



**PLANNING COMMISSION STAFF REPORT
CONDITIONAL USE PERMIT USE2023 0002
HEARING DATE: APRIL 11, 2023**

(907) 586-0715

CDD_Admin@juneau.org

www.juneau.org/community-development

155 S. Seward Street • Juneau, AK 99801

DATE: April 4, 2023
TO: Michael LeVine, Chair, Planning Commission
BY: Emily Suarez, Planner II
THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Applicant requests a Conditional Use Permit for pet grooming, walking and daycare services in a D3 zone.

STAFF RECOMMENDATION: Approval with conditions

KEY CONSIDERATIONS FOR REVIEW:

- Applicant proposes up to 20 dogs per day; Director recommends up to five (5) dogs per day given the residential neighborhood.
- Proposed hours of operations are Monday through Friday from 7:30 AM to 5:30 PM.
- Customer drop-off time limited to one hour from 9:00am to 10:00am. Pick-up time limited to one hour from 3:30pm to 4:30pm.
- Overnight boarding of dogs is not permissible in the D3 zoning district.
- Note: Conditions are based upon the residential neighborhood, and the Commission's approval of a CUP for a similar dog daycare, grooming, boarding business issued in 2016 (USE2016 0020 – Doggy Do's).

ALTERNATIVE ACTIONS:

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

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - 49.15.330
 - 49.25.300
 - 49.40
 - 49.70.300
 - 49.80

GENERAL INFORMATION	
Property Owner	Landon Philip Rector
Applicant	Landon Philip Rector
Property Address	4341 Windfall Ave
Legal Description	RAYMOND 2 LT 1
Parcel Number	4B2701030043
Zoning	D3
Land Use Designation	Urban Low Density Residential (ULDR)
Lot Size	13,414 square feet
Water/Sewer	Public
Access	Shared access Lot 1 and Lot 2 Windfall Ave
Existing Land Use	Childcare
Associated Applications	

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

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (D3)	Single-family Dwelling
South (ROW)	Mendenhall Loop Rd
East (ROW)	Windfall Ave
West (D3)	Single-family Dwelling

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

BACKGROUND INFORMATION

Project Description – The applicant requests a Conditional Use Permit for the development of a pet grooming, dog walking and dog daycare facility at 4341 Windfall Avenue. The site is located in a D3 zoning district at the intersection of Windfall Avenue and Mendenhall Loop Road. In 2015, the site received a Conditional Use Permit for a Childcare Center (USE2015 0008).

The proposed hours of operation are Monday through Friday from 7:30 AM to 5:30 PM with three (3) employees on site. Customer's drop off time will be limited to one (1) hour in the morning, and pick up time will be limited to one (1) hour in the afternoon. Applicant proposes to day-board up to twenty (20) dogs per day.

According to CBJ 49.25.300 Table of Permissible Uses, Section 12.250 allows "Day Animal Services, grooming, walking and daycare" with an approved Conditional Use Permit in the D3 zoning district.

No overnight boarding of dogs is proposed at this time by the applicant. The TPU, Section 12.200, identifies “Kennel” as a Use, which is defined by CBJ 49.80 as, “*a building in which six or more dogs more than four months of age are kept.*” Kennels are not a permissible use in the D3 zoning district.

Background – The applicant started operating K9 Tails on Trails at 4341 Windfall Ave in November 2022 without obtaining the required building or land use permits. The Community Development Department received a complaint about the business on November 15, 2022. The CBJ Compliance Officer inspected the property, and the business owner was notified of the need for a Conditional Use Permit. The applicant submitted materials from a former Childcare Center application, and applied for the Conditional Use Permit. The applicant has continued to operate the business without permits. Ongoing public complaints regarding safety and noise are associated with this operation.

The table below summarizes relevant history for the lot and proposed development.

Item	Summary
CU-51-94	Conditional Use Permit to allow church development.
BLD-1061201	Building permit records for new Apostolic Church.
USE2015 0008	Conditional Use Permit for a childcare center in a D3 zoning district in conjunction with a previously permitted church.
BLD2015 0688	Building permit records for Childcare facility.
USE2020 0015	Minor modification of existing Conditional Use Permit (USE2015 0008) for a childcare center to change operator and parking layout.

ZONING REQUIREMENTS

Standard		Requirement	Existing	Code Reference
Lot	Size	12,000 sq. ft.	13,414 sq. ft	CBJ 49.25.400
	Width	100 feet	100.22 feet	CBJ 49.25.400
Setbacks	Front	25 feet	46 feet	CBJ 49.25.400
	Rear	25 feet	28 feet	CBJ 49.25.400
	Side	10 feet	29 feet	CBJ 49.25.400
	Street Side	17 feet	42 feet	CBJ 49.25.400
Lot Coverage Maximum		35%	10%	CBJ 49.25.400
Vegetative Cover Minimum		20%	43%	CBJ 49.50.300
Height	Permissible	35 feet	1 story building	CBJ 49.25.400
	Accessory	25 feet	N/A	CBJ 49.25.400
Maximum Dwelling Units (3/Acre)		1	0	CBJ 49.25.500
Use		Residential	Childcare*	CBJ 49.25.300

*Use approved for Childcare Center (USE2015 0008)

ANALYSIS

Project Site—The site is located in a development of single-family dwelling units. The lot is approximately 13,414 square feet and the structure on Lot 1 is approximately 1,125 square feet. Per plat note #8, access to the site for Lot 1 and Lot 2 is through a shared driveway at the common property line.

Project Design – The applicant proposes a grooming area of 49 square feet with a dog washing station. The space will accommodate one (1) dog and one (1) employee per grooming session. Additionally, a 542 square foot open room will be dedicated for day-boarding and training services without crate/kennel provisions. Dogs will be supervised by the employees, and remain indoors to protect them from the elements. Current fence system will allow dogs to have access to the backyard area when needed. Customer drop-off and pick-up area will be through the fenced porch entry, and dogs will be introduced to the space individually. Customers are required to sign waivers and to provide detailed pet information prior to scheduling any services (See attachment G).

Condition: Any fencing required or used to delineate an outdoor play space shall be permanent, and maintained to be fully functional at all times.

Condition: Fencing and other development cannot encroach into the AKDOT Mendenhall Loop Road right-of-way.

Traffic –The site is within one (1) mile of both University of Southeast Alaska and Auke Bay Elementary School. Mendenhall Loop Road is an Alaska Department of Transportation (AKDOT) right-of-way. According to the latest 2021 annual traffic counts from AKDOT, this segment of Mendenhall Loop Road carries an average of 2,900 vehicles per day. There is no traffic count information available for Windfall Avenue.

There are two (2) Capital Transit bus stops located on both sides of the street at the intersection of Windfall Avenue and Mendenhall Loop Road. Public school bus route #46 stops at Windfall Avenue. Pick-up times are 7:41 AM and drop-off times are 2:50 PM. The proposal will generate traffic and it will require parking in excess of that normally required for a single-family dwelling unit.

To avoid excess in traffic in the residential, the applicant provided a drop-off/pick-up schedule as a mitigating measure. Customer drop-off time limited to one (1) hour from 7:30am to 8:30am, and pick-up time limited to one (1) hour from 4:30pm to 5:30pm

According to CBJ 49.40.300(a)(2) a traffic impact analysis is not required; the proposed development is anticipated to generate less than 250 Average Daily Trips (ADTs). According to the Institute of Transportation Engineers Trip Generation Manual 9th edition, a retail office space generates 11.65 per 1000 sq. ft. ADTs. If a maximum number of five (5) dogs are groomed/day-boarded, this will generate approximately 10 vehicle trips per day. However, the applicant proposes to have up to 20 dogs per day; this will generate up to 40 vehicle trips per day and it exceeds the average daily trips for a retail space.

Use	Total Sq. Ft.	Trips Generated	Total Trips
Office	1000	11.65 per 1000 sq. ft.	11.65
Total ADTs:			11.65

Condition: Customer drop-off time limited to one (1) hour from 9:00am to 10:00am, and customer pick-up time limited to one (1) hour from 3:30pm to 4:30pm.

Vehicle Parking & Circulation – CBJ 49.40.210 Table of Minimum Parking Standards does not list parking requirements for pet grooming or dog daycare services. Per CBJ 49.40.200(j) “Uses not specified,” the requirements for off-street parking in section 49.20.320 are based on the requirements for the most comparable use specified, as determined by the Director for minor development or by the Commission for major development.

- The pet grooming business most closely resembles a bank, retail commercial, or an office. They are similar in that customers (pet owners) are usually only in the premises for a short period of time.
- The dog day care business most closely resembles a Child care home. The parking requirement for a Child care home is two (2) spaces for the dwelling unit and one (1) parking space for each on-shift employee [49.65.1110(a)(2)]. The structure cannot be defined as a dwelling unit and parking for that use will not be required. However, the applicant will have employees on site and parking will be required for each on-shift employee, in addition to designated off-street parking spaces for customers.

An accessible parking space must be provided as part of the required off-street parking spaces per CBJ 49.40.210(b). Per CBJ 49.40.235(b)(6), parking space aisles must provide adequate space for turning and maneuvering on site to prevent back out parking onto a right-of-way. Back out parking onto right-of-way is not allowed for commercial/retail uses.

The site plan submitted by the applicant shows three (3) standard parking spaces located within the 40 feet right-of-way on Windfall Avenue, which is not permissible.

Use	Unit/Total Sq. Ft.	Spaces Required	Total Spaces
Office	1,125	1/300 sq ft	4
Employees	3	1 for each employee	3
Total Parking Requirement:			7
Off-Street Loading Spaces Required:			N/A

Use	Unit/Total Sq. Ft.	Spaces Required	Total Spaces
ADA Accessible Spaces Required:			1

Condition: Prior to operating the business, the applicant must submit a revised site plan showing parking spaces, accessible vehicle spaces, and/or loading zones, and circulation aisles (as applicable) that comply with the requirements of 49.40.

Condition: No customer or employee parking shall occur within the Windfall Avenue right-of-way.

Condition: A “No Back Out Parking” sign must be posted near the driveway in a visible location.

Noise – Staff received a noise complaint from a neighbor in the area on November 15, 2022. The Community Development Department has received multiple complaints from excessive barking due to amount of dogs in backyard with no supervision from staff. The applicant proposes to mitigate noise concerns by having staff present while dogs are on site, and by not allowing vocal dogs on the property.

Condition: There shall be no more than two (2) dogs in the yard at one time.

Condition: There shall be supervision of any dogs in the back yard.

Lighting – No changes to the exterior lighting are proposed at this time.

Vegetative Cover & Landscaping – A minimum of 20% vegetative cover is required in the D3 zoning district. The site plan and the GIS aerial imagery both show that this requirements is met.

Habitat – There are no known habitats governed by Title 49 Land Use Code on the lot.

Drainage and Snow Storage – Any proposed grading or changes to drainage will be reviewed through the building permit process.

Historic District – The lot is not within the CBJ Historic District.

Hazard Zones – The lot is not within flood or mapped hazards zones.

Public Health, Safety, and Welfare – Staff received public comments from several neighbors of the area. The concerns were safety, noise levels, excrement odors, and the amount of dogs that were left unattended for extended periods of time throughout the day. The applicant plans to mitigate noise levels by not allowing vocal dogs on the property, and by having staff on site while dogs are present on the premises. Per CBJ 08.40.020, leash law areas are applicable for walking dogs, who must be restrained on a leash no longer than ten feet. Applicant must comply with proper sanitary disposal requirements when dogs are in any of the leash law areas [08.40.040(b)]. Staff recommends additional mitigating measures to address concerns about odors and animal waste in the surrounding neighborhood area. The Commission may require additional mitigating measures deemed necessary to protect the public health, safety and welfare [49.70.300 (a)(5)]

Condition: Applicant shall comply with sanitary disposal requirements when walking dogs in any of the leash law areas.

Condition: Applicant to keep yard and surrounding areas free of animal waste. The waste generated shall be stored in a plastic or metal container with a lid and will be properly disposed of regularly.

Property Value or Neighborhood Harmony – Identified impacts to the neighborhood are noise, odor, and traffic. Noise can be a nuisance when dogs are barking outside without supervision, and the yard is not being properly maintained throughout the day. If business is limited to five (5) dogs per day, and the applicant is committed to adhering to these requirements, there is no evidence to suggest the proposed development will be out of character with the existing neighborhood, or that it would reduce property values of neighboring property.

Condition: No more than five (5) dogs, including those owned by the applicant, are allowed on site at the same time.

AGENCY REVIEW

CDD conducted an agency review comment period between February 21, 2023 and February 28, 2023. Agency review comments can be found in Attachment C.

Agency	Summary
CBJ General Engineering	No comments submitted.
CBJ Building Department	No comments submitted.
CBJ Fire Department	No fire code or fire department concerns for this application.
AKDOT Alaska Department of Transportation	AKDOT Right-of-Way is 40' from the centerline of Mendenhall Loop Road along the subject property, any future development should not encroach within ROW. Access to the subject property is established from Windfall Avenue, no additional access will be permitted from AKDOT ROW Mendenhall Loop Road.

PUBLIC COMMENTS

CDD conducted a public comment period between February 28, 2023 and March 20, 2023. Public notice was mailed to property owners within 500 feet of the proposed development. A public notice sign was also posted on-site two weeks prior to the scheduled hearing (Attachment B). Public comments submitted at time of writing this staff report can be found in Attachment D.

Name	Summary
MaryLou Gerbi	Opposes the proposal mainly for safety, noise and odor concerns. Believes the business is not appropriate within the residential community.
Stefanie Bingham	Opposes the proposal due to noise levels and safety within the residential neighborhood. Submitted a complaint with the Community Development Department due to the business operating without permits in a residential area.
George and Deb Reifenstein	Supports the proposal. Mentions previous use in the property were not disruptive in the area, and believes permit will address noise levels and sanitary compound.

Name	Summary
Rachel Michaud	Opposes proposal for noise levels and for safety concerns within the residential area. Believes a residential location is not appropriate for a pet grooming/dog daycare facility.
Tim Travis	Opposes the proposal for noise levels and amount of dogs within the property. Believes the business is not appropriate for a residential area.
Ron Swanson	Opposes the proposal for safety concerns. Believes a walking service is not appropriate in the area due to the road not being conditioned with sidewalks and the excessive speed of traffic in the area.
Hugh McCrummen	Is not entirely opposed to the proposal, but mentions concerns with the business operating without permits. Believes the application submission is outdated, and that the applicant might not adhere to conditions of permit if proposal is approved.

CONFORMITY WITH ADOPTED PLANS

The proposed development is in general conformity with the 2013 Comprehensive Plan and the 2015 Juneau Economic Development Plan.

PLAN	Chapter	Page No.	Item	Summary
2013 Comprehensive Plan	5		Policy 5.1	Develop and sustain a diverse economy, providing opportunities for employment for all residents.
2015 Juneau Economic Development Plan	2	16	Initiative Objective	Support the ability of local entrepreneurs to take advantage of trending opportunities, innovation and creativity.

FINDINGS

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

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

Analysis: No further analysis is needed

Finding: Yes. 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?*

Analysis: The application is for a pet grooming, walking and dog daycare business within a residential zoning district. The use is listed at CBJ 49.25.300, Section 12.250 for day animal services, grooming, walking and daycare for the D3 zoning district.

Finding: Yes. With the recommended conditions, the requested permit is appropriate according to the Table of Permissible Uses.

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

Analysis: No further analysis is needed.

Finding: Yes. With the recommended conditions, the proposed development will comply with Title 49.

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

Analysis: Staff recommends mitigating measures to address nuisances such as noise, odor, parking and traffic within the residential area.

Finding: No. With the recommended conditions, there is no evidence to suggest that the requested pet grooming, walking and dog daycare business in this area will materially endanger the public health or safety.

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

Analysis: If six or more dogs are allowed on site, the proposal is defined as a kennel. A kennel is not a permissible use in the D3 zoning district, and the proposed development will be out of harmony with the property in the neighboring area. The proposed limit is five (5) dogs per day.

Finding: No. With the recommended conditions, there is no evidence to suggest that the requested pet grooming, walking dog daycare business, in this area will substantially decrease the value or be out of harmony with the property in the neighboring area.

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

Analysis: Policies in the 2013 Comprehensive Plan and the 2015 Economic Plan call for a diverse economy that provides employment opportunities for all residents and to encourage home-based businesses. However, the proposal is not defined as a home-base business and it is located within the Urban Low Density Residential area.

Finding: Yes. With the recommended conditions, the proposed pet grooming, walking and dog daycare business, will be in general conformity with the 2013 Comprehensive Plan and 2015 Economic Plan.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permit. The permit would allow the development of pet grooming, walking and dog daycare services in a D3 zone.

The approval is subject to the following conditions:

1. Any fencing required or used to delineate an outdoor play space shall be permanent, and maintained to be fully functional at all times.
2. Fencing and other development cannot encroach into the AKDOT Mendenhall Loop Road right-of-way.
3. Customer drop-off time limited to one (1) hour from 9:00am to 10:00am, and customer pick-up time limited to one (1) hour from 3:30pm to 4:30pm.
4. Prior to operating the business, the applicant must submit a revised site plan showing parking spaces, accessible vehicle spaces, and/or loading zones, and circulation aisles (as applicable) that comply with the requirements of 49.40.
5. No customer or employee parking shall occur within the Windfall Avenue right-of-way.
6. A "No Back Out Parking" sign must be posted near the driveway in a visible location.
7. There shall be no more than two (2) dogs in the yard at one time.
8. There shall be supervision of any dogs in the back yard.
9. Applicant shall comply with sanitary disposal requirements when walking dogs in any of the leash law areas.
10. Applicant to keep yard and surrounding areas free of animal waste. The waste generated shall be stored in a plastic or metal container with a lid and will be properly disposed of regularly.
11. No more than five (5) dogs, including those owned by the applicant, are allowed on site at the same time.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Abutters Notice and Public Notice Sign Photo
Attachment C	Agency Comments
Attachment D	Public Comments
Attachment E	Land Map Use
Attachment F	Proposed Site Plan
Attachment G	Forms and Waivers



DEVELOPMENT PERMIT APPLICATION

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

PROPERTY LOCATION	
Physical Address 4341 Windfall Ave Juneau, Ak 99801	
Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) 103, 48270, 0040, 4341	
Parcel Number(s) 4b2701030043	
<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____	
LANDOWNER/LESSEE	
Property Owner Landon Philip Rector	Contact Person 907-957-9992
Mailing Address 4341 Windfall Ave Juneau Ak 99801	Phone Number(s) 907-713-4111 907-957-9992
E-mail Address landonr56@aol.com	
LANDOWNER/LESSEE CONSENT	
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.	
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.	
Landon Philip Rector Landowner/Lessee (Printed Name)	Land Owner Title (e.g.: Landowner, Lessee)
X Landowner/Lessee (Signature)	11-21-2022 Date
Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)
X Landowner/Lessee (Signature)	Date
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.	
APPLICANT	
Applicant (Printed Name) SAME If same as LANDOWNER, write "SAME"	
Contact Person	Phone Number(s)
Mailing Address	
E-mail Address	
X Applicant's Signature	11-21-2022 Date of Application

To be completed by Applicant

DEPARTMENT USE ONLY BELOW THIS LINE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

CPDMS Planning CDA - Form 001-001

Intake Initials AS	Case Number USE 23-002
Date Received 1/25/23	

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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

4341 Windfall Ave Conditional Use Day Animal Services Day animal services, grooming, walking, day care 12.250

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: d-3 MC

12.250

childcare related

IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL?

☒ YES – Case # USE20200015

☒ NO

UTILITIES PROPOSED

WATER: ☒ Public ☐ On Site

SEWER: ☒ Public ☐ On Site

SITE AND BUILDING SPECIFICS

Total Area of Lot 13,414 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

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	\$ 350.00			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ 50.00			
Pub. Not. Sign Deposit	\$ 100.00			
Total Fee	\$ 500.00			

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number

USE23-002

Date Received

1/25/23

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.

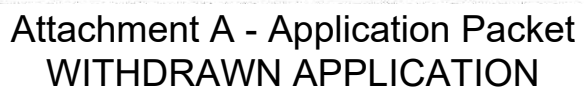
Hearing: All Allowable/Conditional Use Permit Applications must be reviewed by the Planning Commission for vote. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate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



Sydney Hawkins

From: shelby jeffries <shelby.jeffries@gmail.com>
Sent: Monday, January 9, 2023 2:51 PM
To: Sydney Hawkins; Edward Quinto; Nate Watts; Boyfriend #1
Subject: PAC22-058 Final Notes
Attachments: 4341 windfall.pdf; copy of this pre-application conference report..pdf

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

Hello, this is the application.

Sydney, please let me know what you mean by this; "Regarding the utilities, the water and sewer are both city connections"?

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

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

See Attached

2. Narrative including:

Pre-Application Conference Final Report

Page 4 of 5

See Attached

a. Current use of the land or building

N/a

b. Description of the project site, circulation, traffic, etc.

See the attached drawing.

c. Proposed use of land or building

License Type

- Dog Child Care

Hours of Operation

- Monday: 7:30 AM to 5:30 PM
- Tuesday: 7:30 AM to 5:30 PM
- Wednesday: 7:30 AM to 5:30 PM
- Thursday: 7:30 AM to 5:30 PM
- Friday: 7:30 AM to 5:30 PM

Meals

- No Meals Provided
- Snacks Provided

Safety

- CPR Certification
- First Aid Training
- Law & Legal Services Degree
- Liability Insurance

Environment

- Outdoor Equipment
- Field Trips
- Limited TV

Employee Number

3

Type of Work

- Off-site Work walking dogs off-leash on Trails around Juneau
- Three Vans Used for Transportation Of Domesticated Dogs to House 4341 Windfall and off-site trails
- Dog Grooming Services

On-site amenities

A break room for employees
refrigerator
bathroom
Fenced Yard for dogs

Plans to mitigate disruption of neighbors

Having someone always at the house if dogs are present to play and have fun with them. If they become vocal, we will distract the dogs by being present or not allowing vocal dogs on-site at 4341 Windfall. All current dogs will be required to fill out a waiver form, and cat licenses are required from the city and Bureau of Juneau. Rabies and vaccination are required for registration with business. The limit to the number of dogs shall be no more than four per client. All animal feces will be picked up immediately. Animals will defecate only in the fenced yard behind the property. Safe Habitation: The animals are housed properly, providing that the parcel may be inspected by animal control to determine if the animal's habitation and living conditions are safe, healthy and do not present a nuisance;

d. How the proposed use complies with the Comprehensive Plan:

Zoning is D-3 and in compliance; K9Tails on Trials would like to identify community goals of helping provide Juneau, Alaska, with more dog daycare, training, and dog grooming services. There is a lack of Dog care services in Juneau. This conditional permit would fill the gap of lack of care in the community of Juneau, Alaska.

3. Site plan (including structures and fence)

See Attached

4. Floor plans

see attached

5. Elevation view of existing and proposed buildings

see attached

6. Proposed vegetative cover (can be shown on site plan)

see attached

7. Existing and proposed parking areas and proposed traffic circulation (can be shown on site plan)

see attached

8. Existing physical features of the site (e.g. drainage, habitat, and hazard areas) (show on site plan)

see attached

Can I write a check or pay online for this application?

The amount requested is 500 in total after the pre-application conference.

1.125 SQ. FT.

[illegible]Total Chlorophyll *a* + *b* 2.4" in bed and 30" wide space

As escape or rescue windows shall have a minimum net clear opening area of 5.7 square feet, the minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches. When windows are provided as a means of escape or rescue, they shall have a finished sill height of not more than 44 inches above the floor.

Access to the full text of this article is provided by the publisher. For more information on this article, please contact the publisher at info@wiley.com.
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... and International Residential Code.

Case as modified by the CIL title 19.

in each sleeping room.

oversee each separate sleeping area in the immediate vicinity of the bedroom. On each additional story of the dwelling,

any additional room equal to or greater than 70 square feet, and not used for conductive activities.

including basement, in both world sleeping rooms, and trade efficiency apartments.

Industry, universities and research centres. All laboratory space must be designed consistently, provided with most time and space savings. The laboratory space must be designed to be flexible, with a modular layout that can be changed to meet the needs of the laboratory. The laboratory must be designed to be flexible, with a modular layout that can be changed to meet the needs of the laboratory. The laboratory must be designed to be flexible, with a modular layout that can be changed to meet the needs of the laboratory.

Woodstoves, Oil or Gas Appliances and Chimneys: To be installed per manufacturer's regulations with per ULIC code and Tabcolet 6A, 11 & 12. Filtration is required.

Full Turning Appliances in Charge: Will be involved with safety/marine minimum 50° above bow and protected from traffic per UIC 1310 and UIC 508.

REC-110-18. Panel will not be in clipped board, along side run or in butt-joints per NEC 240.24.

Executive Outlet Placement Box 3008 NE C. Ste. 210, S.J.
One on every wall section 2" or longer, and not within 48" of corner

REMARKS: One at every 12" centering up and no more than 48" apart. One required in string which shall be at least 18" above floor surface.

One req'd in each bathroom within 3' of the slide exit of each boat.

at exterior end in front of building E and one at rear

as ordered (total Cholesterol Intake/Day). To comply with NIH Section 210-d and (210) standards, the participants at kitchens, health, outside, Grade level, grade spaces, all foreign countries and respectively designated in a particular piece of equipment, and located.

A hand-drawn floor plan for a dog grooming business. The layout includes the following areas and features:

- Dog training**: Located in the top left corner.
- Entrance to Back Yard**: Located in the top right corner.
- Dog sitting**: A large central area, crossed out with a large 'X'.
- WALL, RED CLIP THIS AREA**: A label pointing to the right side of the 'Dog sitting' area.
- Grooming Room**: Located in the bottom left corner, containing two grooming stations.
- Employee Bathroom**: Located below the Grooming Room.
- Electrical Panel to be Relocated**: A label with an arrow pointing to a panel in the bottom right area.
- Front Entrance**: Located at the bottom center of the plan.

~~Entrance
to Back
Yard~~

~~Dog sitting~~

THIS AREA

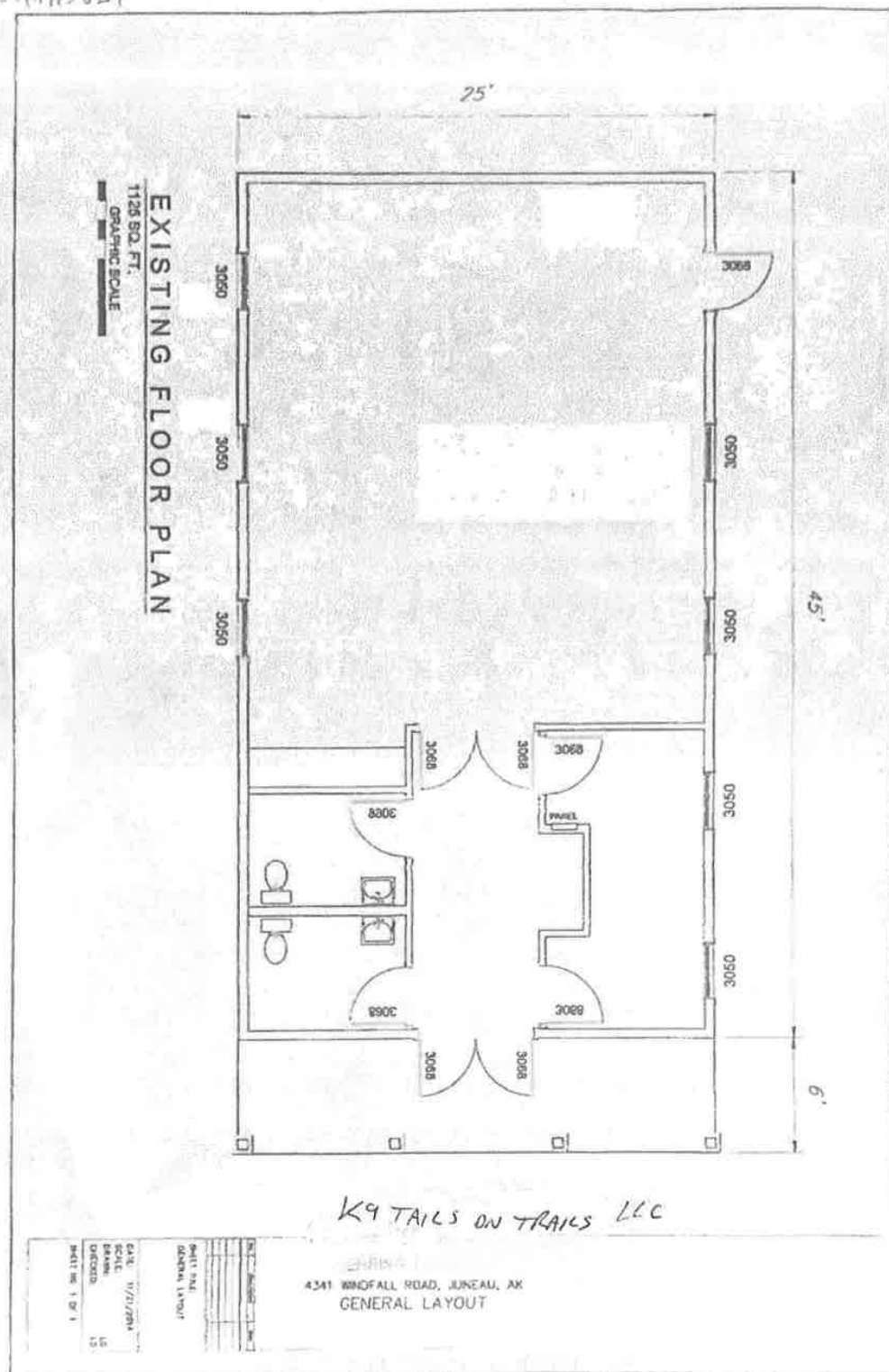
Grooming Room

Employed
Restroom

Front Entrance

ELECTRICAL PANEL
TO BE RELOCATED

Attachment A - Application Packet



GRAPHIC SCALE

Factorial Design: 2 (Temperature) \times 2 (Sex) \times 2 (Age) \times 2 (Weight)

1986a; Weinmann et al. 2004; IBC Inc. 2010; Salazar et al. In press). In breeding units and early sleeping roosts, birds are the least wary of humans at least not approach within or close enough for emergency capture or rescue within about open areas. This is a good thing, public safety, if not good. The birds should be removed from the habitat to provide a full sense of security without the cost of expensive tools.

[illegible]

According to the author, the use of a building and its surrounding environment for the purpose of creating a sense of community is a key factor in the success of a building. The author argues that the building should be designed to encourage interaction between its users, and that the building should be designed to be flexible and adaptable to changing needs. The author also argues that the building should be designed to be sustainable and to have a low environmental impact. The author concludes that the building should be designed to be a place where people can live, work, and play, and that the building should be designed to be a place where people can feel a sense of community.

30° opening per piece, 2 of the 2009 International Mathematics Olympiad.

It may be argued that the above information is not necessary for the purpose of the study. However, it is important to know the location of the study area in order to be able to interpret the results of the study.

...necessary to the defendant's

and more to come. Estimated, marketing of units, also RPT R1113 awarded by Title 15 CCR1113.

CO Deteriorated throughout up each floor including basement, in both outside sleeping rooms, and inside entrance apartments.

Swissair's British Airways and Lufthansa, all baggages, under expert supervision, regularly inspect with their own specially written and self-guided crews, could be provided with a modelled baggage system associated directly to the vehicles with a maximum rated baggage capacity of 160 kilos per vehicle, and 250 kilos load per vehicle for the aircraft. Continuous operation from international airports, while trucks or baggage-train facilities, could also be used with respect to baggage capacity as long as an aircraft holds it located in such systems.

For further information, please contact the nearest sales office or distributor. For more information, please contact the nearest sales office or distributor. For more information, please contact the nearest sales office or distributor.

On an empty roll station, 3¢ of waste.

Mistaken. One at every 12th counterbalancing and no more than 40° apart.
One rectus in chin's which should be at least 156° above face; if higher no head movement present.

One room in each bathroom, known as "the outside edge of each basin," is reserved for the use of the building and one of the rest.

It is particularly pleasant to find that, in the case of the *in vitro* system, the results are in good agreement with those obtained in the *in vivo* system.

University of Birmingham, Medical School, Edgbaston, Birmingham B15 2TT, UK; e-mail: j.s.dickinson@bham.ac.uk



Exterior photo of Gehring Nursery taken October 13, 2015.

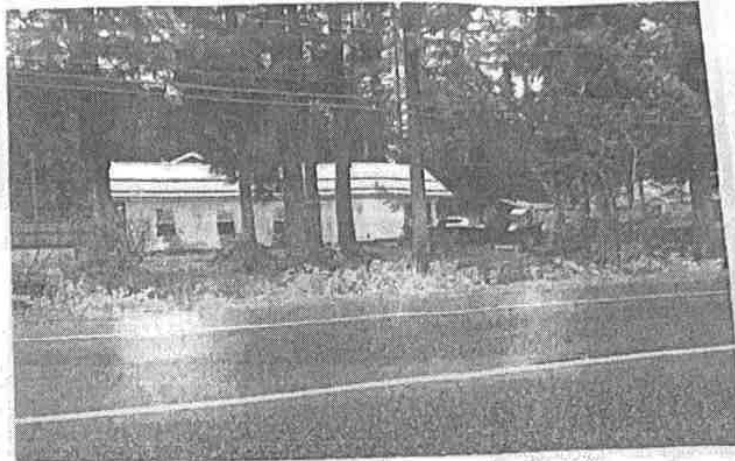
K9 TAILS ON TRAILS LLC



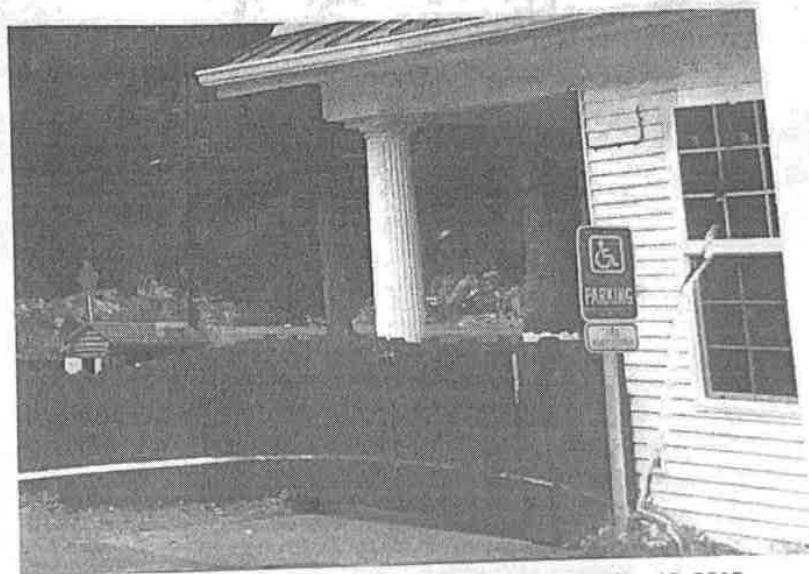
Exterior photo of Gehring Nursery taken October 13, 2015.

K9 TAILS ON TRAILS LLC

Attachment A - Application Packet



Child drop-off and pick-up area. Photo taken October 13, 2015.

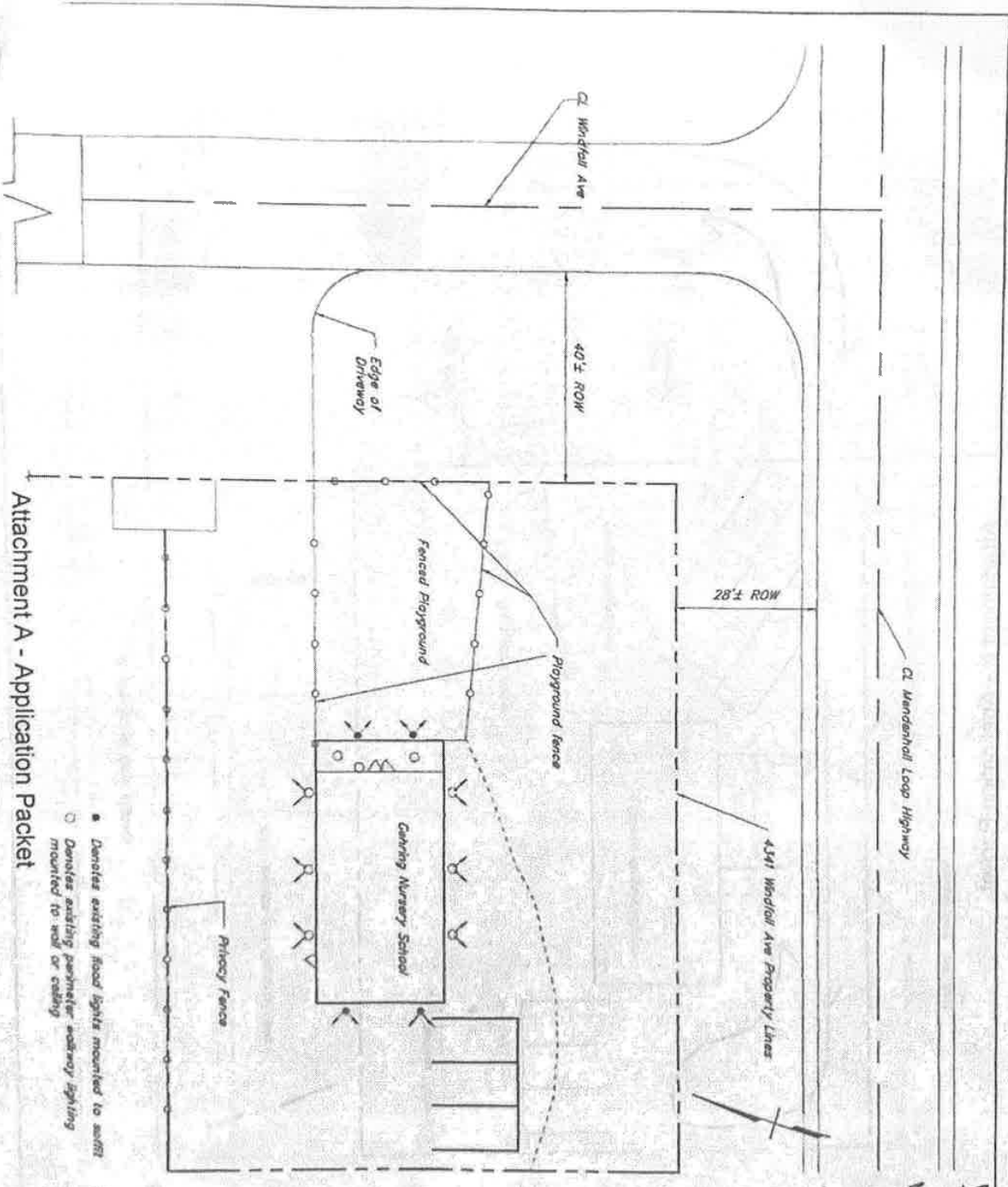


Exterior photo taken from Mendenhall Loop Road on October 13, 2015.

Attachment E

Attachment A - Application Packet

Attachment A - Application Packet
WITHDRAWN APPLICATION

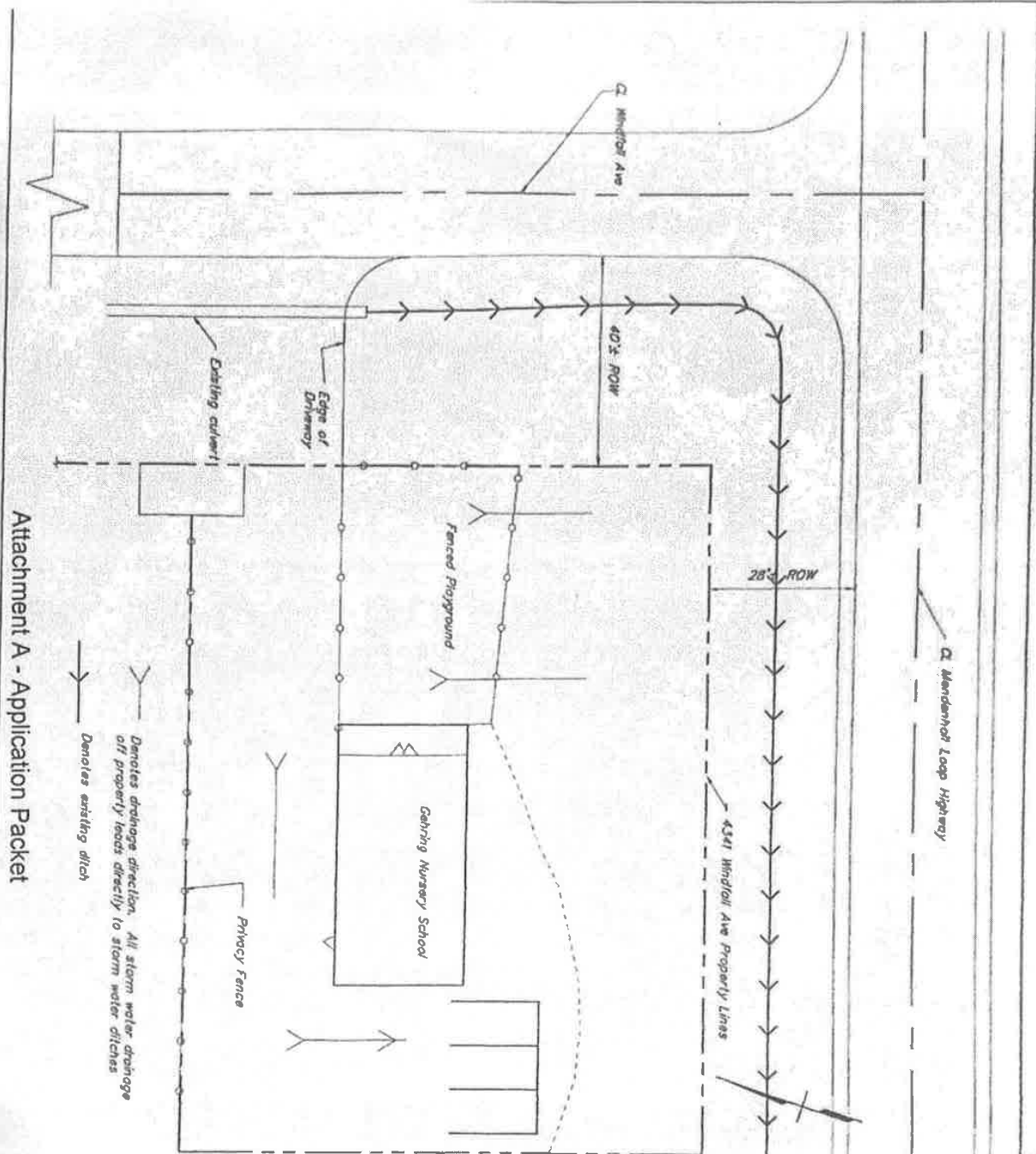


129 TAILS ON TAILS LLC

GEHRING NURSERY
SCHOOL
4341 WINFALL ST
JUNEAU, AK 99801

EXTERIOR LIGHTING AND FENCING PLAN

John Kohn (LTS)	
Date: 07/22/2015	1/16/23
Revisions:	
Sheet 1 of 1	



Attachment A - Application Packet

KS9 TAILS ON TRAILS LLC

GEHRING NURSERY
SCHOOL
4341 WINFALL ST
JUNEAU, AK 99801

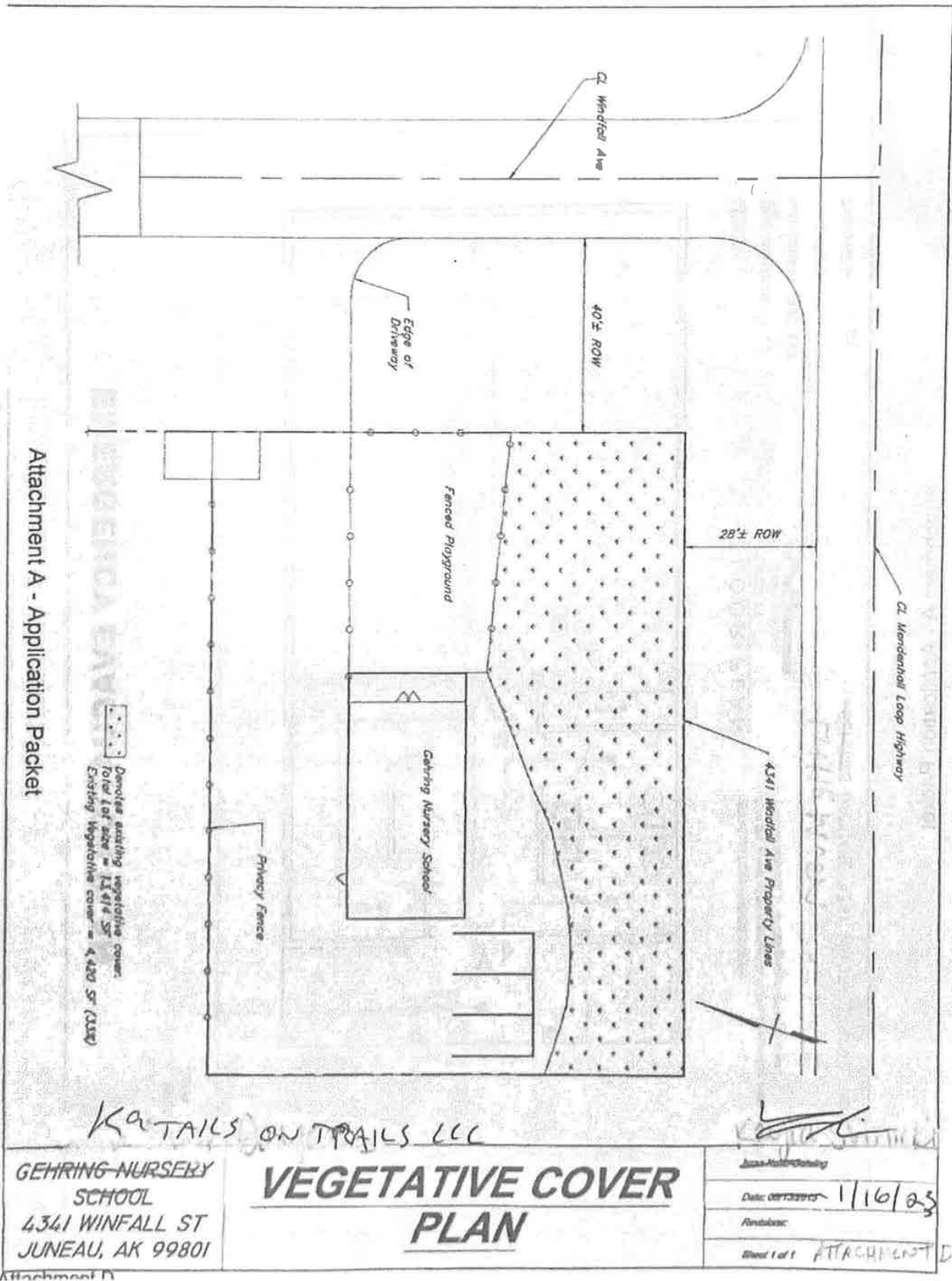
DRAINAGE PLAN

John Kato-Cliffing

Date: 1/16/23

Revisions:

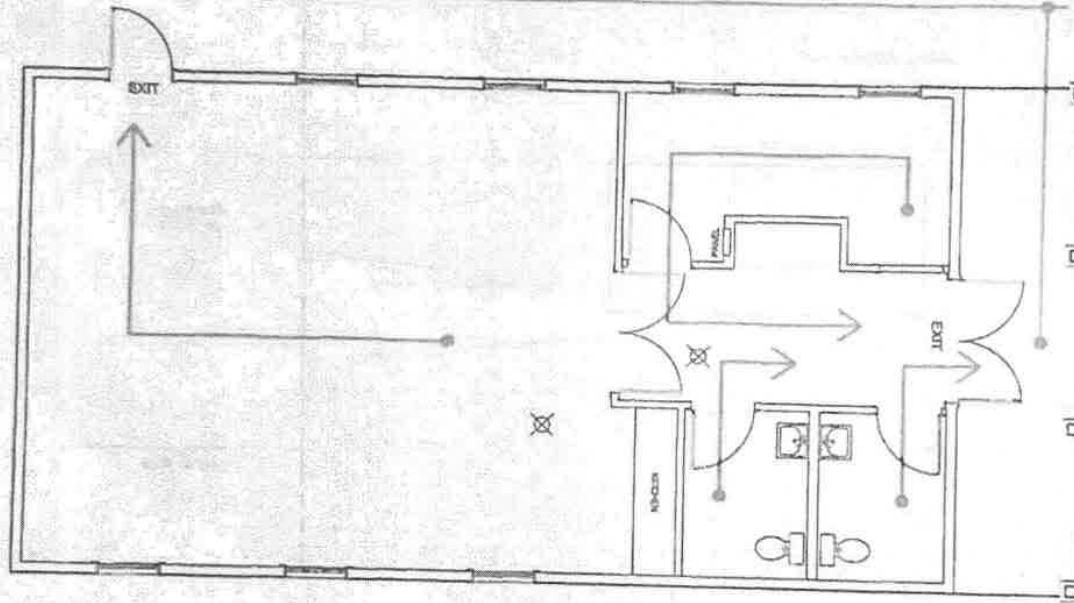
Sheet 1 of 1



Attachment D

EMERGENCY EVACUATION PLAN

MEETING AREA
IN PARKING LOT



LEGEND

- Evacuation Route: →
- Emergency Exit Sign: EXIT
- Fire Extinguisher: ☒
- Smoke Alarm: ⊗

FLOOR PLAN

1125 SQ. FT.

GRAPHIC SCALE



EVACUATION PROCEDURES:

1. In the event of an evacuation follow designated evacuation route.
2. Once outside, go to designated meeting area.

K9 TRAILS ON TRAILS LLC

JAYCARE 4341 WINDFALL ROAD, JUNEAU, AK

Attachment A - Application Packet

ATTACHMENT C

Invitation to Comment

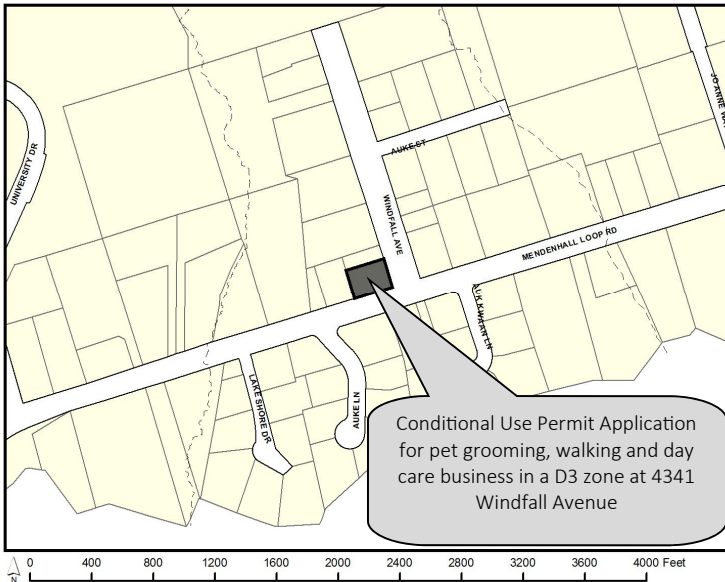
On a proposal to be heard by the CBJ Planning Commission

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 pet grooming, walking and day care business at 4341 Windfall Ave in a D3 zone.**

PROJECT INFORMATION:

Project Information can be found at:

<https://juneau.org/community-development/short-term-projects>

PLANNING COMMISSION DOCUMENTS:

Staff Report expected to be posted April 3rd, 2023 at

<https://juneau.org/community-development/planning-commission>

Find hearing results, meeting minutes, and more here, as well.

Now through March 20

Comments received during this period will be sent to the Planner, **Emily Suarez**, to be included as an attachment in the staff report.

March 21 noon, April 7

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

HEARING DATE & TIME: 7:00 pm, April 11, 2023

This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <https://juneau.zoom.us/j/84670425826> and use the Webinar ID: 846 7042 5826 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).

You may also participate in person in City Hall Assembly Chambers, 155 S. Seward Street, Juneau, Alaska.

April 12

The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ext. 4131 ♦

Email: pc_comments@juneau.gov

Mail: Community Development, 155 S. Seward Street, Juneau AK 99801

Case No.: **USE2023 0002**

Parcel No.: **4B2701030043**

CBJ Parcel Viewer: <http://epv.juneau.org>

Printed February 28, 2023

Attachment B - Abutters Notice and Public Notice Sign Photo
WITHDRAWN APPLICATION



Attachment B - Abutters Notice and Public Notice Sign Photo
WITHDRAWN APPLICATION



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

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Fire
STAFF PERSON/TITLE: Daniel Jager, Fire Marshal
DATE: February 28, 2023
APPLICANT: Landon Phillip Rector
TYPE OF APPLICATION: USE2023-02 Conditional Use Permit

PROJECT DESCRIPTION:

Conditional Use Permit for pet grooming, walking and day care business in a D3 zone at 4341 Windfall Avenue.

LEGAL DESCRIPTION: RAYMOND 2 LT 1
PARCEL NUMBER(S): 4B2701030043
PHYSICAL ADDRESS: 4341 Windfall Avenue

SPECIFIC QUESTIONS FROM PLANNER:

AGENCY COMMENTS:

From: [Drown, Arthur EE \(DOT\)](#)
To: [Emily Suarez](#)
Cc: michael.schuler@alaska.gov
Subject: RE: Conditional Use Permit for 4341 Windfall Avenue - 4B2701030043
Date: Tuesday, March 28, 2023 3:18:07 PM

Good afternoon Emily,

DOT Right of Way has the following comments regarding the proposed conditional use of the subject property:

- DOT right of way is 40' from the centerline of Mendenhall Loop Road along the subject property, any future development should not encroach within ROW. An encroachment includes any kind of fencing, fill or anything of that sort.
- Access to the subject property is established from Windfall Avenue, no additional access would be permitted from DOT ROW/Mendenhall Loop Road.

Thank you for the opportunity to review.

Arthur Drown

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

From: Emily Suarez <Emily.Suarez@juneau.gov>
Sent: Friday, March 24, 2023 3:13 PM
To: michael.schuler@alaska.gov; Drown, Arthur EE (DOT) <arthur.drown@alaska.gov>
Subject: Conditional Use Permit for 4341 Windfall Avenue - 4B2701030043

You don't often get email from emily.suarez@juneau.gov. [Learn why this is important](#)

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

Hello All,

I am conducting an agency review for a Conditional Use Permit on 4341 Windfall Ave.

The property is located at the corner of Windfall Avenue and Mendenhall Loop Rd. The site is

**Attachment C - Agency Comments
WITHDRAWN APPLICATION**

located within a D3 zoning district, and the applicant is proposing pet grooming, walking and dog daycare services with a maximum of 20 dogs per day.

If you have any comments or concerns regarding this proposal, please send them to me by Wednesday, March 29, 2023. If this does not give you enough time, let me know and we can set a different date.

Thank you,

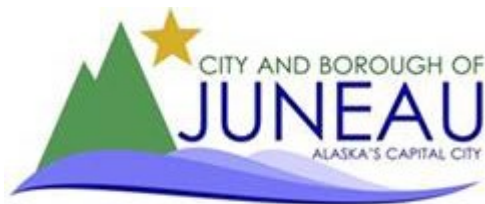
Emily Suarez | Planner II

[Community Development Department](#) | City & Borough of Juneau, AK

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

Office: 907.586.0753 ext. 4131

Email: emily.suarez@juneau.gov



Fostering excellence in development for this generation and the next.

From: [MaryLou Gerbi](#)
To: [PC Comments](#)
Subject: Pet grooming, walking and day care business at 4341 Windfall Ave
Date: Wednesday, March 1, 2023 3:42:13 PM

Dear Juneau Planning Commission Members:

We are very opposed to having a dog walking and day-care business on the corner of Windfall Lane and Back Loop Road. This is a residential community. We pay lots of taxes to the city for where we live. We don't want to be exposed to barking and pungent-smelling dog excrement. We are animal lovers. Although we no longer own any animals, we've loved and outlived quite a few dogs, cats, turtles, bunnies, hamsters, etc., but this is different. Multiple animals in daily residence in this location would be noisy and smelly with lots of poop.

We are vehemently opposed to using the straightaway stretch of Back Loop Road from the university turnoff to Goat Hill and beyond for walking multiple dogs at once. Along this section of the road, there's no bike or walking lane. It's dangerous for individuals who walk and bike along the road. One friend who lived nearby was hit, dragged, and killed when he got out of his truck to rearrange his wife's anniversary present in the back. Another friend was badly injured when someone turned into the university housing driveway in front of him, maiming his leg. Someone turning from Windfall Lane onto Back Loop Road was recently broadsided. There was an accident last night at the turn to Goat Hill. Imagine the challenge of walking several dogs strung out on leashes and keeping them under control on this speedway stretch of Back Loop Road. Traffic accidents involving pets, pedestrians, and drivers will happen, and they will devastate the pet's owners and their families, the business, the pets themselves, and all those involved in the accident.

We are also opposed to having people walk multiple dogs along the Auke Lake trail. Most of the folks who currently use the trail pick up their dog's poop, but picking up after a number of dogs would be challenging. Poop disposed of in the woods surrounding the lake is washed by rain into this much-used body of water and contaminates Juneau's only freshwater lake with coliform bacteria. Many swimmers, paddle-boarders, and kayakers use this lake along with the jet skis. Before the Auke Lake trail was built, the area along the eastern shore was a much-used wildlife trail which, despite the hikers—us included—is still in use by bears and other critters.

We are not opposed to having a pet grooming business in the neighborhood as long as excrement is disposed of properly and the dogs are kept inside the old church/day-care center.

Please maintain the quality of life along Back Loop Road. Despite the traffic, it's a quiet residential area.

Charles and Mary Lou Gerbi
gerbi@alaska.net

From: [Stefanie Bingham](#)
To: [PC Comments](#); [Emily Suarez](#)
Subject: Contesting Conditional Use Permit USE2023 0002
Date: Thursday, March 2, 2023 8:20:06 PM
Attachments: [image.png](#)

Good evening Emily,

I am writing to contest the conditional use permit USE2023 0002. I am located at 11750 Mendenhall Loop Road and the fence where the dogs outdoor area is located runs along my property line. I was the first to call and complain to Nate Watts on November 15th when they had over 15 dogs there and they had been barking most of the day and had been operating without permits for days already. They started this business without taking into consideration that this is a residential neighborhood where people are living and working in their homes. The barking caused constant frustration irritating my own pets causing them to bark constantly throughout the day while I am trying to work from home, holding teleconferences and at times have a young 3 year old trying to take naps. Their staff were not always out with the dogs and the dogs were at times not controlled some were even seeming to get aggressive with each other. Dogs are a lot of work and not every dog they have in their care can they guarantee they are safe dogs. If a dog got loose just one of them could harm a child. At times there are anywhere from 6-8 children all gathering to play in the homes that share lot lines with this property and one dog could bite, scare or cause issues with our own pets as they all bark and fight along the fence trying to get through. If a single board broke loose they would not be able to stop 15 dogs from breaking loose and potentially harming our children or our own pets.

I also have issues it's their application for use. I have been in this property since January 2015 and remember when the Gehring nursery school first applied for their conditional use permit, which this neighborhood fully supported. This application and this use for a "Dog Child Care" license is an unacceptable stretch on words. Dogs are not children.... There is no way that this should be allowable. They may say they are going to clean up after every pet but the owners are not always there to ensure their staff are properly cleaning up and disposing of feces. Witnessing 15 dogs myself and they are currently advertising over 60 dogs a day(see screen shot below) that is a lot of pet feces, a horrible smell and could cause the area to be horribly contaminated area our homes. This residential area is not the place for a commercial dog facility, there are too many risks, to many family's with children and pets that can be hurt, emotionally traumatized by dogs scaring them or one of our own dogs dying from being attacked (The smallest of my two dog is only 8lbs).

There have also been staff who have yelled at my children while outside playing. Staff are not respectful to our children or us as parents and disregard our safety and concerns. One dog has already gotten loose from the lady who is "living" inside and it is her personal dog not one of their customers. The dog ran straight for the neighbors kids and my kid as well as my neighbor, this type of behavior from a dog is aggressive and could cause significant childhood trauma!

Please, please, please I urge you to not allow this business into our neighborhood and affecting many families in this small neighborhood!





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
4341 Windfall Ave Conditional Use Day Animal Services Day animal services, grooming, walking, day care 12.250

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: 0-3 MC 12.250 *childcare related*

IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL? ☒ YES – Case # USE20200015 ☒ NO

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

SITE AND BUILDING SPECIFICS
 Total Area of Lot 13,414 square feet Total Area of Existing Structure(s) _____ square feet
 Total Area of Proposed Structure(s) _____ square feet

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

ALL REQUIRED DOCUMENTS ATTACHED

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

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

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

To be completed by Applicant

DEPARTMENT USE ONLY BELOW THIS LINE

ALLOWABLE/CONDITIONAL USE FEES			
	Fees	Check No.	Receipt
Application Fees	\$ <u>350.00</u>		
Admin. of Guarantee	\$ _____		
Adjustment	\$ _____		
Pub. Not. Sign Fee	\$ <u>50.00</u>		
Pub. Not. Sign Deposit	\$ <u>100.00</u>		
Total Fee	\$ <u>500.00</u>		

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number <u>USE23-002</u>	Date Received <u>1/25/23</u>
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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

application conference. The applicant will meet with City of 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.

🔒 juneau.org



7:31

📶 5G 🔋

Attachments:

4341 windfall.pdf; copy of this pre-application conference report..pdf

5 of 17

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

lication.

Sydney, please let me know what you mean by this; "Regarding the utilities, the water and sewer are both city connections"?

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

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

See Attached

2. Narrative including:

Pre-Application Conference Final Report

Page 4 of 5

See Attached

- a. Current use of the land or building

N/a

- b. Description of the project site, circulation, traffic, etc.

See the attached drawing.

- c. Proposed use of land or building

License Type

- Dog Child Care

Hours of Operation

- Monday: 7:30 AM to 5:30 PM
- Tuesday: 7:30 AM to 5:30 PM
- Wednesday: 7:30 AM to 5:30 PM
- Thursday: 7:30 AM to 5:30 PM
- Friday: 7:30 AM to 5:30 PM

Meals

- No Meals Provided
- Snacks Provided

Safety

- CPR Certification

- First Aid Training
- Law & Legal Services Degree
- Liability Insurance

1

Environment

- Outdoor Equipment
- Field Trips
- Limited TV

Employee Number

3

Type of Work

- Off-site Work walking dogs off-leash on Trails around Juneau
- Three Vans Used for Transportation Of Domesticated Dogs to House 4341 Windfall and off-site trails
- Dog Grooming Services

On-site amenities

A break room for employees
refrigerator
bathroom
Fenced Yard for dogs

Plans to mitigate disruption of neighbors

Having someone always at the house if dogs are present to play and have fun with them. If they become vocal, we will distract the dogs by being present or not allowing vocal dogs on-site at 4341 Windfall. All current dogs will be required to fill out a waiver form, and cat licenses are required from the city and Bureau of Juneau. Rabies and vaccination are required for

🔒 juneau.org



7:59

📶 5G 🔋



K9 Tails On Trails



Posts

About

Videos

Photos

More ▼

So pumped for our friends in Skagway getting the attention they deserve for all the hard work and love that goes into running a dog walking business!! 🙌🙌

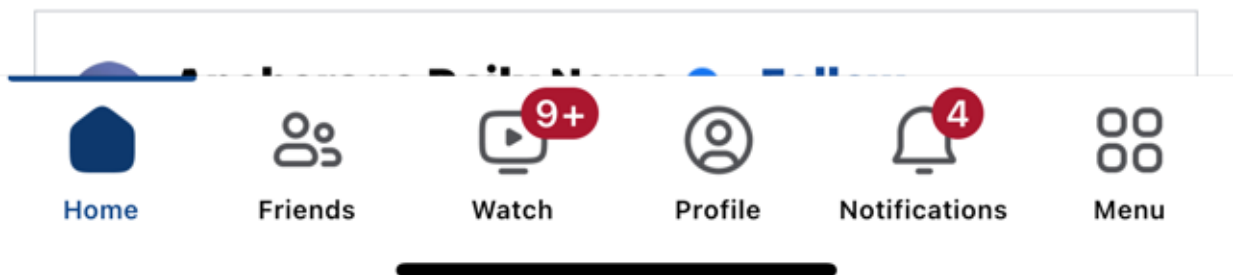
We have had so many clients and friends send us this cool video circling around the internet of their doggie bus, saying we should get a bus or start a tik tok!

I (Landon) have talked with Mo when they came to Juneau to have their baby, and got to hear about their recent success through tik tok... and honestly, the thought of starting our own tik tok scares the 💩 out of me!

We have 4 full time employees, and just hired on our 5th (who is part time). We have 200+ clients, and over 100 regular dogs we get to work each week, averaging about 60 dogs a day currently. I (Landon) have 4 human kiddos at home who are always active, I have a ton of dogs around me there as well, a beautiful wife who runs her own salon downtown, and currently going through the permitting process to get our daycare/grooming/training facility up and running 🤔🤔

The sheer volume of new dogs, new people, new responsibilities of running a popular platform and all of the hours that goes into that to continue to be relevant is overwhelming for me when I sit and think about it 🤔

We absolutely love our job and what we do for these dogs and their pawrents, and we don't want to get away from that or what's working for us!



Thank you
Stefanie

Sent from iPhone
Stefanie Bingham

From: George Reifenstein <reifenak@icloud.com>
Sent: Friday, March 3, 2023 9:37 AM
To: PC_Comments
Subject: 4341 Windfall Ave

We received the postcard advisory regarding the conditional use permit for pet grooming, walking and day care business at 4341 Windfall Ave and have no objections. We have lived within a block of the site since 1973; the previous uses (church and child daycare center) were not in the least disruptive in terms of traffic or noise and we would expect that the permit would address excessive barking and maintaining a sanitary compound.

Thank You,
George & Deb Reifenstein
4202 Auke Lane

From: Rachel Michaud <rachelmichaud907@gmail.com>
Sent: Friday, March 3, 2023 10:00 AM
To: PC_Comments
Cc: Emily Suarez
Subject: Comment for Proposed Conditional Use Permit for pet grooming, walking and day care business in a D3 zone at 4341 Windfall Avenue

To whom it may concern,

I beg our City to seriously consider the impact and repercussions of approving this proposed permit.

Allowing a facility such as this to operate in this location is not only dangerous for the surrounding residents but for the animals as well.

Dog facilities create a lot of noise and they just aren't appropriate in a neighborhood setting. I can't imagine anything worse than having 60 or so dogs in one location in a neighborhood. The constant barking and noise is a huge nuisance and a huge concern for people that work odd schedules and need to sleep. It would be extremely difficult on people working from home and families with young children. That level of noise will be heard by all those that surround it. Please survey the businesses surrounding Pet Nanny's/Dandy Dog Daycare about the level of noise from this type of facility. Dandy Dog Daycare is at least in a more industrial area and not surrounded by homes but I know for a fact it is loud and obnoxious to the surrounding businesses - but they don't have to deal with it 24/7 because they get to go home. The people living in the Windfall Ave area don't have the option to leave at the end of the day because they live there.

Dogs getting loose and running at large is also a huge concern. This property sits on the corner of a residential street and main roadway. Dogs get loose all the time even under the best of circumstances with more attentive people. The chances of a dog getting loose with only four full time staff who also go out to walk dogs in the community seems very high and very probable. This not only could have devastating consequences for the dog(s) but for drivers passing by as well. That stretch of Mendenhall Loop Road is known to be shady and in the winter very icy and dark. It's a poorly lit area and allowing K9 Tails on Trails to operate on a larger scale at this location is simply a recipe for disaster.

Let's also consider the amount of feces and waste that will be created by having so many animals in one location. This building will be a breeding ground for disease and bacteria. Canine influenza, kennel cough, you name it. I am very concerned that being in a residential neighborhood any sort of disease or outbreak will significantly impact the surrounding residents and anyone that walks/runs past this building with their dogs on the main road.

This business has already consumed and destroyed a lot of the natural beauty in Juneau because they run so many dogs at one time through delicate natural areas such as meadows and muskegs. If there isn't currently a law regarding the number of animals one person can walk there should be. To think that one person can control 10+ off leash dogs by themselves is absolutely delusional. To think about them operating on a larger scale like a dog day care facility is frightening.

Landon and his staff don't have the proper or necessary training and background that is needed to run a business such as dog day care/boarding facility. He is constantly doing things in a shady manner and buying this building

and not obtaining the right permits in the first place should be your first indication of that. Consider what else he might not be doing when no one is watching.

Please do not allow this business to impact Juneau residents in this way. I have had dogs all of my adult life and currently have five. I do my best to be a responsible pet owner AND a good neighbor. I know you can't control everything a dog does as much as you try or train. It's not that I dislike dogs and don't want to see more care for animals in Juneau. I just do not believe this is the right business or the right location to be expanding this market.

There have already been a number of incidents concerning dogs at this location including the noise levels and even a dog getting loose and charging children. Please listen to the residents directly surrounding this building!

08.45.010(a)(1):

The keeper of an animal shall prevent the animal from disturbing a neighborhood or any number of persons by frequent or prolonged noise, barking, howling or other noises.

I beg our City staff to LISTEN and do right by all property owners - and do NOT grant this permit.

Thank you,
Rachel Michaud
(907) 209-5350

—

From: Ron Swanson <cessnaron@gmail.com>
Sent: Friday, March 3, 2023 1:09 PM
To: PC_Comments
Subject: dog walking business

Ron Swanson
4941 Auk Kwaan LN

Dear planning commission

I do not support a Dog walking service on the back loop road, The back loop is a road with no sidewalks and a straight stretch upon which vehicle often exceed safe speed limits. Just look at the guard rails going up Goat hill. They have been struck many times by vehicles unable to stay on the roadway. A dog walking service on the back loop is a recipe for a tragic accident,

Thank you,
Ron Swanson

From: Dan McCrummen <dan.mccrummen@gmail.com>
Sent: Monday, March 13, 2023 12:18 PM
To: Emily Suarez; PC_Comments
Subject: Case #: USE2023 002

I have some comments and concerns regarding this project.

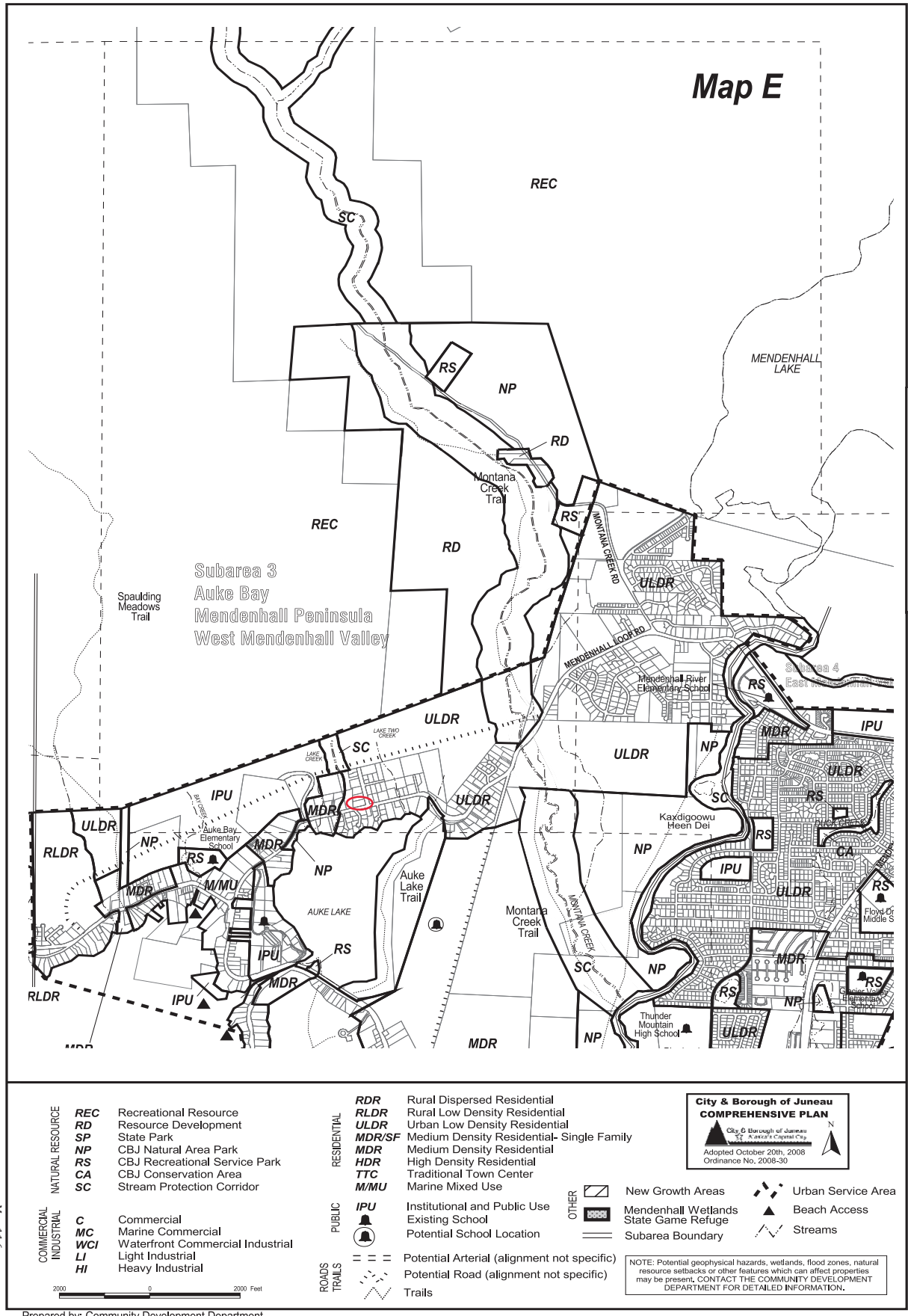
I did not receive a postcard notice of this project, I learned about it from a neighbor adjacent to the project property. I have also not seen any posted public notice of the project (red "Public Notice" sign). The previous owner posted the public notice signage when they petitioned to modify the conditional use permit allowing operation of a child daycare business.

I'm concerned that the application was only recently submitted, but the owners significantly modified the property and appeared to have begun operating their business in the fall of 2022. The photographs of the property submitted with the application, taken in 2015, do not accurately represent the current look of the property. The owners have fenced in most of the property and revised parking locations.

I'm not necessarily opposed to their proposed business operations in my neighborhood, especially if dogs/cats will not be kept there overnight or unattended. I am concerned that they did not file the conditional use permit before they appeared to have begun operations and that they have not been forthright in their application by including outdated photographs. This leads me to be concerned that they will not follow the conditional use permit terms if approved.

Thank you,

Hugh McCrummen
4410 Windfall Ave



TO: CBJ

RE: 4341 Windfall Avenue.
Owner: Rector, Landon

PLAN REVISION FOR REZONING REQUEST

Regular off-street perpendicular parking for customers/employees:

We will provide:

- Three 8.5' x 17' parking spaces on the southeastern corner of the fenced dog play yard, each marked by a curb stop and a posted sign stating "Customer Parking".
- One 8.5' x 17' parking and One Van Accessible parking space measuring 13' x 17' with a 5' x 17' access aisle approximately 31' from the southeastern corner of the Doggie Day care. These spaces will also be marked by a curb stop and have appropriate signage (one for "Customer Parking and one that is correctly marked as "Van Accessible Parking".
- Two Employee Only parking spaces behind the Northeastly Fence Line (extending from the dog play yard, across the front of the house, and ending at the northerly property line). The employee parking spaces will be 8.5' x 17' marked with a curb stop and "Employee Parking Only".

In total there will be four client parking spots, one ADA accessible parking spot, and two additional employee parking spaces for a total seven available spaces. There is enough room in each space that back-out parking into a right of way is not required as there is plenty of room to maneuver with an appropriate aisle width for two way traffic (20'+). All signage will be permitted and posted in accordance with city ordinance [CBJ 49.45]. Employee vehicles will remain parked during business hours (with the exception of breaks or normal business errands).

Employee Parking spaces accessed through gate: Fenced area has a large enough gate to accommodate employee vehicle driving through with plenty of aisle space one at a time. There is plenty of room for employees to turn their car around to exit the area and such maneuvering will not interfere with customers entering or exiting the property.

Clients will have plenty of space to pull into their parking areas without traffic build up. Additionally clients will have more than adequate space to maneuver their vehicles to pull in and out of the parking areas without creating traffic issues while entering or exiting the property

Parking Flows to Avoid Traffic Congestion or Jams:

Grooming and Daycare Services during operating business hours only (7:30am -5:30pm) :

- Customer Drop Off Times will be limited to the hours of 7:30am -8:30 am
- Customer Pick Up Times will be limited to the hours of 4:30pm-5:30 pm)

These hours will avoid the heavier traffic times for school and work commutes. Additionally, employee parking will be accessed via the 10' common access easement (employees will pull into the lot and proceed to their parking area behind the fence in a fairly straight line). Customers will pull in to the lot to the side of the common access easement to avoid back-ups that may impact the road right of ways and traffic flows.

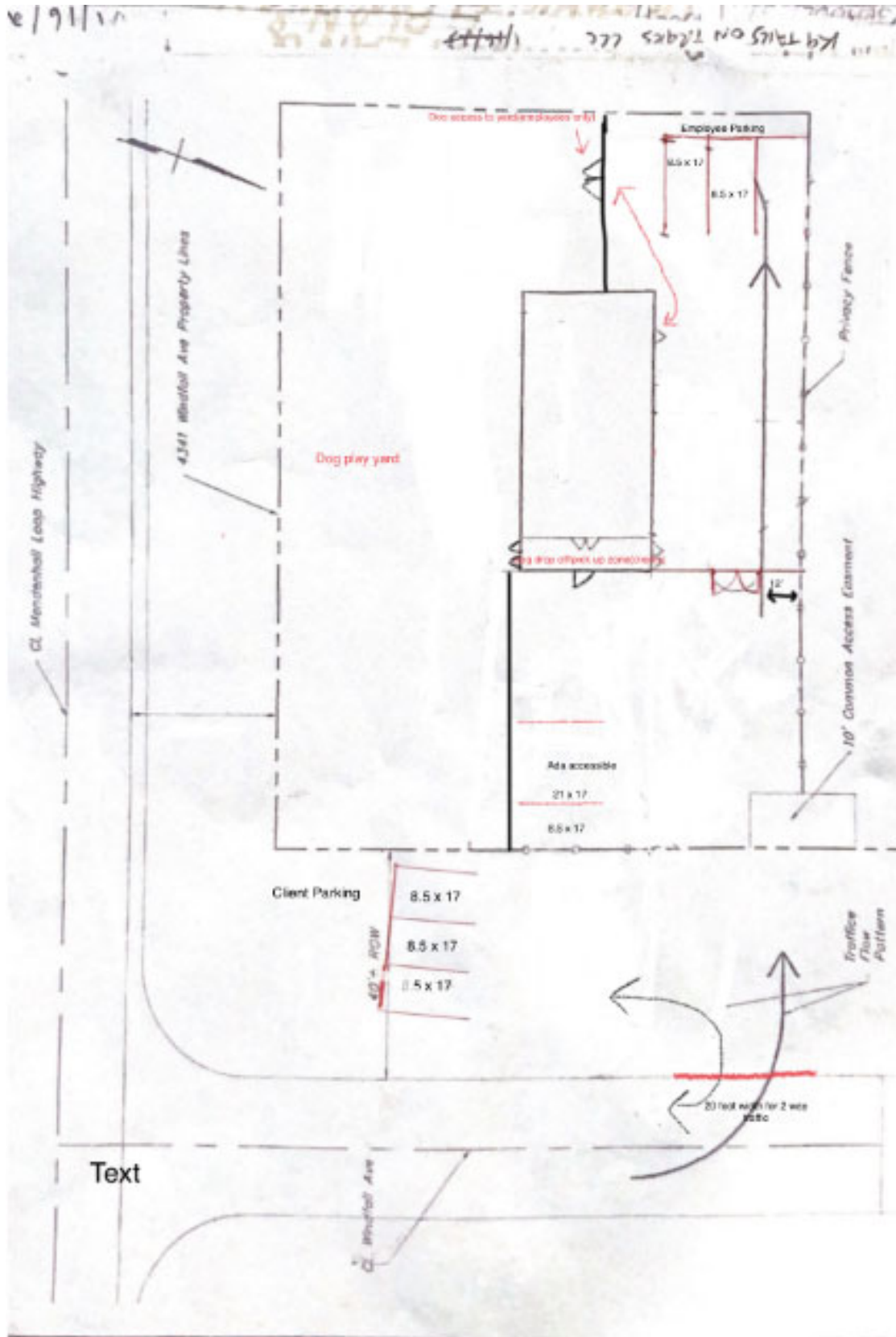
Space Planning for Grooming Services:

- The grooming area is 48.61 sqft. According to the Animal Welfare Act Section 3.6c1i, dogs must have certain space requirements to move freely. The Grooming Room will have the an appropriate dog washing station installed. Using the largest measurements of a Great Dane (body length of 43”), the current floor space of the grooming room is more than adequate for one dog at a time to be groomed. ($43 + 6 = 49$. $49 \text{ squared} = 2401$, $2401/144 = 16.67 \text{ sq ft}$). Thus, the grooming room will only allow one dog and one groomer at a time to ensure the dog is comfortable.

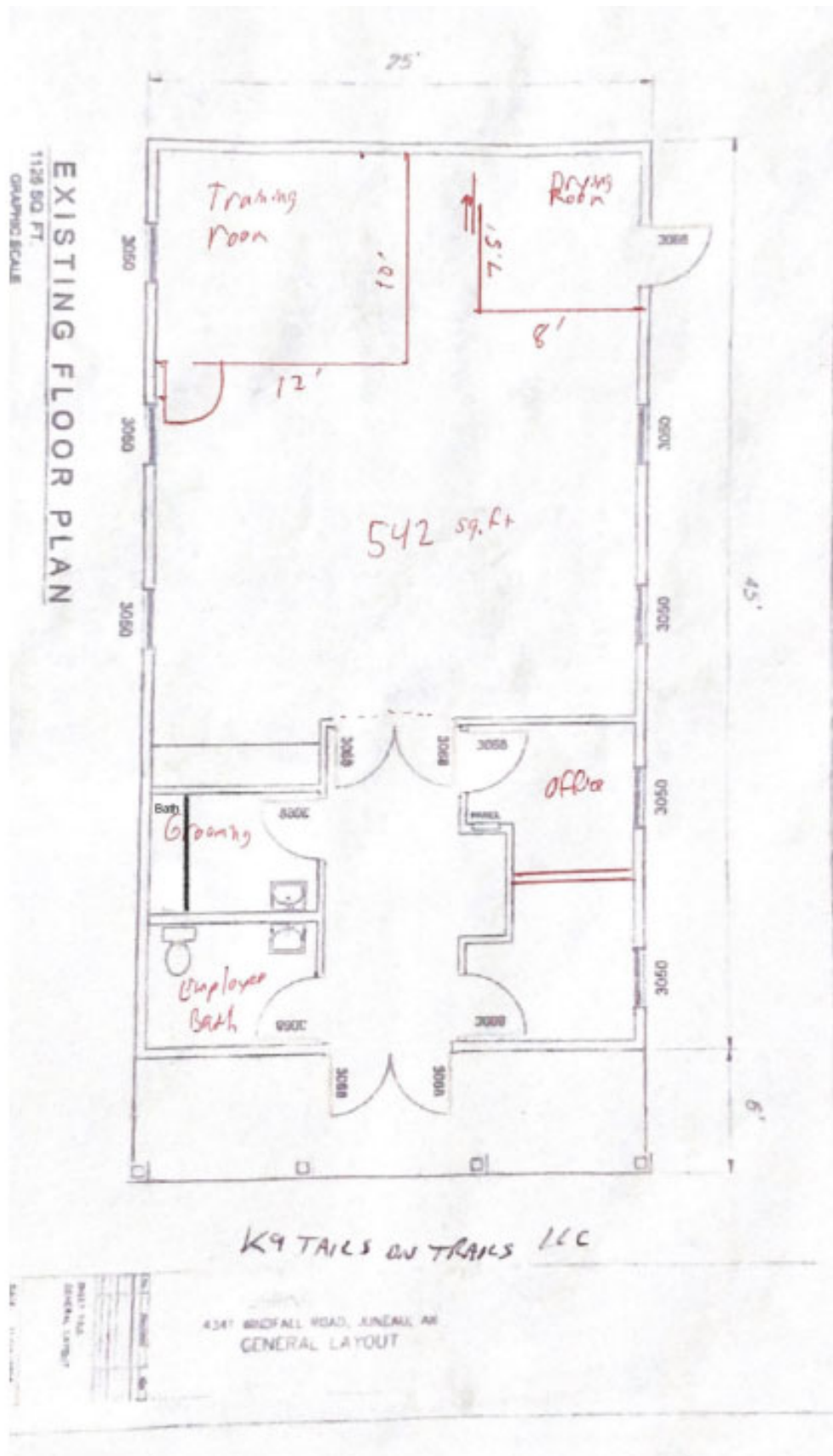
Space Planning for Daycare Boarding Services:

- The room that will be used for day care services is 542 square feet. Using the dimensions of a Great Dane (as denoted above), to day-board 20 Great Danes, one would need 333.40 total square feet of space. This room generously accommodates these requirements and the floor space of 542 square feet does not include the new training or drying room (ensuring that the required dimensions for each dog that will be in the space are met according to the Animal Welfare Act Section 3.6c1). Training room and drying rooms can comfortably accommodate two dogs according to this section
- Dogs will not be day-boarded in kennels. They will be kept in the large room with an employee at all times separated from the office, grooming room, and other open common areas. As it is indoor day-care dogs will be protected from the elements and all required safety precautions will be met according to 3.6a. Dogs will also have access to the fenced dog play area and can be let out from the side door on the North Side of the house into the fenced employee parking area and enter the gate on the NW side, or if no clients are in the common areas, dogs can be let out from the front door of the house (East Side) into the fenced porch area, and enter the fenced dog play area from there. At no time do clients need to come into contact with the dogs that are day-boarded as the current fencing system allows for employees to guide the dogs apart from the clients, as well as allowing clients to drop off and pick up their pets in an atmosphere that allows the employees to introduce the dogs appropriately and professionally.

Purpose of the Business is to allow clients to safely board their dogs for the day and give the dogs safe areas to play and learn positive pack behaviors, or to be groomed in a more ‘solo’ setting. Safety and comfort of both people and dogs is our highest priority. We have done everything possible to mitigate safety concerns, keep our pets safely enclosed on the property in designated areas, and allow both dogs and their owners the freedom to play and relax in an environment built to cater to our pets and their people.



Attachment F - Proposed Site Plan
WITHDRAWN APPLICATION



PET SITTING CONTRACT

On this date, _____ K9 Tails On Trails and _____ (now referred to as Client) are entering into an agreement of the items listed below. K9 Tails On Trails will have the pleasure of caring for _____.

The initial term of the contract will begin on __/__/__ and will continue through __/__/__. (Please specify approx. home arrival time)

The fee per visit will be \$ _____ x _____ (# of visits daily) x _____ (# of Days) = \$ _____ (Total Cost)

Dog Walking will be included but will not be limited to walks in the neighborhood.

Pet(s) are updated on all state-required vaccinations. _____
Dog(s) are well socialized and are allowed to interact with other dog's. _____
Dog(s) are under voice control and may participate in off-leash activities. _____
Dog(s) are safe to be around all people, including children. _____

Additional fees may apply for the activities below

Mail will be brought in daily and placed in agreed upon location.	Yes or No
Radios, televisions, and lights will be turned on and off daily.	Yes or No
Litter box will need to be cleaned (as discussed).	Yes or No

Special/Additional Information:

Our rates listed above are for 1-2 dogs and 1-2 cats. Each additional dog is \$10.00 and cat is \$7.00. HOLIDAY RATES HAVE AN ADDITIONAL \$25.00 CHARGE PER DAY.

HOLIDAYS: New Year's Day, Easter Weekend, Memorial Day Weekend, July 4th Weekend, Labor Day Weekend, Thanksgiving Weekend, Christmas Eve, Christmas Day, and New Year's Eve.

PET SITTING CONTRACT

Attachment G - Forms and Waivers
WITHDRAWN APPLICATION

K9 Tails On Trails and Client agree to the following: If anyone else has access to your home during the times K9 Tails On Trails will be performing, K9 Tails On Trails can assume no liability for damages or losses to your home or pet.

K9 Tails On Trails will take the utmost care for both your pet and your home. However, due to the nature of animals, we cannot accept responsibility for incidences or extreme or extraordinary behavior. (Biting, destruction of home, accidents, etc.) or any complications during the administration of medications to the animal.

We also will not assume liability for injury, disappearance, death, or fines of pets that have access to areas outside the home.

In the event of an emergency involving your pet(s), Client authorizes K9 Tails On Trails to obtain emergency veterinarian care for the pet(s) K9 Tails On Trails deem necessary. Client shall allow K9 Tails On Trails to incur veterinary costs in the name of Client. Client agrees to assume all costs arising from veterinary charges, and will not hold K9 Tails On Trails accountable. Should veterinarian specified on contact page be unavailable, K9 Tails On Trails authorizes and approves medical (emergency) treatment as recommended by a veterinarian. Client agrees to reimburse K9 Tails On Trails for expenses incurred. Client agrees to waive and release K9 Tails On Trails from any claim for injury or death of Client's pet and from any claim for injury to the Client's property.

In the event of incremental weather or a natural disaster K9 Tails On Trails is entrusted to use best judgment in the care of the pet(s) and home. K9 Tails On Trails will not be held responsible for consequences related to those decisions.

K9 Tails On Trails provides reliable, caring, and professional services. Client waives and relinquishes any claims against K9 Tails On Trails except those arising from negligence or willful misconduct on the part of K9 Tails On Trails . In case of a personal emergency or illness of K9 Tails On Trails , Client authorizes K9 Tails On Trails to arrange for another qualified person to fulfill responsibilities set forth in this contract. Client will be notified in this event.

If K9 Tails On Trails requires a locksmith to gain entry due to malfunction of lock or failure by Client to leave the correct key, the Client shall incur all costs.

PET SITTING CONTRACT

**Attachment G - Forms and Waivers
WITHDRAWN APPLICATION**

PET SITTING ESSENTIALS

Client's name:

Pet's name:

Client's address:

Feeding:

AM Time:	PM Time:
Brand:	Amount:
Allergies:	Medications:

Daily Routine:

Normal outdoor time:	Normal walking time:
Water plants?	Alternate blinds/lights?
Bring in mail?	Turn on/off TV?

Equipment Location:

Leashes	Treats
Food	Can opener
Litter box	Toys
Litter supplies	Medicine
Broom/Vacuum	Dog Towels

PET SITTING ESSENTIALS

Please circle yes or no, if yes please elaborate in “additional information” section.

Has this pet been aggressive?	Yes / No
Is this pet good with children?	Yes / No
Should pet be approached with caution?	Yes / No
Pets reaction toward being left alone:	Favorite toys / Play activity:

Additional information and instructions:

IMPORTANT INFORMATION

Guardian's name:			Home phone:	
Email:			Work phone:	
Address:			Cell phone:	
City;	State:	Zip code:		
Pet's name:	Breed:	DOB:	Sex:	
Pet's name:	Breed:	DOB:	Sex:	
Pet's name:	Breed:	DOB:	Sex:	

EMERGENCY CONTACT

Emergency contact:	Key? Y/ N	Phone:
Emergency contact 2:	Key? Y/ N	Phone:
Vet office:	Phone:	
Current medications/reasons:		
Medical history notes:		
Dates of most recent vaccinations:		

IMPORTANT INFORMATION

CARE INFORMATION

Food brand/ Regular treats:
Dietary Restrictions:

KNOWN BEHAVIOR ISSUES:

IMPORTANT INFORMATION

**Attachment G - Forms and Waivers
WITHDRAWN APPLICATION**

VETERINARY AUTHORIZATION

Pet(s) name:	
Veterinarian:	Phone number:
Address:	

During my absence, K9 Tails On Trails will be caring for my pet(s). They have my permission to transport them to and from your office or request "on site" treatment from your office as deemed necessary. I authorize you to treat my pet(s) and I will be fully responsible for all fees and charges and will pay for all charges incurred on my behalf upon my return. I further authorize you to give out any information about my pet(s) to K9 Tails On Trails.

Client Initials _____

URGENT VETERINARY TREATMENT AUTHORIZATION

This form will be retained on file and will be used to authorize urgent veterinary treatment in the event that your pet(s) require treatment during your absence and we are unable to contact you at the time. Should you change vets, please notify K9 Tails On Trails before service dates.

Client name:	
Address:	City:
Zip:	Home Phone:
Work Phone:	Cell Phone:
Emergency contact:	E.C. Phone:

I have contracted for services from K9 Tails On Trails during my absence, I authorize K9 Tails On Trails to act on my behalf to request veterinary treatment and services when they deem it necessary. I accept full responsibility for charges incurred in the treatment of my pet(s).

Client Initials _____

VETERINARY AUTHORIZATION

**K9 TAILS ON TRAILS RESERVES THE RIGHT TO UTILIZE THE
SERVICES OF ANY AVAILABLE VETERINARY CLINIC.**

I authorize you to treat my pet(s) and I will be fully responsible for all fees and charges. I will pay for all charges that are incurred on my behalf, immediately upon request.

Please treat my animal(s) up to \$_____ without my consent.

Special Instructions:

Client Signature: _____ Date: _____

VETERINARY AUTHORIZATION

**Attachment G - Forms and Waivers
WITHDRAWN APPLICATION**

DOG WALKING CONTRACT

On this date, _____ K9 Tails On Trails and _____ (now referred to as Client) are now entering into an agreement of the items listed below. K9 Tails On Trails will have the pleasure of walking/caring for _____, _____, _____

The initial term of the contract will begin on _____ and will continue, on each of the following circled days: Su M T W Th F Sa and will continue until Client or K9 Tails On Trails terminate the contract.

Each walk will be for (15, 60, or 90+ Minutes) _____ minutes. The rate per walk will be (15 min. for \$15.00 / 60 min. for \$22.00 / 90min. for \$30) \$ _____, x _____ (# of daily walks) = _____ weekly. Payments of cash, check or credit card must be made prior to service. Our Walk rates are for one dog; additional dog(s) will be charged an extra \$15.00 per dog.

Please initial all that apply:

Dog Walking will include but will not be limited to walks in the neighborhood _____.

Dog(s) are updated on all state-required vaccinations _____.

Dog(s) are well socialized and are allowed to interact with other dogs _____.

Dog(s) are under voice control and may participate in off-leash activities _____.

Dog(s) are safe to be around all people, including children _____.

K9 Tails On Trails and Client agree to the following:

If anyone else has access to your home during the times K9 Tails On Trails will be performing their job, K9 Tails On Trails can assume no liability for damages or losses to your home or pet.

K9 Tails On Trails will take the utmost care for both your pet and your home. However, due to the nature of animals, we cannot accept responsibility for incidences or extreme or extraordinary behavior (biting, destruction of home, accidents, etc.) or any complications during the administration of medications to the animal. We also will not assume liability for injury, disappearance, death, or fines of pets that have access to areas outside the home.

HOLIDAY RATES ON ALL WALKS WILL HAVE AN ADDITIONAL \$15.00 CHARGE.

HOLIDAYS ARE: New Years Day, Easter Weekend, Memorial Day Weekend, July 4 Weekend, Labor Day Weekend Thanksgiving Weekend, Christmas Eve and Christmas Day, and New Years Eve.

DOG WALKING CONTRACT

**Attachment G - Forms and Waivers
WITHDRAWN APPLICATION**

In the event of an emergency involving your pet, Client authorizes K9 Tails On Trails to obtain emergency veterinarian care for the pet(s) that K9 Tails On Trails deem necessary. Client shall allow K9 Tails On Trails to incur veterinary costs in the name of the Client. Client agrees to assume all costs arising from veterinary charges, and will not hold K9 Tails On Trails accountable. Should veterinarian specified on contact page be unavailable, K9 Tails On Trails will authorize and approve medical (emergency) treatment as recommended by another veterinarian. Client agrees to reimburse K9 Tails On Trails for expenses incurred.

Client agrees to waive and release K9 Tails On Trails from any claim for injury or death of Client’s pet(s) and from any claim for injury to the Client’s property.

In the event of incremental weather or a natural disaster, K9 Tails On Trails is entrusted to use best judgment in the care of the pet(s) and home. K9 Tails On Trails will not be held responsible for consequences related to those decisions.

K9 Tails On Trails provides reliable, caring, and professional services. Client waives and relinquishes any claims against K9 Tails On Trails except those arising from negligence or willful misconduct on the part of K9 Tails On Trails.

In case of a personal emergency or illness of K9 Tails On Trails , Client authorizes K9 Tails On Trails to arrange for another qualified person to fulfill responsibilities set forth in this contract. Client will be notified in this event.

If K9 Tails On Trails requires a locksmith to gain entry due to malfunction of lock or failure by Client to leave the correct key, the Client shall incur all costs.

Key Policy: Keys shall be picked up at the time of initial consultation and will be kept by K9 Tails On Trails in a safe, locked key box. Address associated with key will not be kept with key itself. When services are completed key can be kept safely with K9 Tails On Trails or returned.

Client takes responsibility for payment prior to completion of services. A handling fee of \$25.00 will be charged on all returned checks. If it is necessary to initiate collection proceedings, Client will be held responsible for all attorney’s fees and costs of collection.

I have reviewed contract for accuracy and understand the contents of this form.

Client signature

Date

Signature of K9 Tails On Trails

Date

DOG WALKING CONTRACT