK 99801
907-586-1371
FAX 907-463-6544
mrv@mrvarchitect.com

MRV # 2108

SCHMATIC DESIGN
GHS SUPPORTIVE HOUSING
GASTINEAU HUMAN SERVICES

No.	Description	Date

SHEET TITLE:
FLOOR PLAN 1

DATE: 04.29.2024

DRAWN: MRV

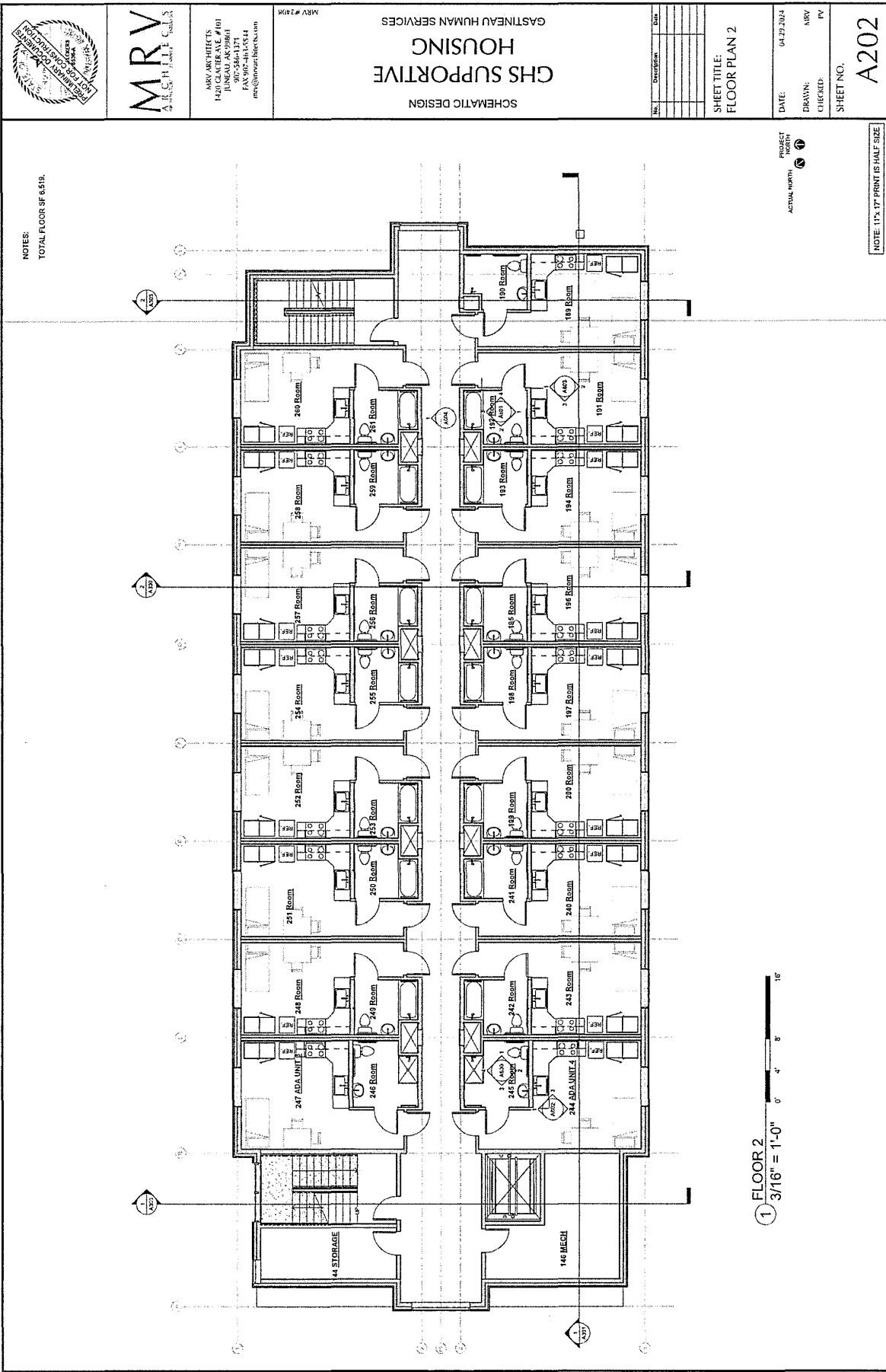
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SHEET NO.

A201

NOTE: 11" x 17" PRINT IS HALF SIZE

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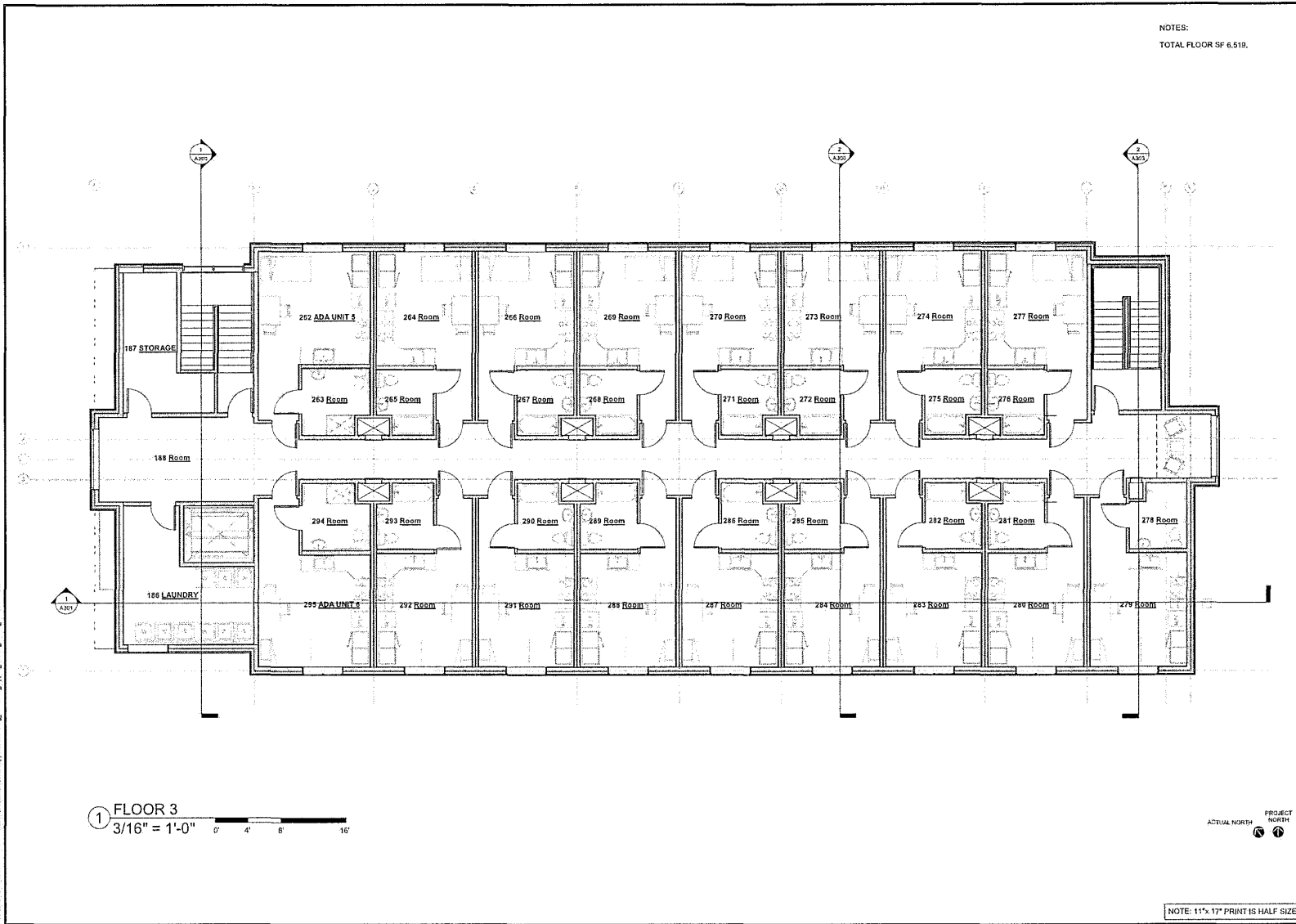


NOTES:
TOTAL FLOOR SF: 6,518.

1 FLOOR 2
3/16" = 1'-0"

NOTE: 1/16" 17" PRINT IS HALF SIZE

	MRV ARCHITECTS 1420 CLACIER AVE. # 101 JUNEAU, AK 99801 PAX 907-463-5544 mrv@mrvarchitects.com	GASTNEAU HUMAN SERVICES CHS SUPPORTIVE HOUSING SCHEMATIC DESIGN	MRV #210R	DATE: 04.27.2024
				SHEET TITLE: FLOOR PLAN 2



MRV ARCHITECTS

MRV ARCHITECTS
 1420 CALLEER AVE. # 101
 BUNEAU, NH 03001
 603-566-1171
 FAX 603-461-5544
 mrv@mrvarchitects.com

SCHMATIC DESIGN
GHS SUPPORTIVE HOUSING
 GASTINEAU HUMAN SERVICES

No.	Description	Date

SHEET TITLE:
FLOOR PLAN 3

DATE: 04.29.2024

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SHEET NO.
A203

NOTE: 11"x 17" PRINT IS HALF SIZE

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(907) 586-0715
 CDD_Admin@juneau.gov
 www.juneau.org/community-development
 155 Heritage Way • Juneau, AK 99801

GHS Apartments

Case Number: PAC2024 0033
 Applicant: Jonathan Swinton
 Property Owner: Gastineau Human Services Corporation
 Property Address: 5617 Aisek Street
 Parcel Code Number: 5B1201040060
 Site Size: 218,671 sq. ft./ 5.02 acres
 Zoning: General Commercial (GC)
 Existing Land Use: Vacant

Conference Date: May 30, 2024
 Report Issued: June 7, 2024

DISCLAIMER: Pre-application conferences are conducted for the purpose of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application and are not a guarantee of final project approval.

List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Ryan Kauzlarich Jonathan Swinton Colter Nubson Paul Voelckers	Applicant	Ryan.Kauzlarich@ghscorp.org Jonathan.Swinton@ghscorp.org Colter@mrvarchitects.com Paul@mrvarchitects.com
Ilsa Lund Joseph Meyers	Planning	Ilsa.Lund@juneau.gov Joseph.Meyers@juneau.gov
Jeff Hedges	Building	Jeffrey.Hedges@juneau.gov
Paul Beck	General Engineering	Paul.Beck@juneau.gov
Theresa Ross	CCFR – Fire Marshal	Theresa.Ross@juneau.gov
Sydney Hawkins	Permitting	Sydney.Hawkins@juneau.gov

Revised 5/07/2021

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Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports.

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Project Overview

The applicant proposes a phased development of two (2) single room occupancy (SRO/PF), three-story buildings on a five (5) acre lot in a General Commercial zoning district. Each proposed building has a total of 51 units, for an overall development of 102 new SROs.

Planning Division

1. **Zoning** – General Commercial (GC)
2. **Table of Permissible Uses** – 1.630- Single room occupancies with private facilities. (1,3)
Because this is a phased development proposing a total of 102 SROs with private facilities, this project is considered a major development and a Conditional Use Permit will be required.
3. **Subdivision** – N/A for this proposal. For possible future subdivisions, please note the floodway and anadromous stream setback requirements.
4. **Setbacks** – GC zoning district requires a 10-foot setback on all sides; however, in accordance with CBJ 49.70.330, a 50-foot setback from the ordinary high water mark of an anadromous stream is required.
5. **Height** – 55-foot maximum
6. **Access** – Extension/ private driveway built to CBJ standards of Aisek St.
7. **Parking & Circulation** – 64 parking spaces are required for the first phase of development; 128 parking spaces are required for full build-out. However, the applicant has indicated that a Parking Waiver will be pursued to reduce parking to one space per two units for a total of 26 spaces per phase, and 52 spaces at full project build-out.
8. **Lot Coverage** – N/A for GC
9. **Vegetative Coverage** – 10% of 218,671 sq. ft = 21,867 sq. ft. of vegetative cover required.
10. **Lighting** – Exterior lighting may not shed light or glare above the roofline of the building or beyond the property line of the site. Industrial and exterior lighting shall not be used in a manner that produces glare on public highways or neighboring property.

Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall at the discretion of the Community Development Department, according to the requirements at §49.40.230(d).

All exterior lighting fixtures shall be of a “full cutoff” design.
11. **Noise** – Noise is anticipated to be in keeping with General Commercial zoning.
12. **Flood** – The northwest (rear) property line extends to the opposite bank of Lemon Creek, so this lot encompasses approximately 31,370 square feet of the creek. Per FEMA regulations, no development is

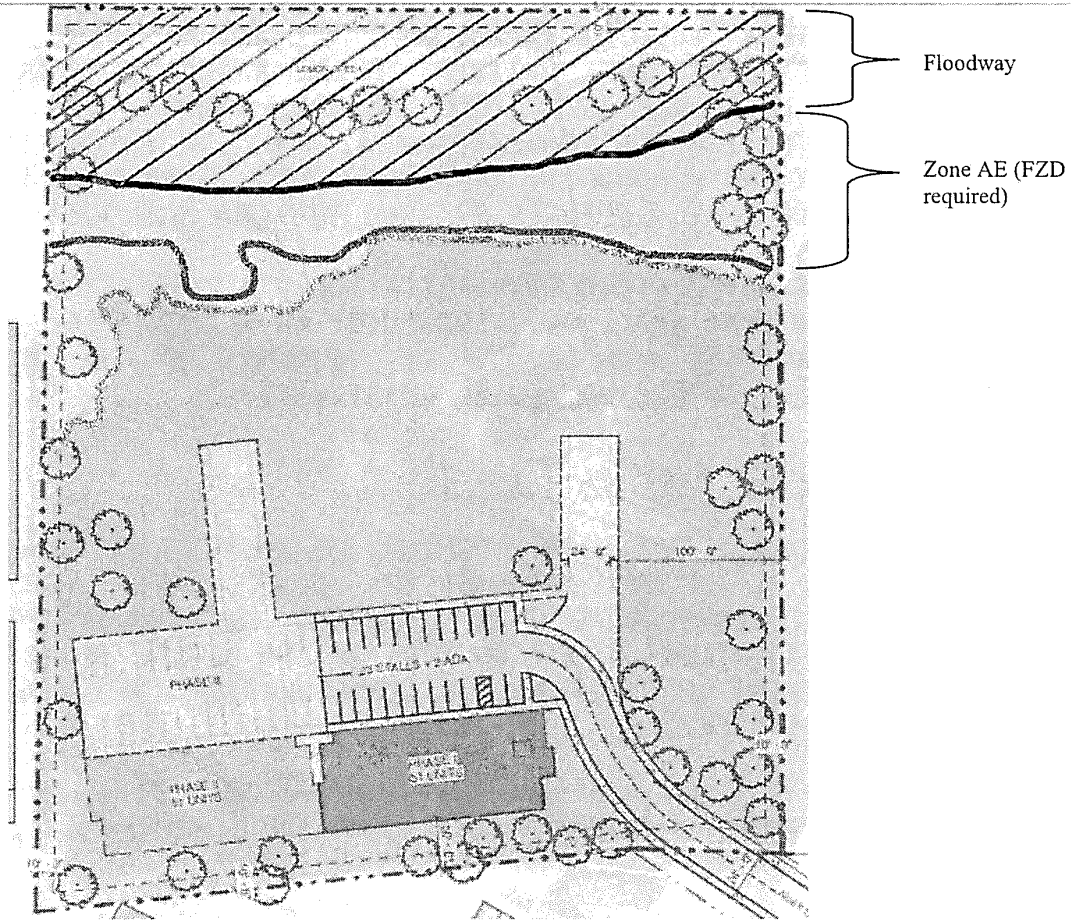
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permitted in the floodway. Flood zone AE would require a Flood Plain Development (FZD) permit application; however, anadromous stream setbacks would also apply. See "Habitat" section below.

13. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – N/A

14. **Wetlands** – N/A

15. **Habitat** – Lemon Creek is an anadromous stream, which requires a 50 foot no-disturbance development buffer. While this proposed development will be well outside of the mandatory setback, lot subdivision was mentioned in the project narrative.



Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. No anadromous waterbodies are on the subject parcel, or within 50 feet.

16. **Plat or Covenant Restrictions** – From Plat 89-45 for HORN SUBDIVISION:

- 3. ALL FUTURE CONSTRUCTION SHALL BE IN CONFORMANCE WITH APPLICABLE CITY AND BOROUGH OF JUNEAU CODES AND OTHER REGULATIONS PERTAINING TO REQUIRED SETBACKS RELATIVE TO LEMON CREEK FOR DISTURBANCE AND CONSTRUCTION ACTIVITIES ALONG WITH NECESSARY FINISHED FLOOR ELEVATIONS WITHIN A FLOOD HAZARD BOUNDARY.
- 4. PORTIONS OF THIS PROPERTY APPEAR TO BE WITHIN THE AREA OF 100-YEAR FLOOD AS SHOWN ON PANEL 885 OF 1050, FLOOD INSURANCE RATE MAP, NATIONAL FLOOD INSURANCE PROGRAM, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 4, 1981, AS PREPARED FOR THE CITY AND BOROUGH OF JUNEAU, ALASKA. THE BASE FLOOD ELEVATION VARIES BETWEEN 27' AND 30' (M.L.L.W.).
- 5. PRIOR TO ANY CONSTRUCTION ACTIVITIES, A WASTEWATER FACILITY PLAN SHALL BE PREPARED BY AN ALASKAN REGISTERED CIVIL ENGINEER AND SAID PLANS APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

A. WASTEWATER DISPOSAL - LOT 1

NO SEWAGE TREATMENT OR DISPOSAL SYSTEM SHALL BE PERMITTED ON LOT 1 OF THIS SUBDIVISION UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REGULATIONS AND STANDARDS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THESE SYSTEMS.

- 17. **Traffic** – The applicant does not believe that traffic will be greatly impacted and expect the majority of the residents to utilize the public transit system and intend to pursue a parking waiver thusly. The nearest public transit stop is located approximately 230 feet from the property.
- 18. **Nonconforming situations** – N/A
- 19. **Building** – For Building Permit, supply plans designed by Alaska licensed design professionals for all trades.
- 20. **Outstanding Permits** – No outstanding permits.

General Engineering/Public Works

- 21. **Engineering** – No comments at this time.
- 22. **Drainage** – If possible, the applicant shall direct drainage away from Lemon Creek. If this cannot be avoided, mitigation shall be required.

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23. **Utilities** – A site plan showing plans for cul-de-sac and underground utilities are required for submission and review.

Fire Marshal

24. **Fire Items/Access** – Suppression system plans must be submitted with the building permit application. Suppression system design cannot be deferred.

Fire Department access- IFC 2021 503- this is the requirement to provide emergency services access and leads into the two points of access- (IFC 2021 D106) (100 units drives the two points of access, an approved turn around with under 100 units (D102). I would strongly recommend looking at the two points of access for future expansion.

Hydrant locations- fire flow requirements IFC 2021 B105, hydrant location and spacing IFC 2021 C102 & C103 table C102., there must be a hydrant located within the required spacing which looks like would be at the top of their new driveway. However during design, they need to review IFC 2021 requirements for fire flow and hydrant location and spacing and provide this information on the site plan.

Sprinkler system- IFC 2021 903.2.8 (13R 903.3.1.2) this system is required based on the occupancy type and needs to be submitted for review and approval, this is a required system therefor cannot be a deferred submittal.

Fire Alarm system- IFC 2021 907.2.9 this system is required based on the occupancy type and needs to be submitted for review and approval, this is a required system therefor cannot be a deferred submittal.

Portable fire extinguishers- IFC 2021 906.1- one 10 ABC minimum required in each unit.

Knox Box IFC 2021 506- needs to be provided and in an approved location.

Other Applicable Agency Review

25. Possibly DNR / USF&W / F&G

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Development Permit Application for each application submitted
2. Conditional Use Permit
3. Parking Waiver Permit

Additional Submittal Requirements

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.

Exceptions to Submittal Requirements

Submittal requirements that staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

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1. N/A

Fee Estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Development Permit Application (for each application submitted) – N/A
2. Parking Waiver Permit (\$400 reduced by 20% per CBJ 49.85.100(21)) – \$320
3. Conditional Use Permit (Class V- Residential Structures over 60 dwelling units) – \$1,600
4. Public Notice Sign Preparation fee – \$50
5. Public Notice Sign Deposit – \$100 (Refundable if returned in a timely manner, exact date will depend on the hearing date)

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

Submit your Completed Application

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

OR in person with payment made to:

City & Borough of Juneau, Permit Center
230 South Franklin Street
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Web: www.juneau.org/community-development

Attachments:

- 49.70 Article IV – Flood Hazard Areas
- 49.15.330 – Conditional Use Permit

Applications:

- Development Permit Application
- Conditional Use Permit Application
- Parking Waiver Application

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ARTICLE IV. FLOOD HAZARD AREAS*

49.70.400 Floodplain.

(a) *Purpose.* The purpose of this article is to promote the public health, safety, and general welfare and to minimize public and private losses due to flood conditions in specific areas. Other purposes are to:

(1) Reserved;

***Cross reference**—Building regulations, tit. 19.

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- (2) Prevent the erection of structures in areas unfit for human usage by reason of danger from flooding, unsanitary conditions, or other hazards;
- (3) Minimize danger to public health by protecting the water supply and promoting safe and sanitary drainage;
- (4) Reduce the financial burdens imposed on the community, its governmental units, and its individuals by frequent and periodic floods and overflow of lands;
- (5) Reserved;
- (6) Ensure that potential buyers are notified that property is in a special flood hazard area; and
- (7) Ensure that those who occupy the special flood hazard area assume financial responsibility for their development.

(b) *Interpretation.*

- (1) In the interpretation and application of this article, all provisions are considered minimum requirements and are liberally construed in favor of the governing body.
- (2) This article is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. Where the provisions of this article and another ordinance conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
- (3) This article shall apply to all areas of special flood hazard areas (SFHAs) within the jurisdiction of the City and Borough of Juneau.
- (4) The special flood hazard areas identified by the Federal Insurance Administrator (FIA) in a scientific and engineering report entitled the "Flood Insurance Study" (FIS) and the flood insurance rate maps (FIRMs) dated September 18, 2020 for the City and Borough of Juneau, Alaska are adopted. The FIS and FIRMs shall be on file with the community development department and available to the public at 155 South Seward Street, Juneau, Alaska.

(c) *Implementation.* The director is responsible for administering and implementing the provisions of this chapter and is responsible for maintaining for public use and inspection appropriate records and information relevant to implementation of this chapter. Such records and information must include:

- (1) Actual elevations, in relation to mean lower low water, of the lowest floor, including basement, of all new or substantially improved structures located in the special flood hazard area (SFHA), and whether or not such structures have basements;
- (2) Actual elevations, in relation to mean lower low water, of all new and substantially improved floodproofed structures and the required floodproofing certifications;
- (3) Flood insurance studies (FISs);

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- (4) Flood insurance rate maps (FIRMs);
 - (5) Any reports or studies on flood hazards in the community, such as written reports by the U.S. Army Corps of Engineers, U.S. Geological Survey, or private firms provided to the director; and
 - (6) A file of all floodplain permit applications, permits, exceptions, and supporting documentation.
- (d) *Enforcement.* Enforcement of this chapter is per CBJ 49.10.600—49.10.660.
- (e) *Floodplain development permit required.* A floodplain development permit is required for any development or industrial uses located within a special flood hazard area, including placement of manufactured homes. The director must:
- (1) Review all floodplain development permit applications for development in the special flood hazard area for compliance with the provisions of this chapter, and to determine if other permits may be necessary from local, state, or federal governmental agencies.
 - (2) Interpret the location of the special flood hazard area boundaries and regulatory floodway. If there appears to be a conflict between a mapped boundary and actual field conditions, the director must determine and interpret the documents. When base flood elevation data has not been provided, the director shall obtain, review, and reasonably utilize base flood elevation and floodway data available from any federal, state, municipal, or any other source to implement the provisions of this chapter.
 - (3) If the director determines that a proposed development is within a special flood hazard area, a permit fee must be collected and the following information must be provided before processing a floodplain development permit:
 - (A) Elevation of the lowest floor, including a basement, of all structures;
 - (B) Elevation to which any structure has been floodproofed;
- (C) Certification by an engineer or architect that the floodproofing methods for any nonresidential structure meet generally accepted floodproofing standards;
 - (D) Description of the extent to which any watercourse will be altered or relocated as a result of proposed development;
 - (E) Description of the plan for maintenance of the altered or relocated portion of the watercourse so that the flood-carrying capacity is not diminished; and
 - (F) When base flood elevation data have not been provided, the director shall obtain, review and reasonably apply any base flood elevation and floodway data available from federal, state or other sources.
- (f) *Methods of reducing losses.* In order to accomplish its purpose, this article includes methods and provisions to:
- (1) Restrict or prohibit uses that are dangerous to health, safety, and property due to water or erosion hazards, or that result in damaging increases in erosion or flood heights or velocities;
 - (2) Require that uses vulnerable to floods, including facilities that serve such uses, be protected against flood damage at the time of initial construction;
 - (3) Control the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;
 - (4) Control filling, grading, dredging, and other development that may increase flood damage; and
 - (5) Prevent or regulate the construction of flood barriers that will unnaturally divert floodwaters or that may increase flood hazards in other areas.

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(g) *General standards for flood hazard protection.* In special flood hazard areas the following standards apply:

- (1) *Anchoring.*
 - (A) Design, modify, and anchor new construction and substantial improvements to prevent flotation, collapse, or lateral movement of the structure(s).
 - (B) A manufactured home must be anchored to prevent flotation, collapse, or lateral movement and be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors.
 - (C) An alternative method of anchoring may be used if the system is designed to withstand a wind force of 90 miles per hour or greater. Certification must be provided to the director that this standard is met.
- (2) *Construction materials and methods.*
 - (A) Construct new construction and substantial improvements with materials and utility equipment resistant to flood damage.
 - (B) Use methods and practices that minimize flood damage for new construction and substantial improvements.
 - (C) Design or locate electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities so as to prevent water from entering or accumulating within the components during conditions of flooding.
 - (D) Require adequate drainage paths around structures on slopes to guide floodwaters away from existing and proposed structures for new construction and substantial improvements within zones AH and AO.
- (3) *Utilities.*
 - (A) Design new and replacement water supply systems to minimize or eliminate infiltration of floodwaters into the system.
 - (B) Design new and replacement sanitary sewage systems to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters.
 - (C) Locate on-site waste disposal systems to avoid impairment to them or contamination from them during flooding.
- (4) *[Subdivision and development proposal criteria.]* Subdivision and development proposals must meet the following criteria:
 - (A) Be designed to minimize flood damage;
 - (B) Locate and construct utilities and facilities, such as sewer, gas, electrical, and water systems to minimize flood damage;
 - (C) Provide adequate drainage to reduce exposure to flood damage; and
 - (D) Include base flood elevation data if the development consists of at least 50 lots or five acres, whichever is the lesser. If base flood elevation data is not available, the proposal must provide the data and backup information for how the base flood elevation data was generated for the proposal.
- (5) *[Floodplain development permit requirements.]* Review of floodplain development permits must include:
 - (A) Review of the flood insurance rate map and flood insurance study for flood zone determinations for new or substantially improved structures;
 - (B) For new or substantially improved structures:
 - (i) Submittal of the proposed and finished lowest floor elevations in zones A, AE, AO, and AH.

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- (ii) Submittal of the proposed and finished bottom elevation of the lowest horizontal structural member of the lowest floor and its distance from the mean lower low water mark in zones V and VE; and
 - (iii) Submittal of specific requirements for zones V and VE as set forth in subsection 49.70.400(i).
- (C) In zones A and V, where elevation data are not available through the flood insurance study or from another authoritative source, applications for floodplain development permit shall be reviewed to ensure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and may be based on historical data, high water marks, photographs of past flooding, and other similar or relevant data. Failure to elevate construction at least two feet above grade in these zones may result in higher insurance rates.
- (D) Provision of an elevation certificate to demonstrate that the lowest floor of a structure is at or above base flood elevation. The certification must be provided on a form approved by the National Flood Insurance Program and prepared by a registered land surveyor or professional engineer who is licensed in the State of Alaska and authorized to certify such information. This requirement may be waived by the director if an approved record elevation demonstrates that the lowest floor is substantially above the base flood elevation due to natural ground level.
- (6) *Other permits.* The applicant must certify that all other necessary permits have been obtained from any federal or state governmental agencies.
- (7) *[Maintaining watercourse.]* Maintain altered or relocated portions of a special flood hazard area mapped watercourse so that the flood-carrying capacity is not diminished. The department must notify the state coordinating agency, if any, and the Federal Emergency Management Agency prior to issuance of a floodplain development permit that seeks to alter or relocate any watercourse within a special flood hazard area.
- (h) *Specific standards for flood hazards protection.* In special flood hazard areas where base flood elevation data is provided, the following provisions are required:
- (1) *New structures or substantial improvements.* Fully enclosed areas below the lowest floor of new construction or substantial improvements, that are useable solely for parking of vehicles, building access, or storage in an area other than a basement, must automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect licensed in the State of Alaska or must meet or exceed the following minimum criteria:
 - (A) Provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
 - (B) Height of the bottom of all openings must be no higher than one foot above grade; and
 - (C) Openings may be equipped with screens, louvers, or other coverings or devices provided that the automatic entry and exit of floodwaters is allowed.
 - (2) *Residential construction.* New construction and substantial improvement of any residential structure:
 - (A) Construct the lowest floor, including basement, elevated to or above the base flood elevation within zones A, AE, or AH; or

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- (B) Construct the lowest floor elevated to the base flood depth number specified on the flood insurance rate map, or higher, or if no depth number is specified, at least two feet above the highest adjacent natural grade within zone AO.
- (3) *Manufactured homes.* New or substantially improved manufactured homes must:
- (A) Be placed at or above, the base flood elevation, within zones A, AH, or AE, and shall be elevated to, or above, the base flood elevation, and comply with subsection (g); or
- (B) Elevate the lowest floor to the depth number specified on the flood insurance rate map, or higher, or if no depth number is specified, at least two feet above the highest adjacent natural grade within zone AO; and meet the provisions of subsection (g)(1).
- (4) *Recreational vehicles.* Recreational vehicles placed within any special flood hazard area must be:
- (A) Situated on the site for fewer than 180 consecutive days;
- (B) Fully licensed, operational, and approved for road use; or
- (C) Meet the requirements of subsection (h)(3).
- (5) *Nonresidential construction.* New construction or substantial improvement of any nonresidential structure must:
- (A) Elevate the lowest floor, including basement, to or above the base flood elevation within zones A, AE, and AH;
- (B) Elevate the lowest floor to the depth number specified on the flood insurance rate map, or higher, or if no depth number is specified, at least two feet above the highest adjacent natural grade within zone AO; or
- (C) Floodproof the area below the base flood elevation within zones A, AE, AH, and AO, so that:
- (i) The structure and utility and sanitary facilities are watertight with walls substantially impermeable to the passage of water;
- (ii) Structural components shall have the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
- (D) A floodproof structure must be designed by an engineer or architect licensed in the State of Alaska, certifying that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on the engineer's or architect's development or review of the structural design, specifications, and plans. Certification must be provided to the director;
- (E) Applicants proposing to floodproof nonresidential buildings must be notified at the time of floodplain development permit application that flood insurance premiums are based on rates that are one foot below the floodproofed level.
- (6) *Industrial uses.* Industrial uses within the special flood hazard area are subject to the following provisions:
- (A) Sand and gravel operations, recreation activities, open space, and parking lots may be allowed in 100-year floodplains if the use does not increase the flood hazard.
- (B) Industrial equipment and raw materials stored in 100-year floodplains must be adequately bermed or otherwise protected.
- (C) Disposal of hazardous materials in 100-year floodplains is prohibited. No new development that involves

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storage of hazardous materials will be permitted in the 100-year floodplain unless there is no feasible and prudent alternative and adequate safety measures are provided to prevent accidental discharge.

(D) Establishment of sanitary landfills in floodplains is prohibited.

(7) *Increasing water surface elevation in special flood hazard area mapped watercourses where floodways are not mapped.* Notwithstanding any other provisions of this article, development in zones A, AE, and AH may increase the water surface elevation of the base flood:

(A) Up to one foot with the submittal of an analysis completed by an engineer licensed in the State of Alaska demonstrating the cumulative effects of the proposed, existing and anticipated, development to the base flood; or

(B) By more than one foot only after a conditional letter of map revision and final letter of map revision is approved by the Federal Emergency Management Agency flood insurance administrator.

(i) *Additional provisions in floodways.*

(1) Residential and nonresidential structures are prohibited in floodways, no exceptions apply. Culverts and bridges are not subject to this prohibition.

(2) Encroachments, including fill, new construction, and other development, except subdivisions, within a floodway are prohibited unless an engineer licensed in the State of Alaska submits a hydrologic and hydraulic analyses to the director indicating that the encroachment would not result in any increase in flood levels during the occurrence of the base flood discharge. The hydrologic and hydraulic analyses must be performed in accordance

with standard engineering practice acceptable by the Federal Emergency Management Agency.

(3) Development along a floodway cannot increase the water surface elevation unless a conditional letter of map revision and final letter of map revision that revises the floodway are approved by the Federal Emergency Management Agency.

(j) *Additional provisions in zones VE and V.*

(1) New construction and substantial improvements in zones V and VE must be elevated on pilings and columns so that:

(A) The bottom of the lowest horizontal structural member of the lowest floor, excluding the pilings or columns, is elevated to or above the base flood elevation; and

(B) The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values must each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval). Wind loading values used are those required by applicable state statute and local code. A registered professional engineer or architect licensed in the State of Alaska must develop or review the structural design, specifications, and plans for the construction and must certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of subsections (j)(1)(A) and (B) of this section.

(C) The use of fill for structural support of buildings is prohibited.

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- (2) In zones VE and V, new habitable construction must be located landward of the reach of mean high tide.
- (3) In zones VE and V, new construction and substantial improvements must have the space below the lowest floor either free of obstruction or constructed with nonsupporting breakaway walls, open wood latticework, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system.
- (4) Breakaway walls must have a design safe loading resistance of not less than ten pounds per square foot and no more than 20 pounds per square foot. Use of breakaway walls that exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by local or state codes) may be permitted only if a registered professional engineer or architect licensed in the State of Alaska certifies that the designs proposed meet the following conditions:
- (A) Breakaway wall collapse must result from a water load less than that which would occur during the base flood; and
- (B) The elevated portion of the building and supporting foundation system must not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and nonstructural). Maximum wind and water loading values to be used in this determination must each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval). Wind loading values used shall be those required by applicable state statute and local code.

- (C) Enclosed space within breakaway walls are limited to parking of vehicles, building access, or storage. Such space must not be used for human habitation.

(k) *Warning and disclaimer of liability.* The degree of flood protection required by this article is intended for minimum regulatory purposes only and is based on general scientific and engineering principles. Floods larger than expected, can and will occur. Flood heights may be increased by human or natural causes. This article does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This article shall not create liability on the part of the City and Borough, any officer or employee thereof for any flood damages that result from reliance on this article or any administrative decision made thereunder. (Serial No. 87-49, § 2, 1987; Serial No. 90-46, §§ 2—9, 1990; Serial No. 2013-19(b), § 2, 7-15-2013; Serial No. 2020-42, § 2, 8-24-2020, eff. 9-23-2020; Serial No. 2021-06, § 2, 4-26-2021, eff. 5-26-2021)

49.70.410 Exceptions.

(a) The planning commission shall hear all applications for an exception from the provisions of this article, and are limited to the powers granted in this article and those necessarily implied to ensure due process and to implement the policies of this article.

(b) In passing upon such application, the planning commission must consider all technical evaluations, relevant factors, standards specified in other sections of this article, and:

- (1) The danger that materials may be swept onto other lands and cause injury to other persons or property;
- (2) The danger to life and property due to flooding or erosion damage;
- (3) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

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- (4) The importance of the services provided by the proposed facility to the community;
- (5) The necessity to the facility of a waterfront location, where applicable;
- (6) The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
- (7) The compatibility of the proposed use with existing and anticipated development;
- (8) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
- (9) The safety of access to the property in times of flood for ordinary and emergency vehicles;
- (10) The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
- (11) The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

(c) Exceptions may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing subsections (b)(1)—(b)(11) of this section have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the exception increases.

(d) Upon consideration of the factors of subsection (b) of this section and the purposes of this article, the commission may deny or grant the application and may attach such conditions to the grant of an exception as it deems necessary to further the purposes of this article.

(e) Exceptions may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places

or the state inventory of historic places, without regard to the procedures set forth in the remainder of this section.

(f) Exceptions must not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

(g) Exceptions must only be issued upon a determination that the exception is the minimum necessary, considering the flood hazard, to afford relief.

(h) Exceptions must only be issued upon:

- (1) A showing of good and sufficient cause;
- (2) A determination that failure to grant the exception would result in exceptional hardship to the applicant; and
- (3) A determination that the granting of an exception will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances or conflict with existing local laws or ordinances.

(i) Reserved.

(j) Warning and disclaimer of liability. The degree of flood protection required by this article is intended for minimum regulatory purposes only and is based on general scientific and engineering principles. Floods larger than expected, can and will occur. Flood heights may be increased by manmade or natural causes. This article does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This article shall not create liability on the part of the City and Borough, any officer or employee thereof, or the Federal Insurance Administration for any flood damages that result from reliance on this article or any administrative decision lawfully made thereunder. (Serial No. 87-49, § 2, 1987; Serial No. 90-46, § 10, 1990; Serial No. 2021-06, § 3, 4-26-2021, eff. 5-24-2021)

49.15.330 Conditional use permit.

(a) *Purpose.* A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedure is intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.

(b) *Preapplication conference.* Prior to submission of an application, the developer shall meet with the director for the purpose of discussing the site, the proposed development activity, and the conditional use permit procedure. The director shall discuss with the developer, regulation which may limit the proposed development as well as standards or bonus regulations which may create opportunities for the developer. It is the intent of this section to provide for an exchange of general and preliminary informa-

49.15.330

PART II: CODE OF ORDINANCES

tion only and no statement by either the developer or the director shall be regarded as binding or authoritative for purposes of this code. A copy of this subsection shall be provided to the developer at the conference.

(c) *Submission.* The developer shall submit to the director one copy of the completed permit application together with all supporting materials and the permit fee.

(d) *Director's review procedure.*

- (1) The director shall endeavor to determine whether the application accurately reflects the developer intentions, shall advise the applicant whether or not the application is acceptable and, if it is not, what corrective action may be taken.
- (2) After accepting the application, the director shall schedule it for a hearing before the commission and shall give notice to the developer and the public in accordance with section 49.15.230.
- (3) The director shall forward the application to the planning commission together with a report setting forth the director's recommendation for approval or denial, with or without conditions together with the reasons therefor. The director shall make those determinations specified in subsections (1)(A)—(1)(C) of subsection (e) of this section.
- (4) Copies of the application or the relevant portions thereof shall be transmitted to interested agencies as specified on a list maintained by the director for that purpose. Referral agencies shall be invited to respond within 15 days unless an extension is requested and granted in writing for good cause by the director.
- (5) Even if the proposed development complies with all the requirements of this title and all recommended conditions of approval, the director may nonetheless recommend denial of the application if it is found that the development:
 - (A) Will materially endanger the public health or safety;

- (B) Will substantially decrease the value of or be out of harmony with property in the neighboring area; or
- (C) Will not be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans.

(e) *Review of director's determinations.*

- (1) At the hearing on the conditional use permit, the planning commission shall review the director's report to consider:
 - (A) Whether the proposed use is appropriate according to the table of permissible uses;
 - (B) Whether the application is complete; and
 - (C) Whether the development as proposed will comply with the other requirements of this title.
- (2) The commission shall adopt the director's determination on each item set forth in paragraph (1) of this subsection (e) 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.

(f) *Commission determinations; standards.*

Even if the commission adopts the director's determinations pursuant to subsection (e) of this section, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the 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) Lack general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

PERMITS

49.15.330

(g) *Specific conditions.* The commission may alter the director's proposed permit conditions, impose its own, or both. Conditions may include one or more of the following:

- (1) *Development schedule.* A reasonable time limit may be imposed on construction activity associated with the development, or any portion thereof, to minimize construction-related disruption to traffic and neighborhood, to ensure that development is not used or occupied prior to substantial completion of required public or quasi-public improvements, or to implement other requirements.
- (2) *Use.* Use of the development may be restricted to that indicated in the application.
- (3) *Owners' association.* The formation of an association or other agreement among developers, homeowners or merchants, or the creation of a special district may be required for the purpose of holding or maintaining common property.
- (4) *Dedications.* Conveyance of title, easements, licenses, or other property interests to government entities, private or public utilities, owners' associations, or other common entities may be required.
- (5) *Performance bonds.* The commission may require the posting of a bond or other surety or collateral approved as to form by the city attorney to guarantee the satisfactory completion of all improvements required by the commission. The instrument posted may provide for partial releases.
- (6) *Commitment letter.* The commission may require a letter from a public utility or public agency legally committing it to serve the development if such service is required by the commission.
- (7) *Covenants.* The commission may require the execution and recording of covenants, servitudes, or other instruments satisfactory in form to the city attorney as necessary to ensure permit compliance by future owners or occupants.
- (8) *Revocation of permits.* The permit may be automatically revoked upon the occurrence of specified events. In such case, it shall be the sole responsibility of the owner to apply for a new permit. In other cases, any order revoking a permit shall state with particularity the grounds therefor and the requirements for reissuance. Compliance with such requirements shall be the sole criterion for reissuance.
- (9) *Landslide and avalanche areas.* Development in landslide and avalanche areas, designated on the landslide and avalanche area maps dated September 9, 1987, consisting of sheets 1—8, as the same may be amended from time to time by assembly ordinance, shall minimize the risk to life and property.
- (10) *Habitat.* Development in the following areas may be required to minimize environmental impact:
 - (A) Developments in wetlands and intertidal areas.
- (11) *Sound.* Conditions may be imposed to discourage production of more than 65 dBA at the property line during the day or 55 dBA at night.
- (12) *Traffic mitigation.* Conditions may be imposed on development to mitigate existing or potential traffic problems on arterial or collector streets.
- (13) *Water access.* Conditions may be imposed to require dedication of public access easements to streams, lake shores and tidewater.
- (14) *Screening.* The commission may require construction of fencing or plantings to screen the development or portions thereof from public view.
- (15) *Lot size or development size.* Conditions may be imposed to limit lot size, the acreage to be developed or the total size of the development.

49.15.330

PART II: CODE OF ORDINANCES

(16) *Drainage.* Conditions may be imposed to improve on and off-site drainage over and above the minimum requirements of this title.

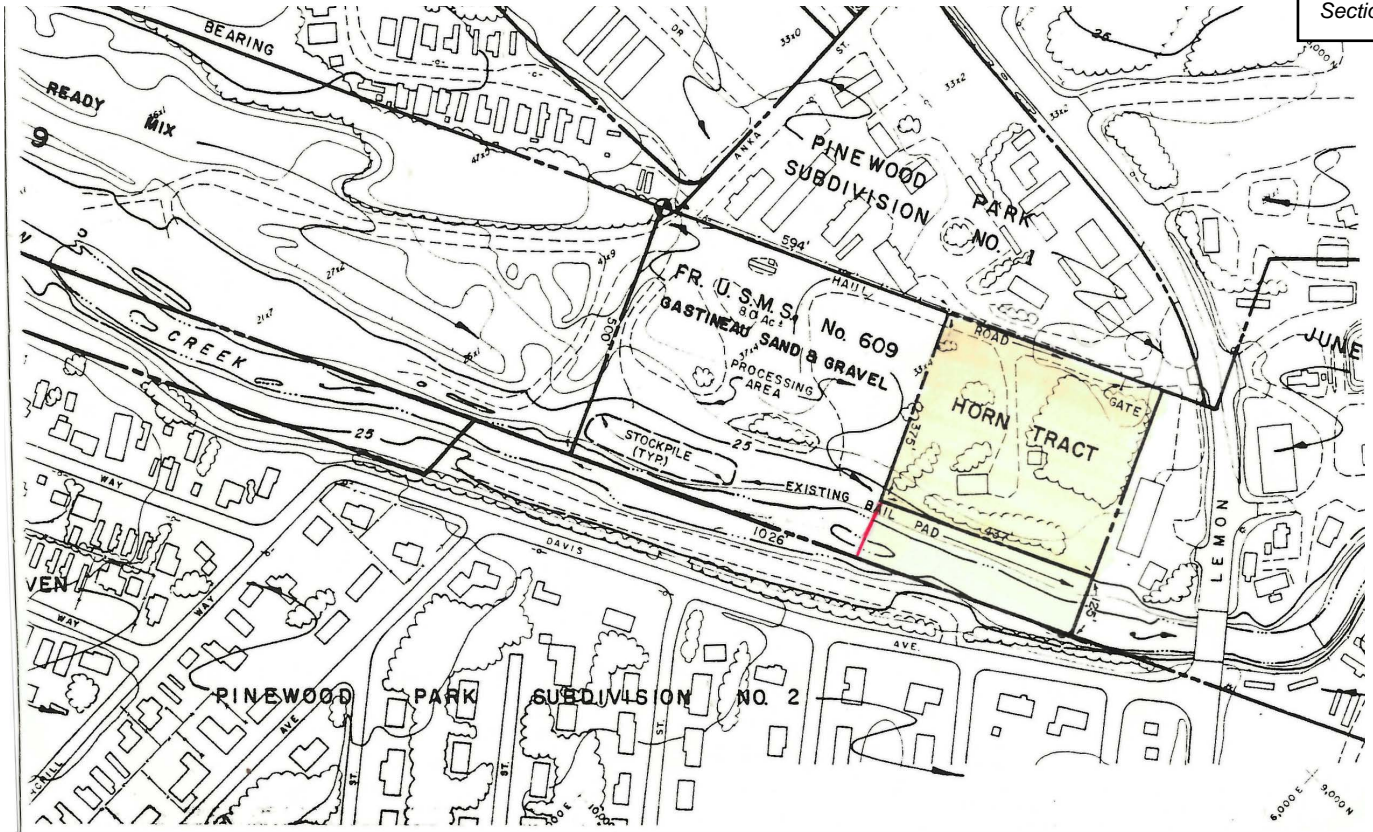
(17) *Lighting.* Conditions may be imposed to control the type and extent of illumination.

(18) *Other conditions.* Such other conditions as may be reasonably necessary pursuant to the standards listed in subsection (f) of this section.

(Serial No. 87-49, § 2, 1987; Serial No. 2006-15, § 2, 6-5-2006; Serial No. 2015-03(c)(am), § 9, 8-31-2015; Serial No. 2017-29, § 3, 1-8-2018, eff. 2-8-2018)

Supp. No. 98

CBJ 49.15:10



PLAN VIEW

SCALE: 1" = 200'



COMPUTATION

Appraiser & Date		1993		1994							
Item No.	Area or Prop.	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1972	Barvington 7440#		26335	26 ⁰⁰	37440						
	Shed: 132# x 7.25/30 ⁰⁰ board		315		315						
	Carport 1056# x 15 x 50%		792		792						
	Cov Porch 679# x 12.6 x .5		4278		4278						
					42825						
Total Replacement Cost											
Cost Conversion Factor											
Adjusted Replacement Cost											
Effective Age/Depreciation											
Total Depreciation											
Final Net Condition											
Principal Building Total											
Other Buildings											
Total Building Appraisal			31720								

16,792

65,653

Parcel No. S-1-265-HRN-TRA-0609

1-190 5.027 AC = 218956 A

Use Code: RMHL

Size:

Area: 3.7698 AC 164,216.250

Use Zone: RML

General Land Description:

Land Use:

GC

Appraisal Year	19__		19__		19__		19__		19__	
	PLUS	MINUS	PLUS	MINUS	PLUS	MINUS	PLUS	MINUS	PLUS	MINUS
Depth										
Topography	<u>USABLE Area</u>		<u>340 X</u>	<u>437.91 =</u>	<u>148,889</u>					
Size	<u>Residual land</u>				<u>70,067</u>					
Site Prep.										
Drainage										
Physical Barriers										
Access										
Corner										
Water										
Sewer										
Paving										
Other										
TOTAL										
Net (+/-)										

SITE VALUE COMPUTATIONS											
APPRAISAL YEAR	20 <u>05</u>		20__		20__		20__		20__		
	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	
BASE LOT VALUE											
USABLE land											
<u>148,889</u>	<u>\$ 3.00</u>	<u>446,667</u>									
Residual											
<u>70,067</u>	<u>\$.50</u>	<u>25,033</u>									
NET ADJUSTMENT											
ADJUSTED SITE VALUE		<u>481,700</u>									
NET ADJUSTMENT											
ADJUSTED LAND VALUE			<u>164,140</u>		<u>391,752</u>		<u>165,176</u>		<u>165,176</u>		

ASSESSED VALUATION					
Year	Owner	Site	Buildings	Total	Reason for Change
<u>02</u>	<u>103-01</u>	<u>165,500</u>	<u>66,500</u>	<u>226,000</u>	<u>IC</u>
<u>2005</u>		<u>1,742,400</u>	<u>60,500</u>	<u>1,802,900</u>	
<u>2025</u>	<u>406</u>	<u>481,700</u>	<u>50,000</u>	<u>531,700</u>	<u>Per Appraisal</u>

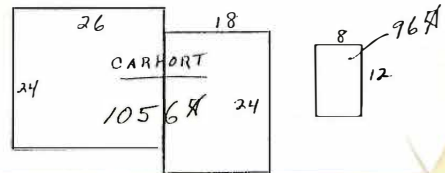
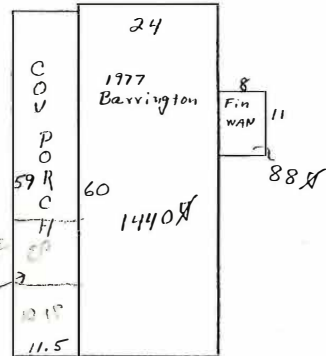
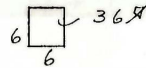
1-1-03: HORN TRACT DIVIDED OUT
 1-1-90 corrected # per plat 89-45
 EM-1404 49/66 2004 For Sale = \$1,000,000

PLACE PICTURE HERE



BUILDING AREA CALCULATION

WELL SHED



Attachment B - Assessor's Records

Itemized Property Costs- based on Marshall & Swift					
From Table: MAIN Section 1			Record # 5556		
Property ID:	5B1201040060	Building Type:	No Data		
Owner Name:	GASTINEAU HUMAN SERVICES,	Quality:	0.00		
Parcel Address:	AISEK ST	Construction:	No Data		
Year Built:	0	Style:	No Data		
Effective Age:	0	Total Area:	0		
Bedrooms:	0	Total Rooms:	0		
Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
ADJUSTED BASE COST					
Subtotal					
REPLACEMENT COST NEW					
REPLACEMENT COST NEW LESS DEPRECIATION					
LAND PRICES	Calc Method	Size	Grade	Adj. Rate	
Standard		5.00	481.70	481,700.00	481,700
No Data	No Data	No Data			
OUTBUILDINGS					
Carport		Gtype			3,000
		RC!			
TOTAL PROPERTY VALUE					484,700
NOTES					
LOT 1;08/30/01 modify owner name per quit claim dee dtd 07/31/01;					
2/27/04 per ltd warr deed dtd 12/23/2003;					
4/30/9ChgMailAddrPerKimHornOfficeVisit/tlu;					
02/23/12 F/I per area canvas, updated file, sketch & photo, revalue. dw					
1/9/13 - Parcel 5B1201040060 - Statutory Warranty Deed 2012-008390-0 REC 12/31/2012 (apparently to clear title) from Phil E. Godfrey, listed as Grantor to Horn Subdivision on original Plat REC 12/18/1989 (Grantor), to Thomas J. Horn, sole Trustee under the Thomas J. Horn Living Trust (Grantee) / pplumb;					
1/30/2013 PARCEL # 5B1201040060 WARRANTY DEED REC 1/15/2013 THOMAS J HORN LIVING TRUST OR HIS SUCCESSORS IN TRUST (GRANTOR) GASTINEAU HUMAN SERVICES, CORPORATION (GRANTEE) /JG					
6/18/13 Sale price per appraiser. jcs					
10/22/13 F/I per BP for DEMO fire damaged dwelling. M/H removed, carport remains, photo (by jcs) updated data and cost data in Micro Solve. dw					

5B1201040060

2004-000122-0

Recording Dist: 101 - Juneau
1/8/2004 3:30 PM Pages: 1 of 2

A
L
A
S
K
A



CC

LIMITED WARRANTY DEED

The Grantor, **THOMAS J. HORN**, of P.O. Box 34317, Juneau, Alaska, 99803, for and in consideration of one dollar (\$1.00) and other valuable consideration, in hand paid, hereby bargains, grants, and conveys to **Thomas J. Horn**, sole Trustee, or his successors in trust, under the **THOMAS J. HORN LIVING TRUST**, dated December 23, 2003, and any amendments thereto, Grantee, of P.O. Box 34317, Juneau, Alaska, 99803, any and all interest in the following described real estate, located in the Juneau Recording District, First Judicial District, State of Alaska:

The Horn Tract, according to Plat 82-4, Juneau Recording District, First Judicial District, State of Alaska, described as:

BEGINNING at the southerly most corner of this (HORN) tract, said corner being on a line which is common to the boundary of Pinewood Park Subdivision No. 1, and being S 66 degrees 19' 00" W 1,004.96 feet from a G.L.O. monument on U.S.M.S. 609 and U.S.S. No. 2487; thence departing said corner the following courses: N 23 degrees 05' 00" W 375.00 feet to the southeasterly most corner of this description; thence S 60 degrees 19' 00" W 437.91 feet to the southwesterly most corner which is the true point and place of beginning.

The warranty in this deed is limited in this matter to: (1) the coverage the Grantor has under any policy of title insurance or damages of \$10.00 (whichever is greater) and (2) the application of the doctrine of estoppel with respect to after acquired title. GRANTOR in this deed is the TRUST MAKER of the above revocable trust.

The legal description and stated title owner contained herein were supplied by the parties, and the draftsman assumes no responsibility for the correctness thereof. This document is used

for trust funding and may be over inclusive in its description to attempt to include all property owned in the trust.

Dated this 23rd day of December 2003.

Thomas J. Horn
Thomas J. Horn

STATE OF ALASKA)
) ss.
FIRST JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 23rd day of December 2003, before me, the undersigned, a notary public in and for the State of Alaska, duly commissioned and sworn, personally appeared **THOMAS JUDSON HORN**, to me known and known to me to be the person named in and who executed the within and foregoing instrument, and he acknowledged to me that he signed the same freely and voluntarily for the uses and purposes therein mentioned.

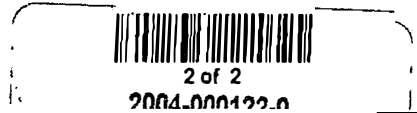
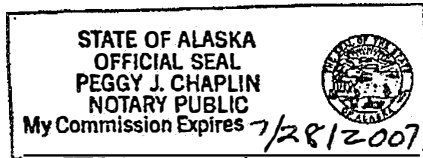
WITNESS my hand and official seal the day and year in this certificate first above written.

Peggy J. Chaplin

Notary Public, State of Alaska
My commission expires:

After recording, return to:

Baxter Bruce & Sullivan P.C.
P.O. Box 32819
Juneau, AK 99803



Itemized Property Costs- based on Marshall & Swift					
From Table: MAIN Section 1			Record # 5556		
Property ID:	5B1201040060	Building Type:	Mobile		
Owner Name:	HORN THOMAS J LIVING TRUST	Quality:	2.00	FAIR	
Parcel Address:	AISEK ST	Construction:	Studded		
Year Built:	1977	Style:	1 Story		
Effective Age:	63	Total Area:	1438		
Bedrooms:	0	Total Rooms:	0		
Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	T-111 / Ht=8	100.00		34.89	
ADJUSTMENTS					
Roof #1:	Mtl-Sms	100.00			
Floor cover #1:	Allowance	100.00		1.64	
Heat/cooling #1:	ForcAir	100.00			
Energy Adjustment	Average				
ADJUSTED BASE COST			1,438.00	36.53	52,530
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 6)			2.00	385.00	770
Roughins (beyond allowance of 1)				140.00	
Porch #1:	WoodDck/No Data/Cov		115.00	31.29	3,598
Porch #2:	WoodDck/No Data/Cov		425.00	31.11	13,222
Porch #3:	WoodDck/Solid/Cov		138.00	31.24	4,311
Porch #4:	WoodDck/Solid/Cov		88.00	31.38	2,761
Foundation	No Data		168.00	9.29	1,561
Skirting	Low cost		168.00	6.90	1,159
Subtotal					79,912
Local multiplier		1.41			
Current multiplier		1.01			
REPLACEMENT COST NEW					113,803
Condition	Average	Percent			
Physical depreciation		63.00			-71,696
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					42,100
LAND PRICES	Calc Method	Size	Grade	Adj. Rate	
Standard		5.00	481.70	481,700.00	481,700
No Data	No Data	No Data			
OUTBUILDINGS		Gtype			
Carport		RC!			3,000
TOTAL PROPERTY VALUE					526,800
NOTES					
LOT 1;08/30/01 modify owner name per quit claim dee dtd 07/31/01;					
2/27/04 per ltd warr deed dtd 12/23/2003;					
4/30/9ChgMailAddrPerKimHornOfficeVisit/tlu;					
02/23/12 F/I per area canvas, updated file, sketch & photo, revalue. dw					



5B1201040060_1_02232012

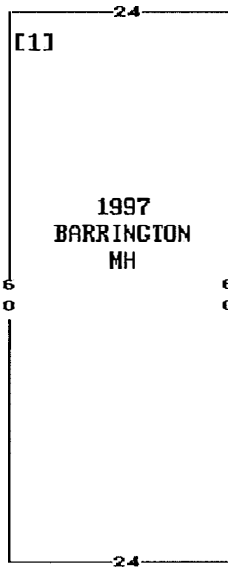


5B1201040060_2_02232012



5B1201040060_3_02232012

SKETCH OF PROPERTY: 5B1201040060
RECORD NUMBER: 5144
DATE PRINTED: 06-12-2000

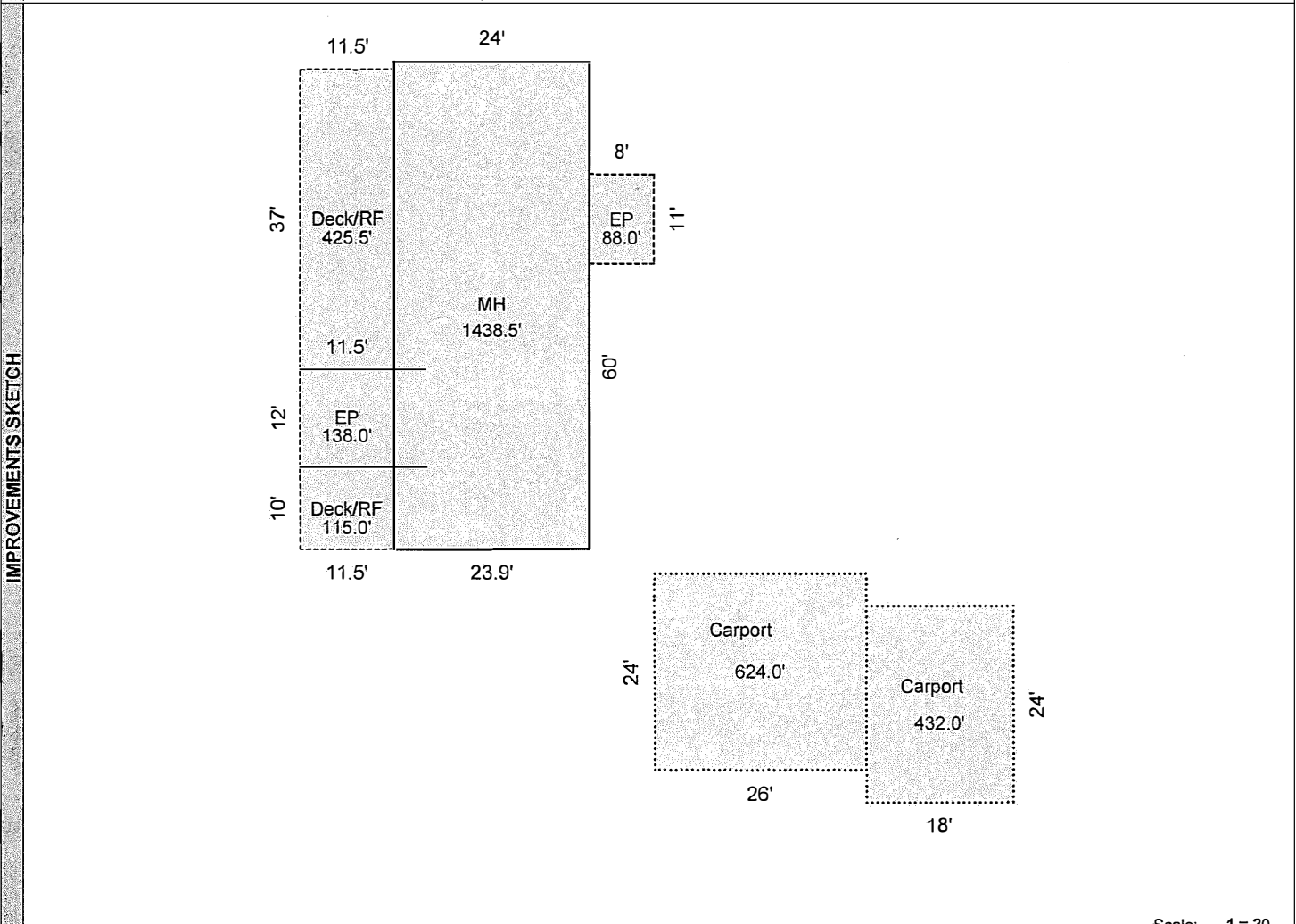


AREA 1 : 1440
PERIMETER 1 : 168

SKETCH/AREA TABLE ADDENDUM

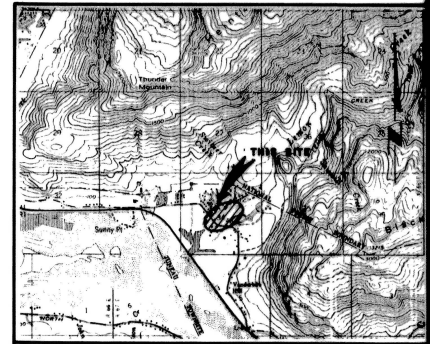
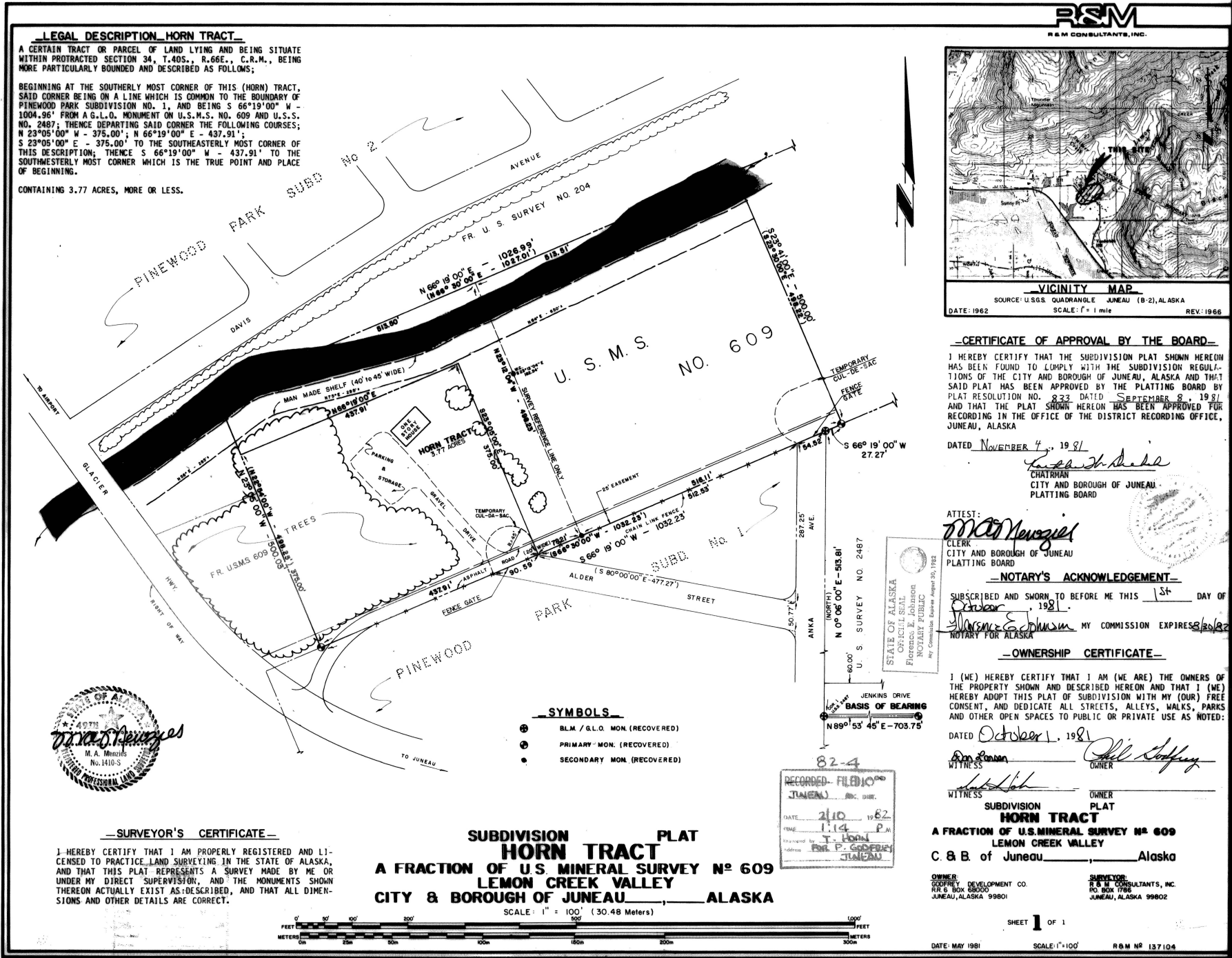
Parcel No 5B1201040060

SUBJECT	Property Address 5617Aisek St
	City _____ State _____ Zip _____
	Owner _____
	Client _____
	Appraiser Name _____



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA5	MH	1.00	1438.5	168.0	1438.5
P/P2	Deck/RF	1.00	115.0	43.0	
	Deck/RF	1.00	425.5	97.0	540.5
P/P3	EP	1.00	88.0	38.0	
	EP	1.00	138.0	47.0	226.0
Net LIVABLE Area (rounded w/ factors)					1439



CERTIFICATE OF APPROVAL BY THE BOARD
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLATTING BOARD BY PLAT RESOLUTION NO. 833 DATED SEPTEMBER 8, 1981 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, JUNEAU, ALASKA
 DATED November 4, 1981
 [Signature]
 CHAIRMAN
 CITY AND BOROUGH OF JUNEAU
 PLATTING BOARD

ATTEST:
 [Signature]
 CLERK
 CITY AND BOROUGH OF JUNEAU
 PLATTING BOARD

NOTARY'S ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF October, 1981.
 [Signature]
 NOTARY FOR ALASKA

OWNERSHIP CERTIFICATE
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED:
 DATED October 1, 1981
 Witness: [Signatures]
 Owner: [Signature]

SUBDIVISION PLAT HORN TRACT
 A FRACTION OF U.S. MINERAL SURVEY NO. 609
 LEMON CREEK VALLEY
 C. & B. of Juneau, Alaska

OWNER: GODFREY DEVELOPMENT CO.
 R.R. 6, BOX 68000
 JUNEAU, ALASKA 99801
 SURVEYOR: R & M CONSULTANTS, INC.
 P.O. BOX 1798
 JUNEAU, ALASKA 99802

SHEET 1 OF 1
 DATE: MAY 1981 SCALE: 1" = 100' R & M NO. 137104

Attachment C - 1982 Plat - HORN TRACT

82-4

CITY AND BOROUGH OF JUNEAU, ALASKA

PLANNING COMMISSION

Platting Resolution, Serial No. 833

WHEREAS, PHIL GODFREY

has applied to the City and Borough Planning Commission in proper form for approval of the following described subdivision:

HORN TRACT

FRACTION OF U.S.M.S. 609

WHEREAS, the Commission finds that the proposed subdivision complies with the subdivision regulations of the City and Borough of Juneau, Alaska.

BE IT RESOLVED BY THE CITY AND BOROUGH PLATTING COMMISSION AS THE PLATTING AUTHORITY FOR THE CITY AND BOROUGH OF JUNEAU, ALASKA:

That the said application for a subdivision plat of the above described property is hereby granted.

DATED September 8, 1981

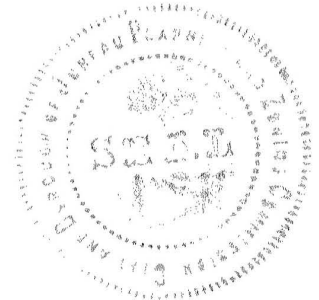
CITY AND BOROUGH OF JUNEAU,
ALASKA PLANNING COMMISSION

By

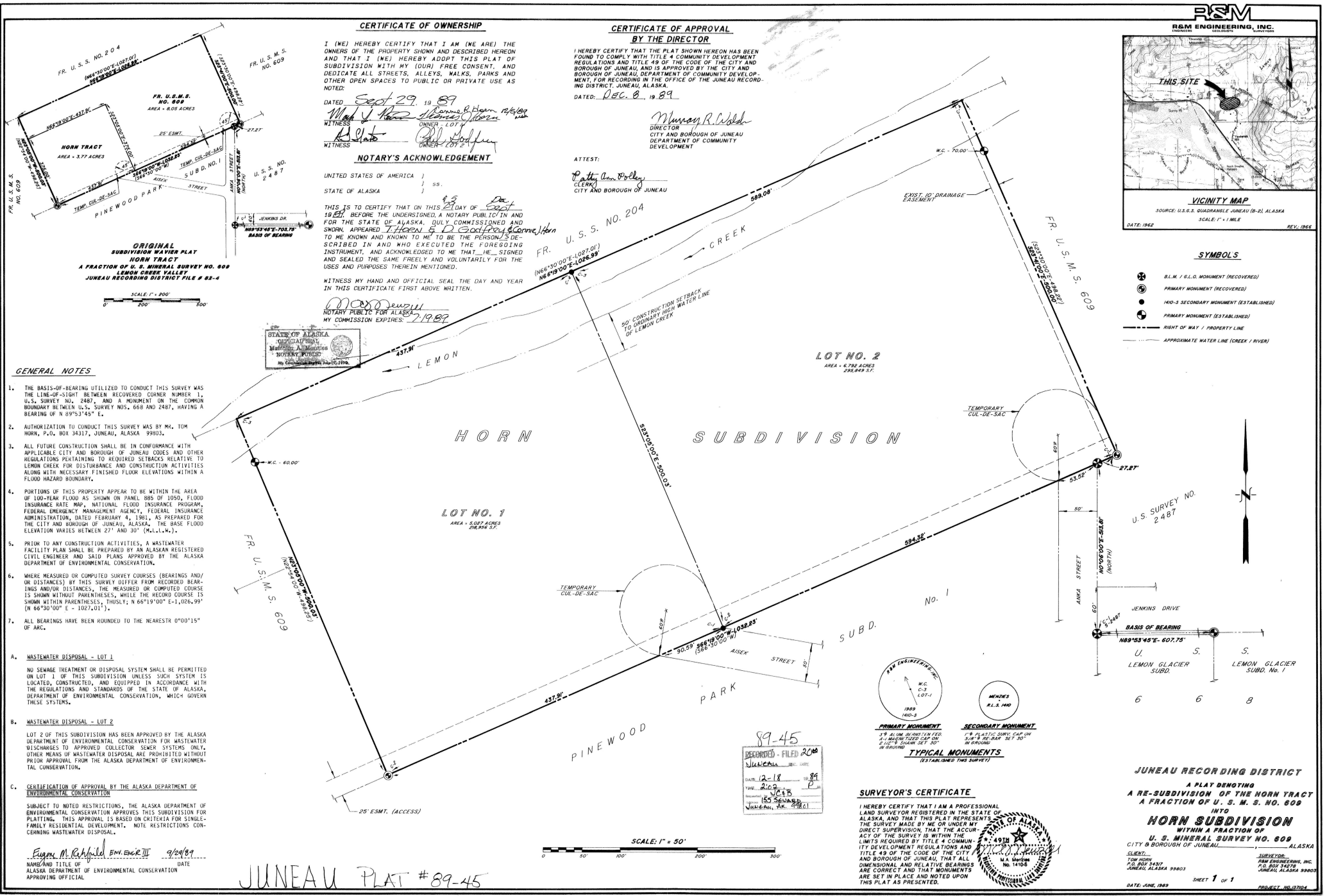
Kathleen H. Mitchell
Chairman

Attest:

[Signature]
Clerk



82-0812
1000
FILED
REC.
TRICT
FEB 10 1 14 PM '82
REQUESTED BY
ADDRESS GODFREY
JUNEAU



CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED:

DATED: Sept. 29, 1989

Mad J. Horn OWNER LOT 1
Tom Horn OWNER LOT 2

WITNESS: R. Lab OWNER LOT 1
Bob Godfrey OWNER LOT 2

NOTARY'S ACKNOWLEDGMENT

UNITED STATES OF AMERICA)
 STATE OF ALASKA) ss.

THIS IS TO CERTIFY THAT ON THIS 29 DAY OF Sept 1989, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, APPEARED Tom Horn & Mad J. Horn TO ME KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE, SHE, AND SEALS THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Mad J. Horn
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES: 7/1987

CERTIFICATE OF APPROVAL BY THE DIRECTOR

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU, DEPARTMENT OF COMMUNITY DEVELOPMENT, FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA.

DATED: Dec. 8, 1989

Murray R. Leibel
 DIRECTOR
 CITY AND BOROUGH OF JUNEAU
 DEPARTMENT OF COMMUNITY DEVELOPMENT

ATTEST:
Patty Ann Peckley
 CLERK
 CITY AND BOROUGH OF JUNEAU

GENERAL NOTES

1. THE BASIS-OF-BEARING UTILIZED TO CONDUCT THIS SURVEY WAS THE LINE-OF-SIGHT BETWEEN RECOVERED CORNER NUMBER 1, U.S. SURVEY NO. 2487, AND A MONUMENT ON THE COMMON BOUNDARY BETWEEN U.S. SURVEY NOS. 608 AND 2487, HAVING A BEARING OF N 89°53'45" E.
2. AUTHORIZATION TO CONDUCT THIS SURVEY WAS BY MR. TOM HORN, P.O. BOX 34317, JUNEAU, ALASKA 99803.
3. ALL FUTURE CONSTRUCTION SHALL BE IN CONFORMANCE WITH APPLICABLE CITY AND BOROUGH OF JUNEAU CODES AND OTHER REGULATIONS PERTAINING TO REQUIRED SETBACKS RELATIVE TO LEMON CREEK FOR DISTURBANCE AND CONSTRUCTION ACTIVITIES ALONG WITH NECESSARY FINISHED FLOOR ELEVATIONS WITHIN A FLOOD HAZARD BOUNDARY.
4. PORTIONS OF THIS PROPERTY APPEAR TO BE WITHIN THE AREA OF 100-YEAR FLOOD AS SHOWN ON PANEL 885 OF 1050, FLOOD INSURANCE RATE MAP, NATIONAL FLOOD INSURANCE PROGRAM, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 4, 1981, AS PREPARED FOR THE CITY AND BOROUGH OF JUNEAU, ALASKA. THE BASE FLOOD ELEVATION VARIES BETWEEN 27' AND 30' (M.A.S.L.).
5. PRIOR TO ANY CONSTRUCTION ACTIVITIES, A WASTEWATER FACILITY PLAN SHALL BE PREPARED BY AN ALASKAN REGISTERED CIVIL ENGINEER AND SAID PLANS APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
6. WHERE MEASURED OR COMPUTED SURVEY COURSES (BEARINGS AND/OR DISTANCES) BY THIS SURVEY DIFFER FROM RECORDED BEARINGS AND/OR DISTANCES, THE MEASURED OR COMPUTED COURSE IS SHOWN WITHOUT PARENTHESES, WHILE THE RECORDED COURSE IS SHOWN WITHIN PARENTHESES, THUSLY; N 66°19'00" E-1,026.99' (N 66°30'00" E - 1027.01').
7. ALL BEARINGS HAVE BEEN ROUNDED TO THE NEAREST 0°00'15" OF ARC.

A. WASTEWATER DISPOSAL - LOT 1

NO SEWAGE TREATMENT OR DISPOSAL SYSTEM SHALL BE PERMITTED ON LOT 1 OF THIS SUBDIVISION UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REGULATIONS AND STANDARDS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THESE SYSTEMS.

B. WASTEWATER DISPOSAL - LOT 2

LOT 2 OF THIS SUBDIVISION HAS BEEN APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION FOR WASTEWATER DISCHARGES TO APPROVED COLLECTOR SEWER SYSTEMS ONLY. OTHER MEANS OF WASTEWATER DISPOSAL ARE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

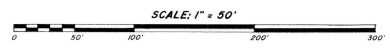
C. CERTIFICATION OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

SUBJECT TO NOTED RESTRICTIONS, THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION APPROVES THIS SUBDIVISION FOR PLATTING. THIS APPROVAL IS BASED ON CRITERIA FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. NOTE RESTRICTIONS CONCERNING WASTEWATER DISPOSAL.

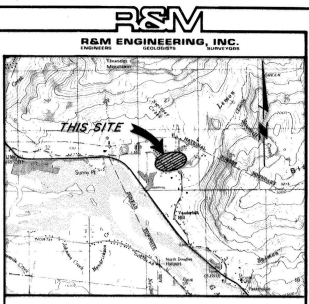
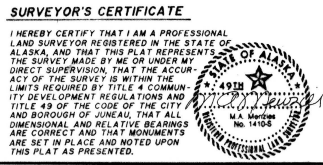
Egan M. Raphael ENV. ENGR III 9/29/89
 NAME AND TITLE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION APPROVING OFFICIAL

DESIGN	DATE	BY
DRAWN	DATE	BY
CHECK	DATE	BY
APPROV	DATE	BY

JUNEAU PLAT #89-45



89-45
 RECORDED - FILED 208
 JUNEAU
 DATE: 12-18-89
 TIME: 2:02 P.
 155 SEALS
 JUNEAU, AK 99801

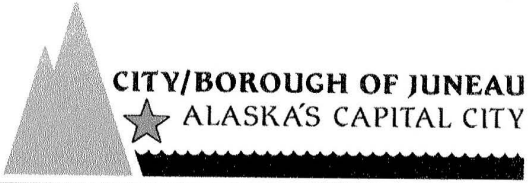


- SYMBOLS**
- ⊕ B.L.M. / G.L.O. MONUMENT (RECOVERED)
 - ⊙ PRIMARY MONUMENT (RECOVERED)
 - ⊙ 140-S SECONDARY MONUMENT (ESTABLISHED)
 - ⊙ PRIMARY MONUMENT (ESTABLISHED)
 - RIGHT OF WAY / PROPERTY LINE
 - APPROXIMATE WATER LINE (CREEK / RIVER)

JUNEAU RECORDING DISTRICT
 A PLAT DENOTING
 A RE-SUBDIVISION OF THE HORN TRACT
 A FRACTION OF U. S. M. S. NO. 609
 INTO
HORN SUBDIVISION
 WITHIN A FRACTION OF
 U. S. MINERAL SURVEY NO. 609
 CITY & BOROUGH OF JUNEAU, ALASKA

DATE: JUNE, 1989 SHEET 1 OF 1 PROJECT NO. 87054

Juneau Plat 89-45



#89-45 JUNEAU

CERTIFICATION OF PAYMENT OF TAXES
AND SPECIAL ASSESSMENTS

I, the undersigned, being duly appointed, qualified Treasurer or Deputy Treasurer for the City and Borough of Juneau, First Judicial District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described property is carried on the tax records in the name of:

Thomas J. and Connie R. Horn

Description

Horn Tract

Parcel Code Number

5-B12-0-104-006-0

and that, according to the records in my possession, all taxes and special assessments assessed against said lands and in favor of the City and Borough of Juneau are paid in full; that current taxes of the year 1990 will be due on or before September 30, 1990.

Deputy Treasurer or Treasurer
City and Borough of Juneau

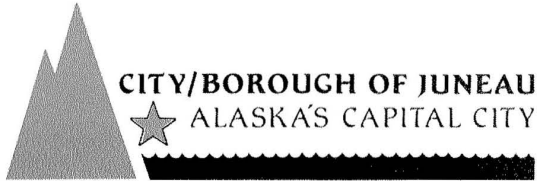
12-8-89
Date

1/1 to 7/1 Authorization to Split Attached

89-45
RECORDED - FILED 2000
JUNEAU REC. DIST.
DATE 12-18 19 89
TIME 2:02 P.M.
Requested by UCEB
Address 155 S. SEWARD
JUNEAU, AK 99801

488/20

155 South Seward Street, Juneau, Alaska 99801



#89-45 JUNEAU

CERTIFICATION OF PAYMENT OF TAXES
AND SPECIAL ASSESSMENTS

I, the undersigned, being duly appointed, qualified Treasurer or Deputy Treasurer for the City and Borough of Juneau, First Judicial District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described property is carried on the tax records in the name of:

Phil E. Godfrey

Description

Fr. U.S. M.S. 609

Parcel Code Number

5-B12-0-104-005-0

and that, according to the records in my possession, all taxes and special assessments assessed against said lands and in favor of the City and Borough of Juneau are paid in full; that current taxes of the year 1990 will be due on or before September 30, 1990.

[Signature]
Deputy Treasurer or Treasurer
City and Borough of Juneau

12-8-89
Date

1/1 to 7/1 Authorization to Split Attached

488/20

89-45

RECORDED - FILED		2000
JUNEAU REC. DIST.		
DATE	12-18	19 89
TIME	2:02	P M
Requested by	JCEB	
Address	1555 SEWARD	
	JUNEAU, AK 99801	

155 South Seward Street, Juneau, Alaska 99801

CC

A
L
A
S
K
A

2013-000443-0

Recording Dist: 101 - Juneau
1/15/2013 2:46 PM Pages: 1 of 2



File for Record at Request of:
First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: Gastineau Human Services, Corporation
Address: 5597 Aisek Street
Juneau, AK 99801
File No.: **0231-1977932 (JV)**

STATUTORY WARRANTY DEED

THE GRANTOR, **Thomas J. Horn, sole Trustee, or his successors in trust, under the Thomas J. Horn Living Trust, dated December 23, 2003 and any amendments thereof,** whose mailing address is **P.O. Box 33472, Juneau, AK 99803,** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,** in hand paid, conveys and warrants to **Gastineau Human Services, Corporation,** residing at **5597 Aisek Street, Juneau, AK 99801,** the following described real estate, situated in the **Juneau Recording District, First Judicial District, State of Alaska:**

Lot 1, HORN SUBDIVISION, according to the official plat thereof, filed under Plat Number 89-45, Records of the Juneau Recording District, First Judicial District, State of Alaska.

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

Dated: 12-31, 2012.

0231-1977932 (JV)

Statutory Warranty Deed-continued

December 28, 2012

Thomas J. Horn, sole Trustee, or his successors in trust, under the Thomas J. Horn Living Trust, dated December 23, 2003 and any amendments thereof

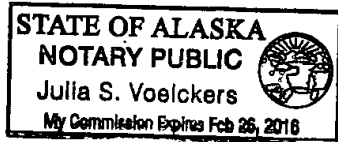
Kimberly Kay Horn
Kimberly Kay Horn, Trustee

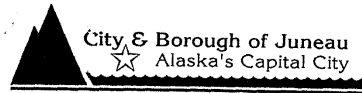
STATE OF Alaska)
)ss.
County of Juneau)

This instrument was acknowledged before me on this 31st day of December, 2012 by Kimberly Kay Horn as Trustee of Thomas J. Horn, sole Trustee, or his successors in trust, under the Thomas J. Horn Living Trust, dated December 23, 2003 and any amendments thereof, on behalf of the Thomas J. Horn Living Trust, dated December 23, 2003.

Julia S. Voelckers

Julia S. Voelckers
Notary Public for Alaska
My commission expires: 02/26/2016





BUILDING PERMIT

Section H, Item 2.

Permit No.
DMO20130015

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

Your special attention is called to the following:

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

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

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

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

Note: City Ordinances REQUIRE a Final Inspection be approved for every Building Permit.

Inspections

Inspections can be arranged by telephoning 586-1703 or by written or faxed notification.

The Online Building Inspection Request Form is at: www.juneau.org/permits/inspect_request.php.

Work shall not proceed until the inspector has approved the various stages of construction. An approved Final Inspection is required.

Call before 7:30 AM for same day inspections.

Please provide the following information: 1 Permit Number, 2 Address, 3 Type of Inspection, 4 Date and Time and 5 Contact Name and Phone Number.

Job Address: 5617 AISEK ST	Issued Date : 05/31/2013
Permit Number: DMO20130015	Parcel No: 5B1201040060
Project Description: Demo Fire Damaged Dwelling	

Parcel Information : HORN LT 1

Setbacks:	Zone: :	Front: 10.00 Ft.	Side 1: 10.00 Ft.	Rear: 10.00 Ft.	Side 2: 10.00 Ft.	Street Side: 10.00 Ft.
Comments:						

Owner : **GASTINEAU HUMAN SERVICES CORPOR.
5597 AISEK ST
JUNEAU AK 99801**

Applicant : **GASTINEAU HUMAN SERVICES CORPORAT
5597 AISEK ST
JUNEAU AK 99801**

Fee Type	Date	Receipt	Amount Paid
Total Fees Paid:			

Valuation for Permit Fee Calculations:

S.F.	Type	Rate	Amount
Total Valuation:			\$0.00

Project Conditions and Holds:
None.

Inspections Required: Call for inspection before covering or concealing any of the work described below. Inspections may be combined.
 B-Demo Electric Safed Off B-Demo Sewer/Water Capped B-Demolition Final

JUNEAU PERMIT CENTER - 230 S. Franklin Street - 4th Floor, Marine View Center - Mail: 155 S. Seward Street, Juneau, AK 99801
 Phone: 586-0770 - FAX: 586-3365 - Inspection Requests: 586-1703 - Email: permits@ci.juneau.ak.us
 Web Site: www.juneau.org/permits

Staff Review Sheet

Permit Intake Initials: _____

FIRE ZONE ENG WAT SEW ARCH STRUC PLUM MECH ELEC ACCESS SPEC/INSP

5/31/2013

Case No: **DMO20130015**

Site Address: 5617 AISEK ST
 Desc: Demo Fire Damaged Dwelling

Parcel No: 5B1201040060

Residential _____ New Dwelling Units: 0
 FCC Code: 645 Existing Dwelling Units: 1
 Type of Construction: VB Occupancy Class: _____
 Sprinkler Substitute for Type A Construction: YES NO
 Sprinkler System: FULL PARTIAL NONE Required: YES NO
 Alarm System: FULL PARTIAL NONE Required: YES NO
 Code Edition: JRC 2006 Code Review by: Jay Date: 5/31/13

Valuation for Permit Fee Calculations:

S.F. Type Rate Amount

Total Valuation: _____

LAND USE
 ZONE/UNITS GC / 1
 WETLAND _____
 FLOOD ELEV 25.50
 FIRM ZONE AB
 FIRM MAP _____
 LOT SIZE 218,671 SF
5.0ACRES
 SETBACKS
 Front 10
 Rear 10
 Side 10
 Other _____
 PARKING _____
 ANADROMOUS _____
 EAGLES NEST _____

ENGINEERING/PUB WORKS
 Dwelling Units: _____
 CITY WATER:
 Permit #: _____
 Use: _____
 Assessment: _____
 Service Size: _____
 Line Size: _____
 Meter Size: _____
 CITY SEWER:
 Permit #: _____
 Use: _____
 Assessment: _____
 Fixture Units: _____

PLAN REVIEW APPROVALS

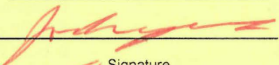
	Initials	Date
Fire	_____	_____
Zoning	_____	_____
Engineering	_____	_____
Water	_____	_____
Sewer	_____	_____
Architectural	_____	_____
Structural	_____	_____
Plumbing	_____	_____
Mechanical	_____	_____
Electrical	_____	_____
Access	_____	_____
Spcl Insp Form	_____	_____

PERMIT ISSUANCE FEES

Grading Plan Review Fee	\$ _____
Adjusted Plan Review Fee	\$ _____
Fast Track Fee	\$ _____
Early Start Fee	\$ _____
Building Permit Fee	\$ _____
Water Assessment Fee	\$ _____
Sewer Assessment Fee	\$ _____
Sewer Inspection Fee	\$ _____
Grading Permit Fee	\$ _____
Driveway Permit Fee	\$ _____
Bond for _____	\$ _____
Other _____	\$ _____
Total Issuance Fees	\$ _____

ADR Case #: _____
LAND USE PERMITS

WATER CONNECTION PERMITS
 I hereby acknowledge receipt of
 a _____ inch meter yoke.
 X _____
 Date _____

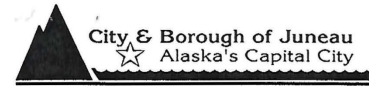
APPROVED FOR ISSUANCE

 Signature _____
 Date 5/31/13

PERMIT ISSUANCE PAYMENTS

Date	Receipt	Check	Amount
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Parcel Tags:
 1/23/04 KJB. See attached document DEED 20040108.

CONDITIONS AND HOLDS ON PERMIT: (Continued on back of sheet)



Application Date: May 31, 2013

BUILDING PERMIT APPLICATION

NOTE: THIS IS NOT A BUILDING PERMIT

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

Case No: **DMO20130015**

Case Description: Demo Fire Damaged Dwelling

Site Address: **5617 AISEK ST**

Check No. of Existing Dwelling Units:

Parcel No: 5B1201040060

No. of New Dwelling Units:

Legal Description: HORN LT 1

No. of Removed Dwelling Units:

Applicant : GASTINEAU HUMAN SERVICES CORPORATION
5597 AISEK ST
JUNEAU AK 99801

Owner: GASTINEAU HUMAN SERVICES CORPORATION
5597 AISEK ST
JUNEAU AK 99801

Contractor: SOUND CONSTRUCTION LLC
9214 EMILY WAY
JUNEAU AK 99801

PH: _____ FAX _____

Valuation for Permit Fee Calculations:

S.F. Type Rate Amount

Total Valuation: _____

Associated Cases:

None.

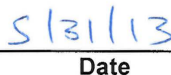
Parcel Tags:

1/23/04 KJB. See attached document DEED 20040108.

Notes and Conditions:



Applicant's Signature
(Owner, Contractor or Authorized Agent)



Date

Staff Acceptance

I hereby certify that I have read and examined this application and know the same to be true and correct. I further certify that all provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. I understand that the granting of a permit does not presume to give authority to violate or cancel the provisions of any other federal, state or local law regulating construction or the performance of construction.

JUNEAU PERMIT CENTER - 230 S. Franklin Street - 4th Floor, Marine View Center - Mail: 155 S. Seward Street, Juneau, AK 99801
Phone: 586-0770 - FAX: 586-3365 - Inspection Requests: 586-1703 - Email: permits@ci.juneau.ak.us
Web Page: HTTP://WWW.JUNEAU.ORG/PERMITS



5B1201040060_1_02192016



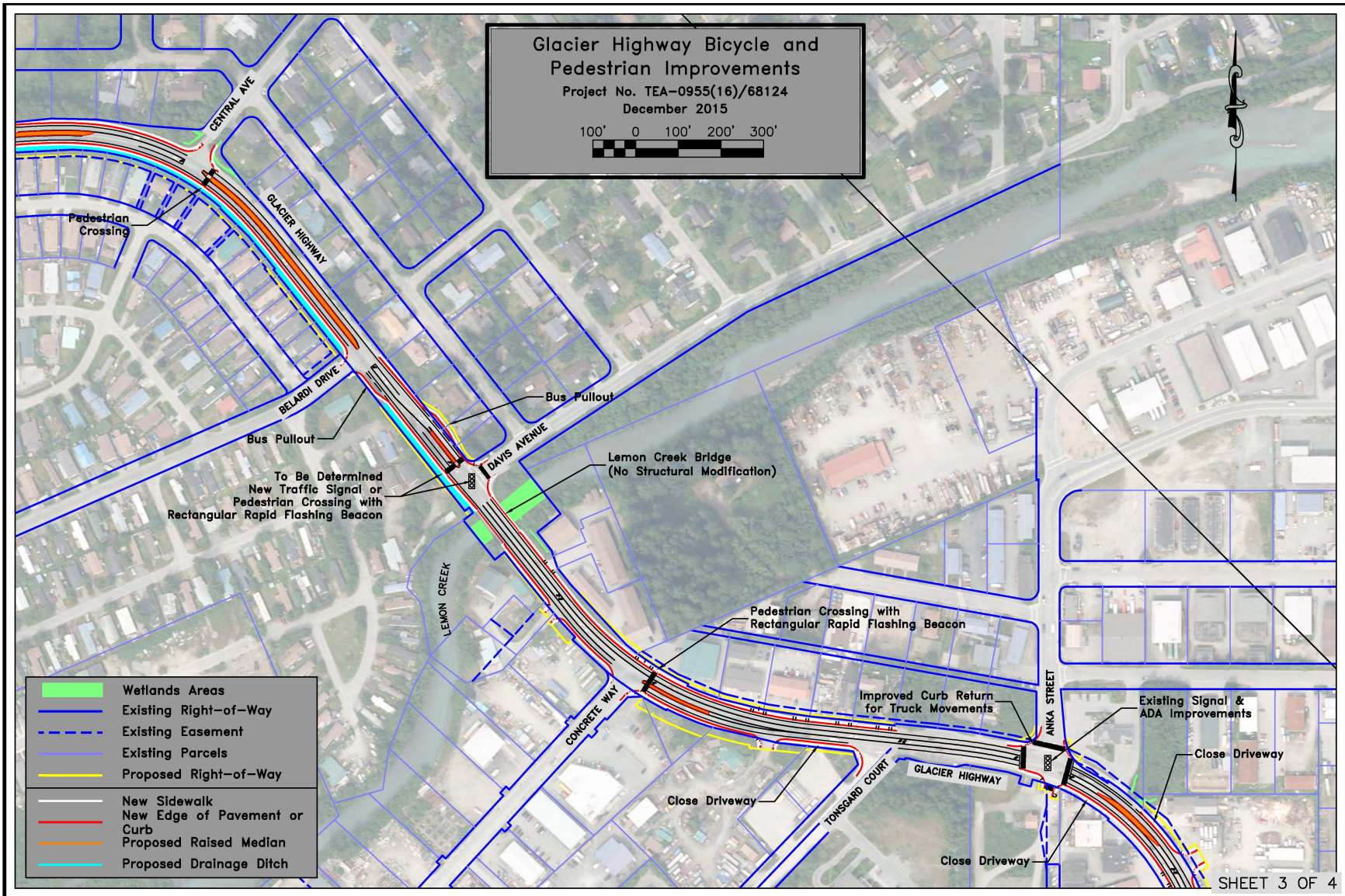
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5B1201040060_3_02192016

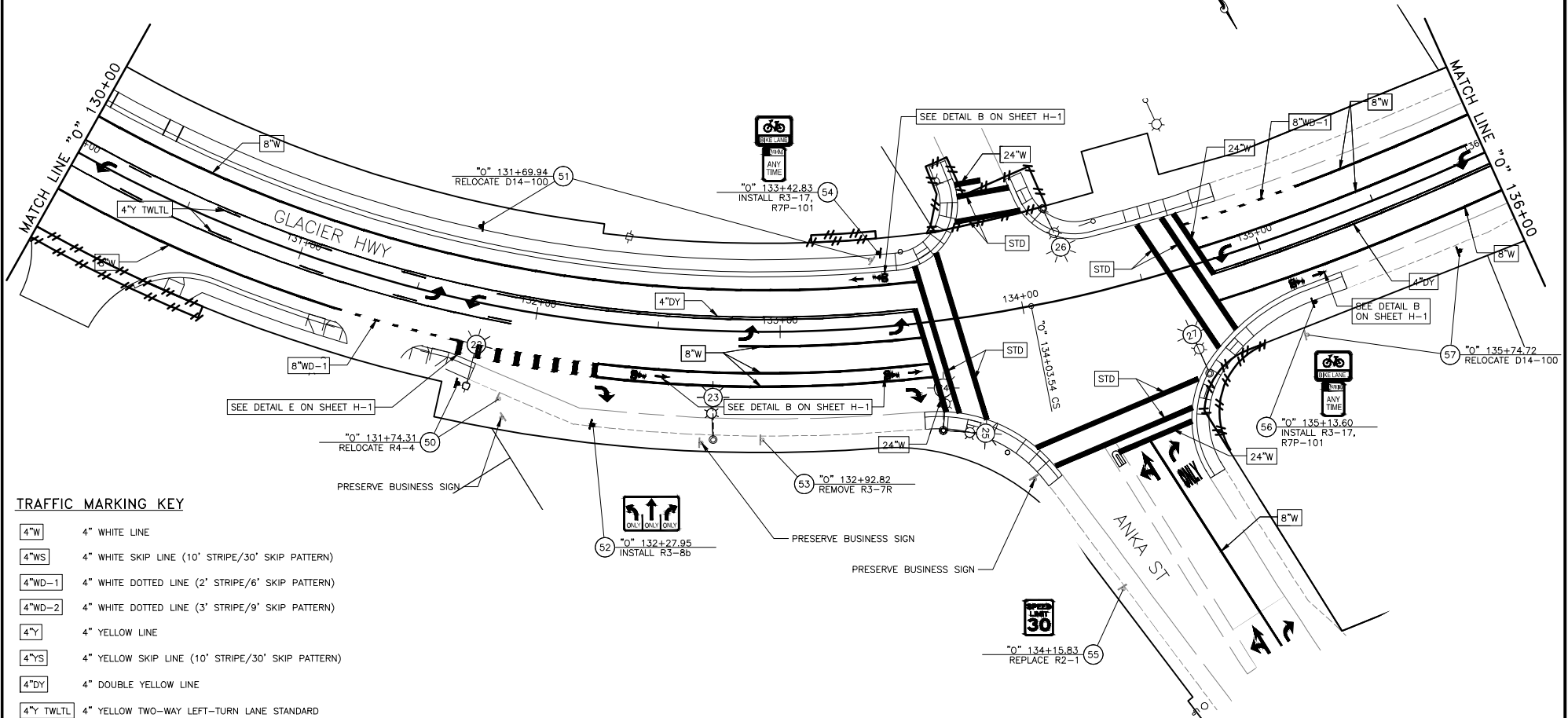


5B1201040060_4_02192016



STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
ALASKA	TEA-0955(016)/Z68124	2017	H-7	##

SEE SIGNAL SHEET H-24 FOR TRAFFIC SIGNAL SIGNING



TRAFFIC MARKING KEY

- 4\"/>**

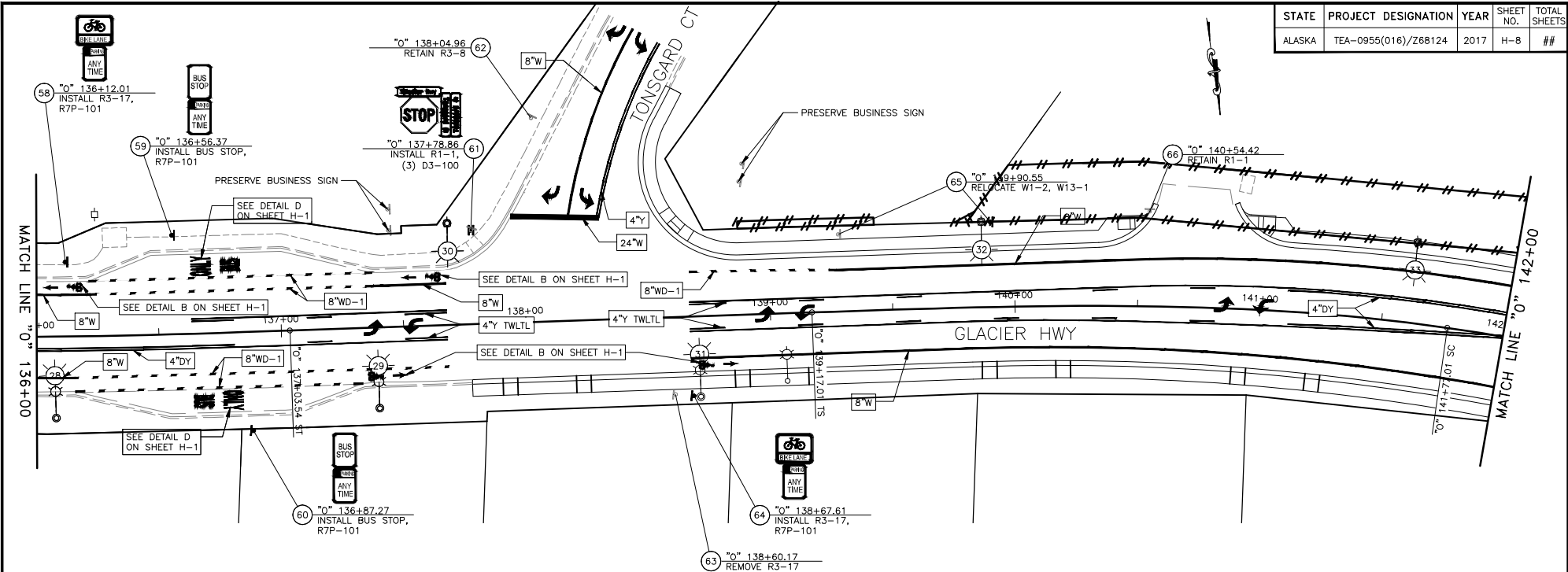
NOTE:
DIMENSIONS ARE TO CENTER OF STRIPE OR STRIPE GROUP.

SIGNING AND STRIPING PLAN 6



H:\2010_20487 - Glacier Highway - Juneau Traffic Design\design\CD\08124_H_SIGNSTRIPING-H-7_Wed_May/24/17 11:34am

STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
ALASKA	TEA-0955(016)/Z68124	2017	H-8	##



TRAFFIC MARKING KEY

- 4"W 4" WHITE LINE
- 4"WS 4" WHITE SKIP LINE (10' STRIPE/30' SKIP PATTERN)
- 4"WD-1 4" WHITE DOTTED LINE (2' STRIPE/6' SKIP PATTERN)
- 4"WD-2 4" WHITE DOTTED LINE (3' STRIPE/9' SKIP PATTERN)
- 4"Y 4" YELLOW LINE
- 4"YS 4" YELLOW SKIP LINE (10' STRIPE/30' SKIP PATTERN)
- 4"DY 4" DOUBLE YELLOW LINE
- 4"Y TWLTL 4" YELLOW TWO-WAY LEFT-TURN LANE STANDARD
- 8"W 8" WHITE LINE
- 8"WD-1 8" WHITE WIDE DOTTED LINE (2' STRIPE/4' SKIP PATTERN)
- 8"WD-2 8" WHITE WIDE DOTTED LINE (3' STRIPE/9' SKIP PATTERN)
- 12"WD 12" WHITE WIDE DOTTED LINE (2' STRIPE/2' SKIP PATTERN)
- 12"WRE 12" WHITE ROUNDABOUT ENTRY (2' STRIPE/6' SKIP PATTERN)
- 24"W 24" WHITE LINE
- STD SEE STANDARD DRAWING

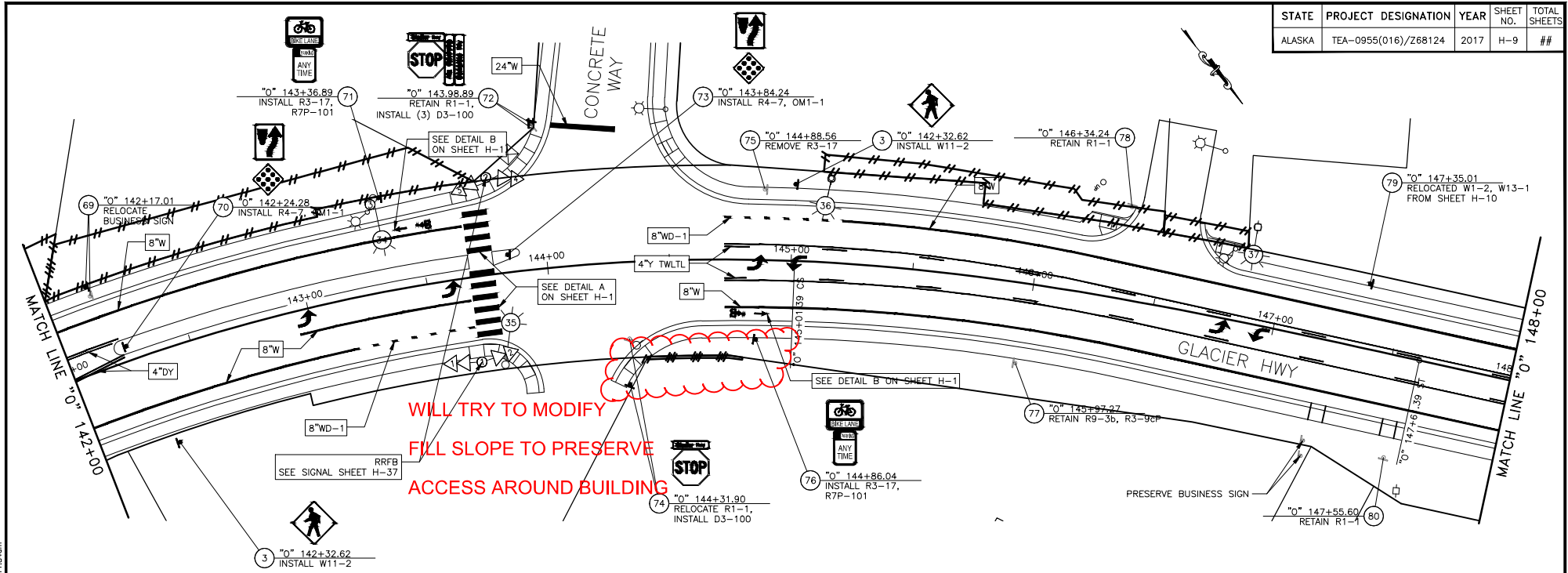
NOTE:
DIMENSIONS ARE TO CENTER OF STRIPE OR STRIPE GROUP.

SIGNING AND STRIPING PLAN 7



H:\20120487 - Glacier Highway - Juneau Traffic Design\Design_CD\68124_H_SIGSTRIP-H-8_Wed_May/24/17 1:13:40m

STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
ALASKA	TEA-0955(016)/Z68124	2017	H-9	##



WILL TRY TO MODIFY
FILL SLOPE TO PRESERVE
ACCESS AROUND BUILDING

TRAFFIC MARKING KEY

- 4"W 4" WHITE LINE
- 4"WS 4" WHITE SKIP LINE (10' STRIPE/30' SKIP PATTERN)
- 4"WD-1 4" WHITE DOTTED LINE (2' STRIPE/6' SKIP PATTERN)
- 4"WD-2 4" WHITE DOTTED LINE (3' STRIPE/9' SKIP PATTERN)
- 4"Y 4" YELLOW LINE
- 4"YS 4" YELLOW SKIP LINE (10' STRIPE/30' SKIP PATTERN)
- 4"DY 4" DOUBLE YELLOW LINE
- 4"Y TWLTL 4" YELLOW TWO-WAY LEFT-TURN LANE STANDARD
- 8"W 8" WHITE LINE
- 8"WD-1 8" WHITE WIDE DOTTED LINE (2' STRIPE/4' SKIP PATTERN)
- 8"WD-2 8" WHITE WIDE DOTTED LINE (3' STRIPE/9' SKIP PATTERN)
- 12"WD 12" WHITE WIDE DOTTED LINE (2' STRIPE/2' SKIP PATTERN)
- 12"WRE 12" WHITE ROUNDABOUT ENTRY (2' STRIPE/6' SKIP PATTERN)
- 24"W 24" WHITE LINE
- STD SEE STANDARD DRAWING

NOTE:
DIMENSIONS ARE TO CENTER OF STRIPE OR STRIPE GROUP.

SIGNING AND STRIPING PLAN 8



HA\20120487 - Glacier Highway - Juneau Traffic Design\Design_CD\68124_H_SIGNSTRIP-H-9_Wed_May/24/17 1:33:40m

Ilsa Lund

From: Robert Pearson <robert_pearson@ghscorp.org>
Sent: Friday, July 26, 2024 1:32 PM
To: Ilsa Lund
Cc: Ryan Kauzlarich; Jonathan Swinton; Mariya Lovishchuk; Neal Shull
Subject: Gastineau Human Services Conditional Use Permit 2024 0015
Attachments: GHS Permit July 26 2024.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hi Ilsa,

Per your email (below) of July 23, attached is a photo of the Gastineau Human Services Conditional Use Permit 2024 0015 in place.

Good morning,

Part of the Conditional Use Permit process is posting of a large, red Public Notice sign at the site of the proposed development. The sign is in out Permit Center (4th floor of the Marine View, 230 S. Franklin St.) and is ready for pickup. The sign will need to be **posted no later than July 29th, 2024.** It should be visible from the right-of-way. A photo of the posted sign will need to be emailed to me. The email will be used to date-and-time stamp the installation of the sign. Please contact Permit Center staff before taking the sign. Please note, if the sign is returned to the Permit Center by the Monday following the Planning Commission meeting, the \$100 sign deposit fee will be refunded.

Thank you,

Robert Pearson, Grants and Contracts Specialist (He/Him)
Phone: (907) 780-3015
Fax: (907) 780-3032
Work Schedule: 8:00 am -5:00 pm M-F



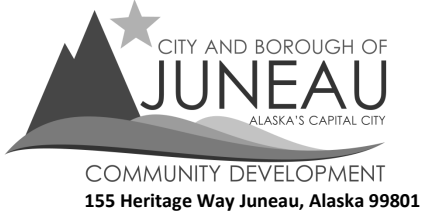
This email, including attachments, is intended for the use of the person or entity to which it is addressed. This message may contain CONFIDENTIAL or privileged information that is protected by federal and state regulation. If the reader of this email is not the intended recipient or his or her agent, the reader is notified that any dissemination, distribution or copying of this email is prohibited. If you think you have received this email in error, please advise the sender with a reply email and delete this message immediately. Thank you!



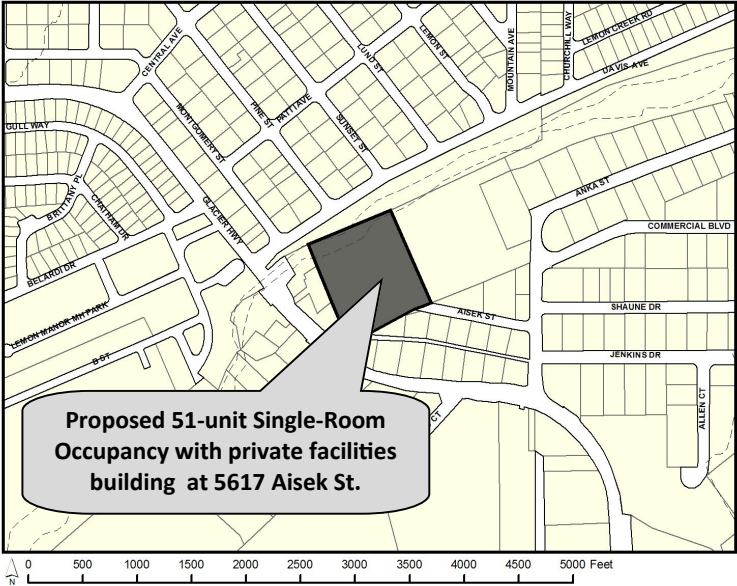
Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



TO



An application for a **Conditional Use Permit** has been submitted for consideration and public hearing by the Planning Commission for a **51-unit Single-Room Occupancy with private facilities apartment building** at **5617 Aisek St.** in a **General Commercial (GC)** zone.

PROJECT INFORMATION:

Project Information can be found at:
<https://juneau.org/community-development/short-term-projects>

PLANNING COMMISSION DOCUMENTS:

Staff Report expected to be posted **August 5, 2024** at
<https://juneau.org/community-development/planning-commission>
Find hearing results, meeting minutes, and more here, as well.

Now through July 29	July 30— noon, August 9	HEARING DATE & TIME: 7:00 pm, August 13,2024	August 14
Comments received during this period will be sent to the Planner, Ilsa Lund , to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/84261423650 and use the Webinar ID: 842 6142 3650 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above). You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.	The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ext. 4128
Email: pc_comments@juneau.gov or ilsa.lund@juneau.gov
Mail: Community Development, 155 Heritage Way, Juneau AK 99801

Case No.: USE2024 0015
Parcel No.: 5B1201040060
CBJ Parcel Viewer: <http://epv.juneau.org>



(907) 586-0715

CDD_Admin@juneau.gov

www.juneau.org/community-development

155 Heritage Way • Juneau, AK 99801

DATE: August 5, 2024

TO: Mandy Cole, Chair, Planning Commission

BY: Jay Larson, Planner II *[Signature]*

THROUGH: Jill Lawhorne, Director, AICP

PROPOSAL: Applicant requests a Property Disposal Review for approximately one acre from a 151-acre CBJ parcel creating an easement to CBJ land.

STAFF RECOMMENDATION: Approval

KEY CONSIDERATIONS FOR REVIEW:

- Land disposal is in general conformity with the 2013 Comprehensive Plan, and the 2016 CBJ Land Management Plan.
- The 2016 Land Management Plan earmarks these properties for disposal.
- The land requested for disposal is undeveloped.

GENERAL INFORMATION	
Property Owner	City and Borough of Juneau
Applicant	City and Borough of Juneau
Property Address	15700 Auke Rec Bypass Road
Legal Description	USS 3807
Parcel Number	8B3401000100
Zoning	RR & D3
Land Use Designation	Residential
Lot Size	151.17 acres
Water/Sewer	None/None
Access	Glacier Hwy
Existing Land Use	Residential
Associated Applications	None found

ALTERNATIVE ACTIONS:

1. **Amend:** amend the recommendation to include conditions and recommend approval to the Assembly.
2. **Deny:** recommend denial of the proposed project. Planning Commission must make its own findings.
3. **Continue:** continue the hearing to a later date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

A Notice of Recommendation will be forwarded to the Assembly for further action.

STANDARD OF REVIEW:

- Quasi-legislative decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - CBJ 49.05.100
 - CBJ 49.10.170(c)
 - CBJ 53.09.200(b)
 - CBJ 53.09.260

The Commission shall hear and decide the case per CBJ 53.09.260 - Negotiated sales, leases, and exchanges:

- (a) *Application, initial review, assembly authority to negotiate. Upon application, approval by the manager, and payment of a \$500.00 fee, a person or business entity may submit a written proposal to lease, purchase, exchange, or otherwise acquire City and Borough land for a specified purpose. The proposal shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land.*
- (b) *Review and approval process. Upon satisfactory progress in the negotiation or competition undertaken pursuant to subsection (a) of this section, after review by the planning commission for disposals other than leases, after review by the assembly lands committee, and authorization by the assembly by ordinance, the manager may conclude arrangements for the lease, sale, exchange, or other disposal of City and Borough land. The final terms of a disposal pursuant to this section are subject to approval by the assembly unless the minimum essential terms and the authority of the manager to execute the disposal are set forth in the ordinance enacted pursuant to this subsection. The disposal may not be executed until the effective date of the ordinance.*

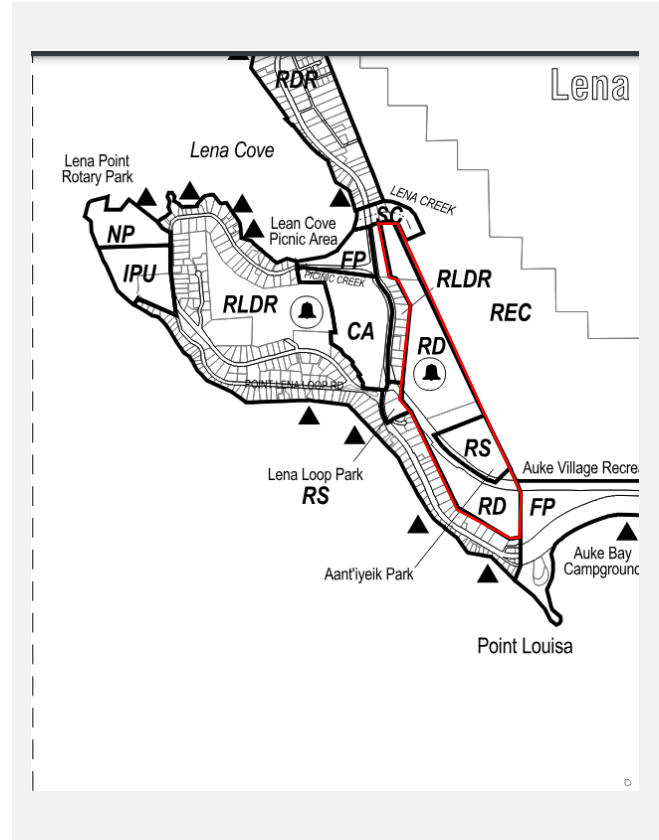
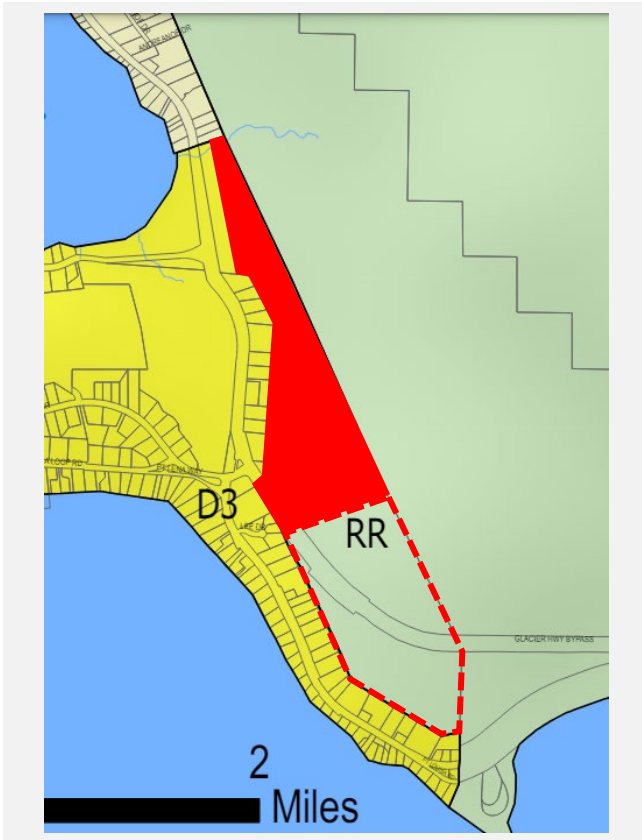
CBJ 49.10.170(c) Planning Commission Duties: *The commission shall review and make recommendations to the assembly on land acquisitions and disposals as prescribed by Title 53, or capital improvement project by any City and Borough agency. The report and recommendation of the commission shall be based upon the provisions of this title, the comprehensive plan, and the capital improvements program.*

CURRENT ZONING MAP

LAND USE DESIGNATION MAP

RD= Resource development

RS= CBJ Recreational Service Park



SURROUNDING LAND USES AND ZONING

Direction	Zoning District	Land Use
North	D1/RR – Single Family & Duplex/ Rural Reserve	Residential
South	D3 – Single Family & Duplex	Residential
East	RR – Rural Reserve	Residential
West	D3 – Single Family & Duplex	Residential

BACKGROUND INFORMATION

Project Description – The applicant submitted an application (**Attachment A**) requesting to purchase approximately one acre of CBJ property. This property is located outside of the sewer service boundary. This property also does not have water service as service out the road is located south of the property, on Auke Rec Bypass Road. The applicant’s property is served by municipal water. If this application is approved there is an opportunity for an access and utility easement to provide municipal drinking water to the remaining CBJ parcel. Access to Municipal Drinking water may facilitate development of the remaining CBJ property.

Background – The CBJ owned property was Patented from the State of Alaska in 1968. The table below summarizes relevant history for the subject parcel and proposed development.

Item	Summary
Zoning	The current zoning for this property is RR - Rural Reserve. The RR, rural reserve zoning district, is intended for lands primarily in public ownership managed for the conservation and development of natural resources and for future community growth. In addition, recreation cabins, lodges and small seasonal recreational facilities may be allowed.
1960 - Survey	U.S. Survey No. 3807 (Attachment B)
State of Alaska Patent	Patent No. 612 grants all of U.S. Survey 3807, containing 151.17 acres to the CBJ. (Attachment C)
USE1997-00011 Site Map	Project Site Map shows location of reconstruction and realignment area for new roadway. (Attachment D)
USE1999-00005	A temporary use permit to locate a hot mix asphalt plant, on a temporary basis, on CBJ lands adjacent to the Auke Rec. By-Pass Right-of-Way for the purpose of paving this new section of State roadway. A Conditional Use permit to locate a rock crusher and hot mix asphalt plant, on a temporary basis, in or adjacent to the Auke Rec. By-Pass Right-of-Way for the purpose of paving this new section of State roadway. (Attachment E)
Utilities	There are currently no utilities access points to this parcel. This approval would provide utility access via an easement.

CBJ 53.09.200(b) - Purpose and intent. The purpose and Intent of Title 53.09.200(b) is:

1. Inclusion in Land Management Plan. Except for property acquired by tax foreclosure or Reconveyance agreement, real property should not be conveyed prior to inclusion in a land management plan.

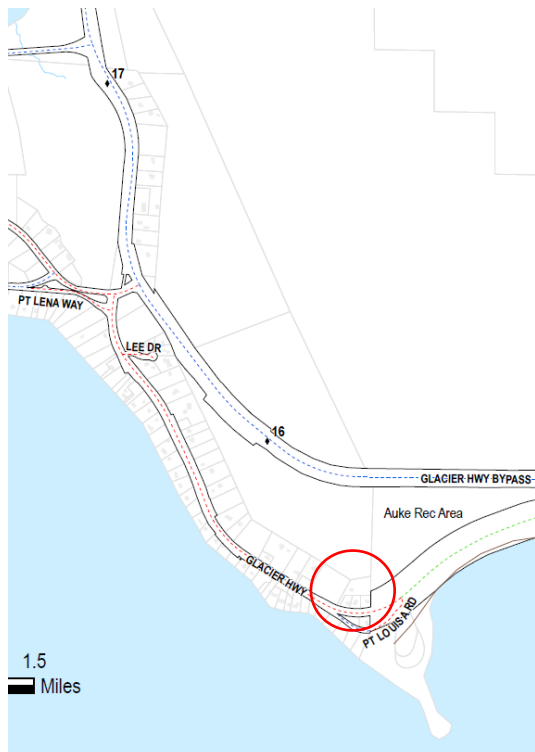
The Land Management Plan designates this city property for disposal as dispose.

ZONING ANALYSIS

CBJ 49.05.100 - Purpose and intent. The purpose and Intent of Title 49 Land Use Code is:

- (1) To achieve the goals and objectives, and implement the policies, of the Juneau comprehensive plan, and coastal management program;*
- (2) To ensure that future growth and development in the City and Borough is in accord with the values of its residents;*
- (3) To identify and secure, for present and future residents, the beneficial impacts of growth while minimizing the negative impacts;*
- (4) To ensure that future growth is of the appropriate type, design and location, and is served by a proper range of public services and facilities such as water, sewage, and electrical distribution systems, transportation, schools, parks and other public requirements, and in general to promote public health, safety and general welfare;*
- (5) To provide adequate open space for light and air; and*
- (6) To recognize the economic value of land and encourage its proper and beneficial use.*

Roadway Construction Standard Waivers – N/A



Hazard Areas – None Mapped

COMMUNITY SERVICES

Service	Summary
Urban Service Boundary	Outside Urban Service Boundary
Water/Sewer	No. See above.
Fire Service Area	Fire Service Area No. 10
Schools	Auke Bay Elementary
Recreation	Across the hwy from Aant’ iyeik Fields, east of Lena Loop Park and west of Auke Bay Campground

ENVIRONMENTAL, CONSERVATION, HISTORIC, AND ARCHEOLOGICAL RESOURCES

The below table summarizes Conservation, Historic, and Archeological Resources which may be affected by the disposal:

Resource	Summary
Conservation Areas	To the northwest, no specific direction
Wetlands	Possible
Anadromous	On the northern end of the parcel, but not on this lot
Comprehensive Plan View sheds	No

CONFORMITY WITH ADOPTED PLANS

2013 COMPREHENSIVE PLAN VISION: *The City and Borough of Juneau is a vibrant State Capital that values the diversity and quality of its natural and built environments, creates a safe and satisfying quality of life for its diverse population, provides quality education and employment for its workers, encourages resident participation in community decisions and provides an environment to foster state-wide leadership.*

2013 COMPREHENSIVE PLAN - The proposed disposal is in compliance with the 2013 Comprehensive Plan.			
Chapter	Page No.	Item	Summary
12	198	Policy 12.1 – SOP1	The proposed disposal supports Policy 12.1 by creating future access to municipal water and sewer for CBJ owned property. <i>12.1 – SOP1 Maintain an Urban Service Area boundary that defines the limits within which the full range of urban services, such as municipal water and sewer, will be provided. Such municipal services are not to be provided elsewhere. The Urban Service Area boundary is delineated in the Comprehensive Plan.</i>

2016 LAND USE PLAN - The proposed disposal is in compliance with the 2016 Land Use Plan.			
Chapter	Page No.	Item	Summary
Future Land Disposal Program	84	Reservations of Land within Large Tracts	Another concern with the identification of the large tracts of land for disposal is that not all the land within a parcel would be sold or developed. Reservations will be made for greenbelts along stream corridors, protection of valuable wetlands, public facilities, and other areas with significant public interest. These features would be identified during a reconnaissance study of the tract, prior to subdivision. The remaining lands, which are appropriate for development, would be sold.

AGENCY REVIEW

CDD conducted an agency review comment period between June 21 to July 5, 2024. No agency review comments were submitted.

FINDINGS

In accordance with CBJ 49.15.580 staff finds the proposed disposal complies with Title 49 Land Use Code and is in general conformity with adopted plans, specifically the 2016 Land Use Plan.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of approval to the CBJ Assembly for the disposal of Parcel No. 8B3401000100.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	1960 U.S. Survey No. 3807
Attachment C	1968 Patent from the State of Alaska
Attachment D	1997 Site Map No. USE97-00005
Attachment E	1999 Conditional Use Permit No. USE99-00005
Attachment F	Abutters Notice and Public Notice Sign Photo
Attachment G	CBJ Land Holdings List



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant	PROPERTY LOCATION				
	Physical Address 15700 Auke Rec Bypass Rd				
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) USS 3807				
	Parcel Number(s) 8B3401000100				
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____				
	LANDOWNER/ LESSEE				
	Property Owner City and Borough of Juneau	Contact Person Dan Bleidorn			
	Mailing Address 155 Heritage Way, Juneau AK 99801	Phone Number(s) 907-586-5252			
	E-mail Address Lands_Office@juneau.gov				
	LANDOWNER/ LESSEE CONSENT				
Required for Planning Permits, not needed on Building/ Engineering Permits.					
Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.					
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:					
A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.					
B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.					
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;">Dan Bleidorn</td> <td style="width: 50%; text-align: center;">Lands & Resources Manager</td> </tr> <tr> <td style="text-align: center;">_____ Landowner/Lessee (Printed Name)</td> <td style="text-align: center;">_____ Title (e.g.: Landowner, Lessee)</td> </tr> </table>		Dan Bleidorn	Lands & Resources Manager	_____ Landowner/Lessee (Printed Name)	_____ Title (e.g.: Landowner, Lessee)
Dan Bleidorn	Lands & Resources Manager				
_____ Landowner/Lessee (Printed Name)	_____ Title (e.g.: Landowner, Lessee)				
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">X <u><i>Daniel Bleidorn</i></u></td> <td style="width: 50%; text-align: center;"><u>04/02/2024</u></td> </tr> <tr> <td style="text-align: center;">Landowner/Lessee (Signature)</td> <td style="text-align: center;">Date</td> </tr> </table>		X <u><i>Daniel Bleidorn</i></u>	<u>04/02/2024</u>	Landowner/Lessee (Signature)	Date
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X _____	_____				
Landowner/Lessee (Signature)	Date				
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.					
APPLICANT If same as LANDOWNER, write "SAME"					
Applicant (Printed Name) City and Borough of Juneau	Contact Person Dan Bleidorn				
Mailing Address 155 Heritage Way, Juneau AK 99801	Phone Number(s) 907-586-5252				
E-mail Address Lands_Office@juneau.gov					
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">X _____</td> <td style="width: 50%;">_____</td> </tr> <tr> <td style="text-align: center;">Applicant's Signature</td> <td style="text-align: center;">Date of Application</td> </tr> </table>		X _____	_____	Applicant's Signature	Date of Application
X _____	_____				
Applicant's Signature	Date of Application				

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number
PAD24-002

Intake Initials
DR

Date Received
5/7/24



PROPERTY ACQUISITION AND DISPOSAL REVIEW APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant	<p>PROJECT SUMMARY: Mr. Ruschmann is interested in purchasing about an acre of CBJ property. This CBJ property is located outside of the sewer service boundary but also does not have water service because the service out the road is located south of this property on Auke Rec Bypass Road and not on Glacier Highway. The applicant's property is served by municipal water and if this application moves forward, there is an opportunity to negotiate an access and utility easement on the applicant's property to provide municipal drinking water to the remaining CBJ Parcel. Access to Municipal Drinking water would help facilitate development of the remaining CBJ property.</p>
	<p>TYPE OF PROJECT REVIEW: <input type="checkbox"/> Property Acquisition Review <input checked="" type="checkbox"/> Property <u>Disposal</u> Review</p>
	<p>PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:</p> <p>Is this project associated with any other Land Use Permits? <input type="checkbox"/> YES Case No.: _____ <input checked="" type="checkbox"/> NO</p> <p>Capital Improvement Program # (CIP) _____</p>
	<p>ESTIMATED PROJECT COST: \$ _____</p>
<p>ALL REQUIRED MATERIALS ATTACHED</p> <p><input type="checkbox"/> Complete application</p> <p><input type="checkbox"/> Pre-Application notes (if applicable)</p> <p><input type="checkbox"/> Narrative including:</p> <p style="margin-left: 20px;"><input type="checkbox"/> Current use of land or building(s)</p> <p style="margin-left: 20px;"><input type="checkbox"/> Proposed use of land or building(s)</p> <p style="margin-left: 20px;"><input type="checkbox"/> How the proposed project complies with the Comprehensive Plan</p> <p style="margin-left: 20px;"><input type="checkbox"/> How the proposed project complies with the Land Use Code (Title 49)</p> <p style="margin-left: 20px;">Site Plan (details on page 2)</p>	

NOTE: This application is required even if the proposed project is associated with other Land Use permits.

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

PROPERTY ACQUISITION & DISPOSAL FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>20</u>			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number PAD24-002	Date Received 5/7/24
---------------------------------	--------------------------------

Property Acquisition & Disposal Review Information

Property Acquisition & Disposal project review is outlined in CBJ 53.04 and 53.09

Each application for a Property Acquisition & Disposal project is reviewed by the Planning Commission at a public hearing. The permit procedure is intended to provide the Commission the flexibility necessary to make recommendations tailored to individual applications.

Application: An application for a Property Acquisition & Disposal project review will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed Property Acquisition & Disposal Project Application, and Development Permit Application forms.
2. **Fees:** No fee required for projects that cost less than \$2.5 million. For projects costing more than this amount, the fee is \$1,600.00. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the project.
4. **Plans:** All plans are to be drawn to scale and clearly show the items listed below:
 - a. Plat, site plan, floor plan and elevation views of existing and proposed structures and land;
 - b. Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances;
 - c. Proposed traffic circulation within the site including access/egress points and traffic control devices;
 - d. Existing and proposed lighting (including cut sheets for each type of lighting);
 - e. Existing and proposed vegetation with location, area, height and type of plantings; and,
 - f. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)

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

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

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

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

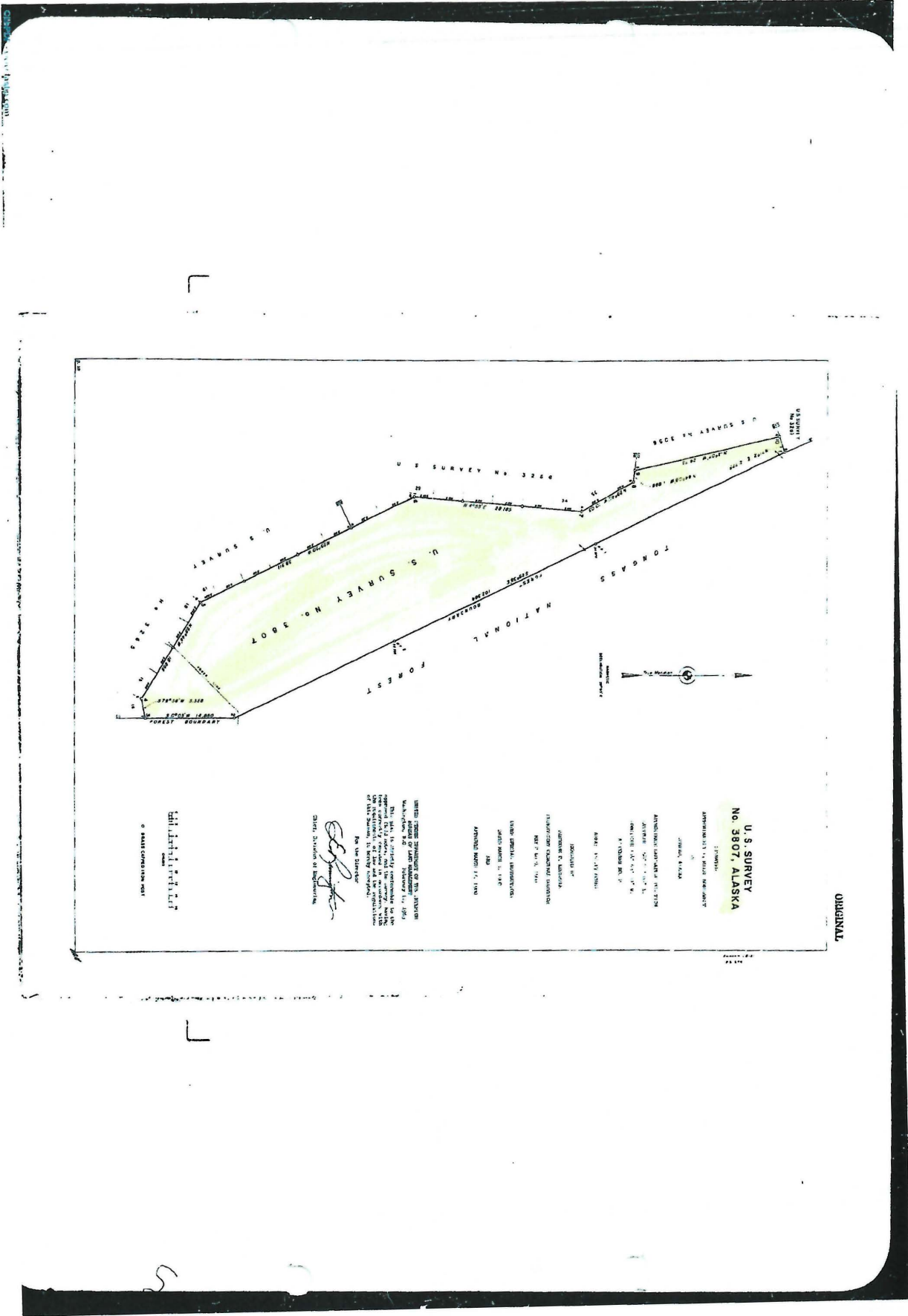
Hearing: Property Acquisition & Disposal project Applications must be reviewed by the Planning Commission. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting. The Planning Commission will make a recommendation based on staff's analysis and forward it to the Assembly for final approval/denial.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

In August 2023 Chris Ruschmann applied to acquire CBJ property adjacent to his property which is located at 15700 Auke Rec Bypass Road. This CBJ property is located outside of the sewer service boundary but also does not have water service because the service out the road is located south of this property on Auke Rec Bypass Road and not on Glacier Highway. The applicant's property is served by municipal water and if this application moves forward, there is an opportunity to negotiate an access and utility easement on the applicant's property to provide municipal drinking water to the remaining CBJ Parcel. Access to municipal water would increase the value and developability of the remaining CBJ property in a way that makes this proposal beneficial to the CBJ.

According to 53.09.260 the Assembly must determine "whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals". If the Assembly provides a motion to negotiate with the original proposer on these two lots, and if the negotiations are successful, ordinances with terms and conditions of the sales will be introduced prior to a public hearing.

The Manager recommends the Assembly pass a motion of support to work with the original proposer in accordance with City Code 53.09.260



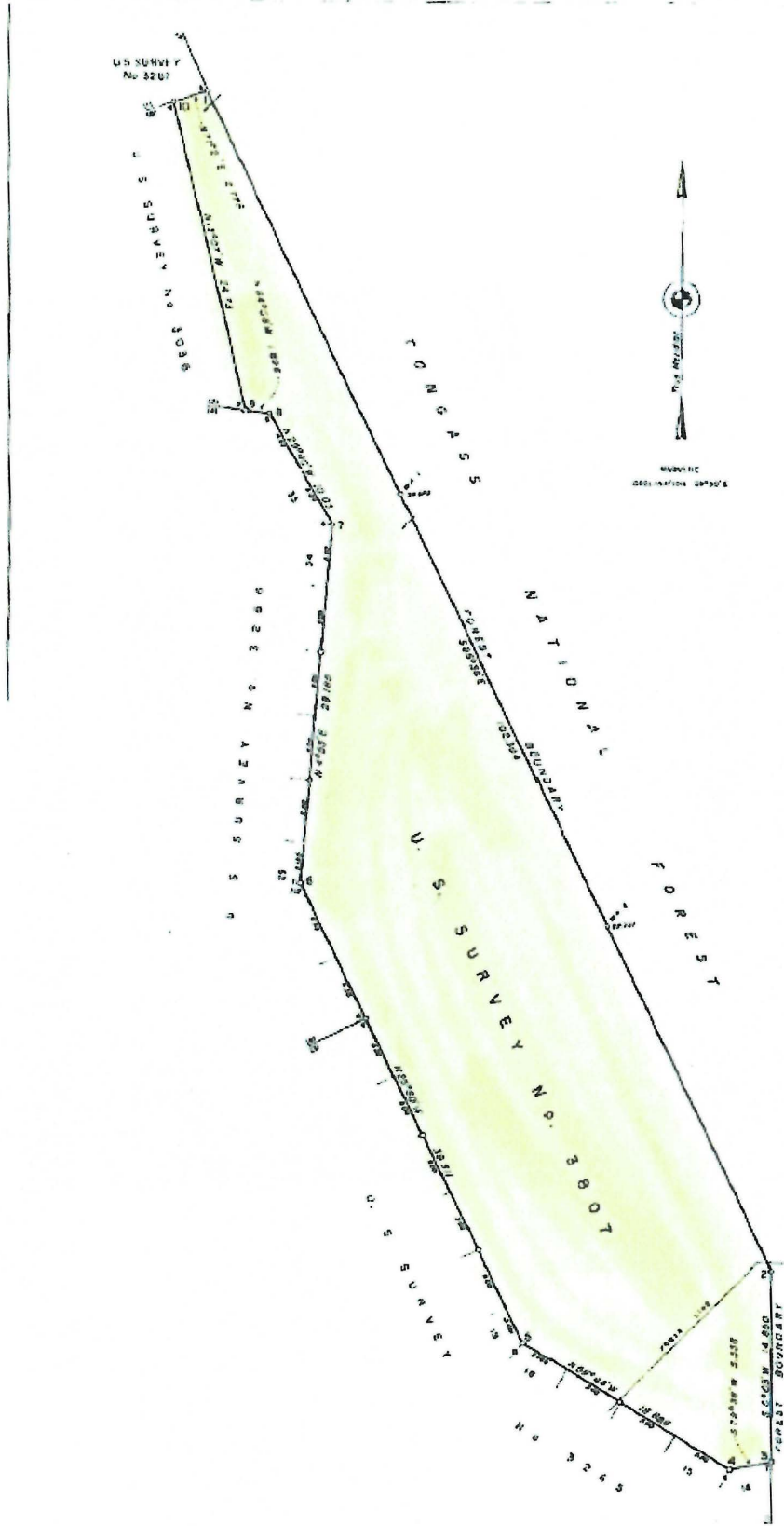
U.S. SURVEY NO. 3807, ALASKA
 ATTACHED TO U.S. SURVEY NO. 3224

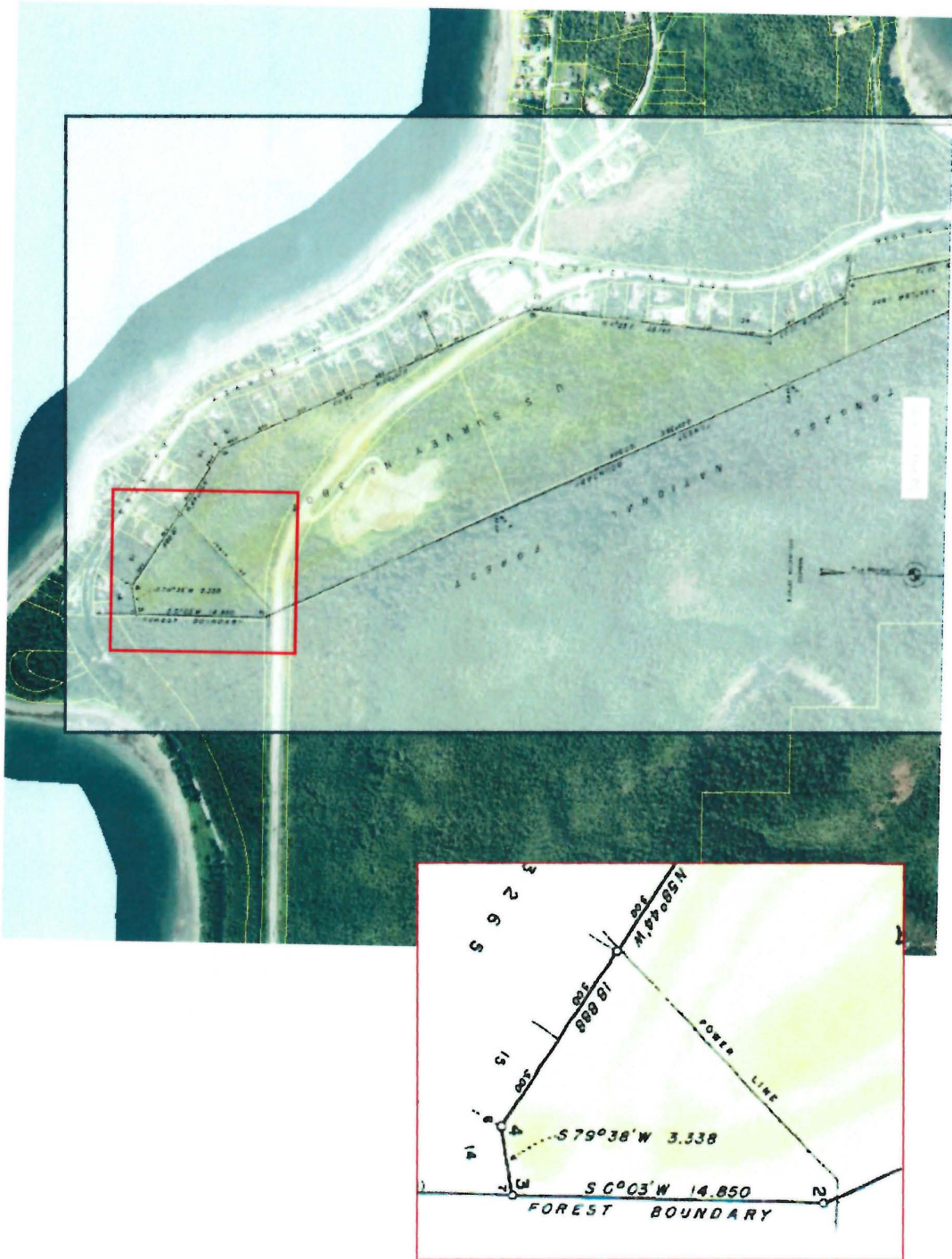
[Signature]
 Chief, Division of Engineering

UNITED STATES DEPARTMENT OF THE INTERIOR
 BUREAU OF LAND MANAGEMENT
 WASHINGTON, D.C. 20250

APPROVED FOR THE DIRECTOR
 DIVISION OF ENGINEERING
 WASHINGTON, D.C. 20250

ORIGINAL











ORIGINAL

U. S. SURVEY No. 3807, ALASKA

SITUATED
APPROXIMATELY 17 MILES NORTHWEST
OF
JUNEAU, ALASKA

APPROXIMATE GEOGRAPHIC POSITION
LATITUDE 58° 23' 00" N.
LONGITUDE 134° 43' 30" W.
AT CORNER NO. 2

AREA: 151.17 ACRES

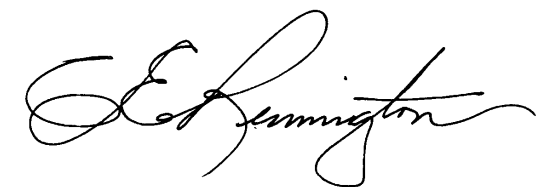
EXECUTED BY
THEODORE P. KOEBERLE
SUPERVISORY CADASTRAL SURVEYOR
MAY 2 to 9, 1960

UNDER SPECIAL INSTRUCTIONS
DATED MARCH 3, 1960
AND
APPROVED MARCH 17, 1960

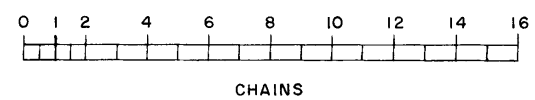
UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D.C. February 11, 1963

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

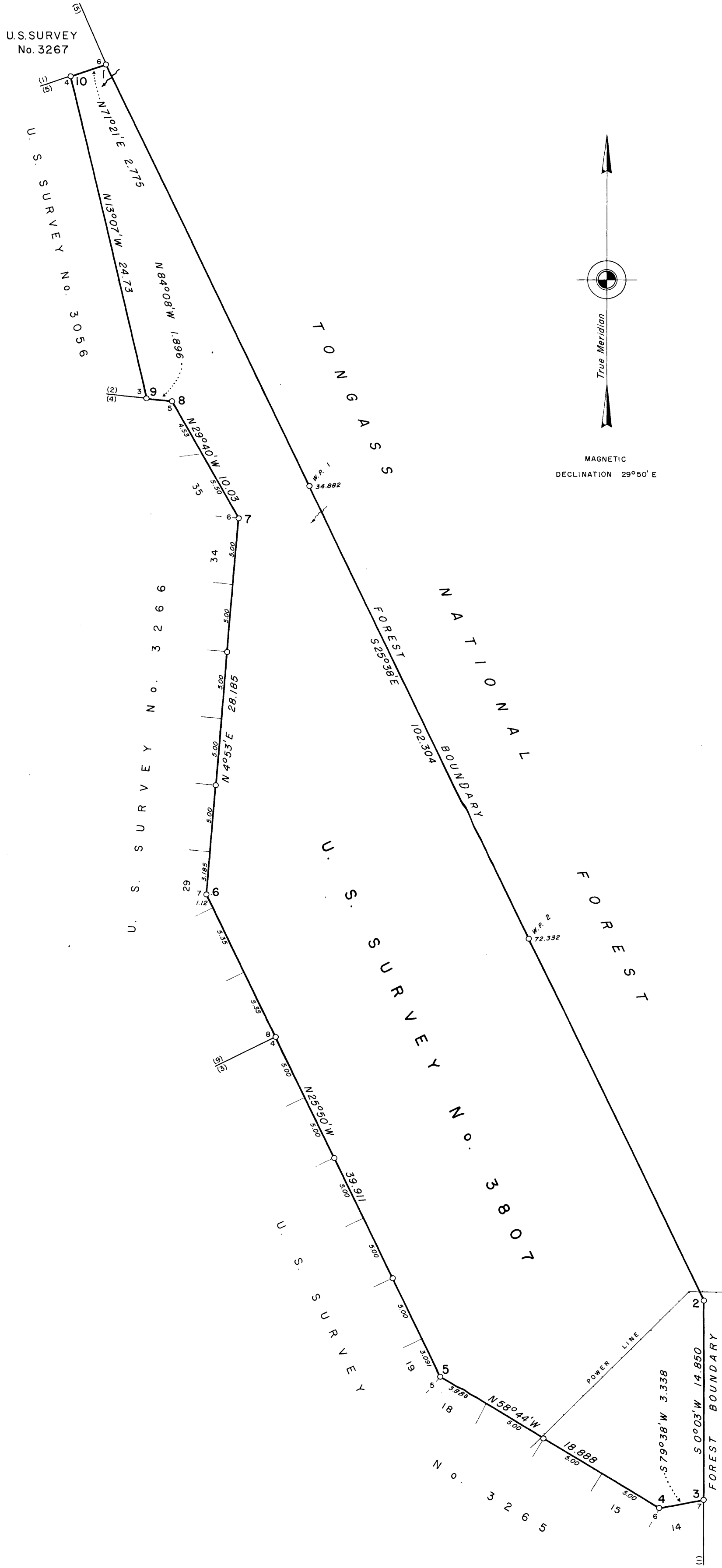
For the Director



Chief, Division of Engineering



○ BRASS CAPPED IRON POST



Vol 157 p 109

gmn

Juneau (18-3)
D.S. 674

144

4-470
(September 1948)

ORIGINAL

109

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

BUREAU OF LAND MANAGEMENT
RECEIVED
MAY 11 1960

FIELD NOTES

OF

DIVISION OF ENGINEERING
Anchorage, Alaska

U. S. SURVEY NO. 3807

SITUATED

APPROXIMATELY 17 MILES NORTHWEST OF JUNEAU, ALASKA

APPROXIMATE GEOGRAPHIC POSITION

LATITUDE 58° 23' 00" N. LONGITUDE 134° 43' 30" W.

AT CORNER NO. 2

Of the _____ Meridian,

In the State of _____ ALASKA

EXECUTED BY

THEODORE P. KOEBERLE, SUPERVISORY CADASTRAL SURVEYOR

Under special instructions dated MARCH 3, 19 60, which provided

for the surveys included under ~~Group~~ U. S. SURVEY No. 3807, approved MARCH 17, 1960

and assignment instructions dated MAY 2, 19 60

Survey commenced MAY 2, 19 60

Survey completed MAY 9, 19 60

4-478b

- 1 -

110

U.S. SURVEY NO. 3807

Chains

Survey commenced May 2, 1960, and executed with a W. and L. E. Gurley transit, Serial No. 591574, of which the horizontal plate is read by double opposite verniers to single minutes of arc, which is also the least count of the vernier of the vertical circle. Prior to beginning the survey, I examine all the adjustments of the transit and find them correct.

All measurements are made with a 5 chain steel tape graduated its entire length to single links, first and last links to tenths of a link. The tape was tested on a base laid out with a 66 ft. standard steel tape and found correct. The vertical angles were determined by the transit circle on all measurements made on the slope and equivalents of all intervals are entered in the field note record.

The geographic position of cor. No. 2 as scaled from U.S. Geological Survey Map, Juneau (B-3), edition of 1947, to the nearest half minute is latitude $58^{\circ} 23' 00''$ N., longitude $134^{\circ} 43' 30''$ W.

The bearings used in this survey were obtained from two different sources. For line 1-2, the bearing was determined from record of line 1-6, U.S. Survey No. 3267. For line 2-3, the bearing was determined from record line 1-7, U.S. Survey No. 3265. The above described bearings are carried forth by taking the mean of direct and reverse deflection angles at each instrument station.

The magnetic declination is $29^{\circ} 50'$ E.

PRELIMINARY STATEMENT

This survey consists of establishment of the Tongass National Forest Boundary lines from corner No. 6 of U.S. Survey No. 3267 to corner No. 7 of U.S. Survey No. 3265.

The remaining boundary lines, which are identical with lines of adjoining U.S. Surveys, are as follows:

Lines 3-4 and 4-5 are identical respectively with lines 7-6 and 6-5 of U.S. Survey No. 3265. Line 5-6 is identical with line 5-4 of U.S. Survey No. 3265 and line 8-7 of U.S. Survey No. 3266. Lines 6-7, 7-8 and 8-9 are identical respectively with lines 7-6, 6-5 and part of line 5-4 of U.S. Survey No. 3266. Line 9-10 is identical with line 3-4 of U.S. Survey No. 3056. Line 10-1 is identical with part of line 1-6 of U.S. Survey No. 3267.

Monuments for corners of this survey identical with corners of U.S. Surveys Nos. 3056, 3265, 3266 and 3267 were recovered in good condition and the appropriate marks for this survey were stamped on the brass caps.

Begin at cor. No. 1, identical with cor. No. 6, U.S. Survey No. 3267, which is monumented with a regulation brass capped iron post, 3 ins. diam., extending 3 ins. above the ground, firmly set, mkd. and witnessed as described in the official record. I add mks. to brass cap to now read

S 3267
C 6
LOT 38 | T N F
S 3807
C 1

1953

4-278b

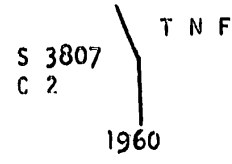
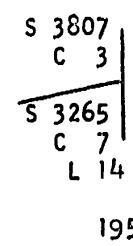
111

- 2 -

U.S. SURVEY NO. 3807

<p>Chain</p> <p>1.000</p> <p>34.882</p> <p>37.000</p> <p>72.332</p> <p>75.000</p>	<p>from which new bearing trees</p> <p>A hemlock, 8 ins. diam., bears N. 17° E., 52 lks. dist., mkd. S 3807 C I B T.</p> <p>A hemlock, 5 ins. diam., bears S. 70° 15' E., 23 lks. dist., mkd. S 3807 C I C T.</p> <p>Thence on line 1-2, identical with a portion of Tongass National Forest Boundary.</p> <p>S. 25° 38' E.</p> <p>Descend 20 ft. over steep SW. slope through timber and undergrowth.</p> <p>Small stream, 10 lks. wide, course SW.</p> <p>Gradual ascent along rolling westerly slope.</p> <p>Establish witness point No. 1.</p> <p>Set an iron post, filled with cement, 28 ins. long, 2½ ins. diam., 24 ins. in the ground, with brass cap mkd.</p> <p style="text-align: center;">S 3807 W P 1 — T N F 1960</p> <p>from which</p> <p>A hemlock, 7 ins. diam., bears S. 36° W., 34 lks. dist., mkd. S 3807 W P 1 B T.</p> <p>A hemlock, 6 ins. diam., bears N. 76° W., 25 lks. dist., mkd. S 3807 W P 1 B T.</p> <p>Descend 20 ft. over steep westerly slope.</p> <p>Small stream, 2 lks. wide, course SW.</p> <p>Continue along broken SW. slope, through timber and undergrowth.</p> <p>Establish witness point No. 2.</p> <p>Set an iron post, filled with cement, 28 ins. long 2½ ins. diam., 26 ins. in the ground, with brass cap mkd.</p> <p style="text-align: center;">S 3807 W P 2 — T N F 1960</p> <p>from which</p> <p>A hemlock, 14 ins. diam., bears S. 46° 45' W., 37 lks. dist., mkd. S 3807 W P 2 B T.</p> <p>A hemlock, 6 ins. diam., bears N. 44° 15' W., 51½ lks. dist., mkd. S 3807 W P 2 B T.</p> <p>Steep ascent over westerly slope.</p> <p>Thence gradual ascent over SW. slope.</p>
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U.S. SURVEY NO. 3807

Chains	
83.000	Top of rise, begin gradual descent over westerly slope.
101.600	Intersect power line, bears N. 89° 30' W. and S. 89° 30' E. Angle point on power line bears N. 89° 30' W., 80 lks., then line bears S. 44° W.
102.304	<p>Point for cor. No. 2.</p> <p>Set an iron post, filled with concrete, 28 ins. long, 2½ ins. diam., 23 ins. in the ground to bedrock with brass cap mkd.</p> <div style="text-align: center;">  </div> <p>from which</p> <p>A hemlock, 10 ins. diam., bears S. 21° 30' W., 33 lks. dist., mkd. S 3807 C 2 BT.</p> <p>A hemlock, 8 ins. diam., bears S. 64° 30' W., 33 lks. dist., mkd. S 3807 C 2 BT.</p>
	<p>S. 0° 03' W.</p> <p>On line 2-3.</p> <p>Gradual descent along westerly slope through timber and undergrowth.</p>
14.850	<p>Cor. No. 3, identical with cor. No. 7, U.S. Survey No. 3265, which is monumented with a regulation brass capped iron post, 2½ ins. diam., firmly set, mkd. and witnessed as described in the official record. 1 add mks. to brass cap to now read</p> <div style="text-align: center;">  </div>
	<p>Thence on remaining boundary lines as described in the preliminary statement to cor. No. 1 and point of beginning.</p> <p>Containing 151.17 acres.</p>
	<p style="text-align: center;"><u>IMPROVEMENTS</u></p> <p>The power line which crosses line 1-2 as hereinbefore described crosses line 4-5. at a point N. 58° 44' W., 10.188 chs. dist. from cor. No. 4. The power line bears NE. and SW.</p>

4-078 b

113

- 4 -

U.S. SURVEY NO. 3807

Chains

NEW BEARING TREES - CORNER NO. 6

New bearing trees for cor. No. 6, identical with cor. No. 7, Lot 29, U.S. Survey No. 3266 are:

A hemlock, 6 ins. diam., bears N. 80° E., 37½ lks. dist., mkd. S. 3807 C 6 BT.

A hemlock, 6 ins. diam., bears N. 17° 30' W., 25½ lks. dist., mkd. S 3266 C 7 L 29 BT.

GENERAL DESCRIPTION

The entire area is on a westerly slope and is covered with spruce and hemlock timber, alder and berry bush undergrowth; the soil is composed of forest mold over rock, clay, sand and gravel.

115

CERTIFICATE OF CADASTRAL SURVEYOR

I, Theodore P. Koeberle, HEREBY CERTIFY upon honor that, in pursuance of special instructions bearing date of the 3 day of March, 1960. I have surveyed U.S. Survey No. 3807 situated approximately 17 miles northwest of Juneau, Alaska.

of the _____ Meridian, in the State of Alaska, which are represented in the foregoing field notes as having been executed by me and under my direction; and that said survey has been made in strict conformity with said instructions, the Manual of Instructions for the Survey of the Public Lands of the United States, and in the specific manner described in the foregoing field notes.

July 20, 1962
(Date)

Theodore P. Koeberle
(Cadastral Surveyor)
Theodore P. Koeberle
Supervisory Cadastral Surveyor
(Cadastral Surveyor)

CERTIFICATE OF APPROVAL

BUREAU OF LAND MANAGEMENT,
Washington, D. C., FEB 11 1963, 1963

The foregoing field notes of the survey of U.S. Survey No. 3807 situated approximately 17 miles northwest of Juneau, Alaska.

executed by Theodore P. Koeberle, Supervisory Cadastral Surveyor having been critically examined and found correct, are hereby approved.

E. L. Remington
(Cadastral Engineering Staff Officer)
Chief, Division of Engineering

CERTIFICATE OF TRANSCRIPT

I CERTIFY that the foregoing transcript of the field notes of the above described surveys in _____, is a true copy of the original field notes.

(Date) (Cadastral Engineering Staff Officer)

GPO 682650

Local Book 87 Page 419
Juneau Recording Dist.

State of Alaska



Patent

No. 612

Know All Men By These Presents that the State of Alaska in consideration of the sum of
ONE AND NO/100----- DOLLARS,
lawful money of the United States and other good and valuable consideration, now paid, the receipt
whereof is hereby acknowledged, does hereby grant to GREATER JUNEAU BOROUGH
A First Class Borough organized and existing pursuant to the
Laws of the State of Alaska

its successors
~~XXXXXXXXXXXX~~ and assigns all the real property situated in the Borough of GREATER JUNEAU

State of Alaska, described as follows:

ALL OF U. S. SURVEY 3807, CONTAINING 151.17
ACRES MORE OR LESS.

Subject to Existing Power Line.

RECORDED - FILED	
Juneau REC. DIST.	
DATE	1-8-1968
TIME	4:15 P.M.
Requested by	Director Juneau Borough
Address	210 Admiral Way

Township 40 SOUTH Range 65 EAST COPPER RIVER Meridian,
Alaska, according to the official survey thereof save and except those restrictions appearing in the Federal Patent or
other conveyance by which the Grantor acquired title and further, Alaska, the Grantor, expressly reserves, out of
the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals,
fissionable materials, and fossils of every name, kind or description, and which may be in or upon said lands above
described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable
materials and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its
lessees, successors and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon
said lands, or any part or parts thereof, at any and all times, for the purpose of opening, developing, drilling and
working mines or wells on these or other lands, and taking out and removing therefrom all such oils, gases, coal,
ores, minerals, fissionable materials and fossils, and to that end it further expressly reserves out of the grant hereby
made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys
at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, power-
lines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part
thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such
purposes hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights
and power in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render
beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

To Have and to Hold the said land with the appurtenances thereof unto the said Grantee and
its successors
~~XXXXXXXXXXXX~~ and assigns forever.

In Testimony Whereof the State of Alaska has caused these presents to be executed by the Director
of the Division of Lands, Department of Natural Resources, State of Alaska, this 16th
day of NOVEMBER A.D. 1967.

A. Erikson
Acting Director, Division of Lands

State Record of Patents
Vol. VII
Page 12

JUNEAU
Serial No. 68-65

PROJECT SITE MAP

JUNEAU - ALASKA

GLACIER HIGHWAY INDIAN POINT TO POINT LOUISA

PROJECT NUMBER F-093-3(4) (69844)

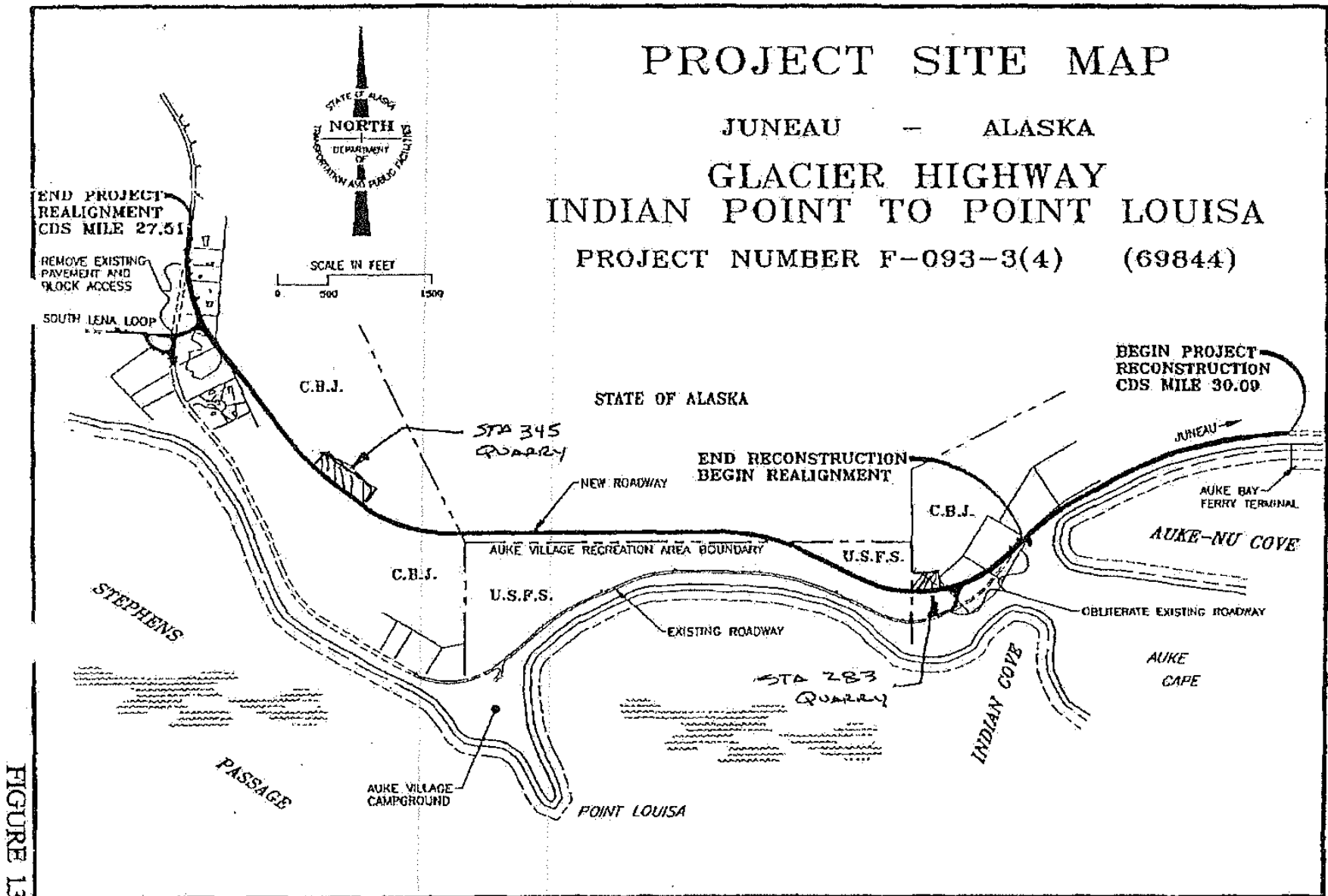
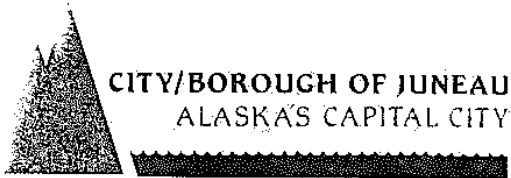


FIGURE 13

USE97-00011



CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION

Date: April 8, 1999

File No.: USE99-00005

SECON, Inc.
5322 Shaune Drive
Juneau, Alaska 99801

Application For: Conditional Use Permit

Legal Description: A FR. of USS 3807 and Auke Rec By-Pass ROW

Parcel Code Number: 8-B34-0-100-010-0 and 0

Hearing Date: March 23, 1999

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated March 17, 1999 and approved a Conditional Use permit to locate a rock crusher and hot mix asphalt plant, on a temporary basis, in or adjacent to the Auke Rec By-Pass right-of-way to be conducted as described in the project description and project drawing submitted with the application and with the following conditions:

1. That the term of the permit be as follows:
 - (a) That the length of operation for the rock crusher extend from April 1 to July 30, 1999,
 - (b) That the length of operation for the asphalt plant extend from July 1 to September 30, 1999.
2. That the Director may extend the term of this permit by 1 month upon a determination that such an extension is necessary to complete the scheduled Auke Rec By-Pass road construction project.
3. That the use of the asphalt batch plant and rock crusher at this site is limited to work necessary for completion of the Auke Rec By-Pass road construction project and no other project.
4. That the hours and days of operation for the rock crusher are limited to 8:00 A.M. to 6:00 P.M., Monday through Friday.
5. The applicant use sufficient water in the crushing operation to prevent any dust from leaving the site.

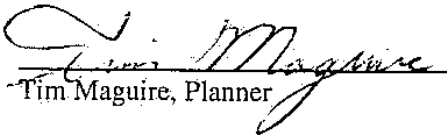
155 So. Seward Street, Juneau, Alaska 99801-1397

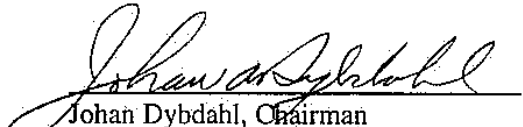
SECON, Inc.
File No.: USE99-00005
April 8, 1999
Page 3

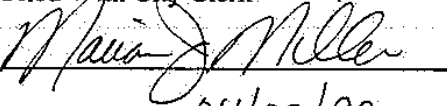
must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030 (c).

Effective Date: The permit is effective upon approval by the Commission.
March 23, 1999

Expiration Date: The permit will expire 18 months after the effective date or September 23, 2000, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days before the permit expires.

Project Planner: 
Tim Maguire, Planner


Johan Dybdahl, Chairman
Planning Commission

Filed With City Clerk

04/09/99

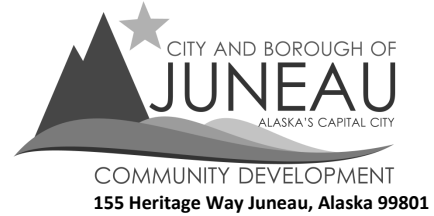
cc: Cynthia Johnson
Tracy Moore
Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond 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 - 1-800-949-4232, or fax 360-438-3208.

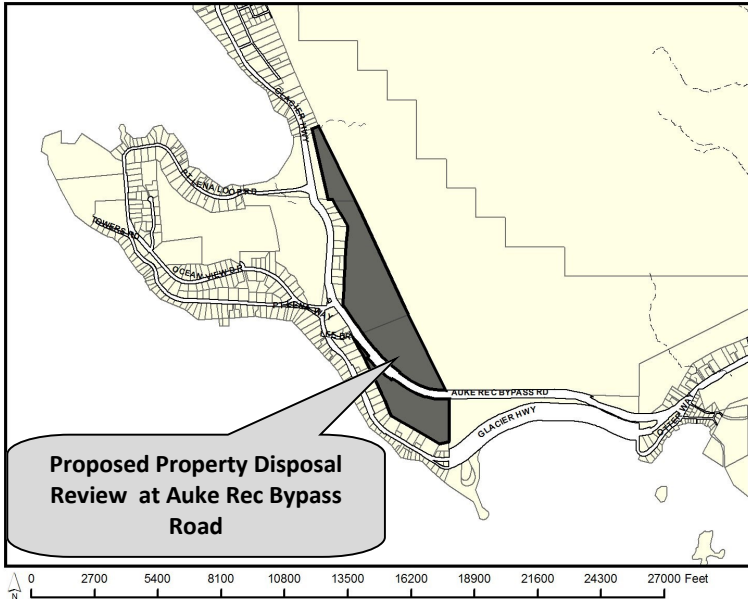
Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



TO



Property Disposal Review has been submitted for consideration and public hearing by the Planning Commission for **one (1) acre from 151-acre CBJ parcel creating an easement on CBJ land between Glacier Hwy and Auke Rec Bypass Road** in both **D18 and RR zones**.

PROJECT INFORMATION:

Project Information can be found at:
<https://juneau.org/community-development/short-term-projects>

PLANNING COMMISSION DOCUMENTS:

Staff Report expected to be posted **August 5** at
<https://juneau.org/community-development/planning-commission>
Find hearing results, meeting minutes, and more here, as well.

Now through July 22	July 23 — noon, August 9	HEARING DATE & TIME: 7:00 pm, August 13	August 14
Comments received during this period will be sent to the Planner, Jason Larson to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/84261423650 and use the Webinar ID: 842 6142 3650 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above). You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.	The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ext. 4139
Email: pc_comments@juneau.gov or jason.larson@juneau.gov
Mail: Community Development, 155 Heritage Way, Juneau AK 99801

Case No.: PAD2024 0002
Parcel No.: 8B3401000100
CBJ Parcel Viewer: <http://epv.juneau.org>

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
South Lena	LND-0132	8B3301000250	Lot E-E, USS 3053	0.32	Pedestrian beach access from Point Lena Loop to Favorite Channel (undeveloped)	Parks & Recreation	Retain
Lena Cove	LND-0133	8B3401010040	Lot D-D, USS 3056	0.23	Pedestrian beach access from 17.1 mile north Glacier Hwy to Lena Cove (undeveloped)	Parks & Recreation	Retain
	LND-0134	8B3401000060	Lot 3A, USS 3055	0.14	Pedestrian beach access from Point Lena Loop Road to Lena Cove (undeveloped)	Parks & Recreation	Retain
Lena Point	LND-0135	8B3301070070	Block F, South Lena Subdivision	51.50	Public area greenbelt	Parks & Recreation	Retain
South Lena	LND-0137	Unassigned	Fraction of Lot 3, USS 3809	1.02	AEL&P substation	Lands & Resources	Retain
	LND-0139	8B3301050070	Lot 7, Block B, South Lena Subdivision	0.76	Future wastewater treatment plant	Lands & Resources	Retain
	LND-0141	8B3301050040	Lot 4, Block B, South Lena Subdivision	1.35	Future disposal	Lands & Resources	Dispose
	LND-0142	8B3301050010	Lot 1, Block B, South Lena Subdivision	2.35	Future disposal	Lands & Resources	Dispose
	LND-0143	8B3301040180	Lot 18, Block A, South Lena Subdivision	1.47	Future disposal	Lands & Resources	Dispose
	LND-0144	8B3301040200	Lot 20, Block A, South Lena Subdivision	1.50	Future disposal	Lands & Resources	Dispose
	LND-0145	8B3301040100	Lot 10, Block A, South Lena Subdivision	1.07	Future disposal	Lands & Resources	Dispose
	LND-0147	8B3301040080	Lot 8, Block A, South Lena Subdivision	1.05	Future disposal	Lands & Resources	Dispose
	LND-0149	8B3301010112	Lot B, a subdivision of Tract C, USS 3808	1.49	Remnant after parcel was subdivided and land purchased for Ocean View Drive	Lands & Resources	Retain / Dispose
	LND-0150	4B3301000050	Lot 28, USS 3266	3.82	16.5 mile north Glacier Hwy; water pumps for Lena Loop Reservoir; Lena Loop Park	Parks & Recreation and Public Works	Retain
	LND-0151	4B3301000060	Lot 29, USS 3266	3.20	Lena Loop Park	Parks & Recreation	Retain
	LND-0152	4B3301020080	Lot 18A, USS 3054	0.73	16145 Lena Loop Road; Pedestrian beach access from Point Lena Road to Favorite Channel	Parks & Recreation	Retain
Point Louisa Road	LND-0153	4B3301020170	Lot 25A, USS 3054	0.32	Pedestrian access from 16.5 mile north Glacier Hwy to Favorite Channel (undeveloped)	Parks & Recreation	Retain
	LND-0154	4B3201010020	Lot 10A, USS 3051	0.15	Property does not abut Hwy; located along Favorite Channel, north of Point Louisa; used for pedestrian access	Parks & Recreation	Retain
Lena Point	LND-0157	8B3501010030	Lot 1A-1, USS 3808	29.98	Park at northwestern tip of Lena Point	Parks & Recreation	Retain
East of Lena	LND-0158	8B3401000100	USS 3807	151.17	Point Louisa - Lena Cove, 15.6 - 17.4 mile north Glacier Hwy; baseball field; Aant'iyeik Park	Lands & Resources and Parks & Recreation	Retain / Dispose
Auke Bay	LND-0200	4B3001020050	ATS 1533	4.30	Current lessee - Allen Marine; east of Ferry Terminal	Docks & Harbors	Retain
	LND-0201	4B3001020020	Lot 1, USS 3810	347.92	Auke Nu Creek to Auke Village Recreation Area; Parks & Recreation manages area of stream corridors; Stablers Rock Quarry	Lands & Resources and Parks & Recreation	Retain / Dispose
		4B3001020021					