



**PLANNING COMMISSION STAFF REPORT  
CONDITIONAL USE PERMIT USE2024 0021  
HEARING DATE: FEBRUARY 25, 2025**

(907) 586-0715

CDD\_Admin@juneau.gov

www.juneau.org/community-development

155 Heritage Way • Juneau, AK 99801

**DATE:** February 11, 2025  
**TO:** Mandy Cole, Chair, Planning Commission  
**BY:** Ilsa Lund, Planner I *Ilsa Lund*  
**THROUGH:** Jill Lawhorne, Director, AICP

**PROPOSAL:** Use of the building formerly known as Floyd Dryden Middle School as an education center offering Head Start, Tlingit language immersion, and after-school programs.

**STAFF RECOMMENDATION:** Approval with condition

**KEY CONSIDERATIONS FOR REVIEW:**

- Early childhood education will be the primary focus with additional after-school programs and tutoring services offered.
- The 2013 Comprehensive Plan highlights the need to ensure an adequate supply of affordable, quality childcare.
- At the direction of the Assembly, CBJ is currently negotiating lease terms for use of this City-owned facility with the applicant.

GENERAL INFORMATION	
Property Owner	City and Borough of Juneau
Applicant	Stephanie Banua C/O CCTHITA
Property Address	3200 Mendenhall Loop Rd
Legal Description	USS 2084 LT 1A
Parcel Number	5B2401000020
Zoning	D5
Land Use Designation	RS- CBJ Recreational Service Park
Lot Size	661,240.8 sq. ft./ 15.18 acres
Water/Sewer	CBJ/ CBJ
Access	Mendenhall Loop Road
Existing Land Use	Emergency Childcare Center after 2024 Mendenhall River Flood Event
Associated Applications	BLD2025 0002

**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
  - 49.40.215(a)
  - 49.65.1120
  - 49.80

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

## **SITE FEATURES AND ZONING**



SURROUNDING ZONING AND LAND USES	
North (D5)	Residential
South (D5)	Adair-Kennedy Memorial Park
East (D5)	Residential
West (D5)	Mendenhall Loop Road Right-of-Way

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

\*The structure and courtyard are not located within the flood zone.

## **BACKGROUND INFORMATION**

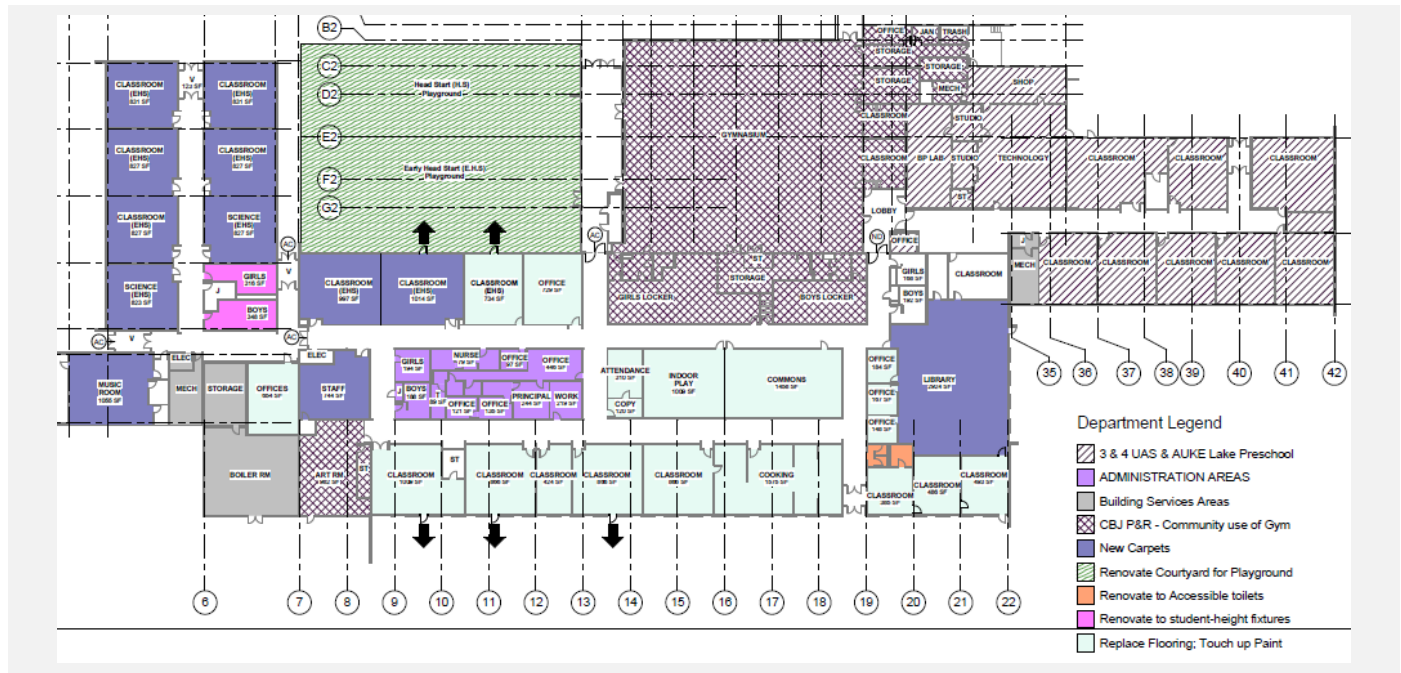
**Project Description** – The applicant, Central Council of the Tlingit & Haida Indian Tribes of Alaska (CCTHITA), has applied for a Conditional Use Permit (CUP) to convert the building formerly used as a middle school to an educational center (**Attachment A**). The primary focus will be on early childhood education for children from birth to five (5) years old with an anticipated enrollment of 112 children according to the narrative included in the application. During public meetings, representatives from CCTHITA have indicated that the facility could accommodate up to 140 children. After-school and tutoring programs will also be offered for children in grades K-12.

Date	Item	Summary
1963	Plat	Plat of USS 2084, creating Lot 1A <b>(Attachment B)</b> .
1967	CUP	Approved site plan for new middle and senior high school <b>(Attachment C)</b> .
1984	City Project	Notice of Decision (NOD) and supporting materials for approval to place a modular structure on site to use as the Special Education classroom <b>(Attachment D)</b> . A term of three (3) years was set, but during subsequent requests to extend placement of the two additional modular structures, JSD claimed that this specific modular structure was “grandfathered in.”
1990	CUP	NOD approval for extension of existing modular structure and placement of an additional modular structure to be used as classrooms for three (3) years <b>(Attachment E)</b> .
1991	CUP	CUP to place additional modular structure on site <b>(Attachment F)</b> .
1992	CUP	NOD of approval for CU-23-92 for an extension of placement of modular structures for three (3) years <b>(Attachment G)</b> .
1993	CUP	NOD of approval for CU-21-93 for an extension of placement of modular structures for three (3) years <b>(Attachment H)</b> .
1995	CUP	NOD of approval for CU-44-95 for an extension of placement of modular structures for three (3) years <b>(Attachment I)</b> .
1998	CUP	NOD of approval for USE98-00056 for an extension of placement of modular structures for three (3) years <b>(Attachment J)</b> .
2001	CUP	NOD of approval for USE2001-00037 for the modular structures to remain on site with no sunset date <b>(Attachment K)</b> .

## **ZONING REQUIREMENTS**

Standard		Requirement	Existing	Code Reference
Lot	Size	7,000 sq. ft.	1,471,457 sq. ft.	CBJ 49.25.400
	Width	70 ft.	430 ft.	CBJ 49.25.400
Setbacks	Front	25 ft.	~254 ft.	CBJ 49.25.400
	Rear	20 ft.	~158 ft.	CBJ 49.25.400
	Side (NE)	5 ft.	~172 ft.	CBJ 49.25.400
	Side (SW)	5 ft.	~13 ft.	CBJ 49.25.400
Lot Coverage Maximum		50%	~5%	CBJ 49.25.400
Vegetative Cover Minimum		20%	~23%	CBJ 49.50.300
Height	Permissible	35 ft.	>35 ft.	CBJ 49.25.400
	Accessory	25 ft.	>25 ft.	CBJ 49.25.400
Maximum Dwelling Units (5/Acre)		N/A	0	CBJ 49.25.500
Use		Residential	Educational	CBJ 49.25.300

## SITE PLAN



## ANALYSIS

**Project Site** – The applicant proposes to lease the facility formerly known as Floyd Dryden Middle School located in the Mendenhall Valley adjacent to Adair Kennedy Memorial Park and accessible from Mendenhall Loop Road.

The sign at the intersection of Mendenhall Loop Road and the Floyd Dryden campus was not permitted and, in accordance with CBJ 49.45.270(d), is not permissible. The code prohibits signs with any light component that is moving, flashing, or otherwise animated except for time and temperature displays.

**Condition: Signs are regulated under CBJ 49.45. A separate permit is required for most signs. Contact the Community Development Department for more information prior to designing, purchasing, or installing exterior signs.**

**Project Design** –Because the structure was previously used as a school, minimal changes are proposed for the interior. The applicant has already applied for a building permit (BLD2025-0002) to adjust the height of fixtures in the bathrooms to accommodate young student. Other interior renovations include replacing carpeting and flooring. The only exterior modification proposed is the addition of two playgrounds in the area that is currently a courtyard.

**Condition: None.**

**Traffic** – Traffic for this proposed use is expected to be less onerous than the previous use. Enrollment at Floyd Dryden Middle School peaked in the late 1990s with more than 700 students and declined to approximately 360 students before closing in 2024. Due to the strict teacher to student ratio imposed for some of the proposed programs offered by the applicant, the facility will not be able to accommodate that many students (**Attachment L**). Enrollment is expected to increase slightly as the applicant is able to train and onboard new staff members.



In 2019, Alaska Department of Transportation installed a roundabout at the entrance of the Floyd Dryden campus as a traffic calming and safety measure (**Attachment M**).

Use	Number of Students	Trips Generated	Total Trips
Day Care Center	112	425	425
Total ADTs:			425

**Condition:** None.

**Vehicle Parking & Circulation** – Childcare centers have special parking provisions under Chapter 65. CBJ 49.65.1120(a)(3) mandates that for each on-shift employee, one (1) off-street parking space shall be provided and an additional one (1) space per 10 children served. At this time, the applicant anticipates an enrollment of 140 students. Depending on the program offered in each classroom with 140 students, anywhere from 14-46 teachers would be required based on federal regulations (**Attachment L**). Based on the site plan provided by the applicant, nine (9) classrooms will be used for the Early Head Start (EHS), which has the lowest student to teacher ratio. Twenty-seven (27) teachers would be required if each of the nine (9) EHS classrooms are at maximum capacity.

There are currently 115 parking spaces with an additional seven (7) ADA parking spaces for a total of 122 parking spaces.

In accordance with CBJ 49.40.210(a), 65 parking spaces are required for the community-use gym managed by the CBJ Parks and Recreation Department. Operating hours of the applicant’s proposed use and use of the community gym are not anticipated to pose a substantial conflict.

Use	Unit	Spaces Required	Total Spaces
Childcare center, students	1 per 10 children	14	14
Childcare center, employees	1 per employee	46 (maximum)	46
Total Parking Requirement:			60
Off-Street Loading Spaces Required:			1 for every 2 buses
ADA Accessible Spaces Required:			3

**Condition:** None.

**Noise** – Noise associated with the proposed development is not expected to be out of character with the previous use of the structure.

**Condition:** None.

**Lighting** - The applicant is not proposing any new lighting at this time.

**Condition:** None.

**Vegetative Cover & Landscaping** – The applicant is not proposing to make changes to the vegetative cover or landscaping.

**Condition:** None.

**Habitat** - No anadromous streams or wetlands are on the property. No natural resources are mapped on the site in the 2013 Comprehensive Plan.

**Condition:** None.

**Drainage and Snow Storage** – No modifications to existing drainage are proposed at this time. Snow storage was not addressed in the submitted application. In July of 2024, CBJ put out Request For Bid to contract out snow removal to a third party.

**Condition:** None.

**Historic District** – Not applicable.

**Condition:** None.

**Hazard Zones** – A portion of the property is in a flood zone, but the structure was built above base flood elevation outside of the flood zone.

**Condition:** None.

**Public Health, Safety, and Welfare** – There are no anticipated public health or safety issues associated with this proposed development.

**Condition:** None.

**Property Value or Neighborhood Harmony** – Available evidence indicates that property values will not be affected and the proposed use is in harmony with the surrounding neighborhood.

**Condition:** None.

#### **AGENCY REVIEW**

CDD conducted an agency review comment period between January 14, 2025, and February 4, 2025, and received the following responses (**Attachment N**):

<b>Agency</b>	<b>Summary</b>
CDD Building Division	No response received.
CBJ General Engineering	No response received.
CBJ Lands and Resources	No response received.
CBJ Parks and Recreation	The applicant's use of this space will have no impact on the on the 2018 Adair Kennedy Master Plan.
Capital City Fire & Rescue	No comments at this time.
CBJ Streets Department	No concerns.

## **PUBLIC COMMENTS**

CDD conducted a public comment period between January 16, 2025, and February 4, 2025. Public notice was mailed to property owners within 500 feet of the proposed development (**Attachment O**). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment P**). No public comments were submitted at the time of writing this staff report.

## **CONFORMITY WITH ADOPTED PLANS**

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

<b>PLAN</b>	<b>Chapter</b>	<b>Page No.</b>	<b>Item</b>	<b>Summary</b>
<b>2013 Comprehensive Plan</b>	14	216	14.1-SOP4	Incorporate Planning Commission review in the siting of public, parochial and private schools to assure land use compatibility and to encourage the shared use of outdoor play areas and parking resources with nearby residential, cultural or institutional uses.
	14	218	Policy 14.3	Support the provision of quality childcare by working with providers, advocates, and other stakeholders to ensure an adequate supply of affordable, quality childcare in Juneau.
	14	218	Policy 14.3	Support the provision of quality childcare by working with providers, advocates, and other stakeholders to ensure an adequate supply of affordable, quality childcare in Juneau.
<b>2015 Economic Development Plan</b>	Initiative- Attract and Prepare the Next Generation Workforce	61	Potential Threats	The lack of availability and affordability of childcare is a detriment to increasing the workforce
	Initiative- Attract and Prepare the Next Generation Workforce	65	Ease the childcare barrier	Increase capacity, quality and affordability of childcare so more residents can fully participate in the workforce.
		65	Action 2-B	Collaborate on development of an 80-100 child daycare facility in Juneau.
			Action 2-D	Support and expand after school and summer childcare options that are

PLAN	Chapter	Page No.	Item	Summary
				compatible with working parent schedules.
			Action 2-E	Collaborate with childcare and pre-K education providers to secure affordable and appropriate space for pre-K programs.

## **FINDINGS**

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

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

**Analysis:** No further analysis required.

**Finding: Yes.** The application is complete.

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

**Analysis:** The application is for an Educational Center in a D5 zoning district. The use is listed at CBJ 49.25.300, Section 7.310.

**Finding: Yes.** The proposed use 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 needed.

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

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

**Analysis:** No further analysis needed.

**Finding: No.** There is no evidence to suggest that the requested Educational Center, located in a D5 residential zoning district, will materially endanger the public health or safety.

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

**Analysis:** No further analysis needed.

**Finding: No.** There is no evidence to suggest that the requested Educational Center, located in a D5 residential zoning district, will substantially decrease the value or be out of harmony with the property in the neighboring area.

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

**Analysis:** No further analysis needed.

**Finding: Yes.** The proposed Educational Center, with the recommended condition, will be in general conformity with the 2013 Comprehensive Plan, and the 2015 Economic Development 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 an Educational Center in a D5 zone.

The approval is subject to the following condition:

1. Signs are regulated under CBJ 49.45. A separate permit is required for most signs. Contact the Community Development Department for more information prior to designing, purchasing, or installing exterior signs.

**STAFF REPORT ATTACHMENTS**

Item	Description
Attachment A	Application Packet
Attachment B	1963 Plat
Attachment C	1967 Approved Site Plan for CU-6-67
Attachment D	CBJ-01-84
Attachment E	CU-14-90
Attachment F	CU-11-91
Attachment G	CU-23-92
Attachment H	CU-21-93
Attachment I	CU44-95
Attachment J	USE98-00056
Attachment K	USE2001-00037
Attachment L	Federal Regulations regarding Head Start teacher v. student ratios
Attachment M	CSP2019 0004- Mendenhall Loop Road roundabouts
Attachment N	Agency Comments
Attachment O	Abutters Notice
Attachment P	Public Notice Sign Photo





# 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.

<b>PROPERTY LOCATION</b>	
Physical Address 3800 Mendenhall Loop Road, Juneau, AK 99801	
Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) USS 2084 LT 1A	
Parcel Number(s) 5B2401000020	
<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 _____	
<b>LANDOWNER/ LESSEE</b>	
Property Owner CITY AND BOROUGH OF JUNEAU & LANDS AND RESOURCES	Contact Person Dan Bleidorn r
Mailing Address 155 S SEWARD ST, JUNEAU AK 99801	Phone Number(s) 907-586-5252
E-mail Address	
<b>LANDOWNER/ LESSEE CONSENT</b>	
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.	
<div style="display: flex; justify-content: space-between;"> <div>           Dan Bleidorn            Landowner/Lessee (Printed Name)  <i>Daniel Bleidorn</i>            Landowner/Lessee (Signature)         </div> <div>           Lands &amp; Resources Manager            Title (e.g.: Landowner, Lessee)            12/30/24            Date         </div> </div>	
<div style="display: flex; justify-content: space-between;"> <div>           _____            Landowner/Lessee (Printed Name)            _____            Landowner/Lessee (Signature)         </div> <div>           _____            Title (e.g.: Landowner, Lessee)            _____            Date         </div> </div>	
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.	
<b>APPLICANT</b>	
If same as LANDOWNER, write "SAME"	
Applicant (Printed Name) Stephanie Banua	Contact Person SAME
Mailing Address P.O. Box 25500, Juneau, AK 99802	Phone Number(s) 907-463-7110
E-mail Address sbanua@tlingitandhaida.gov	
<div style="display: flex; justify-content: space-between;"> <div>           X <i>Stephanie Banua</i>            Applicant's Signature         </div> <div>           11.1.24            Date of Application         </div> </div>	

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.

Intake Initials  12/30/2024	Date Received 12/31/24
Case Number USE 24-21	



# 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	<b>PROJECT SUMMARY</b>	
	Tlingit & Haida Education Center - 3800 Mendenhall Loop Road, formerly known as Floyd Dryden Middle School	
	<b>TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED</b>	
	<input type="radio"/> Accessory Apartment – Accessory Apartment Application (AAP) <input checked="" type="radio"/> Use Listed in 49.25.300 – Table of Permissible Uses (USE) Table of Permissible Uses Category: <u>3 - We are not changing the use of this building still intended to be used as a school</u>	
	<b>IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL?</b>	
	<input type="radio"/> YES – Case # _____ <input checked="" type="radio"/> NO	
<b>UTILITIES PROPOSED</b>		
WATER: <input type="checkbox"/> Public <input checked="" type="checkbox"/> On Site      SEWER: <input type="checkbox"/> Public <input checked="" type="checkbox"/> On Site      Intake note: Water/Sewer is public.		
<b>SITE AND BUILDING SPECIFICS</b>		
Total Area of Lot <u>N/A</u> square feet      Total Area of Existing Structure(s) <u>N/A</u> square feet Total Area of Proposed Structure(s) <u>Roughly 27,578</u> square feet		
<b>EXTERNAL LIGHTING</b>		
Existing to remain <input type="radio"/> No <input checked="" type="radio"/> Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures Proposed <input checked="" type="radio"/> No <input type="radio"/> Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures		
<b>ALL REQUIRED DOCUMENTS ATTACHED</b>		
<input checked="" type="checkbox"/> <b>Narrative including:</b> <input type="checkbox"/> Current use of land or building(s) <input checked="" type="checkbox"/> Description of project, project site, circulation, traffic etc. <input checked="" type="checkbox"/> Proposed use of land or building(s) <input type="checkbox"/> How the proposed use complies with the Comprehensive Plan		
<input checked="" type="checkbox"/> <b>Plans including:</b> <input checked="" type="checkbox"/> Site plan <input checked="" type="checkbox"/> Floor plan(s) <input type="checkbox"/> Elevation view of existing and proposed buildings <input type="checkbox"/> Proposed vegetative cover <input checked="" type="checkbox"/> Existing and proposed parking areas and proposed traffic circulation <input type="checkbox"/> Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)		
<i>If this is a modification or extension include:</i> <input type="checkbox"/> Notice of Decision and case number <input type="checkbox"/> Justification for the modification or extension <input type="checkbox"/> Application submitted at least 30 days before expiration date		

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

ALLOWABLE/CONDITIONAL USE FEES		Check No.	Receipt	Date
	Fees			
Application Fees	\$ <u>\$500</u>			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ <u>\$50</u>			
Pub. Not. Sign Deposit	\$ <u>\$100</u>			
Total Fee	\$ <u>650.00</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>USE24 - 21</u>	Date Received <u>12/31/24</u>
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**Central Council of the Tlingit & Haida Indian Tribes of Alaska**

907.586.1432 • 800.344.1432

PO Box 25500 • Juneau, Alaska 99802

TlingitandHaida.gov

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October 16, 2024

Stephanie Banua  
Director of Facilities & Projects • Tribal Operations  
(907) 463-4110  
sbanua@tlingitandhaida.gov

CBJ Permitting Department  
City and Borough of Juneau  
230 S. Franklin Street, 4<sup>th</sup> Floor Marine View Building  
Juneau, AK 99801

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Subject: Request for Conditional Use Permit – Tlingit & Haida Education Center

Dear Mr. Quinto,

I am writing to formally request a conditional use permit for the operation of the Tlingit & Haida Education Center at 3200 Mendenhall Loop Road, formerly known as Floyd Dryden Middle School. This facility will serve as a comprehensive early childhood education (ECE) center for children from birth to five years old, as well as offer after-school programs and tutoring services for youth in grades K-12. The estimated total number of children to be enrolled in the ECE programs is 112, with an estimated staff of 60. Below are the details of the programs that will operate within the center:

**1. Haa Yoo X'atángi Kúdi (ECE Tlingit Immersion Program for Children Ages 3-5):**

- Population: 6 children
- Classrooms: 1
- Description: This pre-kindergarten immersion program, licensed by the State of Alaska, offers instruction entirely in the Lingít language, providing cultural, social, and academic content for children ages 3 to 5. The program runs from late August to May.

**2. Head Start (ECE Program for Children Ages 3-5):**

- Population: 60 children
  - Classrooms: 3
  - Description: Tlingit & Haida Head Start nurtures cognitive, social, and emotional development, focusing on school readiness for low-income families. The program fosters growth in language, literacy, and health while strengthening family and community connections.
- 

**3. Early Head Start (ECE Program for Children Ages Birth - 3):**

- Population: 16 children
- Classrooms: 2
- Description: This program offers services to infants and toddlers (birth to 3 years) from low-income families, promoting physical, cognitive, social, and emotional development, while empowering parents in their caregiving roles.

#### **4. LEARN Child Care Center (ECE Program for Children Birth - 5):**

- Population: 30 children (with potential for an additional 30)
- Classrooms: 3 (infant, toddler, preschool)
- Description: LEARN offers year-round, full-day childcare services for children birth to 5 years old. The center encourages creativity, critical thinking, and social-emotional development through a curriculum based on Alaska's Early Learning Guidelines.

#### **5. After-School Programs and Tutoring for Youth (K-12):**

- Population: To be determined based on need
- Classrooms: Flexible use of space based on participation
- Description: The center will also offer after-school programs and tutoring services for youth in grades K-12, focusing on academic support, cultural enrichment, and skill development. These programs aim to help students improve their academic performance while fostering a strong sense of community and cultural identity.

We believe that the Tlingit & Haida Education Center will provide significant educational and cultural benefits to the Juneau community, while addressing the growing demand for early childhood education, after-school care, and academic support. We are committed to ensuring compliance with all zoning and regulatory requirements and are available to provide any additional information or documentation needed to facilitate the review of this request.

Thank you for your consideration of this permit application. We look forward to the opportunity to contribute to the community's educational development.

Sincerely,

Stephanie Banua  
*K'aahani*



421 West 1<sup>st</sup> Avenue, Suite 300  
Anchorage, Alaska 99501  
907.563.8474 | F 907.563.4572  
[explore.design.com](http://explore.design.com)

**Tlingit & Haida Head  
Start, Haa Yoo  
X'atángi Kúdi**

# Tlingit-Haida Floyde Dryden Head Start Conversion

9CQM+22 Mendenhall Way,  
Juneau, AK

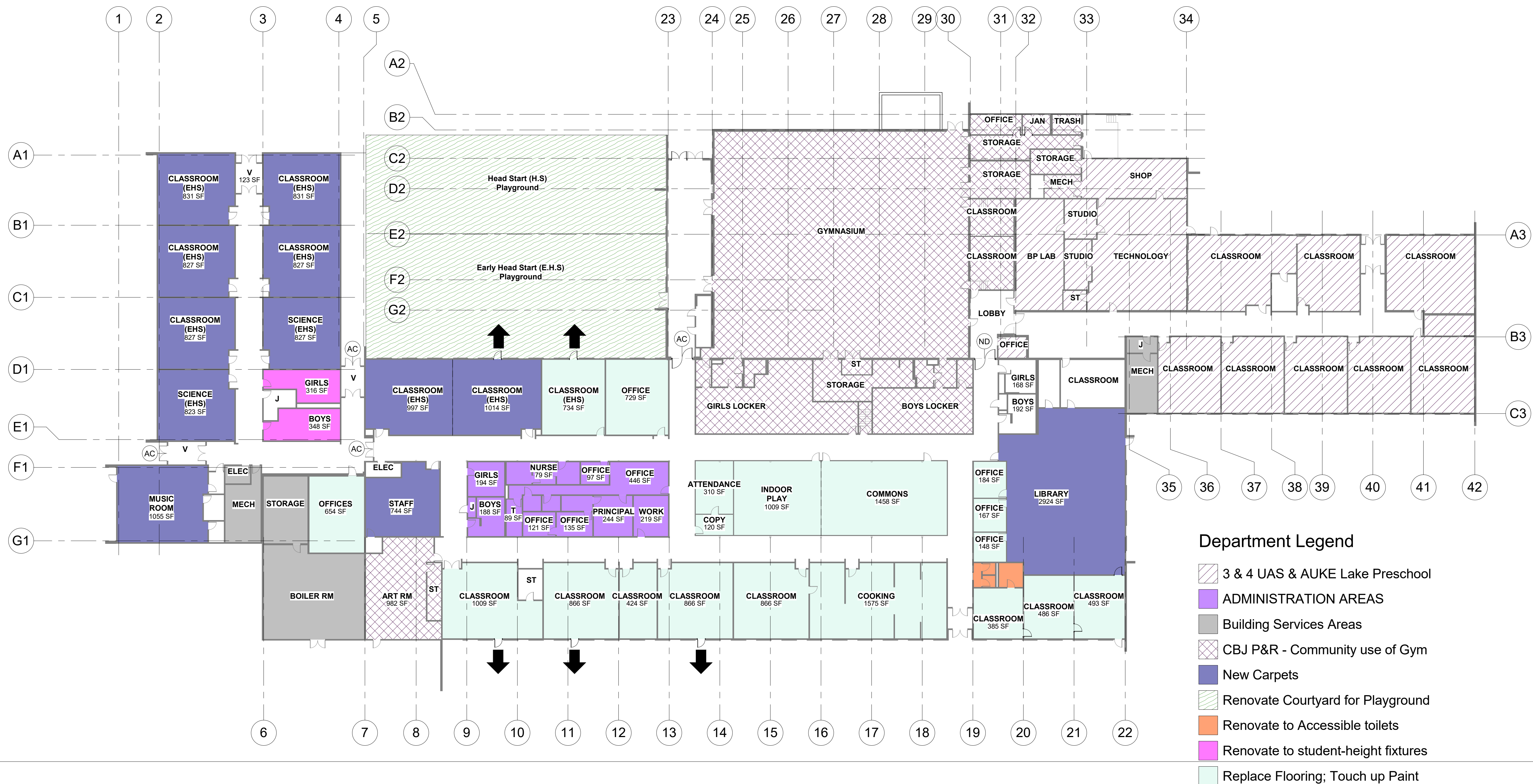
## PROPOSED USES

JOB NO.	2024.061
DATE:	10/15/2024
PROJ. MGR.:	GB
DRAWN BY:	SP
REVIEWED BY:	GB
REVISIONS:	










**FLOOR PLAN -  
LEVEL 1**

**SHEET NO.**


# A101



## Department Legend

-  3 & 4 UAS & AUKE Lake Preschool
-  ADMINISTRATION AREAS
-  Building Services Areas
-  CBJ P&R - Community use of Gym
-  New Carpets
-  Renovate Courtyard for Playground
-  Renovate to Accessible toilets
-  Renovate to student-height fixtures
-  Replace Flooring; Touch up Paint

## KEYNOTES

- AC ACCESS CONTROL  
ND NEW DOOR
-  NEW EXTERIOR DOORS
- — — — FOLDING DOORS

## 1 PROPOSED USES - FLOOR PLAN

A101 1" = 20'-0"





Tlingit & Haida Head  
Start, Haa Yoo  
X'alaŋgi K'ooli

Tlingit-Haida  
Floyde Dryden  
Head Start  
Conversion

11100 17th Ave, Suite 100  
Boulder, CO 80501

PROPOSED USES

ARCHITECT	2024.06.01
DATE	10/16/2024
PROJECT	DB
CREATED BY	SP
REVIEWED BY	DB
PROJECT	

PARKING  
COUNT

SHEET NO.  
**A001**



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

## T&H Education Center – Floyd Dryden

Case Number: PAC2024 0056  
 Applicant: CCTHITA  
 Property Owner: CBJ School District  
 Property Address: 3800 Mendenhall Loop Road  
 Parcel Code Number: 5B2401000020  
 Site Size: 33.78 acres  
 Zoning: D5 – Single Family Residential  
 Existing Land Use: TPU 5.100 – Educational

Conference Date: October 30, 2024  
 Report Issued: December 5, 2024

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

## List of Attendees

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

Name	Title	Email address
Stephanie Banua, Director of Facilities & Projects for CCTHITA	Applicant	<a href="mailto:SBanua@tlingitandhaida.gov">SBanua@tlingitandhaida.gov</a>
Ilsa Lund	Planning	<a href="mailto:Ilsa.Lund@juneau.gov">Ilsa.Lund@juneau.gov</a>
Jolene Murphy		<a href="mailto:Jolene.Murphy@juneau.gov">Jolene.Murphy@juneau.gov</a>
Jeff Hedges	Building	<a href="mailto:Jeffrey.Hedges@juneau.gov">Jeffrey.Hedges@juneau.gov</a>
David Sevdy	Permit Center	<a href="mailto:David.Sevdy@juneau.gov">David.Sevdy@juneau.gov</a>
Dan Bleidorn	Lands and Resources	<a href="mailto:Dan.Bleidorn@juneau.gov">Dan.Bleidorn@juneau.gov</a>
Theresa Ross	Capital City Fire	<a href="mailto:Theresa.Ross@juneau.gov">Theresa.Ross@juneau.gov</a>

Revised 5/31/2024

I:\DOCUMENTS\CASES\2024\PAC\PAC24-056 T&H Education Center\PAC24-56 Final Draft.doc

## Conference Summary

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

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

## Project Overview

Tlingit & Haida is proposing to use the existing structure previously housing Floyd Dryden Middle School as a campus for early childhood education and K-12 after-school programs.

## Planning Division

1. **Zoning** – D5
2. **Table of Permissible Uses** – 5.100, requires a Conditional Use Permit
3. **Subdivision** – N/A
4. **Setbacks** – 20 ft. front and rear, 5 ft. sides
5. **Height** – 35 ft.
6. **Access** – Mendenhall Loop Rd.
7. **Parking & Circulation** – 2 parking spaces required per classroom (18+).
8. **Lot Coverage** – 50% maximum
9. **Vegetative Coverage** – 20% minimum
10. **Lighting** – Exterior lighting may not shed light or glare above the roofline of the building or beyond the property line of the site. Industrial and exterior lighting shall not be used in a manner that produces glare on public highways or neighboring property.

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

11. **Noise** – Not expected to be out of character with previous use.
12. **Flood** – Yes; however, the structure is not located within the flood zone.
13. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – N/A
14. **Wetlands** – None
15. **Habitat** – (Eagle – remind applicant to check with Feds; Riparian, etc.) – Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. No anadromous waterbodies are on the subject parcel, or within 50 feet.
16. **Plat or Covenant Restrictions** – None
17. **Traffic** – A Traffic Impact Analysis may be required.
18. **Nonconforming situations** – N/A
19. **Noncompliant situations** – The digital sign by the roundabout is unpermitted and not permissible. All signs installed in CBJ require a sign permit. See attached regulations.

### **Building Division**

19. **Building** – No issues with this use permit.
20. **Outstanding Permits** – No outstanding building permits.

### **General Engineering/Public Works**

21. **Engineering** – The plan shall include a water and sewer fixture schedule if changes are made to these quantities. A new water info sheet may be required to determine if the water line needs upgrade. The sewer fixture count should be called out if changes are made there. A CBJ water meter will continue to be required in the commercial building.
22. **Drainage** – It does not appear that drainage will be changed as part of the project. Please advise if this is incorrect or changes.
23. **Utilities** – See Engineering for CBJ water and sewer. Other utilities by others.

### **Fire Marshal**

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

### **Other Applicable Agency Review**

25. DOT&PF will be contacted to provide feedback during the Conditional Use Permit Review

### **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 signed by landowner (Dan Bleidorn – CBJ Lands and Resources Manager)
2. Conditional Use Permit (CUP) Application
3. Sign Permit Application – submitted after CUP approval when building permits are applied for.

### **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.

### **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. \$500 – Class II Conditional Use Permit
2. \$50 – Sign Permit (\$50.00 covers the first two signs, each additional sign is \$20.00)

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For informational handouts with submittal requirements for development applications, please visit our website at [www.juneau.org/community-development](http://www.juneau.org/community-development).

### **Submit your Completed Application**

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

OR in person with payment made to:

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

Phone: (907) 586-0715

Web: [www.juneau.org/community-development](http://www.juneau.org/community-development)

Attachments:

49.15.330 – Conditional Use Permit

49.45 – Signs

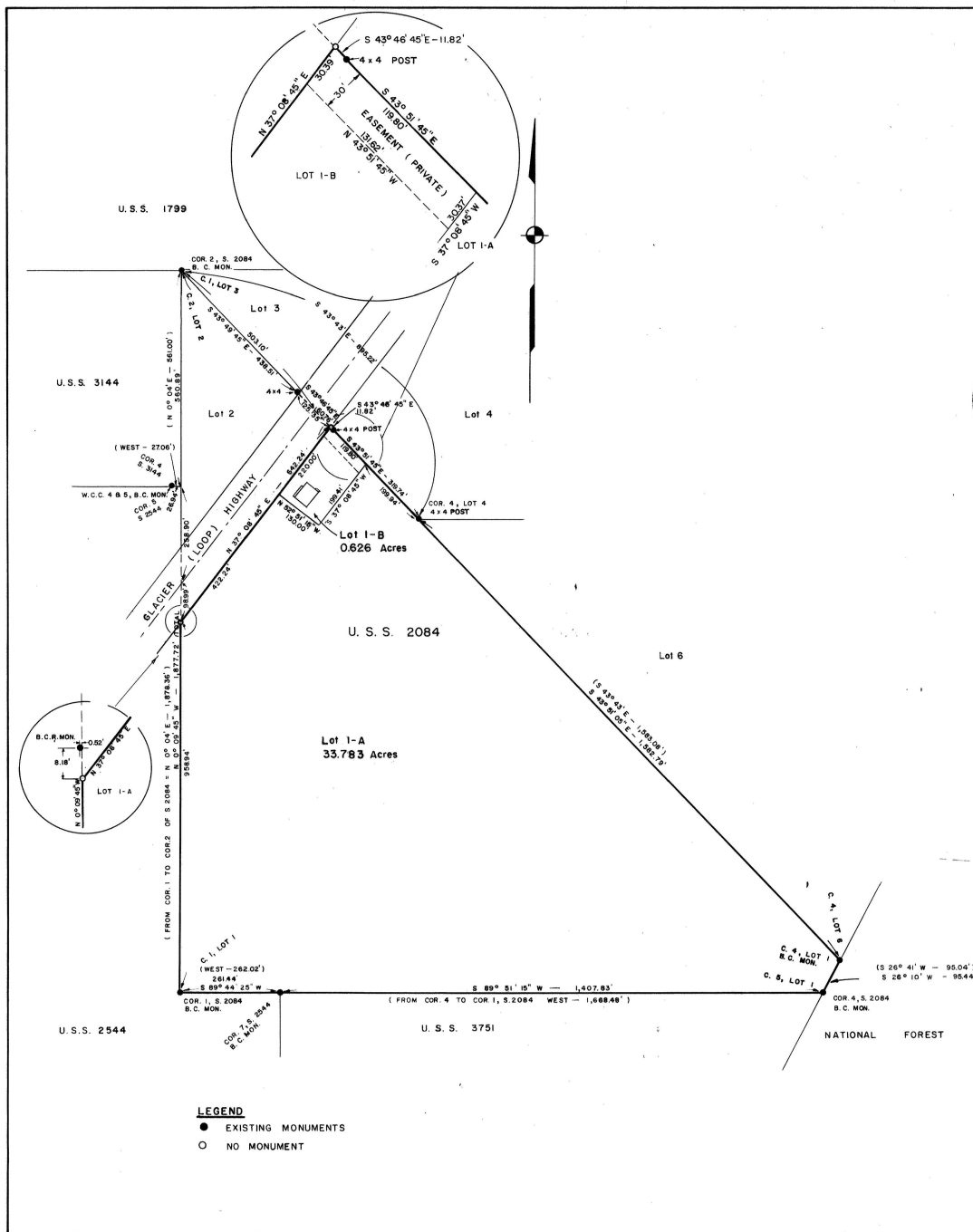
Development Permit Application form

Conditional Use Permit Application form

Sign Permit Application form

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# CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent, and dedicate all streets, alleys and other open spaces to public or private use as noted.

Dec. 3 1963

Witnessed by:

C. R. Nordling

Juneau Recording District  
STATE OF ALASKA

On this 3rd day of December 1963 before me, the undersigned, a Notary Public in and for the State of Alaska, residing at Juneau, Alaska, in said State, personally appeared Robert A. Findlay, known to me to be the person who executed the foregoing certificate, and acknowledged to me that they executed said certificate freely and voluntarily for the uses and purposes therein mentioned.

In Witness Whereof, I have hereunto affixed my signature and official notarial seal the day, month and year in this certificate first above and therein mentioned.

C. R. Nordling  
NOTARY PUBLIC FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES: NOV. 23, 1964



## CERTIFICATE OF REGISTERED ENGINEER

I hereby certify I am a registered professional civil engineer, and that this plat represents the survey made by me or under my direct supervision, and that all dimensional and other details are correct to the best of my knowledge.

Dec. 3 1963



## CERTIFICATE OF APPROVAL

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Greater Juneau Borough Planning Commission and that said Plat has been approved by Plat Resolution No. 1 dated 12/6 1963, and that the Plat shown hereon has been approved for recording in the office of the District Magistrate, Juneau.

December 6 1963.

Attest:

Chairman  
Clerk

Note: The origin of bearings for this survey originated between corners 1 and 2, Lot 4, USS 2084, officially reported as East. Courses shown in parentheses are BLM record data. All other courses are as determined by field survey.



SUBDIVISION OF

LOT 1, U. S. SURVEY 2084  
APPROX. 13.5 MILES N.W. OF  
JUNEAU, ALASKA  
GLACIER (LOOP) HIGHWAY

SCALE: 1" = 200'

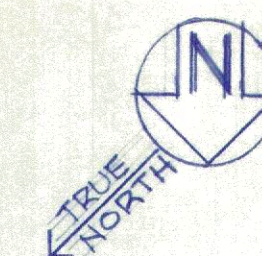
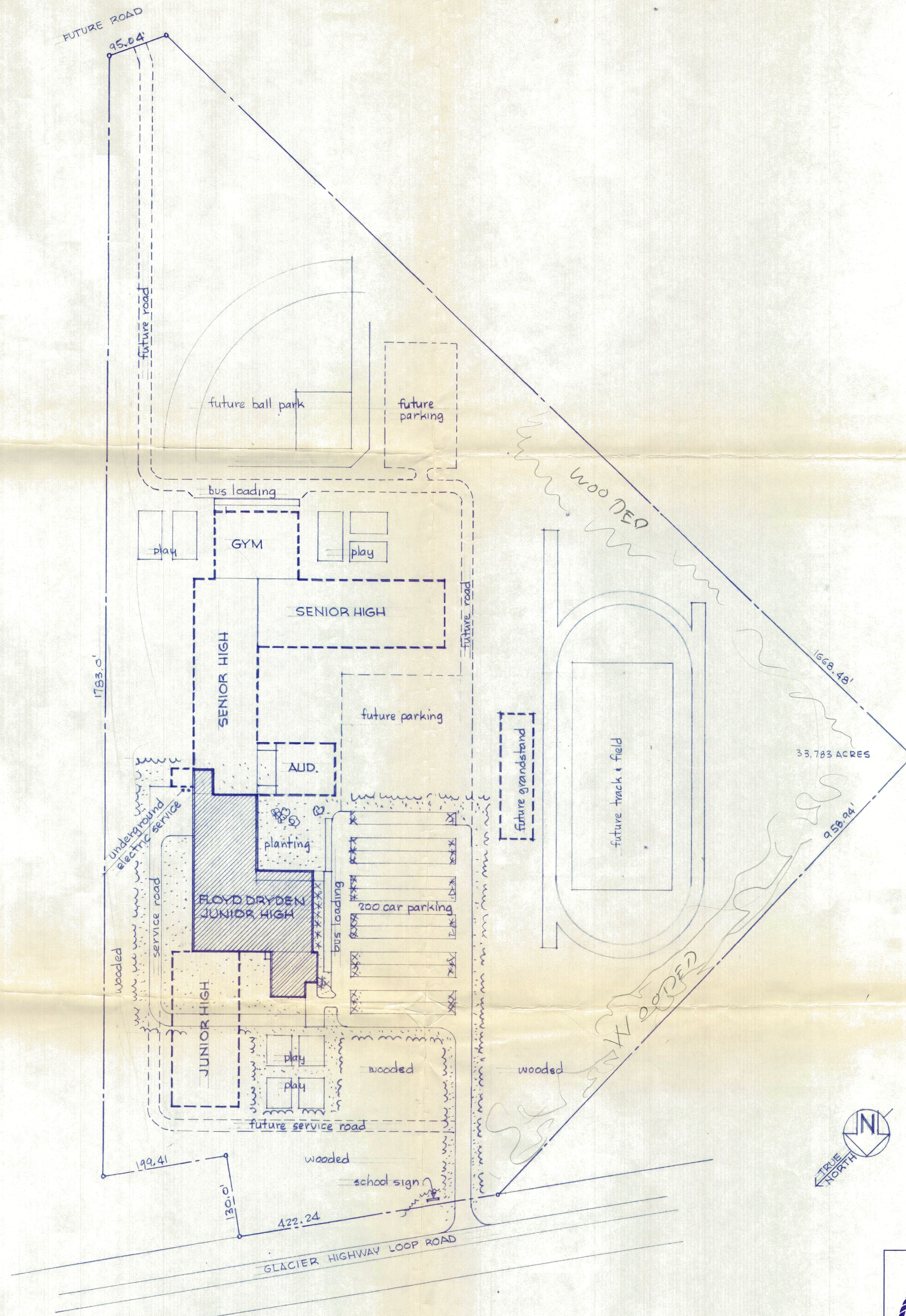
NOVEMBER, 1963

JUNEAU  
Serial No. 63-2934

TONER & NORDLING - REGT. ENGINEERS - JUNEAU, ALASKA

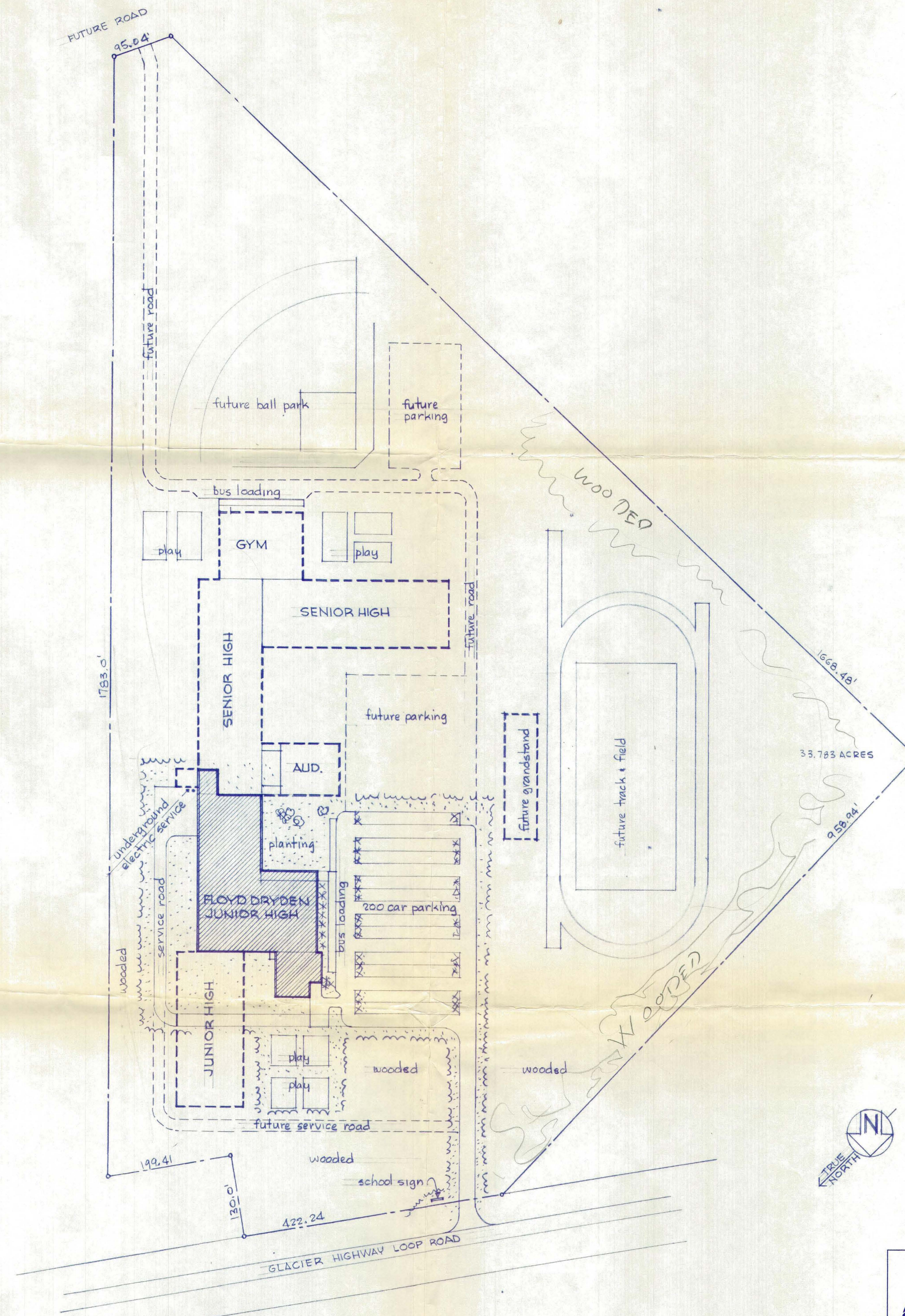
Plat # 402





SITE PLAN (FUTURE DEVELOPMENT)		1" = 100.0'
PRELIMINARY		DATE JUNE 26, 1967
FLOYD DRYDEN JUNIOR HIGH SCHOOL		DRAWN O
OLSEN & SANDS • ARCHITECTS • A.I.A. JUNEAU, ALASKA		SHEET OF 1/1





SITE PLAN (FUTURE DEVELOPMENT)		1"=100.0'
PRELIMINARY		DATE JUNE 26, 1967
FLOYD DRYDEN JUNIOR HIGH SCHOOL		DRAWN O
OLSEN & SANDS • ARCHITECTS • A.I.A. JUNEAU, ALASKA		SHEET OF 1/1



# THE CITY AND BOROUGH OF JUNEAU

CAPITAL OF ALASKA

155 SOUTH SEWARD ST. JUNEAU, ALASKA 99801

Planning Department

March 29, 1984

Dr. Harry Faas, Facility Coordinator  
Juneau School District  
P. O. Box 808  
Douglas, Alaska 99824

Dear Dr. Faas:

The Planning Commission, at their regular meeting on March 27, 1984, approved the request to relocate the 3,000 square foot structure/classroom for Project Independence to the proposed park site. However, the following conditions were stipulated with approval of the site location:

1. The District shall relocate the structure within three (3) years;
2. The building shall be provided with parking, landscaping, and lighting; and
3. The building shall be refinished on the exterior to enhance its appearance.

All building and site plans shall be submitted to the City and Borough of Juneau Planning Department for review and approval. If you have any questions regarding these matters, please feel free to contact me (586-5235).

Sincerely,

Laurie Bender  
Planner II

cc: Nicholas Ambrosia, AIA  
GDM & Associates  
217 Second St., Suite 208  
Juneau, Alaska 99802

LB/tlp/288

**ARCHITECTS**  
**GDM &**  
**ASSOCIATES INC.**

801 - B' Street Suite 500 - Anchorage, AK 99501 - (907) 276-1613  
P.O. - Box 73768 - Fairbanks, AK 99707 - (907) 452-7213  
217 Second Street Suite 208 - Juneau, AK 99801 - (907) 586-9740

March 8, 1984

Mr. Tom Peterson, Director  
Planning Department  
City & Borough of Juneau  
155 S. Seward Street  
Juneau, AK 99801

RE: FLOYD DRYDEN SPECIAL EDUCATION FACILITY - REVISED RELOCATION  
REQUEST, GDM #84-001

Dear Mr. Peterson,

The Juneau Borough School District requests your consideration and approval of a revised relocation of the temporary Special Education building presently situated at the Floyd Dryden school site. The reason for this proposed relocation is that the parents and staff have requested a more accessible and environmental orientation of this facility.

Attached please find the following documents for your review:

- A. Partial site plan showing the present location of the Special Education building.
- B. Partial site plan showing the previous relocation of the Special Education building. NOTE: This is the relocation site that has already been approved by your office.
- C. Partial site plan showing the proposed relocation of the Special Education building for your approval.

The Parks and Recreation Department has reviewed this proposal and has no objection to this revision.

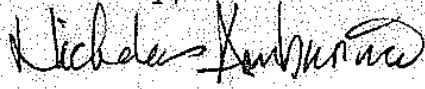
As acceptable bids have been received for the new addition at the Floyd Dryden school site and Notice of Intent to Award has been approved by the School Board in order that this work may be completed in time for occupancy next fall, we request that this item be considered for approval at the Planning Commission meeting on March 27, 1984.



March 8, 1984  
Tom Peterson  
Page 2 of 2

Thank you for your continued cooperation on these necessary educational program improvements.

Sincerely,



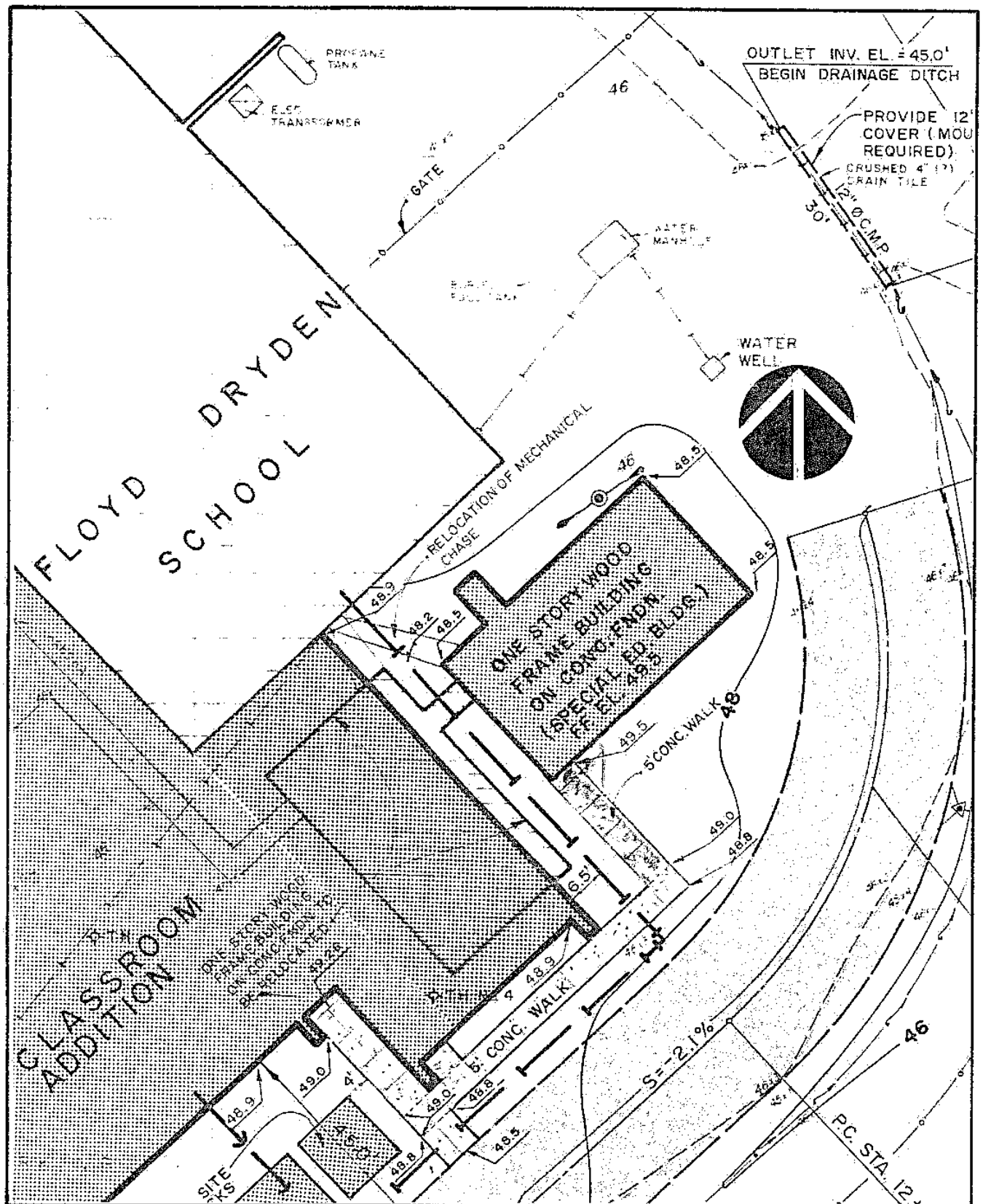
Nicholas Ambrosia, AIA  
Architects: GDM & Associates, Inc.

NA/bb

Enclosures (3)

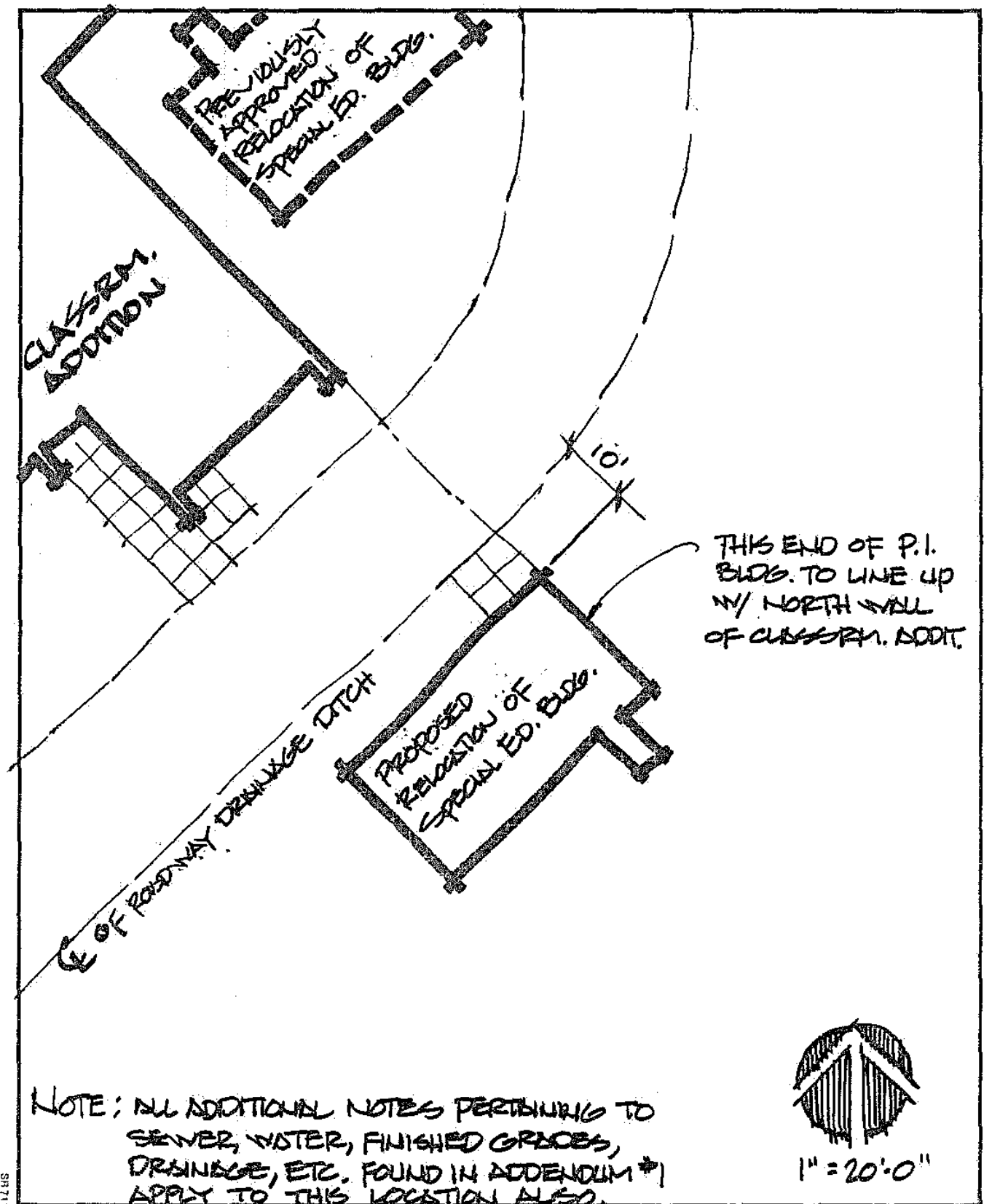
cc: Jim Hall, Director, Parks and Recreation  
Dr. Harry Faas, Facility Coordinator, Juneau School District  
file





ARCHITECTS **GDM &**  
associates inc.

B



SR711

Refer To Working Drawing Sheet No. \_\_\_\_\_  
Date \_\_\_\_\_ Job No. \_\_\_\_\_

ARCHITECTS **GDM &**  
**associates inc.**  
ANCHORAGE • FAIRBANKS • JUNEAU



# MEMORANDUM

## THE CITY AND BOROUGH OF JUNEAU

CAPITAL OF ALASKA

155 SOUTH SEWARD ST. JUNEAU, ALASKA 99801

TO: Planning Commission

DATE: January 5, 1984

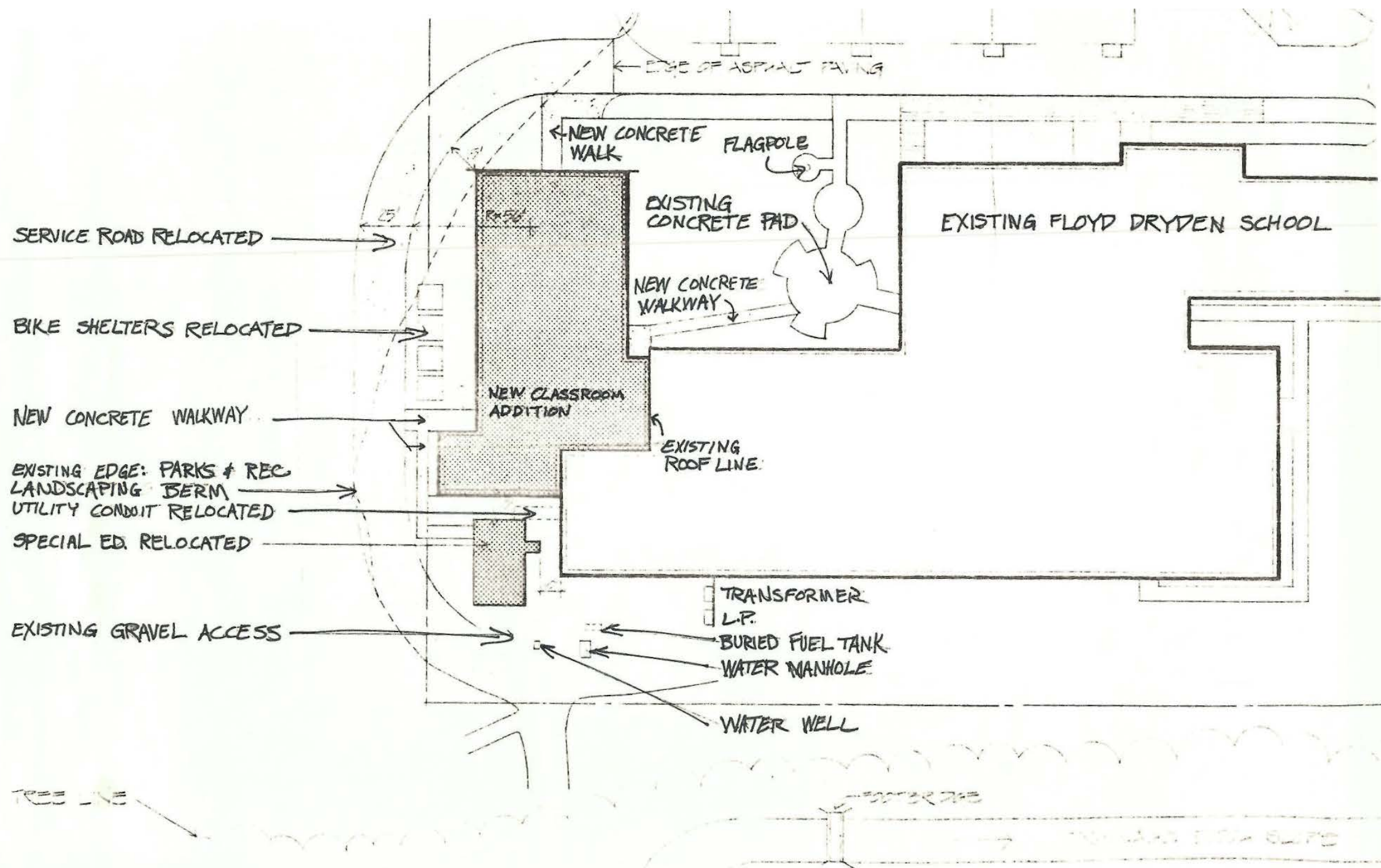
FILE NO.

FROM: *Laurie Bender*  
Laurie Bender  
Planner II

SUBJECT: Marie Drake and Floyd  
Dryden Proposed Additions

The Planning and Engineering Departments have reviewed the plans for additions to the Marie Drake Middle School and the Floyd Dryden Middle School. The plans are in conformance with the City and Borough's Zoning Ordinance and the Building Code, thus staff will recommend Planning Commission approval.

LB:lkp  
0929P





1-10-84

IV. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

V. CONSIDERATION OF ORDINANCES

None.

VI. CONSIDERATION OF ADJOURNED MATTERS

None.

VII. NEW BUSINESS

CONSENT AGENDA

1. Floyd Dryden Middle School and Marie Drake Middle School expansion projects.

Applicant: City & Borough of Juneau School District

STAFF RECOMMENDATION

The Planning and Engineering Departments have reviewed the plans for additions to the Marie Drake Middle School and the Floyd Dryden Middle School. The plans are in conformance with the City and Borough's Zoning Ordinance and the Building Code, thus staff will recommend Planning Commission approval.

2. Area-wide water system reservoir locations at Switzer Creek and Auke Lake.

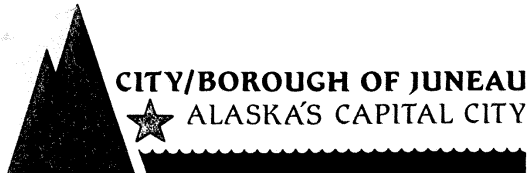
Applicant: City & Borough of Juneau

STAFF RECOMMENDATION

Staff would recommend approval of the proposed locations for the Switzer Creek and Auke Bay water reservoir tanks.

3. Proposed Reconnaissance Study of North Douglas Highway, RS-0959(12).

Applicant: State of Alaska, DOT/PF



**PLANNING COMMISSION  
NOTICE OF DECISION**

July 13, 1990

File No. CU-14-90

*JP*

City and Borough of Juneau,  
School District  
10014 Crazy Horse Drive  
Juneau, Alaska 99801

Attn: Joe Mueller

Application for:	Conditional Use Permit
Legal Description:	Lot 1A, U.S. Survey 2084
Parcel Number:	5-B24-0-100-002-0
Date Submitted:	May 22, 1990
Hearing Date:	June 12, 1990

The Planning Commission at their June 12, 1990 regular public meeting, approved the application for a conditional use permit to locate a modular building at Floyd Dryden Middle School for classroom expansion with the following condition:

1. The term of the permit is for 3 years from the date of Planning Commission approval.

Effective Date: July 2, 1990

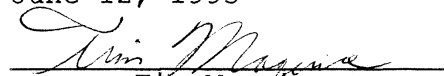
Expiration Date: December 12, 1991 (date by which a building permit must be obtained)



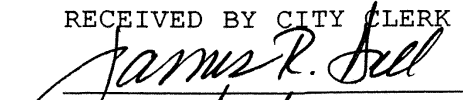
Notice of Decision  
CU-14-90  
Page 2

Terms of Permit: June 12, 1993

Project Planner:

  
Tim Maguire  
Planner III

RECEIVED BY CITY CLERK

  
7/13/90

cc: Debra J. Purves

# MEMORANDUM

CITY/BOROUGH OF JUNEAU  
155 South Seward Street, Juneau, Alaska 99801

**DATE:** May 10, 1991  
**TO:** Planning Commission  
**FROM:** Tim Maguire, Planner III  
Community Development  
**SUBJECT:** Conditional Use Permit  
**FILE NO.:** CU-11-91

## GENERAL INFORMATION

**Applicant:** City and Borough of Juneau School District  
**Property Owner:** City and Borough of Juneau  
**Requested Action:** Conditional Use Permit Application  
**Purpose:** To locate an additional modular building for classroom purposes.  
**Legal Description:** Lot 1A, U.S. Survey 2084  
**Parcel Code Number:** 5-B24-0-100-002-0  
**Location:** Mendenhall Loop Road  
**Site Size:** Approximately 27 Acres  
**Access:** Mendenhall Loop Road  
**Existing Land Use:** Middle School  
**Surrounding Land Use:** North - Single family/Duplex Residential  
South - Kennedy Adair Park  
East - Kennedy Adair Park  
West - Mendenhall Loop Road, Single family/Duplex Residential  
**Zoning:** D-5 Residential  
**Utilities:** Public Water and Sewer

## PROJECT DESCRIPTION

This is a proposal by the Juneau School District to locate an additional modular building at the Floyd Dryden Middle School to provide additional classroom space.



### **BACKGROUND**

The School District is requesting this expansion of classroom space to accommodate an increase in enrollment for the middle school grades. The proposed middle school at Lemon Creek will accommodate this shortfall in space needs. The time frame for completion of the new middle school, however, has slowed up considerably.

The two existing modular buildings were placed on the site in 1984 and 1990. These units are permitted until June 12, 1993.

### **ANALYSIS**

The staff does not see any major land use issues with the proposed addition.

Any new classroom space requires additional parking. The existing parking well exceeds these ordinance requirements.

A concern with this proposed use is with modular type construction becoming a permanent addition to the school. This use is being proposed to fulfill a temporary need until such time as a new middle school is constructed. Staff will recommend that this permit be limited to June 12, 1993, consistent with the existing units.

The proposed building location will be located adjacent to the existing modulars and on the edge of the park site. Staff will recommend that the construction site be reseeded to be consistent with these park lands.

### **FINDINGS**

The Director of Community Development shall make findings on an application for a conditional use permit. The Planning Commission shall review and adopt the findings unless it finds by a preponderance of the evidence that the findings are in error. The Director's findings are:

**1. Is the requested permit proper according to the Table of Permissible Uses?**

Yes, Schools are allowed as a conditional use in the D-5 district under section 5.100.

**2. Is the application complete?**

Yes, the application is complete.

3. Does the proposed development follow the other requirements of the CBJ land use code.

Yes, all standards of the code are met.

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

No, there is no danger to public health and safety.

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

No, the project is not out of harmony with the neighborhood, with the recommended conditions.

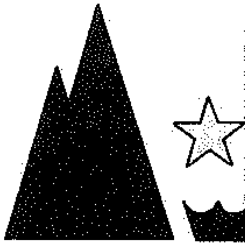
6. Will the proposed project be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

Yes, this proposal is consistent with all plans.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission adopt the above findings and grant the requested conditional use permit. The following conditions are included.

1. That the term of the permit be limited to June 12, 1993.
2. That the construction site be reseeded consistent with the adjacent park lands.



# JUNEAU SCHOOL DISTRICT

CITY AND BOROUGH OF JUNEAU

10014 CRAZY HORSE DRIVE • JUNEAU, ALASKA 99801-8529 • (907) 586-2303

May 9, 1991

Mr. Tim McGuire  
Community Development  
155 South Seward Street  
Juneau, AK 99801

RE: Floyd Dryden Middle School additional modular class room request

Dear Mr. McGuire:

As per our conversations, the Juneau School District requests your consideration for approval to locate an additional modular classroom at the Floyd Dryden School Site.

The current 1990-91 enrollment at the middle school level is 1166 students. Because the 1991-92 enrollment projections call for 1223 middle school students, (a 57 student increase over the current level), the Juneau School District is requesting approval to locate an additional modular class room at Floyd Dryden to help accommodate this increase at the middle school level.

Floyd Dryden's parking lot is paved and striped for 114 parking spaces.

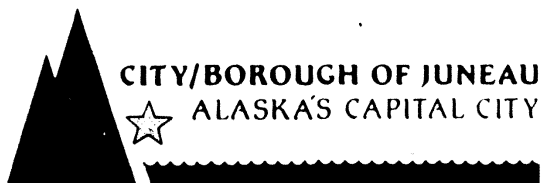
Thank you for your continued cooperation on these necessary educational program improvements.

Sincerely

Joseph R. Mueller  
Facilities Manager

cc: Laraine L. Glenn; Business Services Manager

[fdmcr91]



**PLANNING COMMISSION  
NOTICE OF DECISION**

Date: July 16, 1992

File No.: CU-23-92

Juneau School District  
10014 Crazy Horse Drive  
Juneau, AK 99801-8529

Application For: Conditional Use Permit

Legal Description: Lot 1A, US Survey 2084

Parcel Code No.: 5-B24-0-100-002-0

Hearing Date: June 23, 1992

The Planning Commission, at its June 23, 1992, regular public meeting, approved your application for a permit, subject to the following conditions:


1. That the term of the permit be limited to June 12, 1995.
2. That the construction site be reseeded consistent with the adjacent parklands.
3. That the modular unit be removed and the site restored at or prior to the permit expiration date.

In addition, electrical service will need to be placed underground.


Effective Date: July 26, 1992

Expiration Date: June 12, 1995

Project Planner:

  
Tim Maguire  
Planner

RECEIVED BY CITY CLERK

  
7-17-92

cc: Debra J. Purves ✓  
Jim Dumont

# MEMORANDUM

CITY/BOROUGH OF JUNEAU  
155 South Seward Street, Juneau, Alaska 99801

**DATE:** May 20, 1993  
**TO:** Planning Commission  
**FROM:** Cheryl Easterwood, Assistant Director  
Community Development Director

*Mr. For*

**FILE NO.:** CU-21-93

**PROPOSAL:** A conditional use permit to allow continued use of two modular units at Floyd Dryden Middle School.

## GENERAL INFORMATION

**Applicant:** Juneau School District  
**Property Owner:** City & Borough of Juneau  
**Property Address:** Floyd Dryden Middle School  
**Legal Description:** Lot 1A, U.S. Survey 2084  
**Parcel Code No.:** 5-B24-0-100-002-0  
**Site Size:** Approximately 27 Acres  
**Zoning:** D-5, Residential  
**Utilities:** CBJ Water & Sewer  
**Access:** Mendenhall Loop Road  
**Existing Land Use:** Middle School  
**Surrounding Land Use:**  
North - Single Family/Duplex Residential  
South - Kennedy Adair Park  
East - Kennedy Adair Park  
West - Mendenhall Loop Road, Single Family/Duplex Residential



### **PROJECT DESCRIPTION**

This proposal is to renew an existing conditional use permit for two modular units at Floyd Dryden Middle School.

### **BACKGROUND**

The school district is requesting to continue the use of two modular units at Floyd Dryden to accommodate enrollment which continues to exceed building capacity for the middle school grades. The new Lemon Creek Middle School will, when complete, house the excess students. However, the new middle school is not scheduled to open until August 1994.

The existing units are permitted until June 12, 1993.

### **ANALYSIS**

The staff has not identified any major land use issues with the proposed continuation of modular use. Parking and other matters have been reviewed in previous permitting action. Staff is recommending conditions substantially the same as were placed on the previous permit, CU-11-91.

### **FINDINGS**

The Director of Community Development shall make findings on an application for a conditional use permit. The Planning Commission shall review and adopt the findings unless it finds by a preponderance of the evidence that the findings are in error. The Director's findings are:

1. **Is the requested permit proper according to the Table of Permissible Uses?**  
  
Yes, schools are allowed as a conditional use in the D-5 district under section 5.100.
2. **Is the application complete?**  
  
Yes, the application is complete.
3. **Does the proposed development follow the other requirements of the CBJ land use code?**  
  
Yes, all standards of the code are met.



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

No, there is no danger to public health and safety.

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

No, the project is not out of harmony with the neighborhood, with the recommended conditions.

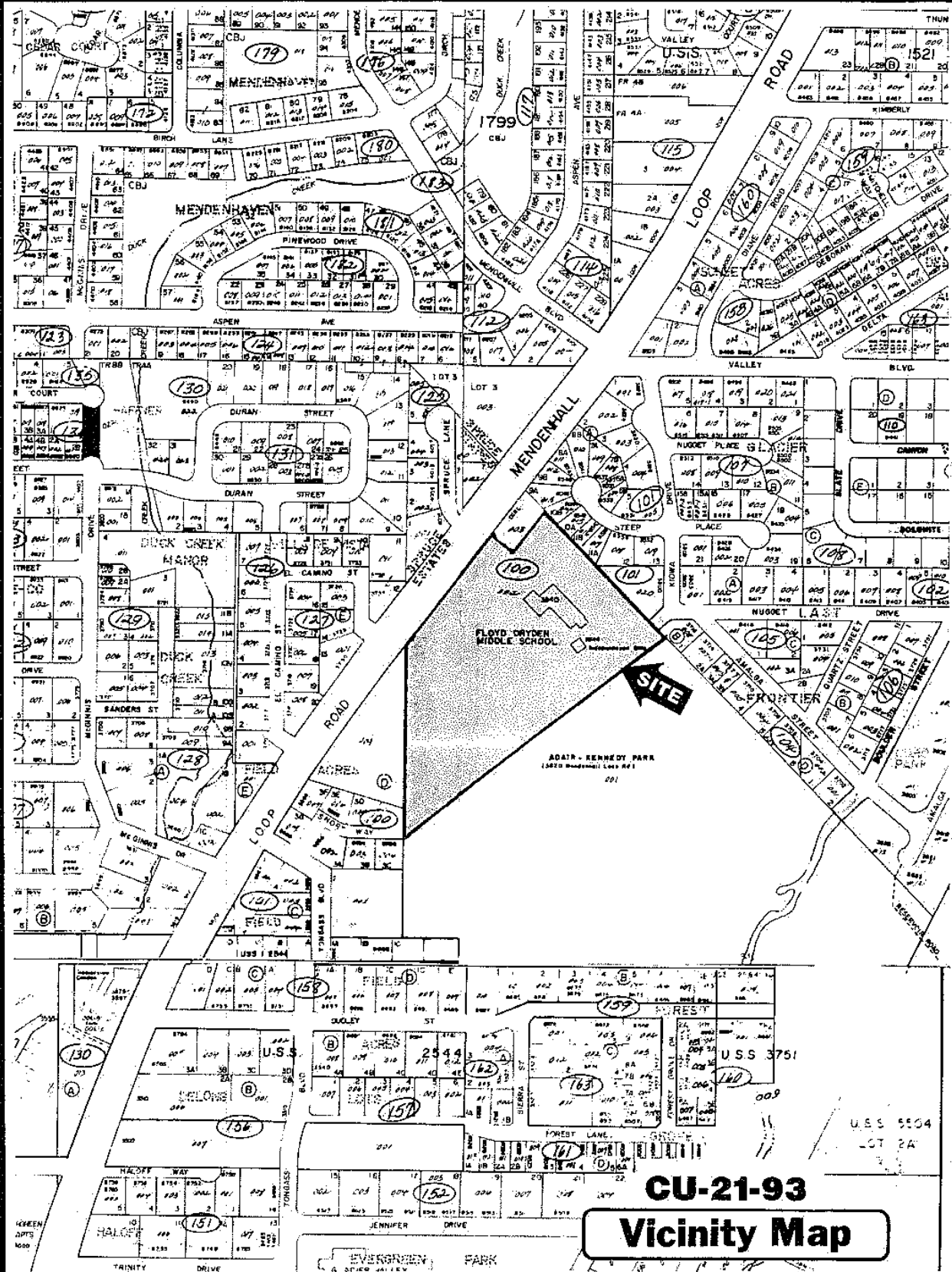
6. Will the proposed project be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

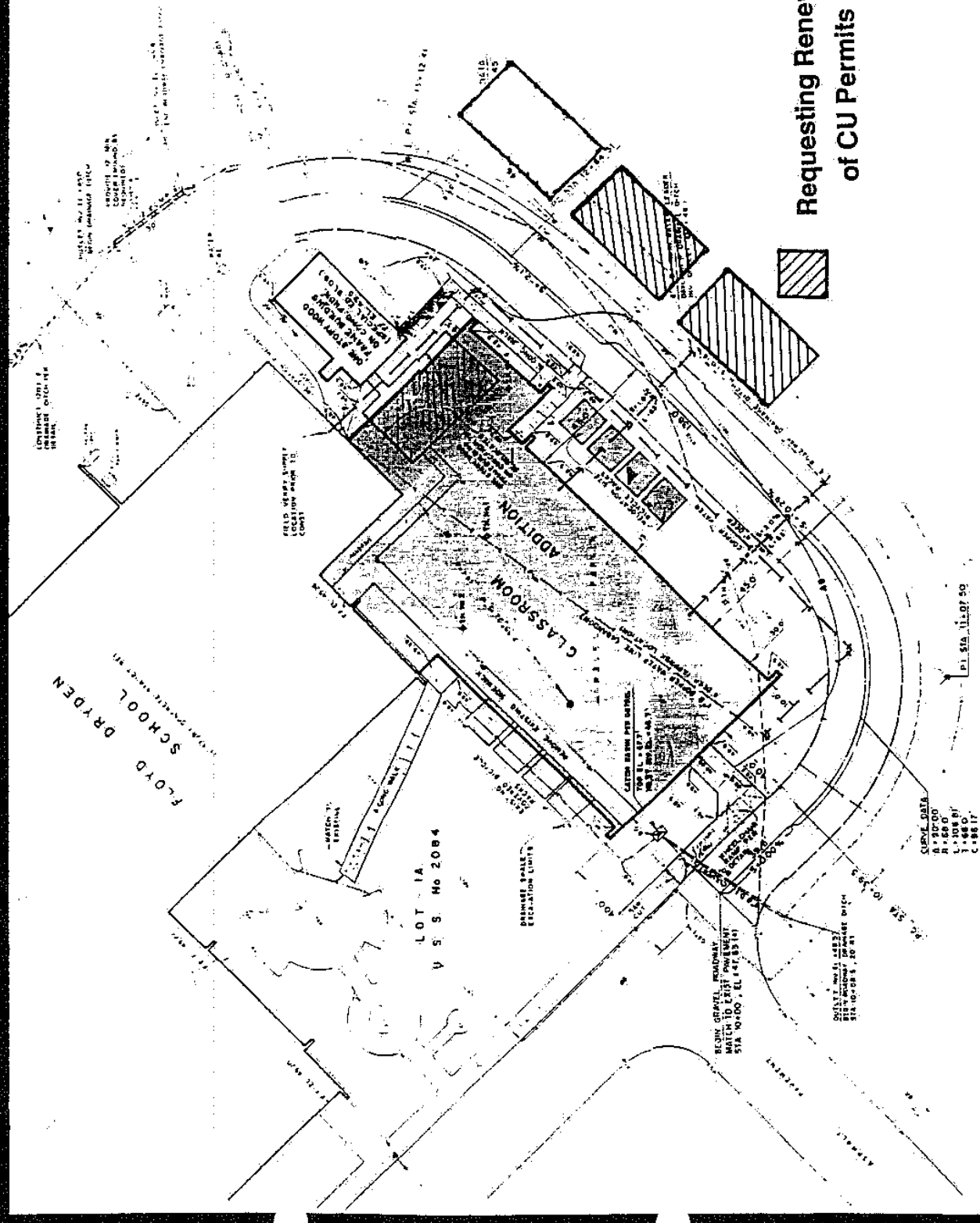
Yes, this proposal is consistent with all plans.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission adopt the above findings and grant the requested conditional use permit with the following conditions:

1. The term of the permit shall be limited to June 12, 1995.
2. Upon removal of the modulars the sites shall be reseeded consistent with the adjacent park lands.





# MEMORANDUM

CITY/BOROUGH OF JUNEAU  
155 South Seward Street, Juneau, Alaska 99801

**DATE:** August 4, 1995  
**TO:** Planning Commission  
**FROM:** Tim Maguire, Planner III  
Community Development Department  
**FILE NO.:** CU-44-95

**PROPOSAL:** A conditional use permit to allow continued use of two modular units at Floyd Dryden Middle School.

## GENERAL INFORMATION

**Applicant:** Juneau School District  
**Property Owner:** City & Borough of Juneau  
**Property Address:** 3800 Mendenhall Loop Road  
**Legal Description:** Lot 1A, U. S. Survey 2084  
**Parcel Code No.:** 5-B24-0-100-002-0  
**Site Size:** Approximately 27 Acres  
**Zoning:** D-5, Single-family/Duplex Residential  
**Utilities:** CBJ Water & Sewer  
**Access:** Mendenhall Loop Road  
**Existing Land Use:** Public Middle School  
**Surrounding Land Use:** North - Single-family/Duplex Residential  
South - Kennedy Adair Park  
East - Kennedy Adair Park  
West - Mendenhall Loop Road, Single-family/Duplex Residential



### **PROJECT DESCRIPTION**

The applicant requesting renewal of an existing conditional use permit for two modular classroom units at the Floyd Dryden Middle School.

### **BACKGROUND**

The Juneau School District is requesting to continue the use of two modular classroom units. The district enrollment continues to exceed building capacity for the middle school grades.

These units were first permitted in 1990/1991. The most recent renewal extended the conditional use permit to June 12, 1995.

### **ANALYSIS**

The intent of the most recent permit renewal was to extend the expiration date of the conditional use permit to a date after completion of the new middle school (Dzantik'i Heeni) in the Lemon Creek area. It was thought Dzantik'i Heeni Middle School would add capacity and eliminate the need for the modular classrooms at the Floyd Dryden Middle School. This excess in capacity has not occurred.

The continued lack of space is due to increased enrollment in the middle school age group. The former Marie Drake Middle School has been transferred into combined use by the high school and elementary school respectively.

The attached memos from the Juneau School District explain in more detail the specific changes in enrollment. The overall enrollment has already reached the combined capacity of both middle schools. Floyd Dryden is currently above capacity. Although there is some additional capacity at Dzantik'i Heeni Middle School, the District projects that enrollment will increase in the following years.

The District also anticipates an increase in the overall enrollment for the middle schools to continue because of new housing and development within the CBJ. There have been no complaints or any land use issues raised with these modular units. Other requirements, including parking, have been reviewed with previous permitting action. Staff, therefore, does not have a problem with renewal of the conditional use permit.

We believe the long range goal is still to provide permanent facilities for the schools. Therefore, similar condition to the previous permits will be recommended, including an expiration date. This will allow review of the school enrollment, the condition of the modular buildings, and School District plans for facility improvements.

**Juneau Coastal Management Program** - The proposed development was reviewed for and is considered in compliance with CBJ §49.70.900, the Juneau Coastal Management Program.

### **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 proposed use is appropriate according to the Table of Permissible Uses;
2. Whether the application is complete; 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 §49.15.300 (e)(1)(A thru C), Review of Director's Determinations, the director makes the following findings on the proposed development:**

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

**Yes.** The proposed use is appropriate according to the Table of Permissible Uses. The use is listed at CBJ §49.25.300 section 5.100 for the D-5 zoning district.

***2. Is the application for the requested conditional use permit complete?***

**Yes.** The application contains the information necessary to determine that the development will comply with all of the conditional use permit requirements.

***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.

**Per CBJ §49.15.330 (d)(5)(A thru C), Director's Review Procedure, the director makes the following additional findings:**

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

**No.** Based on the preceding staff analysis, no evidence is found to indicate 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.** Based on the preceding staff analysis, no evidence is found to indicate that the proposed development will substantially decrease the value of or be out of harmony with property in the neighboring area.

***6. Will the proposed development not be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?***

**No.** Based on the preceding staff analysis, it is found that the proposed development is in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans.



**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?***

**Yes.** Based on the preceding staff analysis, it is determined that the proposed development will comply with the Juneau Coastal Management Program.

**RECOMMENDATION**

We recommend that the Planning Commission adopt the director's findings and grant the requested renewal of the conditional use permit. The approval is subject to the following conditions:

1. That the term of the permit shall be limited to June 12, 1998.
2. The applicant shall reseed the sites, consistent with the adjacent park lands, after removal of the modulars.

ALLOWABLE/CONDITIONAL USE APPLICATION

(APPLICANT PLEASE FILL IN SHADED AREAS AS A MINIMUM)

DPA No: 95-0664	Project Identifier RENEWAL- MODULARS	AU/CU App. No. CU-44-95	Hearing Date	Date Received: 6/27/95
DESCRIBE WHY YOU NEED AN ALLOWABLE OR CONDITIONAL USE APPROVAL: Renew Conditional Use Permit #CU-21-93 for two modulars at Floyd Dryden Middle School as enrollment continues to exceed building capacity.				
MODIFICATION OF EXISTING APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
EXISTING USE OF LAND AND/OR BUILDING(S): Middle school.				
PROPOSED USE OF LAND AND/OR BUILDING(S): Same.				
UTILITIES PROPOSED WATER: <input type="checkbox"/> Public <input type="checkbox"/> On Site SEWER: <input type="checkbox"/> Public <input type="checkbox"/> On Site				
SITE DIMENSIONS: Approximately 27 acres. Width _____ ft. Depth _____ ft. Total Area _____ S.F.				
DIMENSIONS OF STRUCTURE: (Outside Dimensions) Length 40 ft. Width 24 ft. Height 15 ft. Total Area 960 ea. S.F.				
SIGNAGE		Style		Size
Existing:				
Proposed:				
LIGHTING		Style		Size
Existing:				
Proposed:				
PARKING Existing Spaces: Proposed Spaces:				
PLEASE NOTE: INCOMPLETE APPLICATIONS WILL NOT BE SCHEDULED FOR PLANNING COMMISSION ACTION AND WILL BE RETURNED TO THE APPLICANT FOR COMPLETION.				
REVIEW APPROVALS		ALLOWABLE/CONDITIONAL USE FEES		
Buildings	Initials	Date	Fees	Check No.
Engineering			Application Fees \$ 200	Receipt
Planning			Adjustment SIGN FEE \$ 50	Date 6/27/95
			Total Fee \$ 250	

Account code for permit charges: # 01-98-606-000-000-400.

**ADDITIONAL INFORMATION REQUIRED:**

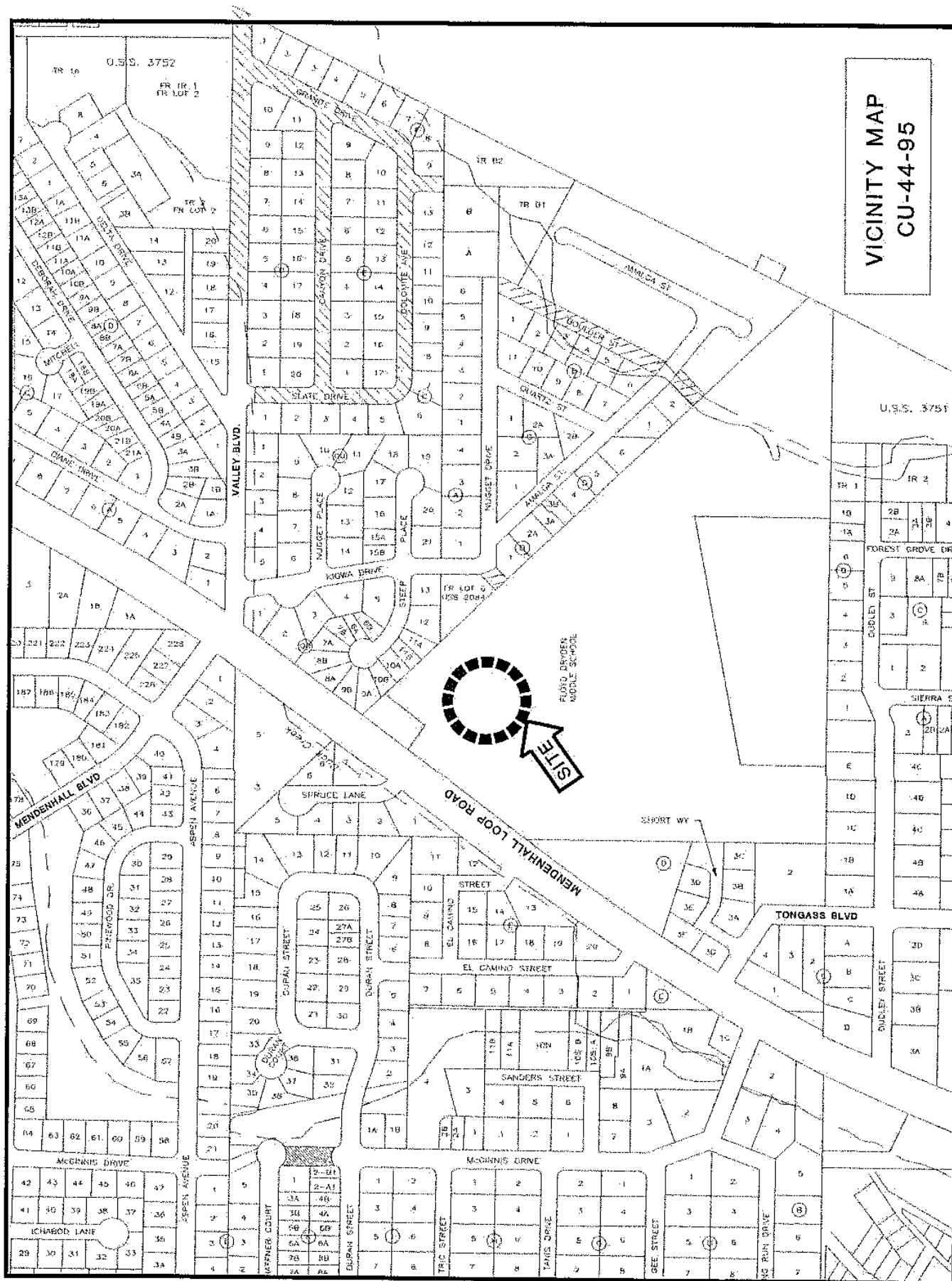
Each application for a Conditional Use Permit is reviewed by the Planning Commission at a public hearing. The permit procedure is intended to provide the commission the flexibility necessary to make decisions tailored to individual applications. The commission may stipulate conditions to mitigate external adverse impacts from the proposed use. If it is determined that these impacts cannot be satisfactorily overcome, the permit shall be denied.

The following items are required for an application:

1. PRE-APPLICATION CONFERENCE: Prior to application submission, the applicant shall meet with Community Development Department staff to discuss the proposed development activity and the Conditional Use Permit procedure. Please call for an appointment.
2. A completed application form including payment of fee.
3. A letter describing the project for which you are seeking a permit.
4. Fifteen (15) copies of a site plan drawn to scale on 24" x 36" paper and providing the following information: (Number and size of site plan copies may be changed if approved by department staff.)
  - A. Existing and proposed structures.
  - B. Existing and proposed parking areas, including dimensions of the spaces.
  - C. Proposed traffic circulation within the site including access/egress points and traffic control devices.
  - D. Existing and proposed signage and lighting, including placement of buildings, dimensions, materials, color, and style.
  - E. Existing and proposed landscaping, including species identification, size, planting locations, and a cross section of installation.
5. The architectural design, including building elevations, of proposed structures shall be shown.
6. A Public Notice Sign, which the applicant shall place on the site at least seven (7) days prior to the public hearing. The sign shall describe the proposal and provide other pertinent information (CBJ 49.15.230(3)). The applicant should confer with department staff for details of sign posting. (A limited number of signs is available for rent from the CBJ.)

**PLEASE NOTE:** Incomplete applications, including nonpayment will not be scheduled for Planning Commission action.

VICINITY MAP  
CU-44-95





# DEVELOPMENT PERMIT APPLICATION

(APPLICANT PLEASE FILL IN SHADED AREAS AS A MINIMUM)

REVISION NO. DATE

INFORMATION	DPA No: <u>95-0664</u>	<b>CITY and BOROUGH of JUNEAU</b>		Date Received: <u>6/27/95</u>
	Project Name:			
	Project Description <u>Renewal of conditional use permit CU-21-93 for 2 modular units at Floyd Dryden School</u>			
	PROPERTY LOCATION			
	Street Address <u>3800 Mendenhall Loop Road</u>		City / Zip <u>Juneau, AK 99801</u>	
	Subdivision (if known)		Survey (if known) <u>2084</u>	Block / Tract (if known) Lot (if known) <u>1A</u>
	Assessor's Parcel Number (if known) <u>5-B24-0-100-002-0</u>		Number of Parking Spaces Existing _____ Proposed _____	
	Use of Property Existing <u>Middle School</u> Proposed <u>Same</u>			
	PROPERTY OWNER			
	Property Owner's Name <u>City &amp; Borough of Juneau</u>		Contact Person <u>Lon Hadfield</u>	Work Phone No. <u>463-1750</u>

PROJECT / APPLICANT	Mailing Address <u>155 S. Seward, Juneau, Ak 99801</u>		Home Phone No.	FAX No.	
	PROPERTY OWNER CONSENT (Not required for building or engineering permits)				
	I am (we are) the owner(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.			APPLICATION TYPE	OWNER'S INITIAL(S)
	<input checked="" type="checkbox"/> <u>Landowner Signature</u> _____ Date _____			CU	
	<input checked="" type="checkbox"/> <u>Landowner Signature</u> _____ Date _____			VARIANCE	
	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 and/or the Design Review Board may visit the property and may do so during the weekend before the scheduled public hearing date.			DESIGN REVIEW	
				SUBDIVISION	
				OTHER	
	APPLICANT				
	Applicant's Name <u>Juneau School District</u>		Contact Person <u>Lon Hadfield</u>	Work Phone No. <u>463-1750</u>	

Mailing Address <u>c/o Maintenance Facilities, 10014 Crazy Horse Dr., Juneau, AK</u>		Home Phone No.	FAX No. <u>463-1727</u>
<input checked="" type="checkbox"/> <u>Lon Hadfield</u> Applicant's Signature		Date of Application _____	

(OFFICE USE ONLY BELOW THIS LINE)

REQUIRED	CK	PERMIT TYPE	SIGN	DATE RECEIVED	APPLICATION NO.	EST. FEE	ESTIMATED HEARING DATE	ACTUAL HEARING DATE	ESTIMATED DECISION OR APPROVAL DATE *	ACTUAL DECISION OR APPROVAL DATE
		ALLOWABLE USE APPROVAL								
		CONDITIONAL USE APPROVAL		4/27/95	CU-44-95	200				
		VARIANCE								
		DESIGN REVIEW APPROVAL								
		SUBDIVISION								
		STREET VACATION								
		SIGN APPROVAL					NOT APPLICABLE			
		BUILDING PERMIT	ES _____ FT _____							
		WATER PERMIT								
		SEWER PERMIT								
		GRADING PERMIT								
		DRIVEWAY PERMIT								
		RIGHT-OF-WAY PERMIT								
		PUB. FAC. TRANSMISS. & EXCAV. PERMIT								
	OTHER - (Describe)									

\* (assuming complete and accurate information provided by applicant)

STAFF	Zone	Total Lot Area	Required Setbacks Front _____ Back _____ Side _____ Other _____			
	Date rating form given to applicant _____			Planning Staff Initials <u>TM</u>		
	COMMENTS:					
	KEYWORDS					

(DEVAPP.XLS REV. - 12/7/94)





RECEIVED JUN 26 1995

# JUNEAU SCHOOL DISTRICT

CITY AND BOROUGH OF JUNEAU

10014 CRAZY HORSE DRIVE • JUNEAU, ALASKA 99801-8529 • (907) 463-1700

June 16, 1995

Mr. Tim Maguire  
Community Development  
155 South Seward Street  
Juneau, AK 99801

RE: Renewal of Conditional Use Permit # CU-21-93  
for two modular units at Floyd Dryden Middle School

Dear Tim:

We are requesting a renewal of the Conditional Use Permit for two modular units at Floyd Dryden Middle School for a number of reasons:

- Enrollment has increased steadily since the Conditional Use permits were issued in 1990 and 1991.
- Enrollment continues to exceed building capacity in spite of the opening of the new middle school. There are 215 sixth grade students scheduled to enter Floyd Dryden in August. Generally Floyd Dryden gets an additional 15-20 new students each year. That will bring the fall enrollment to 638-643 students. Building capacity is 600.
- Building activity suggests increased enrollment in the Floyd Dryden area and throughout the district. An example of this is the 20-home Killewich housing area near Melvin Park. A summary of building permit applications for 1995 is as follows:

TYPE OF HOMES	NO. OF UNITS
New single family detached homes:	80
New single family attached homes:	46
New duplexes:	20
New 3 and 4 family housing:	8
New 5 or more family housing:	29
Mobile home setups:	12
Residential additions or remodel:	8
Apartments added on to existing buildings:	<u>2</u>
<b>TOTAL NO. OF DWELLING UNITS:</b>	<b>205</b>

- Long-term building plans for low-income housing also indicate future growth and increased enrollment throughout the district.

THE CITY AND BOROUGH OF JUNEAU SCHOOL DISTRICT IS AN AA/EO EMPLOYER AND EDUCATIONAL INSTITUTION



- Greens Creek Mining has re-opened and plans to hire additional personnel. Associate Human Resource Representative Melanie Stone informed us that Greens Creek Mining currently employs approximately 100 people and that the company plans to hire 30-40 people in the next 6 months and additional workers next year. The school district will not know until school registration in August, at the earliest, if that will affect enrollment numbers at Floyd Dryden..
- Middle school curriculum offers special classes that require specific equipment such as that used in the instruction of science, technology, music, etc. It is very difficult to double-up and use specialty classrooms for more than one subject. Currently all the modulars and classrooms are being used for instructional purposes. A reduction in the number of classrooms would directly impact the curriculum at Floyd Dryden.

The Juneau School District is requesting renewal of the Conditional Use Permit for two modular units at Floyd Dryden Middle School. Present enrollment exceeds building capacity, Greens Creek Mining has re-opened, and current construction trends indicate increased enrollment.

An application for renewal of the permit is enclosed.

Thank you for your continued cooperation on these matters.

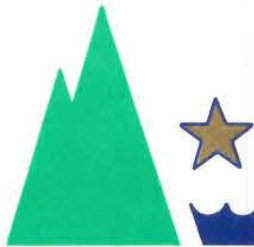
Sincerely,



Lon Hadfield  
Maintenance Supervisor

Enclosures

RECEIVED JUL 31 1995



# JUNEAU SCHOOL DISTRICT

CITY AND BOROUGH OF JUNEAU

10014 CRAZY HORSE DRIVE • JUNEAU, ALASKA 99801-8529 • (907) 463-1700

July 25, 1995

Mr. Tim Maguire  
Community Development  
155 South Seward Street  
Juneau, AK 99801

Post-it® Fax Note	7671	Date	7/27/95	# of pages	2
To	Jeanette Budke		From	Tim Maguire	
Co./Dept.	School District		Co.	CDD	
Phone #			Phone #	586-5230	
Fax #			Fax #		

RE: Application for Conditional Use Permit # CU-44-95  
for two modular units at Floyd Dryden Middle School

Dear Tim:

In a follow-up conversation about our request for the renewal of the conditional use permit for the modular units at Floyd Dryden Middle School, you requested more information about the enrollment at the new middle school.

Boundary changes, based on a two-year projected student enrollment, were made prior to the opening of Dzantik'i Heeni Middle School. As always variables exist as families move into and out of Juneau, and others move to different areas within Juneau. However, based on the projections done before the new middle school opened, enrollment at Floyd Dryden is expected to level off and student enrollment at DZMS is expected to increase by the end of the coming school year. Two charts showing total middle school enrollment and enrollment at the two middle schools this past year are attached.

As stated previously, the opening of Green's Creek and new housing projects suggest increased student enrollment. The cost of removing modulars and replacing them at a later date would be costly and time-consuming. We are hopeful, therefore, that the conditional use permit will be renewed.

Thank you for your cooperation on these matters.

Sincerely,

Lon Hadfield, Maintenance Supervisor

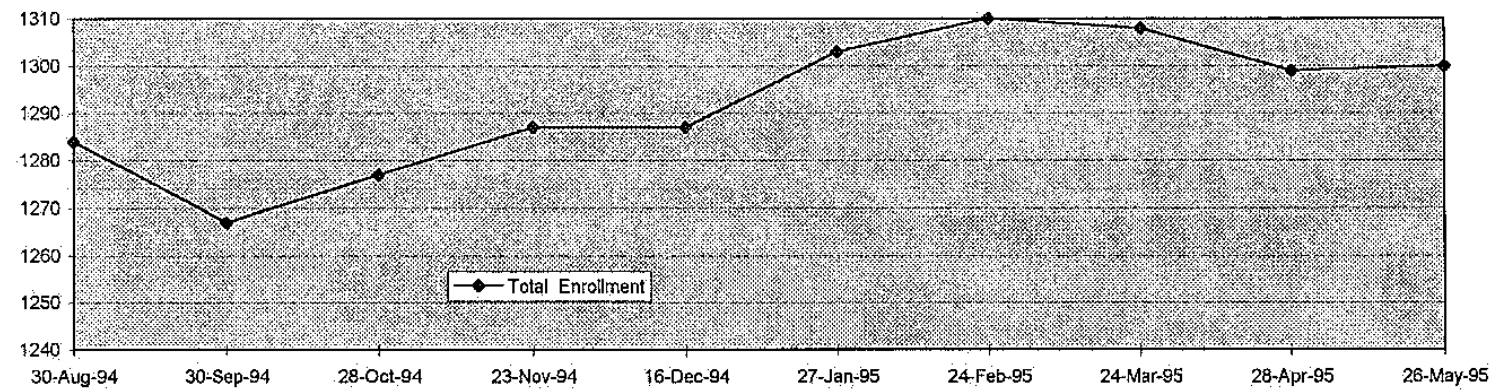
Attachments

THE CITY AND BOROUGH OF JUNEAU SCHOOL DISTRICT IS AN AA/EO EMPLOYER AND EDUCATIONAL INSTITUTION

# ENROLLMENT AT JUNEAU MIDDLE SCHOOLS FOR THE 1994-95 SCHOOL YEAR

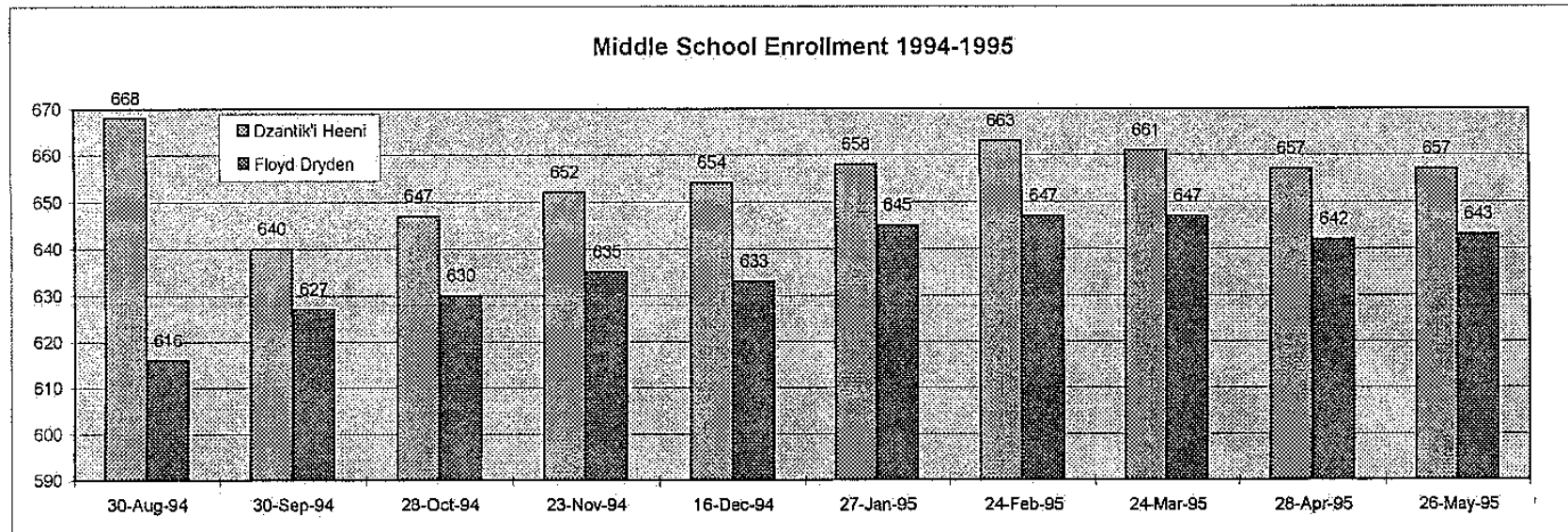
		Date	Dzantik'i Heeni Capacity 700	Floyd Dryden Capacity 600	Total Enrollment		
		30-Aug-94	668	616	1284		
		30-Sep-94	640	627	1267		
		28-Oct-94	647	630	1277		
		23-Nov-94	652	635	1287		
		16-Dec-94	654	633	1287		
		27-Jan-95	658	645	1303		
		24-Feb-95	663	647	1310		
		24-Mar-95	661	647	1308		
		28-Apr-95	657	642	1299		
		26-May-95	657	643	1300		

## TOTAL MIDDLE SCHOOL ENROLLMENT FOR THE 1994-95 SCHOOL YEAR



# ENROLLMENT AT JUNEAU MIDDLE SCHOOLS FOR THE 1994-95 SCHOOL YEAR

Date	Dzantik'i Heeni Capacity 700	Floyd Dryden Capacity 600	Total Enrollment
30-Aug-94	668	616	1284
30-Sep-94	640	627	1267
28-Oct-94	647	630	1277
23-Nov-94	652	635	1287
16-Dec-94	654	633	1287
27-Jan-95	658	645	1303
24-Feb-95	663	647	1310
24-Mar-95	661	647	1308
28-Apr-95	657	642	1299
26-May-95	657	643	1300



**PLANNING COMMISSION  
NOTICE OF DECISION**

Date: November 19, 1998

File No.: USE98-00056

Joseph Mueller  
Juneau School District, Facilities Office  
9001 Mendenhall Loop Road  
Juneau, AK 99801

Application For: Conditional Use Permit

Legal Description: Lot 1A, U. S. Survey 2084

Parcel Code No.: 5-B24-0-100-002-0

Hearing Date: October 27, 1998

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated October 20, 1998 and approved the continued use of two (2) modular buildings for classrooms at Floyd Dryden Middle School to be conducted as described in the project description and project drawing submitted with the application and with the following conditions:

1. That the term of the permit shall expire October 27, 2001.
2. The applicant shall reseed the sites after removal of the modulars, consistent with the adjacent park lands.

Attachment: October 20, 1998, memorandum from Tim Maguire, Community Development to the CBJ Planning Commission regarding USE98-00056.

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).

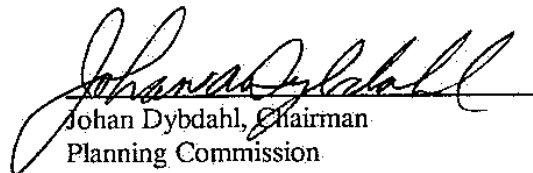
Effective Date: The permit is effective upon approval by the Commission.  
(October 27, 1998)

Juneau School District, Facilities Office  
File No: USE98-00056  
November 19, 1998  
Page 2

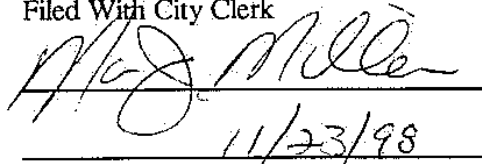
Expiration Date: The permit will expire October 27, 2001. Application for permit extension must be submitted thirty days before the permit expires.

Project Planner:

  
Tim Maguire, Planner

  
Johan Dybdahl, Chairman  
Planning Commission

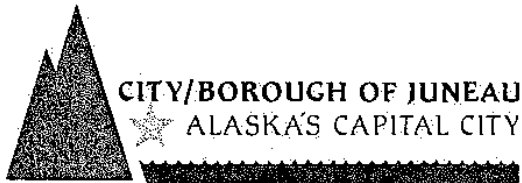
Filed With City Clerk

  
11/23/98

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 - 1-800-949-4232, or fax 360-438-3208.





**PLANNING COMMISSION  
NOTICE OF DECISION (Revised)**

Date: November 8, 2001

File No.: USE2001-00037

Joe Mueller  
c/o Juneau School District  
10014 Crazy Horse Drive  
Juneau, Alaska 99801

Application For: A conditional use permit to allow two modular school rooms at Floyd Dryden Middle School.

Legal Description: USS 2084, Lot 1A

Parcel Code No.: 5-B24-0-100-002-0

Hearing Date: October 23, 2001

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated October 12, 2001 and approved a conditional use permit to allow two modular schoolrooms at Floyd Dryden Middle School to remain on site. The project is to be conducted as described in the project description and project drawing submitted with the application and with the following conditions:

1. The applicant shall re-seed the sites after removal of the modular classrooms, consistent with adjacent lands.
2. The applicant shall periodically inspect the modular classrooms for shifting of foundation blocks and provide appropriate leveling if necessary. Any structural deficiencies caused by shifting foundation blocks, discovered during periodic inspections, must be addressed immediately.

Attachments: October 11, 2001 memorandum from Greg Chaney, Community Development to the CBJ Planning Commission regarding USE2001-00037.

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).

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

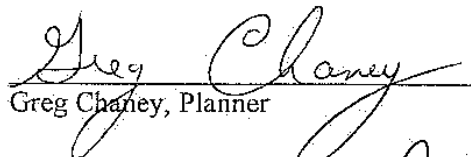


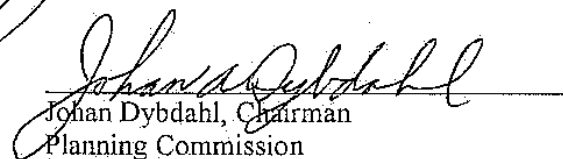
Joe Mueller  
File No.: USE2001-00037 (revised)  
November 14, 2001  
Page 2 of 2

Effective Date: The permit is effective upon approval by the Commission  
October 23, 2001

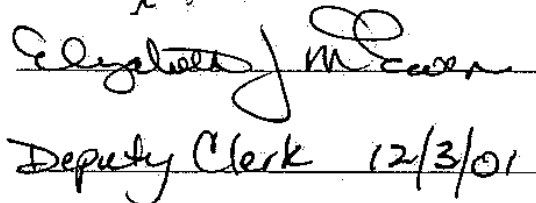
Expiration Date: None

Project Planner:

  
Greg Chaney, Planner

  
Johan Dybdahl, Chairman  
Planning Commission

  
Deputy  
Filed With City Clerk

  
Deputy Clerk 12/3/01

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 1 (800) 949-4232, or fax (360) 438-3208.

## § 1302.21 Center-based option.

- (a) **Setting.** The center-based option delivers the full range of services, consistent with § 1302.20(b). Education and child development services are delivered primarily in classroom settings.
- (b) **Ratios and group size.**
  - (1) Staff-child ratios and group size maximums must be determined by the age of the majority of children and the needs of children present. A program must determine the age of the majority of children in a class at the start of the year and may adjust this determination during the program year, if necessary. Where state or local licensing requirements are more stringent than the teacher-child ratios and group size specifications in this section, a program must meet the stricter requirements. A program must maintain appropriate ratios during all hours of program operation, except:
    - (i) For brief absences of a teaching staff member for no more than five minutes; and,
    - (ii) During nap time, one teaching staff member may be replaced by one staff member or trained volunteer who does not meet the teaching qualifications required for the age.
  - (2) An Early Head Start or Migrant or Seasonal Head Start class that serves children under 36 months old must have two teachers with no more than eight children, or three teachers with no more than nine children. Each teacher must be assigned consistent, primary responsibility for no more than four children to promote continuity of care for individual children. A program must minimize teacher changes throughout a child's enrollment, whenever possible, and consider mixed age group classes to support continuity of care.
  - (3) A class that serves a majority of children who are three years old must have no more than 17 children with a teacher and teaching assistant or two teachers. A double session class that serves a majority of children who are three years old must have no more than 15 children with a teacher and teaching assistant or two teachers.
  - (4) A class that serves a majority of children who are four and five years old must have no more than 20 children with a teacher and a teaching assistant or two teachers. A double session class that serves a majority of children who are four and five years old must have no more than 17 children with a teacher and a teaching assistant or two teachers.

**TABLE TO § 1302.21(b)—CENTER-BASED GROUP SIZE**

4 and 5 year olds	No more than 20 children enrolled in any class.
	No more than 17 children enrolled in any double session class.
3 year olds	No more than 17 children enrolled in any class.
	No more than 15 children enrolled in any double session class.
Under 3 years old	No more than 8 or 9 children enrolled in any class, depending on the number of teachers.

- (c) **Service duration —**



# Community Development

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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 RECOMMENDATION**

Date: June 13, 2019  
File No.: CSP2019 0004

City and Borough of Juneau  
City and Borough Assembly  
155 South Seward Street  
Juneau, AK 99801

**Proposal:** Planning Commission recommendation to the City and Borough Assembly to approve a State project to construct two (2) roundabouts at the intersections of Mendenhall Loop Road with Stephen Richards Drive and with Floyd Dryden Middle School

**Legal Description or ROW Names:** Intersections of Mendenhall Loop Road at Stephen Richards Memorial Drive and at Floyd Dryden Middle School

**Hearing Date:** June 11, 2019

The Planning Commission, at a regular public meeting, adopted the analysis and findings listed in the attached memorandum dated June 3, 2019. The Planning Commission recommended that the City and Borough Assembly approve the project with the following condition:

1. Applicant shall make all reasonable efforts during construction to alleviate the economic impact on businesses and residents affected by construction activities.

**Attachments:** June 3, 2019 memorandum from Amy Liu, Community Development, to the CBJ Planning Commission regarding CSP2019 0004.

This Notice of Recommendation constitutes a recommendation of the CBJ Planning Commission to the City and Borough Assembly. Decisions to recommend an action are not appealable, even if the recommendation is procedurally required as a prerequisite to some other decision, according to the provisions of CBJ §01.50.020(b).

City and Borough Assembly

File No.: CSP2019 0004

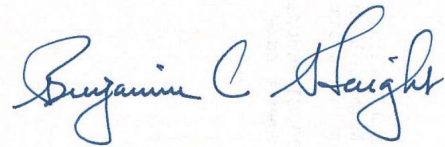
June 13, 2019

Page 2 of 2



Project Planner: \_\_\_\_\_

Alexandra Pierce, Planning Manager  
for Amy Liu, Planner  
Community Development Department



Benjamin Haight, Chair  
Planning Commission



Filed With Municipal Clerk

6/20/2019

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.

## Ilsa Lund

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**From:** Lauren Verrelli  
**Sent:** Monday, February 3, 2025 3:55 PM  
**To:** Ilsa Lund; George Schaaf  
**Subject:** RE: Please Comment\_ re: CCTHITA Education Center at Floyd Dryden

Hey Ilsa,

Geroge and I chatted and don't see the new use by the new Childhood Education Center will have an impact on the 2018 plan.

Let us know if you need anything else from us.

Best,

**Lauren Verrelli** (she/her)

Deputy Director  
Parks & Recreation  
Ph: 907-586-0423 | Fax: 586-4589



Physical: 1208 Glacier Ave. | Juneau, AK 99801  
Mailing: 155 Heritage Way | Juneau, AK 99801

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**From:** Ilsa Lund <Ilsa.Lund@juneau.gov>  
**Sent:** Wednesday, January 29, 2025 9:03 AM  
**To:** Lauren Verrelli <Lauren.Verrelli@juneau.gov>; George Schaaf <George.Schaaf@juneau.gov>  
**Subject:** RE: Please Comment\_ re: CCTHITA Education Center at Floyd Dryden

Thanks for your response, Lauren!

Yes, that is the plan I was referring to. It's good to know that the structures are still being used and are not abandoned and vacant. Comments received by February 7<sup>th</sup> will be appreciated.

For some background and context: The Juneau School District (JSD) obtained a series of Conditional Use Permits (CUP) over the years between 1984 and 1998 to place modular structures for three-year limits. It wasn't until 2001 that JSD sought to place the modular structures permanently on the site. The conditions attached to that last in CUP in 2001 were 1) When the structures were no longer needed, they would be removed and the area reseeded, and 2) That the modular structures would undergo regular inspections to verify structural integrity, and any issues would be addressed immediately.

Let me know if you would like any more information.

*Gunalchéesh!*

**Ilsa Lund** | Planner I

Community Development Department | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 4<sup>th</sup> Floor Marine View Building

Office: 907.586.0753 ext. 4128



*Fostering excellence in development for this generation and the next.*

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**From:** Lauren Verrelli <[Lauren.Verrelli@juneau.gov](mailto:Lauren.Verrelli@juneau.gov)>  
**Sent:** Monday, January 27, 2025 2:55 PM  
**To:** Ilsa Lund <[Ilsa.Lund@juneau.gov](mailto:Ilsa.Lund@juneau.gov)>; George Schaaf <[George.Schaaf@juneau.gov](mailto:George.Schaaf@juneau.gov)>  
**Subject:** FW: Please Comment\_ re: CCTHITA Education Center at Floyd Dryden

Hey Ilsa,

I'm looping in George for his input on how these changes may impact the plan. Is [this](#) the plan you're talking about? I am not sure what the plan is for the modular structures. I just know that currently the football team is still using them during the season.

When you need to have comments back by? George is out this week.

Thanks,

**Lauren Verrelli** (she/her)  
Deputy Director  
Parks & Recreation  
Ph: 907-586-0423 | Fax: 586-4589



Physical: 1208 Glacier Ave. | Juneau, AK 99801  
Mailing: 155 Heritage Way | Juneau, AK 99801

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**From:** Ilsa Lund <[Ilsa.Lund@juneau.gov](mailto:Ilsa.Lund@juneau.gov)>  
**Sent:** Monday, January 27, 2025 10:38 AM  
**To:** Lauren Verrelli <[Lauren.Verrelli@juneau.gov](mailto:Lauren.Verrelli@juneau.gov)>  
**Subject:** FW: Please Comment\_ re: CCTHITA Education Center at Floyd Dryden

Hey Lauren,

I'm working on the Conditional Use Permit for CCTHITA to use Floyd Dryden for an early childhood education center. I am wondering if/ how that change of use/ occupants might affect the 2018 Adair Kennedy Master Plan. Will it be faster to bring the plan to fruition because there is no proposed use for the modular structures to the east of the school building where a second ballfield is proposed?

If you do have any feedback or input, please use the attached form for your comments. If I should be sending requests like these to someone else in your department, please let me know.

*Gunalchéesh!*

**Ilsa Lund** | Planner I

Community Development Department | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 4<sup>th</sup> Floor Marine View Building

Office: 907.586.0753 ext. 4128



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**From:** Ilsa Lund

**Sent:** Tuesday, January 14, 2025 12:56 PM

**To:** General Engineering <[General\\_Engineering@juneau.gov](mailto:General_Engineering@juneau.gov)>; Jeffrey Hedges <[Jeffrey.Hedges@juneau.gov](mailto:Jeffrey.Hedges@juneau.gov)>; Theresa Ross <[Theresa.Ross@juneau.gov](mailto:Theresa.Ross@juneau.gov)>; Scott Gray <[Scott.Gray@juneau.gov](mailto:Scott.Gray@juneau.gov)>; Dan Bleidorn <[Dan.Bleidorn@juneau.gov](mailto:Dan.Bleidorn@juneau.gov)>

**Subject:** Please Comment\_ re: CCHITA Education Center at Floyd Dryden

Hello CBJ Team,

We have received an application from Central Council of Tlingit & Haida Indian Tribes of Alaska (CCHITA) for a Conditional Use Permit to put in an early childhood education center in Floyd Dryden with space for up to 132 children, not including after-school programs and tutoring services. As part of the review process, we are circulating the application amongst CBJ departments for input that will be provided to the Planning Commission for review.

Attached is the application. Later this week, you can also find information at the short-term planning web site: <https://juneau.org/community-development/short-term-projects>

We have the case scheduled for the Planning Commission meeting on February 25, 2025. If you could provide feedback by **February 7, 2025**, that would be very helpful. I've attached an Agency Comment Form for your use.

Warm regards,

*Gunalchéesh!*

**Ilsa Lund** | Planner I

Community Development Department | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 4<sup>th</sup> Floor Marine View Building

Office: 907.586.0753 ext. 4128



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**From:** [Theresa Ross](#)  
**To:** [Ilsa Lund](#)  
**Subject:** RE: Please Comment\_ re: CCTHITA Education Center at Floyd Dryden  
**Date:** Friday, February 7, 2025 9:22:44 AM  
**Attachments:** [image.png](#)  
[image.png](#)

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Good morning,

I have no comments since I am currently reviewing a project there, I will just include my comments for any clarification I am need during plan review. As it stands as far as fire this is an educational building being used for education. So aside from verifying all systems are current, we may need to add single station smoke detectors to rooms being used for sleeping and to verify they have direct exits.

Thanks!

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



## Ilsa Lund

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**From:** Scott Gray  
**Sent:** Thursday, February 6, 2025 4:28 PM  
**To:** Ilsa Lund  
**Subject:** RE: Please Comment\_ re: CCTHITA Education Center at Floyd Dryden

Hi Ilsa,

Streets and Fleet do not have any concerns.

Thanks,

Scott

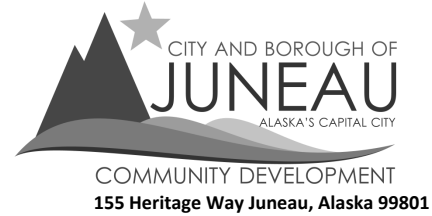
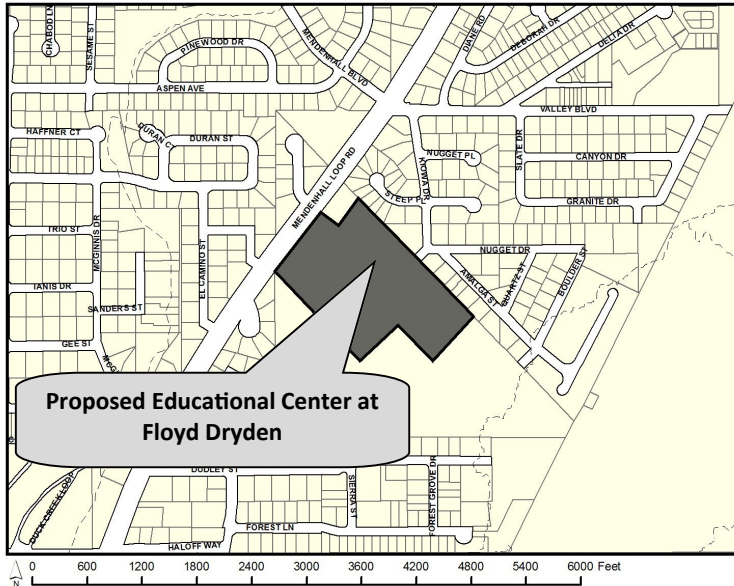


Scott Gray  
Superintendent  
Public Works Streets & Fleet  
907-586-5256

# Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

*Your Community, Your Voice*



TO

**A Conditional Use Permit application has been submitted for consideration and public hearing by the Planning Commission for **Tlingit & Haida Educational Center** at **Floyd Dryden** in a **D5 zoning district**.**

## 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 **Tuesday, February 18, 2025** at

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

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

### Now through Feb. 6

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

### Feb. 7 — noon, Feb. 21

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

### HEARING DATE & TIME: 6:00 pm, Feb. 25, 2025

This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <https://juneau.zoom.us/j/85421744892> and use the Webinar ID: 854 2174 4892 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).

You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.

### Feb. 26

The results of the hearing will be posted online.

## FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ext. 4128

Email: [pc\\_comments@juneau.gov](mailto:pc_comments@juneau.gov) or [ilsa.lund@juneau.gov](mailto:ilsa.lund@juneau.gov)

Mail: Community Development, 155 Heritage Way, Juneau AK 99801

Case No.: **USE2024 0021**

Parcel No.: **5B2401000020**

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





Attachment P - Public Notice Sign Photo