



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

(907) 586-0715

CDD_Admin@juneau.gov

www.juneau.org/community-development

155 Heritage Way • Juneau, AK 99801

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

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

STAFF RECOMMENDATION: Approval with conditions

KEY CONSIDERATIONS FOR REVIEW:

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

ALTERNATIVE ACTIONS:

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

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

STANDARD OF REVIEW:

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

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

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

SITE FEATURES AND ZONING



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

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

*Consult sections below for details.

BACKGROUND INFORMATION

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

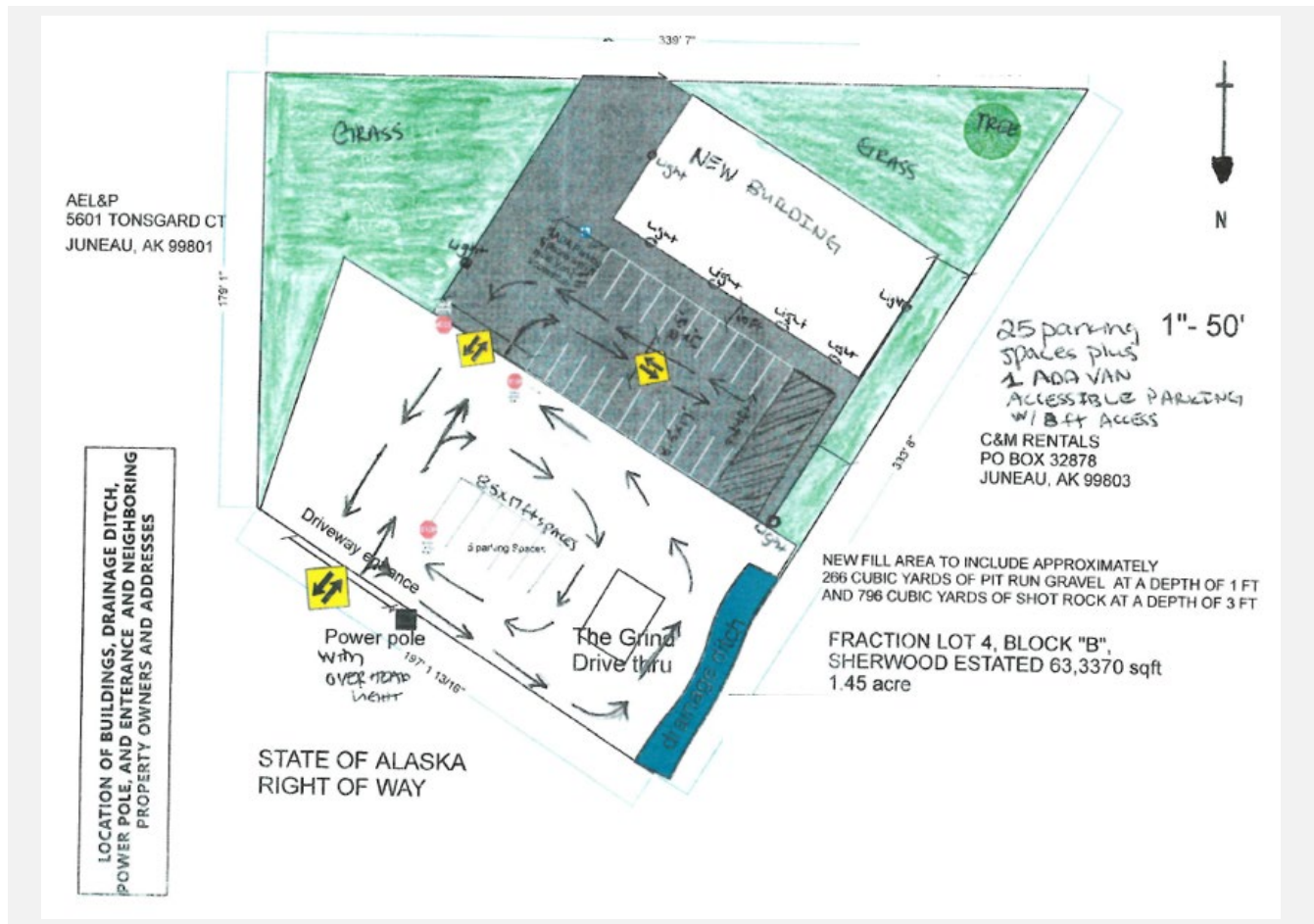
Background –

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

ZONING REQUIREMENTS

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

SITE PLAN



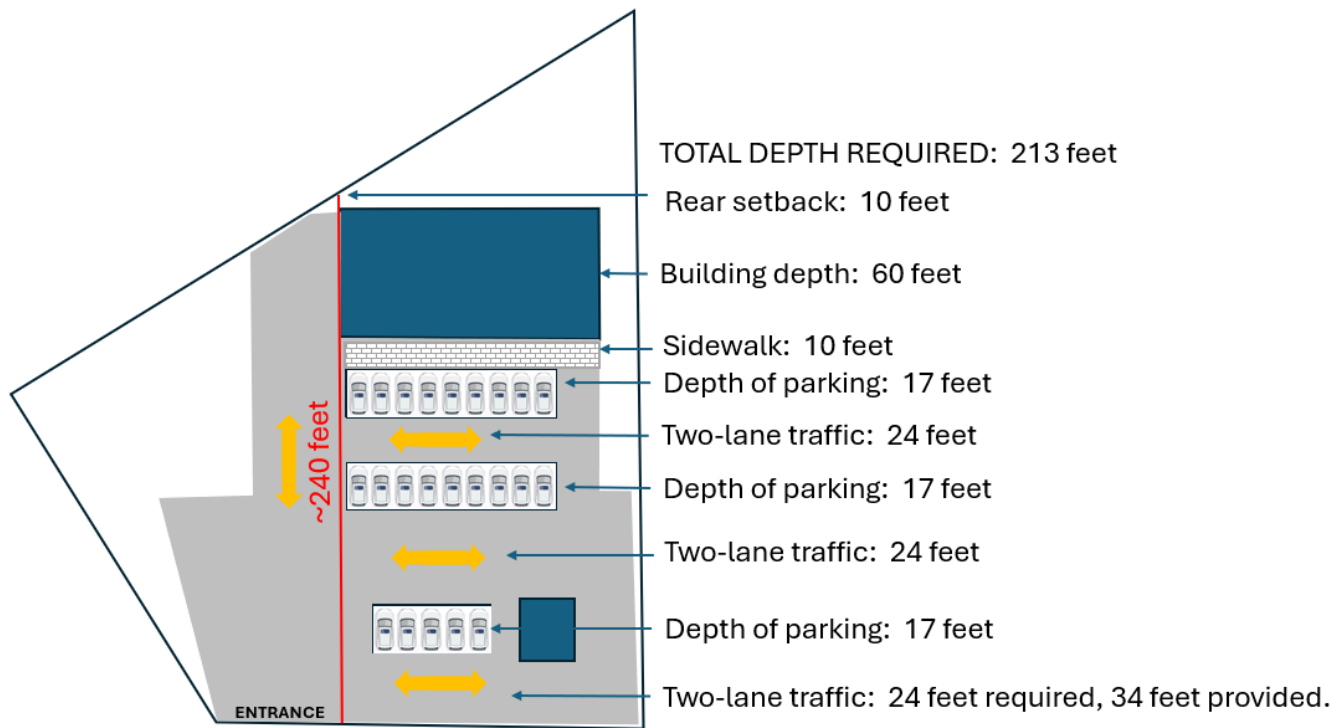
ANALYSIS

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

Condition: None.

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

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



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

Condition: None.

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

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

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

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

Vehicle Parking & Circulation –

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

**Rounded down per 49.40.210*

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

Condition: None.

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

Condition: None.

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

Condition: None.

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

Condition: None.

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

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

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



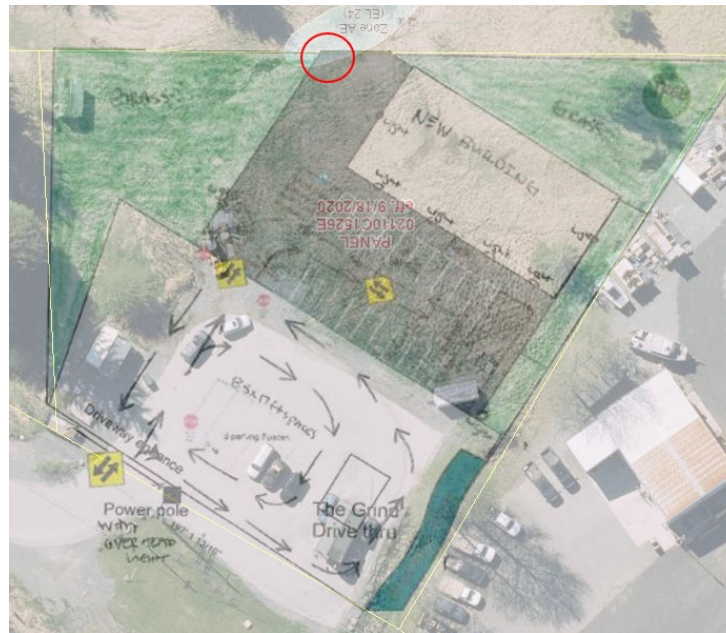
The development has received a wetlands fill permit from the United States Army Corps of Engineers (POA-2024-00318).

Condition: None.

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

Condition: None.

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



Condition: None.

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

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

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

The 2013 Comprehensive Plan maps this area Heavy Industrial:

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

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

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

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

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

Condition: None.

AGENCY REVIEW

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

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

PUBLIC COMMENTS

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

CONFORMITY WITH ADOPTED PLANS

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

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

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

FINDINGS

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

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

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

Finding: *Yes, the application is complete.*

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

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

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

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

Analysis: No further analysis needed.

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

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

Analysis: No further analysis needed.

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

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

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

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

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

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

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

RECOMMENDATION

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

The approval is subject to the following conditions:

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

STAFF REPORT ATTACHMENTS

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



DEVELOPMENT PERMIT APPLICATION

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

To be completed by Applicant	PROPERTY LOCATION									
	Physical Address 10187 Jensine Street									
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) Fraction lot 4, block "B" Sherwood estates									
	Parcel Number(s) 4B1701100180									
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____									
	LANDOWNER/ LESSEE									
	Property Owner Jacob & Kristel Liska	Contact Person Kristel Liska								
	Mailing Address 14066 Glacier Hwy	Phone Number(s) 907-209-5598								
	E-mail Address Kristel@the grindcoffeeco.com									
	LANDOWNER/ LESSEE CONSENT									
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.										
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.										
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;"> <u>Jacob Liska</u> Landowner/ Lessee (Printed Name) </td> <td style="width: 50%; text-align: center;"> <u>Landowner</u> Title (e.g.: Landowner, Lessee) </td> </tr> <tr> <td style="text-align: center;"> <input checked="" type="checkbox"/> <u>[Signature]</u> Landowner/ Lessee (Signature) </td> <td style="text-align: center;"> <u>05/11/2024</u> Date </td> </tr> <tr> <td style="text-align: center;"> <u>Kristel Liska</u> Landowner/ Lessee (Printed Name) </td> <td style="text-align: center;"> <u>Landowner</u> Title (e.g.: Landowner, Lessee) </td> </tr> <tr> <td style="text-align: center;"> <input checked="" type="checkbox"/> <u>[Signature]</u> Landowner/ Lessee (Signature) </td> <td style="text-align: center;"> <u>05/11/2024</u> Date </td> </tr> </table>			<u>Jacob Liska</u> Landowner/ Lessee (Printed Name)	<u>Landowner</u> Title (e.g.: Landowner, Lessee)	<input checked="" type="checkbox"/> <u>[Signature]</u> Landowner/ Lessee (Signature)	<u>05/11/2024</u> Date	<u>Kristel Liska</u> Landowner/ Lessee (Printed Name)	<u>Landowner</u> Title (e.g.: Landowner, Lessee)	<input checked="" type="checkbox"/> <u>[Signature]</u> Landowner/ Lessee (Signature)	<u>05/11/2024</u> Date
<u>Jacob Liska</u> Landowner/ Lessee (Printed Name)	<u>Landowner</u> Title (e.g.: Landowner, Lessee)									
<input checked="" type="checkbox"/> <u>[Signature]</u> Landowner/ Lessee (Signature)	<u>05/11/2024</u> Date									
<u>Kristel Liska</u> Landowner/ Lessee (Printed Name)	<u>Landowner</u> Title (e.g.: Landowner, Lessee)									
<input checked="" type="checkbox"/> <u>[Signature]</u> Landowner/ Lessee (Signature)	<u>05/11/2024</u> Date									
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.										
APPLICANT										
If same as LANDOWNER, write "SAME"										
Applicant (Printed Name) SAME	Contact Person SAME									
Mailing Address SAME	Phone Number(s) SAME									
E-mail Address SAME										
<input checked="" type="checkbox"/> <u>[Signature]</u> Applicant's Signature										
Date of Application										

DEPARTMENT USE ONLY BELOW THIS LINE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Intake Initials <u>PHC</u> <u>-1 IMG</u>
Case Number <u>USE24-014</u>
Date Received <u>6.25.24</u>



ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

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

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

Form completed by Applicant

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

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

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

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

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

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

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

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

DEPARTMENT USE ONLY BELOW THIS LINE

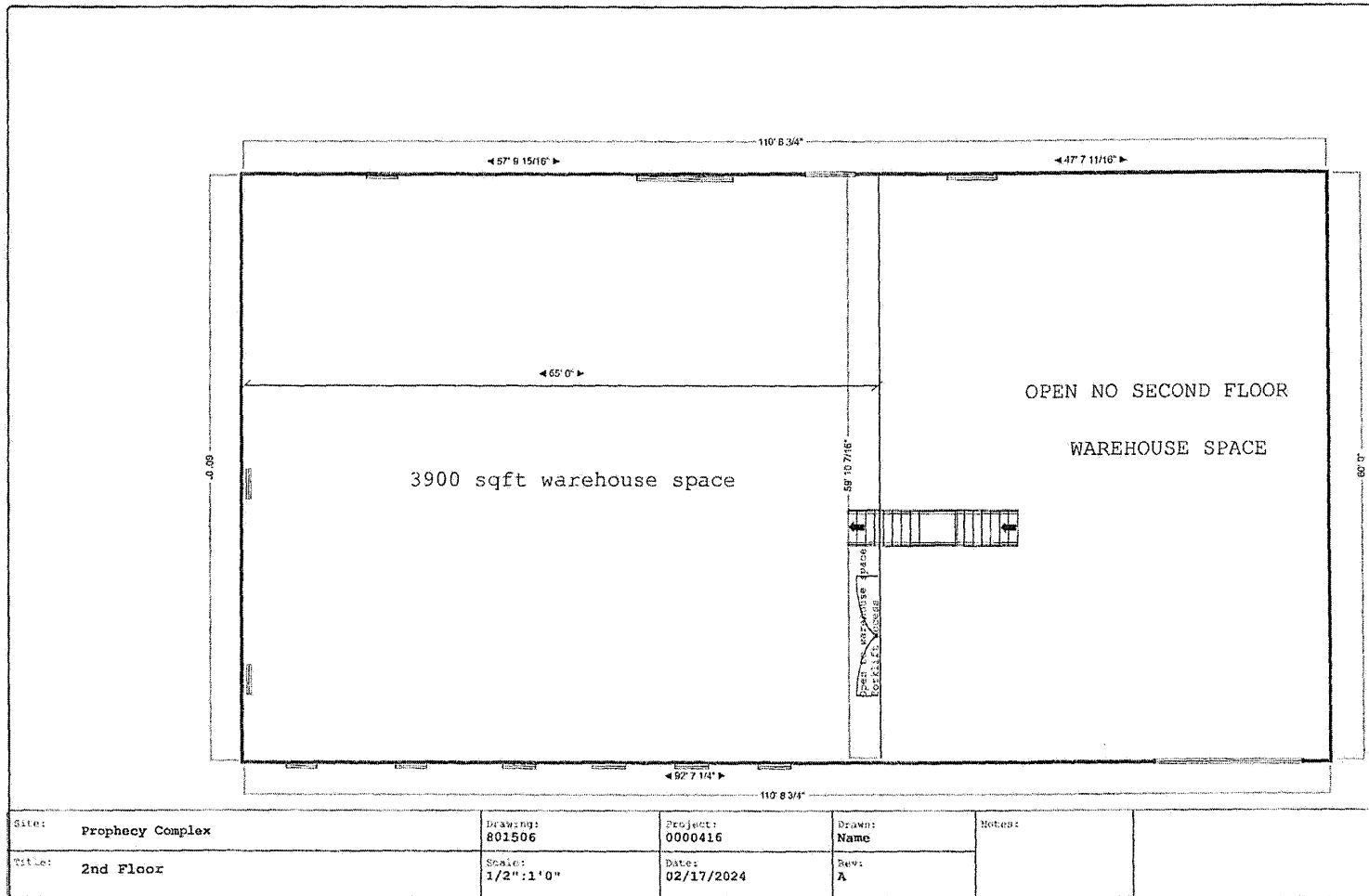
ALLOWABLE/CONDITIONAL USE FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ 500.00			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ 50.00			
Pub. Not. Sign Deposit	\$ 100.00			
Total Fee	\$ 650.00			

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

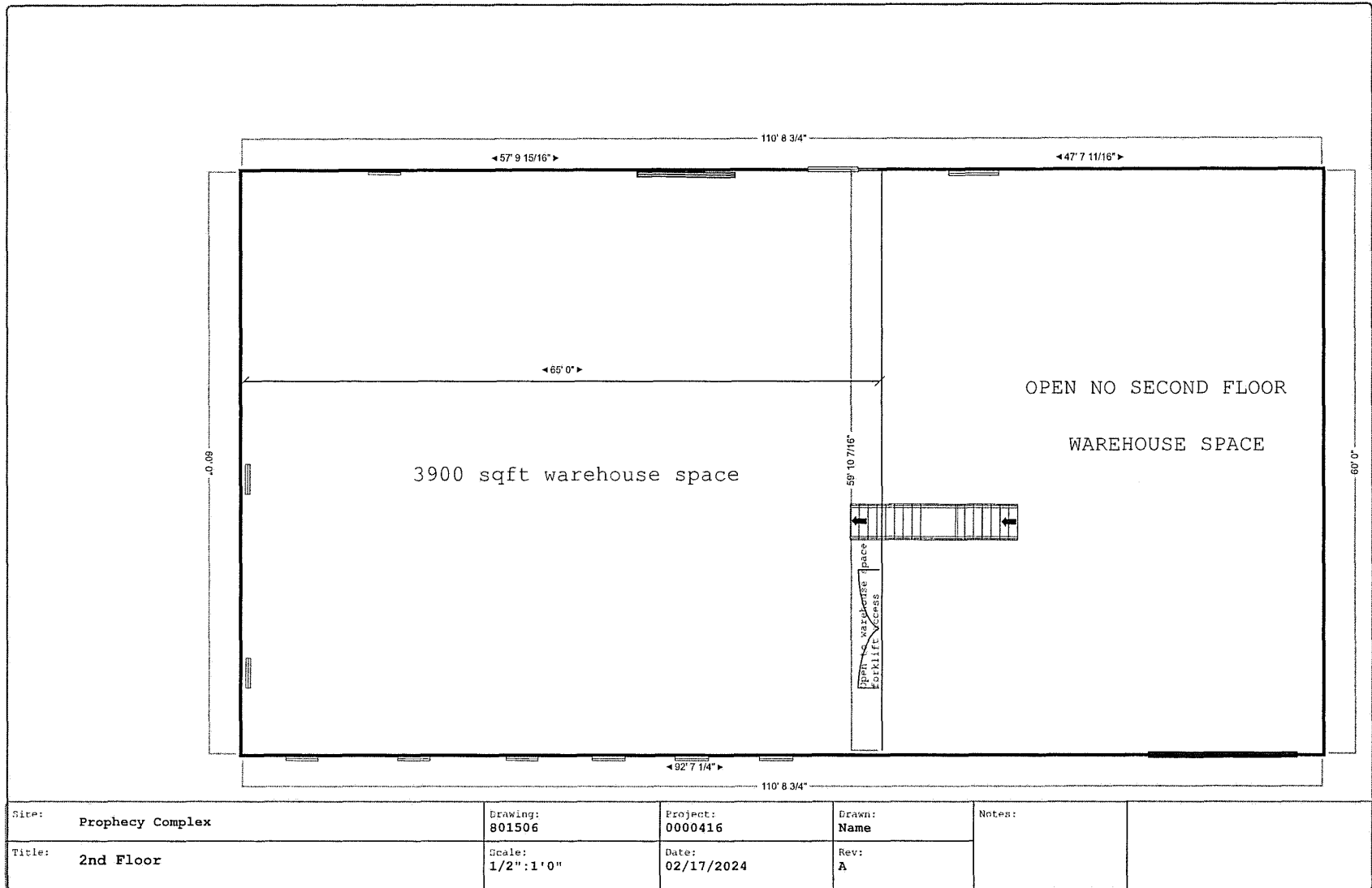
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number	Date Received
USE 24-014	6.20.24



Attachment A - Application



Attachment A - Application

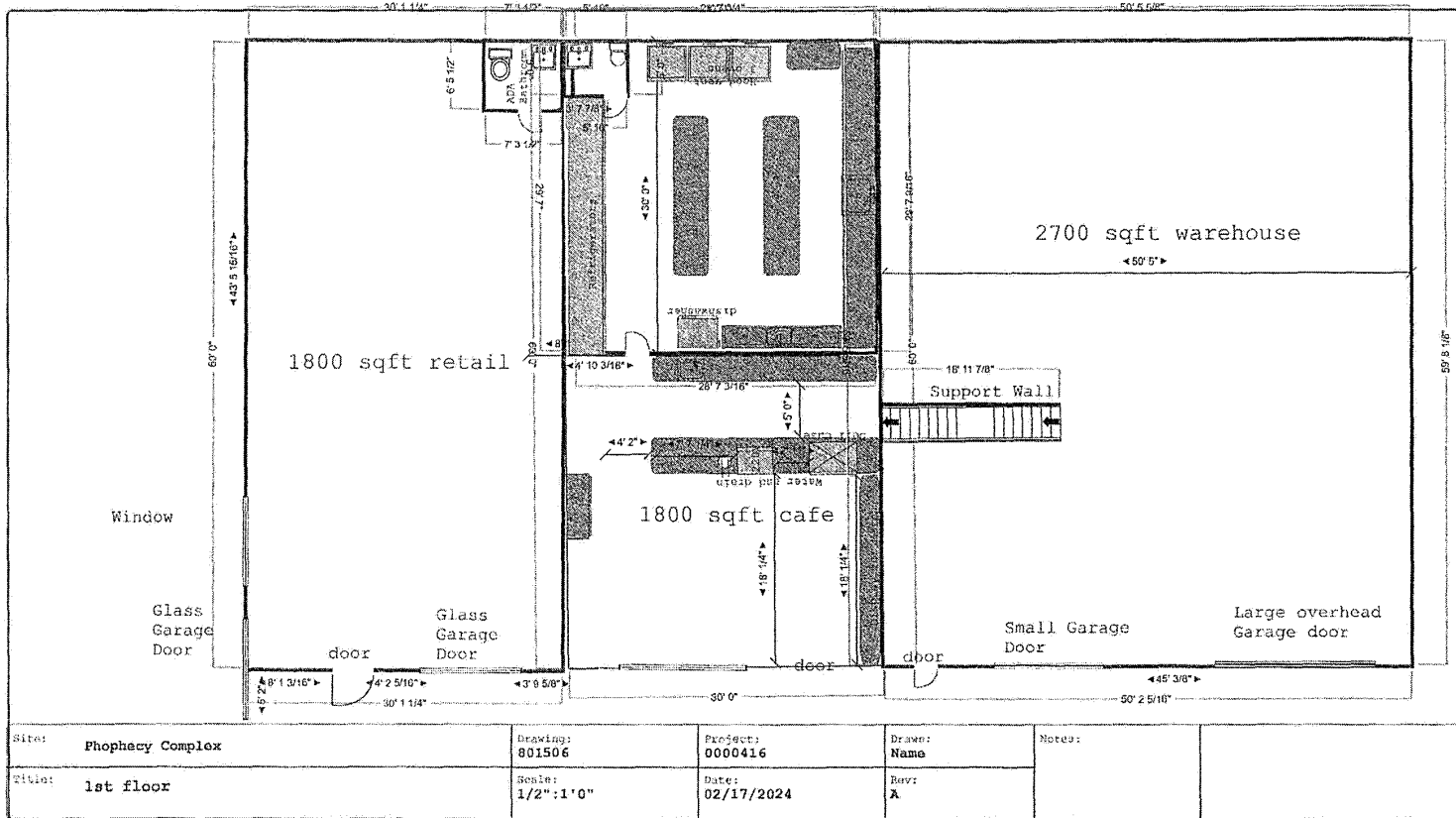
Currently this property is occupied by The Grind Coffee drive through building. The owner has paved the access to the property and currently a pad of just shy of ½ acre has been filled and paved. At this time the drive thru coffee shop is the only building on the property.

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

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

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

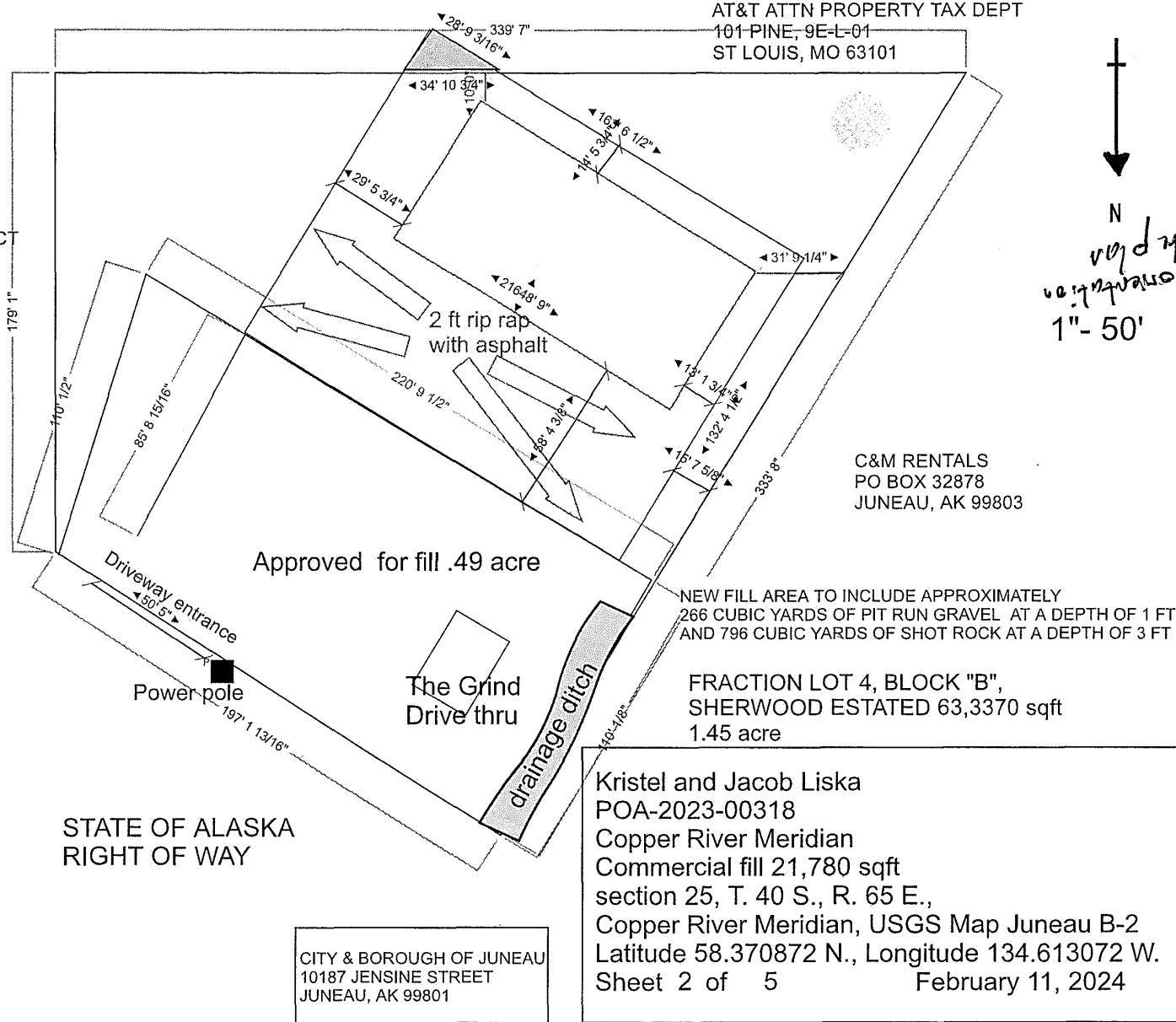
Traffic will circulate on the property for the Drive thru coffee shop the way that it currently does with the exception of adding one stop sign to the turning circulation of the drive through facing Easterly when driving out of the window located at the western side of the property where traffic would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



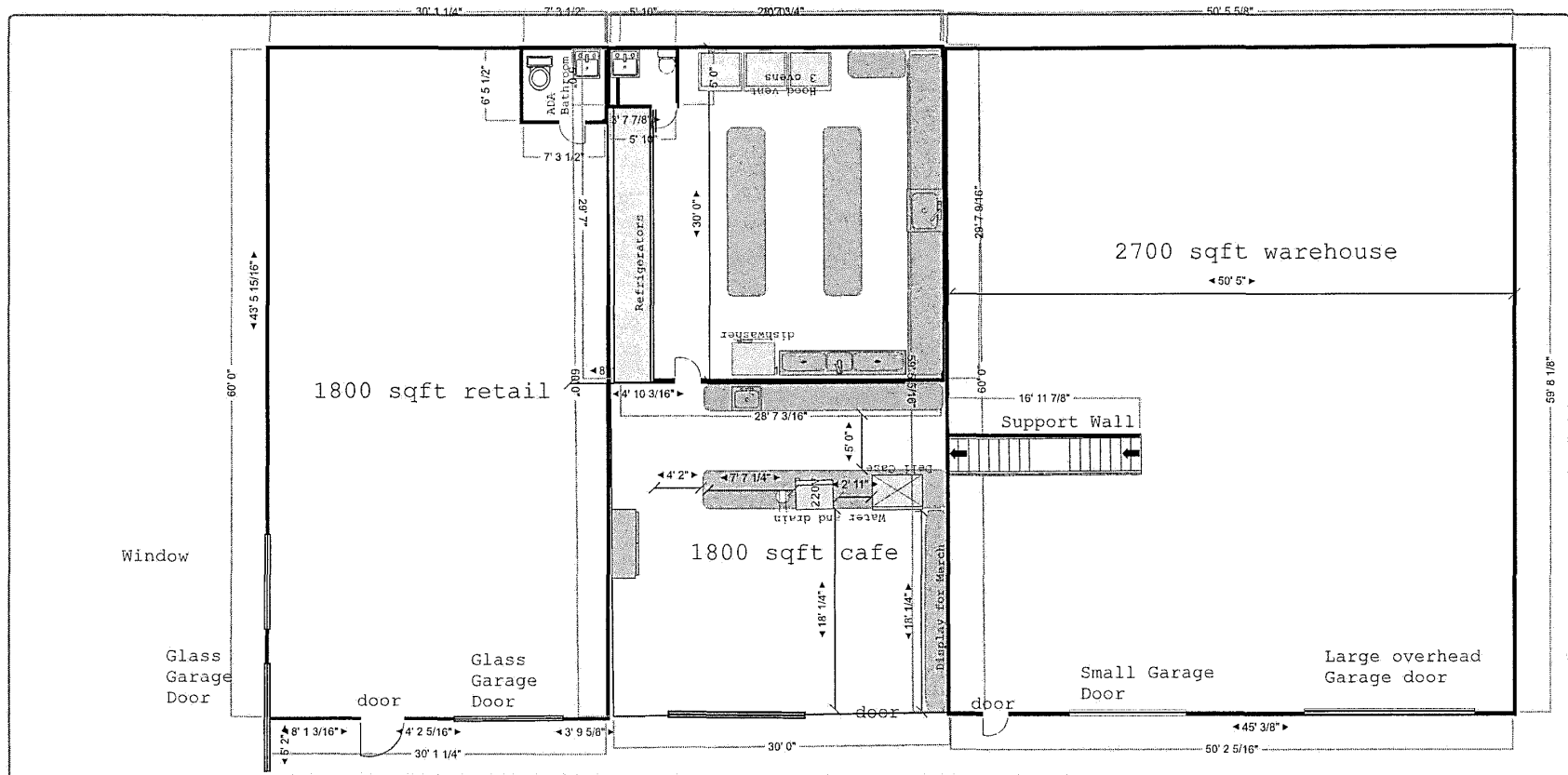
Attachment A - Application

AEL&P
5601 TONSGARD CT
JUNEAU, AK 99801

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

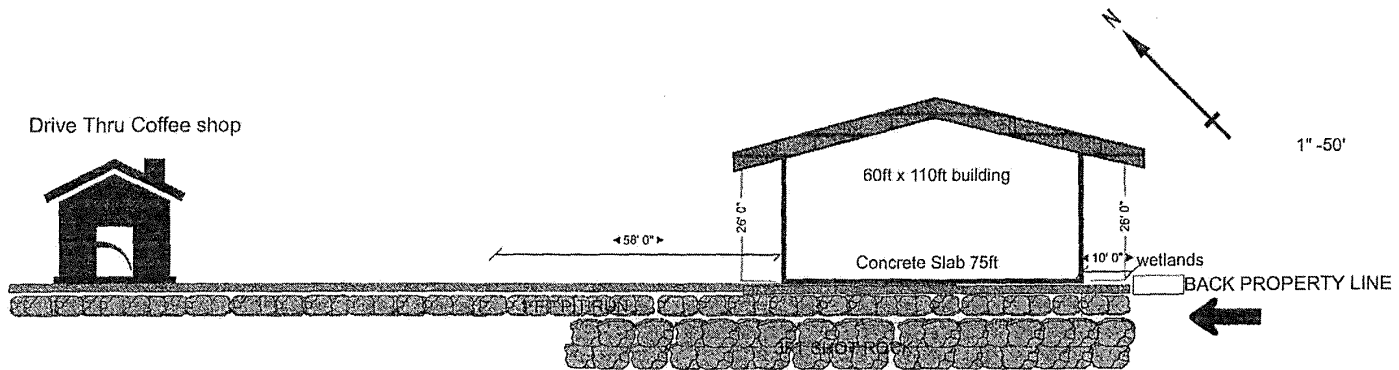


N
↓
we need to
correct orientation
1" = 50'



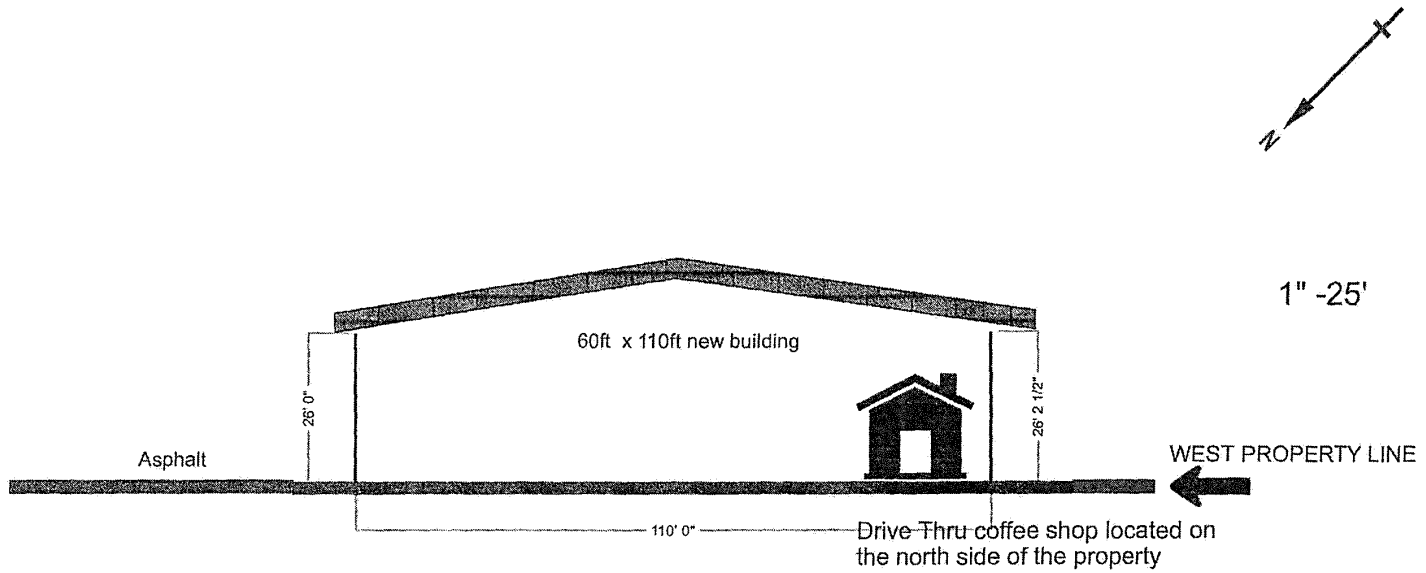
Site:	Phophecy Complex	Drawing:	801506	Project:	0000416	Drawn:	Name	Notes:
Title:	1st floor	Scale:	1/2" : 1' 0"	Date:	02/17/2024	Rev:	A	

Attachment A - Application



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

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



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

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

150W NextGen IV Series | LED SHOEBOX LIGHT



PRODUCT DESCRIPTION

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

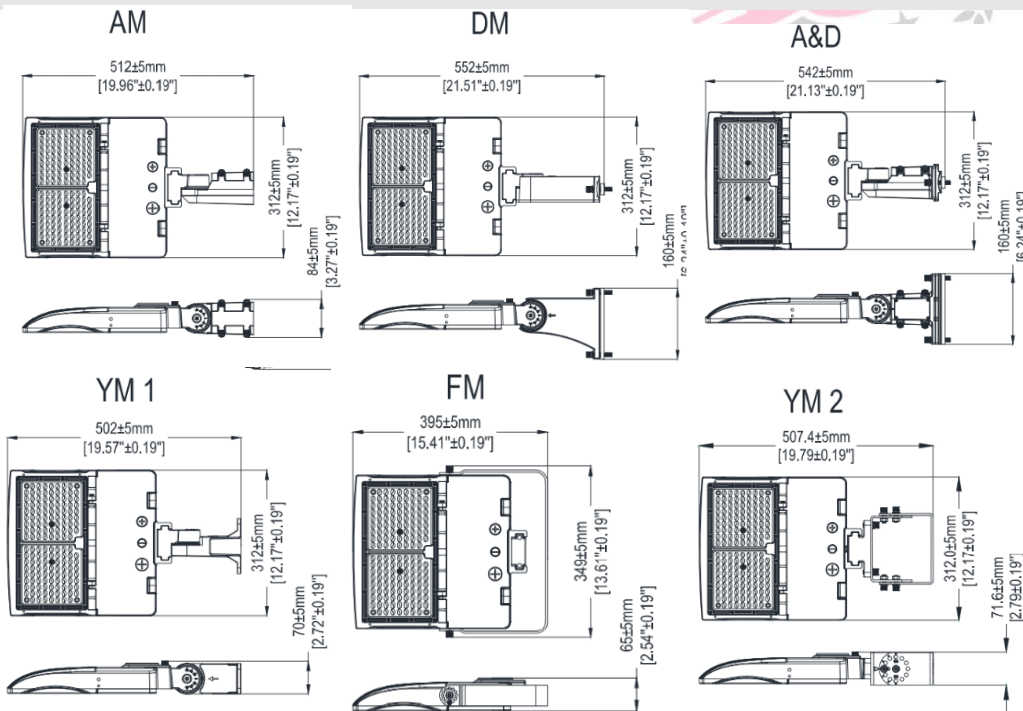


DLC #: RGL-NEXTGEN4-150W

PRODUCT FEATURES & COMMON USE APPLICATIONS

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

PRODUCT DIMENSIONS



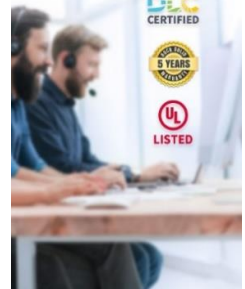
Rugged Grade Lighting
Industrial Grade Solutions



LEGENDARY USA SUPPORT



US based phone and online customer support



888-953-2476

sales@ruggedgrade.com

150W NextGen IV Series | LED SHOEBOX LIGHT



PRODUCT TECHNICAL SPECIFICATIONS

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

PRODUCT MOUNTS & ACCESSORIES



AM



DM



YM 1



YM 2



A&D



FM

Rugged Grade Lighting
Industrial Grade Solutions



888-953-2476
sales@ruggedgrade.com

Attachment A - Application

150W NextGen IV Series | LED SHOEBOX LIGHT



PRODUCT IMAGES & ACTUAL INSTALLATIONS



Rugged Grade Lighting
Industrial Grade Solutions



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sales@ruggedgrade.com

Attachment A - Application

PHOTOMETRICS & DLC PRODUCT SPEC

Luminaire Property

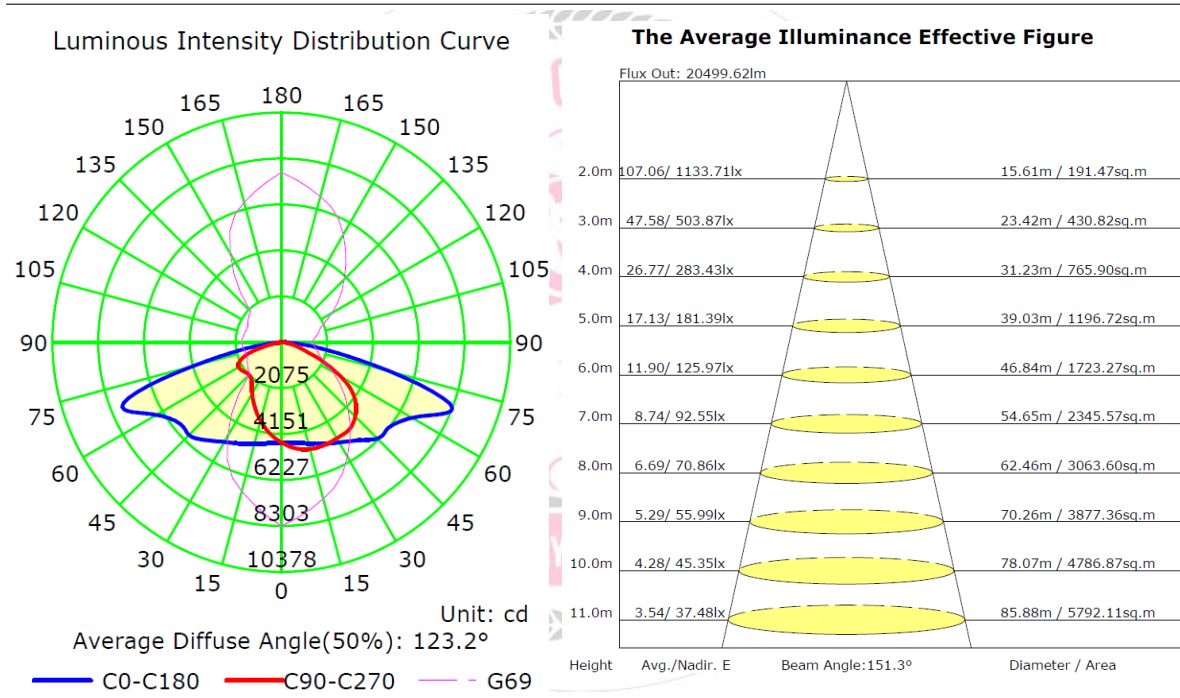
Luminaire Manufacturer:
Voltage: 120.6 V
Power: 146.30 W

Current: 1.216 A
Power Factor: 0.997

Photometric Results

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

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



150W NextGen IV Series | LED SHOEBOX LIGHT




DLC For 5000K Model

Product ID: S-09B5F5

X

RGL-NEXTGEN4-150WBT3SA1-abcde50
Manufacturer: RuggedGrade
Brand: RuggedGrade



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

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

PRODUCT CATEGORIZATION [VIEW DETAILS](#)

CONTROL FEATURES [VIEW DETAILS](#)

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

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

Rugged Grade Lighting
Industrial Grade Solutions



888-953-2476
sales@ruggedgrade.com

Attachment A - Application

150W NextGen IV Series | LED SHOEBOX LIGHT




DLC For Tunable 3000K Model

Product ID: S-2Z7PYG

RGL-NEXTGEN4-TT-150WBT3DA1-abcdefW

Manufacturer: RuggedGrade
Brand: RuggedGrade



PRODUCT OVERVIEW

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

PRODUCT INFORMATION

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

PRODUCT CATEGORIZATION [VIEW DETAILS](#)

CONTROL FEATURES [VIEW DETAILS](#)

REPORTED PHOTOMETRIC PERFORMANCE

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

REPORTED ELECTRICAL PERFORMANCE

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

Rugged Grade Lighting
Industrial Grade Solutions



888-953-2476
sales@ruggedgrade.com

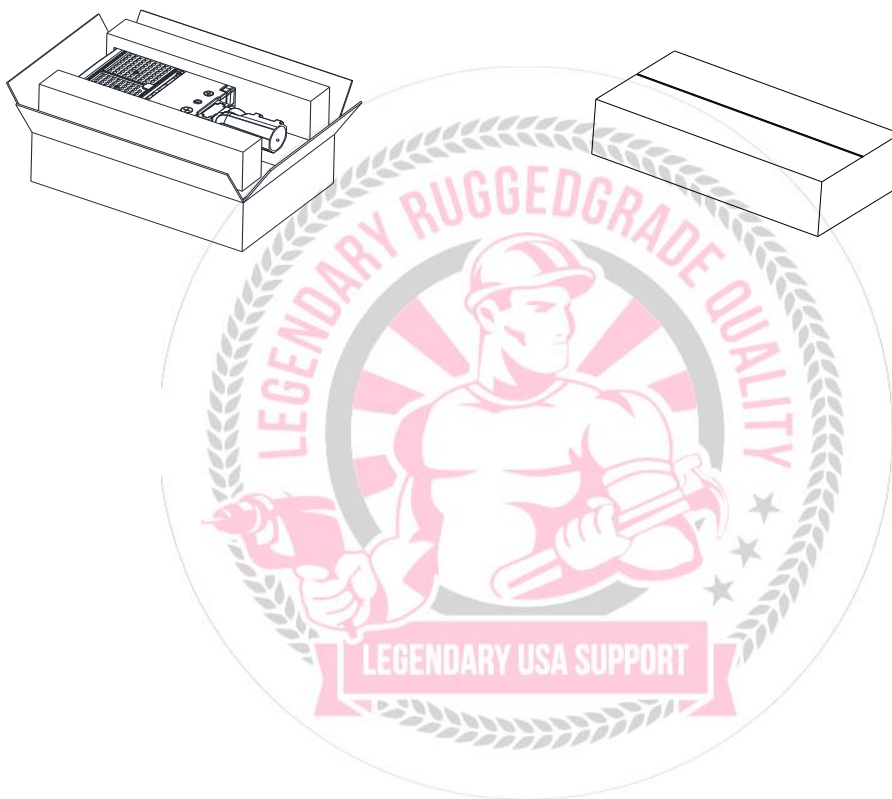
150W NextGen IV Series | LED SHOEBOX LIGHT



RuggedGrade

PRODUCT PACKAGING

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



Rugged Grade Lighting
Industrial Grade Solutions



888-953-2476
sales@ruggedgrade.com

Attachment A - Application

PRODUCT WARNINGS

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

PRODUCT TROUBLESHOOTING

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

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

BETTER LIGHTS. BETTER SUPPORT.





kristel liska <kristel@thegrindcoffeeco.com>

PAC24-09: No TIA required at this time

2 messages

Irene Gallion <Irene.Gallion@juneau.gov>

Mon, Jun 17, 2024 at 1:52 PM

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

Hi Kristel and Michael,

Thanks for working with us on the traffic issue.

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

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

Thanks!

Irene Gallion | Senior Planner

Community Development Department | City & Borough of Juneau, AK

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

Office: 907.586.0753 x4130





Fostering excellence in development for this generation and the next.

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

Attachment A - Application

2 attachments

 **Liska Prophecy Complex .pdf**
234K

 **AADT 2024.05.10.xlsx**
18K

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

Wed, Jun 19, 2024 at 11:19 AM

Thank you Irene, appreciate your help through this process.

(Signed: kristel)

...

kristel

Assistant

Owner

The Grind Coffee Company, LLC

107-209-5598



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

The Grind Warehouse

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

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

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

List of Attendees

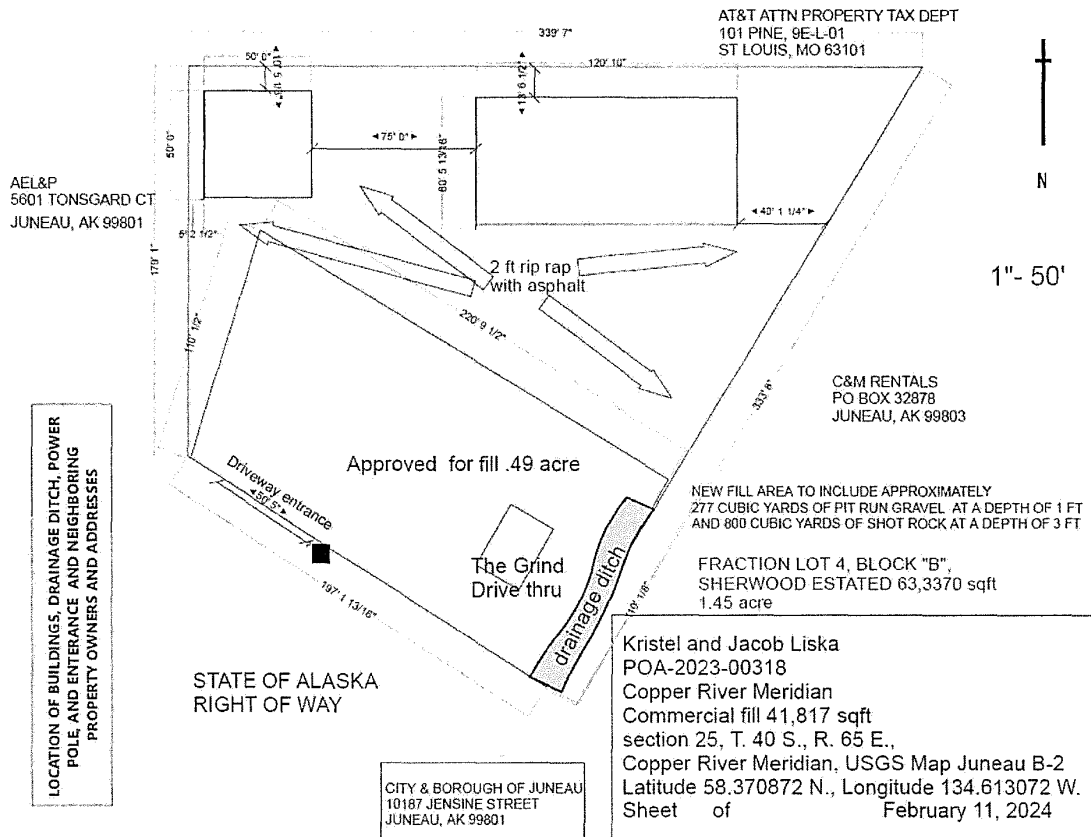
Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

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

Conference Summary

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

Project Overview



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

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

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

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

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

Conditional Use Permit Process:

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

Videos of the Planning Commission activities are posted on Assembly's Minutes and Agendas site. <https://juneau-ak.municodemeetings.com/>

Planning Division

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

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

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

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

6. **Parking & Circulation–**

Parking requirements are outlined in CBJ 49.40.210:

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

Dimensions are outlined in CBJ 49.40.225:

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

A standard parallel parking space is 6.5 x 22 feet.

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

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

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

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

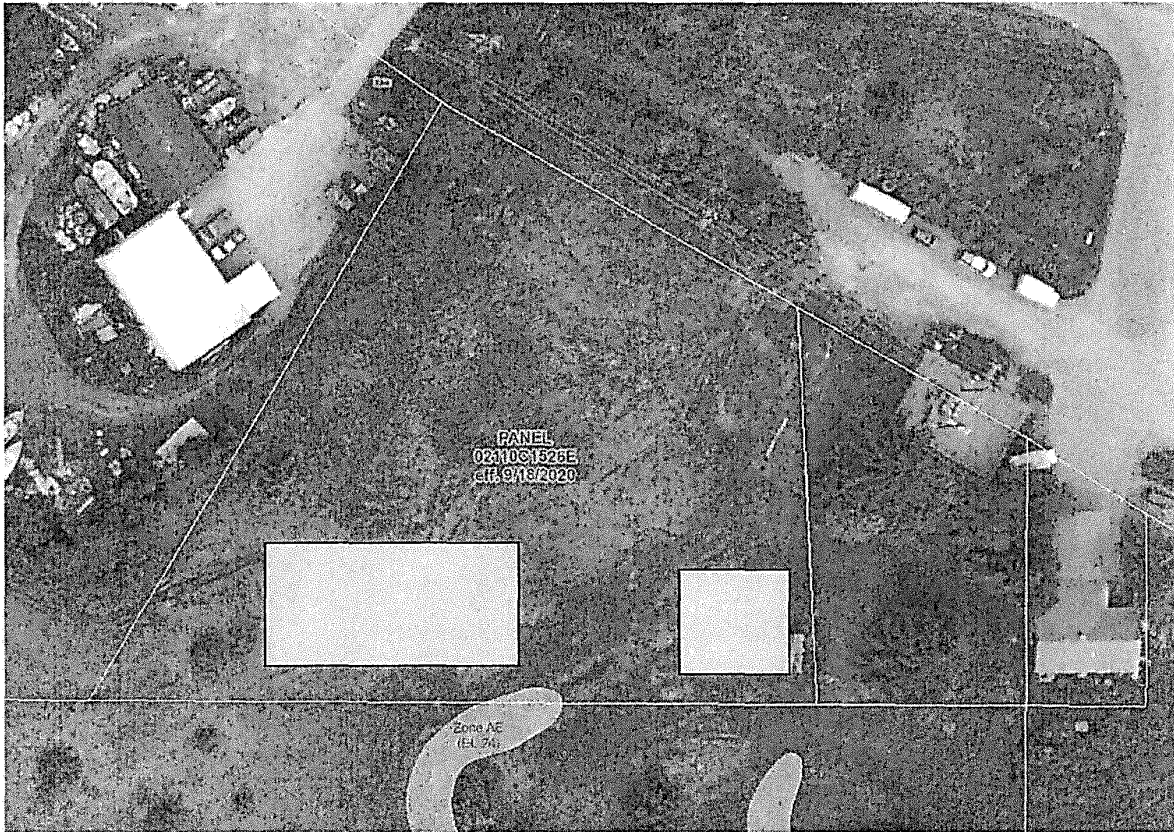
7. **Lot Coverage** – No maximum, except to maintain setback and vegetative cover requirements.
8. **Vegetative Coverage** – Five percent required.
9. **Lighting** – Exterior lighting may not shed light or glare above the roofline of the building or beyond the property line of the site. Industrial and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

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

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

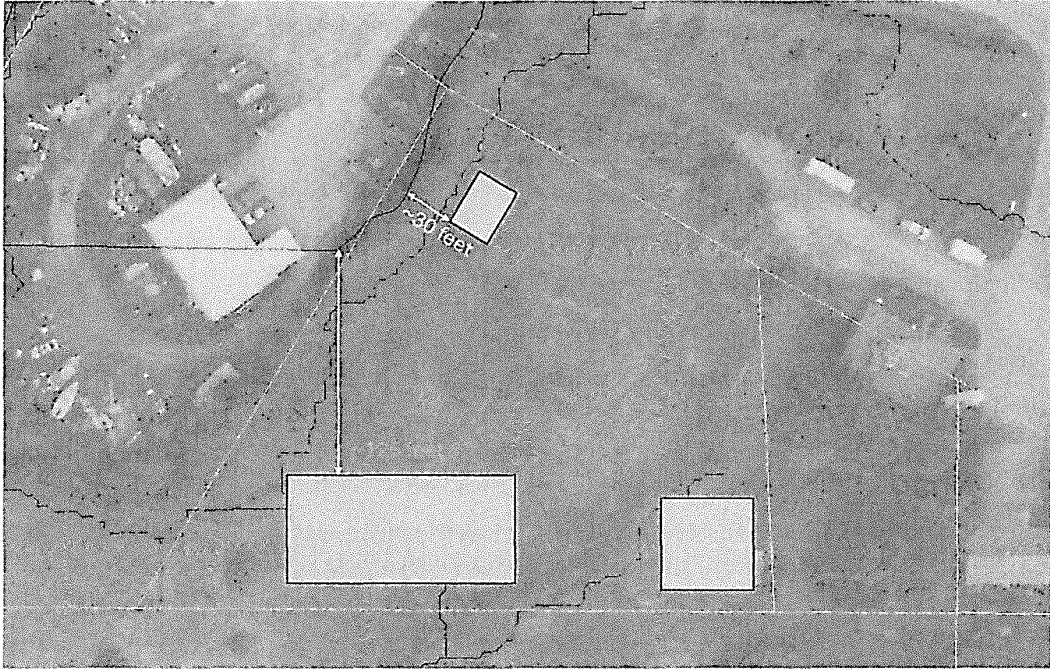
10. **Noise** – Noise is anticipated to be in character with Industrial zoning.
11. **Flood** – The Applicant will want to be mindful of the flood zone. While it is not anticipated to be a problem, minor modifications to the plan could create impacts.

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



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

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



15. **Plat Restrictions** – None noted by staff.

16. **Traffic** – There are two entities interested in traffic generated by the development – CBJ and ADOT&PF.

CBJ will require a Traffic Impact Analysis (TIA) to be submitted with the application, because more than 500 average daily traffic (ADT) is estimated for the project.

A TIA requires a traffic engineer and can take months and thousands of dollars. Plan accordingly.

A hearing before the Planning Commission will not be held until the TIA is received.

Traffic is estimated using the Institute of Traffic Engineer’s Trip Generation Manual, 9th Edition (ITE).

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

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

The recommended way forward is:

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

Pre-Application Conference Final Report

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

The general process for a TIA is:

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

Nonconforming situations – None noted at this time.

Building Division

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

General Engineering/Public Works

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

Fire Marshal

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

Other Applicable Agency Review

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

You can contact:

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

List of required applications

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

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

Additional Submittal Requirements

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

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

Exceptions to Submittal Requirements

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

1. N/A

Fee Estimates

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

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

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

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

Submit your Completed Application

Pre-Application Conference Final Report

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

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

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

Attachments:

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

49.15.330 Conditional use permit.

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

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

(A) Developments in wetlands and intertidal areas.

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

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

Irene Gallion

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

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

Thanks and have a great weekend!

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



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

Hi Theresa,

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

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

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

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

Thanks!

Irene Gallion | Senior Planner

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



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

Irene Gallion

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

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

Good afternoon Irene,

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

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

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

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

Arthur Drown

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

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

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

Hi Arthur and Michael,

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

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

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

Thanks, and have a good weekend!

Irene Gallion | Senior Planner

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



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

Irene Gallion

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

Irene,

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

Thanks,

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



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

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

Hi guys,

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

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

Thanks!

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



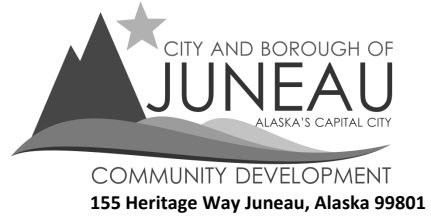
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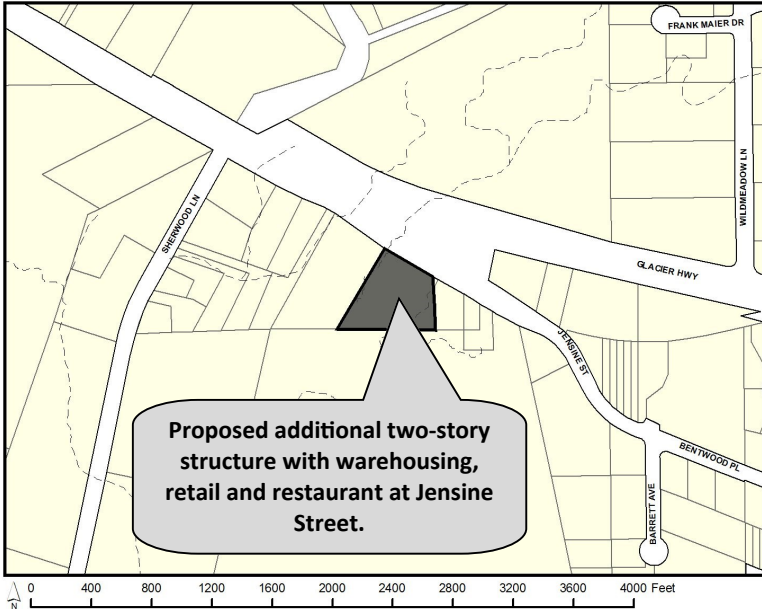
Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



TO



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

PROJECT INFORMATION:

Project Information can be found at:

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

PLANNING COMMISSION DOCUMENTS:

Staff Report expected to be posted **August 15** at

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

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

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

FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ext. 4130

Email: pc_comments@juneau.gov or irene.gallion@juneau.gov

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

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

Irene Gallion

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

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



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