

Agenda

Planning Commission - Regular Meeting City and Borough of Juneau

March 12, 2019
Assembly Chambers
7:00 PM

- I. ROLL CALL
- II. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA
- III. APPROVAL OF MINUTES
- IV. WRITTEN AGENCY AND PUBLIC COMMENTS POST DEADLINE
 - A. Additional Materials for March 12, 2019 Planning Commission Meeting
- V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS
- VI. ITEMS FOR RECONSIDERATION
- VII. CONSENT AGENDA
 - A. CSP2018 0020: Installation of a traffic signal at the intersection of Stephen Richards Memorial Drive & Riverside Drive
 - B. USE2019 0001: A Conditional Use Permit for a temporary asphalt plant for an airport project
 - C. USE2019 0004: A Conditional Use Permit for a Brewery and Tasting Room
- VIII. UNFINISHED BUSINESS
- IX. REGULAR AGENDA
 - A. USE2019 0002: A Conditional Use Permit to allow use of a 5th wheel trailer as a dwelling
- X. BOARD OF ADJUSTMENT
- XI. OTHER BUSINESS
- XII. STAFF REPORTS
- XIII. COMMITTEE REPORTS
- XIV. LIAISON REPORT
- XV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS
- XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS
- XVII. EXECUTIVE SESSION
- XVIII. ADJOURNMENT

Additional Materials

Regular Planning Commission Meeting

Assembly Chambers, 7:00pm

Meeting Date: March 12, 2019

1. CSP2018 0020:

- a. Public comment from Jenn Larsen, received 3/6/19

2. USE2019 0004:

- a. Public comment from Rick & Lisa Currier, received 3/6/19

3. USE2019 0002:

- a. Public comment from Michelle Warrenchuk, received 2/25/19
- b. Retraction of comment from Gary Miller, received 3/3/19
- c. Public comment & retraction from Richard & Julie Moe, 2/25/19 & 3/4/19
- d. Public comment from Peter Andruss, received 3/6/19
- e. Public comment from Merritt Andruss, received 3/6/19
- f. Retraction of comments from Peter & Merritt Andruss, received 3/5/19
- g. Public comment from Jacek Maselko, received 3/6/19
- h. Public comment from Kristine Trott, received 3/6/19

From: Jenn Larsen <jlarsen76@gmail.com>
Sent: Wednesday, March 06, 2019 7:41 PM
To: PC_Comments
Subject: Planning Commission meeting/traffic light

Good evening,

I live in the valley and am in big support of putting in a traffic light at Riverside and Stephen Richards. I drive that intersection daily and have seen numerous near-accidents from people constantly running stop signs. In the morning, I worry about the kids walking to high school that use that intersection getting hit.

I also know that in the afternoon when the HS lets out, that intersection gets really backed up on Riverside.

I believe the timing would have to set right though so traffic doesn't get backed up on Stephen Richards. That's really my only concern with a light.

Jenn Larsen

From: Richard A. Currier <ricklisa@gci.net>
Sent: Wednesday, March 06, 2019 7:39 PM
To: PC_Comments
Cc: Andy Meiners; Andi Story; aukebay.seaview@gmail.com; Debi Ballam; Mark Schwan; Jerry Quigg; Jeremy Woodrow; joel carpenter; Thepilchers@gci.net; RON FLINT; Julie
Subject: Case No. : USE2019 0004; Parcel No.: 4B2801030091 Auke Bay

My wife Lisa and I have no objection to the proposal to put a brewery in the former Horton's Hardware/UAS Bookstore building in the Auke Bay "downtown core". Hopefully, the brewery will include a restaurant with better ambience than currently exists in the area. Our major concerns in any Auke Bay development are:

- obstruction of up slope views by down slope development
- industrial or commercial intrusion into our neighborhood (Tanner Terrace subdivision).

It doesn't appear that the proposal will impact either of these concerns.

Regards,

Rick and Lisa Currier

From: Michelle Warrenchuk <stinkerboo2@yahoo.com>
Sent: Monday, February 25, 2019 12:28 PM
To: PC_Comments
Subject: Public comment for 20012 Cohen Drive

Good Afternoon,

I would like to provide public comment and express my concerns for the permit request to put a 5th wheel trailer on the residential property of 20012 Cohen Drive and the other commercial business activities that are associated with this permit's request.

It is my understanding that this lot is zoned as a residential D1 single family dwelling. The intentions described in the permit for this lot is not to build a residential home within a year or two of placing the 5th wheel trailer (which would be a normal request for a temporary placement of a livable trailer) but rather for commercial storage and request for utilities to be hooked up to a trailer so that a business (Alaska Luxurious tours) can live in the trailer and store commercial equipment on the property. There does not seem to be any end date to this request which causes greater concern.

As a resident who build a home on Cohen Drive and did go through the proper permitting process for a temporary residence with the full intentions to build a home; which we did and have lived in our completed home 12 years, I would only expect that other temporary residential permitting be consistent with the residential intent of the D1 zoning.

Our community puts a lot of faith and trust into the CBJ permit center to process permit within the Cities regulations, especially for residentially zoned neighborhoods. The intentions of the city should be to keep our neighborhoods safe and marketable by only allowing permits for residential buildings and occupancy in D1 zones areas. This ensure fare standards and happy neighbors in our community.

Residential property owners wanting to rent out their property to a business and to then request to develop their lot for commercial activity should not be permitted within a strict residential neighborhood just as this D1 lot of 20012 Cohen Drive.

Thank you for considering my concerns and comments for this public review process.

Michelle Warrenchuk
907-723-2095

Sent from my iPhone

From: Gary Miller <gmiller.juneauak@gmail.com>
Sent: Sunday, March 3, 2019 6:25 PM
To: PC_Comments
Subject: Brent Bitterman Conditional Use Permit

I submitted comments about Brent Bitterman's conditional use permit (Case No USE 2019 0002). I have been communicating with Brent and I am now comfortable with his request.

PLEASE REMOVE MY COMMENTS FROM YOUR FILES.

Thank you.

Gary Miller
20135 Cohen Dr
Juneau, AK 99801-8211
(907) 789-3757

From: rick moe <rickmoe99801@gmail.com>
Sent: Monday, February 25, 2019 11:01 AM
To: PC_Comments; Julie Moe
Subject: Case No.: USE2019 0002Parcel No.: 8B3701030010

We are Richard, and Julie Moe, and reside at 19932 Cohen drive. We are going on record saying that we oppose any commercial activity of this type in our residential neighborhood. There are plenty of storage facilities in Juneau to store boats, and associated equipment , without infringing on our peace and quiet, and aesthetic value out here on Cohen drive. Also in question is the increased traffic on our continually deteriorating dirt road that the city streets department works very hard to maintain. We also question the use permit to allow a fifth wheel to be used as a residence with the possibility of someday building a one bedroom home at a later date. Our understanding is that this would be allowable during the time that construction was being undertaken on a single family home, or similar residence. With that understanding, we do not oppose the use of said fifth wheel for that purpose, but do oppose any open ended time period to use it as a residence. It should also be said that this property has already been used the entire winter as storage for this fifth wheel.

From: Julie Moe <Julie@sellingjuneau.com>
Sent: Monday, March 4, 2019 11:03 AM
To: PC_Comments
Subject: Brent Bitterman conditional use permit on Cohen Dr

Please withdraw our concerns about the conditional use permit that were submitted to Laurel Bruggelman.
 Thank you,
 Julie and Rick Moe

20 FEB '19

RECEIVED

MAR 06 2019

PERMIT

TO: Community Development
JUNOON

FROM: Peter ANDRUS
20137 Cohen 97801
pandrus@gmail.com
907-957-438

Subj: Conditional USE pmt
Per 20012 Cohen

- this property has always been an eyesore since the Steel garage was erected.
- if granted permit it should only be for a limited time only.
- if permitted the owner of property should post a bond of some kind so if the said 5th wheel/trailer becomes derelict sufficient funds are available to remove the structure -
5th wheel/trailer

Respectfully

Pete Andrus

2 MAR 19

RECEIVED

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MAR 06 2019

PERMIT

TO: Community Development
JUNEAU

FROM MERRITT ANDRUSS
20133 Cohen Dr 99801
merrittnp@gmail.com
907-957-1131

SUBJ: Conditional use permit
for 20012 Cohen

We are zoned Residential, not a
mobile Home Park, not a storage lot.
Therefore I urge that the Conditional
Use Permit for 20012 Cohen Drive
be DENIED!

Thank you,

Merritt Andrus, GNP
20133 Cohen Dr.
Juneau, AK. 99801

From: Peter Andruss <pwandruss@gmail.com>
Sent: Tuesday, March 5, 2019 8:19 AM
To: PC_Comments
Subject: 20012

Please omit the letters submitted by Peter and Merritt Andruss 20131 and 20133 Cohen Dr. we had a chance to read Brent's letter and have a better understanding and support his endeavors.

Sent from my iPhone

From: Jacek Maselko <akjacek@gmail.com>
Sent: Wednesday, March 06, 2019 8:48 AM
To: PC_Comments
Subject: Case # USE2019 002

My name is Jacek Maselko, and I own 20115 Glacier hwy, and I would like to voice my opposition to the proposed development at Cohen drive since I believe it would be detrimental to the feel of the neighborhood that we come to enjoy so much.

Firstly, once CBJ gives an exception to allowing trailers as residences in our neighborhood, is that once this precedent is set, it will open the neighborhood to numerous other residence travel trailers. As you are aware there are still quite a bit of undeveloped lots in the North Tee Harbor subdivision, and they may be obtained rather inexpensively by Juneau standards. Therefore allowing trailers as residences will open up our neighborhood to numerous, cheap developments. Once this precedent is established, there is no going back.

Secondly, I am concerned about the commercial nature of the land use proposed by Mr. Bitterman at 20012 Cohen drive, which I assume will not be limited to vehicle storage that he describes. I am not sure what other intentions Mr. Bitterman might have, but the fact that he is expending significant costs to put in a 1.5" waterline is a red flag. One does not put in a 1.5" waterline for a single family residence without having other intentions.

There is a reason why CBJ adopts zoning restrictions and why we abide by them. We choose the neighborhoods to live in because of what they offer and knowing that zoning laws protect us is paramount. We expect CBJ to abide by the zoning laws that they established.

In closing, North Tee Harbor subdivision is no place for trailers as residences and commercial operations.

Sincerely,
Jacek Maselko

From: Kristine Trott <krisstrott@gmail.com>
Sent: Wednesday, March 06, 2019 12:57 AM
To: PC_Comments
Subject: Cohen Drive/Brent Bitterman Project

Dear CBJ Planning Commission,

I have received a letter of explanation from the new neighbor in the NorthTee Harbor-Cohen Drive neighborhood, Brent Bitterman. In his letter he laid out his plans and put to rest my concerns of "equipment storage" and a mobile home going in on that property.

I am pleased to say that I no longer have any objections to his efforts as they seem to be well within all the parameters one could ask for in fitting in to the socially and ecologically responsible group that lives out here.

Please inform the commission of my change of heart in this matter. He sounds like he is going to be building with a good plan and I am content with that.

Thank you for hearing me out.

Kristine Trott



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

DATE: March 1, 2019

TO: Planning Commission

FROM: Beth McKibben, AICP, Senior Planner
Community Development Department

FILE NO.: CSP2018 0020

PROPOSAL: A consistency review for the installation of a traffic signal at the intersection of Stephen Richards Memorial Drive and Riverside Drive

A handwritten signature in black ink, likely belonging to Beth McKibben, is positioned to the right of the 'FROM:' field.

GENERAL INFORMATION

Applicant: Kinney Engineering LLC

Property Owner: City & Borough of Juneau

Property Address: Stephen Richards Memorial Drive and Riverside Drive Intersection

Comprehensive Plan Future Land Use Designation: Medium Density Residential (MDR)/Urban Low Density Residential (ULDR)

Zoning: Collector

Utilities: Public

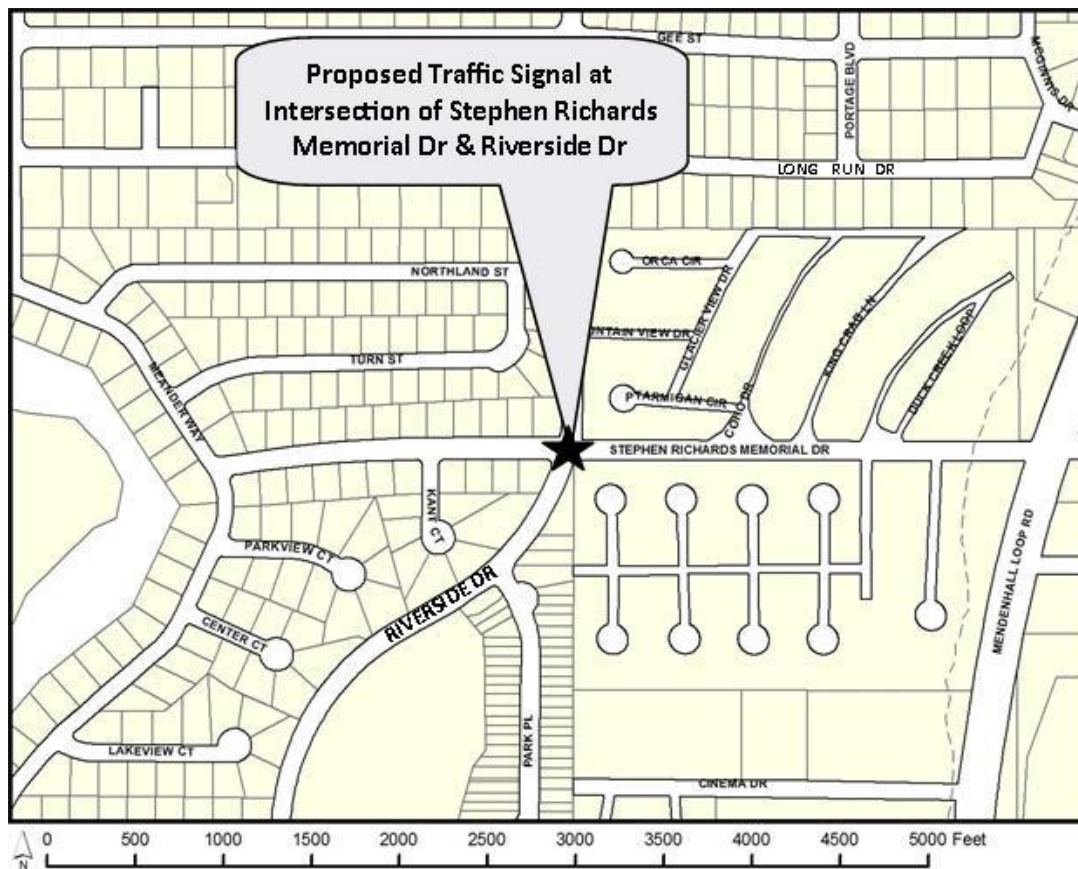
Access: Right-of-way

Existing Land Use: Right-of-way

Surrounding Land Use: Northeast - D15: Single Family/Duplex Mobile Home Park
Southeast - D15: Single Family/Duplex Mobile Home Park
Northwest - D5: Single Family/Duplex
Southwest - D5: Single Family/Duplex

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VICINITY MAP



ATTACHMENTS

- A- Application and back up materials
- B- 2040 Projections – Level of Service (LOS)

PROPOSAL

The State of Alaska Department of Transportation and Public Facilities (DOT&PF) proposes to replace the all-way stop traffic control with a traffic signal at the intersection of Stephen Richards Memorial Drive and Riverside Drive. The project also includes new curb ramps and street lighting.

The intersection is within a CBJ right-of-way. The project is managed by DOT&PF and is federally funded with matching grants provided by CBJ. Construction is expected to begin in early 2020 and is projected to last approximately two months.

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BACKGROUND

In 2008 the intersection was converted to an all-way stop with a flashing beacon suspended above the intersection. This installation was part of the Dimond Park build out, which includes Thunder Mountain High School, Dimond Park Aquatic Center, Mendenhall Valley Public Library, Dimond Park Field House, and the Dimond Park baseball fields. Prior to 2008, there were stop signs on the Stephen Richards Memorial Drive approaches, and Riverside Drive was an uncontrolled through street.

AGENCY REVIEW

Staff contacted CBJ Engineering & Public Works, Capital City Fire & Rescue, the Juneau Police Department, CBJ Parks & Recreation, Streets & Fleets, the Assessor's Office, Lands & Resources, DOT&PF, Alaska Department of Fish & Game and Alaska Electric Light & Power. Staff received no comments of concern with the proposed traffic signal.

PUBLIC COMMENTS

At the time of the writing of this report, CDD staff received no public comments regarding the proposed project.

ANALYSIS

All proposed state capital improvement projects must be reviewed for consistency with the CBJ Land Use Code (Title 49). Title 49 also provides reference to the CBJ Comprehensive Plan and a number of additional plans that have been officially adopted as part of the Comprehensive Plan.

49.15.580 (b) - State project review: The commission shall review proposed Alaska State capital improvement projects for consistency with this title pursuant to AS 35.30.010 and may impose conditions on and modifications to such projects. If the commission approves or approves with conditions or modifications, a notice of decision shall be issued. A notice of decision becomes final 90 days from the date the project was submitted unless modified or disapproved by the assembly. If the commission disapproves, a notice of recommendation and draft resolution shall be forwarded to the assembly for further action.

The stated purpose of the project is to reduce traffic congestion at the intersection during the morning and evening commute times. Currently, the intersection functions at a level of service (LOS) F during the peak morning and evening hours. LOS is a measure of the delay experienced by vehicles using the intersection. Presently, the delay is 89 seconds per vehicle and is predicted to increase to 112 seconds per vehicle in the AM peak hour and 151 seconds per vehicle in the PM peak hour by 2040 due to increasing traffic. DOT&PF targets LOS D or better

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for design projects on roads such as Riverside Drive. LOS D is recognized in the CBJ Comprehensive Plan as being the minimum acceptable LOS. Additionally, CBJ identifies LOS D as the minimum acceptable when evaluating traffic impacts of new developments on the road system. LOS D has an average delay of 35 seconds per vehicle. Modeling shows that the intersection will function at a LOS B with the signal and is projected to continue functioning at a LOS B by 2040.

DOT&PF evaluated several proposals for this intersection. Their evaluation included several public open houses to explain the project and take public feedback on the various proposals. The evaluation process is fully explained in the application materials. Through this process, the signal alternative scored the highest. This option will have the lowest peak-hour vehicle delay, no permanent right-of-way impacts, and an overall lower project cost. CBJ has indicated that the maintenance of the traffic signal alternative will create a lower burden than a roundabout alternative. There is a somewhat higher potential for collisions with the signal, but DOT&PF indicates that because of the low approach speed at this intersection the crash potential is still low and the likelihood of severe crashes even lower.

The project will consist of traffic signal poles and new curb ramps at all four corners of the intersection. No turn lanes will be added. Street lighting is planned and will be LED fixtures. Travel lane width, bike lane width, and sidewalk width will all remain unchanged and will continue to meet the requirements of CBJ 49.35.

The American Medical Association (AMA) made recommendations in 2016 which stated that based on safety and health concerns, LED lighting should not exceed 3000K Correlated Color Temperature (CCT) and levels of blue light should be minimized to minimize glare. The AMA recommendations also state that some ability to 'tune' the lighting should be available so light can be dimmed during off-peak times. Light trespass should be minimized next to residential buildings.

It is suggested that the DOT&PF lighting plan prevents light trespass and follows lighting recommendations of the AMA.

As stated previously, construction is expected to take approximately two months and will begin in early 2020. The current all-way stop traffic control, including the flashing beacon, will remain in place and in use until the new signal is completely installed. It is anticipated that work will take place after the AM peak hour and end before the PM peak hour- roughly 9 am to 3 pm. Construction activity will generate short-term noise in the area. CBJ noise permits will be required for heavy construction work before 7 am and after 10 pm, Monday to Friday, and before 9 am and after 10 pm on Saturdays and Sundays.

The installation of the traffic signal will not require any additional right-of-way, which reduces impacts to adjacent property owners. However, DOT&PF will need to secure temporary construction easements from adjacent property owners.

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Conformity with Adopted Plans

2013 Comprehensive Plan - Several policies, Implementing Actions (IA), and Development Guidelines (DG) are relevant to the project.

POLICY 8.6. TO PROMOTE AND FACILITATE TRANSPORTATION ALTERNATIVES TO PRIVATE VEHICLES AS A MEANS OF REDUCING TRAFFIC CONGESTION, AIR POLLUTION AND THE CONSUMPTION OF FOSSIL FUELS, AND TO PROVIDE SAFE AND HEALTHY MEANS OF TRANSPORTATION TO ALL PEOPLE.

8.6 - DG1 Require sidewalks and bicycle paths or lanes along newly constructed arterial and collector streets where appropriate, and provide or work with ADOT&PF to provide such amenities along existing roads to provide safe and efficient access and recreation and to reduce pedestrian/automobile conflicts.

8.6 – IA5 Design or re-design of transportation corridors should consider the Policies, Development Guidelines, Standard Operating Procedures, and Implementing Actions of this Chapter so as to ensure that all potential users and all available modes of transportation are considered...

POLICY 8.8. TO RESPOND TO THE SPECIAL TRANSPORTATION NEEDS OF EACH SUBAREA OF THE CBJ AND TO INTEGRATE THEM INTO A BOROUGH-WIDE COMPREHENSIVE TRANSPORTATION PLAN. THIS SYSTEM SHOULD SEEK TO REDUCE THE CONSUMPTION OF FOSSIL FUELS BY FACILITATING EFFICIENT ROUTES OF TRAVEL, CONVENIENT AND RAPID TRANSIT, AND SAFE MOTORIZED- AND NON-MOTORIZED TRAVELWAYS.

The following Implementation Action is relevant to for the Mendenhall Valley Subarea.

8.8 – IA10 Work with the ADOT&PF to undertake roadway capacity, vehicular turning movement, bus pullouts and pedestrian and bicycle safety improvements within the Urban Service Area where and existing intersection LOS on the state route is compromise (LOS D or worse); priority improvements should be given to intersections that would serve new high-density housing developments.

8.8 IA14 – Implement the subarea improvements for the Mendenhall Valley called for in the Area Wide Transportation Plan as funding becomes available. Where there is a public need for those improvements in the immediate future, actively pursue the funding needed to complete those improvements.

The Comprehensive Plan also notes that Juneau Non-Motorized Transportation Plan (JNMTP) is adopted into the Comprehensive Plan and should be followed for guidance.

POLICY 6.5. TO INCORPORATE TECHNOLOGIES AND OPERATING PRACTICES THAT WILL

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PROMOTE EFFICIENT AND COST EFFECTIVE ENERGY USE INTO ALL OF ITS NEW AND EXISTING BUILDINGS AND ENERGY-USING PROJECTS.

The use of LED lighting for street lights is proposed. Suggestions on the specifications of light fixtures in the interests of safety and health have been made. The lighting should not 'trespass' onto adjacent properties.

Area Wide Transportation Plan – Specific improvements are not identified for this intersection. The plan notes that with respect to Riverside Drive, the future high school (not yet open when the Plan was adopted) and improvements to Dimond Park will increase vehicle trips and non-motorized trips. Without improvements, Riverside Drive will not be able to adequately accommodate pedestrian, bicycle, and motorized travel along and across the roadway.

Non-Motorized Transportation Plan - No specific improvements are identified for this intersection. The plan notes that shoulder lanes for bicycles are an excellent way to accommodate bicycles and provide a variety of safety, operational, and maintenance needs. The signalized crosswalks are expected to improve pedestrian safety through the intersection. Currently with the all-way stop, vehicles sometimes do not yield to pedestrians. With a signalized intersection, pedestrians will now activate a controlled crossing, which includes foot traffic in the priority of the signals.

Juneau Renewable Energy Strategy (2018) and Juneau Climate Action and Implementation Plan (2011) - Both plans support reduced energy use and reduced emissions. The installation of LED street lighting is consistent with both documents. Additionally, reducing vehicle delay at the intersection will reduce emissions.

2014 Transit Development Plan – No specific improvements are identified for this intersection. The plan calls for new fixed route service on Riverside Drive, which was implemented in 2015. Reduced delay at this intersection is expected to improve travel time reliability for this route.

Juneau Safe Routes to Schools Plan – This plan was not adopted but has been used successfully to obtain funding for identified projects. This plan recommends a new sidewalk on Stephen Richards Memorial Drive to support students walking to and from Floyd Dryden Middle School and Riverbend Elementary. The recommended sidewalk is outside the scope of this project and its federal funding. The signalized intersection does not conflict with this recommendation and will not interfere with any future plans for the improvement.

Habitat

There are no habitat concerns identified related to the proposed project. Additionally, the project site is outside the mapped flood hazard zone.

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FINDINGS

Staff finds the proposed replacement of the all-way stop traffic control with a traffic signal at the intersection of Stephen Richards Memorial Drive and Riverside Drive and the installation of new curb ramps and street lighting to be consistent with Title 49 and CBJ adopted plans, specifically the 2013 Comprehensive Plan, the Area Wide Transportation Plan, Non-Motorized Transportation Plan, Juneau Renewable Energy Strategy, Juneau Climate Action and Implementation Plan, Transit Development Plan and the Juneau Safe Routes to Schools Plan.

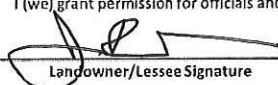
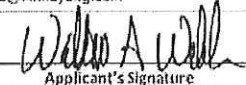
RECOMMENDATION

Staff recommends that the Planning Commission adopt the above analysis and findings, and **APPROVE** the replacement of the all-way stop traffic control with a traffic signal at the intersection of Stephen Richards Memorial Drive and Riverside Drive and the installation of new curb ramps and street lighting.



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address Stephen Richards Memorial Drive and Riverside Drive Intersection		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) SE Corner, Section 19, R66E, T40S, Copper River Meridian		
	Parcel Number(s) N/A		
	☐ This property located in the downtown historic district ☐ This property located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner Alaska DOT&PF	Contact Person James Brown, P.E.	Phone Number(s) 907.465.1796
	Mailing Address PO Box 112506, Juneau, Alaska 99811-2506		
	E-mail Address james.brown@alaska.gov		
	LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits		
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 officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X  Landowner/Lessee Signature		1-2-2019 Date	
X _____ Landowner/Lessee Signature		_____ Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT If the same as OWNER, write "SAME".			
Applicant Kinney Engineering LLC	Contact Person Will Webb, P.E.	Phone Number(s) 907.344.7578	
Mailing Address 3909 Arctic Boulevard, Suite 400 Anchorage, Alaska, 99503			
E-mail Address willwebb@kinneyeng.com			
X  Applicant's Signature		12/20/2018 Date of Application	

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

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.

Attachment A - Application

Intake Initials 
Date Received 12/20/18

Case Number 12/20/18



CITY/STATE PROJECT AND LAND ACTION 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	PROJECT SUMMARY Project will construct a traffic signal at the intersection of Stephen Richards Memorial Drive and Riverside Drive
	TYPE OF PROJECT REVIEW: ☐ City Project Review ☐ City Land Acquisition /Disposal ☒ State Project Review
	PROJECT NUMBERS ASSOCIATED WITH PROPOSAL: Is this project associated with any other Land Use Permits? ☐ YES Case No.: _____ ☒ NO Capital Improvement Program # (CIP) _____ Local Improvement District # (LID) _____ State Project # <u>SFWY00081</u>
	ESTIMATED PROJECT COST: \$ 1,200,000
	ALL REQUIRED MATERIALS ATTACHED ☒ Complete application ☐ Pre-Application notes (if applicable) ☒ Narrative including: ☒ Current use of land or building(s) ☒ Proposed use of land or building(s) ☒ How the proposed project complies with the Comprehensive Plan ☒ How the proposed project complies with the Land Use Code (Title 49) ☒ Site Plan (details on page 2)

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

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

CITY/STATE PROJECT FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ _____			

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Attachment A - Application

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

Case Number <i>64p18-020</i>	Date Received <i>12/20/18</i>
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December 20, 2018

City and Borough of Juneau
Community Development Department
ATTN: Beth McKibben, AICP
155 S Seward Street
Juneau, Alaska 99801

Subject: Juneau – Riverside and Stephen Richards Congestion Mitigation
DOT&PF Project SFHWY00081
CBJ City/State Project Review Application

Dear Beth:

We are submitting this letter as the narrative to our City/State Project Review Application for the Riverside and Stephen Richards Congestion Mitigation project. This project is being managed by the Alaska Department of Transportation & Public Facilities (DOT&PF), but is federally funded with matching funds provided by the City and Borough of Juneau (CBJ).

Project Background and Analysis

The purpose of the project is to reduce traffic congestion at this intersection, which occurs during morning (AM) and evening (PM) commuting periods. Each of the four intersection legs features two lanes (one approaching the intersection and one departing), with stop control on each approach. There are pedestrian facilities and bike lanes on both sides of Riverside Drive, and on Stephen Richards Memorial Drive east of the intersection.

The intersection used to operate with stop control only on the Stephen Richards Memorial Drive approaches but was converted to all-way stop in 2008 as part of the Dimond Park build-out. As reported in the *Riverside at Stephen Richards Congestion Mitigation Traffic Analysis Report (TAR)* (KE, 2018, available upon request), the intersection currently operates with 89 seconds of delay per vehicle in the AM and PM peak hour, which corresponds to level of service F. By 2040, the analysis projects that delay will increase to 112 seconds per vehicle in the AM peak hour and 151 seconds per vehicle in the PM peak hour. For reference, DOT&PF targets level of service D or better for their design projects on arterial roads such as Riverside Drive. This corresponds to average delays less than 35 seconds.

The TAR reviewed the available crash data and did not identify any discernable crash patterns or elevated crash rates. The TAR also noted that pedestrians experience no delay at the intersection, as the all-way stop control provides opportunities for pedestrians to cross after each vehicle proceeds through the intersection.

Several alternatives have been evaluated to accomplish the purpose: reverting to two-way stop control, reverting to two-way stop control and adding turn lanes, maintaining the current all-way stop control and adding turn lanes, constructing a single lane roundabout, constructing a

Beth McKibben, AICP
December 20, 2018
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roundabout with a northbound right turn lane, constructing a compact roundabout, and installing a traffic signal. These alternatives were evaluated in the TAR, with the results summarized in the figure below:

Option	2040 PEAK HOUR DELAY		Vehicle-Hrs per Day	Weekly Minutes per Vehicle	Estimated Cost	Minimizes ROW Required	Meets Delay Target	Maintains Reduced Crash Rate	Provides Desirable Ped Crossing
	Seconds per Vehicle	AM	PM						
Existing Control	112.2	151.1	103	21.9	\$0	●		●	●
1A: Two-way Stop	138.9	72.3	79	17.6	<\$1,000	●			
1B: Two-Way Stop w/ Turn Lanes	56.0	20.6	29	6.4	~\$1.8 Mil	○			
2: All-Way Stop w/Turn Lanes	56.9	104.2	64	13.4	~\$1.6 Mil	○		●	●
3A: Roundabout	22.2	26.4	19	4.1	~\$1.9 Mil		●	●	●
3B: Roundabout w/Turn Lane	21.6	14.8	14	3.0	~\$2.3 Mil		●	○	○
4: Compact Roundabout	47.5	36.7	33	7.1	~\$1.5 Mil	●	○	●	●
5: Traffic Signal	15.1	14.5	11	2.5	~\$1.3 Mil	●	●	○	●

○ Partially meets, maintains, or provides listed criteria but likely below the desirable level

● Meets, maintains, or provides the listed criteria at a desirable level

The alternatives were presented to the public at an open house on July 11, 2018. The project team also assembled a Technical Advisory Group (TAG) to guide the project development and provide agency input for the desired outcomes and the options considered. The TAG included yourself; John Bohan from CBJ; and Jim Brown, David Epstein, Megan Daniels, and Jon Weaver from DOT&PF. Based on the TAG and public input, the following criteria were used to rate the various alternatives:

Criteria	Weight
Reduce Vehicle Delay	5.0
Minimize ROW Impacts	5.0
Minimize Non- Motorized Delay	4.0
Minimize Crash Potential	4.0
Minimize Maintenance Burden	4.0
Minimize Project Cost	3.0

The signal alternative scored the highest and was identified as the TAG's recommended alternative. The signal alternative will have the lowest peak hour vehicular delay, no permanent right of way impacts, and a relatively low overall project cost. Additionally, John Bohan stated that the maintenance burden of a traffic signal will be easier for the city to bear than the plowing and maintaining a roundabout. The main disadvantage to the signal alternative is the potential for collisions is higher than the other alternatives. However, the low approach speeds mean the crash potential remains low, and there is little likelihood of severe crashes.

The signal alternative is proposed to consist of traffic signal poles and new curb ramps in all four corners of the intersection. No turn lanes will be added. Street lighting is planned to consist of LED fixtures meeting DOT&PF light levels.

Planning Consistency

Beth McKibben, AICP
December 20, 2018
Page 3

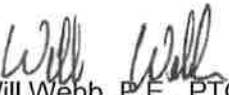
To ensure consistency with current area plans, our background investigation for the project reviewed several planning documents that apply to the area.

- **Comprehensive Plan of the City & Borough of Juneau (2013)** This document identifies poor level of service (worse than D) as a hinderance to new development. It recommends poor performing intersections be addressed. The proposed traffic signal complies with this recommendation.
- **CBJ Areawide Transportation Plan (2001)** The Areawide Transportation plan recommends improved local transit service in the Mendenhall Valley, as well as improvements to Riverside Drive near Dimond Park. The proposed traffic signal does not conflict with these recommendations.
- **CBJ Transit Development Plan (2008 and 2014)** The transit development plans both recommend new fixed-route service along Riverside Drive. This was ultimately implemented in 2015. The proposed traffic signal will improve travel time reliability through the corridor, and opens up the potential for transit priority at the traffic signal, if the need for that arises in the future.
- **Juneau Safe Routes to Schools Plan (SRTS) (2012).** The SRTS recommends a new sidewalk be constructed along Stephen Richards Memorial Drive, to the west of the project intersection. This was identified to support students walking to/from Floyd Dryden Middle School and Riverbend Elementary School. The proposed traffic signal does not conflict with this recommendation and will continue to provide for pedestrian and bicycle traffic through the intersection for school children.
- **Juneau Non Motorized Transportation Plan (2009)** This plan identifies the Riverside Drive/Stephen Richards Memorial Drive intersection as a high pedestrian crash location. However, this data was collected before the intersection was converted to all-way stop control. Based on the TAR, no pedestrian or bicycle crashes have occurred since the all-way stop was installed. The Juneau Non-Motorized Transportation Plan does not recommend any improvements in the vicinity of this project, and the proposed traffic signal will continue to provide for pedestrian and bicycle traffic through the intersection.

No other planning documents that we reviewed are relevant to the proposed traffic signal. CBJ Title 49 generally does not apply to the improvements proposed by this project, but CBJ Engineering Standard details will be used to the extent they apply to the proposed improvements.

We look forward to presenting this project to the planning commission. Please contact me at willwebb@kinneyeng.com or 907.344.7578 if you need more information or have any questions.

Sincerely,
Kinney Engineering, LLC


Will Webb, P.E., PTOE
Project Manager

Z:\PROJECTS\00460_Riverside at Stephen Richards Congestion Mitigation\Public Involvement\Planning Commission\Planning Commission Submittal.docx

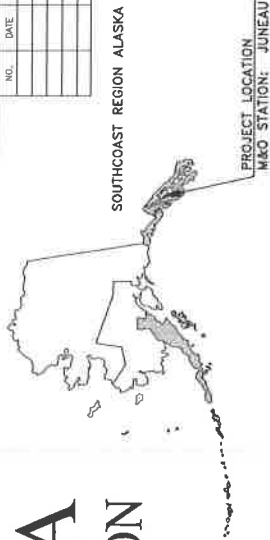
STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES

PROPOSED HIGHWAY PROJECT

JUNEAU-RIVERSIDE AND STEPHEN RICHARDS CONGESTION MITIGATION PROJECT NO. 0003207/SFHWHY00081

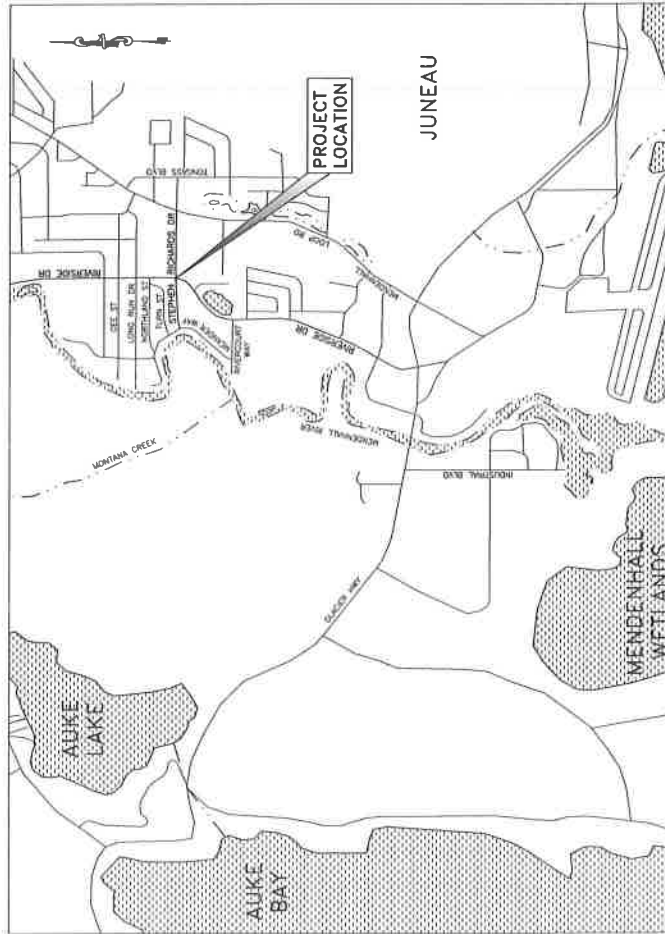
GRADING, PAVING, SIDEWALKS, SIGNING, STRIPING, ILLUMINATION & SIGNALIZATION



NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0003207/SFHWHY00081	2019	A1	11
			COS ROUTE: 296500		MILEPOINT: 1.04 TO 1.08		
			LATITUDE: 58°23'21"N		LONGITUDE: 134°15'06"W		

PROJECT SUMMARY	
WIDTH OF PAVEMENT	RIVERSIDE AND STEPHEN RICHARDS
LENGTH OF PAVING	VARIES
LENGTH OF PROJECT	95'

DESIGN DESIGNATIONS	
PROJECT TYPE	RECONSTRUCTION
ROAD	RIVERSIDE
FUNCTIONAL CLASS	MINOR ARTERIAL
ADT (2016)	9,514
ADT (2040)	10,000
DATA	12%
PERCENT TRUCKS (T)	4%
DIRECTIONAL SPLIT (D)	4%
DESIGN SPEED (V)	40
DESIGN EALS (20 YEARS)	XX



VICINITY MAP

PRE-ENVIRONMENTAL REVIEW
DECEMBER 6, 2018

USE THESE PLANS IN CONJUNCTION WITH THE STATE OF ALASKA
STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2017
EDITION AND THE PROJECT SPECIAL PROVISIONS.

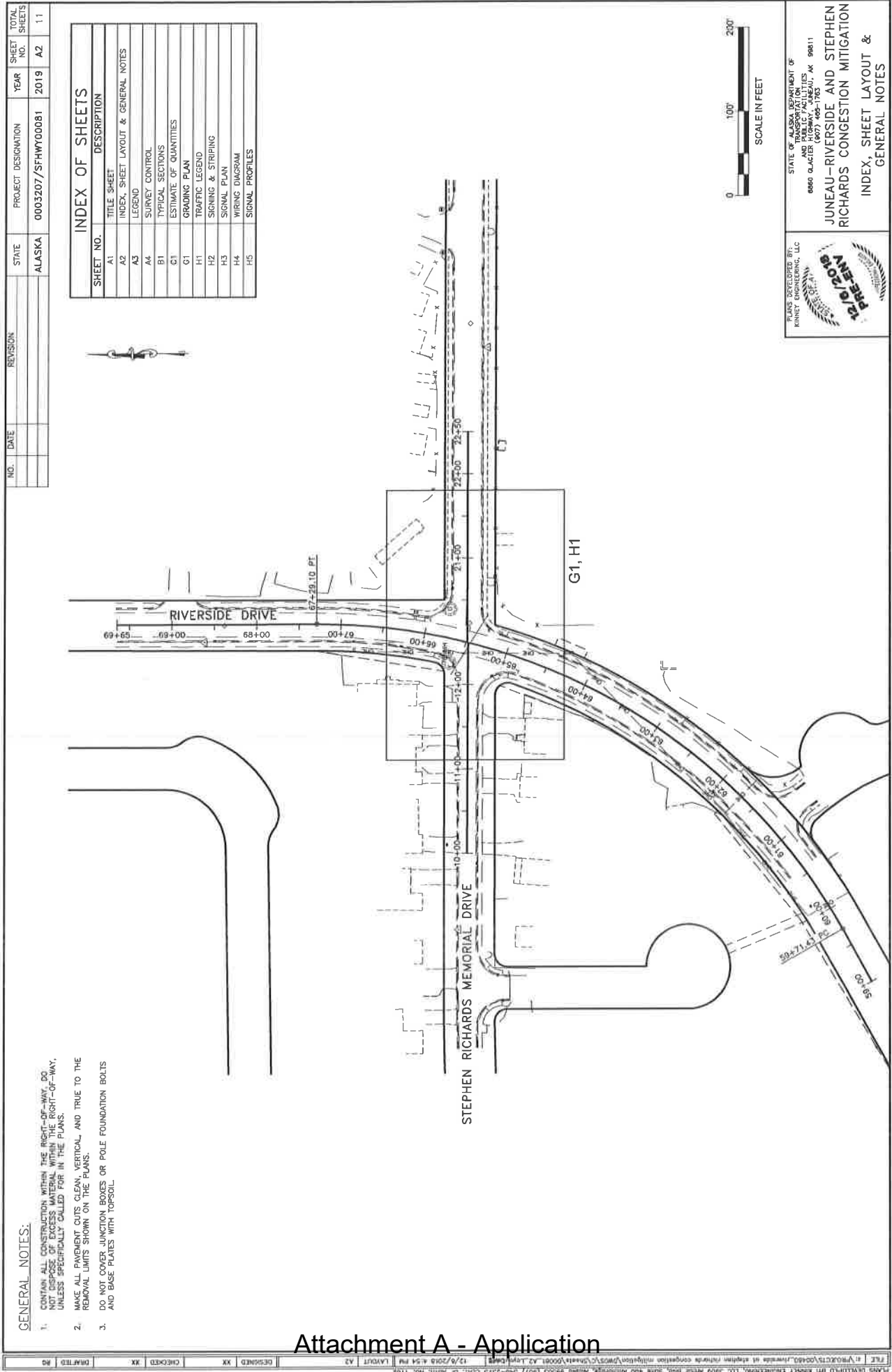
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES
6860 GLACIER HIGHWAY, JUNEAU, AK 99801
(907) 465-1763

APPROVED:

REGIONAL PRECONSTRUCTION ENGINEER DATE

CONCUR:

REGIONAL DIRECTOR DATE
D. LANCE MEARIG, P.E.



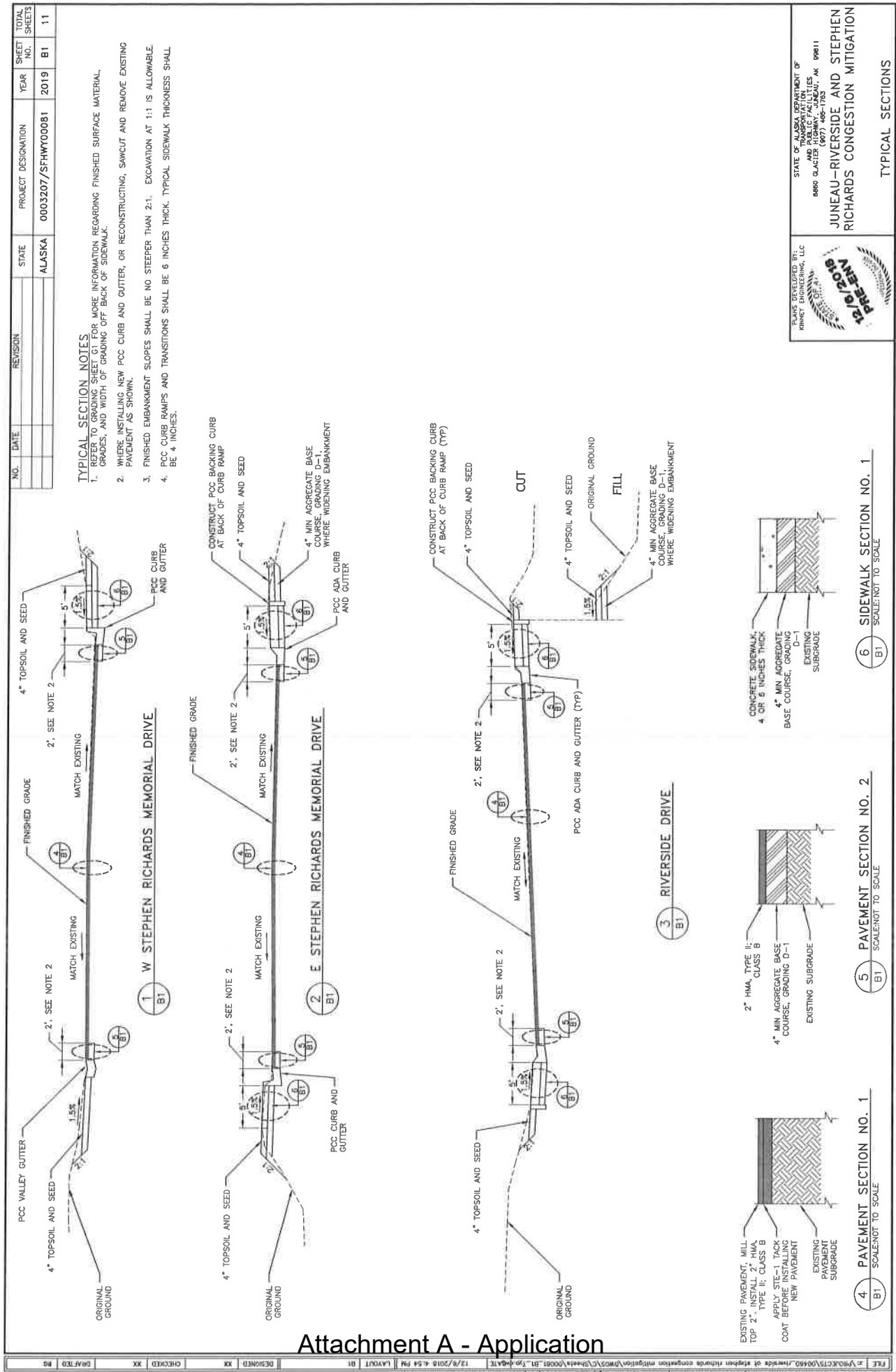
RECOVERED SET				EXISTING				PROPOSED				PROPOSED				TOTAL SHEETS			
NO.				DATE				REVISION				STATE				PROJECT DESIGNATION			
ALASKA				0003207/SFHWD0081				2019				A3				11			
BLM MONUMENT				SANITARY SEWER (FLOW DIRECTION →)				ROADWAY/PAVEMENT EDGE				JUNCTION BOX, TYPE IA				JUNCTION BOX, TYPE II			
GLO MONUMENT				FUEL LINE				FENCE				JUNCTION BOX, TYPE III				JUNCTION BOX, ABOVE GRADE			
USCAGS MONUMENT				GAS LINE				CURB AND GUTTER				SIGNAL FACE, VEHICULAR				SIGNAL FACE, BACKPLATE			
PRIMARY MONUMENT				WATER LINE				DETECTABLE WARNINGS				SIGNAL FACE, LEFT TURN, BACKPLATE				SIGNAL FACE, PEDESTRIAN			
CENTERLINE MONUMENT IN CASING				METER, VALVE, FIRE HYDRANT				GUARDRAIL				LOOP DETECTOR				VIDEO DETECTOR			
PRIMARY R.O.W. MONUMENT				EXISTING STORM DRAIN (FLOW DIRECTION →)				CULVERT PIPE				RADAR DETECTOR				OPTICOM DETECTOR			
BEARING OBJECT				PROPOSED STORM DRAIN				SIGN				PAN, TILT, ZOOM CAMERA				PEDESTRIAN PUSH BUTTON			
MISCELLANEOUS MONUMENT				FIBER OPTIC LINE				MAILBOX				SIGNAL POST W/O MAST ARM				SIGNAL POLE W/MAST ARM			
LINE OF SIGHT MONUMENT				DIRECT BURIAL TELEPHONE CABLE				RAILROAD TRACKS				INTERCONNECT VAULT				INTERCONNECT MANHOLE			
CONCRETE R.O.W. MONUMENT				DIRECT BURIAL ELECTRIC CABLE				RAILROAD DEVICES				TRAFFIC CONTROLLER				LOAD CENTER			
BENCHMARK				ELECTRIC LINE (OVERHEAD)				TREE LINE				POST MOUNTED TRANSFORMER AND DISCONNECT SWITCH				LUMINAIRE			
REBAR AND CAP				POWER POLE LINE				WATER BOUNDARY				RIGID METAL CONDUIT				TRAFFIC SIGNAL INTERCONNECT			
REBAR				JOINT USE POWER & TELEPHONE				ORDINARY HIGH WATER LINE				BORING/ENCASED CONDUITS							
IRON PIPE				TELEPHONE POLE LINE				FLOW CENTERLINE											
PK NAIL				POLE ANCHOR				FLOW DIRECTION											
SPIKE				STUB POLE (POWER OR TELEPHONE)				WETLANDS											
HUB AND TACK				TELEPHONE DUCT				EXISTING BUILDINGS											
CONSTRUCTION CENTERLINE				TELEPHONE PEDESTAL				POST OR BOLLARD											
MISCELLANEOUS CENTERLINE				BURIED CABLE MARKER				WELL OR MONITORING WELL											
STATION EDITION				PIPELINE MARKER OR VALVE				SEPTIC PIPE											
PROJECT RIGHT-OF-WAY LINE				CATCH BASIN OR DROP INLET				FUEL TANK FILL PIPE/VENT											
EXISTING RIGHT-OF-WAY LINE				MANHOLE				SATELLITE DISH											
EXISTING PROPERTY LINE				SANITARY SEWER CLEAN OUT				TEST HOLE											
CONTROLLED ACCESS LINE				RIPRAP				CONIFER TREE											
EXISTING EASEMENT LINE				SPECIAL DITCH CENTERLINE				DECIDUOUS TREE											
PROPOSED EASEMENT LINE				HIGH TIDE LINE				GRAVE											
PROPOSED CUT SLOPE LIMIT								THERMOSPHERON											
PROPOSED FILL SLOPE LIMIT								PARKING METER											
SECTION LINE								VEHICLE PLUG-IN											
1/4 SECTION LINE								DELINEATOR/GUIDE MARKER											
1/16 SECTION LINE																			
TOWNSHIP & RANGE LINE																			
MEANDER LINE																			

PLANS DEVELOPED BY:
KINNEY ENGINEERING, LLC
10000 E. 10TH AVE., SUITE 400
DENVER, CO 80231
TEL: 303.755.1100
WWW.KINNEYENGINEERING.COM

STATE OF ALASKA DEPARTMENT OF
TRANSPORTATION
AND PUBLIC SAFETY
HIGHWAY DIVISION
6800 GLACIER BLVD., SUITE 100
JUNEAU, ALASKA 99801
JANUARY 15, 2019

PREPARED FOR:
JUNEAU-RIVERSIDE AND STEPHEN
RICHARDS CONGESTION MITIGATION

LEGEND



Attachment A - Application

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0003207 / SFHWY00081	2019	C1	11

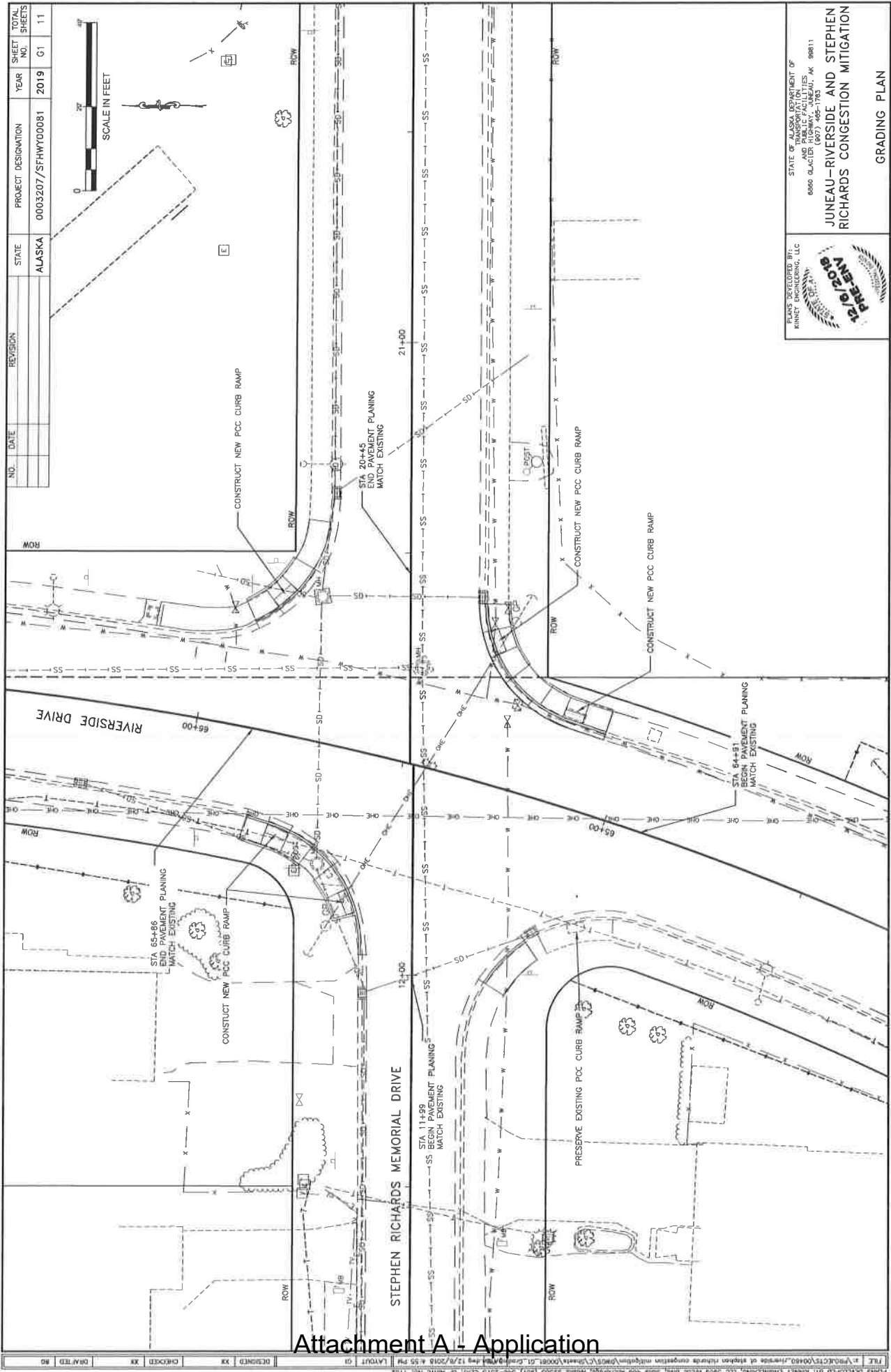
ESTIMATE OF QUANTITIES			
ITEM NO.	DESCRIPTION	UNIT	TOTAL
202(2)	REMOVAL OF PAVEMENT	SQUARE YARD	125
202(3)	REMOVAL OF SIDEWALK	SQUARE YARD	85
202(9)	REMOVAL OF CURB AND GUTTER	LINEAR FOOT	150
202(15)	PAVEMENT PLANING	SQUARE YARD	700
203(3)	UNCLASSIFIED EXCAVATION	CUBIC YARD	57
301(1)	AGGREGATE BASE COURSE, GRADING D-1	TON	40
401(1)	HMA, TYPE II, CLASS B	TON	90
401(2)	ASPHALT BINDER, GRADE PG 58E-34	TON	5
402(1)	SITE-1 ASPHALT FOR TACK COAT	TON	1
604(4)	ADJUST EXISTING MANHOLE	EACH	2
608(1A)	CONCRETE SIDEWALK, 4 INCHES THICK	SQUARE YARD	40
608(6)	CURB RAMP	EACH	5
608(2)	CURB AND GUTTER, TYPE I	LINEAR FOOT	150
615(1)	STANDARD SIGN	SQUARE FOOT	150
615(6)	SALVAGE SIGN	EACH	6
618(2)	SEEDING	POUND	1
618(3)	WATER FOR SEEDING	M. GAL	1
620(1)	TOPSOIL	SQUARE YARD	30
827(10A)	REMOVE AND REPLACE WATER VALVE BOX & UD	EACH	5
640(1)	MOBILIZATION AND DEMOBILIZATION	LUMP SUM	ALL REQ'D
641(1)	EROSION, SEDIMENT AND POLLUTION CONTROL ADMINISTRATION	LUMP SUM	ALL REQ'D
641(3)	TEMPORARY EROSION, SEDIMENT AND POLLUTION CONTROL ADDITIVES	LUMP SUM	ALL REQ'D
641(4)	TEMPORARY EROSION, SEDIMENT AND POLLUTION CONTROL ADDITIVES	CONTINGENT SUM	ALL REQ'D
641(6)	WITHOLDING	CONTINGENT SUM	ALL REQ'D
641(7)	SWPPP MANAGER	LUMP SUM	ALL REQ'D
642(1)	CONSTRUCTION SURVEYING	LUMP SUM	ALL REQ'D
642(3)	THREE PERSON SURVEY PARTY	HOURL	20
643(2)	TRAFFIC MAINTENANCE	LUMP SUM	ALL REQ'D
643(3)	PERMANENT CONSTRUCTION SIGNS	LUMP SUM	ALL REQ'D
643(15)	FLAGGING	CONTINGENT SUM	ALL REQ'D
643(23)	TRAFFIC PRICE ADJUSTMENT	CONTINGENT SUM	ALL REQ'D
643(25)	TRAFFIC CONTROL	CONTINGENT SUM	ALL REQ'D
644(1)	FIELD OFFICE	LUMP SUM	ALL REQ'D
644(10)	ENGINEERING COMMUNICATIONS	CONTINGENT SUM	ALL REQ'D
645(1)	TRAINING PROGRAM, X TRAINEES/APPRENTICES	LABOR HOUR	1,000
646(1)	CPM SCHEDULING	LUMP SUM	ALL REQ'D
646(2)	SCHEDULE PRICE ADJUSTMENT	CONTINGENT SUM	ALL REQ'D
660(1)	TRAFFIC SIGNAL SYSTEM COMPLETE	LUMP SUM	ALL REQ'D
661(1)	LOAD CENTER, TYPE 1A	EACH	ALL REQ'D
670(100)	HMA PAVEMENT MARKINGS, LONGITUDINAL INLAD	LINEAR FOOT	150
670(10F)	MMA PAVEMENT MARKINGS, TRANSVERSE AND GORE INLAD	LINEAR FOOT	700
682(1)	VAC-TRUCK POTHOLE	CONTINGENT SUM	ALL REQ'D

PLANS DEVELOPED BY
KINNEY ENGINEERING, LLC
12/6/2018

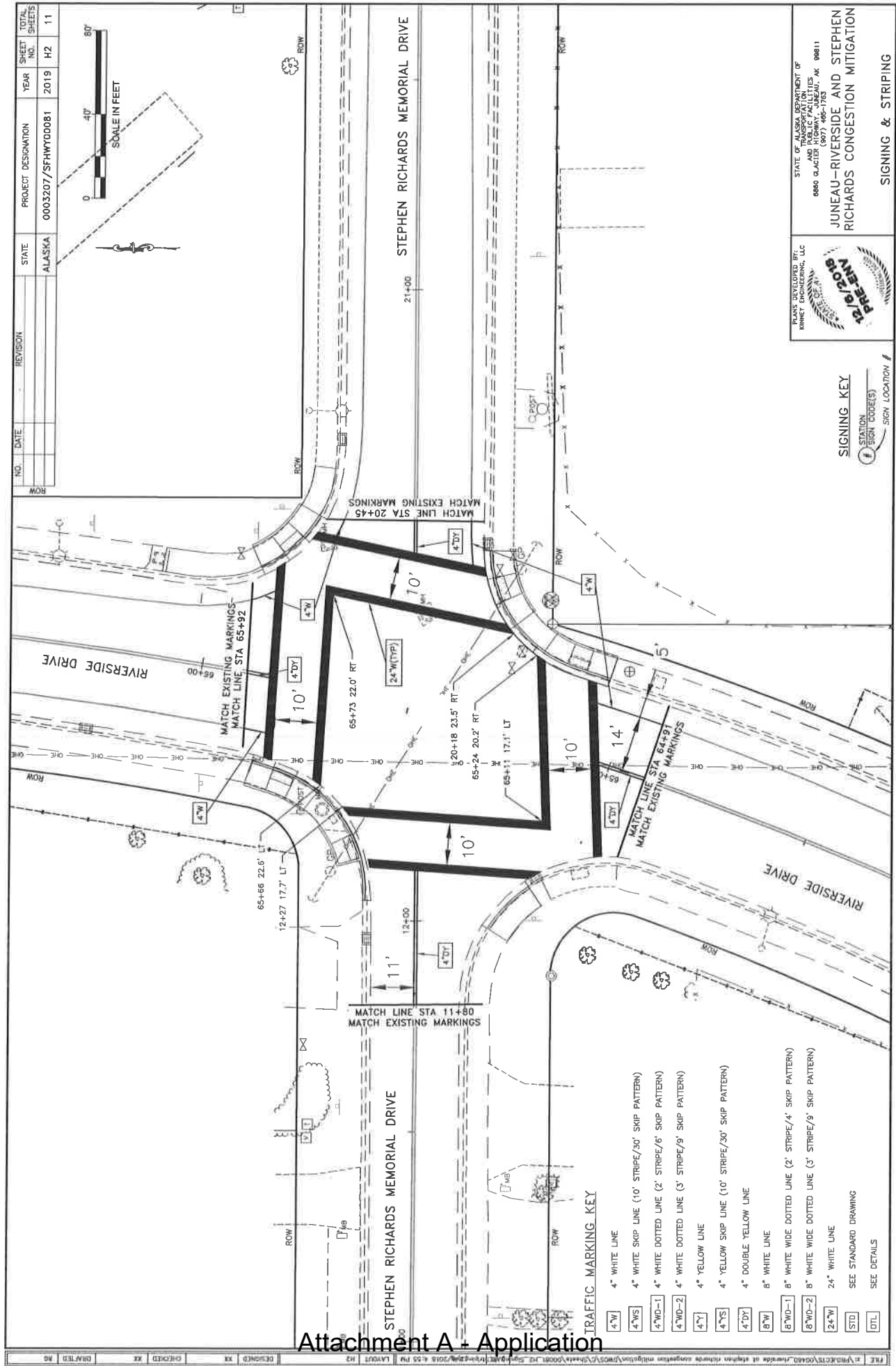
STATE OF ALASKA DEPARTMENT OF
TRANSPORTATION
6880 GLACIER HIGHWAY, JUNEAU, AK 99811
(907) 455-1763

JUNEAU-RIVERSIDE AND STEPHEN
RICHARDS CONGESTION MITIGATION

ESTIMATE OF QUANTITIES



Attachment A - Application



PLANS DEVELOPED BY:
KINNEY ENGINEERING, LLC
12/6/2018

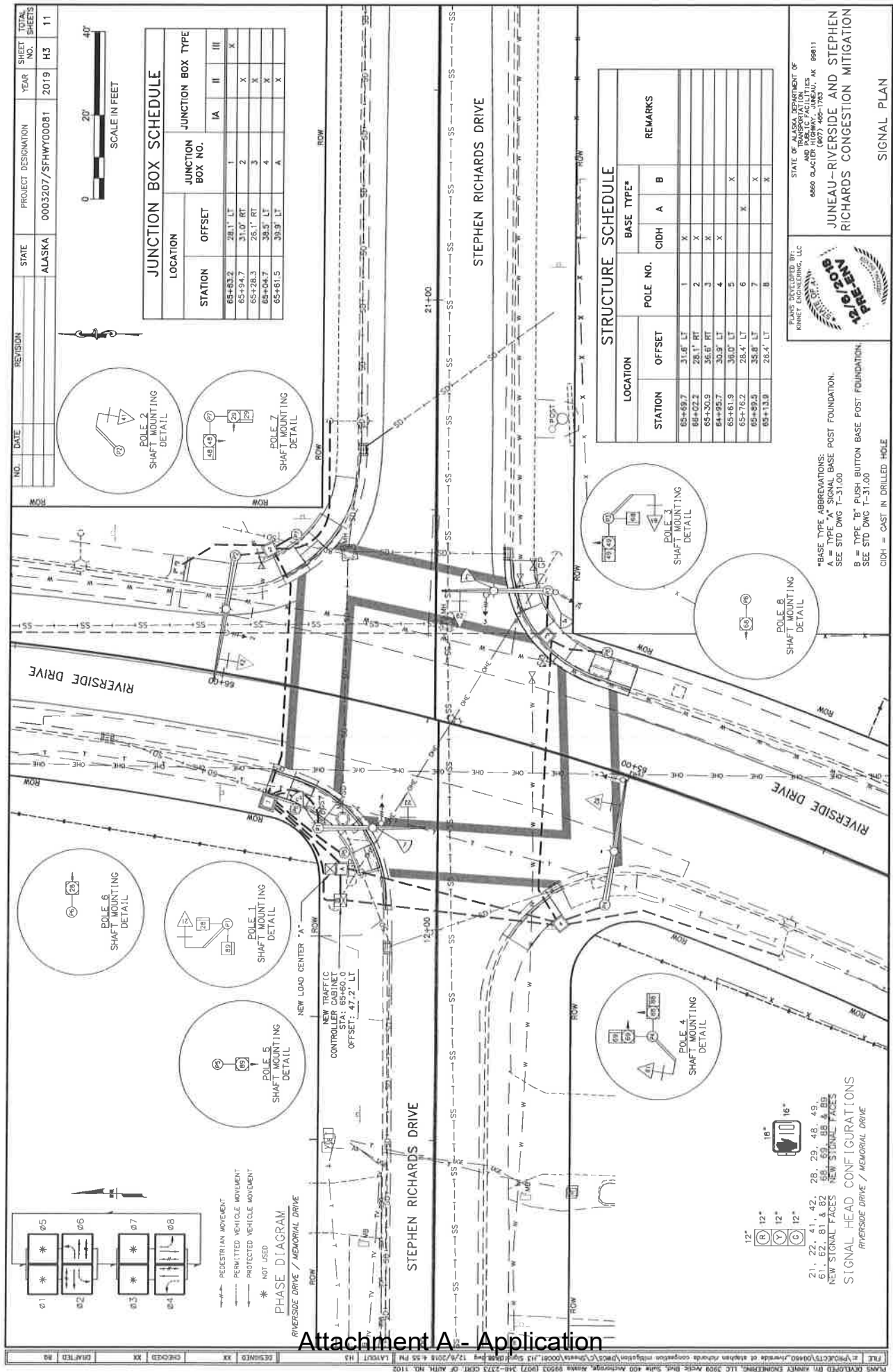
STATE OF ALASKA DEPARTMENT OF
TRANSPORTATION
PUBLIC FACILITIES DIVISION
6860 G.L. ACES (907) 465-1762
AK 99611

SIGNING KEY
STATION
SIGN CODE(S)
SIGN LOCATION

SIGNING & STRIPING

TRAFFIC MARKING KEY

- 4" WHITE LINE
- 4" WHITE SKIP LINE (10' STRIPE/30' SKIP PATTERN)
- 4" WHITE DOTTED LINE (2' STRIPE/6' SKIP PATTERN)
- 4" WHITE DOTTED LINE (3' STRIPE/9' SKIP PATTERN)
- 4" YELLOW LINE
- 4" YELLOW SKIP LINE (10' STRIPE/30' SKIP PATTERN)
- 4" DOUBLE YELLOW LINE
- 8" WHITE LINE
- 8" WHITE WIDE DOTTED LINE (2' STRIPE/4' SKIP PATTERN)
- 8" WHITE WIDE DOTTED LINE (3' STRIPE/9' SKIP PATTERN)
- 24" WHITE LINE
- SEE STANDARD DRAWING
- SEE DETAILS



2040 Projections – Level of Service (LOS)

using Synchro Trafficware to give an indication of the effect of a signal at this location. As shown in Table 55 and Table 56, a signalized intersection with a single lane approach in each direction would operate at a LOS B for both AM and PM peaks.

Table 55: Projected Intersection Operations under Signalization – AM Peak

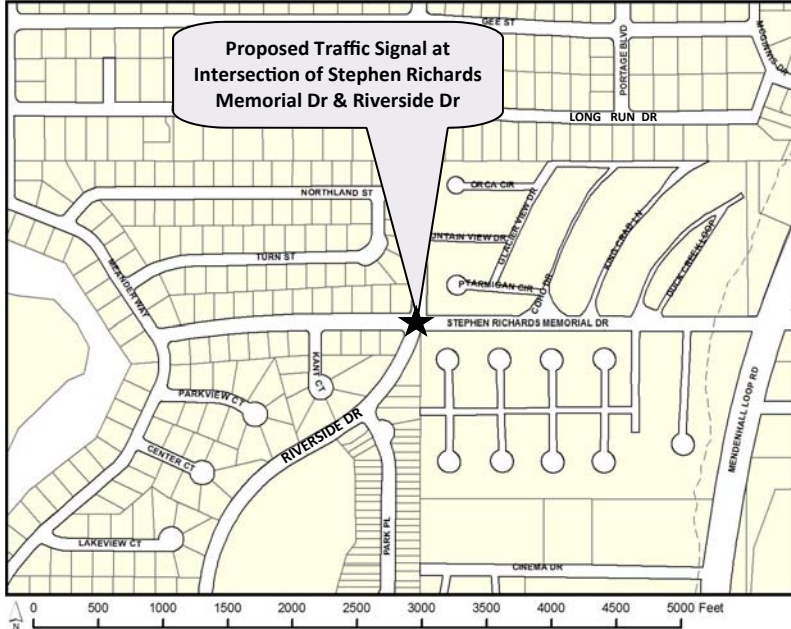
AM Peak	EB	WB	NB	SB	Intersection
V/C Ratio	0.2	0.7	0.3	0.9	-
Control Delay (sec)	18.4	25.2	4.7	16.4	15.1
Lane LOS	B	C	A	B	B
95 th % Queue (feet)	45	101	57	436	-

Table 56: Projected Intersection Operations under Signalization – PM Peak

PM Peak	EB	WB	NB	SB	Intersection
V/C Ratio	0.0	0.7	0.9	0.4	-
Control Delay (sec)	17.9	26.6	15.3	5.3	14.5
Lane LOS	B	C	B	A	B
95 th % Queue (feet)	15	123	560	129	-

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission
Your Community, Your Voice



155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for **installation of a traffic signal** located at **the intersection of Stephen Richards Memorial Drive & Riverside Drive**.

TIMELINE

Staff Report expected to be posted **Monday, March 4**, at <https://beta.juneau.org/assembly/assembly-minutes-and-agendas>
Find hearing results, meeting minutes and more here as well.

Now through February 18, 2019

Comments received during this period will be sent to the Planner, **Beth McKibben**, to be included in the staff report.

February 19 through 12 noon, March 8

Comments received during this period will be sent directly to Commissioners to read over the weekend in preparation for the hearing.

HEARING DATE & TIME
7:00 pm, March 12, 2019

You may testify and bring up to 2 pages of written material (15 copies) in City Hall's Assembly Chambers, 155 S. Seward St., Juneau.

March 13

The results of the hearing will be posted online.

Phone: **(907)586-0715** ♦ Email: **pc_comments@juneau.org**
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

Case No.: CSP2018 0020
Parcel No.: n/a
CBJ Parcel Viewer: <http://epv.juneau.org>



Community Development

City & Borough of Juneau • Community Development
155 S. Seward Street • Juneau, AK 99801
(907) 586-0715 Phone • (907) 586-4529 Fax

PLANNING COMMISSION NOTICE OF DECISION

Date: March 13, 2019
File No.: CSP2018 0020

Kinney Engineering LLC
3909 Arctic Boulevard, Suite 400
Anchorage, AK 99503

Proposal: State Project Review for the installation of a traffic signal at the intersection of Stephen Richards Memorial Drive and Riverside Drive

ROW name: Stephen Richards Memorial Drive and Riverside Drive Intersection

Parcel Code No.: 0 Parcel

Hearing Date: March 12, 2019

The Planning Commission, at a regular public meeting, adopted the analysis and findings listed in the attached memorandum dated March 1, 2019, and approved replacement of the all-way stop traffic control with a traffic signal at the intersection of Stephen Richards Memorial Drive and Riverside Drive and the installation of new curb ramps and street lighting, to be conducted as described in the project description and drawings submitted with the application.

Attachments: March 1, 2019 memorandum from Beth McKibben, Planner Community Development, to the CBJ Planning Commission regarding CSP2018 0020.

Effective Date: The permit is effective upon approval by the Commission, March 12, 2019. This decision is final 90 days from the date the application was received, or March 27, 2019, unless modified or disapproved by the Assembly.

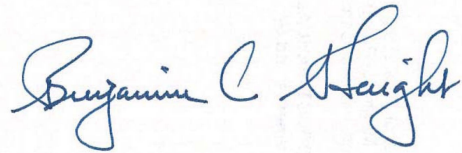
This Notice of Decision does not authorize construction. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

Kinney Engineering LLC
File No.: CSP2018 0020
March 13, 2019
Page 2 of 2

Project Planner:



Beth McKibben, AICP, Senior Planner
Community Development Department



Benjamin Haight, Chair
Planning Commission



Filed With City Clerk

3/15/2019

Date

cc: 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. The State Government and project designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.



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

DATE: March 4, 2019

TO: Planning Commission

FROM: Amy Liu, Planner
Community Development Department

CASE NO.: USE2019 0001

PROPOSAL: Temporary Asphalt Plant at Maplesden and Yandukin for Airport Project

A handwritten signature in black ink, appearing to read 'Amy Liu', is positioned to the right of the 'FROM:' line.

GENERAL INFORMATION

Applicant: Colaska Inc. DBA SECON

Property Owner: City & Borough of Juneau

Property Address: 8907 Yandukin Dr

Legal Description: Airport TR A & B (Airport Terminal & Runway Land)

Parcel Code Number: 3B1601000010

Site Size: N/A

Comprehensive Plan Future Land Use Designation: Institutional and Public Use

Zoning: Industrial

Utilities: Public water and sewer

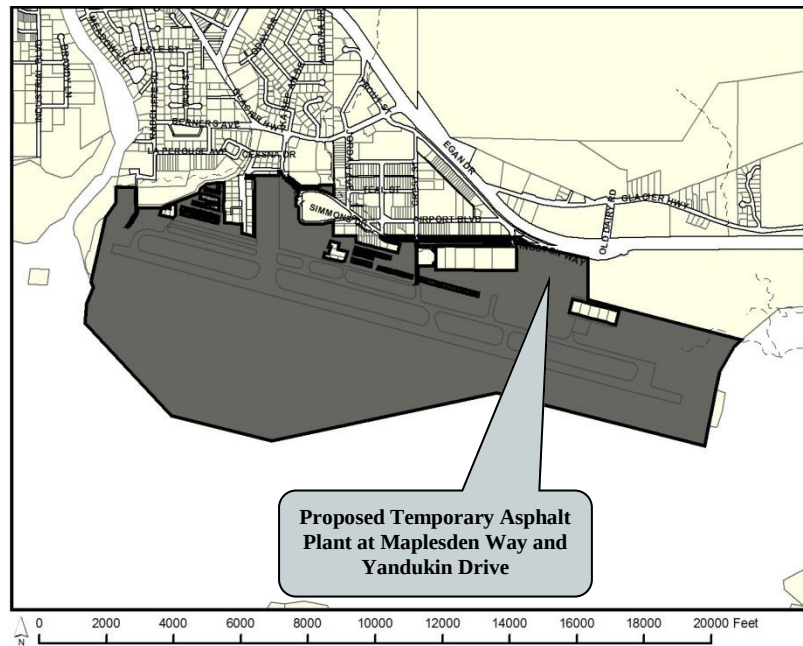
Access: Maplesden

Existing Land Use: Airport

Planning Commission
Case No.: USE 2019 0001
March 4, 2019
Page 2 of 8

Surrounding Land Use:	North	-	Airport
	South	-	Airport, Egan Drive
	East	-	Airport
	West	-	Airport

VICINITY MAP



ATTACHMENTS

Attachment A – Application
Attachment B – Public notice
Attachment C – CBJ Streets Department Comment

PROJECT DESCRIPTION

The applicant requests a Conditional Use Permit for the development of a temporary asphalt plant. The plant would support the repaving of the Northeast Development Area (NEDA) and the Northwest Development Area (NWDA).

The plant will remain by NEDA for the proposed work. The project will begin within late March and no later than April 1, 2019. Paving will occur from April to early May 2019. A total of 35,404 tons of hot mix asphalt will be produced and transported.

Planning Commission
Case No.: USE 2019 0001
March 4, 2019
Page 3 of 8

BACKGROUND

The application is for Phase 2C of Juneau International Airport Runway Safety. This phase began in 2018 and has a substantial completion date of July 30, 2019. The project involves excavation, underground drainage piping, asphalt paving of NEDA and NWDA. In the previous phase, a fueling station, geothermal loop, and snow removal facility was constructed at NWDA. The access aprons of both development areas were also constructed.

AGENCY REVIEW

An agency review period was conducted from February 7, 2019 through February 21, 2019. The following agencies stated that they had no concerns or no comments on the development: CBJ Building Division, CBJ Fire Department, Alaska Department of Environmental Conservation (ADEC) Division of Water, Non-Point Source section.

CBJ Streets Division recommended that the contractor should be required to keep the road surface of Yandukin Drive and Shell Simmons Drive clean at all hours of operation (Attachment C). Truck traffic could drag dirt, asphalt, rocks, etc. onto these road surfaces, and should be removed as needed. Staff recommends the following as conditions of approval:

1. The applicant shall inspect the traveled route a minimum of twice daily for escaped material from the haul.
2. The applicant shall sweep and clean the roadway at the end of each day if any water or material has escaped or if a major spill occurs.
3. The applicant shall immediately respond to any additional clean-up requests during the operation from the project engineer, CBJ, or Alaska Department of Transportation.

ANALYSIS

Project Site and Design – The proposed site is comprised of dredged sand and gravel from a float plane pond. The location has been approved by ADEC. The site is surrounded by airport infrastructure, and the runway is adjacent to the south-side. The facility consists of a daytime generator, nighttime generator, control house, tank containers, feeder bins, drum, baghouse, and storage silo. Aggregate stockpiles will be stored onsite. The layout of the site is depicted in the application (Attachment A).

The control house manages operations. The feeder bin receives stockpiled aggregates that are parsed by gradation and fed into the drum. The drum heats the aggregate to be mixed with cement, which was previously stored in tank containers. Particulate matter within the drum exhaust is filtered by the baghouse. Mixed aggregate and cement is deposited into the storage silo.

Planning Commission
Case No.: USE 2019 0001
March 4, 2019
Page 4 of 8

Traffic – The applicant anticipates 250 truckloads of asphalt per day being hauled along Maplesden Way to the NWDA. Additionally, AML will deliver 7 loads of asphalt cement per day.

Per CBJ 49.40.300(a)(3) A development projected to generate more than 250 ADT but fewer than 500 ADT shall be required to have a traffic impact analysis if the Community Development Department Director determines that an analysis is necessary based on the type of development, its location, the likelihood of future expansion, and other factors found relevant by the director.

The Community Development Director has determined that a traffic impact analysis is not necessary. The traffic follows an established truck route that does not go through residential neighborhoods. Project conditions ensure that the development will not create unsafe road conditions.

Parking and Circulation – Parking requirements for commercial and industrial developments, established in CBJ Code 49.40.210(a) are based on gross floor area, which is not applicable to the proposed development. The code does not have an established parking requirement for asphalt plants or similar uses that utilize large outdoor plants and outdoor storage areas. Asphalt will be hauled along Maplesden Way to the NWDA.

Light and Noise – Working hours are Monday through Saturday from 7:00 AM to 7:00 PM. Portable light plants may be used and would be set up to not affect Egan Drive traffic. Main sources of noise will be heavy machinery and vehicle traffic. Noise will be consistent with noise generated by daily airport operations.

Public Health or Safety – The development is in an established industrial area with security fencing and other measures to ensure the public health and safety. A water truck spraying truck routes will suppress dust.

Habitat – The nearest stream is about 1.4 feet from the proposed asphalt plant, and the nearest wetland is about 900 feet away from the plant. Runoff will be managed with wattles and earthen berms.

The site is in an established industrial area and does not have any salmon streams, eagle nests, wetlands, or other sensitive habitat on the site. The ADEC Stormwater Pollution Prevention Plan (SWPPP) addresses both stormwater and spill prevention. The applicant has indicated that a draft SWPPP has already been prepared for the site. Staff recommends a condition of approval: prior to the issuance of a building permit, the applicant shall provide the final Stormwater Pollution Prevention Plan to CDD, in conformance with ADEC requirements, to ensure protection of adjacent waters.

Property Value or Neighborhood Harmony – Staff finds no evidence of significant impacts to property value or neighborhood harmony as a result of the proposed development.

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Conformity with Adopted Plans – The 2013 Comprehensive Plan designates the airport as Institutional and Public Use (IPU), which is characterized as,

Lands that are in public ownership and dedicated for a variety of public uses, such as the University of Alaska Southeast; local, state and federal government uses; and for such public facilities as community gardens, schools, libraries, fire stations, treatment plants, and public sanitary landfills... The public use of these lands will vary widely, so IPU-designated lands can be under any zoning district, with the uses thereon appropriate for that zone as regulated in the Table of Permissible Uses (CBJ 49.25.300)

The Plan does not prescribe guidance specifically on heavy industrial uses within IPU areas. However, the IPU description acknowledges that uses and zoning vary widely. Uses may include industrial facilities, such as a treatment plant or landfill, which generate traffic and noise comparable to those of an asphalt plant.

Airport maintenance supports transportation in and out of the community, which supports other services.

Juneau's position as Alaska's state capital is not only a major source of identity for the community but represents its major economic activity; nearly half (47%) of the community's workforce is employed by the state, federal, and local government. Development of new facilities or replacement of existing structures necessary to accommodate the government-based public service workforce should be planned with careful coordination between state and local officials. This growth will have significant impacts on all other development within the borough, including housing, transportation, public services, and cultural, commercial, and recreational activities. The community and local government must continue efforts to make Juneau as attractive and functional as possible to serve the special needs of a Capital City.

POLICY 5.2. THROUGH A COOPERATIVE EFFORT WITH THE STATE OF ALASKA, TO PLAN FOR AND SUPPORT DEVELOPMENT OF AN ATTRACTIVE SETTING, FACILITIES, AND OTHER SERVICES TO ENHANCE THE STATE CAPITAL AND TO STRIVE TO PROVIDE AN ATMOSPHERE CONDUCIVE TO GOOD LEADERSHIP IN THE STATE, ACCESSIBLE TO AND SUPPORTIVE OF ALL PEOPLE OF THE STATE OF THE STATE OF ALASKA.

5.2 - IA6 Assume a leadership role in the encouragement of transportation links into and out of the borough. Consider all affordable energy-efficient transport alternatives to improve transportation links between the Juneau and other areas of Southeast Alaska, including improved air passenger and cargo service, roadways, ferries, and fixed-guideway systems.

POLICY 5.4. TO ENCOURAGE AND SUPPORT REGIONAL ECONOMIC DEVELOPMENT IN OTHER

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CITIES AND LOCATIONS IN SOUTHEAST ALASKA TO CREATE A LOCAL ENVIRONMENT OF SERVICES AND OFFERINGS ATTRACTIVE TO COMMERCE ORIGINATING FROM OUTSIDE THE CBJ, AND TO ACTIVELY PARTICIPATE IN DEVELOPMENT AND IMPLEMENTATION OF REGIONAL SUSTAINABLE DEVELOPMENT GOALS.

5.4 - SOP7 Strengthen Juneau's role as a regional services hub for such things as fisheries research, medical, retail, tourism, transportation, and education.

5.4 - IA3 Encourage continued and expanded transportation systems that serve the Southeast Region while retaining those systems currently serving the region.

POLICY 10.8. TO ENCOURAGE AND STRENGTHEN JUNEAU'S POSITION AS A REGIONAL TRADE CENTER FOR SOUTHEAST COMMUNITIES.

The asphalt plant is necessary for maintaining the Airport, a priority established in Chapter 8 of the Plan.

POLICY 8.1. TO PROMOTE AND SUPPORT AVIATION SAFETY; TO DEVELOP AND MAINTAIN AIRPORT FACILITIES MEETING THE AVIATION TRANSPORTATION NEEDS FOR JUNEAU, ITS RESIDENTS, VISITORS AND COMMERCE; AND TO WORK WITH THE PUBLIC AND PRIVATE SECTORS TO FACILITATE COMMERCE, ECONOMIC DEVELOPMENT, AND ACCESS TO ALASKA'S CAPITAL CITY.

8.1 - IA1 Continue to fund and complete the expansion plans and mitigation measures recommended in the Airport Expansion Final Environmental Impact Statement (FEIS).

FINDINGS

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

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

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

CBJ 49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based

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upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

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

Per CBJ 49.15.330 (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?

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

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

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ 49.25.300, Section 4.100, Heavy Manufacturing, for the Industrial zoning district.

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

Yes. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the March 1, 2019 and March 11, 2019 issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right-of-Way.

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

No. No evidence indicates that the proposed development will materially endanger the public health or safety.

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

No. The proposed activity will be consistent with the pre-existing noise levels. No evidence indicates that the proposed development will substantially decrease the value of or be out of harmony with property in the neighboring area.

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6. Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

Yes. The proposed development is in general conformity with adopted plans including the 2013 Juneau Comprehensive Plan. The development specifically conforms with Comprehensive Plan policy 5.11 regarding industrial uses.

Per CBJ 49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

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

Not applicable. The proposed development does not affect wetlands, salmon streams, or other sensitive habitats.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use Permit. The permit would allow the development of a temporary asphalt plant at Maplesden Way and Yandukin Way for airport project.

The approval is subject to the following conditions:

1. The applicant shall inspect the traveled route a minimum of twice daily for escaped material from the haul.
2. The applicant shall sweep and clean the roadway at the end of each day if any water or material has escaped or if a major spill occurs.
3. The applicant shall immediately respond to any additional clean-up requests during the operation from the project engineer, CBJ, or Alaska Department of Transportation.
4. Prior to the issuance of a building permit, the applicant shall provide the final Stormwater Pollution Prevention Plan, in conformance with ADEC requirements, to ensure protection of adjacent waters.



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

Temporary Asphalt Plant for JIA Project

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: 4.100

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 87,120 square feet Total Area of Existing Structure(s) _____ square feet

Total Area of Proposed Structure(s) _____ square feet

EXTERNAL LIGHTING

Existing to remain
Proposed

☒ No
☒ No

☐ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures
☐ 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	Date
Application Fees	\$ <u>500.00</u>			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ <u>50.00</u>			
Pub. Not. Sign Deposit	\$ <u>100.00</u>			
Total Fee	\$ <u>650.00</u>			

RECEIVED

JAN 06 2019

PERMIT CENTER/CDD

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

use 19-01

Date Received

1/8/19 LEB

Attachment A - Application

**DEVELOPMENT PERMIT APPLICATION**

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address Gate P on Maplseden Way		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) AIRPORT TR A & B [AIRPORT TERM & RUNWAY LAND]		
	Parcel Number(s) 3B160-100-0010		
	☐ This property located in the downtown historic district ☐ This property located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner Juneau International Airport	Contact Person Patty Wahto	Phone Number(s) 907-789-7821
	Mailing Address 1873 Shell Simmons Dr., Ste. 200, Juneau AK 99801		
	E-mail Address Patty.Wahto@jnuairport.com		
	LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits		
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 officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X <u>See Email From Patty Wahto</u> Landowner/Lessee Signature _____ Date _____ X _____ Landowner/Lessee Signature _____ Date _____			
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT If the same as OWNER, write "SAME"			
Applicant Colaska dba Secon	Contact Person Michael Short	Phone Number(s) (907) 780-5145	
Mailing Address P.O. Box 32159, Juneau AK 99803			
E-mail Address MShort@colaska.com			
X _____ Applicant's Signature		1/2/2018 Date of Application	

DEPARTMENT USE ONLY BELOW THIS LINE



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.

Intake Initials LEB
Case Number Use 19-01
Date Received 1/8/19

RE: Temporary Asphalt Plant for JIA Project - permit intake approval

Patty Wahto

Tue 1/8/2019 11:50 AM

To: Laurel Bruggeman <Laurel.Bruggeman@juneau.org>;

Hi Laurel.

SECON is approved for an asphalt batch plant on the Airport.

Please let me know if you need anything further. We know if is in the NE Quad of the airport.

Patty

*Patty Wahto
Airport Manager
Juneau International Airport
(907) 789-7821*

EMAIL: Patty.Wahto@jnuairport.com



From: Laurel Bruggeman
Sent: Tuesday, January 08, 2019 11:47 AM
To: Patty Wahto
Subject: Temporary Asphalt Plant for JIA Project - permit intake approval

Hi Patty,

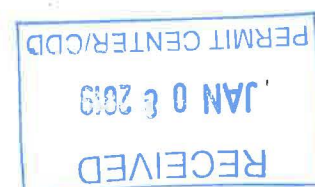
I am working to intake the conditional use permit application for the temporary asphalt plant for JIA project.

Mr. Short is here and would like to submit, but we need your approval.

Can you please email approval for the submittal?

Thanks,

Laurel Bruggeman, Planner



Attachment A - Application

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

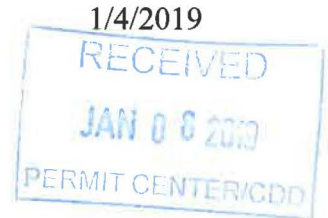


17321 139 Avenue NE
Woodinville, Washington 98072
Office (425) 827-3193
Fax (425) 576-5113

P.O. Box 32159
Juneau, Alaska 99803
Office (907) 780-5145
Fax (907) 780-5896

P.O. Box 7035
Ketchikan, Alaska 99901
Office (907) 225-6491
Fax (907) 225-6492

Ms. Teri Camery
City and Borough of Juneau
155 S. Seward Street
Juneau, Alaska 99801



RE: City and Borough of Juneau Conditional Use Permit Application
Temporary Location of ASTEC Asphalt Plant
Juneau International Airport Runway Safety Area, Phase 2C - Re-Bid Project

To Ms. Camery,

Secon has been awarded Juneau International Airport (JIA) Runway Safety Area, Phase 2C - Re-Bid project in 2018. The substantial completion date for the project is July 30th, 2019. The project consists of providing excavation, underground drainage piping, asphalt paving, and associated civil work services to repave the NE Development area (NEDA), NW Development Area (NWDA), NEDA Water & Sewer, NWDA Water & Sewer and Aircraft Wash-down Facility. This project requires 35,404 tons of Hot Mix Asphalt for the JIA improvements.

The ASTEC Asphalt Plant has been setup on the JIA property for a previous project in 2015. The location that the asphalt plant currently occupies has been approved by the JIA Engineer of Record. This approval is from a previous JIA project and for the current project's work. It meets the TSA's set-backs from the security fence for any structure or vehicle. It is below the height requirements for any structure near the FAA's runway control envelope. It is also outside of the FAA/JIA taxiway's control zone. It has been accepted by Alaska Department of Environmental Conservation (DEC) for the current location. This location meets DEC's set-backs from occupied structures for a period of two (2) years with a start date of September 2018.

The previous project concludes December 31st, 2018. The Juneau International Airport (JIA) Runway Safety Area (RSA), Phase 2C - Re-Bid requires Secon to acquire a Conditional Use Permit (CUP) from City and Borough of Juneau (CBJ). To facilitate the operations of paving at the airport Secon is requesting a CUP for the ASTEC Asphalt Plant's current location at Gate P on Maplesden Way inside the airport fence on JIA property.

JIA RSA 2C working hours are Monday through Saturday 7:00 AM to 7:00 PM. The spring startup is anticipated for the end of March to the first of April. Paving will start sometime in April to first



part of May depending upon weather. This gives four (4) months to complete the site work and pave the project. Of the estimated 104 working days, paving will figure in on about 45 days.

It is hard to estimate the increase in trucking due to the plant being located at its present location of Maplesden Way verses hauling the asphalt mix from Concrete Way. Yandukin Drive, Shell-Simmons Drive and Cessna Drive will have the same truck traffic from either location. Maplesden Way would see an increase in trucking from the current location hauling on Maplesden Way to the NWDA. The number of trucks hauling to NWDA would be about 250 trucks loads/day with a maximum of 7 days at that rate. But Maplesden Way would have a decrease in the number of trucks hauling asphalt to the NEDA to 0. So the net impact to Maplesden Way is zero. With the ASTEC Asphalt Plant located at Maplesden Way it would eliminate trucks hauling hot asphalt turning across in-bound traffic on Egan Highway. AML will be delivering tanks of asphalt cement for the project with an estimated maximum of 7 loads per day.

Light for the asphalt plant may be needed. Lighting will be portable self-contained light plants. The lights will be setup with the intent of not impacting the Egan Highway traffic. JIA Engineer of Record will determine the location and light direction per FAA requirements if there are concerns from interested parties.

The ASTEC Asphalt Plant is operating under the Project's Construction SWPPP which can be found at DEC's web page:

<http://dec.alaska.gov/Applications/Water/WaterPermitSearch/Search.aspx>

Site/Facility: JNU RSA Improvements - Phase 2C Rebid

Permit: AKR10FX46

Based on google earth the nearest stream is about 1,400 feet from the plant on the far side of taxiway F. The nearest wetland is on the other side of TEMSCO at about 900 feet away.

Dust control will be with a water truck wetting down the truck routes.

The plant is currently located on dredged sands and gravels from the float plane pond. If any stormwater runoff is present it will be managed with wattles and earthen berms.

The ASTEC Asphalt Plant air quality permit can be found at DEC's Air Permits Approvals and Public Notices web page:

<http://dec.alaska.gov/Applications/Air/airtoolsweb/AirPermitsApprovalsAndPublicNotices>



Permit/Approval Type: Minor General - Asphalt Plant - Title I (MG3)

Owner: Colaska Inc, dba Secon

Stationary Source: ASTEC Super Six Drum Mix Asphalt Plant

The current location has been review and approved by DEC.

Security is courtesy of JIA in being located inside their fences and on their property.

If any question or clarifications are need please contact me.

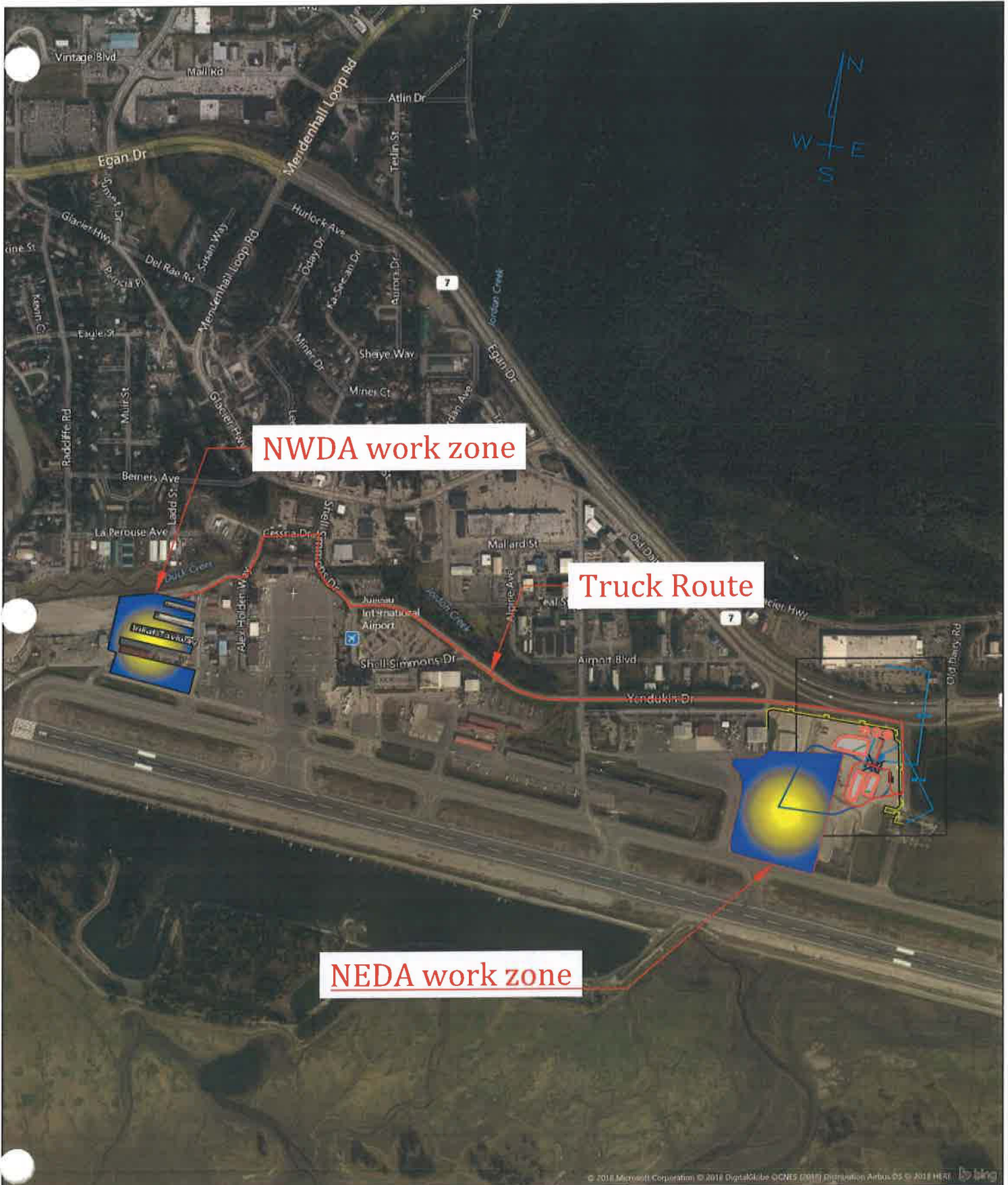
Thank you.

Sincerely,

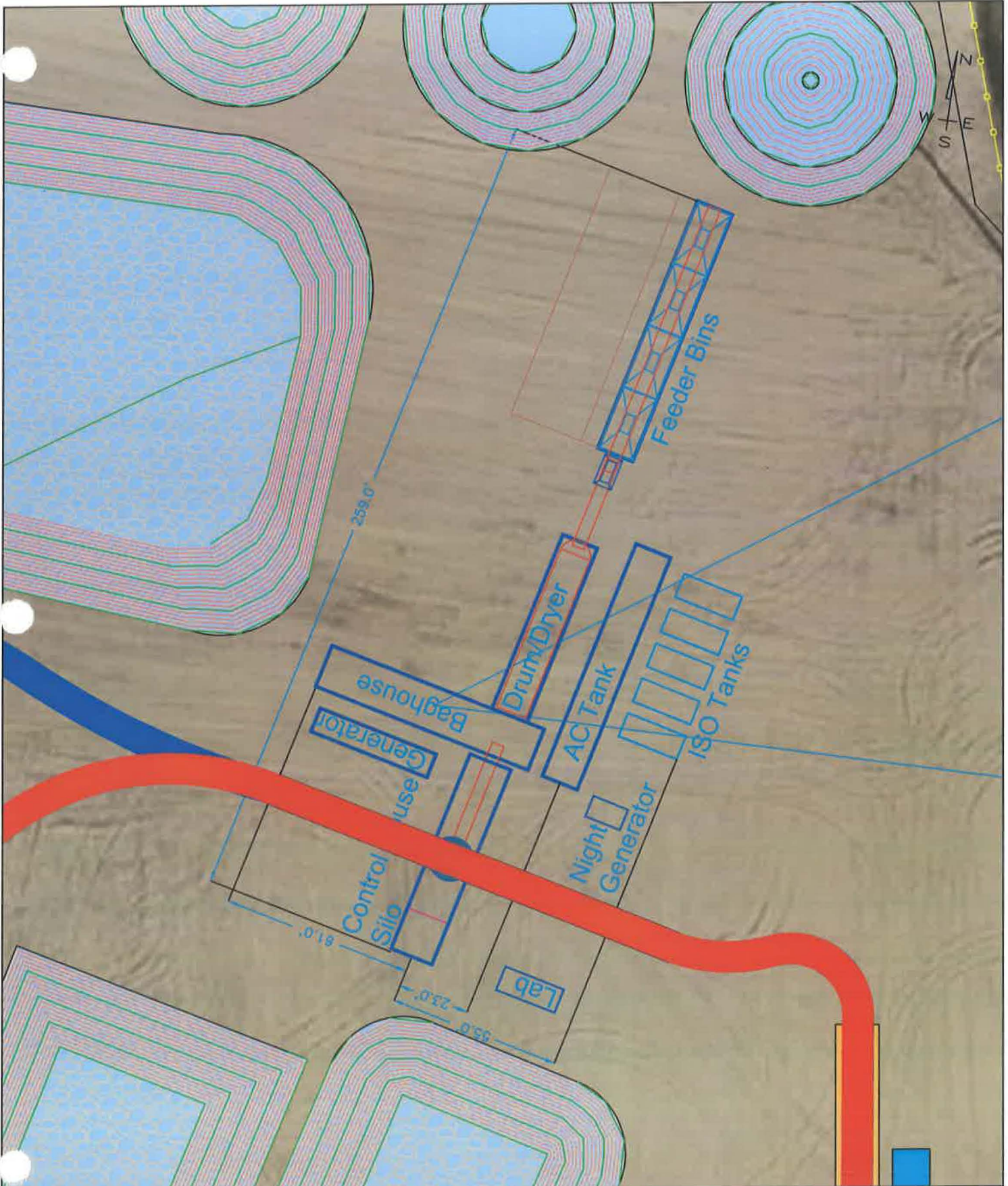
Michael Short
Engineering Manager
Secon

Attachments: Sheet 1 Location of Plant
Sheet 2 Plant Setup
Sheet 3 ASTEC Asphalt Plant

Cc: Teri Camery, Senior Planner, CBJ
Tim Dudley, General Manager, Secon
Maureen Hanson, Project Manager, Secon









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

Airport Temporary Asphalt Plan

Case Number: PAC2018 0084

Applicant: Secon Inc.

Property Owner: Juneau International Airport

Property Address: 1873 Shell Simmons Drive

Parcel Code Number: 3B1501050110

Zoning: Industrial

Existing Land Use: Airport

Conference Date:	December 26, 2018
Report Issued:	December 26, 2018

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
Mike Short	Applicant	mshort@colaska.com
Teri Camery	Planning	teri.camery@juneau.org



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.

Planning Division:

1. Zoning – I
2. Setbacks – 10 feet front, rear, side
3. Height – 35 feet
4. Access – Shell Simmons Drive

The application needs a project narrative that includes the following:

- General description of the development including purpose, primary elements, structures on site, and duration
- Hours, days, months of operation
- Daily and weekly truck traffic estimates
- Lighting
- Stormwater Management
- Distance from streams and wetlands
- Description of agency permits, specifically the DEC Air Quality Permit and SWPPP
- Distance from the nearest occupied structure per DEC requirements
- Dust control plan
- Security

The application needs to include a site plan with the following:

- Location of all structures, stockpiles, and drainage features e.g. settling ponds, as applicable
- Parking
- Ingress and egress
- Any significant environmental features—drainage etc.

The application needs to include the DEC permits, including the Air Quality Permit and the SWPPP. A link to the SWPPP is sufficient if the document is too large.

Building Division:

5. Not present.

General Engineering/Public Works:

6. **Engineering** – not present. Engineering will review the application for compliance with the CBJ Stormwater Manual of Best Management Practices. The DEC Stormwater Pollution Prevention plan typically covers everything that the Manual would. A grading permit may be required.

Pre-Application Conference Final Report

Fire Marshal:

7. **Fire Items/Access** – not present. Fire will review during the Conditional Use Permit agency review process. No issues are expected.

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. Conditional Use 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. DEC Air Quality Permit
3. DEC SWPPP or a link to the SWPPP

Exceptions to submittal requirements:

Submittal requirements 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. Class II Conditional Use Permit \$500 plus sign deposit and fees

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

Submit your completed application

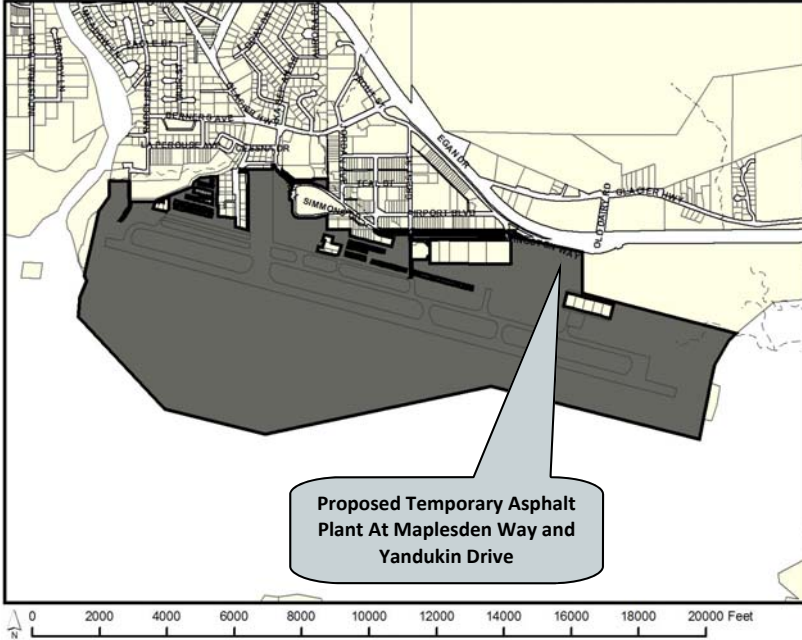
You must submit your application(s) in person with payment to:

City/Borough of Juneau
Permit Center
230 S. Franklin Street,
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Fax: (907) 586-4529
Web: www.juneau.org/cdd

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission
Your Community, Your Voice



155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for a **Conditional Use Permit** for a **temporary asphalt plant for an airport project** located at **Maplesden Way and Yandukin Drive** in an **Industrial Zone**.

TIMELINE

Staff Report expected to be posted **Monday, March 4**, at <https://beta.juneau.org/assembly/assembly-minutes-and-agendas>
Find hearing results, meeting minutes and more here as well.

Now through February 18, 2019

Comments received during this period will be sent to the Planner, **Amy Liu**, to be included in the staff report.

February 19 through 12 noon, March 8

Comments received during this period will be sent directly to Commissioners to read over the weekend in preparation for the hearing.

HEARING DATE & TIME
7:00 pm, March 12, 2019

You may testify and bring up to 2 pages of written material (15 copies) in City Hall's Assembly Chambers, 155 S. Seward St., Juneau.

March 13

The results of the hearing will be posted online.

Phone: **(907)586-0715** ♦ Email: **pc_comments@juneau.org**
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

Printed February 11, 2019

Case No.: USE2019 0001
Parcel No.: 3B1601000010
CBJ Parcel Viewer: <http://epv.juneau.org>

From: [Ed Foster](#)
To: [Amy Liu](#)
Subject: RE: Review USE20190001, Temporary Asphalt Plant
Date: Thursday, February 07, 2019 5:01:35 PM

Amy,

The only issue I can see with this request is that the contractor should be required to keep the road surface of Yandukin and Shell Simmons cleaned at all hours of operation. Truck traffic could drag debris, dirt, asphalt, rocks, etc. out onto these road surfaces and they would need to clean as needed.

Thanks, Ed

From: Amy Liu
Sent: Thursday, February 7, 2019 4:50 PM
To: Ed Foster
Subject: Review USE20190001, Temporary Asphalt Plant

Good afternoon,

The application for USE19-01 is attached for your review. Please share comments or questions with me before February 21.

Thank you,

Amy Liu | Planner

Community Development Department | City & Borough of Juneau, AK

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

Office: 907.586.0764





Planning Commission

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

PLANNING COMMISSION NOTICE OF DECISION

Date: March 13, 2019
Case No.: USE2019 0001

Colaska DBA SECON
P.O. Box 32159
Juneau, AK 99803

Proposal: Temporary Asphalt Plant at Maplesden and Yandukin for Airport Project
Property Address: 8907 Yandukin Drive
Legal Description: Airport TR A & B (Airport Term & Runway Land)
Parcel Code No.: 3B1601000010
Hearing Date: March 12, 2019

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated March 4, 2019, and approved a temporary asphalt plant at Maplesden and Yandukin for an airport project to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. The applicant shall inspect the traveled route a minimum of twice daily for escaped material from the haul.
2. The applicant shall sweep and clean the roadway at the end of each day if any water or material has escaped or if a major spill occurs.
3. The applicant shall immediately respond to any additional clean-up requests during the operation from the project engineer, CBJ, or Alaska Department of Transportation.
4. Prior to the issuance of a building permit, the applicant shall provide the final Stormwater Pollution Prevention Plan, in conformance with ADEC requirements, to ensure protection of adjacent waters.

Colaska DBA SECON
Case No.: USE2019 0001
March 13, 2019
Page 2 of 2

Attachments: March 4, 2019, memorandum from Amy Liu, Community Development, to the CBJ Planning Commission regarding USE2019 0001.

This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals 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). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ 49.20.120).

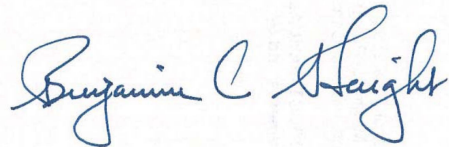
Effective Date: The permit is effective upon approval by the Commission, March 12, 2019.

Expiration Date: The permit will expire 18 months after the effective date, or September 12, 2020, 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 prior to the expiration date.

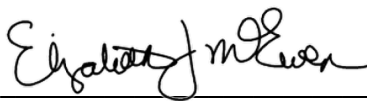
Project Planner:



Amy Liu, Planner
Community Development Department



Benjamin Haight, Chair
Planning Commission



Filed With Municipal Clerk

3/15/19
Date

cc: 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 (800) 949-4232, or fax (360) 438-3208.



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

DATE: March 1, 2019

TO: Planning Commission

FROM: Laurel Bruggeman, Planner 
Community Development Department

CASE NO.: USE2019 0004

PROPOSAL: A Conditional Use Permit for a brewery and tasting room

GENERAL INFORMATION

Applicant: Forbidden Peak Brewery LLC

Property Owner: Forbidden Peak Enterprises, LLC

Property Address: 11798 Glacier Highway

Legal Description: Jetty, Lot 1

Parcel Code No.: 4B2801030091

Site Size: 43,560 square feet

Comprehensive Plan Future Land Use Designation: Marine Mixed Use (M/MU)

Zoning: GC

Utilities: Public

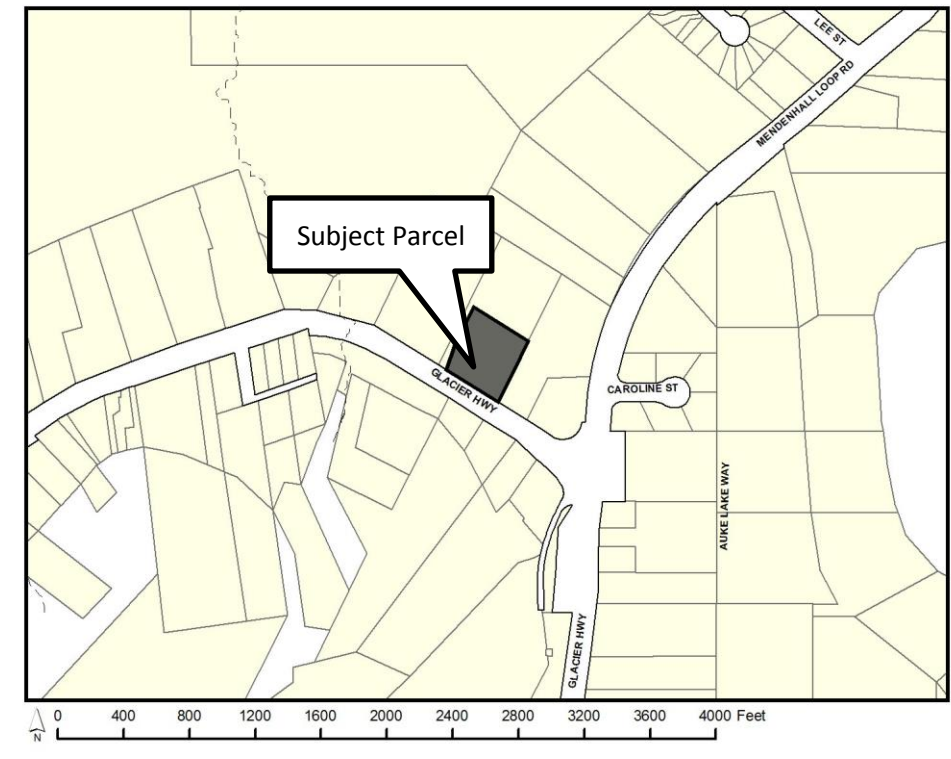
Access: Glacier Highway

Existing Land Use: Commercial Retail Office Mix

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Surrounding Land Use:	North	- Vacant – Jetty Condos (GC)
	South	- Glacier Highway & Statter Harbor (WC)
	East	- AEL&P Facility (GC)
	West	- Squires & other mixed use (GC)

VICINITY MAP



ATTACHMENTS

Attachment A – Application and Project Narrative
Attachment B – Site Plan and Interior/Exterior Sketches
Attachment C – Lighting Information

PROJECT DESCRIPTION

The applicant requests a Conditional Use Permit for the development of a brewery, tasting room, and office space. The proposed development will include the renovation and expansion of an existing building and outdoor renovations to create a new patio, landscaping, and parking areas. The subject building will house multiple tenants and the brewery, as well as individual tenants within the office spaces.

BACKGROUND

The subject parcel was originally platted in 1940 through U.S. Survey 239. It was most recently

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re-platted in 2018 through the Jetty Subdivision. The parcel has housed a hardware store, banks, as well as University of Alaska offices and bookstore. The applicant now proposes to use the existing building as a brewery and tasting room with additional office spaces.

The Community Development Department (CDD) conducted a pre-application conference with the applicant on February 6, 2019 to discuss the proposal. The applicant submitted an application, project narrative, site plan, lighting plan, interior drawings and sketches on February 6, 2019.

ANALYSIS

Project Site & Design – The proposed development site is located in Auke Bay along Glacier Highway. The subject parcel is 43,560 square feet (1 acre). The existing building on the subject parcel measures 10,060 square feet; with the proposed additions, it will measure 13,151 square feet, including loading areas, canopies, and patio area. The proposed development will contain a small retail space (345 square feet), a brewery (4,242 square feet), tasting room (4,864 square feet), and office spaces (3,700 square feet).

Zoning – The subject parcel is in the General Commercial (GC) Zoning District and measures 43,560 square feet, exceeding the minimum lot size for the GC zoning district of 2,000 square feet. The existing building and proposed additions will meet the required setbacks for the GC zoning district, which are 10 feet on all sides. There is no maximum lot coverage in the GC zoning district. The GC zoning district has a vegetative cover requirement of 10%; a recommended condition of approval is that prior to the issuance of a certificate of occupancy, the required 4,356 square feet of live vegetative cover shall be installed or bonded for.

The table below demonstrates that each use discussed in this proposal is an allowed use in the GC zoning district. The combined square footage of all the proposed uses is 13,151 square feet. In the GC zoning district, major development includes non-residential buildings greater than 10,000 square feet or using greater than one half an acre of land. Due to the size of the entire project, a Conditional Use Permit is required so that the impacts of the entire development may be taken into consideration by the Planning Commission.

Table of Permissible Uses Category	GC
2.120 Miscellaneous Sales	1
3.400 Offices Greater than 2,500 square feet	1,3
4.050 Light Manufacturing	1,3
8.100 Restaurants, Bars without drive through service	1

Planning Commission
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Traffic – According to CBJ 49.40.300(a)(1) a traffic impact analysis is required when a project is anticipated to generate more than 500 average daily trips (ADTs). The table below shows the ADTs generated by each use in this proposal according to the Institute of Transportation Engineers, Trip Generation Manual. The entire project is estimated to generate 159 ADTs. **No traffic impact analysis is required for this project.**

USE	Sq. Footage Dedicated	ITE Trip Generation	Trips
Retail	345	42.70 per 1000 square feet	15
Light Manufacturing	4242	6.97 per 1000 square feet	30
Tasting Room	4864	15.49 per 1000 square feet	73
Office Space	3700	11.03 per 1000 square feet	41
Total Sq. Footage: 13,151			Total: 159 ADTs

Parking and Circulation – The proposed development requires 41 parking spaces, as demonstrated in the table below. The applicant has proposed 42 parking spaces (Attachment B). According to CBJ 49.40.210(b)(3)(A) parking lots between 26-50 spaces must provide 2 ADA accessible spaces, one of which must be van accessible. Additionally, per CBJ 49.40.210(c) the applicant is required to provide one 30 x 12 feet off-street loading area. The applicant has demonstrated on the site plan that these requirements can be met (Attachment B).

A recommended condition of approval is prior to issuance of the final Certificate of Occupancy, all required parking lot signage and striping (or wheel stops) shall be in a place that complies with dimensions as per 49.40, Parking and Traffic.

USE	Sq. Footage Dedicated	Parking Requirement	Spaces Required
Retail	345	1 per 300 square feet	1
Light Manufacturing	4242	1 per 1000 square feet	4
Restaurant	4864	1 per 200 square feet	24
Office Space	3700	1 per 300 square feet	12
Total Sq. Footage: 13,151			Total: 41 Spaces

Pedestrian Circulation – CBJ 49.40.230 states that pedestrian walkways within a parking area be a minimum of 4 feet wide and must be raised 6 inches or more above the parking area. The applicant's site plan shows a sidewalk along the west side of the rear parking area and the west side and rear of the building, in addition to sidewalks along the parking in the front of the patio. The pedestrian walkway to the rear of the building, near the western side of the rear parking lot, will connect to a planned walk way within the Jetty Condos to the north of the subject parcel.

Lighting – CBJ 49.40.230(d) requires that parking areas be "suitably lighted" and "shall be full cutoff styles that direct light only onto the subject parcel". This is interpreted to mean exterior lighting should be provided in parking areas, along pedestrian walkways, and immediately

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adjacent or affixed to the exterior of the building. The applicant has provided a lighting plan within the site plan and lighting type (Attachment C). This lighting shall be designed, located, and installed to minimize off-site glare.

Noise – The proposed development is not expected to generate noise that is out of character with the existing mixed commercial neighborhood.

Public Health or Safety – The proposal is not expected to materially endanger public health or safety.

Habitat – There are no known habitat concerns on the subject parcel at this time.

Public Comments & Agency Review – This proposal was sent to Capital City Fire & Rescue; CBJ Engineering & Public Works; CBJ Assessor; CBJ Streets; CBJ Docks & Harbors; CBJ Building Code Official; and the Alaska Department of Transportation (ADOT). No concerns were raised by these agencies during review of this proposal.

At time of writing this report, staff received no public comments.

Property Value or Neighborhood Harmony – This proposal is not expected to materially endanger property values or be out of character with the existing neighborhood.

Conformity with Adopted Plans

2013 Comprehensive Plan – The subject parcel has a future land use designation of Marine Mixed Use (M/MU). According to the Comprehensive Plan, *these lands are characterized by high density residential and non-residential land uses in areas in and around harbors and other water-dependent recreational or commercial/industrial areas. Typically, neighborhood serving and marine-related retail, marine industrial, personal service, food and beverage services, recreational services, transit and transportation services should be allowed and encouraged, as well as medium- and high density residential uses at densities ranging from 10 to 60 residential units per acre.* The proposed development meets the intent of the M/MU future land use designation.

Additionally, the proposal is consistent with the following policies from the 2013 Comprehensive Plan:

POLICY 5.1. TO DEVELOP AND SUSTAIN A DIVERSE ECONOMY, PROVIDING OPPORTUNITIES FOR EMPLOYMENT FOR ALL RESIDENTS.

POLICY 5.11. TO ENCOURAGE THE LOCATION AND GROWTH OF LOCALLY-BASED BASIC SECTOR INDUSTRIES THAT PROVIDE YEAR-ROUND, FULL-TIME EMPLOYMENT AND PROVIDE TAX REVENUES THAT SUPPORT PUBLIC SERVICES.

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POLICY 5.18. TO ENCOURAGE AND SUPPORT ENTREPRENEURSHIP AND INNOVATION IN THE ECONOMY OF JUNEAU AND SOUTHEAST ALASKA.

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 Auke Bay Area Plan- The subject parcel is within the Auke Bay Area. Chapter 1, Goal 1 of the Auke Bay Area Plan is to *Develop Auke Bay into a community to live, learn, work, shop, and recreate within*. The proposed development is consistent with this goal as it will provide work, shopping, and recreation. Additionally, the Auke Bay Area plan calls for a mixed use, traditional town center. The proposal is consistent with this as it provides mixed uses within one building.

The parcel is within the “Auke Bay Center”. According to the Auke Bay Area Plan, buildings located in the Auke Bay Center should be designed to front the street, in order to create a pedestrian friendly environment and a sense of place. The proposal, as designed, will place a large patio and attractive landscaping in the front of the building along Glacier Highway, which is consistent with Chapter 1, Recommended Tools.

2015 Juneau Economic Development Plan – According to the Juneau Economic Development Plan, the vision for Juneau’s desired economic future is *a vibrant, diversified, and stable economy built around a business climate that encourages entrepreneurship, investment, innovation, and job creation; and supports the environmental, cultural, and social values that make Juneau a great place to live and enjoyable place to visit*. The proposed development is consistent with this vision for economic development in Juneau.

FINDINGS

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

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

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

CBJ 49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the

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March 1, 2019
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development will more probably than not:

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

Per CBJ 49.15.330 (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?

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

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

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ 49.25.300, Section 2.120; 3.400; 4.050; 8.100 for the GC zoning district.

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

Yes. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the March 1, 2019 and March 11, 2019 issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right-of-Way.

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

No. There is no evidence that the proposed development will materially endanger public health or safety.

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

No. There is no evidence that the proposed development will substantially decrease the value of neighboring property or be out of harmony with the existing neighborhood.

Planning Commission
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March 1, 2019
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6. Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

Yes. The proposed development is in general conformity with the CBJ Comprehensive Plan, Auke Bay Area Plan, and the Juneau Economic Development Plan.

Per CBJ 49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

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

N/A

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use Permit. The permit would allow the development of a brewery and tasting room with office spaces.

The approval is subject to the following conditions:

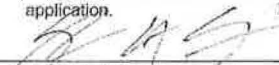
1. Prior to issuance of the final Certificate of Occupancy (CO), all required parking lot striping (or wheel stops installed) shall be in a place that complies with dimensions as per 49.40, Parking and Traffic. This shall be reviewed during the building permit process.
2. Prior to the issuance of a CO, the required 4,356 square feet of live vegetative cover shall be installed or bonded for. This shall be reviewed during the building permit process.
3. In accordance with CBJ 49.40.220, the applicant shall submit a parking plan, signed and stamped by a professional architect or engineer, to be reviewed during the building permit process.

DEVELOPMENT PERMIT APPLICATION

Project Number USE 19-04	CITY and BOROUGH of JUNEAU	Date Received: 2/6/19
Project Name (City Staff to Assign Name) CUP for Forbidden Peak Brewery: Tasting Room		

INFORMATION

PROJECT / APPLICANT

Project Description 7,000 SF of the existing 9,680 SF building will be remodeled to accommodate a brewery, tasting room, and office space. Additions to the building include: 1,160 SF for brewery support space, 568 SF covered loading bay, and 1,368 SF canopy over an outdoor patio. The site improvements include relocating parking, upgrading power, and landscaping.		
PROPERTY LOCATION		
Street Address 11798 Glacier Highway	City/Zip Juneau, AK 99801	
Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) Jetty LT 1		
Assessor's Parcel Number(s) 4B2801030091		
LANDOWNER/ LESSEE		
Property Owner's Name Forbidden Peak Enterprises, LLC	Contact Person: Skye Stekoll	Work Phone: (907)209-7348
Mailing Address PO Box 210164 Auke Bay, AK 99821	Home Phone: SAME	Fax Number:
E-mail Address forbiddenpeak@gmail.com	Other Contact Phone Number(s):	
LANDOWNER/ LESSEE CONSENT ****Required for Planning Permits, not needed on Building/ Engineering Permits****		
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 officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.		
X	 Landowner/Lessee Signature	2/4/19 Date
X	Landowner/Lessee Signature	Date
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.		
APPLICANT If the same as OWNER, write "SAME" and sign and date at X below.		
Applicant's Name Forbidden Peak Brewery LLC	Contact Person: Skye Stekoll	Work Phone: (907)209-7348
Mailing Address PO Box 211370 Auke Bay, AK 99821	Home Phone: SAME	Fax Number:
E-mail Address info@forbiddenpeak.com	Other Contact Phone Number(s):	
X	 Applicant's Signature	2/4/19 Date of Application

OFFICE USE ONLY BELOW THIS LINE

STAFF APPROVALS

✓	Permit Type	**SIGN	Date Received	Application Number(s)
	Building/Grading Permit			
	City/State Project Review and City Land Action			
	Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
	Mining Case (Small, Large, Rural, Extraction, Exploration)			
	Sign Approval (If more than one, fill in all applicable permit #'s)			
	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
X	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)		2/6/19	
	Variance Case (De Minimis and all other Variance case types)			
	Wetlands Permits			
	Zone Change Application			
	Other (Describe)			
***Public Notice Sign Form filled out and in the file.				
Comments:				Permit Intake Initials
				ANE

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS
 I:\FORMS\2010 Applications

Attachment A - Application & Project Narrative

Revised November 2009



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

Portion of existing 9,680 SF building will be remodeled from office space to accommodate a brewery, tasting room, and additional office space. Additions to the building include 1,160 SF for brewery support space, 568 SF covered loading bay, and 1,368 SF canopy over an outdoor patio. The site improvements include upgrading electrical/ comm, relocating parking, drainage improvements and landscaping.

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: 4.050 ; 3.050 ; 2.120 ; 8.050

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 43,560 square feet Total Area of Existing Structure(s) 10,060 square feet

Total Area of Proposed Structure(s) 12,160 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	\$ <u>750</u>			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ <u>50</u>			
Pub. Not. Sign Deposit	\$ <u>100</u>			
Total Fee	\$ _____			

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.

Attachment A - Application & Project Narrative

Case Number

15E2090004

Date Received

2/6/19

The applicant's property is located at 11798 Glacier Highway. The property is owned by Forbidden Peak Enterprises, LLC and is zoned General Commercial. The property was recently subdivided and is now 43,560 sf (1 acre). There is a single building on the property that has a 9,380 SF first floor footprint (including 380 sf of canopy), with an additional 680 SF on the second level. The building was constructed in 1965 and has had many uses over its 50+ years in existence. Some of the uses include a hardware store, bank, and most recently University Admin offices, a retail store, and maintenance for the University (including storing sand for winter use and maintenance equipment). The building was once larger and housed a number of covered storage areas that are no longer in existence.

The property has two legal access points off Glacier Highway. The access to the West of the building (next to the Squire's building) is owned by The Jetty LLC and both our property and the Squire's building property have an access easement for its use. The other access is on the East side of the building. The previous owners had one way traffic in front of the building, with formalized parking along the South, West, and East sides of the building and open parking to the North.

Proposed changes include a one story addition of 1,160 SF that will be added onto the East side of the existing building. This will be in the area of the former covered loading bay that was removed approximately 10 years ago. The space will be used for brewing activities. A new covered loading area extends off the addition towards the South side of the building. This covered loading area is 578 SF.

The interior of the building will be remodeled to convert retail and office space into a brewing operations area (2,504 SF) and a tasting room (2,864 SF).

The asphalt parking lot along the South side of the building will be removed and replaced with a combination of an outdoor patio space for the tasting room and landscaping. The patio will have a new canopy that is 1,368 SF. The majority of formalized parking stalls for the building will be relocated to the rear (North) of the building. Additional parking is provided along the Southeast and Southwest sides of the building.

The proposed uses for the building maintain approximately 3,300 of existing uses- office and mechanical space. The interior of the building will be remodeled to accommodate the new uses by Forbidden Peak Brewery LLC (a new tenant). The total use square footage of the new building will be:

Proposed building uses by area: Total: 12,160 SF (including canopies)

- 345 SF for retail
 - Parking Required (1 per 200 SF): 2
- 4,242 SF for Light Manufacturing (including the 1,160 SF addition & 578 SF loading bay)
 - Parking Required (1 per 1,000 SF): 4
- 4,864 SF for a tasting room (including the 2,000 SF patio)
 - Parking Required (1 per 200 SF): 24
- 3,700 office space (3 Separate tenants)
 - Parking Required (1 per 300 SF): 12

Total Parking Required: 42 spaces (2 ADA, 1 van accessible)

Total Parking Proposed: 42 spaces (2 ADA, 1 van accessible)

Forbidden Peak Brewery LLC will operate as a brewery. Currently, state law requires that the hours a brewery can be open to the public are limited from 9 AM to 8 PM and are limited to selling 36 ounces of beer to patrons, per day, for consumption onsite.

Development in Auke Bay has recently been given a lot of attention lately, both from CBJ staff and the neighborhood. The Auke Bay Plan has given direction as to the desired future of the development in the area. The plan calls for a town center/ mixed use area where our property lies. The uses in our building remain commercial, but the combination of the brewery and office space in our building and the two properties to the North (both residential under construction and proposed) create a mixed use development for the area.



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

Forbidden Peaks Brewery

Case Number: PAC20190008

Applicant: Skye Stekoll

Property Owner: Forbidden Peak Enterprises LLC

Property Address: 11798 Glacier Hwy

Parcel Code Number: 4B2801030091

Site Size: 43,560 Sq Ft

Zoning: GC

Existing Land Use: Commercial Retail Mix

Conference Date:	2/6/2019
Report Issued:	2/12/2019

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
Skye Stekoll	Applicant	Info@forbiddenpeak.com
Allison Eddins	Planning	Allison.Eddins@juneau.org
John Young	Building	John.Young@juneau.org
Eddie Quinto	Permit Specialist	Edward.Quinto@juneau.org

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.

Planning Division:

1. **Zoning** – Subject lot is zoned General Commercial. Proposed uses include a 4, 242 square foot brewery (light manufacturing 4.050), 4,864 square foot tasting room (8.050), 345 square feet of retail space (2.120) and a total of 3,700 square feet of office space (3.050). The total square footage of all uses is 12,160 square feet. The cumulative impact of all of these uses is triggering the need for a conditional use permit.
2. **Setbacks** – General Commercial has a 10 foot setback requirement from all lot lines.
3. **Height** – The maximum building height is GC is 55 feet. The applicant is not proposing to add additional height to the existing building.
4. **Access** – The lot has one access point onto Glacier Highway on the southeast corner of the lot. The lot also has access via an easement agreement on the southwest corner of the lot. See Plat 2018-49 for easement details. Pedestrian access will be provided in the form of a 4 foot wide raised sidewalk constructed along the west side of the rear parking area. This pedestrian walkway will be a continuation of the walkway being constructed on The Jetty Condos lot behind the subject lot. This will connect the two lots.
5. **Parking** – The total parking requirement for the proposed uses is 40 standard spaces and 2 ADA spaces. One of the ADA spaces must be van accessible. The site plan provided by the applicant shows the parking requirement can be met.
6. **Lot Coverage** – There is no maximum lot coverage requirement in GC zoning districts.
7. **Vegetative Coverage** – 10% of the lot must be maintained with live vegetation. The applicant is proposing additional landscaping around the perimeter of the building and within the rear parking area.
8. **Lighting** – The applicant is proposing to add 5 new light poles to the lot and removing one existing light pole. All lights will meet the full-cutoff requirement.
9. **Plat or Covenant Restrictions** – See Plat 2018-49 for access and utility easement details.

Building Division:

10. **Building** – Plans will be reviewed when submitted for building permit.
11. **Outstanding Permits** –
 - a. DMO20180039 – Demolition to prepare for remodel
 - b. BLD-0734101 – Plumb retaining wall and replace rotten timbers
 - c. BLD-1237701 - Replace windows and doors
 - d. BLD1999-00365 – Minor interior renovation of 1040 sf for Alaska Federal Savings Auke Bay branch

General Engineering/Public Works:

12. **Engineering** – N/A
13. **Drainage** – The new grading plan will be reviewed through the building permit process.

14. **Utilities** – (water, power, sewer, etc.) Utilities will be reviewed during the building permit process once engineered designs are submitted.

Fire Marshal:

15. **Fire Items/Access** – Fire Marshal will review and comment during plan review process.

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 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. Plans and narrative describing project

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. \$750 + \$150 for public notice (\$100 refundable if sign returned on time)
- 2.

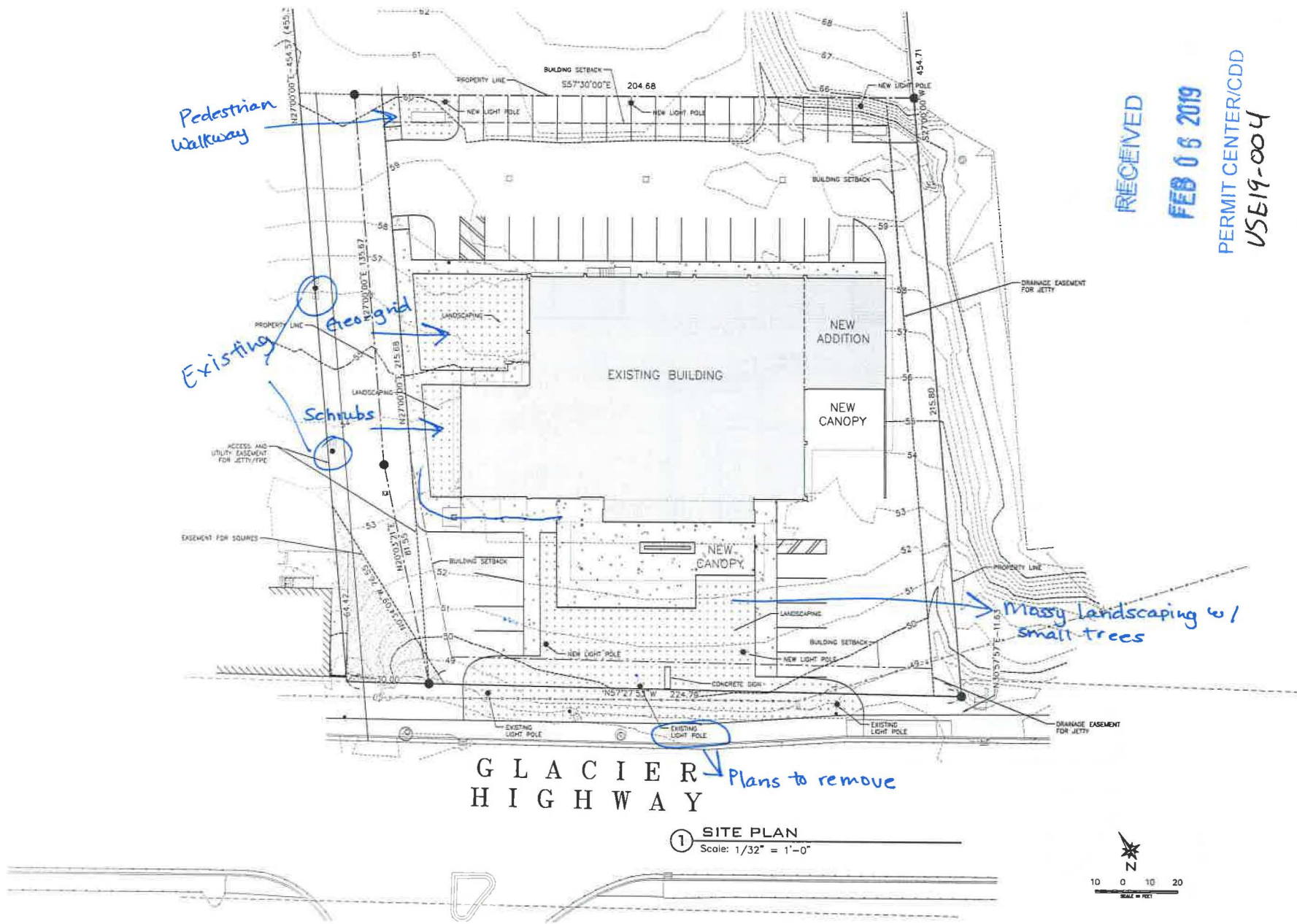
For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/cdd.

Submit your completed application

You must submit your application(s) in person with payment to:

City/Borough of Juneau
Permit Center
230 S. Franklin Street,
Fourth Floor Marine View Center
Juneau, AK 99801

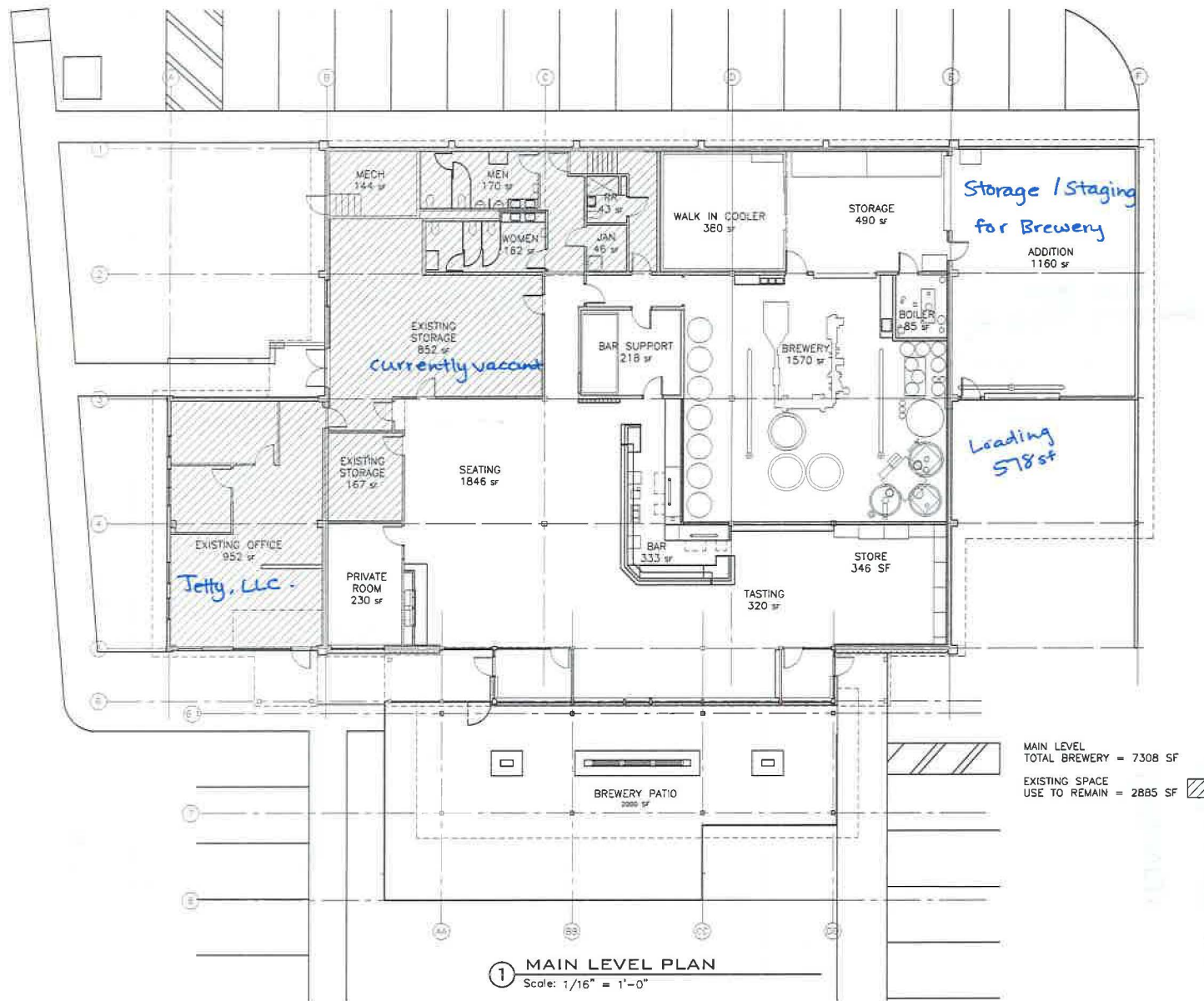
Phone: (907) 586-0715
Fax: (907) 586-4529
Web: www.juneau.org/cdd



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PERMIT CENTER/CDD
USE19-004

FPD-1804 FORBIDDEN PEAK DESIGN DESIGN@FORBIDDENPEAK.COM 907-733-0044	
FORBIDDEN PEAK BREWERY 1179B GLACIER HWY JUNEAU, AK 99801 90% CONSTRUCTION DOCUMENTS FOR FORBIDDEN PEAK BREWERY 907-330-7340	
SHEET TITLE: SITE PLAN	
DATE: FEBRUARY 5, 2019	
SHEET NO. A-100	

Attachment B - Site Plan & Interior/Exterior Sketches



Attachment B - Site Plan & Interior/Exterior Sketches

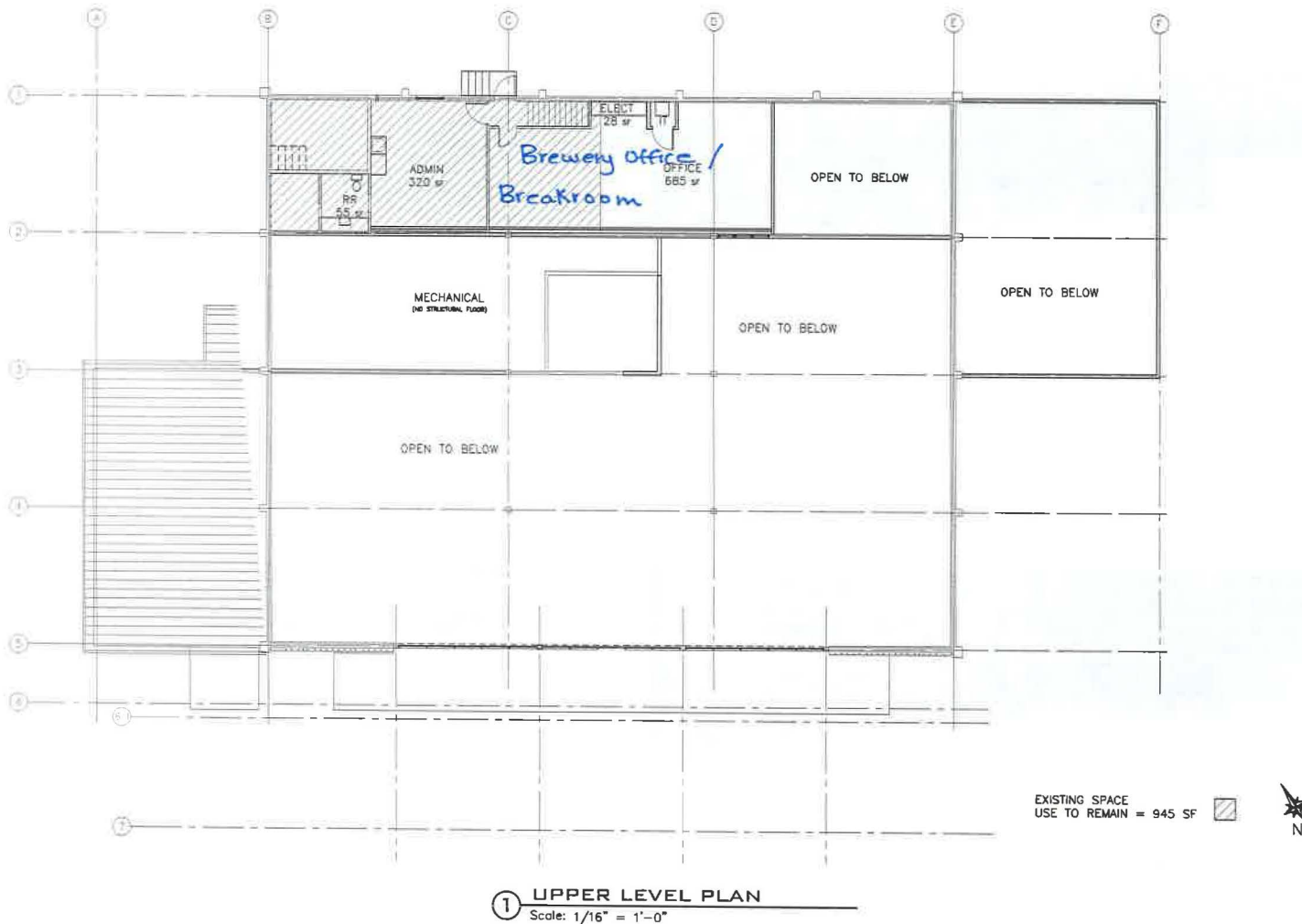
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SHEET TITLE: MAIN LEVEL PLAN	
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SHEET NO. A-200	

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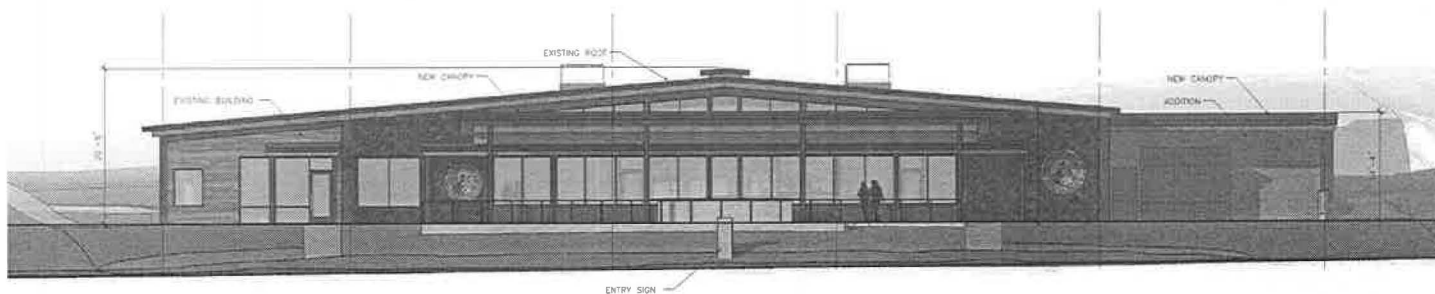
FEB 06 2019

PERMIT CENTER/CDR

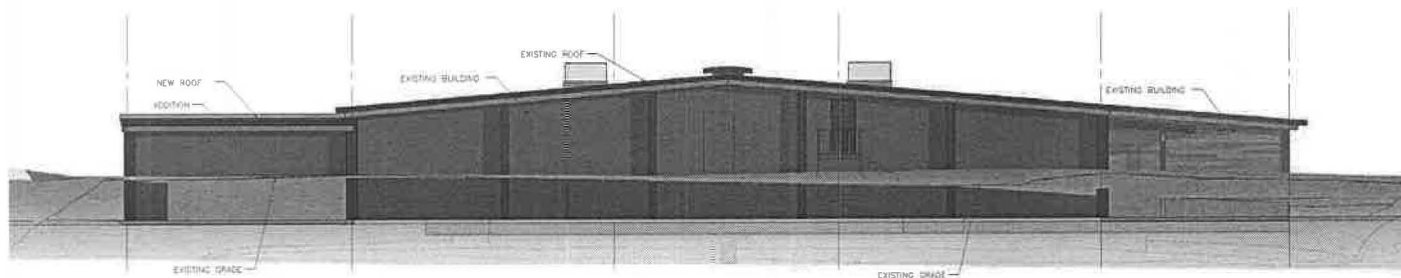
USE 19-004



FPD-1804	
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SHEET TITLE: UPPER LEVEL PLAN	
DATE: FEBRUARY 5, 2019	
SHEET NO.: A-201	



① **SOUTH ELEVATION**
Scale: 1/16" = 1'-0"



② **NORTH ELEVATION**
Scale: 1/16" = 1'-0"

FPD-1854

FORBIDDEN PEAK DESIGN
DESIGN@FORBIDDENPEAK.COM
907-233-8848

FORBIDDEN PEAK BREWERY
11798 GLACIER HWY
JUNEAU, AK 99801
90% CONSTRUCTION DOCUMENTS
FOR
FORBIDDEN PEAK BREWERY 907-233-8848

SHEET TITLE:
**SOUTH
ELEVATION**

DATE:
**FEBRUARY 5,
2019**

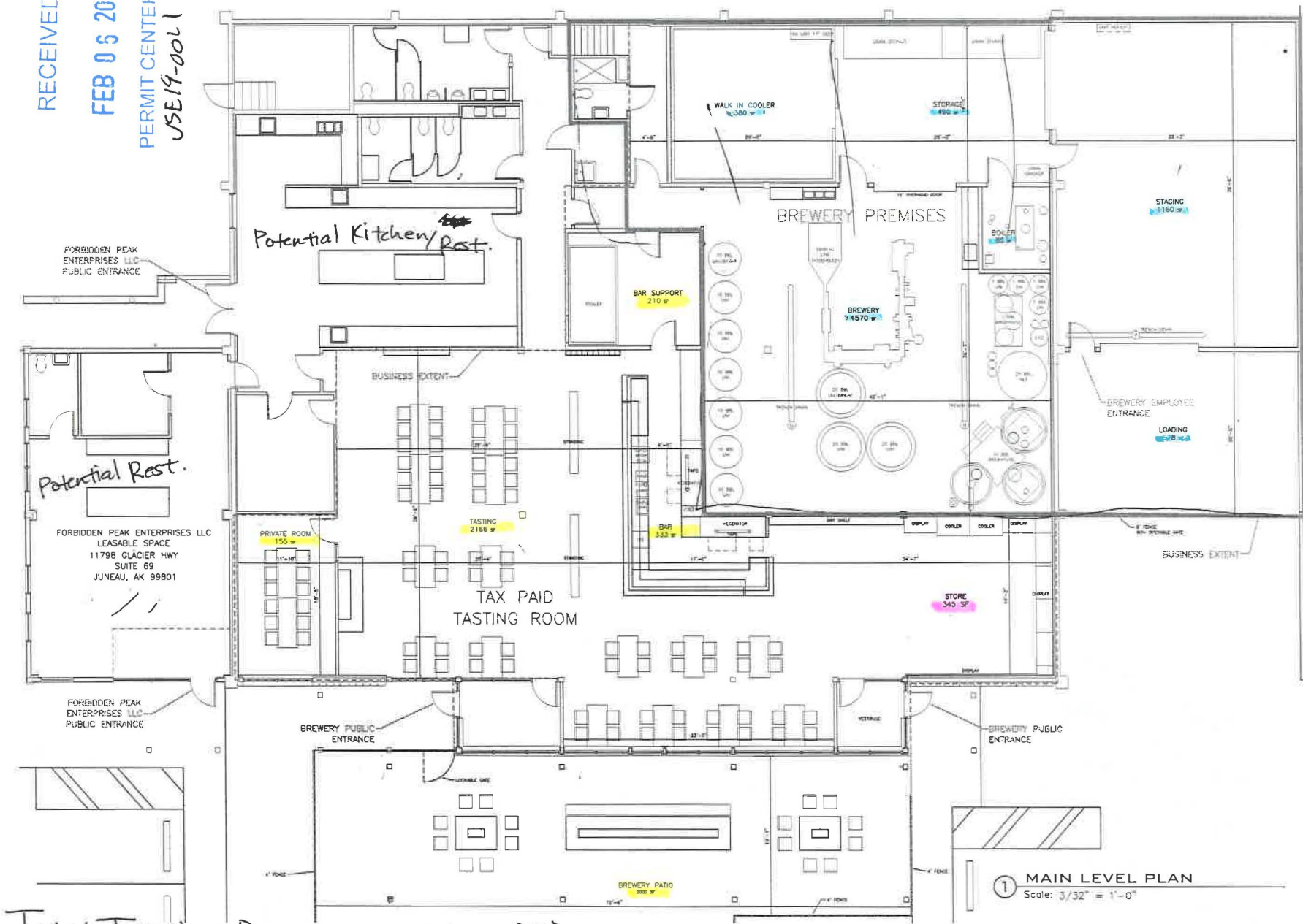
SHEET NO.
A-400

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PERMIT CENTER

USE 19-0011



Total Tasting Room
4,564 (23)

Retail (2)
345

mfg. (5)
4,263

9.172

Attachment B - Site Plan & Interior/Exterior Sketches



FPD-1804

FORBIDDEN PEAK DESIGN
1025 E. 11TH AVE.
JUNEAU, AK 99801

FORBIDDEN PEAK BREWERY
1179B GLACIER HWY
JUNEAU, AK 99801
REVISED
TTB PREMISES DIAGRAM
FORBIDDEN PEAK BREWERY 007-200-7346

SHEET TITLE:
MAIN LEVEL
PLAN

DATE:
DECEMBER 21,
2018

SHEET NO.
2 OF 3

Building is over 10,000

Brewery, Tasting Room, Offices 7,869 sf.

Exterior Loading Space 578

Patio 2,000

44 spaces

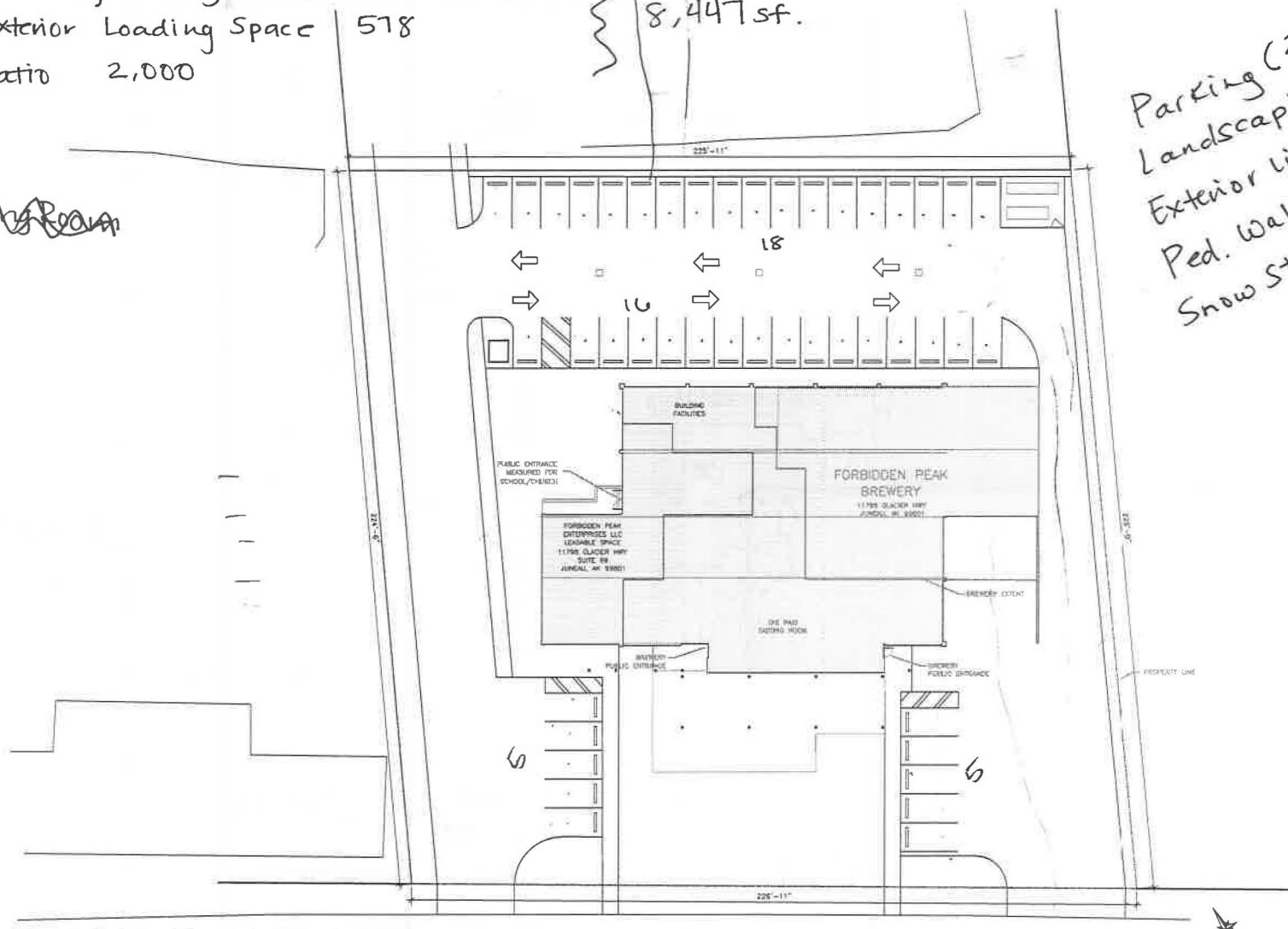
~~30~~ required (2 ADA)

w/1 van access.

8,447 sf.

Parking (2 ADA)
Landscaping
Exterior lights
Ped. walkway
Snow storage

Tasting Room



18' apron
DOT avoided light pole

1 SITE PLAN
Scale: 1/32" = 1'-0"



FPD-1804

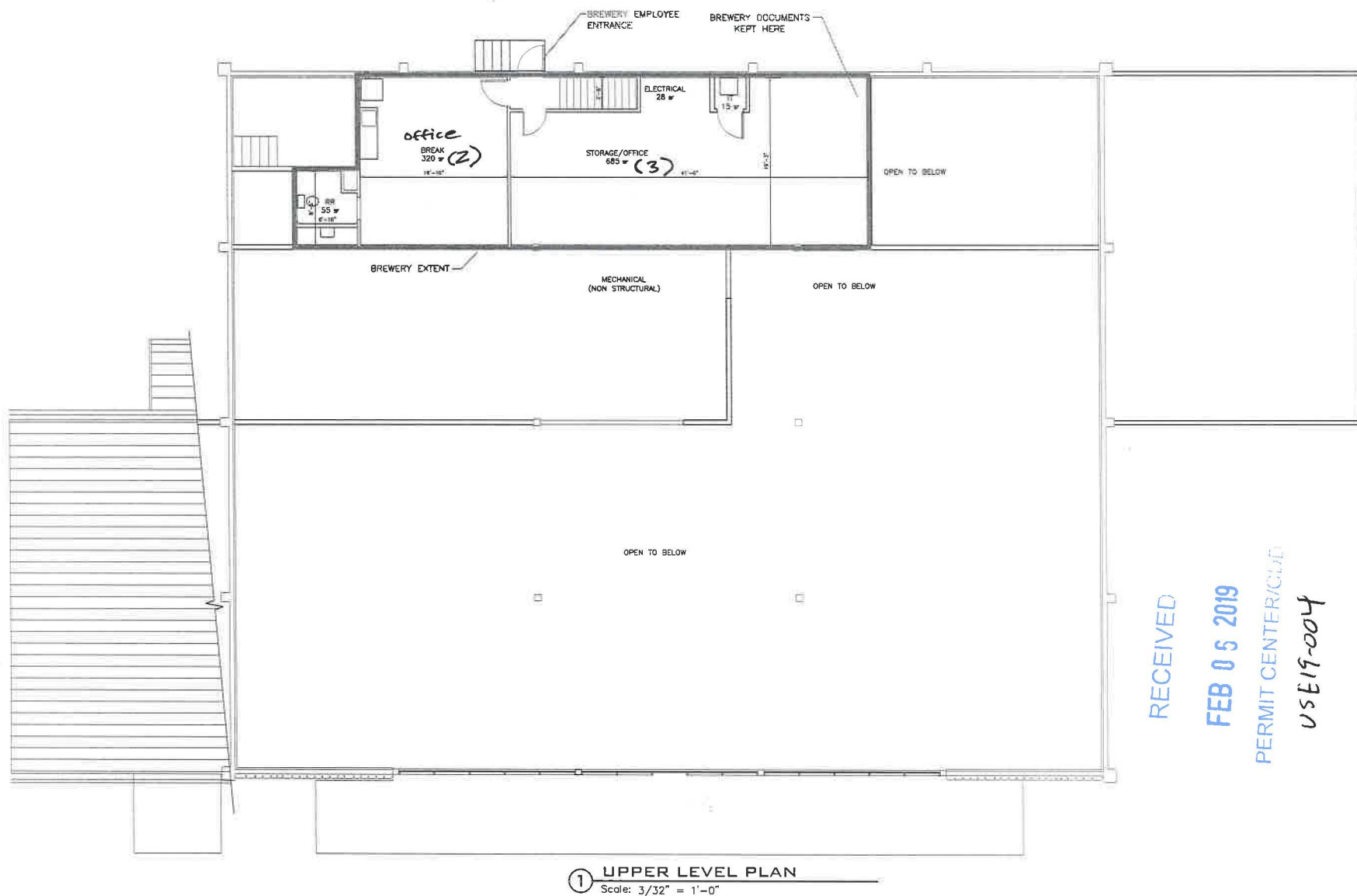
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DESIGN/ARCHITECTURE/ENGINEERING
11179B GLACIER HWY
JUNEAU, AK 99801
907-209-7340

FORBIDDEN PEAK BREWERY
11179B GLACIER HWY
JUNEAU, AK 99801
REVISED
TTB PREMESIS DIAGRAM
FORBIDDEN PEAK BREWERY 907-209-7340

SHEET TITLE
SITE PLAN

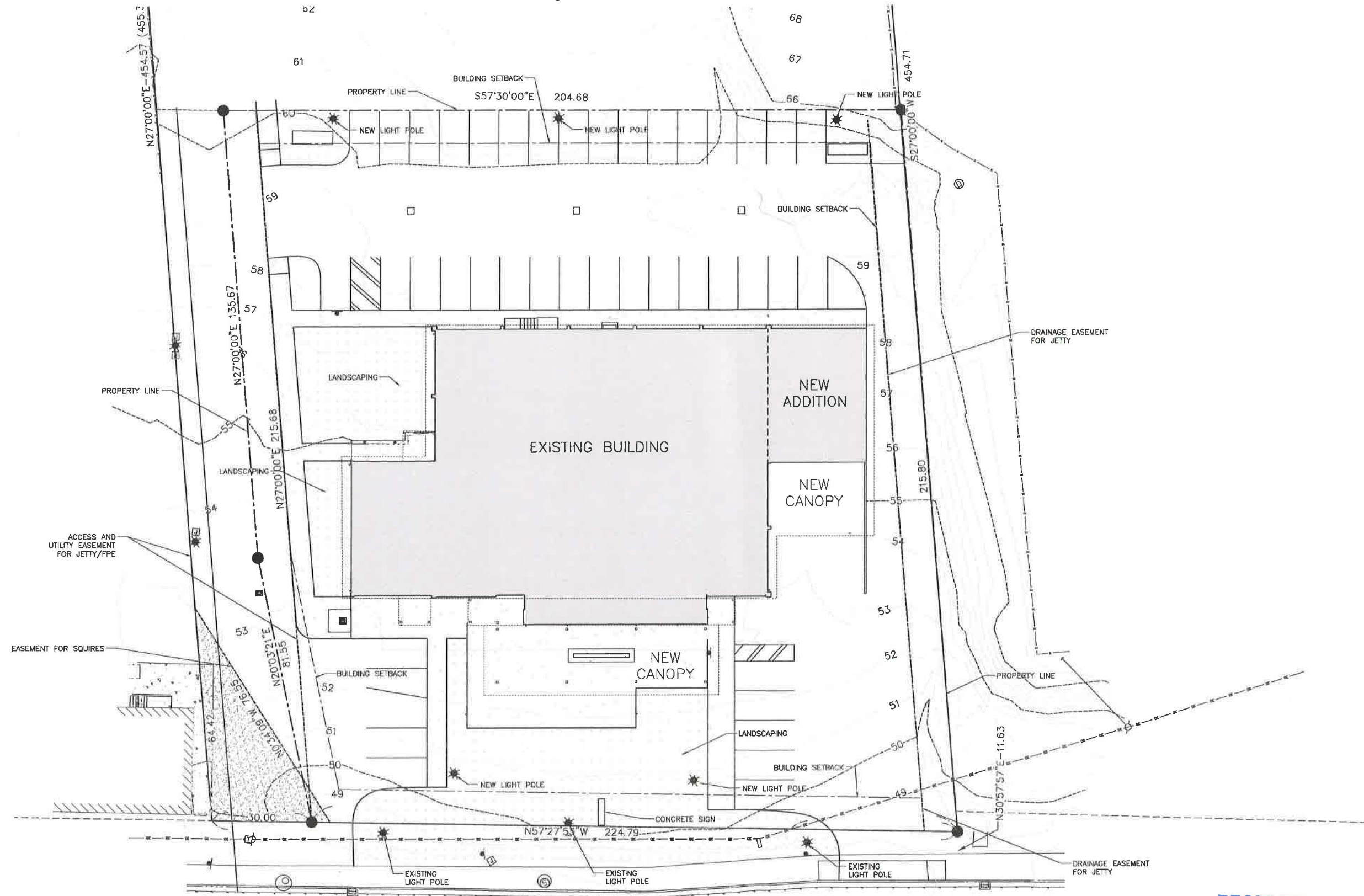
DATE:
DECEMBER 21,
2018

SHEET NO.
1 OF 3



	
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FORBIDDEN PEAK BREWERY 11798 GLACIER HWY JUNEAU, AK 99801 REVISED TTB PREMESIS DIAGRAM FORBIDDEN PEAK BREWERY 907-809-7348	
SHEET TITLE: UPPER LEVEL PLAN	
DATE: DECEMBER 21, 2018	
SHEET NO 3 OF 3	

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 VSE19-004



GLACIER
HIGHWAY

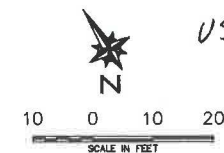
① SITE PLAN
Scale: 1/32" = 1'-0"

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USE19-004



SHEET TITLE:
SITE PLAN

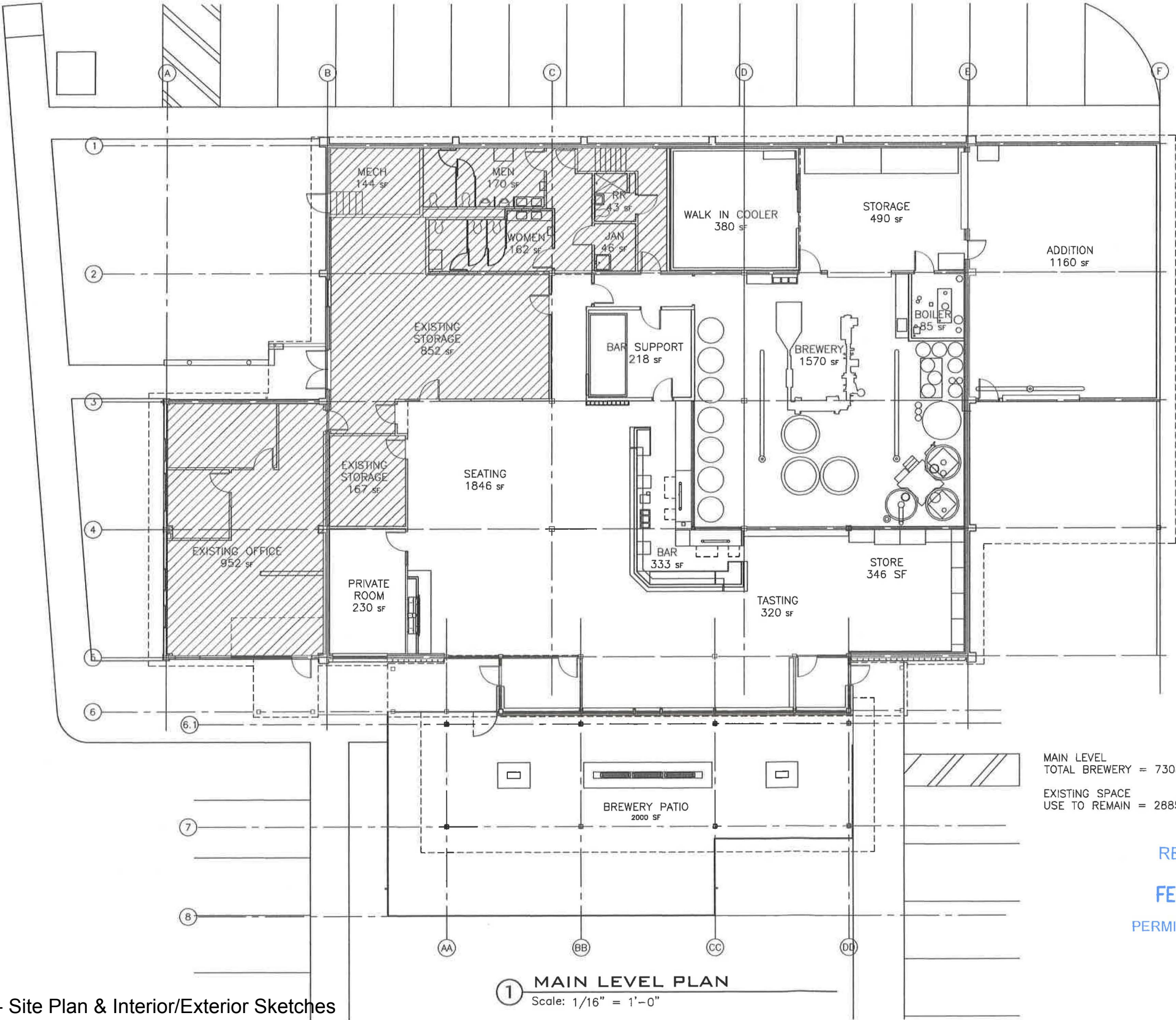
DATE:
FEBRUARY 5,
2019

SHEET NO.
A-100

FORBIDDEN PEAK DESIGN
DESIGN@FORBIDDENPEAK.COM
907-723-9569

FORBIDDEN PEAK BREWERY
11798 GLACIER HWY
JUNEAU, AK 99801
90% CONSTRUCTION DOCUMENTS
FOR
FORBIDDEN PEAK BREWERY 907-209-7348

FPD-1804



MAIN LEVEL
TOTAL BREWERY = 7308 SF
EXISTING SPACE
USE TO REMAIN = 2885 SF

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1 MAIN LEVEL PLAN
Scale: 1/16" = 1'-0"

FPD-1804



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FORBIDDEN PEAK BREWERY

1179B GLACIER HWY
JUNEAU, AK 99801

FOR
FORBIDDEN PEAK BREWERY 907-209-7348

90% CONSTRUCTION DOCUMENTS

SHEET TITLE:

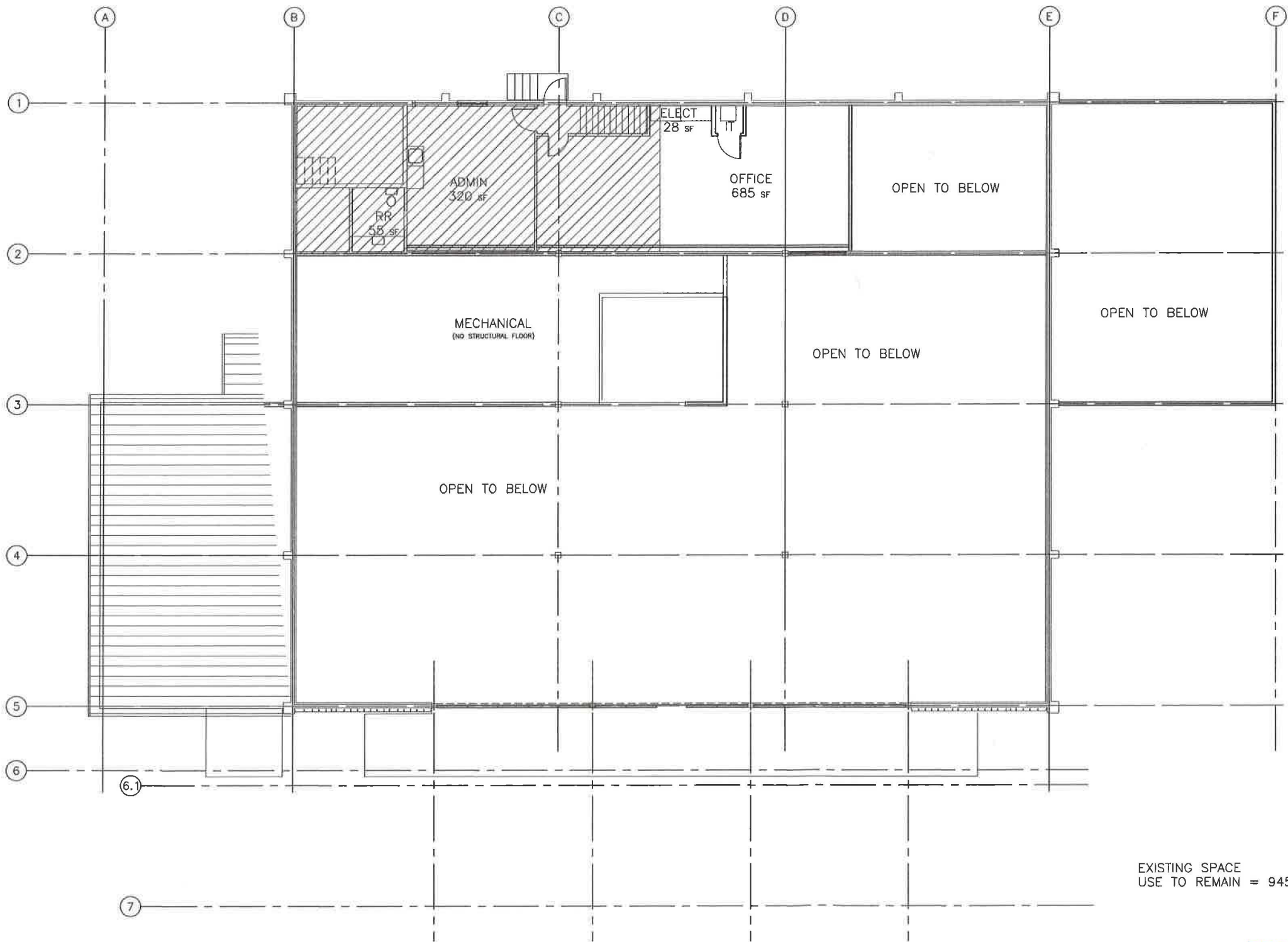
MAIN LEVEL
PLAN

DATE:

FEBRUARY 5,
2019

SHEET NO.

A-200



EXISTING SPACE
USE TO REMAIN = 945 SF



1 UPPER LEVEL PLAN
Scale: 1/16" = 1'-0"

Attachment B - Site Plan & Interior/Exterior Sketches

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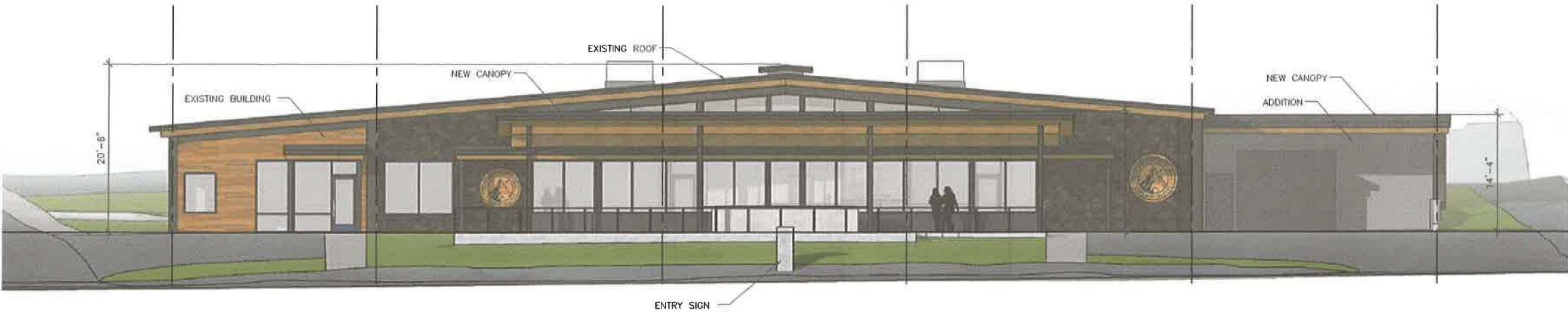
FORBIDDEN PEAK DESIGN
DESIGN@FORBIDDENPEAK.COM
907-723-8569

FORBIDDEN PEAK BREWERY
1179B GLACIER HWY
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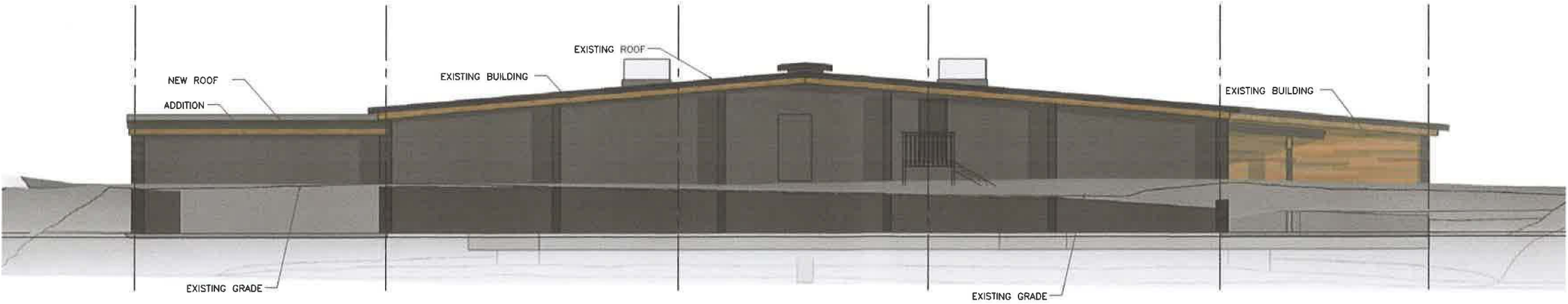
SHEET TITLE:
**UPPER LEVEL
PLAN**

DATE:
**FEBRUARY 5,
2019**

SHEET NO.
A-201



① SOUTH ELEVATION
Scale: 1/16" = 1'-0"



② NORTH ELEVATION
Scale: 1/16" = 1'-0"

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FPD-1804



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FORBIDDEN PEAK BREWERY

11798 GLACIER HWY
JUNEAU, AK 99801

90% CONSTRUCTION DOCUMENTS

FOR
FORBIDDEN PEAK BREWERY 907-209-7348

SHEET TITLE:

SOUTH ELEVATION

DATE:

FEBRUARY 5, 2019

SHEET NO.

A-400



D-Series Size 0 LED Area Luminaire



Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

Specifications

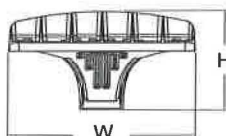
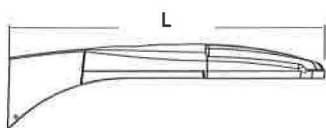
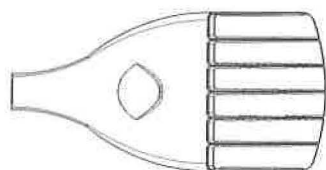
EPA: 0.95 ft²
(.09 m²)

Length: 26"
(66.0 cm)

Width: 13"
(33.0 cm)

Height: 7"
(17.8 cm)

Weight (max): 16 lbs
(7.25 kg)



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A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBXD

DSX0 LED		P4	40K		T4M		MVOLT	SPA		
Series	LEDs		Color temperature		Distribution		Voltage	Mounting		
DSX0 LED	Forward optics		30K	3000 K	T1S	Type I short	T5S	Type V short	MVOLT ^{4,5}	Shipped included
	P1	P4 P7	40K	4000 K	T2S	Type II short	TSM	Type V medium	120 ⁶	SPA Square pole mounting
	P2	P5	50K	5000 K	T2M	Type II medium	TSW	Type V wide	208 ^{5,6}	RPA Round pole mounting
	P3	P6	AMBPC	Amber phosphor converted ²	T3S	Type III short	BLC	Backlight control ^{3,4}	240 ^{5,6}	WBA Wall bracket
	Rotated optics				T3M	Type III medium	LCCO	Left corner cutoff ^{2,3}	277 ⁶	SPUMBA Square pole universal mounting adaptor ⁸
	P10 ¹	P12 ¹			T4M	Type IV medium	RCCO	Right corner cutoff ^{2,3}	347 ^{5,6,7}	RPUMBA Round pole universal mounting adaptor ⁸
	P11 ¹	P13 ¹			TFTM	Forward throw medium			480 ^{5,6,7}	Shipped separately
				TSVS	Type V very short				KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁹	

DBLXD

Control options		Other options		Finish options		
Shipped installed		Shipped installed		DDBXD Dark bronze		
NLTAIR2	nLight AIR generation 2 enabled ¹⁰	PIR1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{13,14}	HS	House-side shield ²⁰	DBLXD Black
PER	NEMA twist-lock receptacle only (control ordered separate) ¹¹	BL30	Bi-level switched dimming, 30% ^{16,17}	SF	Single fuse (120, 277, 347V) ⁶	DNAXD Natural aluminum
PER5	Five-wire receptacle only (control ordered separate) ^{11,12}	BL50	Bi-level switched dimming, 50% ^{16,17}	DF	Double fuse (208, 240, 480V) ⁶	DWHXD White
PER7	Seven-wire receptacle only (control ordered separate) ^{11,12}	PNMTDD3	Part night, dim till dawn ^{18,19}	L90	Left rotated optics ⁴	DDBTXD Textured dark bronze
DMG	0-10V dimming extend out back of housing for external control (control ordered separate)	PNMT5D3	Part night, dim 5 hrs ¹⁸	R90	Right rotated optics ⁴	DBLTXD Textured black
PIR	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{13,14}	PNMT6D3	Part night, dim 6 hrs ¹⁸	DDL	Diffused drop lens ²⁰	DNATXD Textured natural aluminum
PIRH	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{13,14}	PNMT7D3	Part night, dim 7 hrs ¹⁸	Shipped separately		DWHGXD Textured white
PIRHN	Network, Bi-Level motion/ambient sensor ¹⁵	FAO	Field adjustable output ¹⁵	BS	Bird spikes ²¹	
PIR1FC3V	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{13,14}			EGS	External glare shield ²¹	



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DSX0-LED
 Rev. 03/21/18
 Page 1 of 7

Attachment C - Lighting Information

Ordering Information

Accessories

Ordered and shipped separately.

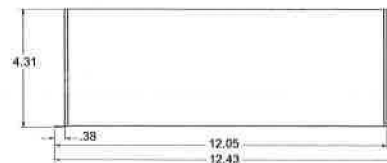
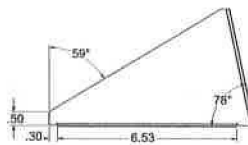
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²¹
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²¹
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²¹
DSHORT 5BK U	Shorting cap ²²
DSXOHS 20C U	House-side shield for 20 LED unit ²⁰
DSXOHS 30C U	House-side shield for 30 LED unit ²⁰
DSXOHS 40C U	House-side shield for 40 LED unit ²⁰
DSXODDL U	Diffused drop lens (polycarbonate) ²⁰
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) ²¹
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ²¹

For more control options, visit DTL and ROAM online.

NOTES

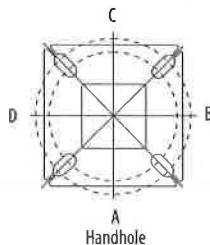
- P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
- AMBPC is not available with BLC, LCCO, RCCO, P4, P7 or P13.
- Not available with HS or DDL.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Any PIRx with BL30, BL50 or PNMT, is not available with 208V, 240V, 347V, 480V or MVOLT. It is only available in 120V or 277V specified.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Not available in P4, P7 or P13. Not available with BL30, BL50 or PNMT options.
- Existing drilled pole only. Available as a separate combination accessory, for retrofit use only; PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Must be ordered with PIRHIN.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- If ROAM[®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- Reference PER Table on page 3 to see functionality.
- Reference PER Table on page 3 to see functionality.
- Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
- Requires (2) separately switched circuits.
- Not available with 347V, 480V or PNMT. For PER5 or PER7 see PER Table on page 3. Requires isolated neutral.
- Not available with 347V, 480V, BL30 and BL50. For PER5 or PER7 see PER Table on page 3. Separate Dusk to Dawn required.
- Not available with other dimming controls options.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
- For retrofit use only.

External Glare Shield



Drilling

HANDHOLE ORIENTATION



Handhole

Tenon Mounting Slipfitter**

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Pole drilling nomenclature: # of heads at degree from handhole (default side A)					
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D

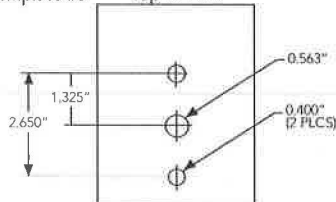
Note: Review luminaire spec sheet for specific nomenclature

Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N

*3 fixtures @120 require round pole top/tenon.

Template #8

Top of Pole



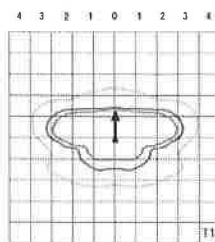
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 0 homepage.

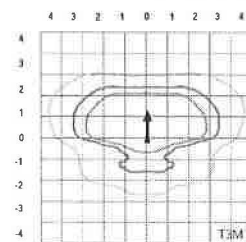
Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').

LEGEND

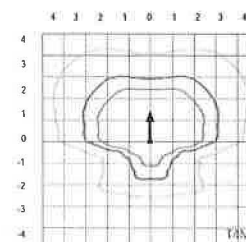
0.1 fc
0.5 fc
1.0 fc



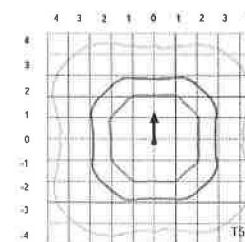
Test No. LT123451P25 tested in accordance with IESNA LM-79-08.



Test No. LT123451P25 tested in accordance with IESNA LM-79-08.



Test No. LT123451P25 tested in accordance with IESNA LM-79-08.

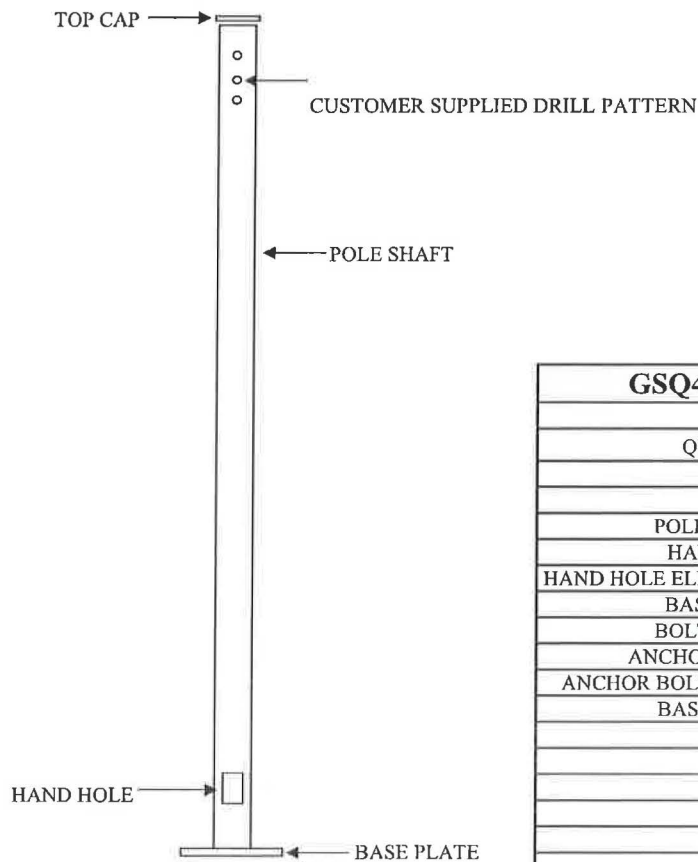
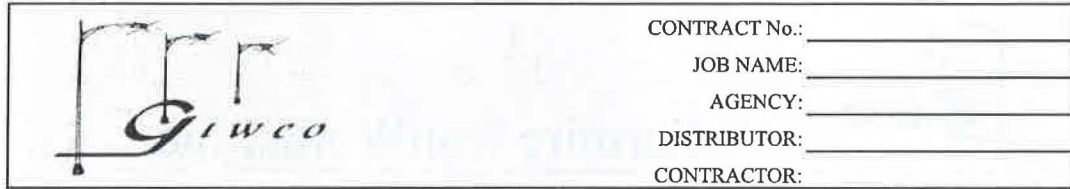


Test No. LT123451P25 tested in accordance with IESNA LM-79-08.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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DSX0-LED
Rev. 03/21/18
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GSQ420-7GA-D2-	
QUANTITY:	
SHAFT:	4 IN. SQUARE STEEL
GAUGE:	7 A500B
POLE HEIGHT:	20'-0"
HAND HOLE:	3" X 5"
HAND HOLE ELEVATION:	18" O.C.
BASE PLATE:	5/8" A36
BOLT CIRCLE:	9.5"
ANCHOR BOLTS:	(4) 3/4" X 24" X 3"
ANCHOR BOLT GRADE:	F1554GR55
BASE COVER:	2-PIECE SQUARE
TC:	TOP CAP
FINISH:	

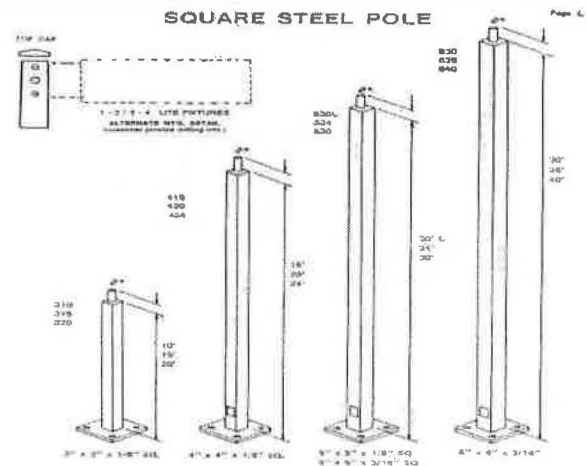
Garnire IronWorks, Inc.
5620-48th Drive N.E. • Marysville, WA 98270
(360) 651-1001 • Fax (360) 651-1002
garnireironworks@frontier.com

Submitted by Lighting Group Northwest Becky Hettman		Catalog Number: GSQ420-7GA-D2-	Type:
lighting group northwest	Job Name:	Notes:	LGNW18-61447



Garmire Iron Works, Inc.

Sample	G	SQ	4	20
	Garmire	Square Steel	4"	20' Tall



Garmire Square Steel Poles

Catalog #	Wall	Bolt Circle	Anchor Bolts	Max EPA 80mph w/ 1.3 gust	Max Fix Lbs	Max EPA 90mph w/ 1.3 Gust	Max Fix Lbs	Max EPA 100mph w/ 1.3 Gust	Max Fix Lbs	Pole Wt Lbs
GSQ410	.120	9-1/2"	3/4" x 24" x 3"	28.5	655	22.0	506	17.0	391	91
GSQ412	.120	9-1/2"	3/4" x 24" x 3"	21.0	500	15.0	345	12.0	276	105
GSQ414	.120	9-1/2"	3/4" x 24" x 3"	16.5	400	12.0	300	9.0	225	115
GSQ415	.120	9-1/2"	3/4" x 24" x 3"	12.6	300	9.6	225	6.6	180	125
GSQ418	.120	9-1/2"	3/4" x 24" x 3"	11.5	287	8.5	212	6.0	150	150
GSQ420	.120	9-1/2"	3/4" x 24" x 3"	9.6	240	6.5	195	4.5	112	175
GSQ424	.120	9-1/2"	3/4" x 24" x 3"	4.5	112	3.0	75	1.0	25	185
GSQ425	.120	9-1/2"	3/4" x 24" x 3"	4.3	110	2.8	73	0.9	23	190
GSQ415	.188	9-1/2"	3/4" x 24" x 3"	21.5	430	16.0	320	12.0	240	175
GSQ418	.188	9-1/2"	3/4" x 24" x 3"	18.0	360	13.5	270	10.5	210	210
GSQ420	.188	9-1/2"	3/4" x 24" x 3"	16.0	320	11.5	230	8.5	170	240
GSQ425	.188	9-1/2"	3/4" x 24" x 3"	10.0	200	6.5	130	4.5	90	275

*Note: Call for prices on poles not listed

All Prices Are Plus Freight- F.O.B. Factory

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.04
5°C	1.04
10°C	1.03
15°C	1.02
20°C	1.01
25°C	1.00
30°C	0.99
35°C	0.98
40°C	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	25000	50000	100000
Lumen Maintenance Factor	0.96	0.92	0.85

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	20	530	38	0.32	0.18	0.15	0.15	0.10	0.08
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0.11
	P3	20	1050	71	0.60	0.37	0.32	0.27	0.21	0.15
	P4	20	1400	92	0.77	0.45	0.39	0.35	0.28	0.20
	P5	40	700	89	0.74	0.43	0.38	0.34	0.26	0.20
	P6	40	1050	134	1.13	0.65	0.55	0.48	0.39	0.29
	P7	40	1300	166	1.38	0.80	0.69	0.60	0.50	0.37
Rotated Optics (Requires L90 or R90)	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16
	P12	30	1050	104	0.88	0.50	0.44	0.39	0.31	0.23
	P13	30	1300	128	1.08	0.62	0.54	0.48	0.37	0.27

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer.

PER Table						
Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
		Wired	Wired	Wired	Wired	Wired
Photocontrol Only (On/Off)	✓	▲	Wired to dimming leads on driver	▲	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✓	Wired to dimming leads on driver	▲	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	⊘	▲	Wires Capped inside fixture	▲	Wires Capped inside fixture	Wires Capped inside fixture
Future-proof*	⊘	▲	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Future-proof* with Motion	⊘	▲	Wires Capped inside fixture	✓	Wires Capped inside fixture	Wires Capped inside fixture

✓ Recommended
⊘ Will not work
▲ Alternate

*Future-proof means: Ability to change controls in the future.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																								
LED Count	Optic Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AAAPC (Amber Plus/Amber Convertible)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20	530	P1	38W	T1S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125	2,541	1	0	1	73
				T2S	4,364	1	0	1	115	4,701	1	0	1	124	4,761	1	0	1	125	2,589	1	0	1	74
				T2M	4,387	1	0	1	115	4,726	1	0	1	124	4,785	1	0	1	126	2,539	1	0	1	73
				T3S	4,248	1	0	1	112	4,577	1	0	1	120	4,634	1	0	1	122	2,558	1	0	1	73
				T3M	4,376	1	0	1	115	4,714	1	0	1	124	4,774	1	0	1	126	2,583	1	0	1	74
				T4M	4,281	1	0	1	113	4,612	1	0	2	121	4,670	1	0	2	123	2,570	1	0	1	73
				TFTM	4,373	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	126	2,540	1	0	1	73
				TSVS	4,548	2	0	0	120	4,900	2	0	0	129	4,962	2	0	0	131	2,650	1	0	0	76
				TSS	4,552	2	0	0	120	4,904	2	0	0	129	4,966	2	0	0	131	2,690	1	0	0	77
				TSM	4,541	3	0	1	120	4,891	3	0	1	129	4,953	3	0	1	130	2,658	2	0	0	76
				TSW	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131	2,663	2	0	1	73
				BLC	3,586	1	0	1	94	3,863	1	0	1	102	3,912	1	0	1	103					
				LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77					
				RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77					
				20	700	P2	49W	T1S	5,570	1	0	1	114	6,001	1	0	1	122	6,077	2	0	2	124	3,144
T2S	5,564	1	0					2	114	5,994	1	0	2	122	6,070	2	0	2	124	3,203	1	0	1	71
T2M	5,593	1	0					1	114	6,025	1	0	1	123	6,102	1	0	1	125	3,141	1	0	1	70
T3S	5,417	1	0					2	111	5,835	1	0	2	119	5,909	2	0	2	121	3,165	1	0	1	70
T3M	5,580	1	0					2	114	6,011	1	0	2	123	6,087	1	0	2	124	3,196	1	0	1	71
T4M	5,458	1	0					2	111	5,880	1	0	2	120	5,955	1	0	2	122	3,179	1	0	1	71
TFTM	5,576	1	0					2	114	6,007	1	0	2	123	6,083	1	0	2	124	3,143	1	0	1	70
TSVS	5,799	2	0					0	118	6,247	2	0	0	127	6,327	2	0	0	129	3,278	2	0	0	73
TSS	5,804	2	0					0	118	6,252	2	0	0	128	6,332	2	0	1	129	3,328	2	0	0	74
TSM	5,789	3	0					1	118	6,237	3	0	1	127	6,316	3	0	1	129	3,288	2	0	1	73
TSW	5,834	3	0					2	119	6,285	3	0	2	128	6,364	3	0	2	130	3,295	2	0	1	73
BLC	4,572	1	0					1	93	4,925	1	0	1	101	4,987	1	0	1	102					
LCCO	3,402	1	0					2	69	3,665	1	0	2	75	3,711	1	0	2	76					
RCCO	3,402	1	0					2	69	3,665	1	0	2	75	3,711	1	0	2	76					
20	1050	P3	71W					T1S	7,833	2	0	2	110	8,438	2	0	2	119	8,545	2	0	2	120	
				T2S	7,825	2	0	2	110	8,429	2	0	2	119	8,536	2	0	2	120					
				T2M	7,865	2	0	2	111	8,473	2	0	2	119	8,580	2	0	2	121					
				T3S	7,617	2	0	2	107	8,205	2	0	2	116	8,309	2	0	2	117					
				T3M	7,846	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121					
				T4M	7,675	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118					
				TFTM	7,841	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120					
				TSVS	8,155	3	0	0	115	8,785	3	0	0	124	8,896	3	0	0	125					
				TSS	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125					
				TSM	8,141	3	0	2	115	8,770	3	0	2	124	8,881	3	0	2	125					
				TSW	8,204	3	0	2	116	8,838	4	0	2	124	8,950	4	0	2	126					
				BLC	6,429	1	0	2	91	6,926	1	0	2	98	7,013	1	0	2	99					
				LCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73					
				RCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73					
				20	1400	P4	92W	T1S	9,791	2	0	2	106	10,547	2	0	2	115	10,681	2	0	2	116	
T2S	9,780	2	0					2	106	10,536	2	0	2	115	10,669	2	0	2	116					
T2M	9,831	2	0					2	107	10,590	2	0	2	115	10,724	2	0	2	117					
T3S	9,521	2	0					2	103	10,256	2	0	2	111	10,386	2	0	2	113					
T3M	9,807	2	0					2	107	10,565	2	0	2	115	10,698	2	0	2	116					
T4M	9,594	2	0					2	104	10,335	2	0	3	112	10,466	2	0	3	114					
TFTM	9,801	2	0					2	107	10,558	2	0	2	115	10,692	2	0	2	116					
TSVS	10,193	3	0					1	111	10,981	3	0	1	119	11,120	3	0	1	121					
TSS	10,201	3	0					1	111	10,990	3	0	1	119	11,129	3	0	1	121					
TSM	10,176	4	0					2	111	10,962	4	0	2	119	11,101	4	0	2	121					
TSW	10,254	4	0					3	111	11,047	4	0	3	120	11,186	4	0	3	122					
BLC	8,036	1	0					2	87	8,656	1	0	2	94	8,766	1	0	2	95					
LCCO	5,979	1	0					2	65	6,441	1	0	2	70	6,523	1	0	3	71					
	5,979	1	0					2	65	6,441	1	0	2	70	6,523	1	0	3	71					

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	R	LPW	Lumens	B	U	R	LPW	Lumens	B	U	R	LPW
40	700	P5	89W	T1S	10,831	2	0	2	122	11,668	2	0	2	131	11,816	2	0	2	133
				T2S	10,820	2	0	2	122	11,656	2	0	2	131	11,803	2	0	2	133
				T2M	10,876	2	0	2	122	11,716	2	0	2	132	11,864	2	0	2	133
				T3S	10,532	2	0	2	118	11,346	2	0	2	127	11,490	2	0	2	129
				T3M	10,849	2	0	2	122	11,687	2	0	2	131	11,835	2	0	2	133
				T4M	10,613	2	0	3	119	11,434	2	0	3	128	11,578	2	0	3	130
				TFTM	10,842	2	0	2	122	11,680	2	0	2	131	11,828	2	0	2	133
				TSVS	11,276	3	0	1	127	12,148	3	0	1	136	12,302	3	0	1	138
				TSS	11,286	3	0	1	127	12,158	3	0	1	137	12,312	3	0	1	138
				TSM	11,257	4	0	2	126	12,127	4	0	2	136	12,280	4	0	2	138
				TSW	11,344	4	0	3	127	12,221	4	0	3	137	12,375	4	0	3	139
				BLC	8,890	1	0	2	100	9,576	1	0	2	108	9,698	1	0	2	109
				LCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
				RCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
				T1S	14,805	3	0	3	110	15,949	3	0	3	119	16,151	3	0	3	121
40	1050	P6	134W	T2S	14,789	3	0	3	110	15,932	3	0	3	119	16,134	3	0	3	120
				T2M	14,865	3	0	3	111	16,014	3	0	3	120	16,217	3	0	3	121
				T3S	14,396	3	0	3	107	15,509	3	0	3	116	15,705	3	0	3	117
				T3M	14,829	2	0	3	111	15,975	3	0	3	119	16,177	3	0	3	121
				T4M	14,507	2	0	3	108	15,628	3	0	3	117	15,826	3	0	3	118
				TFTM	14,820	2	0	3	111	15,965	3	0	3	119	16,167	3	0	3	121
				TSVS	15,413	4	0	1	115	16,604	4	0	1	124	16,815	4	0	1	125
				TSS	15,426	3	0	1	115	16,618	4	0	1	124	16,828	4	0	1	126
				TSM	15,387	4	0	2	115	16,576	4	0	2	124	16,786	4	0	2	125
				TSW	15,506	4	0	3	116	16,704	4	0	3	125	16,915	4	0	3	126
				BLC	12,151	1	0	2	91	13,090	1	0	2	98	13,255	1	0	2	99
				LCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
				RCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
				T1S	17,023	3	0	3	103	18,338	3	0	3	110	18,570	3	0	3	112
				T2S	17,005	3	0	3	102	18,319	3	0	3	110	18,551	3	0	3	112
40	1300	P7	166W	T2M	17,092	3	0	3	103	18,413	3	0	3	111	18,646	3	0	3	112
				T3S	16,553	3	0	3	100	17,832	3	0	3	107	18,058	3	0	3	109
				T3M	17,051	3	0	3	103	18,369	3	0	3	111	18,601	3	0	3	112
				T4M	16,681	3	0	3	100	17,969	3	0	3	108	18,197	3	0	3	110
				TFTM	17,040	3	0	3	103	18,357	3	0	4	111	18,590	3	0	4	112
				TSVS	17,723	4	0	1	107	19,092	4	0	1	115	19,334	4	0	1	116
				TSS	17,737	4	0	2	107	19,108	4	0	2	115	19,349	4	0	2	117
				TSM	17,692	4	0	2	107	19,059	4	0	2	115	19,301	4	0	2	116
				TSW	17,829	5	0	3	107	19,207	5	0	3	116	19,450	5	0	3	117
				BLC	13,971	2	0	2	84	15,051	2	0	2	91	15,241	2	0	2	92
				LCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68
					10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68

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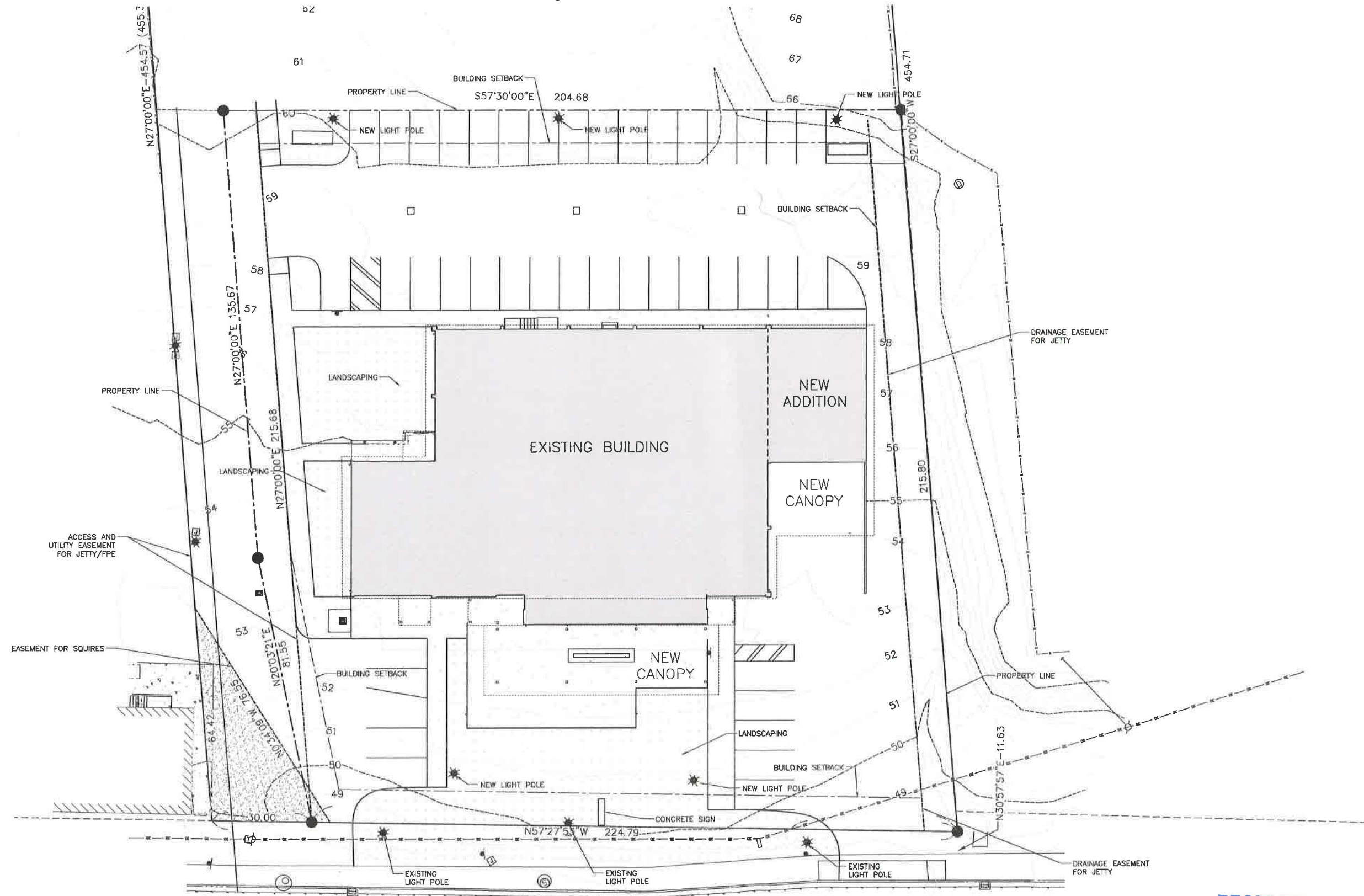


Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics																								
LED Count	Driver Current	Power Package	System Voltage	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P10	53W	T1S	6,727	2	0	2	127	7,247	3	0	3	137	7,339	3	0	3	138					
				T2S	6,689	3	0	3	126	7,205	3	0	3	136	7,297	3	0	3	138					
				T2M	6,809	3	0	3	128	7,336	3	0	3	138	7,428	3	0	3	140					
				T3S	6,585	3	0	3	124	7,094	3	0	3	134	7,183	3	0	3	136					
				T3M	6,805	3	0	3	128	7,331	3	0	3	138	7,424	3	0	3	140					
				T4M	6,677	3	0	3	126	7,193	3	0	3	136	7,284	3	0	3	137					
				TFTM	6,850	3	0	3	129	7,379	3	0	3	139	7,472	3	0	3	141					
				TSVS	6,898	3	0	0	130	7,431	3	0	0	140	7,525	3	0	0	142					
				TSS	6,840	2	0	1	129	7,368	2	0	1	139	7,461	2	0	1	141					
				TSM	6,838	3	0	1	129	7,366	3	0	2	139	7,460	3	0	2	141					
				TSW	6,777	3	0	2	128	7,300	3	0	2	138	7,393	3	0	2	139					
				BLC	5,626	2	0	2	106	6,060	2	0	2	114	6,137	2	0	2	116					
				LCCO	4,018	1	0	2	76	4,328	1	0	2	82	4,383	1	0	2	83					
				RCCO	4,013	3	0	3	76	4,323	3	0	3	82	4,377	3	0	3	83					
30	700	P11	72W	T1S	8,594	3	0	3	119	9,258	3	0	3	129	9,376	3	0	3	130					
				T2S	8,545	3	0	3	119	9,205	3	0	3	128	9,322	3	0	3	129					
				T2M	8,699	3	0	3	121	9,371	3	0	3	130	9,490	3	0	3	132					
				T3S	8,412	3	0	3	117	9,062	3	0	3	126	9,177	3	0	3	127					
				T3M	8,694	3	0	3	121	9,366	3	0	3	130	9,484	3	0	3	132					
				T4M	8,530	3	0	3	118	9,189	3	0	3	128	9,305	3	0	3	129					
				TFTM	8,750	3	0	3	122	9,427	3	0	3	131	9,546	3	0	3	133					
				TSVS	8,812	3	0	0	122	9,493	3	0	0	132	9,613	3	0	0	134					
				TSS	8,738	3	0	1	121	9,413	3	0	1	131	9,532	3	0	1	132					
				TSM	8,736	3	0	2	121	9,411	3	0	2	131	9,530	3	0	2	132					
				TSW	8,657	4	0	2	120	9,326	4	0	2	130	9,444	4	0	2	131					
				BLC	7,187	3	0	3	100	7,742	3	0	3	108	7,840	3	0	3	109					
				LCCO	5,133	1	0	2	71	5,529	1	0	2	77	5,599	1	0	2	78					
				RCCO	5,126	3	0	3	71	5,522	3	0	3	77	5,592	3	0	3	78					
30	1050	P12	104W	T1S	12,149	3	0	3	117	13,088	3	0	3	126	13,253	3	0	3	127					
				T2S	12,079	4	0	4	116	13,012	4	0	4	125	13,177	4	0	4	127					
				T2M	12,297	3	0	3	118	13,247	3	0	3	127	13,415	3	0	3	129					
				T3S	11,891	4	0	4	114	12,810	4	0	4	123	12,972	4	0	4	125					
				T3M	12,290	3	0	3	118	13,239	4	0	4	127	13,407	4	0	4	129					
				T4M	12,058	4	0	4	116	12,990	4	0	4	125	13,154	4	0	4	126					
				TFTM	12,369	4	0	4	119	13,325	4	0	4	128	13,494	4	0	4	130					
				TSVS	12,456	3	0	1	120	13,419	3	0	1	129	13,589	4	0	1	131					
				TSS	12,351	3	0	1	119	13,306	3	0	1	128	13,474	3	0	1	130					
				TSM	12,349	4	0	2	119	13,303	4	0	2	128	13,471	4	0	2	130					
				TSW	12,238	4	0	3	118	13,183	4	0	3	127	13,350	4	0	3	128					
				BLC	10,159	3	0	3	98	10,944	3	0	3	105	11,083	3	0	3	107					
				LCCO	7,256	1	0	3	70	7,816	1	0	3	75	7,915	1	0	3	76					
				RCCO	7,246	3	0	3	70	7,806	4	0	4	75	7,905	4	0	4	76					
30	1300	P13	128W	T1S	14,438	3	0	3	113	15,554	3	0	3	122	15,751	3	0	3	123					
				T2S	14,355	4	0	4	112	15,465	4	0	4	121	15,660	4	0	4	122					
				T2M	14,614	3	0	3	114	15,744	4	0	4	123	15,943	4	0	4	125					
				T3S	14,132	4	0	4	110	15,224	4	0	4	119	15,417	4	0	4	120					
				T3M	14,606	4	0	4	114	15,735	4	0	4	123	15,934	4	0	4	124					
				T4M	14,330	4	0	4	112	15,438	4	0	4	121	15,633	4	0	4	122					
				TFTM	14,701	4	0	4	115	15,836	4	0	4	124	16,037	4	0	4	125					
				TSVS	14,804	4	0	1	116	15,948	4	0	1	125	16,150	4	0	1	126					
				TSS	14,679	3	0	1	115	15,814	3	0	1	124	16,014	3	0	1	125					
				TSM	14,676	4	0	2	115	15,810	4	0	2	124	16,010	4	0	2	125					
				TSW	14,544	4	0	3	114	15,668	4	0	3	122	15,866	4	0	3	124					
				BLC	7919	3	0	3	62	8531	3	0	3	67	8639	3	0	3	67					
				LCCO	5145	1	0	2	40	5543	1	0	2	43	5613	1	0	2	44					
					5139	3	0	3	40	5536	3	0	3	43	5606	3	0	3	44					



GLACIER
HIGHWAY

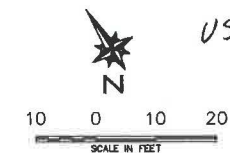
① SITE PLAN
Scale: 1/32" = 1'-0"

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PERMIT CENTER

USE19-004



SHEET TITLE:
SITE PLAN

DATE:
FEBRUARY 5,
2019

SHEET NO.
A-100

FPD-1804

FORBIDDEN PEAK DESIGN
DESIGN@FORBIDDENPEAK.COM
907-723-9569

FORBIDDEN PEAK BREWERY
11798 GLACIER HWY
JUNEAU, AK 99801
90% CONSTRUCTION DOCUMENTS
FOR
FORBIDDEN PEAK BREWERY 907-209-7348

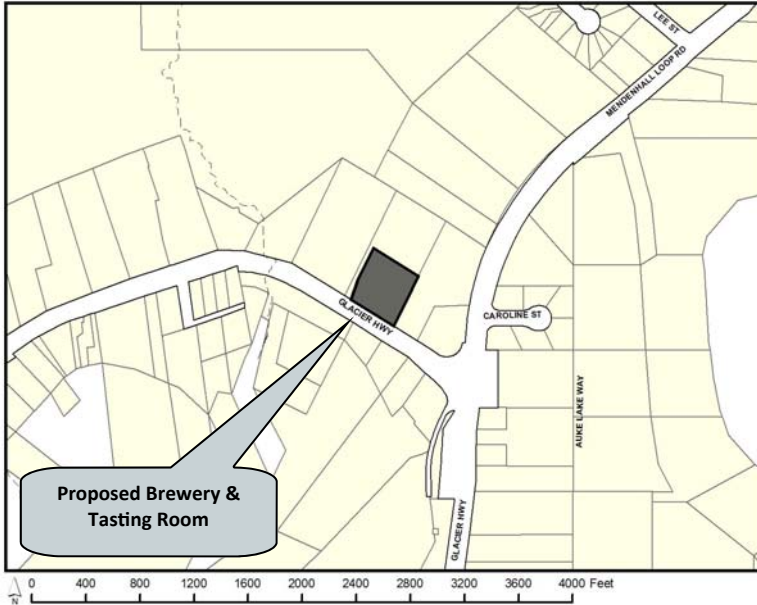
Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission
Your Community, Your Voice



155 S. Seward Street Juneau, Alaska 99801

TO:



An application has been submitted for consideration and public hearing by the Planning Commission for a **Conditional Use Permit** for a **brewery & tasting room** located at **11798 Glacier Highway** in a **General Commercial Zone**.

TIMELINE

Staff Report expected to be posted **Monday, March 4**, at
<https://beta.juneau.org/assembly/assembly-minutes-and-agendas>
Find hearing results, meeting minutes and more here as well.

Now through 12 noon on Friday, March 8

Comments received during this period will be sent to the Planning Commissioners to read over the weekend in preparation for the hearing. The Planner handling this case, Laurel Bruggeman, will also read any written comments that are received. You may also contact her via the phone number listed below.

Phone: **(907)586-0715** ♦ Email: **pc_comments@juneau.org**
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

HEARING DATE & TIME
7:00 pm, March 12, 2019

March 13

You may testify and bring up to 2 pages of written material (15 copies) in City Hall's Assembly Chambers, 155 S. Seward St., Juneau.

The results of the hearing will be posted online.

Case No.: USE2019 0004
Parcel No.: 4B2801030091
CBJ Parcel Viewer: <http://epv.juneau.org>



Planning Commission

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

PLANNING COMMISSION NOTICE OF DECISION

Date: March 12, 2019
Case No.: USE2019 0004

Forbidden Peak Brewery LLC
PO Box 211370
Auke Bay, AK 99821

Proposal: A Conditional Use Permit for a brewery and tasting room
Property Address: 11798 Glacier Highway
Legal Description: Jetty, Lot 1
Parcel Code No.: 4B2801030091
Hearing Date: March 12, 2019

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated March 1, 2019, and approved the Conditional Use Permit for a brewery & tasting room to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. Prior to issuance of the final Certificate of Occupancy (CO), all required parking lot striping (or wheel stops installed) shall be in a place that complies with dimensions as per 49.40, Parking and Traffic. This shall be reviewed during the building permit process.
2. Prior to the issuance of a CO, the required 4,356 square feet of live vegetative cover shall be installed or bonded for. This shall be reviewed during the building permit process.
3. In accordance with CBJ 49.40.220, the applicant shall submit a parking plan, signed and stamped by a professional architect or engineer, to be reviewed during the building permit process.

Forbidden Peak Brewery LLC
Case No.: USE2019 0004
March 11, 2019
Page 2 of 2

Attachments: March 1, 2019, memorandum from Laurel Bruggeman, Community Development, to the CBJ Planning Commission regarding USE2019 0004.

This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals 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). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ 49.20.120).

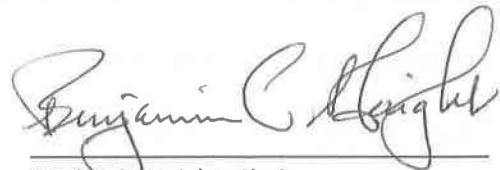
Effective Date: The permit is effective upon approval by the Commission, March 12, 2019.

Expiration Date: The permit will expire 18 months after the effective date, or September 12, 2020, 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 prior to the expiration date.

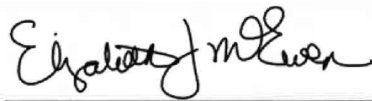
Project Planner:



Laurel Bruggeman, Planner
Community Development Department



Benjamin Haight, Chair
Planning Commission



Filed With Municipal Clerk

3/13/2019

Date

cc: 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 (800) 949-4232, or fax (360) 438-3208.



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

DATE: March 1, 2019

TO: Planning Commission

FROM: Laurel Bruggeman, Planner 
Community Development Department

CASE NO.: USE2019 0002

PROPOSAL: A Conditional Use Permit to allow use of a fifth wheel trailer as a dwelling

GENERAL INFORMATION

Applicant: Brent Bitterman

Property Owner: Timothy and Angela Webb

Property Address: 20012 Cohen Drive

Legal Description: Tee Harbor Alaska Block 3, Lot 17

Parcel Code Number: 8B3701030010

Site Size: 67,518 square feet

Comprehensive Plan Future Land Use Designation: Rural Dispersed Residential (RDR)

Zoning: D1

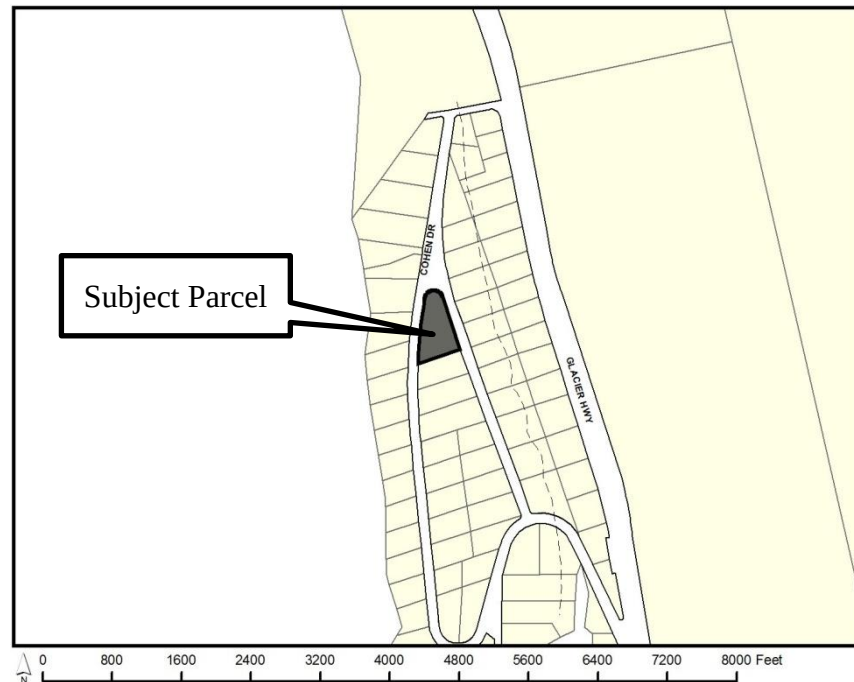
Utilities: Public Water Proposed; Private Sewer Proposed

Access: Cohen Drive

Existing Land Use: Garage

Surrounding Land Use:	North	- Cohen Way (Undeveloped Right-of-Way)
	South	- D1 Single Family Dwelling
	East	- Cohen Way (Undeveloped Right-of-Way)
	West	- Cohen Drive

VICINITY MAP



ATTACHMENTS

Attachment A – Application Packet
Attachment B – Public Comments

PROJECT DESCRIPTION

The applicant requests a Conditional Use Permit for the use of a fifth wheel as a residence on an individual lot in the D1 zoning district. The proposed project would include the placement of a 6.7' x 33' x 12.7' fifth wheel on the parcel and the installation of a proposed on-site waste water disposal system and connection to public water. There are currently no residences on the subject parcel; however, there is a large garage on the parcel that was permitted and built in 1983 (BLD15820).

ANALYSIS

Project Site and Design – The subject parcel is 67,518 square feet in size, exceeding the required 36,000 square feet minimum lot size for the D1 zoning district. The subject parcel is bordered by Cohen Drive and Cohen Way (an undeveloped Right-of-Way). The existing garage on the parcel meets the required setbacks for the zoning district: 25' front yard; 25' rear yard; 15' side yard; and 17' street side yard.

The site plan, found in Attachment A, shows that the proposed fifth wheel will be located adjacent to the existing garage. A building permit will be required for the placement of the fifth wheel. The fifth wheel will be required to meet the above listed setbacks for the zoning district once it is placed; this will be reviewed during the building permit process. The site plan, in Attachment A, shows that the fifth wheel will be meeting the required setbacks.

Zoning – The subject parcel is within the D1 zoning district. According to CBJ 49.65.300, USE 1.810, residential mobile homes on individual lots are allowed within the D1 zoning district with the issuance of a Conditional Use Permit from the Planning Commission and a Building Permit issued from the Community Development Department (CDD). A recommended condition of approval is that the applicant receives a Building Permit for the placement of the fifth wheel on the parcel as required by CBJ 49.65.300.

Staff conducted a pre-application conference with the applicant on January 9, 2019, to discuss the proposal. During this meeting, the applicant mentioned some interest in using the parcel for storage of business equipment. **Storage on the subject parcel is not being reviewed under this Conditional Use Permit.** According to the Table of Permissible Uses, Use 10.220, general storage inside or outside enclosed structures is allowed within the D1 zoning district with a Conditional Use Permit. Staff recommends a condition stating that storage inside or outside enclosed structures requires a separate Conditional Use Permit (CBJ 49.25.300, Use 10.220).

CBJ Land Use Code, Title 49.65.300 – Mobile homes on individual lots

Mobile homes may be located on individual lots outside of mobile home parks or mobile home subdivisions only under the following conditions and after issuance of a building permit:

(3) The commission may issue a conditional use permit for a single mobile home used as an ordinary residence on an individual lot in the RR, rural reserve district, and the D1 and D3, residential districts, or used as a caretaker residence in any district.

A fifth wheel trailer meets the Title 49 definition of a Mobile Home:

Mobile home means a detached residential dwelling unit designed for transportation, after fabrication, on streets or highways on its own wheels or on a truck or trailer, and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy except for minor and incidental unpacking and assembly operations, location

on jacks or other temporary or permanent foundations, connections to utilities, and the like, and includes recreational vehicles used outside of a recreational vehicle park as living quarters, other than as temporary living quarters for recreational, camping, or travel purposes.

Traffic – According to the Institute of Transportation Engineers (ITE) Trip Generation Manual, single family homes generate 9.52 average daily trips. Per CBJ 49.40300(a)(1), a traffic impact analysis is not required for projects that generate less than 500 average daily trips. Traffic generation is not expected to be out of character for the rural residential neighborhood.

Parking and Circulation – A single family home requires 2 off-street parking spaces. The submitted site plan shows that there is adequate space for parking on-site.

Utilities – The subject parcel has public water, but not public sewer. The applicant has proposed to install a septic system and has provided an Alaska Department of Environmental Conservation (ADEC) permit to do so. However, the permit provided was issued in 2013 and has since expired (condition 4 of permit). A recommended condition of approval is that the applicant shall receive ADEC approval for the required septic system and construct the septic system prior to the issuance of a temporary certificate of occupancy and/or a certificate of occupancy from CDD. It is also a recommended condition of approval that the applicant connects to city water prior to the issuance of a temporary certificate of occupancy and/or a certificate of occupancy by CDD.

Noise – Noise generated by the proposed development is not expected to be out of character with the existing rural residential neighborhood.

Public Health or Safety – There is no evidence that the proposal will materially endanger public health or safety.

Habitat – There are no habitat concerns on the subject parcel.

Property Value or Neighborhood Harmony – There is no evidence that the proposal will substantially decrease neighboring property values or neighborhood harmony.

Public Comments & Agency Review –The application materials were sent to Capital City Fire & Rescue; CBJ Engineering & Public Works; the CBJ Building Code Official; and the CBJ Assessor. There were no concerns with the proposal.

At time of writing this staff report, staff received three public comments (two from Mr. G. Miller) regarding this proposal (Attachment B).

Gary Miller 02/12/2019 & 02/15/2019 – Mr. Miller's first email contained general questions regarding the proposal. The second email requests that the Planning Commission consider placing a time limit for how long the trailer can be present on the subject parcel. This email also

mentions using the lot for storage, which is not being addressed under this Conditional Use Permit.

Kristine Trott 02/17/2019 – Ms. Trott’s email also objects to the placement of the fifth wheel on the lot without a time limit and also objects to equipment storage on the lot. Ms. Trott’s email also mentioned a covenant or restriction in the neighborhood for mobile homes. At this time, staff has not been able to find said restriction or covenants; however, CBJ does not enforce neighborhood covenants.

Conformity with Adopted Plans

2013 Comprehensive Plan - The proposal has been found to be consistent with the following policies from the 2013 Comprehensive Plan:

POLICY 3.3 OUTSIDE OF THE URBAN SERVICE AREA, PERMIT APPROPRIATE LOW-INTENSITY, LOW-IMPACT DEVELOPMENT THAT PROVIDES AN OVERALL PUBLIC BENEFIT IN RURAL AREAS, WHILE ASSURING THE PROTECTION OF NATURAL RESOURCES, FISH AND WILDLIFE HABITAT, WATERSHED, SCENIC CORRIDORS, PUBLIC ACCESS TO THE SHORELINE AND INLAND WATER BODIES, AND RECREATIONAL OPPORTUNITIES.

POLICY 4.1 TO FACILITATE THE PROVISION AND MAINTENANCE OF SAFE, SANITARY AND AFFORDABLE HOUSING FOR ITS RESIDENTS.

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.

2016 Housing Action Plan – The Housing Action Plan identifies a need for additional housing within the City & Borough. One of the nine primary solutions recommended by the plan is to *grow the supply and diversity of housing at specific numerical targets through new construction and preservation*. The proposed development is consistent with the plan, and this recommendation as it provides housing through new construction on a lot which currently has no dwelling units.

FINDINGS

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

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

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

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

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

Per CBJ 49.15.330 (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?

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

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

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ 49.25.300, Section 1.810 for the D1 zoning district.

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

Yes. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the March 1, 2019 and March 11, 2019 issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right-of-Way.

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

No. There is no evidence that the development will materially endanger public health or safety.

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

No. There is no evidence that the development will substantial decrease the value or be out of harmony with neighboring properties.

6. *Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?*

Yes. The proposal is consistent with Title 49 and the CBJ Comprehensive Plan.

Per CBJ 49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

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

N/A.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use Permit. The permit would allow the development of a fifth wheel on an individual lot as an ordinary single family residence.

The approval is subject to the following conditions:

1. The applicant shall receive a building permit for the placement of the fifth wheel on the subject parcel.
2. The applicant shall receive ADEC approval to construct and operate the required septic system prior to the issuance of a temporary certificate of occupancy and/or a certificate of occupancy from CDD.
3. The applicant shall connect to city water prior to the issuance of a temporary certificate of occupancy and/or a certificate of occupancy by CDD.
4. Using the subject parcel for general storage inside or outside of enclosed structures will require a separate Conditional Use Permit issued by the Planning Commission (CBJ 49.25.300, Use 10.220).

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received: 1/16/19
Project Name (City Staff to Assign Name)		

INFORMATION	Project Description Placement of a 5th Wheel Trailer on Lot 17, Block 3 Tee Harbor		
	PROPERTY LOCATION		
	Street Address 20012 Cohen Drive	City/Zip Juneau Alaska	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) Lot 17 Block 3 Tee Harbor Alaska Subdivision		
	Assessor's Parcel Number(s) 8 B 3 7 0 1 0 3 0 0 1 0		
	LANDOWNER/ LESSEE		
	Property Owner's Name Brent Bitterman	Contact Person: Brent	Work Phone: 480-8869100
	Mailing Address P.O. Box 211022	Home Phone: 480-886-9100	Fax Number:
	E-mail Address brent@alaskaluxurytours.com	Other Contact Phone Number(s):	
	PROJECT / APPLICANT	LANDOWNER/ LESSEE CONSENT ***Required for Planning Permits, not needed on Building/ Engineering Permits***	
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 officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
☒		Verified by PDFfiller 01/09/2019	01/09/19
X <u>Brent Bitterman</u> Landowner/Lessee Signature		Date <u>2/13/19</u>	
X <u>[Signature]</u> Landowner/Lessee Signature		Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT If the same as OWNER, write "SAME" and sign and date at X below			
Applicant's Name Same		Contact Person: Work Phone:	
Mailing Address		Home Phone: Fax Number:	
E-mail Address		Other Contact Phone Number(s):	
X <u>Brent Bitterman</u> Applicant's Signature		01/09/19 Date of Application	

STAFF APPROVALS	☒	Permit Type	***SIGN	Date Received	Application Number(s)	
		Building/Grading Permit				
		City/State Project Review and City Land Action				
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)				
		Mining Case (Small, Large, Rural, Extraction, Exploration)				
		Sign Approval (If more than one, fill in all applicable permit #'s)				
		Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)				
	☒	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			USE 2019-0002	
		Variance Case (De Minimis and all other Variance case types)				
		Wetlands Permits				
		Zone Change Application				
		Other (Describe)				
	***Public Notice Sign Form filled out and in the file.					
	Comments: Application is only for mobile home on residential lot - Storage referred to in pre-app has not been included - check with applicant.					Permit Intake Initials TOP

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



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.

To be completed by Applicant

PROJECT SUMMARY

Placement of 5th Wheel trailer on Lot 17, Block 3 Tee Harbor Alaska Subdivision

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: 1-810

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 67,518 square feet Total Area of Existing Structure(s) 1200 square feet

Total Area of Proposed Structure(s) 221.1 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)

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

ALLOWABLE/CONDITIONAL USE FEES

	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>350</u>			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ <u>50</u>			
Pub. Not. Sign Deposit	\$ <u>100</u>			
Total Fee	\$ <u>500</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.

Attachment A - Application Packet

Case Number

USE 19-02

Date Received

1/16/19.

Site Plan Narrative

Brent Bitterman

01/03/19

I am requesting approval of a conditional use permit for the use of a mobile home in a D1 zoning district on Lot 17, Block 3 Tee Harbor Sub Juneau, Alaska. The physical address is 20012 Cohen Dr.

The previous owner has already built the drive way, building pad and 30' x 20' garage structure. I plan on placing the 2016 Sabre Lite 29RE 5th wheel (mobile home) adjacent to the existing structure. I also am working on securing a utility permit for water and already have a permit for septic (see attached).

The required setbacks are shown on the attached site plan as well as planned parking spaces and elevations.

Thank you for your consideration,

Brent Bitterman



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

Conditional Use Permit for a RV on an individual lot as a residence.

Case Number: PAC20190002

Applicant: Brent Bitterman

Property Owner: Timothy Edward Webb

Property Address: 20012 Cohen Dr

Parcel Code Number: 8B3701030010

Site Size: 67,518 Square Feet

Zoning: D1

Existing Land Use:

Conference Date: 1/09/2019

Report Issued: 1/16/2019

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
Brent Bitterman	Applicant	Brent@alaskaluxurytours.com
Laurel Bruggeman	Planning	Laurel.Bruggeman@juneau.org
John Young	Building	John.Young@juneau.org
Eric Vogel	Eric Vogel	EricVogel@juneau.org
Kyle Paw	Permit tech	Kyle.Paw@juneau.org

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.

Planning Division:

1. **Zoning** – D1 zoning district. Residential mobile homes on individual lots are allowed in the D1 zoning district with a conditional use permit.

Storage – Some discussion took place regarding using portions of the lot for storage of business related boats and equipment. If the applicant desires to use the lot for storage for their business, a separate conditional use permit will be required. According to The Table of Permissible Uses the following uses require a conditional use permit:

- a. USE 10.210: Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored – within completely enclosed structures
- b. USE 10.220: Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored – general storage inside or outside enclosed structures

Future Additional Dwelling Unit: The applicant expressed some desire to build a permanent home on the parcel sometime in the future. The parcel is not large enough for 2 primary dwellings. The applicant should be advised that the mobile home may not be allowed to remain as a residence on the lot if an additional primary dwelling unit is requested. At the time of the building permit request for the single family home, this will be evaluated.

2. **Setbacks** – Front: 25'; Rear: 25'; Side: 15'; Street Side: 17'. The mobile home is required to meet these setbacks.
3. **Height** – 35' permissible uses; 25' accessory uses
4. **Access** – Cohen Drive. The parcel also has frontage on Cohen Way (an undeveloped ROW).
5. **Parking** – 2 spaces required for a single family dwelling. On your site plan, you should demonstrate how this requirement is being met.
6. **Lot Coverage** – 10% for permissible uses; 20% for conditional uses.
7. **Vegetative Coverage** – 20%. On your site plan, you should demonstrate how this requirement is being met.
8. **Flood** – Not within the CBJ Mapped Flood Hazard Area.
9. **Habitat** – (Eagle – remind applicant to check with Feds; Riparian, etc.) – No known at this time.

Building Division:

10. **Building** – Building permit will be required for placement of the RV
11. **Outstanding Permits** -

General Engineering/Public Works:

Pre-Application Conference Final Report

12. **Engineering** – D.E.C approval to construct and Approval to operate letters required before building permit could be finalized.
13. **Drainage** – New site Plan showing drainage and water utility required.
14. **Utilities** – (water, power, sewer, etc.) new site plan required showing location of water utility. D.E.C approval to construct and Approval to operate letters required before building permit could be finalized

Fire Marshal:

15. **Fire Items/Access** – N/a

Other Applicable Agency Review:

16. DOT&PF / Alcohol Beverage Control Board / Army Corps / DEC (wastewater) / DNR / USF&W / F&G / FAA / Corrections...

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. Conditional Use Permit Application
3. Building permit Application
4. Water utility 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. Site Plan and Project Narrative

Exceptions to submittal requirements:

Submittal requirements 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.

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. \$350.00 Class I use for Major Development.
2. \$50.00 sign permit fee and \$100.00 refundable deposit

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

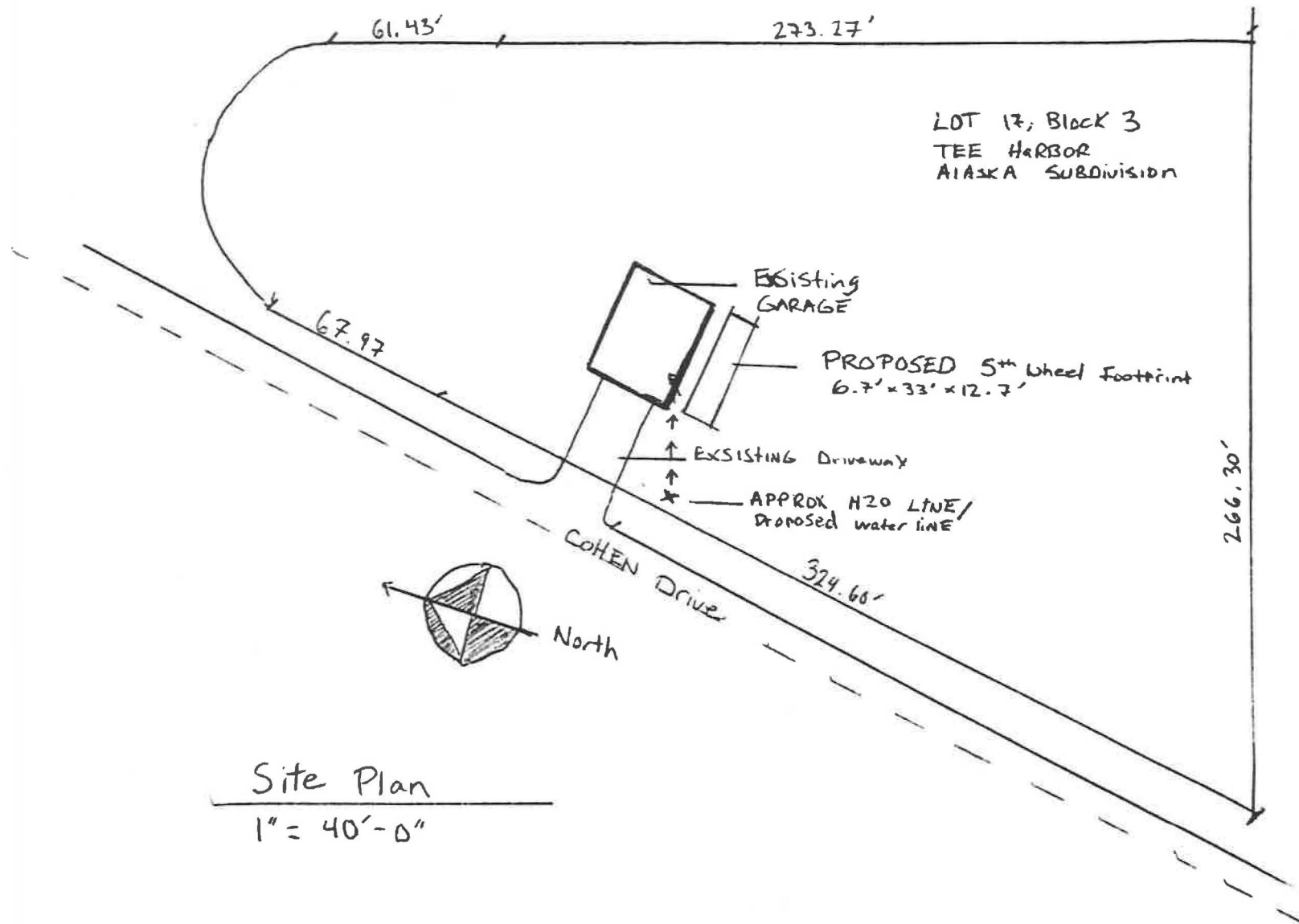
Pre-Application Conference Final Report

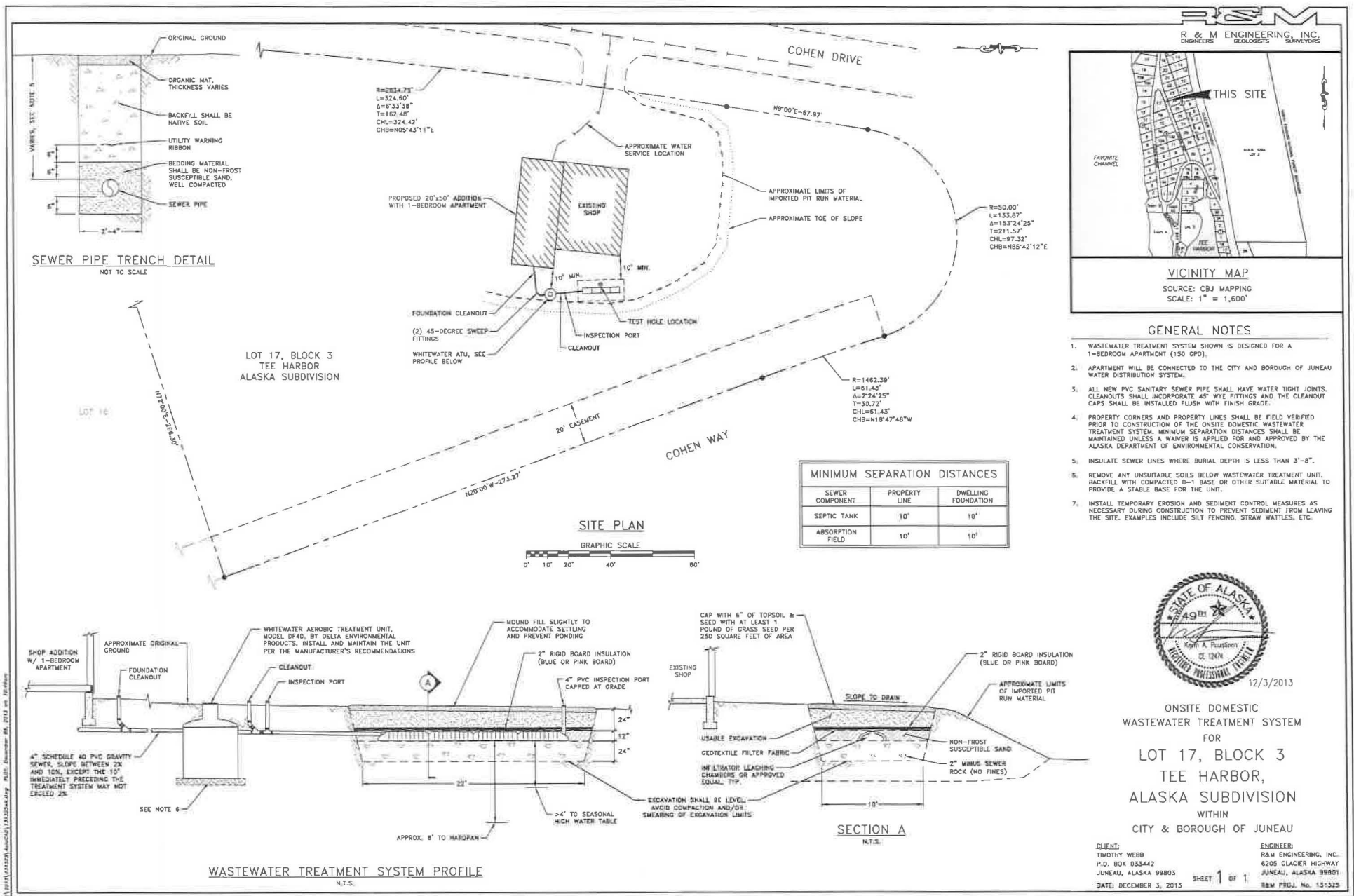
Submit your completed application

You must submit your application(s) in person with payment to:

City/Borough of Juneau
Permit Center
230 S. Franklin Street,
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Fax: (907) 586-4529
Web: www.juneau.org/cdd





Kyle Paw

From: Edward Quinto
Sent: Thursday, January 10, 2019 8:24 AM
To: Kyle Paw
Subject: FW: Conditional Use Permit Application for 20012 Cohen Drive.
Attachments: Updated Site Plan for 20012 Cohen Drive.pdf; DEVELOPMENTPERMITAPPLICATION Bitterman Jan 2019(edited-airSlate).pdf; ConditionalUse Bitterman Jan 2019(edited-airSlate).pdf; ATC ADEC 9536.PDF; Revised Septic Plan (ADEC 9536).pdf; Site Plan Narrative Cohen Conditional Use App.docx

That was a quick turn around! Would you run this by the planner from the PAC and get it started?

Eddie Quinto | Permit Specialist

Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0928

From: Brent Bitterman [<mailto:brent@alaskaluxurytours.com>]
Sent: Wednesday, January 9, 2019 7:52 PM
To: Edward Quinto
Subject: Conditional Use Permit Application for 20012 Cohen Drive.

Good Day Mr. Quinto,

Following today's pre-app meeting, please find all of the attached applications, drawings and existing permits to support my application. Please let me know if you need anything further from me and/or next steps.

All the best,

Brent Bitterman | Chief Operations Officer
Alaska Luxury Tours
o. 971.770.2675 | m. 480.886.9100 |
e. Brent@alaskaluxurytours.com
Luxury is the difference. Take a look at this.





THE STATE
of **ALASKA**
GOVERNOR SEAN PARNELL

Department of Environmental Conservation

Division of Water
Wastewater Engineering Support and Plan Support
555 Cordova Street
Anchorage, Alaska 99501
Main: (907)-269-7519 Fax: (907) 26-3487

December 6, 2013

RECEIVED

DEC 6 3 2013

R & M ENGINEERING
ANCHORAGE, ALASKA

Kevin A. Puustinen, P.E.
R&M Engineering, Inc.
6205 Glacier Highway
Juneau, Alaska 99801

Re: Juneau-Tee Harbor Alaska Subdivision, Block 3, Lot 17
Approval to Construct a 150 Gallon per Day Onsite Domestic Wastewater Treatment System
ADEC Plan Tracking Number 9536

Dear Mr. Puustinen,

Information was received by the Department on December 3, 2013. Your proposal includes an onsite domestic wastewater treatment system serving a one bedroom residence and sized for a maximum domestic wastewater generation of 150 gallons per day. The proposed wastewater system includes a DF-40 Whitewater package plant discharging to an onsite soil absorption system. The onsite soil absorption system utilizes infiltrator units for effluent disposal; the infiltrator units are each 48 inches long and 34 inches wide.

The onsite testing provided to the Department identified a GM soil classification and a percolation rate of 14 minutes per inch. The design proposes over 4 feet of vertical clearance to the expected maximum water table elevation and 8 feet of vertical clearance to the impermeable layer. The bed is 10 feet wide by 22 feet long and uses the sidewinder type approach for effluent dispersal to the soil absorption system. It was reported that the lot was filled using pit run gravel to reach finish grade, and the lot appears to be level per the engineer's profiles and details provided in the area of the treatment unit and the soil absorption field.

The Department reviewed the engineering plans and supporting documentation submitted for the proposed onsite domestic wastewater treatment system. The proposed system includes a Whitewater DF-40 package plant, subsurface soil absorption system, and other related wastewater system components. In accordance with 18 AAC 72.235 of the Wastewater Disposal Regulations, Approval to Construct is hereby granted subject to the below conditions. A "Certificate of Construction" for the single bedroom unit's domestic wastewater system is enclosed. Please use the referenced plan number with future correspondence regarding this project.

This approval is contingent upon compliance with the following conditions:

- 1) The engineer must provide a site inspection at the time the treatment and soil absorption system is installed. Be advised that a minimum of 2 feet of cover must be provided over all insulated areas of the drainfield. Similarly, the installation of the Whitewater DF40 unit must also provide for a minimum of 3 feet of cover; however, a minimum of 2 feet of cover is allowed if adequate insulation is provided.
- 2) The absorption field must not be in a traffic area, and vehicle parking is not allowed as compacting soils will reduce or inhibit disposal field performance. (Uniform Plumbing Code, Appendix K 6.0 (I))

- 3) In accordance with the Whitewater DF Design Manual, the selected air compressor shall provide a daily minimum of 2,100 cubic feet per day of aeration capacity for each pound of influent BOD₅. The design engineer shall certify and provide calculations to verify that the selected air compressor has been properly sized. The air compressor is required to be located within 100 feet of the treatment tank in accordance with the Whitewater DF Design Manual. In accordance with the Whitewater DF Design Manual, placing a linear air pump in an additional enclosure requires the written approval of Delta Environmental Products. If a linear air pump is selected and installed inside an additional enclosure, an approval letter from Delta Environmental Products that clearly identifies the proposed enclosure and Delta Environmental Products' approval of this enclosure for use at the project site must be submitted to the Department. The record drawings shall identify the make/model and final location of the air compressor and any appurtenant enclosure. It is recommended that the air compressor be sited in a location that provides a source of warm dry air to enhance system performance.
- 4) If the applicant fails to construct, alter, install, or modify the system within two (2) years after the date that the department issues an approval to construct, the approval is void, and plans must be resubmitted, [along with associated fees], for department review and approval.
- 5) Deviations from approved plans which affect capacity, flow, operation, major design of units, point of discharge, materials of major system components (such as pipe, lagoon liners, etc.), or separation distances, must be approved by DEC in writing prior to their implementation.
- 6) This approval is contingent upon compliance with the conditions of Wastewater Disposal Regulations, 18 AAC 72.235, *Construction Certification*. The noted section of the regulations requires that a "Certification of Construction" be completed and submitted to the Department within ninety (90) days of completion of construction. As-built plans or record drawings should indicate any changes or deviations from the approved plans to facilitate final review. A "Certification of Construction" form is enclosed for your use.
- 7) This approval is contingent upon your receipt of any other state, federal or local authorizations which are required for your project. You are required to obtain all other necessary authorizations before proceeding with your project.
- 8) You are advised that if this development will require placing fill in wetlands or working in a stream, river, or lake, permits from the U.S. Army Corps of Engineers and the Alaska Department of Natural Resource may be required. The previous required Coastal Projects Questionnaire could be helpful to you to identify other permits and approvals that may be required for your project.

This approval does not imply the granting of additional authorizations nor obligate any state, federal or local regulatory body to grant required authorizations.

Any person who disagrees with this decision may request an adjudicatory hearing in accordance with 18 AAC 15.195- 18 AAC 15.340 or an informal review by the Division Director in accordance with 18 AAC 15.185.

Informal review requests must be delivered to the Division Director, 555 Cordova Street, Anchorage, Alaska 99501, within 15 days of receiving the decision. Guidance information on the informal review process may be found at <http://www.dec.state.ak.us/commish/ReviewGuidance.htm>. **Adjudicatory hearings requests** must be delivered to the Commissioner of the Department of Environmental Conservation, 410 Willoughby Avenue, Suite 303, P.O. Box 111800, Juneau, Alaska 99801, within 30 days of the decision. If a hearing is not requested within 30 days, the right to appeal is waived.

Thank you for responding promptly to the Department's previous request for information. If you have any questions please do not hesitate to contact me at 269-7519.

Respectfully,

A handwritten signature in black ink, reading "William R. Rieth". The signature is written in a cursive style with a large, stylized 'W' and 'R'.

William R. Rieth, P.E.
Environmental Engineer

Enclosure: As stated



STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
CONSTRUCTION AND OPERATION CERTIFICATE

for

DOMESTIC WASTEWATER DISPOSAL SYSTEMS
JUNEAU - TEE HARBOR SUBDIVISION BLOCK 3 LOT 17 ABSORPTION
SINGLE BEDROOM - 150 GALLON/DAY ONSITE SOIL TREATMENT & DISPOSAL

A. APPROVAL TO CONSTRUCT ADEC PLAN TRACKING NUMBER 9536

Plans for the construction or modification of WHITEWATER DF40 FOR 150 G.P.D ONLY
AND A 10' X 22' BED. domestic wastewater disposal system

located in JUNEAU, Alaska, submitted in accordance with 18 AAC 72.225,

by R&M ENG. - KEVIN PULSTINEN, P.E. have been reviewed and are

☐ approved.

☒ conditionally approved (see attached conditions).

William R. Bueh

ENV. ENG.

see attached letter of this date Dec 6, 2013

BY

TITLE

DATE

If construction has not started within two years of the approval date, this certificate is void and new plans and specifications must be submitted for review and approval before construction.

3. APPROVED CHANGE ORDERS

Change (contract order no. or descriptive reference)

Approved by

Date

4. APPROVAL TO OPERATE

The "APPROVAL TO OPERATE" section must be completed and signed by the Department before this system is made available for use.

The construction of the _____ domestic wastewater disposal system was completed on _____ (date). The system is hereby granted interim approval to operate for 90 days following the completion date.

BY

TITLE

DATE

As-built plans submitted during the interim approval period, or an inspection by the Department, has confirmed the system was constructed according to the approved plans. The system is hereby granted final approval to operate.

Attachment A - Application Packet

BY

TITLE



State of Alaska
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Certification of Construction for Domestic Wastewater Systems

Instructions: Within 90 days after the construction, installation, or modification of a project is completed, the owner, the contractor(s) responsible for constructing the project, and a registered engineer responsible for construction inspection, must complete and sign this form declaring that the project was constructed in accordance with the most recent Department-approved plans, or in accordance with the attached as-built drawings.

If a project is being completed in phased construction, a map shall be attached showing that portion of the project being declared completed on the date stated in Section A - Owners Section. Completion of each phase of a project must be declared as it is completed. Additional Certification of Construction forms are available from any Department of Environmental Conservation office.

Please type or print, except for signatures

SECTION A- Owner's Section

Name and brief description of the project _____

Owner Name _____

Owner Address _____

City State Zip

ADEC Project No. _____ Date Project Completed: _____

I certify that I am the owner of the above-referenced project. I further certify that this project was constructed in accordance with the latest plans submitted to and approved by the Alaska Department of Environmental Conservation (ADEC), or in accordance with the attached as-built drawings. I understand that I may be required to take remedial measures to correct any construction which was completed without prior ADEC approval, which departs from the approved plans, and which is found to be inconsistent with the applicable requirements of ADEC wastewater disposal regulations (18 AAC 72).

Signature of Owner

(Please Sign in Ink)

Date

SECTION B- Contractor's Section

I certify that I (or an individual under my direct supervision) have conducted an inspection of the project referenced in Section A, or portions of the project which I had the responsibility for constructing, and that to the best of my knowledge and information, the project, or those portions, was or were constructed in accordance with the latest plans submitted to and approved by the Alaska Department of Environmental Conservation, or in accordance with the attached as-built drawings.

Printed Name of Contractor	Signature of Contractor	Date
-----------------------------------	--------------------------------	-------------

For multiple contractors, if applicable:

Printed Name of Contractor	Signature of Contractor	Date
-----------------------------------	--------------------------------	-------------

Printed Name of Contractor	Signature of Contractor	Date
-----------------------------------	--------------------------------	-------------

SECTION C- Engineer's Section

I certify that I (or any individual under my direct supervision) have conducted an inspection of the above referenced project, and that to the best of my knowledge and information, the project was constructed in accordance with: (check one of the following)

☐ the latest plans submitted to and approved by the Alaska Department of Environmental Conservation

or

☐ in accordance with the attached as-built drawings.

I further certify that:

☐ all conditions placed on the construction approval have been met as described briefly below: (if using a cover letter, you may write "see cover letter")

**Signature of Professional Engineer
Responsible for Construction Inspection
(Please Sign in Ink)**

**State of Alaska
Professional Engineer
Registration Number**

Date

Typed or Printed Name of Professional Engineer

From: Gary Miller <gmiller.juneauak@gmail.com>
Sent: Tuesday, February 12, 2019 3:00 PM
To: PC_Comments
Cc: Kathy Miller
Subject: Case No USE2019 0002

The post card seeking neighborhood input for case number USE20190002 does not state how long Angela and Tim Webb plan to live in the trailer. Many of the people who built on Cohen Drive over the years started out living in trailers, garages and even a float house, while they built their homes. My wife and I lived in our garage for two years while building our home. It freed us up from rent payments.

Over the years, there were problems with people moving junky trailers into our neighborhood, which devalued homes in our area. Our neighborhood association fought against them and was able to get them moved out.

If the trailer is used for a home while Tim and Angela build, I personally don't have a problem. I don't know how my neighbors next to the lot feel but I will copy them with this email.

Thanks.

Gary Miller
20135 Cohen Dr
Juneau, AK 99801-8211
(907) 789-3757

From: Gary Miller <gmiller.juneauak@gmail.com>
Sent: Friday, February 15, 2019 9:13 PM
To: PC_Comments
Subject: Case No.: USE20190002

I read the application for the conditional use permit. I have two objections I would like the Planning Committee to consider.

First, there is no time limit for how long the trailer may remain on the lot and used as a residence. I prefer to not have a trailer on the lot across the street from me. Our subdivision has constructed houses and should not allow permanent trailers.

Second, our subdivision is a residential subdivision, not an equipment storage area.

Thank you.

Gary Miller
20135 Cohen Dr
Juneau, AK 99801-8211
(907) 789-3757

From: Kristine Trott <krisstrott@gmail.com>
Sent: Sunday, February 17, 2019 5:12 PM
To: PC_Comments
Subject: Brent Bitterman Application for 5th Wheel Mobilehome Trailer

Dear Planners and Planning Committee;

I have just learned of a proposed mobile home and equipment storage request for a lot on Cohen Drive. This is a Conditional Use Permit but so far I see no conditions on this other than the standard water, sewer, electric and parking, and no time limits for that mobile home.

As I understand it, Cohen Drive neighborhood has a covenant, or some such restriction, on allowing mobile homes in the neighborhood. This is an area of special interest and concern to all the neighbors who currently own property on Cohen and adjacent roads. We had a situation in the past (1980's) of a mobile home that was supposed to be temporary, and as they are wont to do, it depreciated and became a dilapidated, disgusting eyesore. It took a great deal of effort on the part of many neighbors to get this mess cleared out and cleaned up.

I am very much against allowing this lot to become an industrial equipment storage site, as well. It was bad enough when Roger Engen had his backhoes and dump truck parked on the side of Cohen Drive. Now Brent Bitterman wants to store his luxury tour equipment as well as a house trailer there, and live in it as well.

The people who purchase lots and build their dwellings pay a premium to make this place continue to be the lovely place it is. There is no room for trailer homes and equipment storage here. There is room down at South Tee Harbor through Trouble's End for storage. There are plenty of trailer parks that I'm sure would have room in some of them for another house trailer.

Please put a limit on this mobile home of no more than 3 years and PLEASE do not allow the storage of business equipment on this lot.

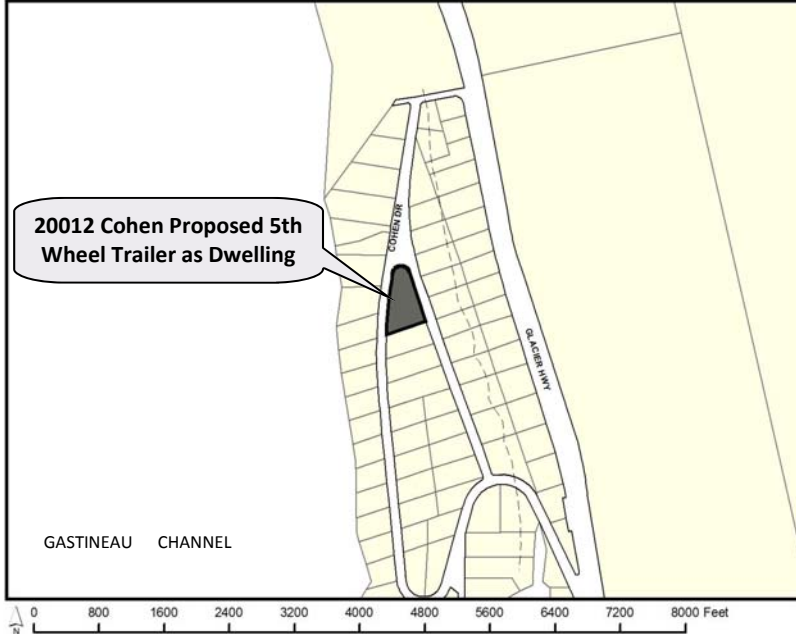
I appreciate you, in advance for taking the time to listen to and act on these concerns of mine and I know I speak for many other neighbors.

And by the way, I myself, have had to toe the line for issues that neighbors objected to about my activities on my property, so this is not the NIMBY attitude from my own perspective. I value this land greatly.

Sincerely,
Kristine Trott

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission
Your Community, Your Voice



155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for a **Conditional Use Permit** to allow use of a 5th wheel trailer as a dwelling located at **20012 Cohen Drive** in a **D1 zone**.

TIMELINE

Staff Report expected to be posted **Monday, March 4**, at <https://beta.juneau.org/assembly/assembly-minutes-and-agendas>
Find hearing results, meeting minutes and more here as well.

Now through February 18, 2019

Comments received during this period will be sent to the Planner, **Laurel Bruggeman**, to be included in the staff report.

February 19 through 12 noon, March 8

Comments received during this period will be sent directly to Commissioners to read over the weekend in preparation for the hearing.

HEARING DATE & TIME
7:00 pm, March 12, 2019

You may testify and bring up to 2 pages of written material (15 copies) in City Hall's Assembly Chambers, 155 S. Seward St., Juneau.

March 13

The results of the hearing will be posted online.

Phone: **(907)586-0715** ♦ Email: **pc_comments@juneau.org**
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

Case No.: USE2019 0002
Parcel No.: 8B3701030010
CBJ Parcel Viewer: <http://epv.juneau.org>

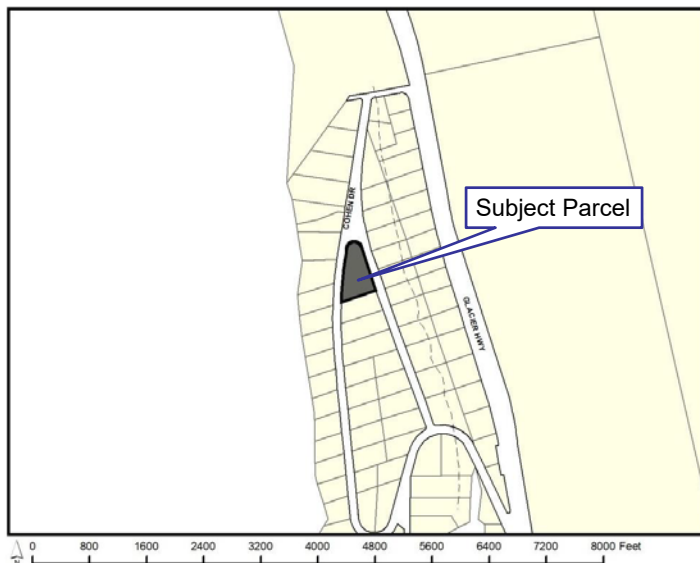
USE2019 0002

A Conditional Use Permit to allow
use of a fifth wheel trailer as a dwelling

Planning Commission Presentation
March 12, 2019

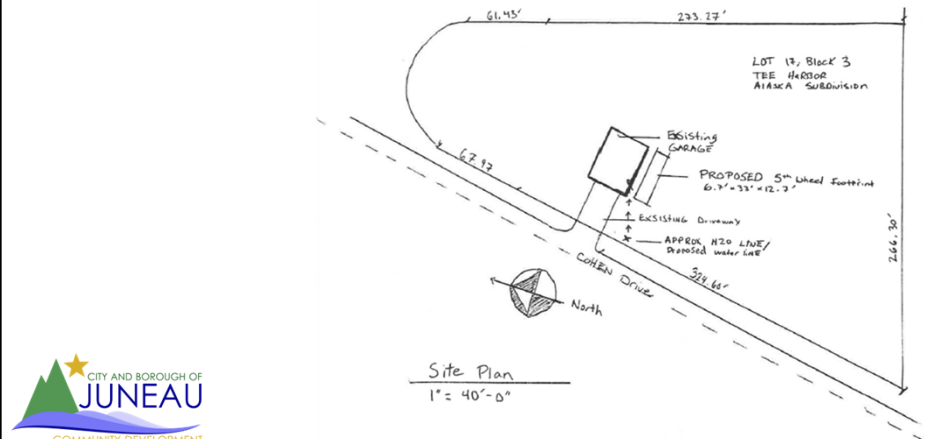


Vicinity Map



Proposal

The applicant requests a Conditional Use Permit for the use of a fifth wheel as a residence on an individual lot in the D1 zoning district.



Background

Applicant:	Brent Bitterman
Property Owners:	Timothy & Angela Webb
Property Address:	20012 Cohen Drive
Parcel Code:	8B3701030010
Site Size:	67,518 Square Feet
Zoning District:	D1
Comprehensive Future Land Use Designation:	Rural Dispersed Residential (RDR)
Utilities:	Public Water Private Sewer
Existing Land Use:	Garage

Planning Commission Review Required

CBJ 49.65.300(3)

The commission may issue a conditional use permit for a single mobile home used as an ordinary residence on an individual lot in the RR, rural reserve district, and the D1 and D3, residential districts, or used as a caretaker residence in any district.



Definition of Mobile Home

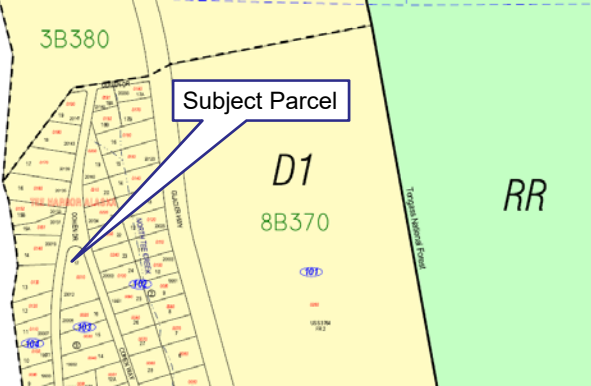
A fifth wheel trailer meets the Title 49 definition of a Mobile Home:

*Mobile home means a detached residential dwelling unit designed for transportation, after fabrication, on streets or highways on its own wheels or on a truck or trailer, and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy except for minor and incidental unpacking and assembly operations, location on jacks or other temporary or permanent foundations, connections to utilities, and the like, **and includes recreational vehicles used outside of a recreational vehicle park as living quarters**, other than as temporary living quarters for recreational, camping, or travel purposes.*



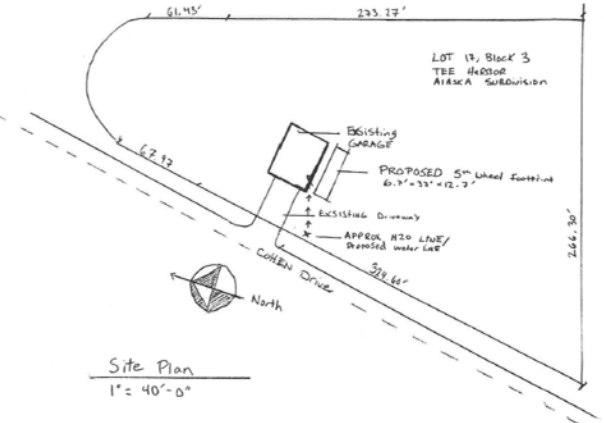
Zoning

1.800	Mobile Homes	RR	D1	D3
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CBJ 49.25.210(a): The D-1, residential district, is intended to accommodate primarily single-family and duplex residential development in areas outside the urban service boundary at a density of one dwelling unit per acre. Certain D-1 zoned lands, however, may exist within the urban service boundary in transition areas if public sewer or water are absent but planned for. The D-1 classification will be changed to a higher density upon provision of services

Parking, Circulation, and Traffic



A single-family home generates 9.52 average daily trips.

Per CBJ 49.40300(a)(1), a traffic impact analysis is not required for projects that generate less than 500 average daily trips.

2 Parking Spaces Required for a Single Family Dwelling

Agency & Public Comments

The application materials were sent to Capital City Fire & Rescue; CBJ Engineering & Public Works; the CBJ Building Code Official; and the CBJ Assessor.

**Staff has received 12
Public Comments.
(Including some
retractions)**

**Major Concerns:
No Time Limit
Neighborhood Harmony
Equipment Storage**

**CBJ 49.25.300 Use 10.220
Storage inside or outside
enclosed structures –
NOT being permitted under
this Conditional Use Permit.**



Conformity with Adopted Plans: 2013 Comprehensive Plan

The proposal has been found to be consistent with the following polices from the 2013 Comprehensive Plan:

POLICY 3.3 OUTSIDE OF THE URBAN SERVICE AREA, PERMIT APPROPRIATE LOWINTENSITY, LOW-IMPACT DEVELOPMENT THAT PROVIDES AN OVERALL PUBLIC BENEFIT IN RURAL AREAS, WHILE ASSURING THE PROTECTION OF NATURAL RESOURCES, FISH AND WILDLIFE HABITAT, WATERSHED, SCENIC CORRIDORS, PUBLIC ACCESS TO THE SHORELINE AND INLAND WATER BODIES, AND RECREATIONAL OPPORTUNITIES.

POLICY 4.1 TO FACILITATE THE PROVISION AND MAINTENANCE OF SAFE, SANITARY AND AFFORDABLE HOUSING FOR ITS RESIDENTS.

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.



Findings

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

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

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

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ 49.25.300, Section 1.810 for the D1 zoning district.

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

Yes. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the March 1, 2019 and March 11, 2019 issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right-of-Way.

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

No. There is no evidence that the development will materially endanger public health or safety.



Findings

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

No. There is no evidence that the development will substantial decrease the value or be out of harmony with neighboring properties.

6. Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

Yes. The proposal is consistent with Title 49 and the CBJ Comprehensive Plan.

Per CBJ 49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

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

N/A.



Recommendation

It is recommended that the Planning Commission **adopt the Director's analysis and findings and grant the requested Conditional Use Permit**. The permit would allow the development of a fifth wheel on an individual lot as an ordinary single family residence.

The approval is subject to the following conditions:

1. The applicant shall receive a building permit for the placement of the fifth wheel on the subject parcel.
2. The applicant shall receive ADEC approval to construct and operate the required septic system prior to the issuance of a temporary certificate of occupancy and/or a certificate of occupancy from CDD.
3. The applicant shall connect to city water prior to the issuance of a temporary certificate of occupancy and/or a certificate of occupancy by CDD.
4. Using the subject parcel for general storage inside or outside of enclosed structures will require a separate Conditional Use Permit issued by the Planning Commission (CBJ 49.25.300, Use 10.220).



Any Questions?





Planning Commission

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

PLANNING COMMISSION NOTICE OF DECISION

Date: March 13, 2019
Case No.: USE2019 0002

Brent Bitterman
PO Box 211022
Auke Bay, AK 99821

Proposal: A Conditional Use Permit to allow use of a 5th wheel trailer as a dwelling
Property Address: 20012 Cohen Drive
Legal Description: Tee Harbor Alaska Block 3, Lot 17
Parcel Code No.: 8B3701030010
Hearing Date: March 12, 2019

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated March 1, 2019, and approved the Conditional Use Permit to allow the use of a fifth wheel trailer as a dwelling, to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. The applicant shall receive a building permit for the placement of the fifth wheel on the subject parcel.
2. The applicant shall receive ADEC approval to construct and operate the required septic system prior to the issuance of a temporary certificate of occupancy and/or a certificate of occupancy from CDD.
3. The applicant shall connect to city water prior to the issuance of a temporary certificate of occupancy and/or a certificate of occupancy by CDD.

Brent Bitterman
Case No.: USE2019 0002
March 13, 2019
Page 2 of 2

Attachments: March 1, 2019, memorandum from Laurel Bruggeman, Community Development, to the CBJ Planning Commission regarding USE2019 0002.

This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals 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). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ 49.20.120).

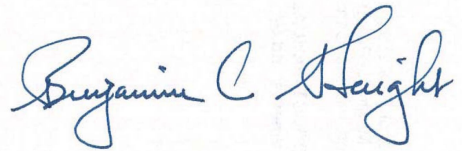
Effective Date: The permit is effective upon approval by the Commission, March 12, 2019.

Expiration Date: The permit will expire 18 months after the effective date, or September 12, 2020, 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 prior to the expiration date.

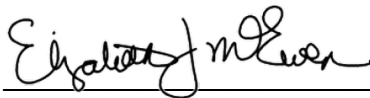
Project Planner:



Laurel Bruggeman, Planner
Community Development Department



Benjamin Haight, Chair
Planning Commission



Filed With Municipal Clerk

3/15/2019

Date

cc: 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 (800) 949-4232, or fax (360) 438-3208.



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

DATE: March 1, 2019

TO: Planning Commission

FROM: Laurel Bruggeman, Planner 
Community Development Department

CASE NO.: USE2019 0002

PROPOSAL: A Conditional Use Permit to allow use of a fifth wheel trailer as a dwelling

GENERAL INFORMATION

Applicant: Brent Bitterman

Property Owner: Timothy and Angela Webb

Property Address: 20012 Cohen Drive

Legal Description: Tee Harbor Alaska Block 3, Lot 17

Parcel Code Number: 8B3701030010

Site Size: 67,518 square feet

Comprehensive Plan Future Land Use Designation: Rural Dispersed Residential (RDR)

Zoning: D1

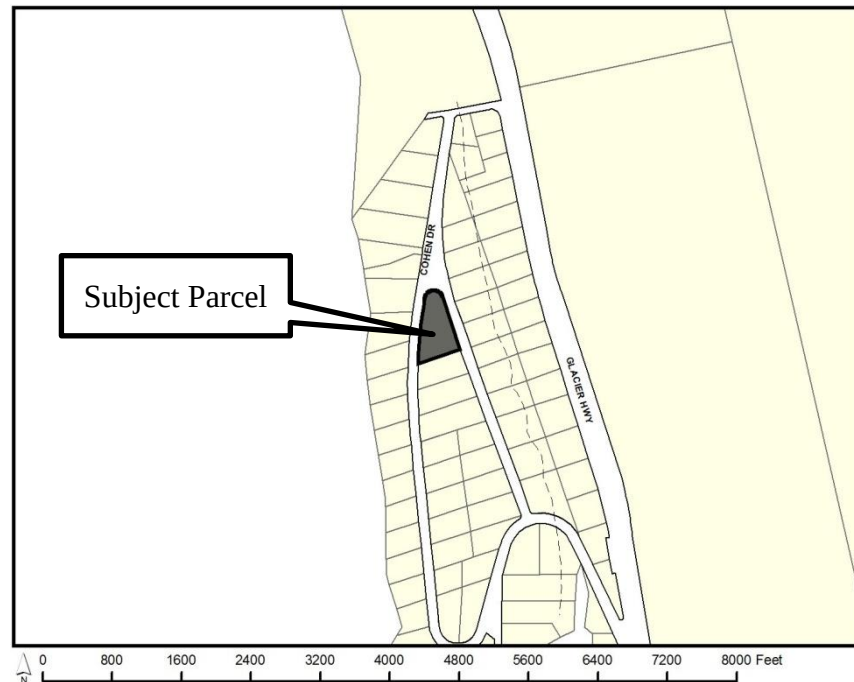
Utilities: Public Water Proposed; Private Sewer Proposed

Access: Cohen Drive

Existing Land Use: Garage

Surrounding Land Use:	North	- Cohen Way (Undeveloped Right-of-Way)
	South	- D1 Single Family Dwelling
	East	- Cohen Way (Undeveloped Right-of-Way)
	West	- Cohen Drive

VICINITY MAP



ATTACHMENTS

Attachment A – Application Packet
Attachment B – Public Comments

PROJECT DESCRIPTION

The applicant requests a Conditional Use Permit for the use of a fifth wheel as a residence on an individual lot in the D1 zoning district. The proposed project would include the placement of a 6.7' x 33' x 12.7' fifth wheel on the parcel and the installation of a proposed on-site waste water disposal system and connection to public water. There are currently no residences on the subject parcel; however, there is a large garage on the parcel that was permitted and built in 1983 (BLD15820).

ANALYSIS

Project Site and Design – The subject parcel is 67,518 square feet in size, exceeding the required 36,000 square feet minimum lot size for the D1 zoning district. The subject parcel is bordered by Cohen Drive and Cohen Way (an undeveloped Right-of-Way). The existing garage on the parcel meets the required setbacks for the zoning district: 25' front yard; 25' rear yard; 15' side yard; and 17' street side yard.

The site plan, found in Attachment A, shows that the proposed fifth wheel will be located adjacent to the existing garage. A building permit will be required for the placement of the fifth wheel. The fifth wheel will be required to meet the above listed setbacks for the zoning district once it is placed; this will be reviewed during the building permit process. The site plan, in Attachment A, shows that the fifth wheel will be meeting the required setbacks.

Zoning – The subject parcel is within the D1 zoning district. According to CBJ 49.65.300, USE 1.810, residential mobile homes on individual lots are allowed within the D1 zoning district with the issuance of a Conditional Use Permit from the Planning Commission and a Building Permit issued from the Community Development Department (CDD). A recommended condition of approval is that the applicant receives a Building Permit for the placement of the fifth wheel on the parcel as required by CBJ 49.65.300.

Staff conducted a pre-application conference with the applicant on January 9, 2019, to discuss the proposal. During this meeting, the applicant mentioned some interest in using the parcel for storage of business equipment. **Storage on the subject parcel is not being reviewed under this Conditional Use Permit.** According to the Table of Permissible Uses, Use 10.220, general storage inside or outside enclosed structures is allowed within the D1 zoning district with a Conditional Use Permit. Staff recommends a condition stating that storage inside or outside enclosed structures requires a separate Conditional Use Permit (CBJ 49.25.300, Use 10.220).

CBJ Land Use Code, Title 49.65.300 – Mobile homes on individual lots

Mobile homes may be located on individual lots outside of mobile home parks or mobile home subdivisions only under the following conditions and after issuance of a building permit:

(3) The commission may issue a conditional use permit for a single mobile home used as an ordinary residence on an individual lot in the RR, rural reserve district, and the D1 and D3, residential districts, or used as a caretaker residence in any district.

A fifth wheel trailer meets the Title 49 definition of a Mobile Home:

Mobile home means a detached residential dwelling unit designed for transportation, after fabrication, on streets or highways on its own wheels or on a truck or trailer, and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy except for minor and incidental unpacking and assembly operations, location

on jacks or other temporary or permanent foundations, connections to utilities, and the like, and includes recreational vehicles used outside of a recreational vehicle park as living quarters, other than as temporary living quarters for recreational, camping, or travel purposes.

Traffic – According to the Institute of Transportation Engineers (ITE) Trip Generation Manual, single family homes generate 9.52 average daily trips. Per CBJ 49.40300(a)(1), a traffic impact analysis is not required for projects that generate less than 500 average daily trips. Traffic generation is not expected to be out of character for the rural residential neighborhood.

Parking and Circulation – A single family home requires 2 off-street parking spaces. The submitted site plan shows that there is adequate space for parking on-site.

Utilities – The subject parcel has public water, but not public sewer. The applicant has proposed to install a septic system and has provided an Alaska Department of Environmental Conservation (ADEC) permit to do so. However, the permit provided was issued in 2013 and has since expired (condition 4 of permit). A recommended condition of approval is that the applicant shall receive ADEC approval for the required septic system and construct the septic system prior to the issuance of a temporary certificate of occupancy and/or a certificate of occupancy from CDD. It is also a recommended condition of approval that the applicant connects to city water prior to the issuance of a temporary certificate of occupancy and/or a certificate of occupancy by CDD.

Noise – Noise generated by the proposed development is not expected to be out of character with the existing rural residential neighborhood.

Public Health or Safety – There is no evidence that the proposal will materially endanger public health or safety.

Habitat – There are no habitat concerns on the subject parcel.

Property Value or Neighborhood Harmony – There is no evidence that the proposal will substantially decrease neighboring property values or neighborhood harmony.

Public Comments & Agency Review –The application materials were sent to Capital City Fire & Rescue; CBJ Engineering & Public Works; the CBJ Building Code Official; and the CBJ Assessor. There were no concerns with the proposal.

At time of writing this staff report, staff received three public comments (two from Mr. G. Miller) regarding this proposal (Attachment B).

Gary Miller 02/12/2019 & 02/15/2019 – Mr. Miller's first email contained general questions regarding the proposal. The second email requests that the Planning Commission consider placing a time limit for how long the trailer can be present on the subject parcel. This email also

mentions using the lot for storage, which is not being addressed under this Conditional Use Permit.

Kristine Trott 02/17/2019 – Ms. Trott’s email also objects to the placement of the fifth wheel on the lot without a time limit and also objects to equipment storage on the lot. Ms. Trott’s email also mentioned a covenant or restriction in the neighborhood for mobile homes. At this time, staff has not been able to find said restriction or covenants; however, CBJ does not enforce neighborhood covenants.

Conformity with Adopted Plans

2013 Comprehensive Plan - The proposal has been found to be consistent with the following policies from the 2013 Comprehensive Plan:

POLICY 3.3 OUTSIDE OF THE URBAN SERVICE AREA, PERMIT APPROPRIATE LOW-INTENSITY, LOW-IMPACT DEVELOPMENT THAT PROVIDES AN OVERALL PUBLIC BENEFIT IN RURAL AREAS, WHILE ASSURING THE PROTECTION OF NATURAL RESOURCES, FISH AND WILDLIFE HABITAT, WATERSHED, SCENIC CORRIDORS, PUBLIC ACCESS TO THE SHORELINE AND INLAND WATER BODIES, AND RECREATIONAL OPPORTUNITIES.

POLICY 4.1 TO FACILITATE THE PROVISION AND MAINTENANCE OF SAFE, SANITARY AND AFFORDABLE HOUSING FOR ITS RESIDENTS.

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.

2016 Housing Action Plan – The Housing Action Plan identifies a need for additional housing within the City & Borough. One of the nine primary solutions recommended by the plan is to *grow the supply and diversity of housing at specific numerical targets through new construction and preservation*. The proposed development is consistent with the plan, and this recommendation as it provides housing through new construction on a lot which currently has no dwelling units.

FINDINGS

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

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

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

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

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

Per CBJ 49.15.330 (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?

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

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

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ 49.25.300, Section 1.810 for the D1 zoning district.

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

Yes. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the March 1, 2019 and March 11, 2019 issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right-of-Way.

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

No. There is no evidence that the development will materially endanger public health or safety.

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

No. There is no evidence that the development will substantial decrease the value or be out of harmony with neighboring properties.

6. Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

Yes. The proposal is consistent with Title 49 and the CBJ Comprehensive Plan.

Per CBJ 49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

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

N/A.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use Permit. The permit would allow the development of a fifth wheel on an individual lot as an ordinary single family residence.

The approval is subject to the following conditions:

1. The applicant shall receive a building permit for the placement of the fifth wheel on the subject parcel.
2. The applicant shall receive ADEC approval to construct and operate the required septic system prior to the issuance of a temporary certificate of occupancy and/or a certificate of occupancy from CDD.
3. The applicant shall connect to city water prior to the issuance of a temporary certificate of occupancy and/or a certificate of occupancy by CDD.
4. Using the subject parcel for general storage inside or outside of enclosed structures will require a separate Conditional Use Permit issued by the Planning Commission (CBJ 49.25.300, Use 10.220).

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received: 1/16/19
Project Name (City Staff to Assign Name)		

INFORMATION	Project Description Placement of a 5th Wheel Trailer on Lot 17, Block 3 Tee Harbor		
	PROPERTY LOCATION		
	Street Address 20012 Cohen Drive	City/Zip Juneau Alaska	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) Lot 17 Block 3 Tee Harbor Alaska Subdivision		
	Assessor's Parcel Number(s) 8 B 3 7 0 1 0 3 0 0 1 0		
	LANDOWNER/ LESSEE		
	Property Owner's Name Brent Bitterman	Contact Person: Brent	Work Phone: 480-8869100
	Mailing Address P.O. Box 211022	Home Phone: 480-886-9100	Fax Number:
	E-mail Address brent@alaskaluxurytours.com	Other Contact Phone Number(s):	
	PROJECT / APPLICANT	LANDOWNER/ LESSEE CONSENT ***Required for Planning Permits, not needed on Building/ Engineering Permits***	
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 officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
☒		Verified by PDFfiller 01/09/2019	01/09/19
Landowner/Lessee Signature Brent Bitterman		Date 2/13/19	
☒		Verified by PDFfiller 01/09/2019	Date
Landowner/Lessee Signature [Signature]		Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT If the same as OWNER, write "SAME" and sign and date at X below			
Applicant's Name Same		Contact Person:	
Mailing Address		Home Phone:	
E-mail Address		Other Contact Phone Number(s):	
☒	Verified by PDFfiller 01/09/2019	01/09/19	
Applicant's Signature Brent Bitterman		Date of Application	

-----OFFICE USE ONLY BELOW THIS LINE-----

STAFF APPROVALS	☒	Permit Type	***SIGN	Date Received	Application Number(s)	
		Building/Grading Permit				
		City/State Project Review and City Land Action				
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)				
		Mining Case (Small, Large, Rural, Extraction, Exploration)				
		Sign Approval (If more than one, fill in all applicable permit #'s)				
		Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)				
	☒	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			USE 2019-0002	
		Variance Case (De Minimis and all other Variance case types)				
		Wetlands Permits				
		Zone Change Application				
		Other (Describe)				
	***Public Notice Sign Form filled out and in the file.					
	Comments: Application is only for mobile home on residential lot. - Storage referred to in pre-app has not been excluded - check with applicant.					Permit Intake Initials TOP

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



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.

To be completed by Applicant

PROJECT SUMMARY

Placement of 5th Wheel trailer on Lot 17, Block 3 Tee Harbor Alaska Subdivision

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: 1-810

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 67,518 square feet Total Area of Existing Structure(s) 1200 square feet

Total Area of Proposed Structure(s) 221.1 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)

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

ALLOWABLE/CONDITIONAL USE FEES

	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>350</u>			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ <u>50</u>			
Pub. Not. Sign Deposit	\$ <u>100</u>			
Total Fee	\$ <u>500</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.

Attachment A - Application Packet

Case Number

USE 19-02

Date Received

1/16/19.

Site Plan Narrative

Brent Bitterman

01/03/19

I am requesting approval of a conditional use permit for the use of a mobile home in a D1 zoning district on Lot 17, Block 3 Tee Harbor Sub Juneau, Alaska. The physical address is 20012 Cohen Dr.

The previous owner has already built the drive way, building pad and 30' x 20' garage structure. I plan on placing the 2016 Sabre Lite 29RE 5th wheel (mobile home) adjacent to the existing structure. I also am working on securing a utility permit for water and already have a permit for septic (see attached).

The required setbacks are shown on the attached site plan as well as planned parking spaces and elevations.

Thank you for your consideration,

Brent Bitterman



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

Conditional Use Permit for a RV on an individual lot as a residence.

Case Number: PAC20190002

Applicant: Brent Bitterman

Property Owner: Timothy Edward Webb

Property Address: 20012 Cohen Dr

Parcel Code Number: 8B3701030010

Site Size: 67,518 Square Feet

Zoning: D1

Existing Land Use:

Conference Date:	1/09/2019
Report Issued:	1/16/2019

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
Brent Bitterman	Applicant	Brent@alaskaluxurytours.com
Laurel Bruggeman	Planning	Laurel.Bruggeman@juneau.org
John Young	Building	John.Young@juneau.org
Eric Vogel	Eric Vogel	EricVogel@juneau.org
Kyle Paw	Permit tech	Kyle.Paw@juneau.org

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.

Planning Division:

1. **Zoning** – D1 zoning district. Residential mobile homes on individual lots are allowed in the D1 zoning district with a conditional use permit.

Storage – Some discussion took place regarding using portions of the lot for storage of business related boats and equipment. If the applicant desires to use the lot for storage for their business, a separate conditional use permit will be required. According to The Table of Permissible Uses the following uses require a conditional use permit:

- a. USE 10.210: Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored – within completely enclosed structures
- b. USE 10.220: Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored – general storage inside or outside enclosed structures

Future Additional Dwelling Unit: The applicant expressed some desire to build a permanent home on the parcel sometime in the future. The parcel is not large enough for 2 primary dwellings. The applicant should be advised that the mobile home may not be allowed to remain as a residence on the lot if an additional primary dwelling unit is requested. At the time of the building permit request for the single family home, this will be evaluated.

2. **Setbacks** – Front: 25'; Rear: 25'; Side: 15'; Street Side: 17'. The mobile home is required to meet these setbacks.
3. **Height** – 35' permissible uses; 25' accessory uses
4. **Access** – Cohen Drive. The parcel also has frontage on Cohen Way (an undeveloped ROW).
5. **Parking** – 2 spaces required for a single family dwelling. On your site plan, you should demonstrate how this requirement is being met.
6. **Lot Coverage** – 10% for permissible uses; 20% for conditional uses.
7. **Vegetative Coverage** – 20%. On your site plan, you should demonstrate how this requirement is being met.
8. **Flood** – Not within the CBJ Mapped Flood Hazard Area.
9. **Habitat** – (Eagle – remind applicant to check with Feds; Riparian, etc.) – No known at this time.

Building Division:

10. **Building** – Building permit will be required for placement of the RV
11. **Outstanding Permits** -

General Engineering/Public Works:

Pre-Application Conference Final Report

12. **Engineering** – D.E.C approval to construct and Approval to operate letters required before building permit could be finalized.
13. **Drainage** – New site Plan showing drainage and water utility required.
14. **Utilities** – (water, power, sewer, etc.) new site plan required showing location of water utility. D.E.C approval to construct and Approval to operate letters required before building permit could be finalized

Fire Marshal:

15. **Fire Items/Access** – N/a

Other Applicable Agency Review:

16. DOT&PF / Alcohol Beverage Control Board / Army Corps / DEC (wastewater) / DNR / USF&W / F&G / FAA / Corrections...

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. Conditional Use Permit Application
3. Building permit Application
4. Water utility 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. Site Plan and Project Narrative

Exceptions to submittal requirements:

Submittal requirements 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.

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. \$350.00 Class I use for Major Development.
2. \$50.00 sign permit fee and \$100.00 refundable deposit

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

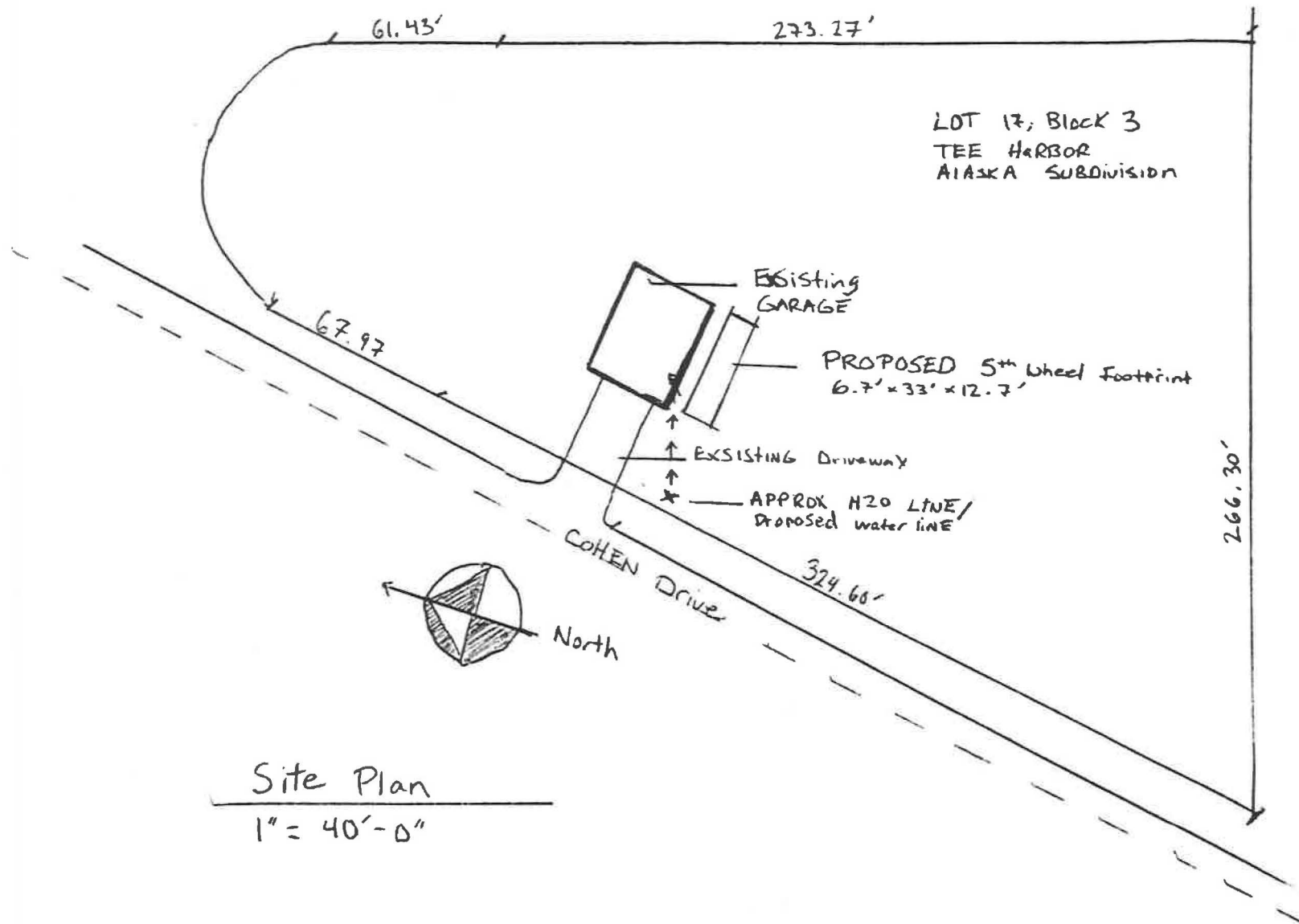
Pre-Application Conference Final Report

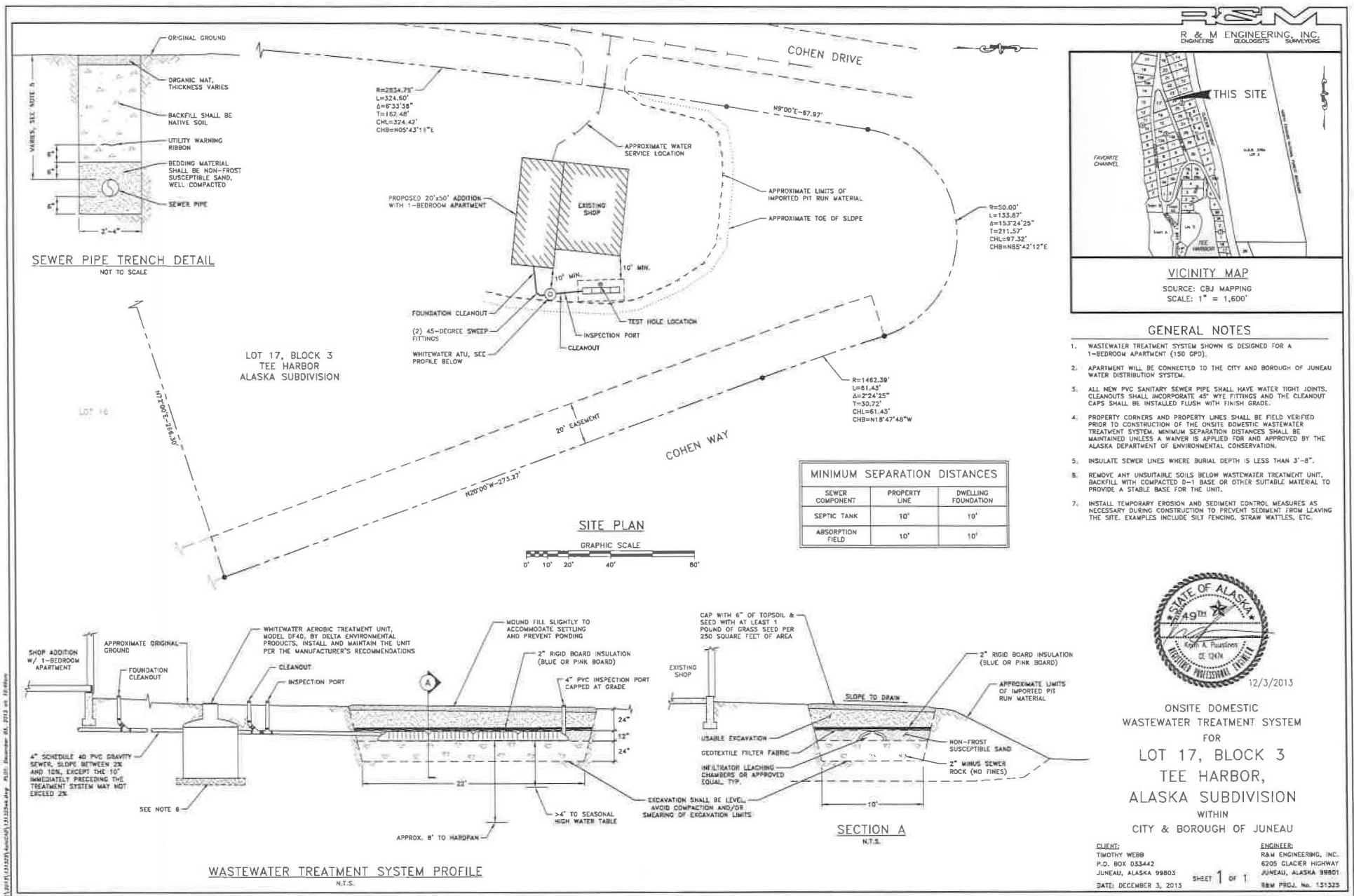
Submit your completed application

You must submit your application(s) in person with payment to:

City/Borough of Juneau
Permit Center
230 S. Franklin Street,
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Fax: (907) 586-4529
Web: www.juneau.org/cdd





Kyle Paw

From: Edward Quinto
Sent: Thursday, January 10, 2019 8:24 AM
To: Kyle Paw
Subject: FW: Conditional Use Permit Application for 20012 Cohen Drive.
Attachments: Updated Site Plan for 20012 Cohen Drive.pdf; DEVELOPMENTPERMITAPPLICATION Bitterman Jan 2019(edited-airSlate).pdf; ConditionalUse Bitterman Jan 2019(edited-airSlate).pdf; ATC ADEC 9536.PDF; Revised Septic Plan (ADEC 9536).pdf; Site Plan Narrative Cohen Conditional Use App.docx

That was a quick turn around! Would you run this by the planner from the PAC and get it started?

Eddie Quinto | Permit Specialist

Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0928

From: Brent Bitterman [<mailto:brent@alaskaluxurytours.com>]
Sent: Wednesday, January 9, 2019 7:52 PM
To: Edward Quinto
Subject: Conditional Use Permit Application for 20012 Cohen Drive.

Good Day Mr. Quinto,

Following today's pre-app meeting, please find all of the attached applications, drawings and existing permits to support my application. Please let me know if you need anything further from me and/or next steps.

All the best,

Brent Bitterman | Chief Operations Officer
Alaska Luxury Tours
o. 971.770.2675 | m. 480.886.9100 |
e. Brent@alaskaluxurytours.com
Luxury is the difference. Take a look at this.





THE STATE
of **ALASKA**
GOVERNOR SEAN PARNELL

Department of Environmental Conservation

Division of Water
Wastewater Engineering Support and Plan Support
555 Cordova Street
Anchorage, Alaska 99501
Main: (907)-269-7519 Fax: (907) 26-3487

December 6, 2013

RECEIVED

DEC 6 9 2013

R & M ENGINEERING
ANCHORAGE, ALASKA

Kevin A. Puustinen, P.E.
R&M Engineering, Inc.
6205 Glacier Highway
Juneau, Alaska 99801

Re: Juneau-Tee Harbor Alaska Subdivision, Block 3, Lot 17
Approval to Construct a 150 Gallon per Day Onsite Domestic Wastewater Treatment System
ADEC Plan Tracking Number 9536

Dear Mr. Puustinen,

Information was received by the Department on December 3, 2013. Your proposal includes an onsite domestic wastewater treatment system serving a one bedroom residence and sized for a maximum domestic wastewater generation of 150 gallons per day. The proposed wastewater system includes a DF-40 Whitewater package plant discharging to an onsite soil absorption system. The onsite soil absorption system utilizes infiltrator units for effluent disposal; the infiltrator units are each 48 inches long and 34 inches wide.

The onsite testing provided to the Department identified a GM soil classification and a percolation rate of 14 minutes per inch. The design proposes over 4 feet of vertical clearance to the expected maximum water table elevation and 8 feet of vertical clearance to the impermeable layer. The bed is 10 feet wide by 22 feet long and uses the sidewinder type approach for effluent dispersal to the soil absorption system. It was reported that the lot was filled using pit run gravel to reach finish grade, and the lot appears to be level per the engineer's profiles and details provided in the area of the treatment unit and the soil absorption field.

The Department reviewed the engineering plans and supporting documentation submitted for the proposed onsite domestic wastewater treatment system. The proposed system includes a Whitewater DF-40 package plant, subsurface soil absorption system, and other related wastewater system components. In accordance with 18 AAC 72.235 of the Wastewater Disposal Regulations, Approval to Construct is hereby granted subject to the below conditions. A "Certificate of Construction" for the single bedroom unit's domestic wastewater system is enclosed. Please use the referenced plan number with future correspondence regarding this project.

This approval is contingent upon compliance with the following conditions:

- 1) The engineer must provide a site inspection at the time the treatment and soil absorption system is installed. Be advised that a minimum of 2 feet of cover must be provided over all insulated areas of the drainfield. Similarly, the installation of the Whitewater DF40 unit must also provide for a minimum of 3 feet of cover; however, a minimum of 2 feet of cover is allowed if adequate insulation is provided.
- 2) The absorption field must not be in a traffic area, and vehicle parking is not allowed as compacting soils will reduce or inhibit disposal field performance. (Uniform Plumbing Code, Appendix K 6.0 (I))

- 3) In accordance with the Whitewater DF Design Manual, the selected air compressor shall provide a daily minimum of 2,100 cubic feet per day of aeration capacity for each pound of influent BOD₅. The design engineer shall certify and provide calculations to verify that the selected air compressor has been properly sized. The air compressor is required to be located within 100 feet of the treatment tank in accordance with the Whitewater DF Design Manual. In accordance with the Whitewater DF Design Manual, placing a linear air pump in an additional enclosure requires the written approval of Delta Environmental Products. If a linear air pump is selected and installed inside an additional enclosure, an approval letter from Delta Environmental Products that clearly identifies the proposed enclosure and Delta Environmental Products' approval of this enclosure for use at the project site must be submitted to the Department. The record drawings shall identify the make/model and final location of the air compressor and any appurtenant enclosure. It is recommended that the air compressor be sited in a location that provides a source of warm dry air to enhance system performance.
- 4) If the applicant fails to construct, alter, install, or modify the system within two (2) years after the date that the department issues an approval to construct, the approval is void, and plans must be resubmitted, [along with associated fees], for department review and approval.
- 5) Deviations from approved plans which affect capacity, flow, operation, major design of units, point of discharge, materials of major system components (such as pipe, lagoon liners, etc.), or separation distances, must be approved by DEC in writing prior to their implementation.
- 6) This approval is contingent upon compliance with the conditions of Wastewater Disposal Regulations, 18 AAC 72.235, *Construction Certification*. The noted section of the regulations requires that a "*Certification of Construction*" be completed and submitted to the Department within ninety (90) days of completion of construction. As-built plans or record drawings should indicate any changes or deviations from the approved plans to facilitate final review. A "*Certification of Construction*" form is enclosed for your use.
- 7) This approval is contingent upon your receipt of any other state, federal or local authorizations which are required for your project. You are required to obtain all other necessary authorizations before proceeding with your project.
- 8) You are advised that if this development will require placing fill in wetlands or working in a stream, river, or lake, permits from the U.S. Army Corps of Engineers and the Alaska Department of Natural Resource may be required. The previous required Coastal Projects Questionnaire could be helpful to you to identify other permits and approvals that may be required for your project.

This approval does not imply the granting of additional authorizations nor obligate any state, federal or local regulatory body to grant required authorizations.

Any person who disagrees with this decision may request an adjudicatory hearing in accordance with 18 AAC 15.195- 18 AAC 15.340 or an informal review by the Division Director in accordance with 18 AAC 15.185.

Informal review requests must be delivered to the Division Director, 555 Cordova Street, Anchorage, Alaska 99501, within 15 days of receiving the decision. Guidance information on the informal review process may be found at <http://www.dec.state.ak.us/commish/ReviewGuidance.htm>. **Adjudicatory hearings requests** must be delivered to the Commissioner of the Department of Environmental Conservation, 410 Willoughby Avenue, Suite 303, P.O. Box 111800, Juneau, Alaska 99801, within 30 days of the decision. If a hearing is not requested within 30 days, the right to appeal is waived.

Thank you for responding promptly to the Department's previous request for information. If you have any questions please do not hesitate to contact me at 269-7519.

Respectfully,

A handwritten signature in black ink, reading "William R. Rieth". The signature is written in a cursive style with a large, stylized 'W' and 'R'.

William R. Rieth, P.E.
Environmental Engineer

Enclosure: As stated



STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
CONSTRUCTION AND OPERATION CERTIFICATE

for

DOMESTIC WASTEWATER DISPOSAL SYSTEMS
JUNEAU - TEE HARBOR SUBDIVISION BLOCK 3 LOT 17 ABSORPTION
SINGLE BEDROOM - 150 GALLON/DAY ONSITE SOIL TREATMENT & DISPOSAL

A. APPROVAL TO CONSTRUCT ADEC PLAN TRACKING NUMBER 9536

Plans for the construction or modification of WHITEWATER DF40 FOR 150 G.P.D ONLY
AND A 10' X 22' BED. domestic wastewater disposal system

located in JUNEAU, Alaska, submitted in accordance with 18 AAC 72.225,

by R&M ENG. - KEVIN PULSTINEN, P.E. have been reviewed and are

☐ approved.

☒ conditionally approved (see attached conditions).

see attached letter of this date Dec 6, 2013

William R. Bueh
BY

ENV. ENG.
TITLE

DATE

If construction has not started within two years of the approval date, this certificate is void and new plans and specifications must be submitted for review and approval before construction.

3. APPROVED CHANGE ORDERS

Change (contract order no. or descriptive reference)

Approved by

Date

4. APPROVAL TO OPERATE

The "APPROVAL TO OPERATE" section must be completed and signed by the Department before this system is made available for use.

The construction of the _____ domestic wastewater disposal system was completed on _____ (date). The system is hereby granted interim approval to operate for 90 days following the completion date.

BY

TITLE

DATE

As-built plans submitted during the interim approval period, or an inspection by the Department, has confirmed the system was constructed according to the approved plans. The system is hereby granted final approval to operate.

Attachment A - Application Packet

BY

TITLE



State of Alaska
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Certification of Construction for Domestic Wastewater Systems

Instructions: Within 90 days after the construction, installation, or modification of a project is completed, the owner, the contractor(s) responsible for constructing the project, and a registered engineer responsible for construction inspection, must complete and sign this form declaring that the project was constructed in accordance with the most recent Department-approved plans, or in accordance with the attached as-built drawings.

If a project is being completed in phased construction, a map shall be attached showing that portion of the project being declared completed on the date stated in Section A - Owners Section. Completion of each phase of a project must be declared as it is completed. Additional Certification of Construction forms are available from any Department of Environmental Conservation office.

Please type or print, except for signatures

SECTION A- Owner's Section

Name and brief description of the project _____

Owner Name _____

Owner Address _____

City State Zip

ADEC Project No. _____ Date Project Completed: _____

I certify that I am the owner of the above-referenced project. I further certify that this project was constructed in accordance with the latest plans submitted to and approved by the Alaska Department of Environmental Conservation (ADEC), or in accordance with the attached as-built drawings. I understand that I may be required to take remedial measures to correct any construction which was completed without prior ADEC approval, which departs from the approved plans, and which is found to be inconsistent with the applicable requirements of ADEC wastewater disposal regulations (18 AAC 72).

Signature of Owner

(Please Sign in Ink)

Date

SECTION B- Contractor's Section

I certify that I (or an individual under my direct supervision) have conducted an inspection of the project referenced in Section A, or portions of the project which I had the responsibility for constructing, and that to the best of my knowledge and information, the project, or those portions, was or were constructed in accordance with the latest plans submitted to and approved by the Alaska Department of Environmental Conservation, or in accordance with the attached as-built drawings.

Printed Name of Contractor	Signature of Contractor	Date
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For multiple contractors, if applicable:

Printed Name of Contractor	Signature of Contractor	Date
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Printed Name of Contractor	Signature of Contractor	Date
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SECTION C- Engineer's Section

I certify that I (or any individual under my direct supervision) have conducted an inspection of the above referenced project, and that to the best of my knowledge and information, the project was constructed in accordance with: (check one of the following)

☐ the latest plans submitted to and approved by the Alaska Department of Environmental Conservation

or

☐ in accordance with the attached as-built drawings.

I further certify that:

☐ all conditions placed on the construction approval have been met as described briefly below: (if using a cover letter, you may write "see cover letter")

**Signature of Professional Engineer
Responsible for Construction Inspection
(Please Sign in Ink)**

**State of Alaska
Professional Engineer
Registration Number**

Date

Typed or Printed Name of Professional Engineer

From: Gary Miller <gmiller.juneauak@gmail.com>
Sent: Tuesday, February 12, 2019 3:00 PM
To: PC_Comments
Cc: Kathy Miller
Subject: Case No USE2019 0002

The post card seeking neighborhood input for case number USE20190002 does not state how long Angela and Tim Webb plan to live in the trailer. Many of the people who built on Cohen Drive over the years started out living in trailers, garages and even a float house, while they built their homes. My wife and I lived in our garage for two years while building our home. It freed us up from rent payments.

Over the years, there were problems with people moving junky trailers into our neighborhood, which devalued homes in our area. Our neighborhood association fought against them and was able to get them moved out.

If the trailer is used for a home while Tim and Angela build, I personally don't have a problem. I don't know how my neighbors next to the lot feel but I will copy them with this email.

Thanks.

Gary Miller
20135 Cohen Dr
Juneau, AK 99801-8211
(907) 789-3757

From: Gary Miller <gmiller.juneauak@gmail.com>
Sent: Friday, February 15, 2019 9:13 PM
To: PC_Comments
Subject: Case No.: USE20190002

I read the application for the conditional use permit. I have two objections I would like the Planning Committee to consider.

First, there is no time limit for how long the trailer may remain on the lot and used as a residence. I prefer to not have a trailer on the lot across the street from me. Our subdivision has constructed houses and should not allow permanent trailers.

Second, our subdivision is a residential subdivision, not an equipment storage area.

Thank you.

Gary Miller
20135 Cohen Dr
Juneau, AK 99801-8211
(907) 789-3757

From: Kristine Trott <krisstrott@gmail.com>
Sent: Sunday, February 17, 2019 5:12 PM
To: PC_Comments
Subject: Brent Bitterman Application for 5th Wheel Mobilehome Trailer

Dear Planners and Planning Committee;

I have just learned of a proposed mobile home and equipment storage request for a lot on Cohen Drive. This is a Conditional Use Permit but so far I see no conditions on this other than the standard water, sewer, electric and parking, and no time limits for that mobile home.

As I understand it, Cohen Drive neighborhood has a covenant, or some such restriction, on allowing mobile homes in the neighborhood. This is an area of special interest and concern to all the neighbors who currently own property on Cohen and adjacent roads. We had a situation in the past (1980's) of a mobile home that was supposed to be temporary, and as they are wont to do, it depreciated and became a dilapidated, disgusting eyesore. It took a great deal of effort on the part of many neighbors to get this mess cleared out and cleaned up.

I am very much against allowing this lot to become an industrial equipment storage site, as well. It was bad enough when Roger Engen had his backhoes and dump truck parked on the side of Cohen Drive. Now Brent Bitterman wants to store his luxury tour equipment as well as a house trailer there, and live in it as well.

The people who purchase lots and build their dwellings pay a premium to make this place continue to be the lovely place it is. There is no room for trailer homes and equipment storage here. There is room down at South Tee Harbor through Trouble's End for storage. There are plenty of trailer parks that I'm sure would have room in some of them for another house trailer.

Please put a limit on this mobile home of no more than 3 years and PLEASE do not allow the storage of business equipment on this lot.

I appreciate you, in advance for taking the time to listen to and act on these concerns of mine and I know I speak for many other neighbors.

And by the way, I myself, have had to toe the line for issues that neighbors objected to about my activities on my property, so this is not the NIMBY attitude from my own perspective. I value this land greatly.

Sincerely,
Kristine Trott