



**PLANNING COMMISSION STAFF REPORT
CONDITIONAL USE PERMIT USE2023 0017
HEARING DATE: DECEMBER 12, 2023**

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

DATE: November 29, 2023
TO: Michael LeVine, Chair, Planning Commission
BY: Jennifer Shields, Planner II
THROUGH: Jill Maclean, AICP, Director

PROPOSAL: Applicant requests a Conditional Use Permit to construct an 8,940 square foot Food Securities building on a 5.4-acre lot in an Industrial zoning district.

STAFF RECOMMENDATION: Approval with conditions

KEY CONSIDERATIONS FOR REVIEW:

- Lot has two existing buildings totaling approximately 16,750 square feet (fleet maintenance and warehousing).
- Proposed commercial kitchen for food processing, cooking, and preparation in support of CCTHITA's catering business.

GENERAL INFORMATION	
Property Owner	Central Council of Tlingit & Haida Indian Tribes of Alaska
Applicant	Royal Hill
Property Address	1721 Anka Street
Legal Description	HORN 2 LT 3
Parcel Number	5B1201040052
Zoning	I (Industrial)
Land Use Designation	LI (Light Industrial)
Lot Size	237,088 square feet (5.44 acres)
Water/Sewer	Public water and public sewer
Access	Anka Street
Existing Land Use	Industrial
Associated Applications	N/A

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:

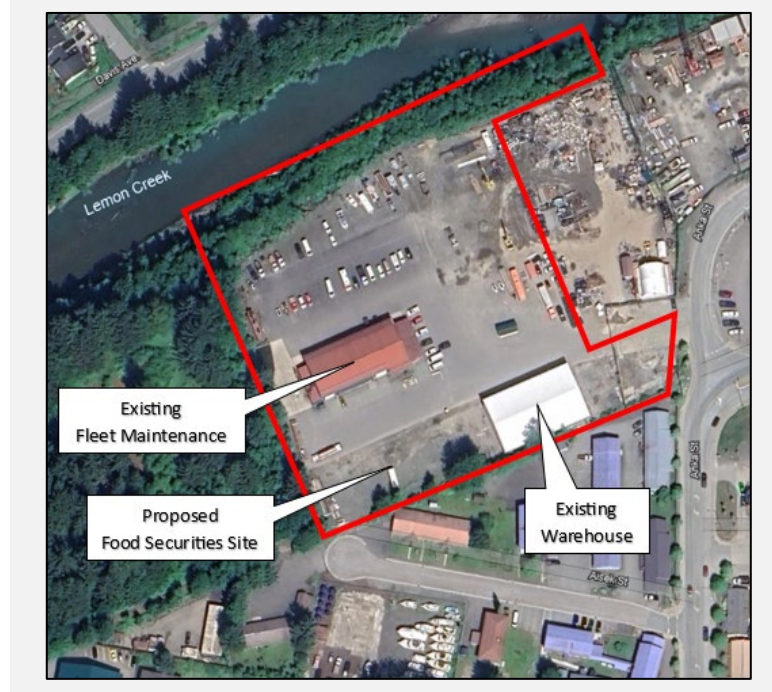
Assembly action is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval.
- Code Provisions:
 - 49.15.330
 - 49.25.210
 - 49.25.300 19.210
 - 49.40.210
 - 49.80.120

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

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (RR)	Lemon Creek
South (GC)	Gastineau Human Services
East (I)	Anka Street, Industrial
West (GC)	Vacant, Vegetation

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

BACKGROUND INFORMATION

Project Description – The applicant is requesting Conditional Use Permit approval to construct an 8,940 square foot Food Securities building on a 5.4-acre lot in an Industrial zoning district (Attachment A). The building will include a commercial kitchen for food processing, cooking, and preparation in support of a catering business for the Central Council of Tlingit & Haida Indian Tribes of Alaska (CCTHITA). This activity most closely fits the following land use type listed in CBJ 49.25.300 – Table of Permissible Uses:

USE 4.050: “*Light Manufacturing - the processing and/or fabrication of materials or products where no process involved will produce noise, vibration, air pollution, fire hazard or noxious emission that will disturb or endanger neighboring properties*”.

The lot has two existing buildings totaling approximately 16,750 square feet, including a fleet maintenance building and a warehouse for general storage. With the proposed Food Securities building, the combined square footage on the lot will total approximately 26,988 square feet. Per CBJ 49.25.300(c)(3)(E), in an Industrial zoning district, non-residential buildings totaling 15,000 square feet or using less than one acre of land in total constitute a Minor Development. As the site is over one acre of land, a Conditional Use Permit is required.

Background – The lot was created in 2001 with the Horn Subdivision #2 (Attachment B), following multiple lot configurations between 1982 to 2001. During that same period, multiple conditional use permits were approved in the area; the majority of these permits now relate to the adjacent Lot 4 located at 1725 Anka Street.

The existing fleet maintenance building was first approved in 1998 (USE1998-0042, USE1998-0043, and BLD1999-0825, Attachments C, D, and E), modified for a new location in 2000 (USE2000-0002, Attachment F), and expanded in 2005 (BLD2005-0049, Attachment G). The current use of the building falls under CBJ 49.25.300, USE 9.100: “Motor vehicle repair and maintenance, including body work.”

The existing warehouse building was issued a building permit in 2022 and is under construction (BLD2022-0542, Attachment I). The current use of the building falls under CBJ 49.25.300, USE 10.210: "Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored – all storage within completely enclosed structures."

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

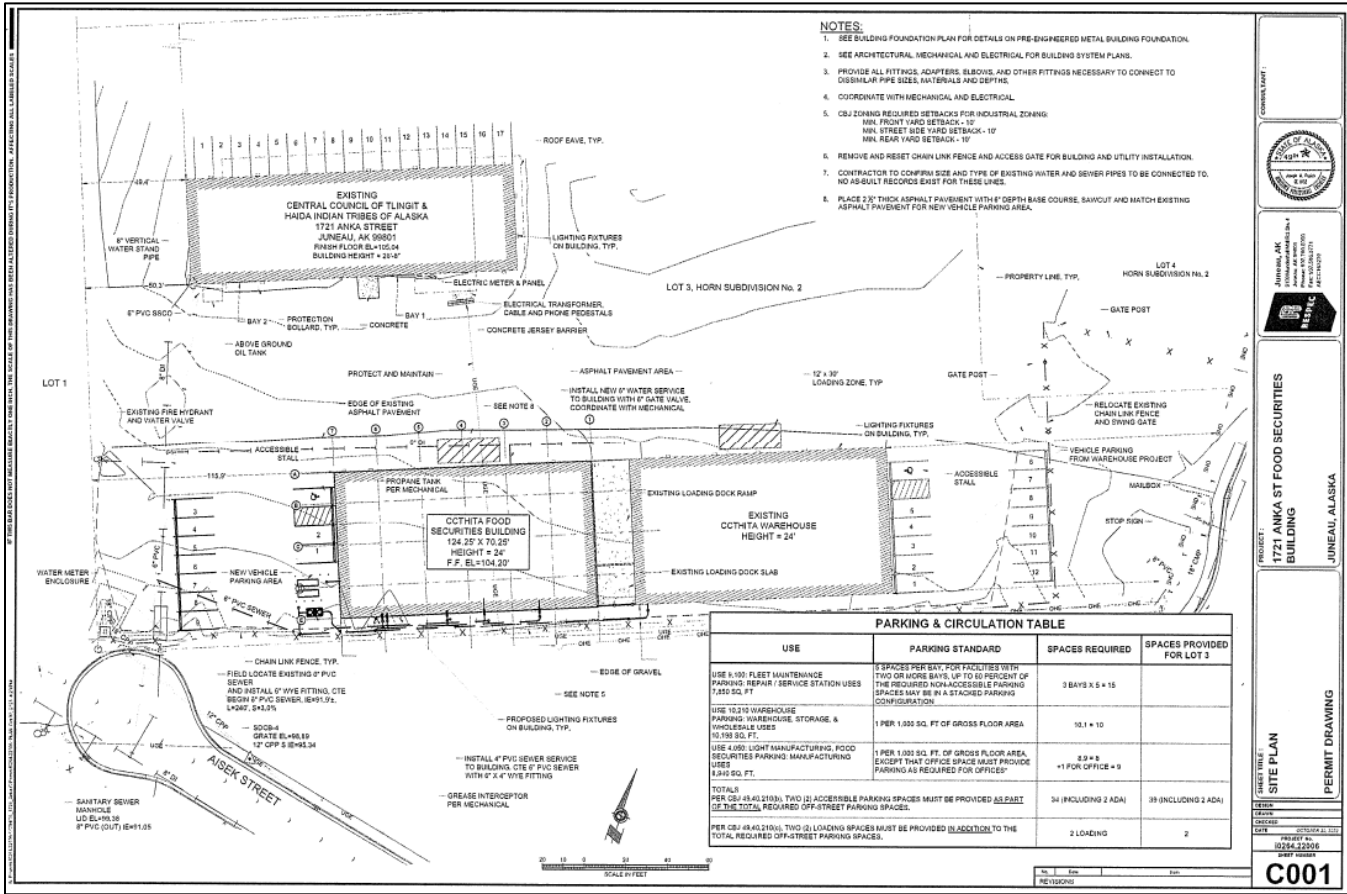
Year	Item	Summary
1998	Conditional Use Permit	USE1998-0042 approved for retail sales in an industrial zoning district, in conjunction with USE1998-0043 (Attachment C).
1998	Conditional Use Permit	USE1998-0043 approved for a 6,850 square foot maintenance and storage building and outdoor storage yard, in conjunction with USE 1998-0042 (Attachment D).
1999	Building Permit	BLD1999-0825 issued for a maintenance and storage building (Attachment E).
2000	Conditional Use Permit	USE2000-0002 approved for a modified location for a 6,850 square foot maintenance and storage building, outdoor storage yard, and office per USE1998-0043 (Attachment F).
2001	Plat	Horn 2 Subdivision plat 2001-61 (Attachment B).
2005	Building Permit	BLD2005-0049 issued for a 1,000 square foot addition on the east end of the maintenance and storage building (Attachment G).
2017	Easement Vacation	Vacation of a platted access easement on the southern side of the lot (Attachment H).
2022	Building Permit	BLD2022-0542 issued for a 10,198 square foot warehouse (Attachment I).
2023	Pre-Application Conference	Held on October 25, 2023, for a new Food Securities building (Attachment A).

ZONING REQUIREMENTS

Standard		Requirement	Existing	Proposed	Code Ref.
Lot	Size	2,000 square feet	237,088 square feet	No Change	49.25.400
	Width	20 feet	111.66 feet	No Change	49.25.400
Setbacks	Front (E)	10 feet	128.5 feet (warehouse)	No Change	49.25.400
	Rear (W, zoned GC)	10 feet	49.4 feet (fleet maintenance)	No Change	49.25.400
	Side (N, zoned RR)	15 feet	273.97 feet (fleet maintenance)	No Change	49.25.400
	Side (S, zoned GC)	10 feet	11 feet (warehouse)	No Change (Food Securities)	49.25.400
	Street Side	10 feet	N/A	N/A	49.25.400
Lot Coverage Maximum		N/A	~7.6 %	~11.4%	49.25.400

Standard		Requirement	Existing	Proposed	Code Ref.
Vegetative Cover Minimum		5%	~19%	No Change	49.50.300
Height	Permissible	N/A	~28 feet (fleet maintenance) ~26 feet (warehouse)	~26 feet (Food Securities)	49.25.400
	Accessory	N/A	N/A	N/A	49.25.400
Maximum Dwelling Units		N/A	N/A	N/A	49.25.500
Use		Industrial	Industrial	Industrial	49.25.300

SITE PLAN



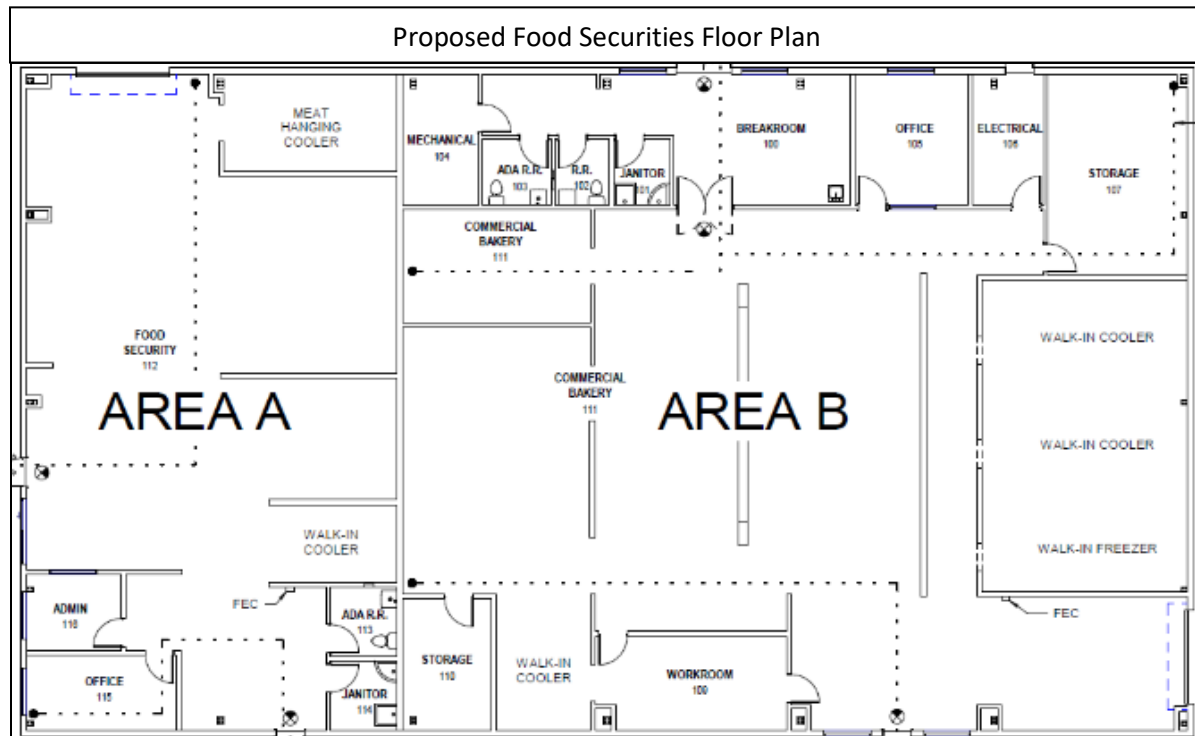
ANALYSIS

Project Site – The lot is a 5.44-acre parcel with access from Anka Street to the east. The lot is relatively flat, with the exception of the banks of Lemon Creek to the north. Gastineau Human Services Corporation owns offices and multi-family residential housing to the south and a vacant tract of land to the west.

Condition: None.

Project Design – The proposed location of the Food Securities building is on the south side of the lot, due west of the existing warehouse building. Additional parking will be added to the west, with site circulation remaining unchanged between the three buildings. A 25-foot-wide access easement along the southern lot line shown on Plat 2001-61 was vacated in 2017 (Attachment H), allowing the proposed structure to be built in this area while meeting the minimum 10-foot side yard setback requirement.

The Food Securities building will include two areas with the following features:



AREA A:
Food Security
Processing and preservation
Walk-in coolers
2 offices
Restroom
Janitor closet

AREA B:
Commercial kitchen
Commercial bakery
Walk-in cooler/freezer
Break room
Work room
Storage rooms
2 bathrooms
Janitor closet
Mechanical room
Electrical room

Condition: None.

Traffic – According to CBJ 49.40.300(2), a Traffic Impact Analysis is not required since the lot’s existing and proposed uses will generate less than 250 Average Daily Trips. For this application, staff used the Institute of Transportation Engineers’ Trip Generation Manual (9th Edition) projections for the categories listed in the table below. These projections represent the highest estimated Average Daily Trips (ADTs) across these categories.

Use	Trips Generated	Total Trips
USE 9.100: Fleet Maintenance ITE Category: Quick Lubrication Vehicle Shop (941) 7,850 square feet	5.19 per servicing bay	15.57
USE 10.210: Warehouse ITE Category: Warehousing (150) 10,198 square feet (including mezzanine)	3.56 per 1,000 square feet	36.30
USE 4.050: Light Manufacturing, Food Securities ITE Category: Manufacturing (140) 8,940 square feet	3.82 per 1,000 square feet	34.15
Total ADT's:		86.02

Condition: None.

Vehicle Parking & Circulation – According to CBJ 49.40.210, thirty-four (34) off-street parking spaces are required for the lot's existing and proposed uses, based upon the following parking requirements, including two (2) ADA accessible spaces and two (2) loading spaces.

Use	Parking Standard	Spaces Required
USE 9.100: Fleet Maintenance Parking: repair/service station uses 7,850 square feet	5 spaces per bay. For facilities with two or more bays, up to 60 percent of the required non-accessible parking spaces may be in a stacked parking configuration.	3 bays x 5 = 15
USE 10.210: Warehouse Parking: warehouse, storage, & wholesale uses 10,198 square feet (including mezzanine)	1 per 1,000 square feet of gross floor area	10.1 = 10
USE 4.050: Light Manufacturing, Food Securities Parking: manufacturing uses 8,940 square feet	1 per 1,000 square feet of gross floor area, except that office space must provide parking as required for offices*	8.9 = 8 +1 for office = 9
Totals Per CBJ 49.40.210(b), two (2) accessible parking spaces must be provided as part of the total required off-street parking spaces.		34 (including 2 ADA)
Per CBJ 49.40.210(c), two (2) loading spaces must be provided in addition to the total required off-street parking spaces.		2 Loading

Conditions:

1. Prior to the issuance of a Temporary Certificate of Occupancy for the proposed Food Securities building, wheel stops shall be installed to define the location of all required parking spaces on the lot.
2. Prior to the issuance of a Temporary Certificate of Occupancy for the proposed Food Securities building, CDD-approved signage shall be posted, and blue wheel stops shall be installed, for required all van accessible parking spaces on the lot.

Non-motorized Transportation – Anka Street has paved curb and gutter but no sidewalks. A gravel shoulder borders the street on both sides.

Condition: None.

Proximity to Transit – Capital Transit operates Route 3 (Mendenhall Loop Counterclockwise), Route 4 (Mendenhall Loop Clockwise), Route 7 (Lemon Creek Express), and Route 8 (Valley Express) along Glacier Highway. The nearest bus stop is located approximately 1,000 feet to the southwest near the intersection of Glacier Highway and Tonsgard Court.

Condition: None.

Noise – Noise associated with the proposed development is not expected to be out of character with the existing neighborhood.

Condition: None.

Lighting – The applicant has submitted lighting information for the proposed Food Securities building (Attachment A). Structure lighting will be further evaluated during the building permit process. Parking areas will need to be suitably lit, lighting fixtures will be required to be “full cut-off,” and no off-site glare is allowed.

Condition: None.

Vegetative Cover & Landscaping – CBJ 49.50.300 requires a minimum vegetative cover of 5%. This standard is met with ~19% existing vegetative cover primarily along the banks of Lemon Creek.

Condition: None.

Habitat – Lemon Creek is an anadromous waterbody. Per CBJ 49.70.310, there is a 25-foot no disturbance stream setback measured from the ordinary high-water mark, and a 50-foot no development stream setback measured from the ordinary high-water mark. The proposed Food Securities building will be approximately 300 feet away from the no development stream setback.

Condition: None.

Drainage and Snow Storage – No modifications to existing drainage are proposed at this time. The property will have ample space within the lot for snow storage.

Condition: None.

Hazard Zones – The northern portion of the lot contains both the Lemon Creek Floodway (pink hatched areas on the map to the right) and Special Flood Hazard Area Zone AE (blue shaded areas). Base flood elevations range between 29.5 feet to 30.5 feet. The proposed Food Securities building will not be located within the SFHA.

Condition: None.



Public Health, Safety, and Welfare – The proposed development will promote public health, safety, and welfare by providing a source of local food security for the Juneau community. According to an article published by the Alaska Food Policy Council in June 2021 entitled, “2021 Alaska Food Security Investment Recommendations”:

- Alaska imports roughly 95% of Food purchased (\$1.9 billion leaving the state).
- Alaska has a 3- to 5-day supply of most Foods in grocery stores.
- 1 in 7 Alaskans are Food insecure, including 1 in 5 kids (pre-pandemic).

Food Security is an ongoing concern of the Juneau Commission on Sustainability (JCOS) (<https://juneau.org/engineering-public-works/jcos>) since Juneau’s Food supply is vulnerable to increasing fuel costs, longshoreman strikes, and natural disasters (<https://juneau.org/community-development/Food-Security>). Darren Snyder, of the University of Alaska Fairbanks Cooperative Extension, says local Food cultivation and harvesting will reduce this vulnerability (<https://www.uaf.edu/ces/districts/juneau/Food-Security/Food-for-thought>).

No information has been reviewed that suggests the proposal will materially endanger the public health, safety, or welfare.

Condition: None.

Property Value or Neighborhood Harmony – The proposed use is consistent with other uses within an industrial zoning district. No information has been submitted that suggests the proposed use will negatively affect property values.

Condition: None.

AGENCY REVIEW

CDD conducted an agency review comment period from November 3, 2023, and November 17, 2023:

Agency	Summary
Capital City Fire and Rescue	There are no fire code or fire department issues with this at this time.
CDD Building Division	No comments submitted.
General Engineering	No comments submitted.

PUBLIC COMMENTS

CDD conducted a public comment period from November 3, 2023, and December 8, 2023. Public notice was mailed to property owners within 500 feet of the proposed development (Attachment J). A public notice sign was posted on site two weeks prior to the scheduled hearing (Attachment K). Public comments submitted at the time of writing this staff report can be found in Attachment L.

Name	Summary
James Rogers	Supports the proposed development.

CONFORMITY WITH ADOPTED PLANS

The proposed development is in general conformity with the 2013 Comprehensive Plan, the 2015 Juneau Economic Development Plan, and the 2011 Climate Action Plan.

PLAN	Chapter	Page No.	Item	Summary
2013 Comprehensive Plan	2	10	Sustainable Policy 2.1-IA10	Support the individual and commercial production of Foods locally with careful evaluation of environmental impacts.
	10	136	Land Use Policy 10.7-IA3	Designate land for community-scale Food production, processing, and distribution.
	14	216	Community Education and Services Policy 14.1-IA2	Provide education in subject matters that promote local production or harvesting and consumption of Food and fiber.
	16	223	16.4-SOP2	Work with local native groups to build partnerships to identify and preserve significant cultural resources and sites.
2015 Juneau Economic Development Plan	2	16	Economic Strategy	Support the ability of local entrepreneurs to take advantage of trending opportunities, innovation, and creativity, including agriculture and Food production.
2011 Juneau Climate Action Plan	3.7	62-63	Goal F-1: Food Production	Increase local Food production.

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 needed.

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

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

Analysis: The application is for Light Manufacturing. The use is listed at CBJ 49.25.300, Section 4.050 for the Industrial zoning district.

Finding: Yes. The requested permit is appropriate according to the Table of Permissible Uses.

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

Analysis: No further analysis needed.

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

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

Analysis: No further analysis needed.

Finding: No. With appropriate conditions, the requested Food Securities building, 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: No further analysis needed.

Finding: No. With appropriate conditions, the requested Food Securities building, 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 be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?*

Analysis: No further analysis needed.

Finding: Yes. The proposed Food Securities building, with the recommended conditions, will be in general conformity with the 2013 Comprehensive Plan, the 2015 Juneau Economic Development Plan, and the 2011 Juneau Climate Action and Implementation 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 operation of a Food Securities building. Approval is subject to the following conditions:

- 1. Prior to the issuance of a Temporary Certificate of Occupancy for the proposed Food Securities building, wheel stops shall be installed to define the location of all required parking spaces on the lot.**
- 2. Prior to the issuance of a Temporary Certificate of Occupancy for the proposed Food Securities building, CDD-approved signage shall be posted, and blue wheel stops shall be installed, for required all van accessible parking spaces on the lot.**

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	2001 Horn Subdivision #2 Plat 2001-61
Attachment C	1998 Conditional Use Permit USE1998-0042
Attachment D	1998 Conditional Use Permit USE1998-0043
Attachment E	1999 Building Permit BLD1999-0825
Attachment F	2000 Conditional Use Permit USE2000-0002
Attachment G	2005 Building Permit BLD2005-0049
Attachment H	2017 Access Easement Vacation
Attachment I	2022 Building Permit BLD2022-0542
Attachment J	Abutters Notice
Attachment K	Public Notice Sign Photo
Attachment L	Public Comments



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.

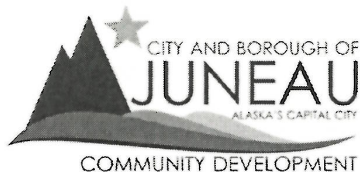
To be completed by Applicant	PROPERTY LOCATION																	
	Physical Address 1721 Anka St Juneau, AK 99801																	
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) Horn 2 LT 3																	
	Parcel Number(s) 5B1201040052																	
	<input type="checkbox"/> This property 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 Central Council Tlingit and Haida Indian Tribes of Alaska	Contact Person Royal Hill																
	Mailing Address PO 25500 Juneau, Alaska 99801	Phone Number(s) 907-723-7473																
	E-mail Address rhill@tlingitandhaida.gov																	
	LANDOWNER/ LESSEE CONSENT																	
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.																		
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.																		
<table style="width: 100%; border: none;"> <tr> <td style="text-align: center; width: 50%;">Tlingit and Haida</td> <td style="text-align: center; width: 50%;">Landowner</td> </tr> <tr> <td style="text-align: center;">Landowner/Lessee (Printed Name)</td> <td style="text-align: center;">Title (e.g.: Landowner, Lessee)</td> </tr> <tr> <td style="border-bottom: 1px solid black; text-align: center;">X Royal Tauno Hill Jr</td> <td style="border-bottom: 1px solid black; text-align: center;">Digitally signed by Royal Tauno Hill Jr Date: 2023.10.31 11:48:51 -08'00'</td> </tr> <tr> <td style="text-align: center;">Landowner/Lessee (Signature)</td> <td style="text-align: center;">Date</td> </tr> <tr> <td style="border-bottom: 1px solid black; text-align: center;"> </td> <td style="border-bottom: 1px solid black; text-align: center;"> </td> </tr> <tr> <td style="text-align: center;">Landowner/Lessee (Printed Name)</td> <td style="text-align: center;">Title (e.g.: Landowner, Lessee)</td> </tr> <tr> <td style="border-bottom: 1px solid black; text-align: center;">X</td> <td style="border-bottom: 1px solid black; text-align: center;"> </td> </tr> <tr> <td style="text-align: center;">Landowner/Lessee (Signature)</td> <td style="text-align: center;">Date</td> </tr> </table>			Tlingit and Haida	Landowner	Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)	X Royal Tauno Hill Jr	Digitally signed by Royal Tauno Hill Jr Date: 2023.10.31 11:48:51 -08'00'	Landowner/Lessee (Signature)	Date			Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)	X		Landowner/Lessee (Signature)	Date
Tlingit and Haida	Landowner																	
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X																		
Landowner/Lessee (Signature)	Date																	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.																		
APPLICANT																		
If same as LANDOWNER, write "SAME"																		
Applicant (Printed Name) Royal Hill		Contact Person																
Mailing Address PO 25500 Juneau, AK 99801		Phone Number(s) 907-723-7473																
E-mail Address rhill@tlingitandhaida.gov																		
X Royal Tauno Hill Jr Applicant's Signature		Digitally signed by Royal Tauno Hill Jr Date: 2023.10.31 11:52:49 -08'00' 10/31/23 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 JLS	
Case Number USE23-017	Date Received 10-31-23



ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

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

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

PROJECT SUMMARY

CCTH would like to build a building that will have a commercial kitchen to support our catering businesses. It will also house our traditional foods department. Food will be prepared in this building and brought to several different locations within the Tribe. 8900 sq. ft. building, concrete foundation, slab on grade.

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

☐ Accessory Apartment – Accessory Apartment Application (AAP)

☒ Use Listed in 49.25.300 – Table of Permissible Uses (USE)

Table of Permissible Uses Category: 4.050 – Light Manufacturing (Food Securities)

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 237,088 square feet

Total Area of Existing Structure(s) 16,750 square feet

Total Area of Proposed Structure(s) 8900 square feet

EXTERNAL LIGHTING

Existing to remain

☐ No

☒ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

Proposed

☐ No

☒ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

ALL REQUIRED DOCUMENTS ATTACHED

☒ Narrative including:

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

If this is a modification or extension include:

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

☒ Plans including:

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

To be completed by Applicant

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

ALLOWABLE/CONDITIONAL USE FEES			
	Fees	Check No.	Receipt
Application Fees	\$ <u>1000.00</u>		
Admin. of Guarantee	\$ <u>—</u>		
Adjustment	\$ <u>—</u>		
Pub. Not. Sign Fee	\$ <u>50.00</u>		
Pub. Not. Sign Deposit	\$ <u>100.00</u>		
Total Fee	\$ <u>1,150.00</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	Date Received
<u>USE23-017</u>	<u>10-31-23</u>

Allowable/Conditional Use Permit Application Instructions

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

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

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

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

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

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

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

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

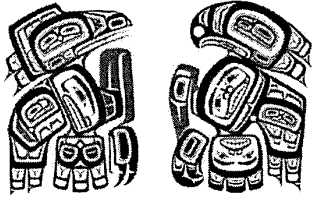
Hearing: All Allowable/Conditional Use Permit Applications must be reviewed by the Planning Commission for vote. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate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

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

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED



CENTRAL COUNCIL
Tlingit and Haida Indian Tribes of Alaska

Tribal Development • Andrew Hope Building
P.O. Box 25500 • Juneau, Alaska 99802

1721 Anka Street narrative for conditional use permit

Dear Planning Commission,

In 2020 Central Council Tlingit and Haida Indian Tribes of Alaska (Tlingit & Haida) purchased 1721 Anka Street which has an existing 7,850 square foot building on a 5.44-acre lot to keep our 60 vehicles in one secure location under our Tribal Transportation Department. We are meeting a need for storage for our Tribal fleet vehicles as in the past 5 years we have exploded from 200 employees to over 500 employees. We are also providing our own vehicle maintenance for our fleet in the shop.

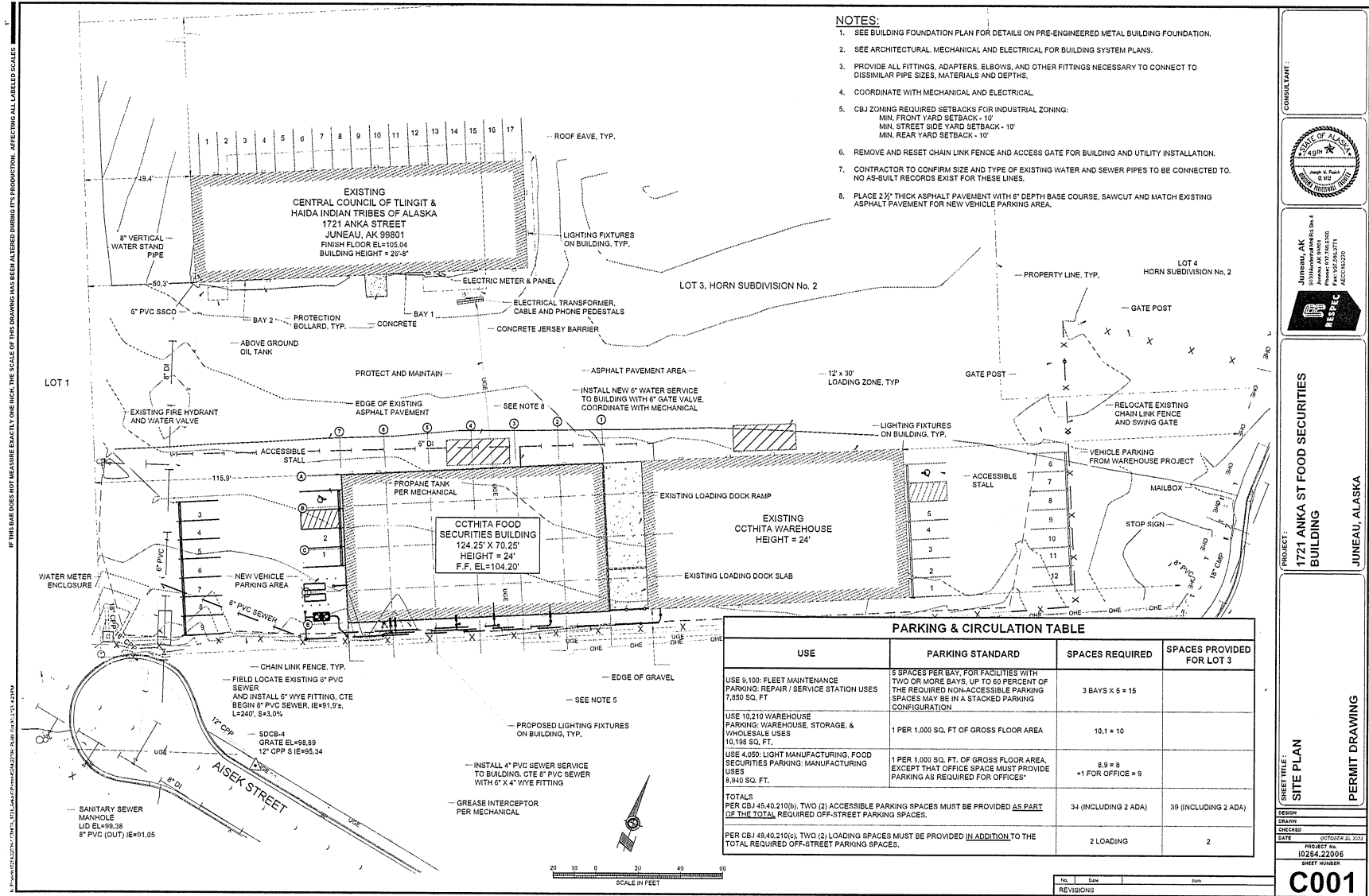
2022 Tlingit & Haida had a need for an 8900 sq. ft. warehouse for holding and securing procured goods for our more than 40 different departments and business entities around Alaska, Washington, and California.

Our food securities building is a planned 8900 sq. ft. concrete foundation slab on grade with metal building (see site plan for building location and layout). Our in-house traffic analysis concludes that there would be a statistically insignificant increase as the facility would be lightly staffed. In preliminary conversations last year with CBJ Water & Sewer Department regarding water meters for the two new buildings we were told we only needed one meter for all three buildings on the property.

Our two buildings will occupy well under one acre of land. Both buildings will be for the storage and handling of goods not related to sale or use of goods on same lot on which they are stored (10.200). The first building is strictly a warehouse to store procured items to be delivered to our departments and businesses. The second building is going to be a commercial kitchen for our catering business to be distributed to all kinds of events throughout our community. It is particularly important that we get our building permit so we can start this building foundation to try to get this building built by spring. Our total development is well under one acre.

Thank you.

Royal T. Hill Jr.
Tribal Development Department
Development Planner
Central Council of the Tlingit and Haida Indian Tribes of Alaska





Attachment A- Application Packet

9/1/2023 4:40:03 PM C:\Users\kzme\Documents\NWA-2244 18411721 Area_230823_Central_David_NWA.rvt IF THIS BAR DOES NOT MEASURE EXACTLY ONE INCH, THE SCALE OF THIS DRAWING HAS BEEN ALTERED DURING IT'S PRODUCTION. AFFECTING ALL LABELED SCALES 1"

CODE SUMMARY

- APPLICABLE CODE:**
2021 INTERNATIONAL BUILDING CODE (IBC)

• BUILDING OCCUPANCY:
FACTORY
GROUP F-1 OCCUPANCY

*PER IBC 306: BAKERIES/FOOD PROCESSING ESTABLISHMENTS AND COMMERCIAL KITCHENS MORE THAN 2,500 SF IN AREA ARE CLASSIFIED AS F-1 OCCUPANCY

• CONSTRUCTION:
CONSTRUCTION TYPE: VB
(NOT FIRE PROTECTED, ANY MATERIAL ALLOWED)

• HEIGHT & AREA:
ALLOWABLE HEIGHT:
60' (40' ALLOWABLE + 20' INCREASE)
2 STORIES (1 STORY + 1 STORY INCREASE)

ACTUAL HEIGHT:
24' / 1 STORY

*PER IBC 504.3: MAX BUILDING HEIGHT IS INCREASED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM

ALLOWABLE AREA
34,000 SF

ACTUAL AREA
8,940 SF

*PER IBC 506.2: MAX AREA MAY INCREASE WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM

• ZONING:
INDUSTRIAL

• SPRINKLERS:
NOT REQUIRED PER NFPA 13 BUT PROVIDED

• BUILDING SERVICES
• COMMERCIAL COOKING EQUIPMENT AND EXHAUST HOODS SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL MECHANICAL CODE - SEE MECH PLANS
• COMMERCIAL KITCHEN HOOD VENTILATION DUCTS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 506 OF IBC

• FIRE-RESISTANCE RATING REQUIREMENTS FOR VB:
• PRIMARY STRUCTURE: 0 HR
• BEARING WALLS: 0 HR
• NONBEARING WALLS: 0 HR
• FLOOR: 0 HR
• ROOF: 0 HR

• OCCUPANCY:
KITCHEN, COMMERCIAL: 200 GROSS

BUILDING AREA A: **2,889 SF**
AREA A OCCUPANT LOAD: **15**

BUILDING AREA B: **6,051 SF**
AREA B OCCUPANT LOAD: **31**

TOTAL BUILDING AREA: **8,940 SF**
TOTAL ALLOWABLE OCCUPANT LOAD = **46**
- MAX COMMON PATH OF EGRESS TRAVEL:**
WITH SPRINKLER SYSTEM: **100'**

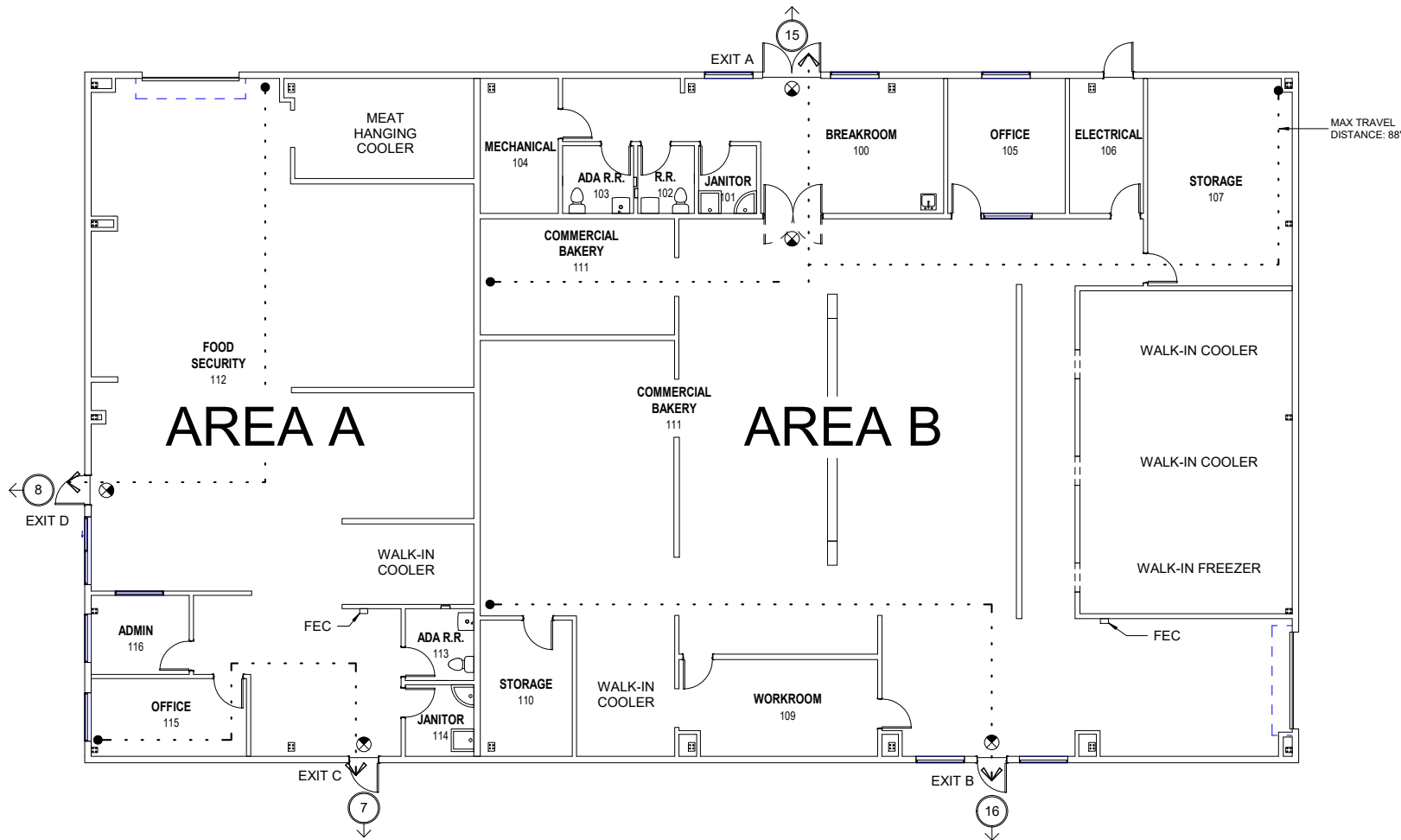
• MAX EXIT ACCESS TRAVEL DISTANCE:
WITH SPRINKLER SYSTEM: **100'**
ACTUAL DISTANCE: **88'**

*PER IBC 1006.3.4(2) (b): GROUP F OCCUPANCIES IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 SHALL HAVE A MAX EXIT ACCESS TRAVEL DISTANCE OF 100 FEET

• MIN NUMBER OF EXITS PER STORY:
WITH 1-500 OCCUPANT LOAD: **2**

GENERAL NOTES - FLS:

- SEE SHEETS A0.0 AND A0.1 FOR DETAILED INFORMATION ON RATED HORIZONTAL ASSEMBLIES AND PARTITIONS
- ALL FIRE RATED PARTITIONS ASSEMBLIES SHALL EXTEND AND SEAL TO THE UNDERSIDE OF THE STRUCTURE ABOVE AND TO THE SLAB BELOW, AND SHALL HAVE ALL JOINTS AND PENETRATIONS SEALED WITH DELEGATED DESIGN JOINT AND PENETRATION FIRESTOPPING.
- ALL PARTITION ASSEMBLIES REGARDLESS OF FIRE RATING ARE ACOUSTICALLY RATED AND SHALL EXTEND AND SEAL TO THE UNDERSIDE OF THE STRUCTURE ABOVE AND TO THE SLAB BELOW, AND SHALL HAVE ALL JOINTS AND PENETRATIONS ACOUSTICALLY SEALED.
- ALL HORIZONTAL ASSEMBLIES ARE RATED AND SHALL EXTEND AND SEAL TO ADJACENT RATED ASSEMBLIES OR TO EXTERIOR WALL ASSEMBLIES AND SHALL HAVE ALL JOINTS AND PENETRATIONS SEALED DELEGATED DESIGN JOINT AND PENETRATION FIRESTOPPING.



1 FIRE LIFE SAFETY PLAN
1/8" = 1'-0"

- FLS LEGEND**
- DIRECTIONAL EXIT SIGN
 - OCCUPANT LOAD
 - PATH OF EGRESS
 - FIRE EXTINGUISHER CABINET (FEC)

No.	Date	Item
REVISIONS		

CONSULTANT :

NorthWind
Architects, LLC
126 Seward Street
Juneau, AK 99801

Juneau, AK
9109 Mendota Mall Rd. Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AEC0163270

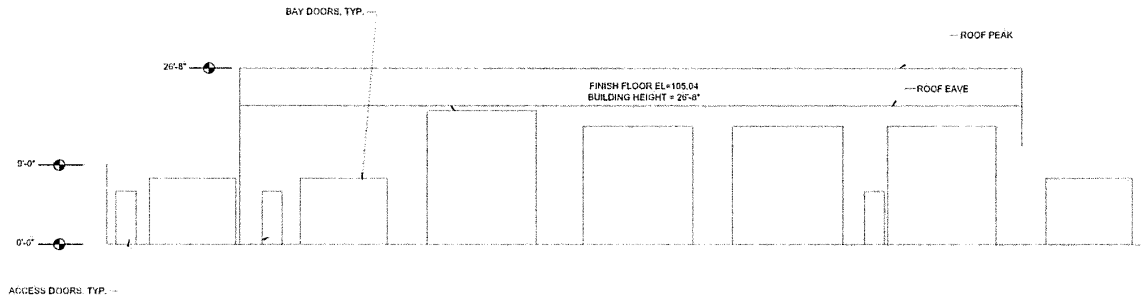
PROJECT :
1721 ANKA ST FOOD SECURITIES BUILDING
JUNEAU, ALASKA

SHEET TITLE :
FIRE AND LIFE SAFTEY PLAN
100%CONSTRUCTION DOCUMENTS

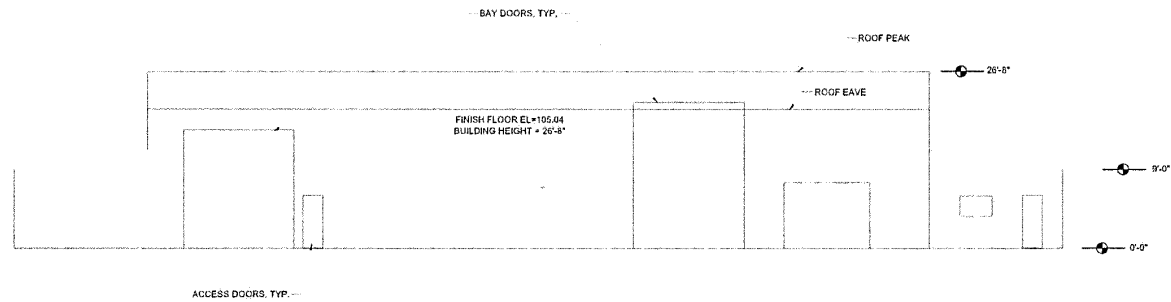
DESIGN	NWA
DRAWN	DM, SP
CHECKED	JB, EJ
DATE	09/01/2023
PROJECT No. 2244	
SHEET NUMBER G-004	

IF THIS BAR DOES NOT MEASURE EXACTLY ONE INCH, THE SCALE OF THIS DRAWING HAS BEEN ALTERED DURING ITS PRODUCTION. AFFECTING ALL LABELED SCALES.

1. Project: 1721 ANKA ST FOOD SECURITIES BUILDING, 1721 ANKA ST, JUNEAU, AK 99801, (54.78° N, 134.41° W) 2. Date: 10/26/2006 3. Scale: 1/8" = 1'-0"



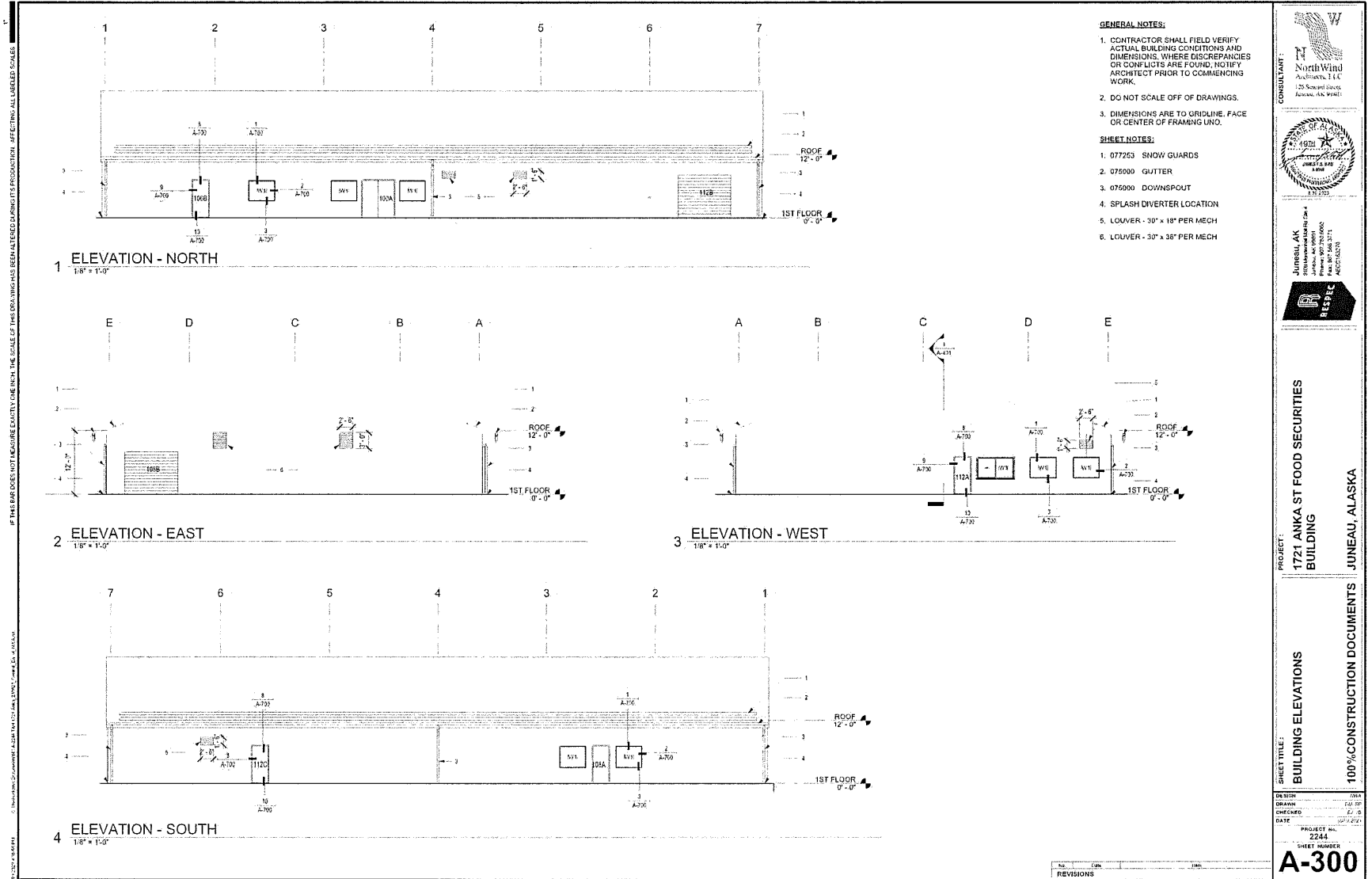
EXISTING CENTRAL COUNCIL OF TLINGIT &
HAIDA INDIAN TRIBES OF ALASKA
SECTION VIEW LOOKING SOUTH
NTS



EXISTING CENTRAL COUNCIL OF TLINGIT &
HAIDA INDIAN TRIBES OF ALASKA
SECTION VIEW LOOKING NORTH
NTS

NO.	DATE	REVISIONS

CONSULTANT:	
	
JUNEAU, AK 1721 ANKA ST PHONE: 907-786-1232 FAX: 907-786-1271 4457153.001	
	
PROJECT: 1721 ANKA ST FOOD SECURITIES BUILDING JUNEAU, ALASKA	
SHEET TITLE: SECTION VIEWS EXISTING CCTHITA BUILDING PERMIT DRAWING	
DESIGN	
CHECKED	
DATE	OCTOBER 23, 2006
PROJECT NO.	10264.22006
SHEET NUMBER	C003



CONSULTANT
NorthWind Architects, LLC
125 Second Street
Juneau, AK 99801

JUNEAN AK
Professional Engineer
J. ANKA
No. 10000
Exp. 12/31/25
ASCE 65270

PROJECT
1721 ANKA ST FOOD SECURITIES BUILDING
JUNEAU, ALASKA

SHEET TITLE:
BUILDING ELEVATIONS

100% CONSTRUCTION DOCUMENTS

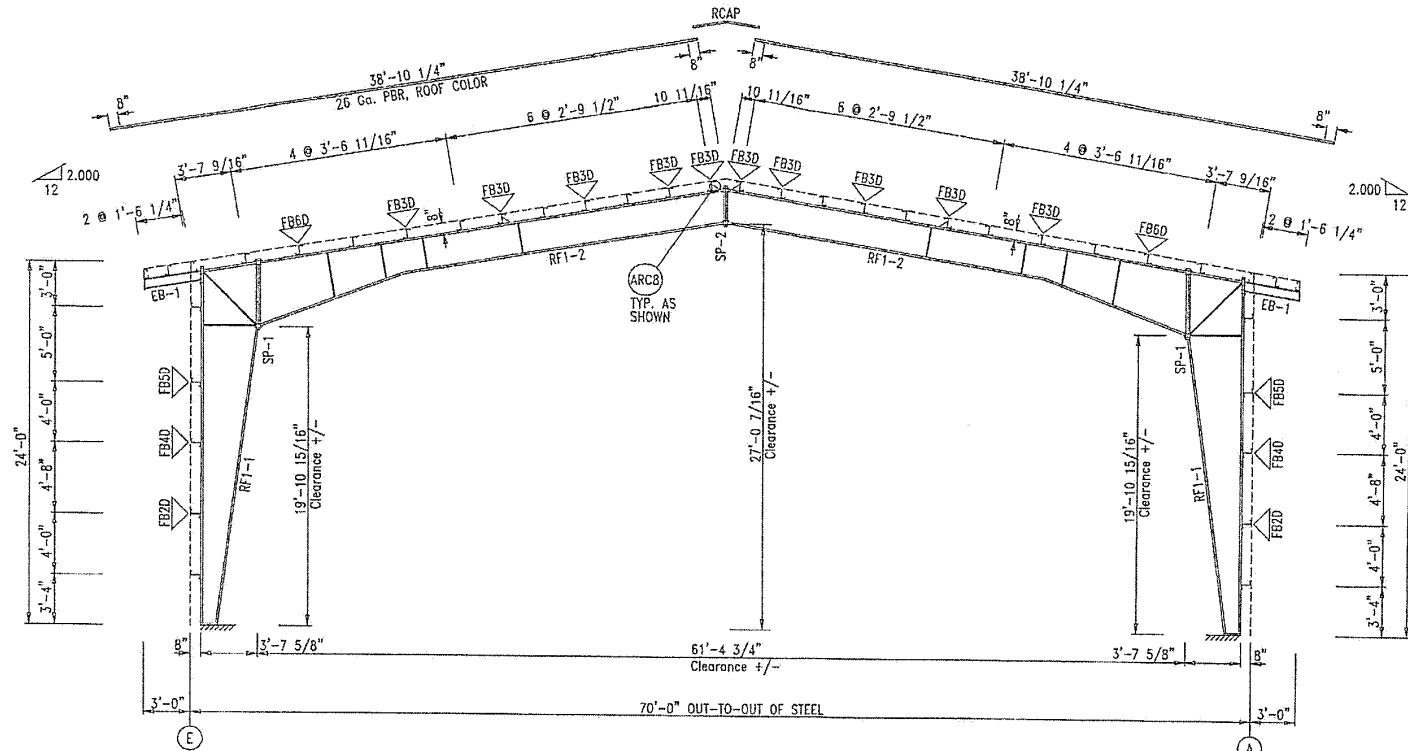
DATE: JWA
DRAWN: JWA
CHECKED: JWA
DATE: JWA

PROJECT NO.: 2244
SHEET NUMBER: **A-300**

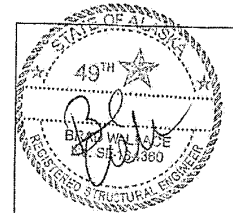
SPLICE PLATE & BOLT TABLE									
Mark	Qty	Top	Bot	Int	Type	Dia	Length	Width	Thick
SP-1	4	4	0	0	A325	0.875	2.50	6"	5/8"
SP-2	4	4	0	0	A325	0.750	2.50	6"	5/8"

FLANGE BRACES: Both Sides(U.N.)
 FB30D(1)
 D - L2x2x14

MEMBER TABLE					Outside Flange		Inside Flange	
Mark	Start/End	Web Depth	Web Plate	Length	W x Thk x Length	W x Thk x Length	W x Thk x Length	W x Thk x Length
RF1-1	10.0/42.8	0.250	287.3		6 x 1/4" x 263.5	6 x 5/8" x 237.3		
RF1-2	48.0/24.0	0.250	120.0		6 x 5/8" x 43.5	6 x 3/8" x 372.1	6 x 3/8" x 122.3	6 x 3/8" x 256.1
EB-1	WBx10	0.179	260.2					

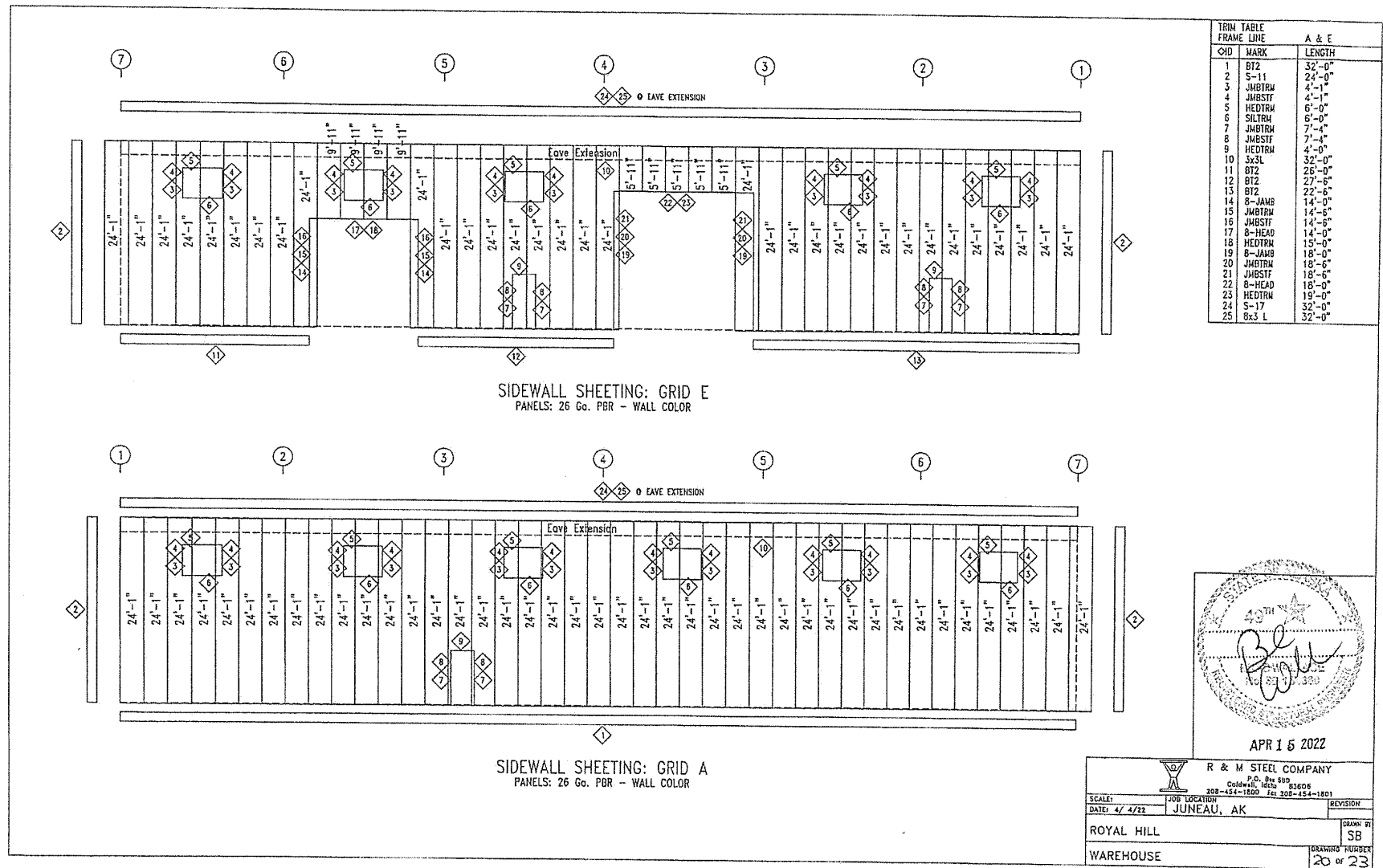


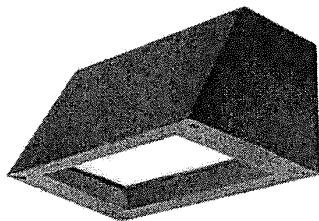
RIGID FRAME ELEVATION: FRAME LINE 2 3 4 5 6



APR 15 2022

R & M STEEL COMPANY P.O. Box 580 Coldwater, Idaho 83606 208-454-1800 Fax 208-454-1801	
SCALE:	JOB LOCATION:
DATE: 4/4/22	JUNEAU, AK
ROYAL HILL	REVISION
WAREHOUSE	DRAWN BY: SB
	DRAWING NUMBER: 6 of 23





WST LED

Architectural Wall Sconce



Buy American



Specifications

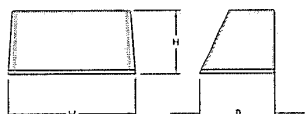
Luminaire

Height: 8-1/2"
(21.59 cm)

Width: 17"
(43.18 cm)

Depth: 10-3/16"
(25.9 cm)

Weight: 20 lbs
(9.1 kg)

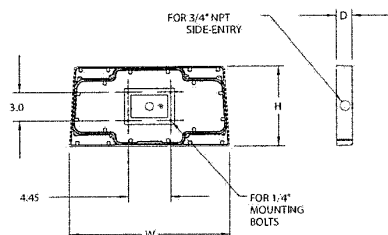


Optional Back Box (PBBW)

Height: 8.49"
(21.56 cm)

Width: 17.01"
(43.21 cm)

Depth: 1.70"
(4.32 cm)

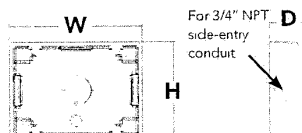


Optional Back Box (BBW)

Height: 4"
(10.2 cm)

Width: 5-1/2"
(14.0 cm)

Depth: 1-1/2"
(3.8 cm)



W2-W2E and W3

Catalog Number
Notes
Type

A+ Capable Luminaire

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

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a **shaded background**. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**¹

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

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)



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WST-LED
Rev. 05/11/22



A+ Capable options indicated
by this color background.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED

Series	Performance Package	Color temperature	Distribution	Voltage	Mounting
WST LED	P1 1,500 Lumen package	27K 2700 K	VF Visual comfort forward throw	MVOLT ¹ 277 ²	Shipped included
	P2 3,000 Lumen package	30K 3000 K	VW Visual comfort wide	120 ² 347 ²	(blank) Surface mounting bracket
	P3 6,000 Lumen package	40K 4000 K		208 ² 480 ²	PBBW Premium surface-mounted back box ¹⁴
		50K 5000 K		240 ²	Shipped separately
					BBW Surface-mounted back box ¹

Options		Finish (required)			
NLTAIR2 PIR	nLIGHT AIR Wireless enabled motion /ambient sensor for 8'-15' mounting heights ^{5,6,7}	E7WC	Emergency battery backup, CA Title 20 Noncompliant (cold, 7W) ^{1,4}	DDBXD	Dark bronze
NLTAIR2 PIRH	nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights ^{5,6,7}	E7WHR	Remote emergency battery backup, CA Title 20 Noncompliant (remote 7W) ^{1,11}	DBLXD	Black
PE	Photoelectric cell, button type ⁸	E20WH	Emergency battery pack 15W constant power, Certified in CA Title 20 MAEDBS ⁷	DNAXD	Natural aluminum
PER	NEMA twist-lock receptacle only (controls ordered separate) ⁹	E20WC	Emergency battery pack -20°C 18W constant power, Certified in CA Title 20 MAEDBS ^{7,12}	DWHXD	White
PER5	Five-wire receptacle only (controls ordered separate) ⁹	E23WHR	Remote emergency battery backup, CA Title 20 Noncompliant (remote 20W) ^{12,14}	DSSXD	Sandstone
PER7	Seven-wire receptacle only (controls ordered separate) ⁹	LCE	Left side conduit entry ¹⁵	DDBTXD	Textured dark bronze
PIR	Motion/Ambient Light Sensor, 8'-15' mounting height ¹	RCE	Right side conduit entry ¹⁵	DBLBXD	Textured black
PIR1FC3V	Motion/ambient sensor, 8'-15' mounting height, ambient sensor enabled at 1fc ¹⁴	BAA	Buy America(n) Act Compliant	DNATXD	Textured natural aluminum
PIRH	180° motion/ambient light sensor, 15'-30' mounting height ¹⁴			DWHGXD	Textured white
PIRH1FC3V	Motion/ambient sensor, 15'-30' mounting height, ambient sensor enabled at 1fc ¹⁴			DSSTXD	Textured sandstone
SF	Single fuse (120, 277, 347V) ¹				
DF	Double fuse (208, 240, 480V) ²				
DS	Dual switching ¹²				
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) ¹¹				
E7WH	Emergency battery backup, Non CEC compliant (7W) ¹				
		Shipped separately			
		RBPW	Retrofit back plate ³		
		VG	Vandal guard ¹⁵		
		WG	Wire guard ¹⁵		

Accessories

Ordered and shipped separately

WSTVCPBBW DDBXD U	Premium Surface - mounted back box
WSBBW DDBTXD U	Surface - mounted back box
RBPW DDBXD U	Retrofit back plate
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁷
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁷
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁷

NOTES

- 1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 2 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- 3 Also available as a separate accessory; see accessories information.
- 4 Top conduit entry standard.
- 5 Not available with VG or WG. See PER Table.
- 6 Reference Motion Sensor table.
- 7 Not available with 347/480V.
- 8 Need to specify 120, 208, 240 or 277 voltage.
- 9 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.

- 10 Not available with Emergency options, PE or PER options.
- 11 DMG option not available with standalone or networked sensors/controls.
- 12 Battery pack rated for -20° to 40°C.
- 13 Comes with PBBW.
- 14 Warranty period is 3-years.
- 15 Not available with BBW.
- 16 Must order with fixture; not an accessory.
- 17 Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table.

Emergency Battery Operation

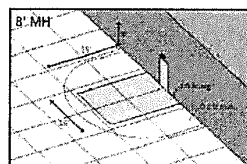
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of NFPA 70:NEC 2008 - 700.16

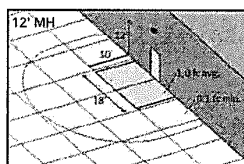
The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.

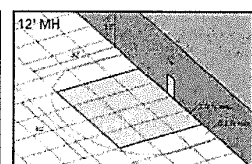
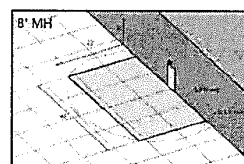
10' x 10' Gridlines
8' and 12' Mounting Height



WST LED P1 27K VF MVOLT E7WH



WST LED P2 40K VF MVOLT E20WH



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WST-LED
Rev. 05/11/22

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.92	>0.87

Electrical Load

Performance package	System Watts	Current (A)					
		120	208	240	277	347	480
P1	11	0.1	0.06	0.05	0.04	---	---
	14	---	---	---	---	0.04	0.03
P1 DS	14	0.12	0.07	0.06	0.06	---	---
	25	0.21	0.13	0.11	0.1	---	---
P2	30	---	---	---	---	0.09	0.06
	25	0.21	0.13	0.11	0.1	---	---
P3	50	0.42	0.24	0.21	0.19	---	---
	56	---	---	---	---	0.16	0.12
P3 DS	52	0.43	0.26	0.23	0.21	---	---

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

*for use with site wide Dusk to Dawn control

PER Table

Control	PER (3 wire)	PERS (5 wire)			PER2 (7 wire)	
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⚠	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion	⚠	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	⚠	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion	⚠	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture

✓ Recommended

⚠ Will not work

⚠ Alternate

*Futureproof means: Ability to change controls in the future.

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Performance Package	System Watts (MAX/DEF)	Dist. type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	12W	VF	1,494	0	0	0	125	1,529	0	0	0	127	1,639	0	0	0	137	1,639	0	0	0	137
		VW	1,513	0	0	0	126	1,548	0	0	0	129	1,659	0	0	0	138	1,660	0	0	0	138
P2	25W	VF	3,163	1	0	1	127	3,237	1	0	1	129	3,469	1	0	1	139	3,468	1	0	1	139
		VW	3,201	1	0	0	128	3,276	1	0	0	131	3,512	1	0	0	140	3,512	1	0	0	140
P3	50W	VF	6,025	1	0	1	121	6,165	1	0	1	123	6,609	1	0	1	132	6,607	1	0	1	132
		VW	6,098	1	0	1	122	6,240	1	0	1	125	6,689	1	0	1	134	6,691	1	0	1	134



COMMERCIAL OUTDOOR

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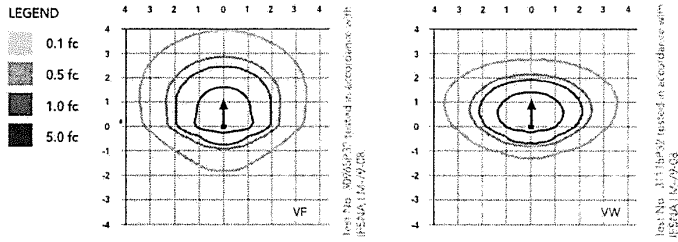
WST-LED
Rev. 05/11/22

W2-W2E and W3

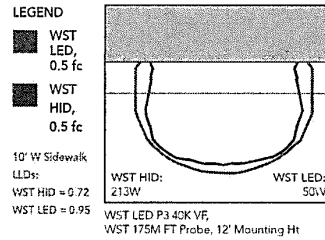
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's WST LED homepage.

Isofootcandle plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (10').



Distribution overlay comparison to 175W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 98 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L87). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. PIR and back box options are rated for wet location. Rated for -30°C to 40°C ambient.

DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/DQL to confirm which versions are qualified.

BUY AMERICAN

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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WST-LED
Rev. 05/11/22



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

Central Council of the Tlingit and Haida – Food Securities Building

Case Number: PAC2023-0044

Applicant: Royal Hill

Property Owner: Central Council of Tlingit & Haida Indian Tribes of Alaska

Property Address: 1721 Anka Street

Parcel Code Number: 5B1201040052

Site Size: 237,088 square feet (5.44 acres)

Zoning: I (Industrial)

Existing Land Use: Vehicle Storage and Maintenance, Warehousing

Conference Date: October 25, 2023

Report Issued: October 27, 2023

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
Royal Hill, CCTHITA	Applicant	rhill@tlingitandhaida.gov
Mark Pusich, Respec	Applicant	Mark.pusich@respec.com
Jennifer Shields	Planning	Jennifer.Shields@juneau.gov
Dave Sevdy	Permits	Dave.Sevdy@juneau.gov

Revised 5/07/2021

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Conference Summary

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

Existing Development

The lot has two existing structures totaling approximately 16,750 square feet with the following land use types listed in CBJ 49.25.300 – Table of Permissible Uses (see attached):

(1) Fleet Maintenance:

- USE 9.100: *"Motor vehicle repair and maintenance, including body work."*
- Allowable Use
- 7,850 square feet (BLD1999-0825 finalized, BLD2005-0049 **issued**).

(2) Warehouse:

- USE 10.210: *"Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored – all storage within completely enclosed structures."*
- Allowable Use
- 10,198 square feet (BLD2022-0542 **issued, modified to add mezzanine**).

Current Request

The proposed use of a new, third building on the lot includes a commercial kitchen for food processing, cooking, and preparation. This activity will be in support of CCTHITA's catering business and most closely fits the following land use type listed in CBJ 49.25.300 – Table of Permissible Uses (see attached):

(3) Food Securities:

- USE 4.050: *"Light Manufacturing - the processing and/or fabrication of materials or products where no process involved will produce noise, vibration, air pollution, fire hazard or noxious emission that will disturb or endanger neighboring properties".*
- Conditional Use if Major Development
- 8,940 square feet

Major Development / Conditional Use Permit Required

The lot is 5.44 acres. Additionally, with the new food securities building, the combined square footage on the lot will total approximately 26,988 square feet. Per CBJ 49.25.300(c)(3)(E), in an Industrial zoning district, non-residential buildings totaling 15,000 square feet or using less than one acre of land in total constitutes a Minor Development. Minor Developments are reviewed at the department level. Major Development means all development activity that is not a Minor Development. **Major Developments are reviewed by the Planning Commission.**

Planning Division

1. **Zoning** – The property is zoned I (Industrial). The following standards apply for properties within this zoning district.
2. **Subdivision** – Not proposed at this time.

3. **Setbacks** – Per CBJ 49.25.400 – Table of Dimensional Standards, Note 3 states: When one district abuts another, the greater of the two setbacks applies to the common property lines. Requirements:
 - o Front yard setback – 10 feet (Anka Street).
 - o Rear yard setback – 10 feet (west).
 - o Side yard setback – 15 feet (north, adjacent to Rural Reserve zoning district) plus additional setbacks for anadromous streams, as listed below.
 - o Side yard setback – 10 feet (south, adjacent to General Commercial zoning district).

Note: The easement along the southeast lot line shown on Plat 2001-61 was vacated in 2017. The original easement was recorded in Book 91 page 57 to Hildre Sand and Gravel, transferred to Juneau Redi-Mix, transferred to COALASKA, who vacated the easement.

CUP Application: Include both the existing and proposed setback dimensions for all three structures (existing and proposed) on the Site Plan. Include all existing, recorded easements on the lot.

4. **Height** – No maximum height restrictions in the I (Industrial) zoning district.

CUP Application: Recommended to include elevation drawings, with the height labeled, of all three structures (existing and proposed).

5. **Access** – Anka Street.

6. **Parking & Circulation**– Per CBJ 49.40.210, the following minimum number of parking spaces with dimensions of 8.5 feet x 17 feet is required on the lot. ADA space dimensions of 13 feet x 17 feet with a 8 feet x 17 feet aisle width is required.

Use	Parking Standard	Spaces Required
USE 9.100: Fleet Maintenance Parking: repair/service station uses 7,850 square feet	5 spaces per bay. For facilities with two or more bays, up to 60 percent of the required non-accessible parking spaces may be in a stacked parking configuration.	3 bays x 5 = 15
USE 10.210: Warehouse Parking: warehouse, storage, & wholesale uses 10,198 square feet (including mezzanine)	1 per 1,000 square feet of gross floor area	10.1 = 10
USE 4.050: Light Manufacturing, Food Securities Parking: manufacturing uses 8,940 square feet	1 per 1,000 square feet of gross floor area, except that office space must provide parking as required for offices*	8.9 = 8 +1 for office = 9
Totals Per CBJ 49.40.210(b), two (2) accessible parking spaces must be provided <u>as part of the total</u> required off-street parking spaces.		34 (including 2 ADA)
Per CBJ 49.40.210(c), two (2) loading spaces must be provided <u>in addition to the</u> total required off-street parking spaces.		2 Loading

*Professional offices are not a principally permitted use in the Industrial zone; therefore, offices as shown on submitted floor plans must be subordinate to the primary use and used only for the occupants of the lot.

CUP Application: Include the parking table above, either in the Narrative or on the Site Plan. Show all existing and proposed parking spaces, including accessible spaces and loading spaces, on the Site Plan as required. Label typical parking space dimensions and all drive aisle widths.

7. **Lot Coverage** – The I (Industrial) zoning district does not have a maximum lot coverage required.
8. **Vegetative Coverage** – Minimum 5% (11,854 square feet) of the total lot square footage is required. This requirement appears to be met on the northern portion of the lot along Lemon Creek.

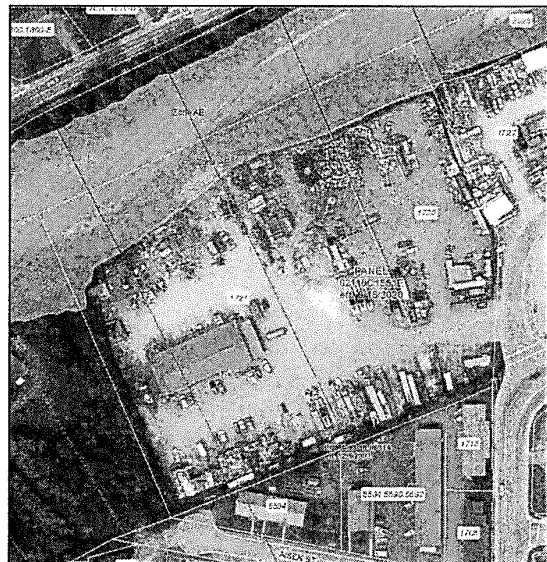
CUP Application: Recommended to show vegetative cover areas, if any, within developed areas of the lot as well as along Lemon Creek.

9. **Lighting** – All lighting should be full cut-off lighting to prevent glare on neighboring properties or the right-of-way. Parking and circulation standards require that parking lots should be “adequately lit.”

CUP Application: Show all existing and proposed outdoor lighting locations on the Site Plan. Provide a data sheet for intended fixtures.

10. **Noise** – Noise generated by the proposed development shall meet the following:
- CBJ 42.20.095, “*Disturbing the Peace*”, regulates the time, place, and manner of unreasonable noise and is typically enforced by the CBJ Police Department.
 - CBJ 49.15.330(g)(11) governs Conditional Use Permits: “*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.*”

11. **Flood** – The northern portion of the lot contains both the Lemon Creek Floodway (pink hatched areas on the map to the right) and Special Flood Hazard Area Zone AE (blue shaded areas). Base flood elevations range between 29.5 feet to 30.5 feet. The proposed new food securities building will not be located within the SFHA.



16. **Traffic** – According to CBJ 49.40.300(2), a Traffic Impact Analysis is not required since the project will generate less than 250 Average Daily Trips. For this application, staff used the Institute of Transportation Engineers' Trip Generation Manual (9th Edition) projections for the categories listed in the table below. These projections represent the highest estimated Average Daily Trips (ADTs) across these categories.

Use	Trips Generated	Total Trips
USE 9.100: Fleet Maintenance ITE Category: Quick Lubrication Vehicle Shop (941) 7,850 square feet	5.19 per servicing bay	15.57
USE 10.210: Warehouse ITE Category: Warehousing (150) 10,198 square feet (including mezzanine)	3.56 per 1,000 square feet	36.30
USE 4.050: Light Manufacturing, Food Securities ITE Category: Manufacturing (140) 8,940 square feet	3.82 per 1,000 square feet	34.15
Total ADT's:		86.02

17. **Nonconforming situations** – N/A

Building Division

18. **Building** –

19. **Outstanding Permits** – BLD20220542, in Plan Review

BLD2007-00230 Install oil/water separator

BLD2007-00052 Install ventilation in shop.

BLD2005-00049 20' x 50' addition for tire storage

Bld2004-01096 relocate power meter at caretaker's dwelling.

General Engineering/Public Works

20. **Engineering** – No comments at this time.

21. **Drainage** – No comments at this time.

22. **Utilities** – No comments at this time.

Fire Marshal

23. **Fire Items/Access** – N/A

Other Applicable Agency Review

24. N/A

List of required applications

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

1. Development Permit Application

2. Conditional Use Permit Application

Additional Submittal Requirements

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

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

Exceptions to Submittal Requirements

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

1. N/A

Fee Estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85. Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Development Permit Application – N/A
2. Conditional Use Permit Application: \$1,000
Per 49.85.100(3)(D): Class IV uses, \$1,000.00. Class IV uses are: (i) Commercial, mixed use or enclosed industrial uses with 20,001 to 40,000 square feet of building space or using more than three but less than six acres of land;
3. Public Notice Sign: \$150, with \$100 refundable if the sign is returned by the Monday after the Planning Commission meeting.

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

Submit your Completed Application

You must submit your application(s) in person with payment 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: <http://www.juneau.org/community-development>

Attachments

49.15.330 – Conditional Use Permit
49.25.300 – Table of Permissible Uses
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) *Landslide and avalanche areas.* Development in landslide and avalanche areas, designated on the landslide and avalanche area maps dated September 9, 1987, consisting of sheets 1—8, as the same may be amended from time to time by assembly ordinance, shall minimize the risk to life and property.
- (10) *Habitat.* Development in the following areas may be required to minimize environmental impact:
 - (A) Developments in wetlands and intertidal areas.
- (11) *Sound.* Conditions may be imposed to discourage production of more than 65 dBa at the property line during the day or 55 dBa at night.
- (12) *Traffic mitigation.* Conditions may be imposed on development to mitigate existing or potential traffic problems on arterial or collector streets.
- (13) *Water access.* Conditions may be imposed to require dedication of public access easements to streams, lake shores and tidewater.
- (14) *Screening.* The commission may require construction of fencing or plantings to screen the development or portions thereof from public view.
- (15) *Lot size or development size.* Conditions may be imposed to limit lot size, the acreage to be developed or the total size of the development.
- (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.)

ARTICLE III. - TABLE OF PERMISSIBLE USES

49.25.300 - Determining uses.

- (a) (1) *Listed uses.* There is adopted the table of permissible uses, table 49.25.300. The uses permitted in a zoning area shall be determined through the table of permissible uses by locating the intersection of a horizontal, or use axis and a vertical, or zone axis. The conditions and procedures applicable to the use in the zone thus located shall be as indicated thereat by the digits "1," "2," or "3" as more fully set out in this section and by letters of the alphabet as more fully set out by footnotes in the table. The absence of a digit at the intersection of use and zone axes means that the identified use is not permitted in the identified zone.
- (2) *Unlisted uses.* The permissibility of a use not listed shall be determined pursuant to section 49.20.320.
- (3) *Uses listed more than once.* Where a use might be classified under more than one category, the more specific shall control. If equally specific, the more restrictive shall control.
- (4) *Accessory uses.* Uses constituting an incidental or insubstantial part of a permissible use and commonly associated with the permissible use may be allowed as an accessory use.
- (5) *Nonconforming uses.* Nonconforming uses, including nonconforming residential densities, are subject to chapter 49.30.
- (b) (1) When used in conjunction with a particular use in the table of permissible uses, the number "1" indicates that the use requires department approval pursuant to chapter 49.15, article III, in conjunction with the issuance of a building permit. The use is allowed in the district, but limited conditions may be attached to the approval.
- (2) The number "2" indicates the use requires an allowable use permit from the planning commission. Such uses are allowed in the district, but specified conditions may be attached to the allowable use permit by the commission. The permit procedure is outlined in chapter 49.15, article I.
- (3) The number "3" indicates the use requires a conditional use permit from the commission. The use may or may not be allowed at a particular location, depending on a determination of its compatibility with surrounding or proposed land uses. The planning commission may attach any condition to ensure the compatibility of the proposed use. The conditional use permit procedure is outlined in chapter 49.15, article I.
- (c) A combination of digits such as "1, 3" or "2, 3" indicates that the approval procedure for the identified use in the identified zone will vary depending on whether the project is a major or minor development.
- (1) If the project is a minor development the first number of the combination shall indicate the applicable procedure.
- (2) If the project is a major development the second number shall indicate the applicable procedure.
- (3) Minor development means development which is classified by zoning district as follows:
- (A) *Rural reserve district:* A residential development containing two or fewer dwelling units, two or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building totaling less than 10,000 square feet or using less than one acre of land in total.
- (B) *Single-family residential districts:* A residential development containing two or fewer dwelling units, two or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building totaling less than 5,000 square feet or using less than 10,000 square feet of land in total.
- (C) *Multifamily residential districts:* A residential development containing eight or fewer dwelling units, eight or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building totaling less than 5,000 square feet or using less than 10,000 square feet of land in total.
- (D) *Commercial and mixed use districts:* A residential development containing 12 or fewer dwelling units, 12 or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building totaling less than 10,000 square feet or using less than one-half acre of land in total.
- (E) *Industrial districts:* Non-residential buildings totaling 15,000 square feet or using less than one acre of land in total.
- (4) Major development means all development activity that is not a minor development.
- (5) Exceptions. Exceptions to the use of minor and major development classifications as a method of determining the applicable approval procedure shall be as noted in the table of permissible uses.
- (Serial No. 87-49, § 2, 1987; Serial No. 89-01, § 2, 1989; Serial No. 89-14, § 2, 1989; Serial No. 89-16, § 2, 1989; Serial No. 89-20, § 2, 1989; Serial No. 89-28, § 2, 1989; Serial No. 89-29, § 2, 1989; Serial No. 89-30, § 2, 1989; Serial No. 89-31, § 2, 1989; Serial No. 90-21, § 2, 1990; Serial No. 90-52, § 3, 1990; Serial No. 90-54, § 2, 3, 1991; Serial No. 91-01, § 3, 1991; Serial No. 91-36, § 2, 1991; Serial No. 92-09, § 3, 1992; Serial No. 93-05, § 2, 1993; Serial No. 93-46, § 2—4(Exh. A) and (Exh. B), 1993; Serial No. 94-07, § 2, 3(Exh. A) and (Exh. B), 1994; Serial No. 94-40, § 2(Exh. A), 1994; Serial No. 95-09, § 2, 3(Exh. A) and (Exh. B), 1995; Serial No. 97-10, § 2(Exh. A), 1997; Serial No. 97-19, § 2(Exh. A), 1997; Serial No. 97-47, § 2, 3(Exh. A), 1997; Serial No. 98-09, § 4(Exh. A), 1998; Serial No. 98-39, § 2—4(Exh. A), 1998; Serial No. 98-40, § 2(Exh. A), 1999; Serial No. 99-22, § 7, 1999; Serial No. 2000-46, § 2(Exh. A), 11-20-2000; Serial No. 2001-12, § 2(Exh. A), 4-02-2001; Serial No. 2010-22, § 2, 3(Exh. A), 7-19-2010; Serial No. 2015-07(b)(am), § 2, 2-23-2015, eff. 3-26-2015; Serial No. 2015-03(c)(am), § 18, 8-31-2015; Serial No. 2019-37, § 2, 3-16-2020, eff. 4-16-2020)

TABLE OF PERMISSIBLE USES - CBJ 49.25.300

			Zones																
	Use Description		RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
1.000	Residential																		
	1.100	Single-family dwellings																	
	1.110	Single-family detached, one dwelling per lot	1	1	1	1	1	1	1	1	1	1	1	1			1	1A	1A
	1.120	Single-family detached, two dwellings per lot	1	1	1														
	1.130	Single-family detached, accessory apartment ^x	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			1, 3		
	1.140	Single-family detached, two dwellings per lot, accessory apartments ^x	1, 3	1, 3	1, 3														
1.200	Duplex		1	1	1	1		1	1	1	1	1	1	1			1		
1.300	Multifamily dwellings							1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3		
1.500	Child and Day care homes																		

	1.510	Child; 12 or fewer children under the age of 12	1	1	1	1	1	1	1	1	1	1	1	1	1	1			
	1.520	Reserved																	
	1.530	Adult; 12 or fewer people, 12 years and older	1	1	1	1	1	1	1	1	1	1	1	1	1	1			
	1.540	Reserved																	
	1.550	Child care residence, 6 to 9 children under 18 years of age		3	3	3	3	3	3	3	3	3	3	3	3	3			
1.600	Miscellaneous, rooms for rent situations																		
	1.610	Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, transitional housing, and temporary residences. Owner or manager must live on site.	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1	1	1, 3	1, 3	3 ^N		
	1.620	Hotels, motels	3								1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3 ^N	3 ^N	
	1.630	Single room occupancies with private facilities						1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3		
1.700	Home occupations		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1.800	Mobile homes																		
	1.810	Residential mobile homes on individual lots ^E	3	3	3														
	1.815	Caretakers mobile homes on individual lots ^E	3	3	3	3	3	3	3	3	3	3	3	3			3	3	3
	1.820	Mobile home parks ^E					3	3	3	3	3	3							
	1.830	Mobile home subdivision ^E				3	3	3	3	3	3	3							
	1.840	Recreational vehicle parks ^F	3 ^F	3 ^F	3 ^F														
1.900	Common wall development																		
	1.910	Two dwelling units				1	1	1	1	1									
	1.911	Accessory apartments ^X	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3		
	1.920	Three or more dwelling units					1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			
	1.930	Two dwelling unit structures allowed under special density considerations, subsections 49.25.510(h)			3	3	3	3	3	3	3			3					
2.000	Sales and Rental Goods, Merchandise or Equipment ^G																		
2.100	With less than 5,000 square feet and less than 20 percent of the gross floor area of outside merchandising of goods																		
	2.110	Reserved																	
	2.120	Miscellaneous									1	1	1	1	1	1	3 ^N	3 ^N	3
	2.130	Marine merchandise and equipment	3 ^T								1, 3	1, 3	1, 3	1, 3	1	1	1, 3	3 ^N	3

2.200	Storage and display of goods with greater or equal to 5,000 square feet and/or 20 percent of the gross floor area of outside merchandising of goods									1, 3	1, 3	1, 3	1, 3			3 ^N	3 ^N	3
2.300	Marijuana retail store	3								3	3	3	3	3	3	3	3	3
3.000	Professional Office, Clerical, Research, Real Estate, Other Office Services ^G																	
3.050	Offices of not more than 1,000 square feet		3	3	3	3	3	3	3	1	1	1	1	1	1	1 ^N		
3.100	Offices greater than 1,000 but not more than 2,500 square feet						3	3	3	1	1	1	1	1	1	3 ^N		
3.200	Reserved																	
3.300	Research, laboratory uses	3 ^T								1, 3	1, 3	1, 3	1, 3	1, 3		1 ^N , 3 ^N	1 ^N , 3 ^N	1, 3
3.400	Offices greater than 2,500 square feet									1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1 ^N , 3 ^N		3 ^S
3.500	Marijuana testing facility	3								3	3	3	3					3
4.000	Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods ^G																	
4.050	Light manufacturing	3 ^T						3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1 ^N , 3 ^N	1 ^N , 3 ^N	1, 3
4.070	Medium manufacturing	3 ^T									3	3	3			3 ^N	1 ^N , 3 ^N	1, 3
4.100	Heavy manufacturing	3 ^T	3 ^Q														3 ^N	3
4.150	Rock crusher	3 ^T	1 ^Q	1 ^Q													3 ^N	3
4.200	Storage of explosives and ammunition	3															3 ^N	3
4.210	Seafood processing	3 ^T														3	1, 3	1, 3
4.220	Marijuana product manufacturing facility	3 ^{AC}									3	3						3
5.000	Educational, Cultural, Religious, Philanthropic, Social, Fraternal Uses																	
5.100	Schools																	
	5.110	Elementary and secondary schools including associated grounds and other facilities		3	3	3	3	3	3	3	3	3	3	3	3			
	5.120	Trade, vocational schools, commercial schools	3 ^T							3	3	3	3	3		3 ^N	3 ^N	3
	5.130	Colleges, universities	3 ^T	3	3	3	3	3	3	3	3	3	3	3	3	3 ^N	3 ^N	3
5.200	Churches, synagogues, temples	3 ^T	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	3	3	1 ^N , 3 ^N	3 ^N	1, 3
5.300	Libraries, museums, art galleries	3 ^T	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3 ^N		
5.400	Social, fraternal clubs, lodges, union halls, yacht clubs	3 ^T								1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1 ^N , 3 ^N	3 ^N	1, 3
6.000	Recreation, Amusement, Entertainment																	
6.100	Indoor activity conducted entirely within building or substantial structure																	
	6.110	Bowling alleys, billiard, pool halls								1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			3

6.120	Tennis, racquetball, squash courts, skating rinks, exercise facilities, swimming pools, archery ranges				3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3		3
6.130	Theaters seating for 200 or fewer	3 ^T						3	3	1	1	1	1	1, 3	1, 3	3 ^N	3
6.135	Theaters seating from 201 to 1,000									3	1	1	1	1, 3	1, 3	3 ^N	3
6.140	Coliseums, stadiums, and other facilities in the 6.100 classification seating more than 1,000 people										3	3	3			3 ^N	
6.150	Indoor shooting range	1, 3									3						3
6.200	Outdoor activity conducted outside enclosed buildings or structures																
6.210	Recreational facilities such as golf, country clubs, swimming, tennis courts not constructed pursuant to a permit authorizing the construction of a school	3	3	3	3	3	3	3	3	3	1, 3			1, 3	1, 3	3 ^N	3
6.220	Miniature golf courses, skateboard parks, water slides, batting cages	3	3	3	3	3	3	3	3	3	1, 3	3	3	1, 3	1, 3	3 ^N	3
6.240	Automobile, motorcycle racing tracks; off-highway vehicle parks	3									3						3
6.250	Reserved																
6.260	Open space	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
6.262	Parks with improved facilities, not approved in conjunction with a major subdivision																
6.264	Capacity for up to 20 people ^W	1 ^T	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3 ^N
6.266	Capacity for more than 20 people ^W	3 ^T	3	3	3	3	3	3	3	3	3	3	3	3	3	3 ^N	3 ^N
6.270	Aerial conveyances and appurtenant facilities	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3 ^N	3 ^N
6.280	Shooting ranges	3															3
7.000	Institutional Day or Residential Care, Health Care Facilities, Correctional Facilities																
7.100	Hospital									3	3	3	3				
7.150	Health care clinics, other medical treatment facilities providing out-patient care							3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3		
7.200	Assisted living		3	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3		
7.300	Day care centers							3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3		
7.310	Child care centers	3	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3		
7.500	Correctional facilities	3	3	3	3	3	3	3	3	3	3	3	3				
7.600	Sobering centers									3	3	3	3				

8.000	Restaurants, Bars, Nightclubs																	
	8.050	Small restaurants, less than 1,000 ft ² without drive through service	3 ^T					3	3	3	1	1	1	1	1	1	1 ^N	3
8.100	Restaurants, bars without drive through service		3 ^T								1, 3	1	1, 3	1, 3	1, 3	1, 3	1 ^N , 3 ^N	3 ^N
8.200	Restaurants, coffee stands with drive through service										1, 3	1		3			1 ^N , 3 ^N	3 ^N
8.300	Seasonal open air food service without drive through		3								1, 3	1	1, 3	1, 3	1, 3	1, 3	1 ^N , 3 ^N	3 ^N
9.000	Boat or Motor Vehicle, Sales and Service Operations																	
	9.050	Motor vehicle, mobile home sale or rental									1, 3	1, 3	3	3				1, 3
9.100	Motor vehicle repair and maintenance, including body work											3						1
9.200	Automotive fuel station		3 ^T								3	1						1
9.300	Car wash										3	1						1
9.400	Boat sales or rental		3 ^T								3	1					1	1
9.450	Boat repairs and maintenance		3 ^T									3					1	1
9.500	Marine fuel, water sanitation		3 ^T														1, 3	1, 3
9.600	Marine commercial facilities including fisheries support, commercial freight, passenger traffic		3														3	3
10.000	Storage, Parking, Moorage																	
10.100	Automobile parking garages or parking lots not related to a principal use on the lot										3	1	1, 3	1, 3	1, 3	1, 3		1
10.200	Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored																	
	10.210	All storage within completely enclosed structures	1, 3	3							3	1	1 ^U , 3 ^U	1 ^U , 3 ^U			1 ^N , 3 ^N	1 ^N
	10.220	General storage inside or outside enclosed structures	1, 3	3								1, 3					1 ^N , 3 ^N	1 ^N
	10.230	Snow storage basin																
	10.232	Neighborhood, less than ½ acre	3	3	3 ^Z	3 ^Z	3 ^Z	3 ^Z	3 ^Z	3 ^Z	3 ^Z	1			3 ^Z	3 ^Z	3 ^Z	1
	10.235	Regional, ½ to 1 acre	3	3	3 ^Z						3 ^Z	3					3 ^Z	1
	10.237	Area wide, over 1 acre	3	3 ^Z	3 ^Z							3 ^Z						3
10.300	Parking of vehicles or storage of equipment outside enclosed structures where they are owned and used by the user of the lot and parking and storage is more than a minor and incidental use of the lot		1, 3	3								1, 3					1 ^N , 3 ^N	1 ^N
10.400	Temporary contractor's storage connected with construction project off-site for a specified period of time		1, 3	3	3	3	3	3	3	3	3	1, 3	3	3	3	3	3	1 ^N
10.500	Moorage																	

	10.510	Public, commercial	3	3	3						3	3	3	3	1,3	1,3	1,3	1,3	1,3
	10.520	Private	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3
10.600	Floating structures supporting seasonal, commercial recreation		3	3	3										3	3	3	3	
11.000	Materials Salvage Yards, Waste Management																		
11.100	Recycling operations																		
	11.110	Enclosed collection structures ⁰ of less than 80 square feet total and less than six feet in height	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1	1	1 ^P	1 ^P	1 ^P	1 ^P	1	1	1
	11.120	Enclosed structures for recyclable materials collection	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	3	3	3 ^P	3 ^P	1	1 ^P
	11.130	Sorting, storage, preparation for shipment occurring outside an enclosed structure																1 ^N	1
11.200	Reclamation landfill not associated with a specific use		1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3			3 ^N	3 ^N	1,3
11.300	Sanitary landfill		3																3
12.000	Services and Enterprises Related to Animals																		
12.100	Veterinary clinic		3	3	3						3	1,3	3	3	3	3	1 ^N , 3 ^N	1 ^N , 3 ^N	1
12.200	Kennel		3	3							3	3							1,3
12.250	Day animal services, grooming, walking, day care		3	3	3	3	3				3	3	3	3	1,3	1,3			1,3
12.300	Zoos, aquaria, or wild animal rehabilitation facilities with a visitor component		3	3							3	3		3			3 ^N		3
12.310	Wild animal rehabilitation facilities without a visitor component		3	3	3	3					3	3					3 ^N		3
12.400	Horseback riding stables, dog team yards		3	3							3	3							3
13.000	Emergency Services																		
13.100	Fire, police, ambulance		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3 ^N	3 ^N	1,3
14.000	Aquaculture, Agriculture, Silviculture, Mining, Quarrying Operations, Spring Water Bottling																		
14.100	Aquaculture		3	3	3						3	3	3	3	1,3	1,3	1	1	3
14.150	Weirs, channels, and other fisheries enhancement		1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3			1	1	1
14.200	Commercial agricultural operations																		
	14.210	Excluding farm animals	1,3	1,3	3	3	3	3	3	3	3	3			3	3			1,3
	14.220	Including farm animals ^M	1,3	3															1,3
	14.230	Stabling of farm animals ^M	3	3	3	3					3	3							1,3

	14.240	Marijuana cultivation (500 square feet or more under cultivation)	3								3	3						3
	14.245	Marijuana cultivation (fewer than 500 square feet under cultivation)	3	3 ^{AB}							3	3						3
14.250	Personal use agriculture																	
	14.253	Hens, 6 maximum	1	1	1	1	1	1	3	3	1	1	3	3	1	1	1	1
14.300	Silviculture and timber harvesting ^I		3	3														3
14.400	Mining operations		2, 3 ^K	3	3												3 ^N	3 ^N
14.500	Sand and gravel operations ^I		3	3	3						3	3					3 ^N	3 ^N
14.800	Spring water bottling		3	3			3	3	3	3	3	3				3		1, 3
15.000	Miscellaneous Public and Semipublic Facilities																	
<u>15.100</u>	Post office		3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1,3	1,3	1,3	1, 3	3 ^N	3 ^N
15.200	Airport		3															1, 3
15.400	Military reserve, National Guard centers		3	3	3						3	3					3 ^N	3 ^N
15.500	Heliports, helipads		3									3					3 ^N	3 ^N
15.600	Transit facilities																	
	15.610	Transit center			3	3	3	3	3	3	1, 3	1, 3	1,3	1,3	1,3	1, 3	3	
	15.620	Transit station		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	15.630	Park and ride not associated with transit station	3	3	3	3	3	3	3	3	1	1	3	3		3		1
15.700	Public works facility		3	3	3	3					3	3						1, 3
16.000	Dry Cleaner, Laundromat																	
16.100	Drop off and pickup only, no onsite laundry or dry cleaning process									1, 3	1, 3	1, 3	1,3	1,3	1,3	1, 3	1 ^N , 3 ^N	1 ^N , 3 ^N
16.200	Full service onsite laundry and/or dry cleaning										3	1, 3	3	3	1,3	1,3	3 ^N	1 ^N , 3 ^N
17.000	Utility Facilities																	
17.100	Minor		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
17.150	Intermediate		3	3	3	3	3	3	3	3	3	1, 3	3	3	3	3	1,3	1
17.200	Major		3	3	3	3	3	3	3	3	3	3			3	3	3	3
17.300	Driveways and private roads																	
18.000	Towers and Related Structures																	
18.100 ^{AA}	Towers and antennas 35 feet or less		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
18.200 ^{AA}	Towers and antennas 35 to 50 feet		1	3	3	3	3	3	3	3	1	1	1	1	3	3	1	1
18.300 ^{AA}	Towers and antennas more than 50 feet in height		3	3	3	3	3	3	3	3	3	3	3				3	1

18.400	Amateur (ham) radio towers and antennas more than 35 feet in height ^R		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
18.500	Wireless Communication Facilities					See CBJ 49.65, Wireless Communication Facilities													
19.000	Open Air Markets, Nurseries, Greenhouses																		
19.100	Open air markets (farm, craft, flea, and produce)		1, 3	1, 3							1, 3	1	1, 3	1, 3	1, 3	1, 3	1 ^N , 3 ^N	1 ^N , 3 ^N	1, 3
19.200	Nurseries, commercial greenhouses																		
	19.210	Retail sales	3	3	3	3	3	3	3	3	3	1, 3	1	1 ^V	1 ^V	1, 3	1, 3		1
	19.220	Nonretail sales	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1	1 ^V	1 ^V				1	
	19.230	Marijuana cultivation (500 square feet or more under cultivation)	3								3	3						3	
	19.240	Marijuana cultivation (fewer than 500 square feet under cultivation)	3	3 ^{AB}							3	3						3	
20.000	Cemetery, Crematorium, Mortuary																		
20.100	Cemetery		1, 3	3	3	3	3	3	3	3	3	3							
<u>20.200</u>	Crematorium		3															1, 3	
20.300	Funeral home		3	3	3	3	3	3			1, 3	1	3	3	1, 3	1, 3			
21.000	Visitor-Oriented, Recreational Facilities																		
21.100	Resort, lodge		3	3															
21.200	Campgrounds		1, 3	3															
21.300	Visitor, cultural facilities related to features of the site		3	3							3	3	3	3	3	3	3 ^N		
22.000	Temporary Structures Associated With Onsite Construction																		
22.100	Temporary structures used in connection with construction		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	

Key:

1. Department approval requires the department of community development approval only.
- 1, 3. Department approval required if minor development, conditional use permit required if major development.
2. Allowable use permit requires planning commission approval.
3. Conditional use permit requires planning commission approval.
- 2, 3. Allowable use permit required if minor development, conditional use permit required if major development.

Notes:

- A. A single-family residence is allowed as an owner or caretaker residence that is accessory to an existing permitted use in the industrial zone.
- B. Reserved.
- C. Reserved.
- D. Reserved.
- E. See special use regulations for mobile homes, [chapter 49.65](#), article III.
- F. See special use regulations for recreational vehicles, [chapter 49.65](#), article IV. This use allowed by service area designation not zoning district.
- G. All uses subject to additional performance standards, [chapter 49.65](#), article VIII.
- H. Reserved.
- I. Reserved.
- J. Applies to over 2 acres of harvest area.

- K. See special use regulations, [chapter 49.65](#), article I. Mining operations are a conditional use in the urban mining district and an allowable use in the rural mining district.
 - L. See special use regulations, [chapter 49.65.200](#), article II.
 - M. Only applicable to the commercial or private stabling of more than three farm animals, or where the running or stabling area is closer than 100 feet to the nearest residence other than the owner for any number of farm animals.
 - N. Use must be water-dependent, water-related, or water-oriented.
 - O. Standards for collection structures: containers must be well maintained and allow no spillage of contents; a specific person or group must be responsible for maintenance of the structure and that person or group shall have a contact telephone number posted on the collection structure; collection structure must be situated so as to not affect traffic or parking; directional signs shall be limited to six square feet and identification signs shall be limited to 24 square feet; such signs will not be included in total sign area allowed for a complex; and the structure shall not exceed a height of six feet. Identification is to be in the following format: greater prominence, the City and Borough recycling logo and the recyclable material identification; lesser prominence, the sponsor name and the contact phone number.
 - P. Preexisting allowable or conditional use permit: If recycling activity is determined by the director to be an accessory use to a use previously permitted under either an allowable or a conditional use permit, the activity may be approved by the department. Other conditions may be required before recycling activity is permitted.
 - Q. Must be in conjunction with an approved state or municipal public road construction project, and must be discontinued at the completion of the project. Road construction by private parties for subdivision development is excluded except as provided in this title. Rock crushed on-site must be used on-site. Crushing shall be limited to 8:00 a.m.—5:00 p.m. unless the director authorizes otherwise.
 - R. Towers shall be for amateur use only; meet the setback requirements of the zoning district; be unlit except as required by the Federal Aviation Administration. Towers shall be installed in conformance with a valid building permit, application for which shall include a copy of the applicant's amateur station license.
 - S. Limited to lots directly fronting on Glacier Highway West of Industrial Boulevard.
 - T. Must be associated with a unique site specific feature in order to function. Example: Glacier research station - Juneau Icefield location.
 - U. No storage permitted on the first floor of a building.
 - V. Primarily intended for rooftop locations in urban areas.
 - W. The capacity of a park shall be determined by the Director of the Community Development Department or designee in consultation with the Director of the Parks and Recreation Department.
 - X. Special requirements apply to accessory apartment applications. See [CBI § 49.25.510\(k\)](#).
 - Z. Snow storage may be permitted for a maximum of five years. After five years a new application must be filed.
 - AA. Does not apply to wireless communication facilities.
 - AB. Use is prohibited in the urban service area but allowed outside the urban service area. An owner or manager must live on site.
 - AC. Use is prohibited within 1,000 feet of recognized neighborhood association established in accordance with [CBI chapter 11.35](#).
- (Serial No. 2002-14, § 2, 4-1-2002; Serial No. 2002-29, § 2, 11-4-2002; Serial No. 2003-27(am), § 5, 6-16-2003; Serial No. 2003-41, § 2, 9-22-2003; Serial No. 2003-41, § 2, 9-8-2003; Serial No. 2004-09, § 2, 4-12-2004; Serial No. 2006-07, § 2, 4-3-2006; Serial No. 2007-39, § 8, 6-25-2007; Serial No. 2009-22(b), § 2, 10-12-2009; Serial No. 2010-22, § 3(Exh. A), 7-19-2010; [2014-32\(e\)\(am\), §§ 6—8, 9-29-2014, eff. 10-29-2014](#); [Serial No. 2015-07\(b\)\(am\), §§ 2—4, 2-23-2015, eff. 3-26-2015](#); [Serial No. 2015-34\(am\), § 2, 7-20-2015, eff. 8-20-2015](#); [Serial No. 2015-03\(c\)\(am\), § 19, 8-31-2015](#); [Serial No. 2015-32, §§ 2, 3, 8-10-2015](#); [Serial No. 2015-38\(b\)\(am\), § 6, 5-2-2016, eff. 6-2-2016](#); [Serial No. 2015-39\(am\), §§ 2—7, 11-9-2015](#); [Ord. No. 2018-31, § 2, 6-4-2018, eff. 7-5-2018](#); [Serial No. 2021-35\(am\), § 3\(Exh. A\), 2-7-2022, eff. 3-10-2022](#))

LEGEND

- ⊕ PRIMARY MONUMENT RECOVERED THIS SURVEY
- SECONDARY MONUMENT SET THIS SURVEY BY J.W. BEAN
- SECONDARY MONUMENT RECOVERED THIS SURVEY

J.W. BEAN
L.S. 3650
TYPICAL SECONDARY MON.
1-1/4" YELLOW PLASTIC CAP
5/8" REBAR, 36" LONG

STATEMENT OF OWNERSHIP:

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

DATE 11/19, 2001

WITNESS Angie Bean OWNER W.R. Bean

NOTARY'S ACKNOWLEDGEMENTS:

UNITED STATES OF AMERICA)
STATE OF ALASKA) S.S.

THIS IS TO CERTIFY THAT ON THIS 19th DAY OF November, 2001 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED:

William R. Bean

KNOWN TO ME TO BE THE PERSON (PERSONS) DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

NOTARY PUBLIC FOR ALASKA Marcy Johnson
MY COMMISSION EXPIRES December 2002

CERTIFICATE OF APPROVAL

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

DATED: November 21, 2001.

ATTEST:

E. DeLong Deputy Clerk
CITY & BOROUGH OF JUNEAU

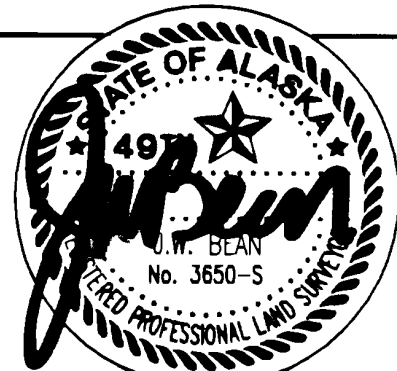
Don Pennell
DIRECTOR
CITY & BOROUGH OF JUNEAU
DEPARTMENT OF COMMUNITY DEVELOPMENT



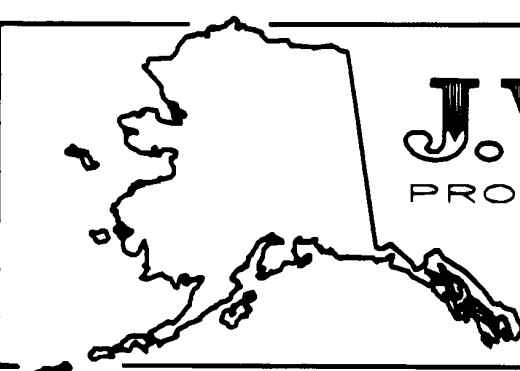
CERTIFICATE OF REGISTERED LAND SURVEYOR

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 4, COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATE 11-5-2001



DRAWN BY: GDM Graphics
CHECKED BY: J.W.B.
DRAWING DATE: 11-06-2001
FIELD BOOK:
SCALE: 1" = 50'
JOB No.: 12332-HORN
GRID
REVISED:



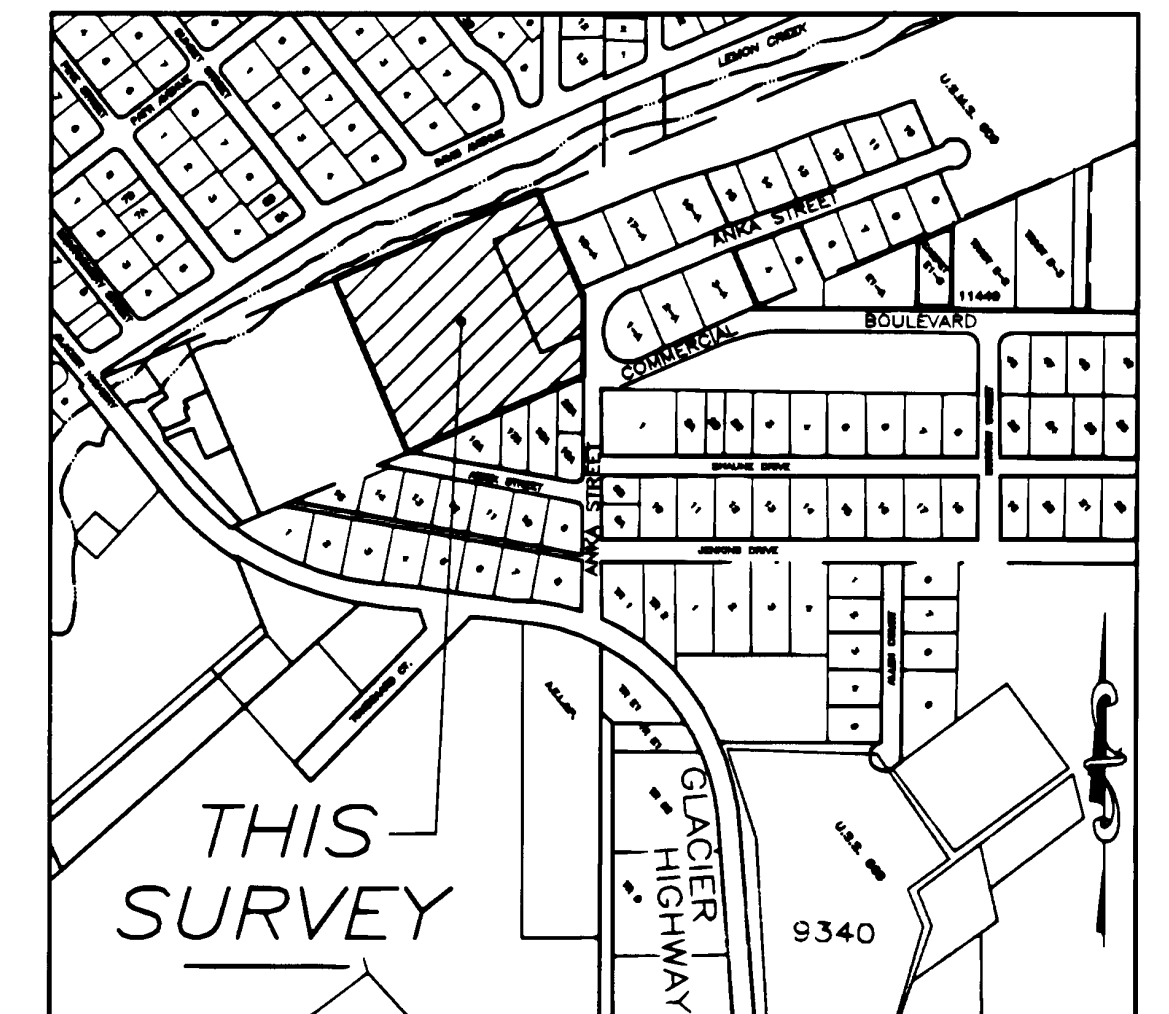
J.W. BEAN INC.
PROFESSIONAL SURVEYOR

1070 ARCTIC CIRCLE
JUNEAU - ALASKA
(907) 789-0590

SURVEYOR - PLANNER

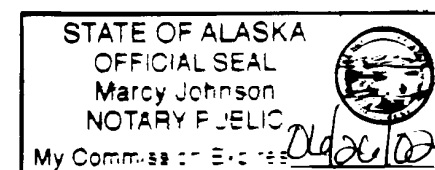
NOTES:

1. ALL PLAT BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS.
2. ALL DISTANCES SHOWN ARE REDUCED TO HORIZONTAL.
3. RECORDED BEARINGS AND DISTANCES ARE SHOWN ENCLOSED IN PARENTHESIS. MEASURED OR CALCULATED BEARINGS AND/OR DISTANCES ARE SHOWN WITHOUT PARENTHESIS.



VICINITY MAP

SOURCE: C.B.J. BASEMAP SERIES (M-1, M-4, M-5) - SCALE: 1" = 1000'



LOT 1
HORN SUBDIVISION

TEMPORARY
CUL-DE-SAC
EASEMENT

LOT 3
237,087.70 SQ. FT.
(5.44 AC.)

LOT 4
50,100.78 SQ. FT.
(1.15 AC.)

LOT 1-A

GLACIER INDUSTRIAL

Scale: 1" = 50 ft

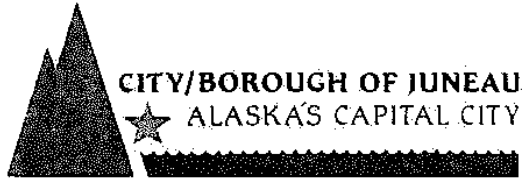
C.B.J. FILE COPY

The official recorded copy of this document is on file at the office of the Juneau Recording District, as Plat No. 2001-61 recorded on 11-26-01

5082001-00027

**A PLAT OF
HORN SUBDIVISION #2
LOT 3 & LOT 4
A SUBDIVISION OF LOT 2A,
HORN SUBDIVISION WITHIN U.S.S. 609
CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT - JUNEAU, ALASKA**

Horn Subdivision No.2
Lots 3 & 4



**PLANNING COMMISSION
NOTICE OF DECISION**

Date: August 26, 1998

File No.: USE98-00042

Walsh Services for
Channel Construction, Inc.
2974 Foster Avenue
Juneau, Alaska 99801

Application For: An application for a conditional use permit to operate a retail business in an industrial zoning district.

Legal Description: Lot 2A, Horn Subdivision

Parcel Code No.: 5-B12-0-104-005-0

Hearing Date: August 25, 1998

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated August 19, 1998 and approved the operation of a retail business in an industrial zoning district to be conducted as described in the project description and project drawing submitted with the application and with the following conditions:

1. Prior to the issuance of any building permit, the applicant shall submit to CDD staff, for final review and approval, a site plan which indicates the following:
 - A. location of the required number of parking spaces including disabled accessible spaces;
 - B. areas to remain in vegetative cover to equal 5% of the total site area; and
 - C. proposed fill to be out of the 25' foot no disturb/50' foot no development setback from ordinary high water of Lemon Creek, or obtain variance from the Board of Adjustment.
2. The applicant shall obtain a design review permit issued by the Design Review Board for the proposed project.
3. The applicant shall obtain all building permits required by the CBJ Building Division.

Attachment: August 19, 1998 memorandum from Gary Gillette, Community Development to the CBJ Planning Commission regarding USE98-00042.

155 South Seward Street, Juneau, Alaska 99801

Walsh Services
File No: USE98-00042
August 26, 1998
Page 2

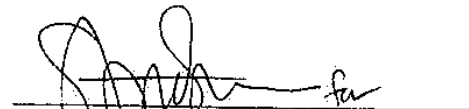
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030 (c).

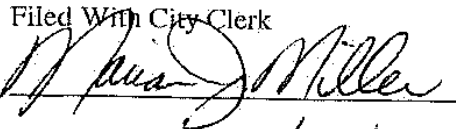
Effective Date: The permit is effective upon approval by the Commission.
(August 25, 1998)

Expiration Date: The permit will expire 18 months after the effective date or February 25, 2000, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days before the permit expires.

Project Planner:


Gary Gillette, Planner


Johan Dybdahl, Chairman
Planning Commission

Filed With City Clerk

08/28/98

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.

MEMORANDUM

CITY & BOROUGH OF JUNEAU

155 South Seward Street, Juneau, Alaska 99801

DATE: August 19, 1998

TO: Planning Commission

FROM: Gary Gillette, Planner
Community Development Department



FILE NO.: USE98-00042- Conditional Use

PROPOSAL: An application for a conditional use permit to operate a retail business in an industrial zoning district.

GENERAL INFORMATION

Applicant: Walsh Services

Property Owner: Channel Landfill, Inc.

Property Address: 1725 Anka Street

Legal Description: Lot 2A, Horn Subdivision

Parcel Code Number: 5-B12-0-104-005-0

Site Size: 6.59 Acres

Zoning: I, Industrial

Utilities: CBJ Water & Sewer Services

Access: Anka Street

Existing Land Use: Materials Storage

Surrounding Land Use: North - Lemon Creek
South - Residential
East - Industrial
West - Residential



PROJECT DESCRIPTION

The applicant requests a conditional use permit for the development of a retail business in an industrial zoning district. The retail business will be located within a building, housing industrial related uses. The total area of the building will be 6,875 square feet thus, requiring an allowable use permit. The applicant has applied for the allowable use permit (USE98-00043).

BACKGROUND

The proposed project consists of three elements: (1) a new building to house an equipment maintenance shop, (2) use of the land surrounding the building for equipment storage, and (3) a retail business housed in a portion of the shop building. The retail use in the industrial zone requires a conditional use permit which is the subject of this report. The equipment maintenance shop and equipment storage on the site require an allowable use permit which is the subject of a separate report (USE98-00043).

The project drawings indicate an area of fill within the CBJ Land Use Code required stream setbacks. The applicant is aware of the situation and has indicated the intent to apply for a variance. The fill activity is not a part of this permit application. A separate grading permit will govern the fill activity.

ANALYSIS

Project Site - The proposed project would be sited on a 6.59 acre parcel of land with access off Anka Street. The area of the site which will be developed under this permit is relatively flat. This area will accommodate the building and surrounding paved area without significant fill.

Project Design - The proposed retail use would occupy 500 square feet of a new metal clad building containing 6,850 square feet overall. An area immediately around the proposed building would be paved. The area of pavement in front of the building and the roof drainage would be connected to the city storm drainage system.

Traffic - The retail use will sell chain saws, parts and related power tools. Given the nature of the business and the size of the retail shop it is not anticipated that the amount of traffic generated would significantly impact the current level of service on adjacent streets.

Parking and Circulation - The parking requirement for the facility is as follows:

Maintenance Shop: 4 parking spaces for each service bay plus 1 space per employee
Retail Shop: 1 space for each 200 square feet.

The project includes five service bays and approximately 5 employees plus 500 square feet of retail space. The parking requirement is as follows: $5 \times 4 = 20$ (work bays) + 5 (employees) + $500/200 = 2.5$ (retail) thus, the total is 27.5 rounded to 28 spaces. Two of the required spaces shall be disabled accessible with one being van accessible. The five bays may count as one space per bay or 5 parking spaces. Thus, a total of 23 must be located on the site. The site plan does not indicate the location of the spaces however, there appears to be plenty of room on the site for the spaces required. The applicant will need to submit a drawing at the time of a building permit to indicate the required parking spaces.

Currently there are no defined driveways to the property thus, access points are uncontrolled. The proposed project features landscaping at the front property line which will provide delineated entrance and exit driveways. This feature will significantly improve the current situation.

Noise - The only noise expected from the retail use might be the occasional demonstration of equipment. It is not anticipated that this would be a significant impact to the surrounding areas.

Design Review - The proposed development requires Design Review Board review and approval. Specific project aspects such as building design, parking lot layout, landscaping, and exterior lighting will be examined during this review process. A design review permit will need to be obtained prior to the issuance of a building permit.

Vegetative Cover - The site is 6.59 acres or 287,060 square feet in area. The vegetative cover requirement is 5% of land area in the industrial zone. This results in a requirement of 14,353 square feet of vegetative cover on the site. A portion of the property is within the Lemon Creek flood way and below ordinary high water. Currently there exists vegetation in excess of the requirement. The applicant will need to show that the required vegetation cover is met with the proposed fill scheme at the time of the grading permit for that portion of the project.

Signs - A separate permit process per CBJ §49.45, Signs, requires that all signs proposed by the development be submitted to CDD staff for review and approval. No signs have been proposed at this time.

Public Health or Safety - The proposed project will be reviewed for related building code issues by the CBJ Building Division. The proposed driveways provide safe ingress and egress to the site. For these reasons it appears that public health and safety will be accommodated.

Property Value or Neighborhood Harmony - The proposed retail use is similar to other retail uses in the vicinity. Its small size and relationship to the maintenance facility make it a complimentary use to the industrial uses on the site. There has been no evidence presented that indicates the retail use would negatively impact property values or be out of harmony with the neighborhood.

Conformity With Adopted Plans - The retail use is a conditional use under the CBJ Land Use Code for the industrial zoning district. The area in which it is located is designated as industrial use in the Juneau Comprehensive Plan. Therefore, the proposed use is in compliance with adopted plans.

Juneau Coastal Management Program - The proposed development was reviewed for compliance with CBJ §49.70.900, the Juneau Coastal Management Program. The analysis reveals that no enforceable policies apply to the portion of the project that is a subject of this permit. The proposed fill will be reviewed under a separate permit procedure.

FINDINGS

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

1. Whether the application is complete; and,
2. Whether the proposed use is appropriate according to the Table of Permissible Uses;
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 application for the requested conditional use permit complete?

Yes. We find the application contains the information necessary to conduct a full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conform to the requirements of CBJ code Chapters 49.15.

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

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300 section 9.100 for the Industrial zoning district.

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

Yes. The proposed development would comply with the other requirements of this chapter provided the recommended conditions are met.

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

No. Based on the analysis stated above the proposed retail use 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?

No. Based on the analysis stated above the proposed retail use will not substantially decrease the value of or be out of harmony with the 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?

Yes. Based on the analysis stated above the proposed retail use complies with the officially adopted Juneau Comprehensive Plan.

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

Not Applicable. Based on the preceding staff analysis, it is found that no provisions of the Juneau Coastal Management Program apply to the proposed development.

RECOMMENDATION

It is recommended that the Planning Commission adopt the director's findings and grant the requested conditional use permit. The permit would allow the operation of a retail use in an industrial zoning district. The approval is subject to the following conditions:

1. Prior to the issuance of any building permit, the applicant shall submit to CDD staff, for final review and approval, a site plan which indicates the following:
 - A. location of the required number of parking spaces including disabled accessible spaces,
 - B. areas to remain in vegetative cover to equal 5% of the total site area, and
 - C. proposed fill to be out of the 25' foot no disturb/50' foot no development setback from ordinary high water of Lemon Creek, or obtain variance from the Board of Adjustment.
2. The applicant shall obtain a design review permit issued by the Design Review Board for the proposed project.
3. The applicant shall obtain all building permits required by the CBJ Building Division.

USE 98-00043

END

Primary monument found (R&M 1410-S)
Secondary monument found (R&M 1410-S)

(N 23°05'00" W 500.03) (N 23°05'48" W 500.03)

ellipses

Re Plat of 609 by 93

utilities

fence with

TEMPORARY CUL-DE-SAC

EXISTING FENCE

(S 66°18'00" W 506.94) (S 66°34'26" W 504.77)

(N 66°18'00" E 506.09) (N 66°33'31" E 509.08)

LEMON

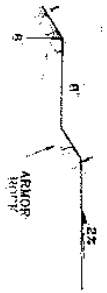
CREEK

ORDINARY HIGH WATER

ARMOR ROCK

LOT 2A

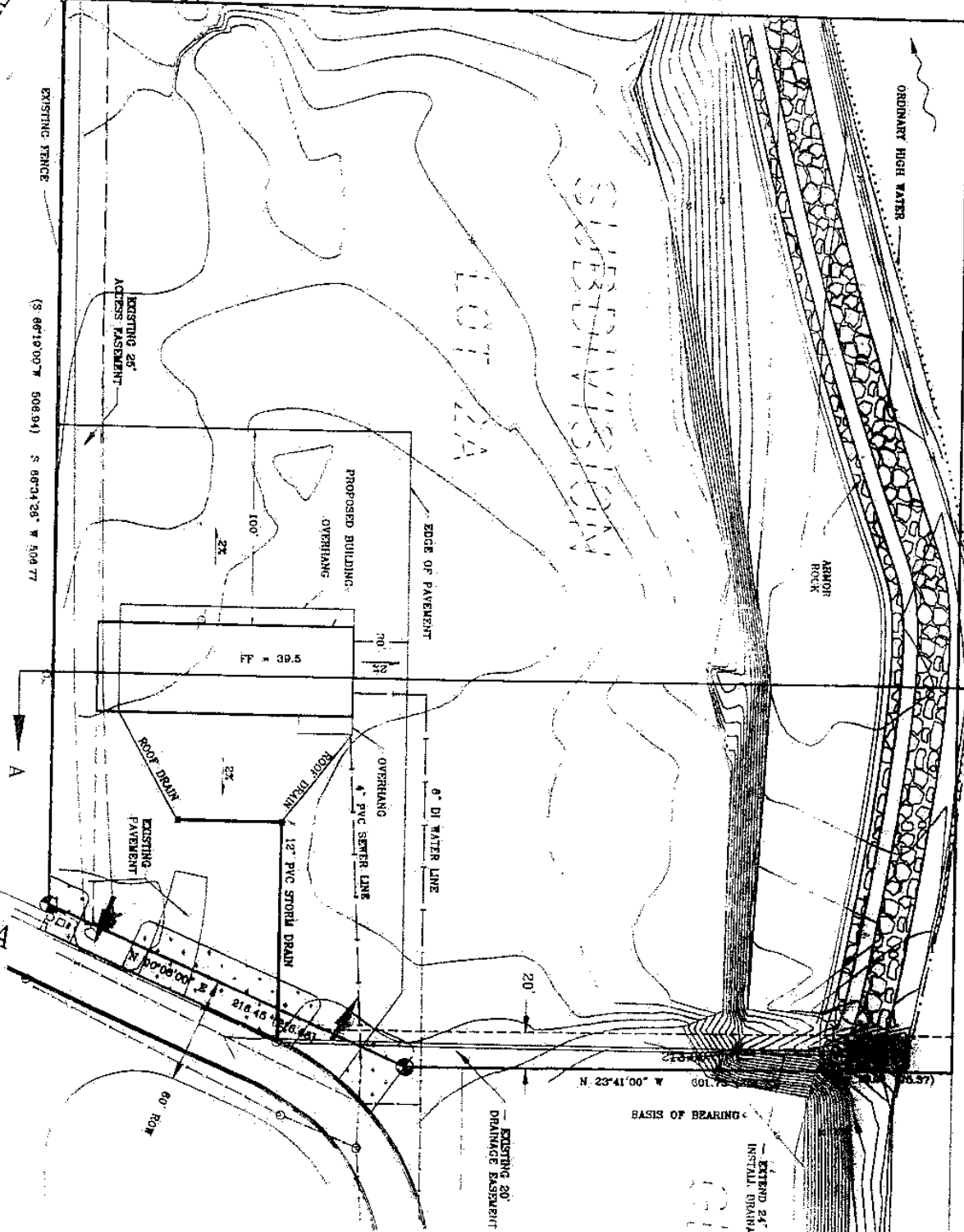
SUBDIVISION



ALISEK

STREET

FINCHWOOD PARK SUBDIVISION



ANKA

Walsh Planning and Development Services

Murray R. Walsh, AICP
2974 Foster Ave.
Juneau, Alaska 99801

Voice: (907) 586-4083
FAX: (907) 586-4093
E-mail: Murray-Sara-Walsh@worldnet.att.net
Optima Est

July 28, 1998

Ms. Cheryl Easterwood, Director
Community Development Department
155 South Seward Street
Juneau, Alaska 99801

RE: Allowable Use Permit - Grading Permit - Anka St. Shop

Dear Cheryl:

This is an application for an Allowable Use Permit for a 6850 square foot shop building to be located on Lot 2A, Horn Subdivision and to expand the usable area of the site by filling along the Lemon Creek boundary of the property. Appropriate CDD forms for both permits are attached.

The shop building is still in the design phase and complete drawings are a few weeks away. In the meantime, we would like to obtain a grading permit for the fill and to begin the Allowable Use Permit process. The area to be filled is not wetlands, not subject to regular flooding, and thus a permit from the Corps of Engineers will not be needed for the fill or armor rock. The Corps has concurred in this finding. This fill will match that which has been done for properties upstream of this site.

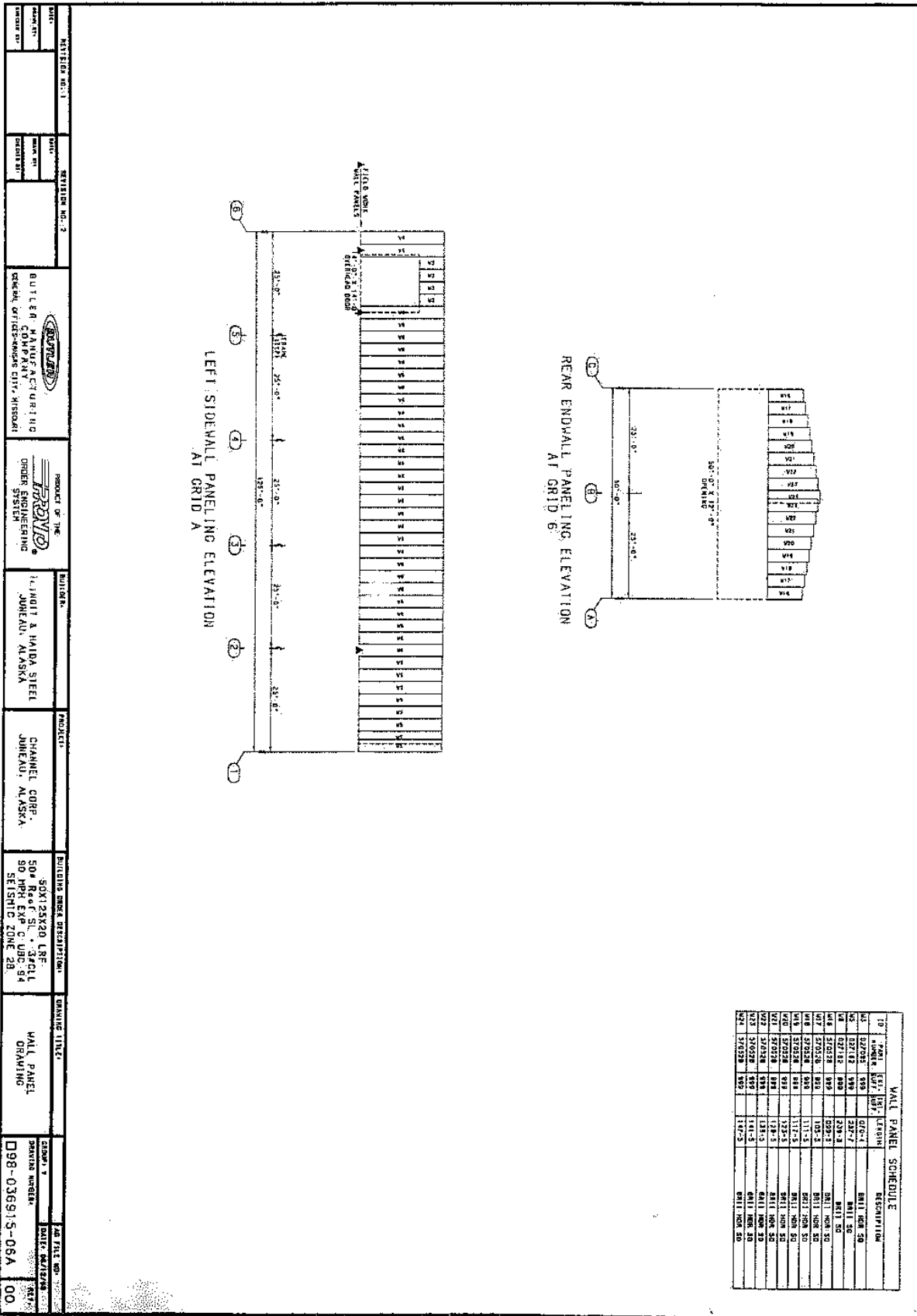
A site plan showing the building location and other improvements is attached. We have not settled on other uses for the site other than storage of vehicles, equipment and materials. The entrance area and the fill slopes will be landscaped. An eight foot wide strip of flat ground has been incorporated in the fill slope design to accommodate a creek front path should such an improvement be made for this side of the creek. I hope this letter and drawing provide enough information to process and issue the grading and Allowable Use permits. Please advise if more information is needed and thank you for your attention.

Sincerely,



Murray R. Walsh, AICP

Attachments





CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

January 11, 2000

File Nos: BLD1999-00825
USE1999-00061
USE1999-00043

Channel Construction
2223 N. Jordan Ave.
Juneau, Alaska 99801

Re: 1725 Anka Street
BLD1999-00825 (Building Permit Application for equipment storage building)
USE1999-00061 (Conditional Use Permit for concrete recycling)
USE1999-00043 (Conditional Use Permit for equipment storage building)

Dear Mr. Tonsgard:

Your building permit application BLD 1999-00825 for the equipment storage building at 1725 Anka Street is under review. We are concerned that the multiple uses at 1725 Anka Street and the lack of an overall site plan may be slowing down the processing of this application. At this time we are unable to issue this permit in light of confusing and overlapping conditions on previous permits. It would be helpful if you or your agent could meet with us to discuss your overall goals for this site and provide a master site plan. In order to avoid delays in your projects, we hope to go over the plans you have for this site in order to coordinate the various permits, conditions and requirements. There are several issues that need to be resolved:

1. Condition #7 from the Notice of Decision on USE99-00061, dated November 16, 1999, calls for berms to be installed on the North and West sides of the property, to be approved by CBJ Engineering. Any change to this condition would require Planning Commission approval.
2. The current site plan for the equipment storage building submitted with BLD1999-00825 shows the building in a different location than was approved under Allowable Use permit USE98-00043 on August 26, 1998. Conditions under the Allowable Use permit require submittal of a site plan including locations of parking spaces. It appears that the project's intent has been greatly simplified since USE98-00043 was approved. Allowable Use permit USE98-00043 will expire on February 25, 2000 if no building permit has been issued and substantial progress has not been made. BLD 1999-00825 can go forward under USE 98-00043 (extension must be applied for by January 25, 2000) however, if the intent is to build and use the building for storage only, this could be accomplished under a new "Allowable Use permit" from the Planning Commission.

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

Channel Construction

File Nos: BLD1999-00825/USE1999-00061/USE1999-00043

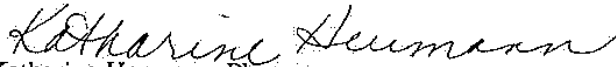
January 11, 2000

Page 2

3. There are a number of containers on the property that have electric power and appear to be used as office space. It is unclear under what permits these are operating and how the parking and toilets for these uses are provided. I believe that some of these issues were resolved today in your visit with Steve Shows.

In closing, it is hoped that by looking together at current permits and site plans along with anticipated projects we can come up with a speedy resolution to these issues. We are available to meet with you at your convenience.

Sincerely,



Katharine Heumann, Planner
Community Development Dept.
586-5230 ext. 365

cc: Terry Brenner
Brad Marshall
Steve Shows
Laurie Sica
Greg Chaney

PLANNING COMMISSION
NOTICE OF DECISION

Date: August 26, 1998

File No.: USE98-00043

Walsh Services for
Channel Construction, Inc.
2974 Foster Avenue
Juneau, Alaska 99801

Application For: An application for an allowable use permit to construct a heavy equipment maintenance/repair shop and associated storage yard in an industrial zoning district.

Legal Description: Lot 2A, Horn Subdivision

Parcel Code No.: 5-B12-0-104-005-0

Hearing Date: August 25, 1998

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated August 19, 1998 and approved the construction of a heavy equipment maintenance/repair shop and associated storage yard to be conducted as described in the project description and project drawing submitted with the application and with the following conditions:

1. Prior to the issuance of any building permit, the applicant shall submit to CDD staff, for final review and approval, a site plan which indicates the following:
 - A. location of the required number of parking spaces including disabled accessible spaces,
 - B. areas to remain in vegetative cover to equal 5% of the total site area, and
 - C. proposed fill to be out of the 25' foot no disturb/50' foot no development setback from ordinary high water of Lemon Creek, or obtain variance from the Board of Adjustment.
2. The applicant shall obtain a design review permit issued by the Design Review Board for the proposed project.
3. The applicant shall obtain all building permits required by the CBJ Building Division.

155 South Seward Street, Juneau, Alaska 99801

Walsh Services
File No: USE98-00043
August 26, 1998
Page 2

Attachment: August 19, 1998, memorandum from Gary Gillette. Community Development to the CBJ Planning Commission regarding USE98-00043.


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).

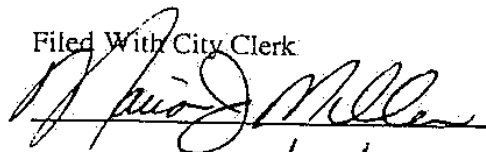
Effective Date: The permit is effective upon approval by the Commission.
(August 25, 1998)

Expiration Date: The permit will expire 18 months after the effective date or February 25, 2000, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days before the permit expires.

Project Planner:


Gary Gillette, Planner


Johan Dybdahl, Chairman
Planning Commission

Filed With City Clerk

08/28/98

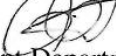
MEMORANDUM

CITY & BOROUGH OF JUNEAU

155 South Seward Street, Juneau, Alaska 99801

DATE: August 19, 1998

TO: Planning Commission

FROM: Gary Gillette, Planner 
Community Development Department

FILE NO.: USE98-00043 - Allowable Use

PROPOSAL: An application for an allowable use permit to construct a heavy equipment maintenance/repair shop and associated storage yard in an industrial zoning district.

GENERAL INFORMATION

Applicant: Walsh Services

Property Owner: Channel Landfill, Inc.

Property Address: 1725 Anka Street

Legal Description: Lot 2A, Horn Subdivision

Parcel Code Number: 5-B12-0-104-005-0

Site Size: 6.59 Acres

Zoning: I, Industrial

Utilities: CBJ Water & Sewer Services

Access: Anka Street

Existing Land Use: Materials Storage

Surrounding Land Use: North - Lemon Creek
South - Residential
East - Industrial
West - Residential



PROJECT DESCRIPTION

The applicant requests an allowable use permit for the development of a 6,850 square foot shop building and outside storage area on a 6.59 acre parcel located in an industrial zoning district. A portion of the building will house a retail outlet which requires a conditional use permit. The applicant has applied for the conditional use permit (USE98-00042).

BACKGROUND

The proposed project consists of three elements: (1) a new building to house an equipment maintenance shop, (2) use of the land surrounding the building for equipment storage, and (3) a retail business housed in a portion of the shop building. The equipment maintenance shop and equipment storage on the site require an allowable use permit which is the subject of this report. The retail use in the industrial zone requires a conditional use permit which is the subject of a separate report (USE98-00042).

The project drawings indicate an area of fill within the CBJ Land Use Code required stream setbacks. The applicant is aware of the situation and has indicated the intent to apply for a variance. The fill activity is not a part of this permit application. A separate grading permit will govern the fill activity.

ANALYSIS

Project Site - The proposed project would be sited on a 6.59 acre parcel of land with access off Anka Street. The area of the site which will be developed under this permit is relatively flat. This area will accommodate the building and surrounding paved area without significant fill.

Project Design - The project would feature a new metal clad building of 6,850 square feet. An area immediately around the proposed building would be paved. The area of pavement in front of the building and the roof drainage would be connected to the city storm drainage system.

Traffic - The proposed project is located in an industrial zone which one would expect large trucks and heavy equipment to be maneuvering through. The site currently is used to store gravels and soils. Trucks and equipment frequent the site for access to these materials. It is not anticipated that the amount of traffic generated by the proposed project would significantly impact the current level of service on adjacent streets.

Parking and Circulation - The parking requirement for the facility is as follows:

Maintenance Shop: 4 parking space for each service bay plus 1 space per employee
Retail Shop: 1 space for each 200 square feet.

The project includes five bays and approximately 5 employees plus 500 square feet of retail space. The parking requirement is as follows: $5 \times 4 = 20$ (work bays) + 5 (employees) + $500/200 = 2.5$ (retail) thus, total is 27.5 rounded to 28 spaces. Two of the required spaces shall be disabled accessible with one being van accessible. The five bays may count as one space per bay or 5 parking spaces. Thus, a total of 23 spaces must be located on the site. The site plan does not indicate the location of the spaces however, there appears to be plenty of room on the site for the spaces required. The applicant will need to submit a drawing at the time of a building permit to indicate the required parking spaces.

Currently there are no defined driveways to the property thus, access points are uncontrolled. The proposed project features landscaping at the front property line which will provide delineated entrance and exit driveways. This feature will significantly improve the current situation.

Design Review - The proposed development requires Design Review Board review and approval. Specific project aspects such as building design, parking lot layout, landscaping, and exterior lighting will be examined during this review process. A design review permit will need to be obtained prior to the issuance of a building permit.

Vegetative Cover - The site is 6.59 acres or 287,060 square feet in area. The vegetative cover requirement is 5% of land area in the industrial zone. This results in a requirement of 14,353 square feet of vegetative cover on the site. A portion of the property is within the Lemon Creek flood way and below ordinary high water. Currently there exists vegetation in excess of the requirement. The applicant will need to show that the required vegetation cover is met with the proposed fill scheme at the time of the grading permit for that portion of the project.

Signs - A separate permit process per CBJ §49.45, Signs, requires that all signs proposed by the development be submitted to CDD staff for review and approval. No signs have been proposed at this time.

Juneau Coastal Management Program - The proposed development was reviewed for compliance with CBJ §49.70.900, the Juneau Coastal Management Program. The analysis reveals that no enforceable policies apply to the portion of the project that is a subject of this permit. The proposed fill will be reviewed under a separate permit procedure.

FINDINGS

CBJ §49.15.320 (e), Decision, states that the Planning Commission shall consider the allowable use permit application and shall review the Community Development Director's recommendation with respect to:

1. Whether the application is complete;
2. Whether the requested permit is appropriate according to the Table of Permissible Uses;
3. Whether the development as proposed will comply with the other requirements of this chapter; and,
4. Whether conditions are necessary for approval¹.

The commission shall approve the application and grant the permit unless it finds, by a preponderance of the evidence, that one or more of the criteria have not been met. In either case the commission shall adopt written findings setting forth the basis for its decision.

Per CBJ §49.15.320 (e)(1 thru 4), Decision, the director makes the following findings on the criteria for granting the requested allowable use approval:

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

Yes. We find the application contains the information necessary to conduct a full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conform to the requirements of CBJ code Chapters 49.15 and 49.35.

2. Is the requested permit appropriate according to the Table of Permissible Uses?

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300 section 9.100 for the Industrial zoning district.

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

¹CBJ §49.15.320 (f)(1 thru 12), Conditions on Approval, lists a set of conditions that may be placed on the requested allowable use permit approval

Yes. The proposed development would comply with the other requirements of this chapter provided the recommended conditions are met.

4. *Are conditions necessary for approval of the requested allowable use permit?*

Yes. Based on the preceding staff analysis, it is found that conditions are necessary for approval of the requested permit. The conditions are listed in the following recommendation.

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

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

Not Applicable. Based on the preceding staff analysis, it is found that no provisions of the Juneau Coastal Management Program apply to the proposed development.

RECOMMENDATION

It is recommended that the Planning Commission adopt the director's findings and grant the requested allowable use permit. The permit would allow the construction of a heavy equipment maintenance/repair shop and associated storage yard in an industrial zoning district. The approval is subject to the following conditions:

1. Prior to the issuance of any building permit, the applicant shall submit to CDD staff, for final review and approval, a site plan which indicates the following:
 - A. location of the required number of parking spaces including disabled accessible spaces,
 - B. areas to remain in vegetative cover to equal 5% of the total site area, and
 - C. proposed fill to be out of the 25' foot no disturb/50' foot no development setback from ordinary high water of Lemon Creek, or obtain variance from the Board of Adjustment.
2. The applicant shall obtain a design review permit issued by the Design Review Board for the proposed project.
3. The applicant shall obtain all building permits required by the CBJ Building Division.

USE 98-00043

END

Primary monument
found (R&M 1410-S)
Secondary monument
found (R&M 1410-S)

(N 23°05'00" W 500.03) N 23°05'48" W 500.03

(N 66°18'00" E 508.09) N 66°33'31" E 508.08

LEMON

CREEK

ORDINARY HIGH WATER

ARMOR
ROCK

LOT 2A

SUBDIVISION

ellipses

Re Plat of
609 by
93

utilities

fence with

TEMPORARY
CUL-DE-SAC

EXISTING FENCE

(S 66°18'00" W 508.94) S 66°34'26" W 508.77

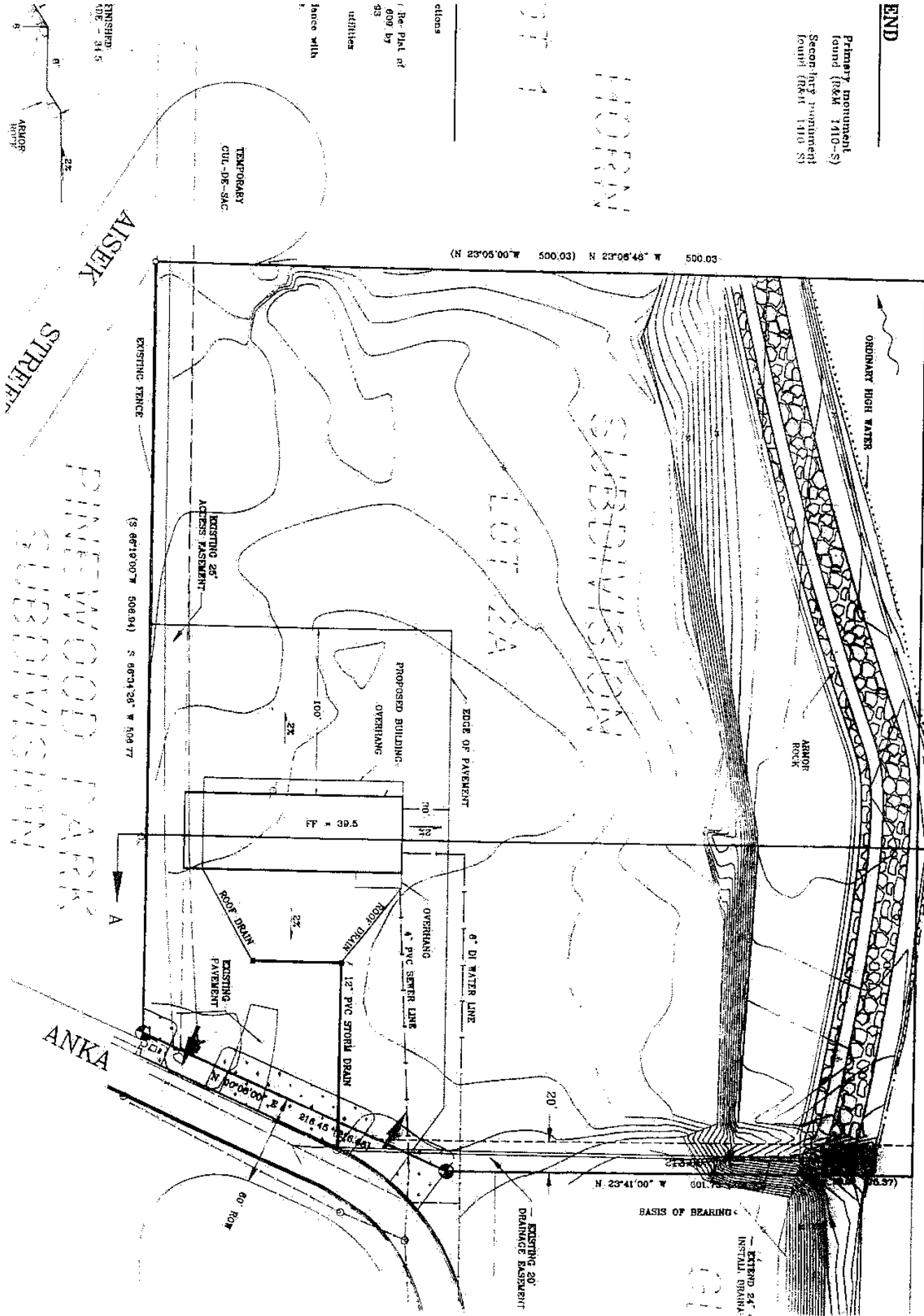
AISEK

STREET

FINCHWOOD PARK
SUBDIVISION

ANKA

FINISHED
SIDE - 34.5
ARMOR
ROCK



Walsh Planning and Development Services

Murray R. Walsh, AICP
2974 Foster Ave.
Juneau, Alaska 99801

Voice: (907) 586-4083
FAX: (907) 586-4093
E-mail: Murray-Sara-Walsh@worldnet.att.net
Optima Est

July 28, 1998

Ms. Cheryl Easterwood, Director
Community Development Department
155 South Seward Street
Juneau, Alaska 99801

RE: Allowable Use Permit - Grading Permit - Anka St. Shop

Dear Cheryl:

This is an application for an Allowable Use Permit for a 6850 square foot shop building to be located on Lot 2A, Horn Subdivision and to expand the usable area of the site by filling along the Lemon Creek boundary of the property. Appropriate CDD forms for both permits are attached.

The shop building is still in the design phase and complete drawings are a few weeks away. In the meantime, we would like to obtain a grading permit for the fill and to begin the Allowable Use Permit process. The area to be filled is not wetlands, not subject to regular flooding, and thus a permit from the Corps of Engineers will not be needed for the fill or armor rock. The Corps has concurred in this finding. This fill will match that which has been done for properties upstream of this site.

A site plan showing the building location and other improvements is attached. We have not settled on other uses for the site other than storage of vehicles, equipment and materials. The entrance area and the fill slopes will be landscaped. An eight foot wide strip of flat ground has been incorporated in the fill slope design to accommodate a creek front path should such an improvement be made for this side of the creek. I hope this letter and drawing provide enough information to process and issue the grading and Allowable Use permits. Please advise if more information is needed and thank you for your attention.

Sincerely,



Murray R. Walsh, AICP

Attachments

REAR ENDBALL PANELING ELEVATION
AT GRID 6

23'-0"

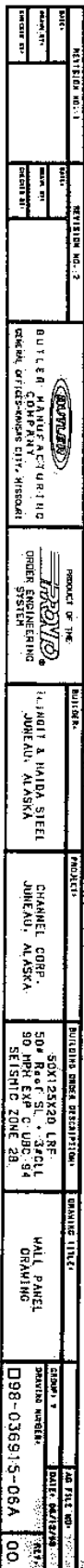
50'-0"

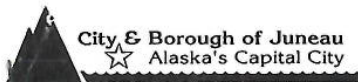
23'-0"

50'-0" X 12'-0"

10'-0" 9'-0" 8'-0" 7'-0" 6'-0" 5'-0" 4'-0" 3'-0" 2'-0" 1'-0"

A B C D E F G H I J





BUILDING PERMIT

Permit No.
BLD1999-00825
Prj #: PRJ2000-00018

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

Your special attention is called to the following:

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

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

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

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

Inspections can be arranged by telephoning 586-1703 or by written or faxed notification.
The Online Building Inspection Request Form is at www.juneau.org/permits/inspect_request.htm.
Work shall not proceed until the inspector has approved the various stages of construction.

COMPLETED

Call before 7:30 AM for same day inspections.

Please provide the following information: Permit No, Address, Type of Inspection, Date and Time and Contact Name and Phone Number.

Job Address:	1725 ANKA ST	Issued Date:	7/22/2003
Permit Number:	BLD1999-00825	Channel Storage	Parcel No: 5B1201040050
Project Description:	Construct metal building on concrete foundation for storage of construction equipment and materials. Request to modify 6/9/03 for addition of restroom.		

Parcel Identification:	WAS HORN LT 2A
------------------------	----------------

Setbacks:	Zone: I	Flood Elevation: 30.00	Firm Zone: A4
	Front: 10 Ft. E	Side 1: 10 Ft. N	OHW LEMON CRK 50.00 Ft. N
	Rear: 10 Ft. W	Side 2: 10 Ft. S	
Comments: 50 foot setback is required from the ordinary high water mark of Lemon Creek per CBJ 49.70.310(a)(4). Eaves of building may project 3.3 feet into 10 foot setbacks per CBJ 49.25.430(4)(A).			

Owner: CHANNEL LANDFILL INC	Applicant: CHANNEL CONSTRUCTION INC
Address: PO BOX 33359	Address: 5600 TONGSARD COURT
City: JUNEAU, AK 99803	City: JUNEAU, AK 99801

Fee Type	Date	Receipt	Amount Paid	Valuation for Permit Fee Calculations:		
Commercial Plan Review	2/10/2000	4338	850.98	BUILDING PERMIT	WAREHOUSE II-N	207,187.50
Additional Plan Review F	2/11/2000	4594	122.85	BUILDING PERMIT	WAREHOUSE II-N	41,437.50
Permit Fee	2/11/2000	4594	1,498.20	BUILDING PERMIT	WAREHOUSE II-N	19,890.00
1 Additional Plan Review	7/22/2003	16449	108.46	Total Valuation:		268,515.00
Total Fees Paid:			2,580.49			

Project Conditions and Holds:

- 1 Special inspection form b-4 permit.
- 2 Although the lot contains mapped flood zones, the location of the building as shown on the site plan is outside of the mapped flood zone. If the building location is moved any closer to Lemon Creek than shown on the site plan, it will be in the mapped flood zone and additional review will be required.
- 3 Asbuilt Survey may be required before final inspection if CBJ inspector is unable to verify setbacks. [asbuilt rec'd June'2003. Verify at time of final inspection that size of the building has not changed. building meets the setbacks as drawn on the June '2003 asbuilt.]
- 4 Foundation Setback Verification (yellow form) must be on site when pour inspection occurs.
- 5 Building location must be far enough from the property line to accomodate a 12 foot berm as required by USE99-00061 Condition 7 if any concrete recycling is to occur. Design and location of berm to be approved by CBJ Engineering Department.
If there is no berm and all the conditions of USE199-00061 are not met then no concrete recycling can occur on the property. note by Deb Purves 6/26/2003.
- 6 Special inspection of HS bolts by R&M -- provide inspection reports & final letter of approval.
- 7 One wheelchair accessible entrance required: 5'x5' level platform at door with max 1:12 slopes up to it; max 1/2" threshold, lever hardware, max 8.5# opening force. Entry to be on an accessible route from blue Van parking space.
- 8 Van-accessible blue parking space: 8' space + 8' aisle. Post signs. And either paint space & aisle, or if lot's unpaved then secure blue wheelstops in front of space & aisle (per handout on approved plans).



BUILDING PERMIT

Permit No.
BLD1999-00825
Proj #: PRJ2000-00018

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

Your special attention is called to the following:

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

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

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

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

Inspections can be arranged by telephoning 586-1703 or by written or faxed notification. Work shall not proceed until the inspector has approved the various stages of construction.

Call before 7:30 AM for same day inspections.

Please provide the following information: Permit No, Address, Type of Inspection, Date and Time and Contact Name and Phone Number.

Job Address: 1725 ANKA ST		Issued Date: 02/11/00	
Permit Number: BLD1999-00825	CHANNEL STORAGE		Parcel No: 5B1201040050
Project Description: Construct metal building on concrete foundation for storage of construction equipment and materials.			
Parcel Identification: Subdivision: HORN Lot #: 2A Block #:			
Setbacks:	Zone: I	Flood Elevation: 30.00	Firm Zone: A4
Front: 10 Ft. E		Side 1: 10 Ft. N	OHW LEMON CRK 50.00 Ft. N
Rear: 10 Ft. W		Side 2: 10 Ft. S	
Comments: 50 foot setback is required from the ordinary high water mark of Lemon Creek per CBJ 49.70.310(a)(4). Eaves of building may project 3.3 feet into 10 foot setbacks per CBJ 49.25.430(4)(A).			
Owner: CHANNEL LANDFILL INC		Applicant: CHANNEL CONSTRUCTION INC	
Address: PO BOX 33359		Address: 5600 TONGARD COURT	
City: JUNEAU, AK 99803		City: JUNEAU, AK 99801	
Fee Type	Date	Receipt	Amount
Commercial Plan Review	02/10/00	4338	850.98
Additional Plan Review F	02/11/00	4594	122.85
Permit Fee	02/11/00	4594	1,498.20
Total Fees Paid 2,472.03			
Valuation for Permit Fee Calculations:			
BUILDING PERMIT	WAREHOUSE V-N	228,313.00	
BUILDING PERMIT	WAREHOUSE V-N	45,662.50	
Total Valuation:		273,975.50	

Project Conditions and Holds:

- 1 Special inspection form b-4 permit.
- 2 Although the lot contains mapped flood zones, the location of the building as shown on the site plan is outside of the mapped flood zone. If the building location is moved any closer to Lemon Creek than shown on the site plan, it will be in the mapped flood zone and additional review will be required.
- 3 Asbuilt Survey may be required before final inspection if CBJ inspector is unable to verify setbacks.
- 4 Foundation Setback Verification (yellow form) must be on site when pour inspection occurs.
- 5 Building location must be far enough from the property line to accommodate a 12 foot berm as required by USE99-00061 Condition 7. Design and location of berm to be approved by CBJ Engineering Department.
- 6 Special inspection of HS bolts by R&M -- provide inspection reports & final letter of approval.
- 7 One wheelchair accessible entrance required: 5'x5' level platform at door with max 1:12 slopes up to it; max 1/2" threshold, lever hardware, max 8.5# opening force. Entry to be on an accessible route from blue Van parking space.
- 8 Van-accessible blue parking space: 8' space + 8' aisle. Post signs. And either paint space & aisle, or if lot's unpaved then secure blue wheelstops in front of space & aisle (per handout on approved plans).
- 9 A permanent-foundation container is to be installed for an accessible toilet room. Check it's holdowns per approved plans.
- 10 No CO until wheelchair accessible toilet room in permanent-foundation container is complete.
- 11 Water-sewer need Engineering's approval for toilet room for final -- and verify water meter (commercial use).
- 12 No burning or welding of any kind to be done in this building.
- 13 Minimum 50' setback for building from property line required to accommodate berm.

JUNEAU PERMIT CENTER - 230 S. Franklin Street - 4th Floor, Marine View Center - Mail: 155 S. Seward Street, Juneau, AK 99801
Phone: 586-5230 - FAX: 586-3365 - Inspection Requests: 586-1703 - Email: permits@mail.ci.juneau.ak.us

LEMON CREEK

589.08'
BANK S66°19'00"W

75.37' 301 194.91

LOT 4

ANKA STREET
105.00' E
100.06' 90.00' N

N66°19'00"E
121.03'

N23°05'00"W
322.46'

TOP OF BANK

273.97'

LOT 3

20' Proposed

137' X 50'
METAL BUILDING

20.0'
DRAINAGE EASEMENT

169.14'

25.0'
ACCESS EASEMENT

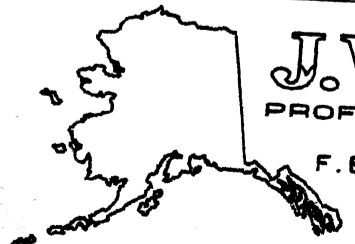
506.94'
S66°19'00"W

S23°05'00"E
500.03'

175.05 W.C.

SCALE 1"=60'
0 60 120

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT; THAT ALL WALKS, ROADS, EASEMENTS AND IMPROVEMENTS THEREON ARE AS SHOWN AND THAT ALL OVERLAPS AND ENCROACHMENTS ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE.



J.W. BEAN
PROFESSIONAL SURVEYOR
TDS12332
F.B. JOB No. 12332
SCALE AS-SHOWN
DATE 6/05/03

AS-BUILT SURVEY OF
LOT 3
HORN SUBDIVISION # 2
WITHIN U. S. M.S. 609

RECEIVED
FEB 28 2005
PERMIT CENTER / CDC

Certificate of Occupancy

City & Borough of Juneau, Alaska

This Certificate is issued pursuant to the requirements of CBJ Title 19.01 certifying that at the time of issuance, this structure was in compliance with the various ordinances of the City & Borough of Juneau regulating building construction or use for the following project:

CHANNEL STORAGE - Construct metal building for storage of construction equipment & materials.

Use Classification: BUILDING INCLUDING 3+ UNIT RESIDENTIAL

Building Permit No. BLD1999-00825

Occupancy Group: S-2

Construction Type: IIIN

Owner of Building: CHANNEL LANDFILL INC

Owner's Address:

Building Address: 1725 ANKA ST

PO BOX 33359

JUNEAU AK 99803

Code Edition: 1997 UBC Occupant Load: N/A

Sprinklers Required: No

Legal Description of Building Lot:

Building Official: Christian T. Roust, CBO

HORN 2 LT 3


Signature

Parcel No: 5-B12-0-104-005-2

Date of Issuance: January 12, 2004

Post this Certificate in a conspicuous place for the duration of the stated occupancy.



CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION

Date: January 26, 2000

File No.: USE2000-00002

Channel Construction
1725 Anka Street
Juneau, Alaska 99801

Application For: Allowable Use Permit

Legal Description: Lot 2A, Horn Subdivision

Parcel Code No.: 5-B12-0-104-005-0

Hearing Date: January 25, 2000

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated 1/19/00 and approved the Allowable Use Permit to be conducted as described in the project description and project drawing submitted with the application and with the following condition:

1. Drainage changes must be reviewed and approved by CBJ Engineering as per 49.15.320 (f) (12) ALLOWABLE USE PERMIT Conditions of Approval.

Attachment: January 19, 2000 memorandum from Katharine Heumann, Community Development to the CBJ Planning Commission regarding USE2000-00002.

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.
January 25, 2000

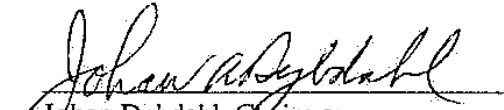
Expiration Date: The permit will expire 18 months after the effective date or July 25, 2001, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the

Channel Construction
File No.: USE2000-00002
January 26, 2000
Page 2

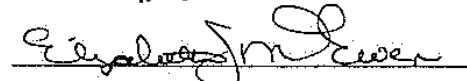
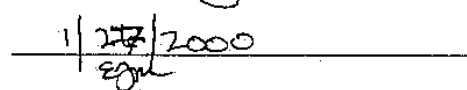
development permit was authorized. Application for permit extension must be submitted thirty days before the permit expires.

Project Planner:


Katharine Heumann, Planner


Johan Dybdahl, Chairman
Planning Commission

Deputy
Filed With City Clerk


1/27/2000


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.

MEMORANDUM

CITY & BOROUGH OF JUNEAU

155 South Seward Street, Juneau, Alaska 99801

DATE: January 19, 2000

TO: Planning Commission

FROM: Katharine Heumann, Planner
Community Development Department

Katharine Heumann

FILE NO.: USE2000-00002 - Allowable Use

PROPOSAL: An application for an Allowable Use permit to amend the location of a previously approved heavy equipment maintenance/repair shop and associated storage yard. Additional proposed uses on the site include outside storage of shipping containers and an associated office.

GENERAL INFORMATION

Applicant: Channel Construction

Property Owner: Channel Construction

Property Address: 1725 Anka Street

Legal Description: Lot 2A, Horn Subdivision

Parcel Code Number: 5-B12-0-104-005-0

Site Size: 6.59 Acres

Zoning: Industrial

Utilities: CBJ Water and Sewer Services

Access: Anka Street

Existing Land Use: Industrial

Surrounding Land Use:

North	-	D-15, Multifamily; Lemon Creek
South	-	General Commercial (Gastineau Human Services)
East	-	Industrial
West	-	General Commercial (residential home)



PROJECT DESCRIPTION

The applicant requests an amendment to a previously approved allowable use permit for development of a 6,850 square foot shop building and outside storage area on a 6.59 acre parcel located in an industrial zoning district. Storage of shipping containers and a small office not providing customer service are also proposed.

BACKGROUND

The purpose of this application is to amend a previously approved permit. Allowable Use permit USE 98-00043 was approved in August of 1998 for an equipment maintenance shop and equipment storage. The equipment maintenance shop has not yet been built and the applicant would like to proceed with the project in a different location the site. This application also includes an associated office and outside storage of shipping containers.

A Conditional Use permit on the same site, USE99-00061, for a concrete recycling operation was approved in October 1999 with several conditions. Condition #7 reads:

Prior to operation, berms shall be placed along the West and the North sides of the property no closer than two feet from the property line. The berms shall extend the length of the property line and be a minimum of 12 feet high. The berm on the Lemon Creek side of the property shall be outside the 50-foot setback to Lemon Creek. This shall be approved by CBJ Engineering prior to onset of the operation.

The site plan (see attached) shows the proposed maintenance and equipment storage building located 50 feet from the property line on the West side of the property. This position will allow space for the berm between the building and the property line. The placement of the building must be coordinated so as to accommodate the development of the berm required in USE 99-00061, the concrete recycling operation.

ANALYSIS

Project Site – The proposed project would be situated on a 6.59-acre parcel of land with access from Anka Street. The area of the site that will be developed under this permit is relatively flat. This area will accommodate the building, foundation and D-1 surface.

A previous application for fill activity on this site was submitted. The fill activity is not a part of this permit application. A separate grading permit would be needed to govern the fill activity.

Project Design – The project features a new metal clad building of 6,850 square feet. A drainage plan has been submitted which includes a drainage ditch directing drainage towards the Lemon Creek side of the site. Drainage will require approval of CBJ Engineering. There are five (5) bays in the building. Initially, the bays will not include doors. Eventually, doors will be added to the bays.

Traffic – The proposed project is located in an industrial zone. The traffic was reviewed and approved at the time of the previously approved Allowable Use permit (USE98-00043) and has not changed. It is expected that large trucks and heavy equipment would be maneuvering through such a location. The site currently is used to store gravels, soils and heavy equipment. Trucks and equipment frequent the site for access to these materials. It is not anticipated that the amount of traffic generated by the proposed project would significantly impact the current level of service on adjacent streets.

Parking and Circulation – Parking was also reviewed and approved at the time of application for USE 98-00043. Due to fewer employees anticipated, the parking requirement is actually somewhat less than previously anticipated. The parking requirement for the facility is as follows:

Maintenance Shop: Four parking spaces for each service bay plus one space per employee.
Offices not providing customer service: one space per 300 square feet of gross floor area.

The project includes five bays and approximately four employees and an office less than 300 square feet. The parking requirement is as follows: $5 \times 4 = 20$ (work bays) + 4 (employees) + 1 office thus, the total is 25 spaces. One of the required spaces shall be disabled accessible and must be van accessible. The five bays may count as one space per bay or five parking spaces. Thus, a total of 21 spaces must be located on the site. The site plan does not indicate the location of the spaces however, there appears to be plenty of room on the site for the spaces required. The applicant will need to submit a drawing at the time of a building permit to indicate the location of required parking spaces.

There is an existing asphalt driveway that delineates the entrance and exit to the site.

Exterior Lighting – 4 CBJAC 050.020 (b) states: *Industrial and exterior lighting shall not be used in a manner that produces glare on public highways or neighboring property.* Minimal glare exterior lights are planned for three sides of the building. No lighting is proposed for the side of the building adjacent to Lot 1, Horn Subdivision.

Signage - A separate permit process per CBJ §49.45, Signs, requires that all signs proposed by the development be submitted to CDD staff for review and approval. No signs are being proposed as part of this project.

Juneau Coastal Management Program - The proposed development was reviewed for compliance with CBJ §49.70.900, the Juneau Coastal Management Program. The analysis reveals that no enforceable policies apply to the portion of the project that is a subject of this permit. Any proposed fill will be reviewed under a separate permit procedure. The proposed project will not be located in the floodway mapped on the site and will be over 50 feet from Lemon Creek's ordinary high water.

FINDINGS

CBJ §49.15.320 (e), Decision, states that the Planning Commission shall consider the Allowable Use permit application and shall review the Community Development Director's recommendation with respect to:

1. Whether the application is complete;
2. Whether the requested permit is appropriate according to the Table of Permissible Uses;
3. Whether the development as proposed will comply with the other requirements of this chapter; and,
4. Whether conditions are necessary for approval¹.

The commission shall approve the application and grant the permit unless it finds, by a preponderance of the evidence, that one or more of the criteria have not been met. In either case the commission shall adopt written findings setting forth the basis for its decision.

Per CBJ §49.15.320 (e)(1 thru 4), Decision, the director makes the following findings on the criteria for granting the requested allowable use approval:

1. Is the application for the requested Allowable Use permit complete?

¹CBJ §49.15.320 (f)(1 thru 12), Conditions on Approval, lists a set of conditions that may be placed on the requested allowable use permit approval

Yes. We find the application contains the information necessary to conduct a full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conform to the requirements of CBJ code Chapters 49.15 and 49.35.

2. *Is the requested permit appropriate according to the Table of Permissible Uses?*

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300 section 9.100 for the Industrial zoning district.

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

Yes. The proposed development complies with the other requirements of this chapter provided the recommended conditions are met.

4. *Are conditions necessary for approval of the requested Allowable Use permit?*

Yes. Based on the preceding staff analysis, it is found that conditions are necessary for approval of the requested permit. The drainage will require CBJ Engineering approval.

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

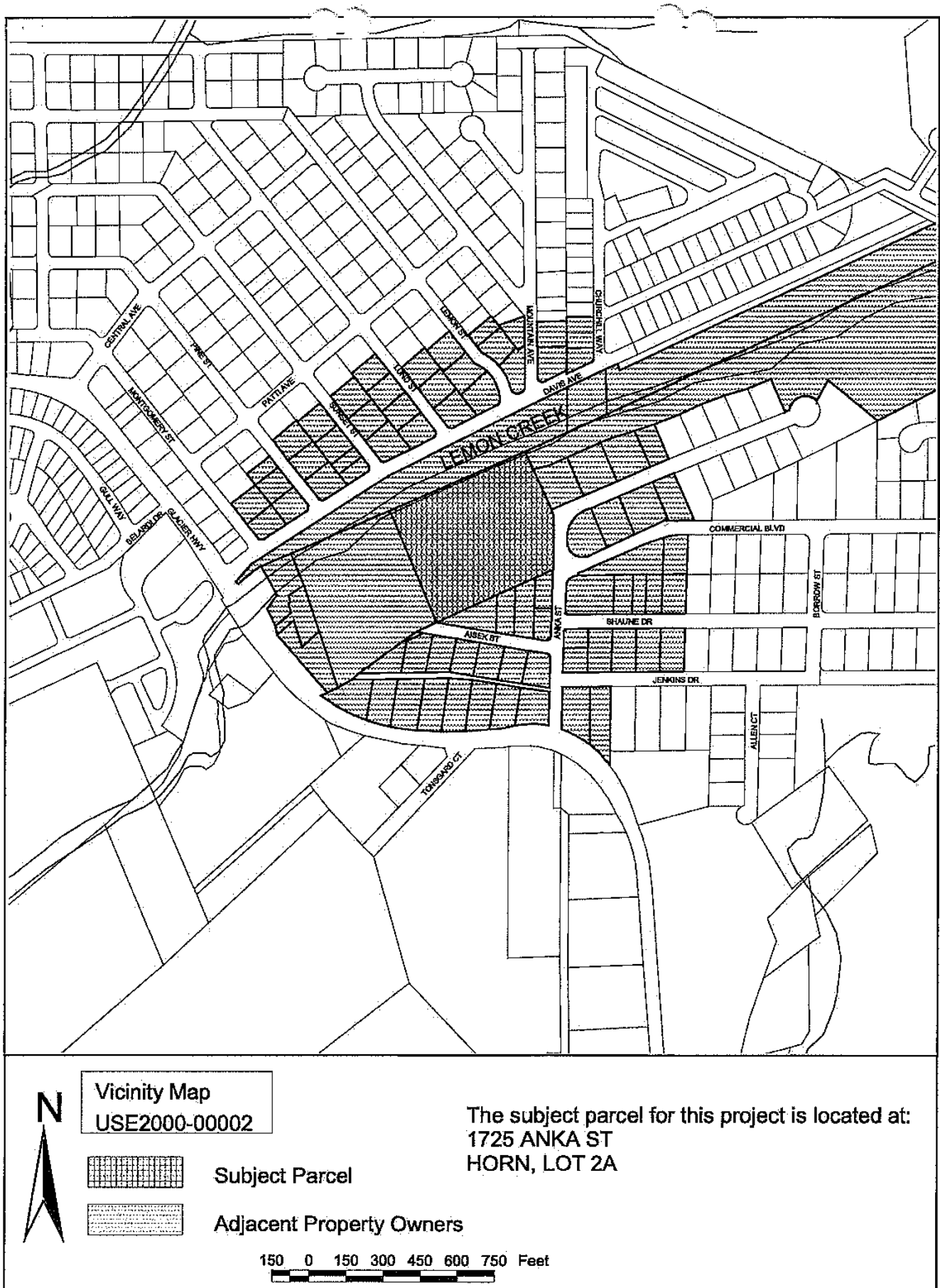
5. *Will the proposed development comply with the Juneau Coastal Management Program?*

Not Applicable. Based on the preceding staff analysis, it is found that no provisions of the Juneau Coastal Management Program apply to the development as proposed.

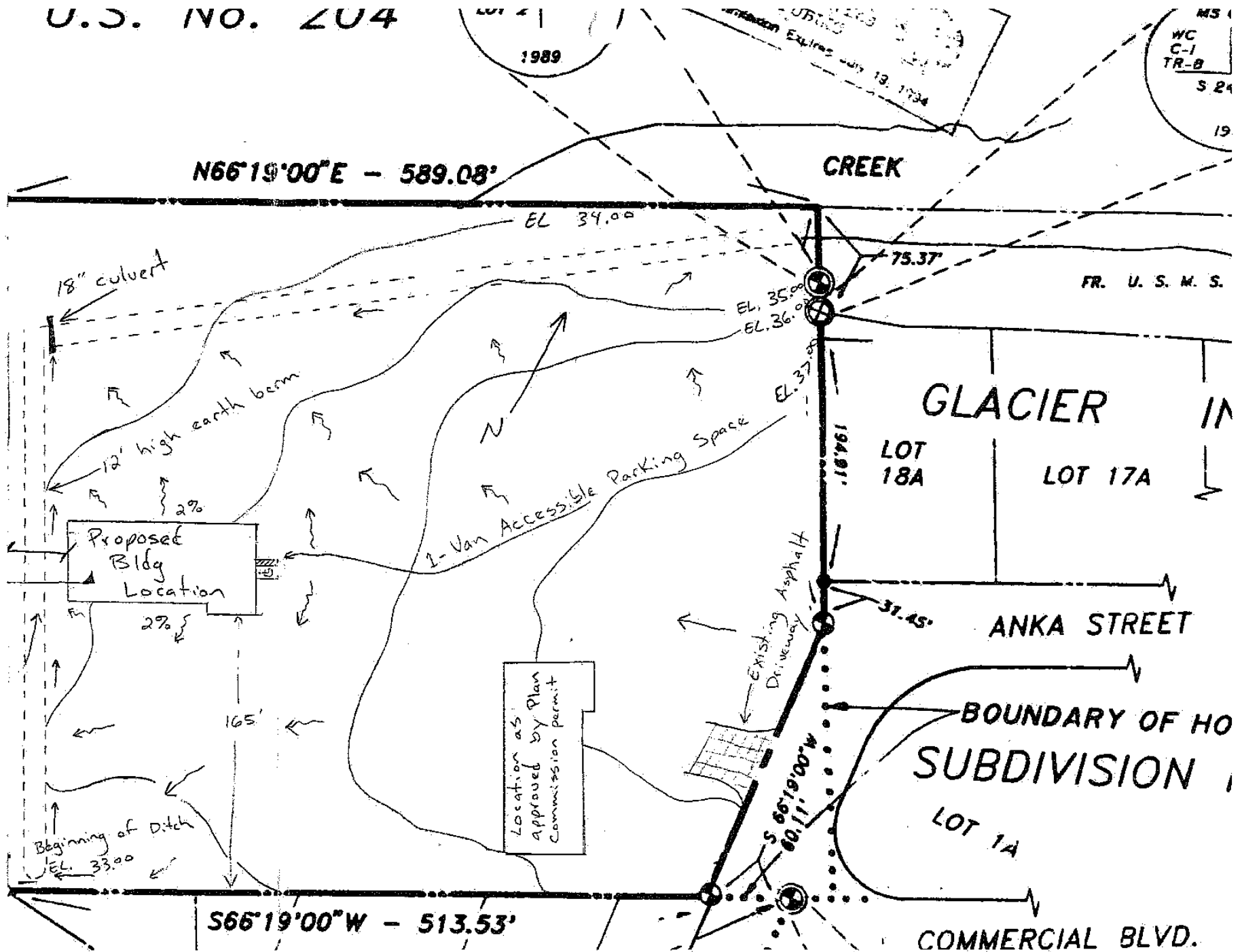
RECOMMENDATION

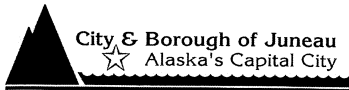
We recommend that the Planning Commission adopt the director's analysis and findings and grant the requested Allowable Use permit. The permit would allow the construction of a heavy equipment maintenance/repair shop, associated storage yard and office in an industrial zoning district. The approval is subject to the following condition:

1. Drainage changes must be reviewed and approved by CBJ Engineering as per 49.15.320 (f) (12) ALLOWABLE USE PERMIT Conditions of Approval.



U.S. NO. 204





BUILDING PERMIT

Permit No.
BLD2005-00049

Proj #: PRJ2005-00014

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

Your special attention is called to the following:

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

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

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

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

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

Inspections

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

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

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

Call before 7:30 AM for same day inspections.

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

Job Address: 1725 ANKA ST		Issued Date: 6/9/2008																																						
Permit Number: BLD2005-00049	CHANNEL CONSTRUCTION ADDITION		Parcel No: 5B1201040052																																					
Project Description: A 20 x 50 addition on east end of structure to be tire storage.																																								
Parcel Identification: HORN 2 LT 3																																								
Setbacks: Zone: I Front: 10 Ft. E Rear: 10 Ft. W Comments: 50' setback to Lemon Creek required.		Flood Elevation: 30.00 Side 1: 10 Ft. N Side 2: 10 Ft. S Firm Zone: A4 Lemon Creek 50.00 Ft. N																																						
Owner: CHANNEL LANDFILL INC Address: City: JUNEAU, AK 99803		Applicant: CHANNEL CONSTRUCTION INC Address: 2223 N JORDAN AVE City: JUNEAU, AK 99801																																						
<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th>Fee Type</th><th>Date</th><th>Receipt</th><th>Amount Paid</th></tr></thead><tbody><tr><td>15 Xerox Charges</td><td>2/28/2005</td><td>19806</td><td>1.00</td></tr><tr><td>1 Permit Fee</td><td>2/28/2005</td><td>19808</td><td>570.90</td></tr><tr><td>1 Investigation Fee</td><td>2/28/2005</td><td>19808</td><td>570.90</td></tr><tr><td>1 Commercial Plan Revi</td><td>2/28/2005</td><td>19808</td><td>371.09</td></tr><tr><td>15 Xerox Charges</td><td>2/28/2005</td><td>19809</td><td>1.50</td></tr><tr><td colspan="3">Total Fees Paid:</td><td>1,515.39</td></tr></tbody></table>		Fee Type	Date	Receipt	Amount Paid	15 Xerox Charges	2/28/2005	19806	1.00	1 Permit Fee	2/28/2005	19808	570.90	1 Investigation Fee	2/28/2005	19808	570.90	1 Commercial Plan Revi	2/28/2005	19808	371.09	15 Xerox Charges	2/28/2005	19809	1.50	Total Fees Paid:			1,515.39	<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td colspan="3">Valuation for Permit Fee Calculations:</td></tr><tr><td>BUILDING PERMIT</td><td>STOR - Warehouse</td><td>53,320.00</td></tr><tr><td colspan="2">Total Valuation:</td><td>53,320.00</td></tr></table>		Valuation for Permit Fee Calculations:			BUILDING PERMIT	STOR - Warehouse	53,320.00	Total Valuation:		53,320.00
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Project Conditions and Holds: <ol style="list-style-type: none">1 Mount fire extinguishers not over 5' high and not over 75' OC.2 Doors: All to be min. 36" with lever hardware, not over 1/2" thresholds, and if closers then at light opening force (5# interior door/ 8.5# exterior doors). If thresholds over 1/2", then add permanent transition plates both sides of threshold.3 Operable parts to be minimum 15" and not over 48" high: switches, thermostats, outlets, etc.4 Accessible entrance(s). Either both to have min. 5' x 5' level landing at same height as inside floor plus not over 1/2" threshold; OR if only one is accessible then install directional signage both doors: a chair-only symbol on outside of accessible door, and a chair symbol with directional arrow on both sides of the non-accessible door.5 Foundation Setback Verification (yellow form) must be on site when pour inspection or placement of other foundation systems occurs.6 Asbuilt Survey may be required before final inspection if CBJ inspector is unable to verify setbacks.																																								
Inspections Required: Call for inspection before covering or concealing any of the work described below. Inspections may be combined. <table border="1" style="width: 100%; border-collapse: collapse;"><tr><td>100 Insp - Setbacks</td><td>105 Foundation Setback form</td><td>110 Insp - Excavation/Footing</td></tr><tr><td>120 Insp - Forms and Rebar</td><td>140 Insp - Framing</td><td>300 Insp - Appliance/Chimney</td></tr><tr><td>450 Insp - Conduits raceways</td><td>470 Insp - Grading/Drainage</td><td>600 Insp - Com Zoning Final</td></tr><tr><td>700 Insp - Commercial Fire Final</td><td>800 Insp - Commercial Final</td><td></td></tr></table>				100 Insp - Setbacks	105 Foundation Setback form	110 Insp - Excavation/Footing	120 Insp - Forms and Rebar	140 Insp - Framing	300 Insp - Appliance/Chimney	450 Insp - Conduits raceways	470 Insp - Grading/Drainage	600 Insp - Com Zoning Final	700 Insp - Commercial Fire Final	800 Insp - Commercial Final																										
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JUNEAU PERMIT CENTER - 230 S. Franklin Street - 4th Floor, Marine View Center - Mail: 155 S. Seward Street, Juneau, AK 99801
Phone: 586-0770 - FAX: 586-3365 - Inspection Requests: 586-1703 - Email: permits@ci.juneau.ak.us
Web Site: www.juneau.org/permits

Staff Review Sheet

Permit Intake Initials: _____

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

Planner
BSE
MAH
2/11/2005

Project Name: **CHANNEL CONSTRUCTION ADDITION**

Case No: **BLD2005-00049**

Site Address: **1725 ANKA ST**

Parcel No: **5B1201040052**

Desc: 20 x 50 Addition on east end of structure to be tire storage.

Commercial ADD BU Type of Construction: V-B
Occupancy Class: S-1 New Dwelling Units: 0
FCC Code: 437 Code Edition: 2003 IRC Existing Dwelling Units: 0
Alarm System: Required Sprinkler System: Required
Code Review by: SLB Date: 3-1-05

Fees Assessed at Application:

Fee Type	Amount
1 Permit Fee	570.90
1 Investigation Fee	570.90
1 Commercial Plan Review	371.09
Total Fees:	0.00

Valuation at Application:

S.F.	Type	Rate	Amount
1000	STOR - Warehouse	53.32	53,320.00
Total Valuation:			53,320.00

Fees Paid at Application:

Date Paid	Receipt	Check	Paid
2/28/05	19808	017246	1515.39
Total Fees Paid:			1515.39

LAND USE

ZONE/UNITS D18 /
WETLAND Unknown
FLOOD ELEV 30
FIRM ZONE A4
FIRM MAP 885B
LOT SIZE 237,088 SF
5.4 ACRES
SETBACKS
Front 10 E
Rear 10 W
Side 10 N
Other 50 N
PARKING 25 per C1180-02
ANADROMOUS 40
EAGLES NEST 40

ENGINEERING/PUB WORKS

CITY WATER Units: _____
Case No: _____
Service Size: _____
Fire Line Size: _____
Metered: _____
Extended Pmt #: _____
CITY SEWER Units: _____
Case No: _____
Bond Case No: _____
Other Case No: _____
ADEC Sewer No: _____

PLAN REVIEW APPROVALS

Initials	Date
<u>SB</u>	<u>3/1/05</u>
<u>MAH</u>	<u>4/4</u>
<u>SB</u>	<u>3/4/05</u>
<u>N/A</u>	<u>6/9/05</u>
<u>SB</u>	<u>3/1/05</u>
<u>N/A</u>	<u>3/1/05</u>
<u>N/A</u>	<u>3/1/05</u>
<u>SB</u>	<u>3-1-05</u>
<u>SB</u>	<u>3-2-05</u>

PERMIT ISSUANCE FEES

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

LAND USE PERMITS

WATER CONNECTION PERMITS

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

APPROVED FOR ISSUANCE

Signature _____
Date 4/9/05

PERMIT ISSUANCE PAYMENTS

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

PARCEL TAGS:

12/17/98 GEK: Photos taken during October 20, 1998 storm are in file VAR98-00042. Clearly show flowing water in floodplain/setback along this property.
12/7/99 GPC: Lemon Creek borders this property and the northern portion of the lot is in a mapped "A4" flood zone. Base flood elevation is 30'. FIRM map 885b.
LOMA approved 12-5-2003 which removed the structures on this lot from the 100 flood zone, FEMA case number 03-10-0681A. Note by Deb Purves 12-22-2003.

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

Foundation Setback Verification (yellow form) must be on site when pour inspection or placement of footer foundation systems occurs.
Architect Survey may be required before final inspection if CAD inspector is unable to verify setbacks.

Foundation Setback Verification

Permit Number: **BLD2005-00049**
 Project Address: **1725 ANKA ST**
 Assessor's Parcel No: **5B1201040052**
 Applicant's Name: **CHANNEL CONSTRUCTION INC**

Zoning Setbacks Required for Finished Building:

Planner: HALITSKY

Front: 10.0 E Side1: 10.0 N
 Rear: 10.0 W Side2: 10.0 S

Date: 4/6/2005

Lemon Creek: 50.0 N

Comments: 50' setback to Lemon Creek required.

In accordance with CBJ 19.01.109.6.2.1, building setback lines are to be verified before inspectors can approve forms for concrete pour or placement of other foundation systems. Setbacks are measured from exterior finish materials of closest building component to property line.

Notice: DO NOT POUR CONCRETE OR PLACE OTHER FOUNDATION SYSTEMS

UNTIL INSPECTOR APPROVES SETBACKS BY ONE OF THE FOLLOWING CHECKED OPTIONS:

- ☒ **A. Surveyor's monument(s) / string line** clearly visible at the site. If the foundation and all other building elements are clearly behind the setback line, the inspector may approve the setbacks outright or at owner/contractor's risk. If there is any question, the inspector may require that no pour or foundation placement be permitted without one of the following methods of verification. (Also see "Note" below.) **OR**
- ☒ **B. Surveyor's Statement of Setback Compliance.** (Surveyor must sign and stamp the bottom portion of this form). No pour or foundation placement is allowed until the statement is received by CBJ, regardless of risk assumed by owner or contractor. Upon receipt of statement, pour or foundation placement may be approved outright or at owner/contractor risk. (See "Note" below.) **OR**
- ☐ **C. Stamped Surveyor's As-built Survey of Adjacent Building or Structure** if setback can be verified measuring from adjacent structure. (See "Note" below. May only be used when structure is parallel with property line.) **OR**
- ☒ **D. Stamped Surveyor's As-built Survey of Foundation** or Formwork indicating setbacks, easements and other relevant information. (See "Note" below.) **OR**
- ☐ **E. Other** _____

INSPECTOR'S APPROVAL & COMMENTS:

*Setbacks met, are well within center of property
 Not even close to setback requirements*

Inspector's Initials

SSS
 12-16-08

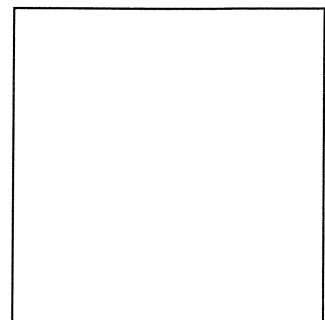
Date

Note: An as-built survey may still be required prior to issuance of a Certificate of Occupancy if setbacks are close enough to the building to make setback verification questionable. Example: Where the structure is less than 3' to the setback line on steep slopes or forested terrain. The purpose of the monuments and string line, surveyor's statement or foundation as-built is to give the inspector the information necessary to allow a pour or placement based on a surveyor's work, as required by CBJ ordinance and not to cause scheduling delays for the contractor. In some situations, a final as-built may be required before frame or final approval where the distance to the setback line of some element of the structure must be more exactly determined. Inspectors may require this additional as-built based on their observations in the field.

SURVEYOR'S STATEMENT OF SETBACK COMPLIANCE

I hereby certify that I am a surveyor registered to practice in the State of Alaska, and that on _____, I personally verified that the forms or foundation systems on site at: _____, Permit No: _____ are placed so that the finished building, if built to the plans as approved by CBJ, will meet the required setbacks shown above. I have reviewed the plans and zoning requirements as approved by CBJ and have accounted for all exterior finish materials, decks, cantilevers and/or other proposed building projections on the approved plans. To the best of my ability, I staked the property so that the contractor can meet all CBJ zoning requirements per CBJ Titles 19 and 49.

I heretofore affix my professional stamp, this date of _____.



Surveyor's Signed Seal Required

LEMON CREEK

589.08'
BANK
S66°19'00"W

20.0'
DRAINAGE
EASEMENT

TOP OF BANK

273.97'

LOT 4

LOT 3

137' X 50'
METAL
BUILDING

50'
Proposed

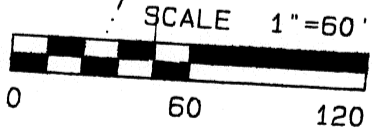
ANKA STREET

N66°19'00"E
121.03'

25.0'
ACCESS
EASEMENT

506.94'

S66°19'00"W



175.05 W.C.

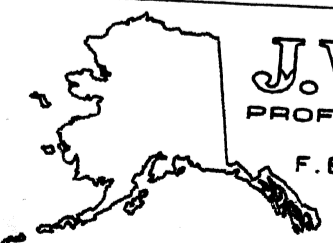
194.91

N23°05'00"W
322.46'

S23°05'00"E
500.03'

169.14'

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT; THAT ALL WALKS, ROADS, EASEMENTS AND IMPROVEMENTS THEREON ARE AS SHOWN AND THAT ALL OVERLAPS AND ENCROACHMENTS ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE.



J.W. BEAN

PROFESSIONAL SURVEYOR

TDS12332

F.B.

JOB No 12332

SCALE AS-SHOWN

DATE 6/05/03

AS-BUILT SURVEY OF

LOT 3
HORN SUBDIVISION # 2
WITHIN U. S. M.S. 609

RECEIVED

FEB 28 2005

PERMIT CENTER / CDF

BP # 2005-00049

BP Fee \$1512⁸⁹
+ Fee

Tire Storage

September 21, 2004

1725 Anka St.
Lot 3, Horn 2 Subdivision

RECEIVED

FEB 28 2005

Channel Construction (Owner/Contractor # 23935)
PO Box 33359
Juneau, AK 99803
789-0200

PERMIT CENTER / CDD

Sean

Addition to existing storage building

Tire Storage 1000 sq ft

Wood Construction

14' in height – single story addition

BLD 2005-49

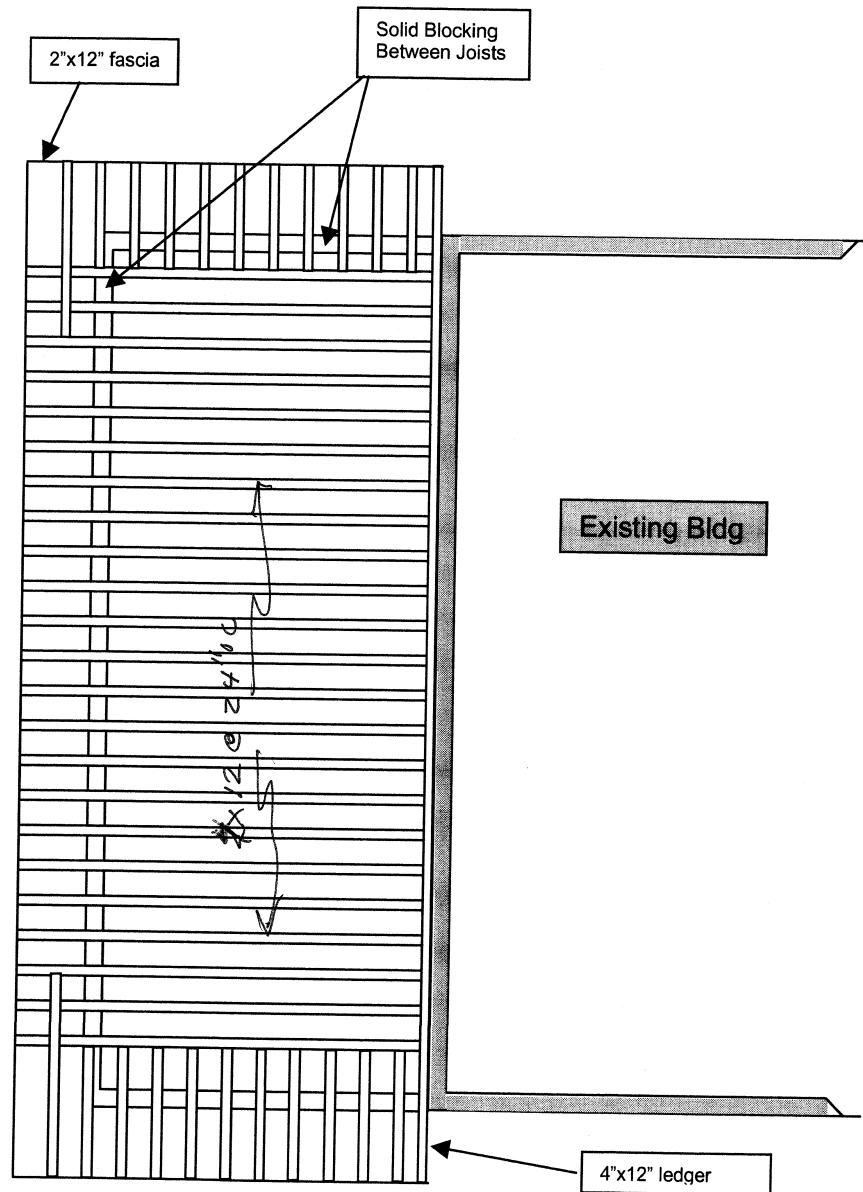
Mount fire extinguishers
not over 5' high.

RECEIVED

FEB 28 2005

PERMIT CENTER / CDC

Roof framing plan



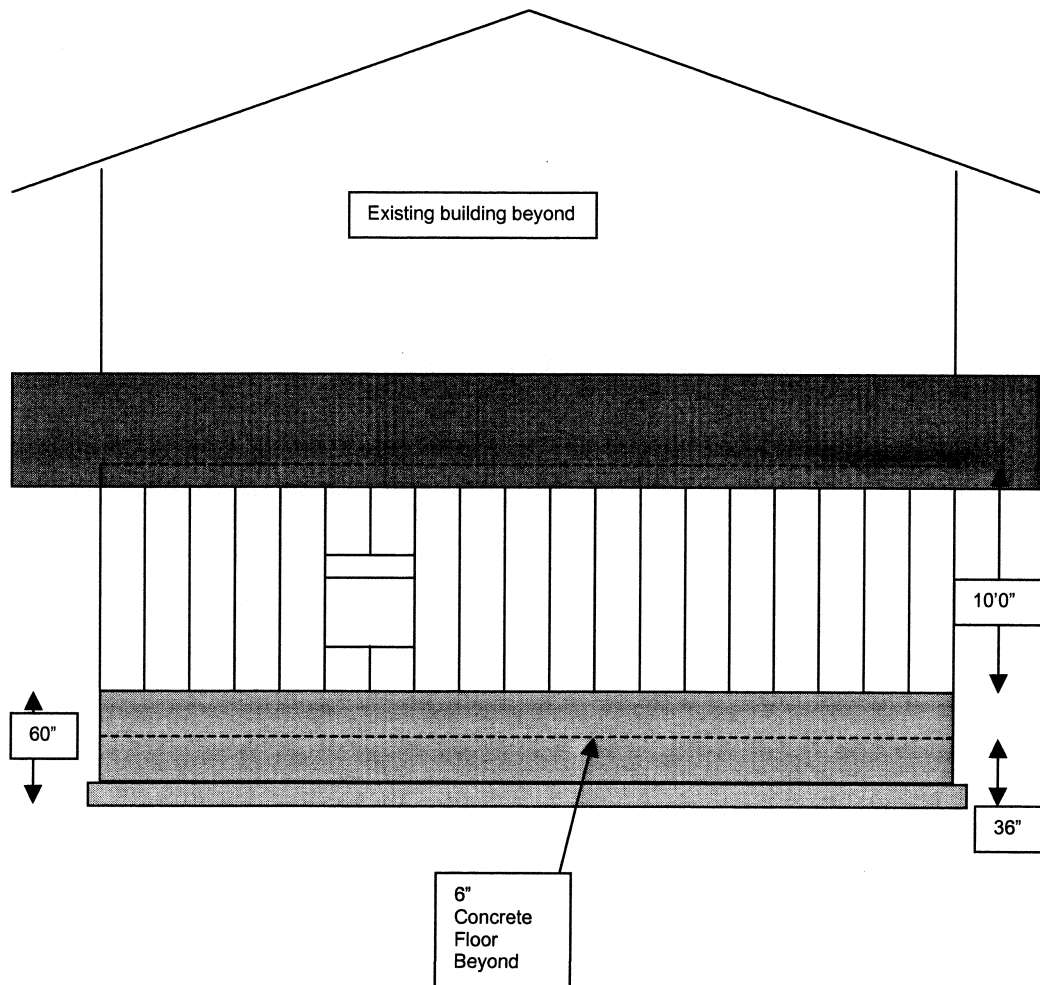
Roof joists to be 4" x 12" @ 24" o.c.
4" x 12" ledger beam to be attached to existing building with 2 ea. 1/2" lags @ 24" o.c.
Roof joists to be attached to ledger w/ Simpson Strong Tie product - HU412TF (see attached)
Rafter connection to top plate to be with Simpson Strong Tie product - H8 (see attached)
Roof sheathing to be 3/4" plywood

RECEIVED

FEB 28 2005

PERMIT CENTER / CDD

East Elevation



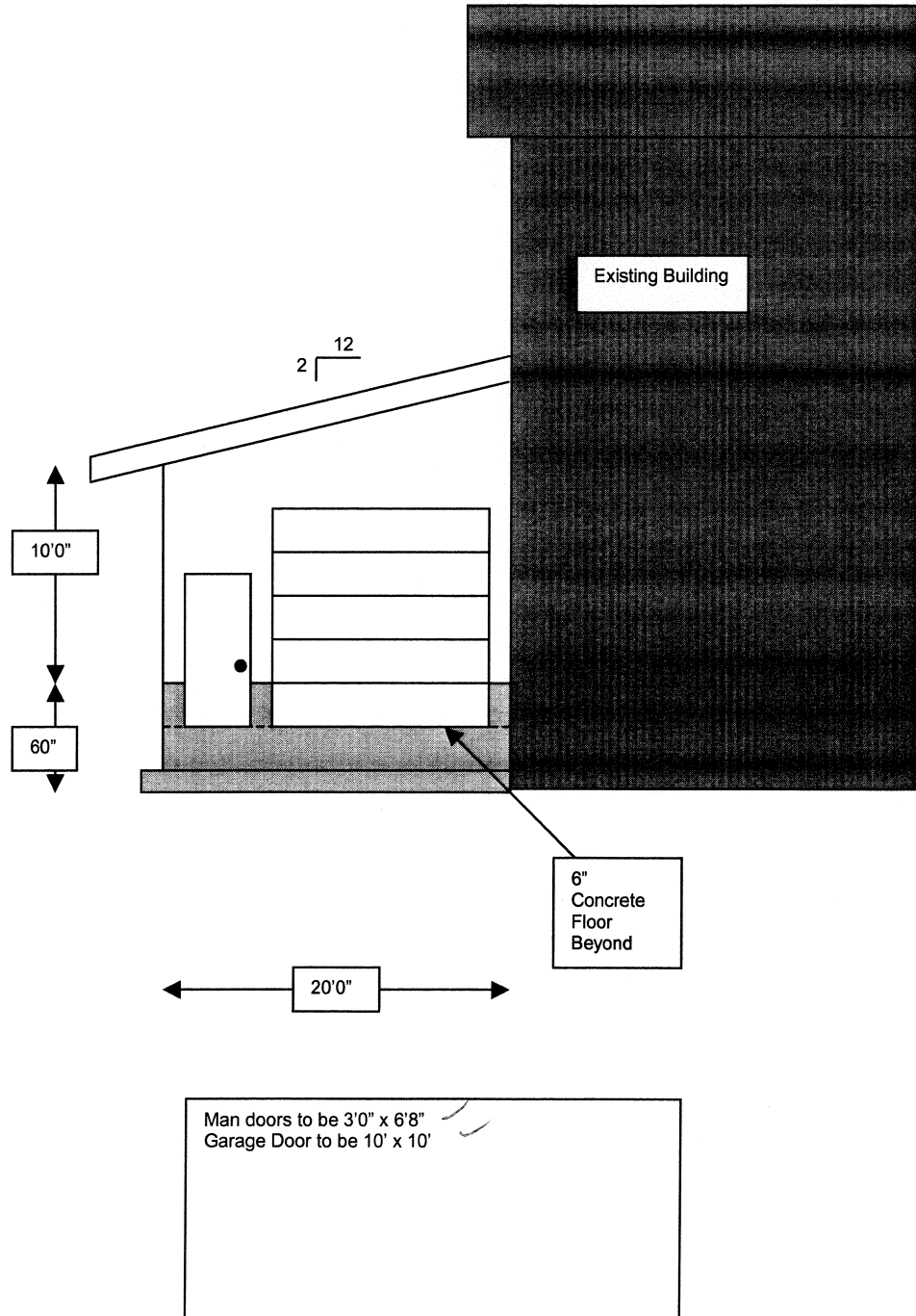
All walls to be ~~2x6~~ 2x8
Concrete foundation as per foundation plan
Exterior sheathing to be 1/2" plywood
Exterior finish to be Corrugated Metal to match existing building

RECEIVED

FEB 28 2005

PERMIT CENTER / CDC

North Elevation

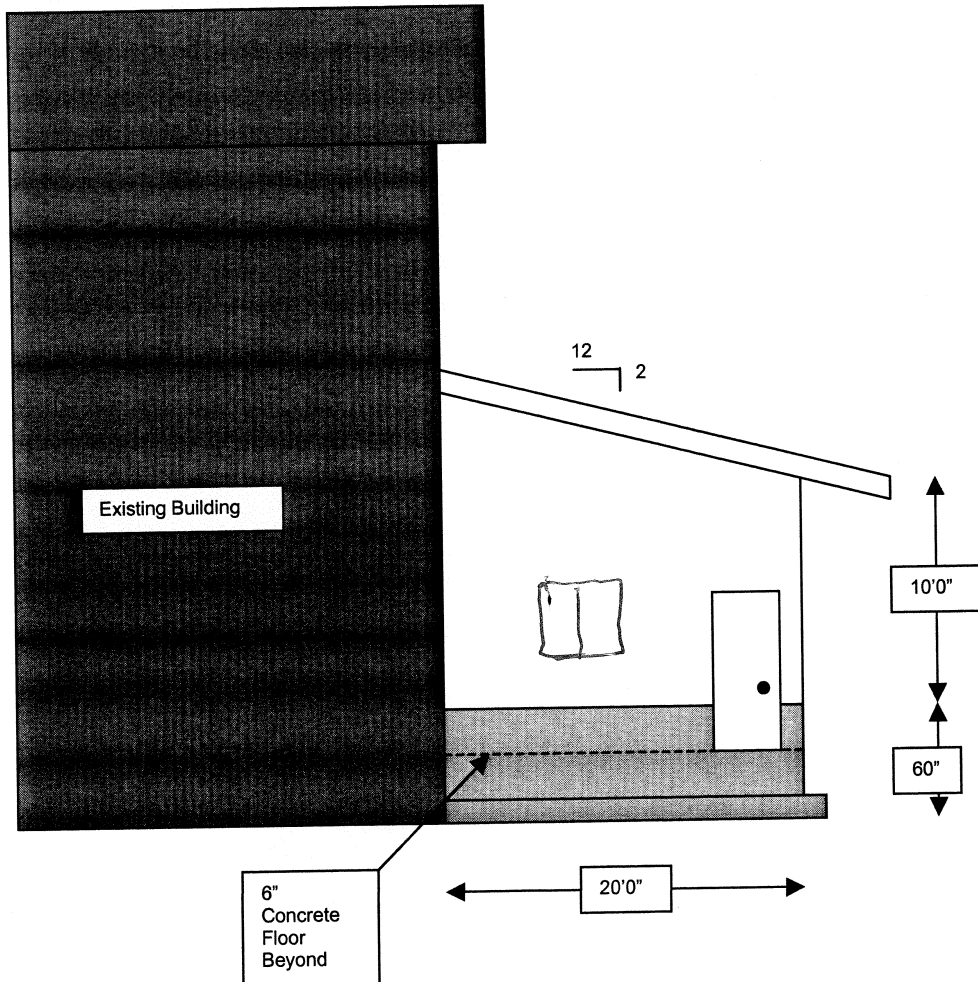


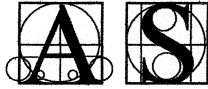
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South Elevation





ARCHITECTURAL SERVICES

Moore Engineering
Attn: Tracy Moore
119 Birdie Trail
Chewelah, WA 99109
360 280-3344 ph

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Project No. AS 08-001

Dear Tracy,

On March 8, 2008 I was in Juneau and reviewed the construction of the Channel Construction Shop building. Following that time I have completed a code review of the building and have participated in the development of as-built drawings dated May 2008. With regard to the as-builts, I certify that I find them to accurately reflect the construction of the building.

Attached is my zoning and code analysis which shows the building to be in conformance with the IBC 2006 with regard to location on property, occupancy and type of construction. This code analysis should satisfy the requirement in the CBJ fax dated February 12, 2008 for a "code data sheet". In order to show conformance, the upper level space in the building had to be classified as a mezzanine and part of the floor area below. Otherwise, an S-1 occupancy (storage) is not a permitted use on the second level of a building whose construction includes wood framing and no sprinkler system.

If there are any questions that arise on the code review document, I can be reached at the contacts indicated below.

In the Spirit of Service,

Timothy Mearig,
ARCHITECTURAL SERVICES

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Timothy Mearig – 143 Christopher Ln - Sequim, WA 98382 – 360 809-3402ph – as.mearig@gmail.com

CODE AND ZONING REVIEW

Zoning and Land Use

Jurisdiction

City and Borough of Juneau
Community Development & Engineering Department
2 Marine Way, Suite 400
Juneau, AK 99801



Zoning District

I; Industrial

Partial Allowable Land Use

- Single family dwelling
- Group homes
- Manufacturing (limited)
- Gas Stations
- Home business
- Vehicle/Boat sales
- Parks
- Storage/Warehousing

Conditional Land Uses

Local ordinance lists several land uses for which a Conditional Use Permit may be granted according to City & Borough of Juneau guidelines Title 49.25.300. These include:

- Sales and Rental Stores
- Offices
- Asphalt Plants
- Trade Schools
- Bowling & recreational
- Stables
- Funeral home
- Mobile homes
- Laboratories
- Mills, Refineries, etc.
- Clubs, Halls, etc.
- Theaters
- Correctional Facilities
- Cemetary

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Property Development Standards

<u>Item</u>	<u>Classification/Limit</u>	<u>Reference/Notes</u>
A. Minimum Lot Width:		
1. Allowable:	20 feet	49.25.400
2. Actual:	~500 feet	
B. Minimum Lot Depth:		
1. Allowable:	60 feet	49.25.400
2. Actual:	~507 feet	
C. Minimum Lot Size:		
1. Allowable:	2000 sf	49.25.400
2. Actual:	~280,000 sf	
D. Density Requirements (Max. Lot Coverage):		
1. Allowable:		
a. Permissible Uses	None	49.25.400
b. Conditional Uses	None	"
2. Actual:	1.25%	
E. Setbacks:		
1. Minimum Front Yard		
Allowable:	10 feet	49.25.400
Actual:	380+/- feet	
2. Minimum Rear Yard		
Allowable:	10 feet	49.25.400
Actual:	28 feet	
3. Minimum Side Yard		
Allowable:	10 feet	49.25.400
Proposed:	~274 & 170 feet	

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Item	Classification/Limit	Reference/Notes
------	----------------------	-----------------

4. State/Federal Highway	10 feet	N/A
--------------------------	---------	-----

F. Building Height:

1. Allowable:	No Limit	49.25.400
2. Actual:	30 feet	

G. Parking:

1. Manufacturing/Wholesale:		
a. Requirement:	1 per 1000gsf	49.40.210
b. Proposed GSF:	10,000sf	
c. Spaces Required:	10 spaces	
d. Spaces Proposed:	10 spaces	
2. Accessible Spaces:		
a. Required:	1 (1 – 25 spaces)	49.40.210
b. Proposed:	1 total	(1 must be van accessible)

3. Dimensional Standards:		
a. Stall Size (angled):	Min. 8'-6" x 17'	
b. Stall Size (parallel):	Min. 6'-6" x 22'	
c. Proposed:	6'-6" x 22'	
d. Aisle Width		49.40.230(b)(2)

Parking Angle	0°	30°	45°	60°	90°
1-way traffic	13	11	13	18	24
2-way traffic	19	20	21	23	24

e. Actual:	19' @ 0°	
(two-way traffic)		
4. Off-street Loading:		
a. Required:	1	49.40.220(c)
b. Propsed:	1	(between 5000 – 25,000gsf)
c. Dimensions:	12' x 30'	
5. Landscaping/Drainage:		
(note: in accordance with "design review guidelines"; no specific requirements		
6. Lighting:	"suitably lighted"	49.40.230(d)

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<u>Item</u>	<u>Classification/Limit</u>	<u>Reference/Notes</u>
H. Signage:		
1. Number:		49.45.205
a. Façade:	No Limit	
b. Freestanding:	1 –2	(size dependent)
c. Roof:	1	(two faces allowed)
d. Wall mounted:	2	(16sf per face)
2. Proposed	1, Wall mounted	
I. Landscaping:		49.50
1. Minimum vegetative cover	5%	Use zone I
2. Proposed	5%	

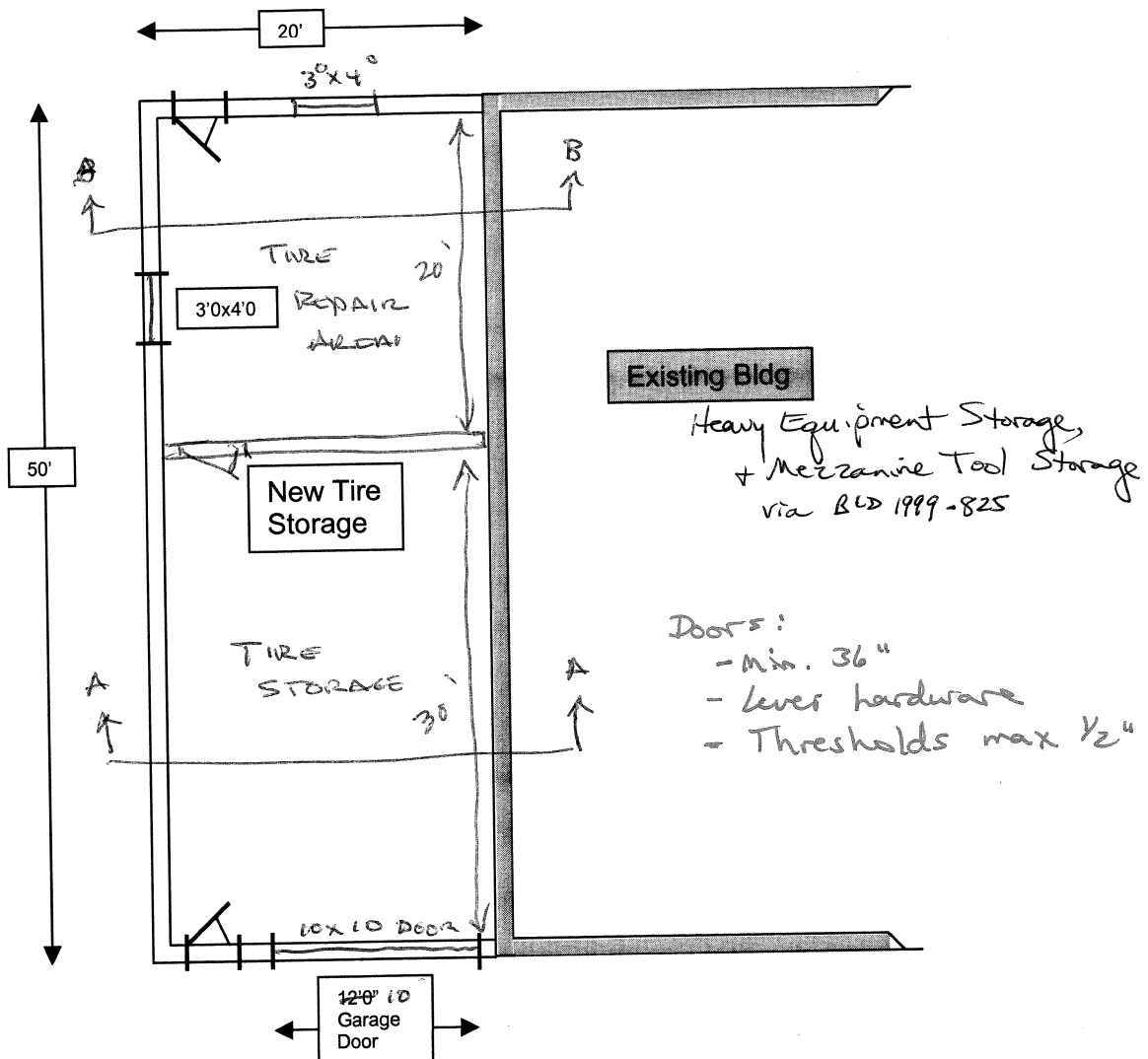
RECEIVED
JUN 02 2008
PERMIT CENTER / CDD

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Floor Plan



Interior finish to be 5/8" gypsum board fire taped and painted
Exterior finish to be corrugated metal to match existing building
FOR REPAIR AREA

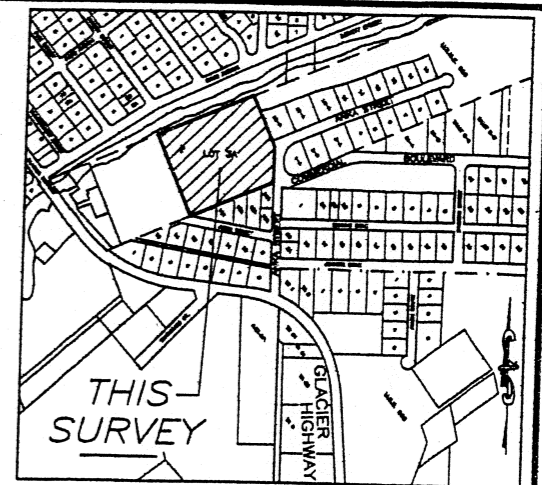
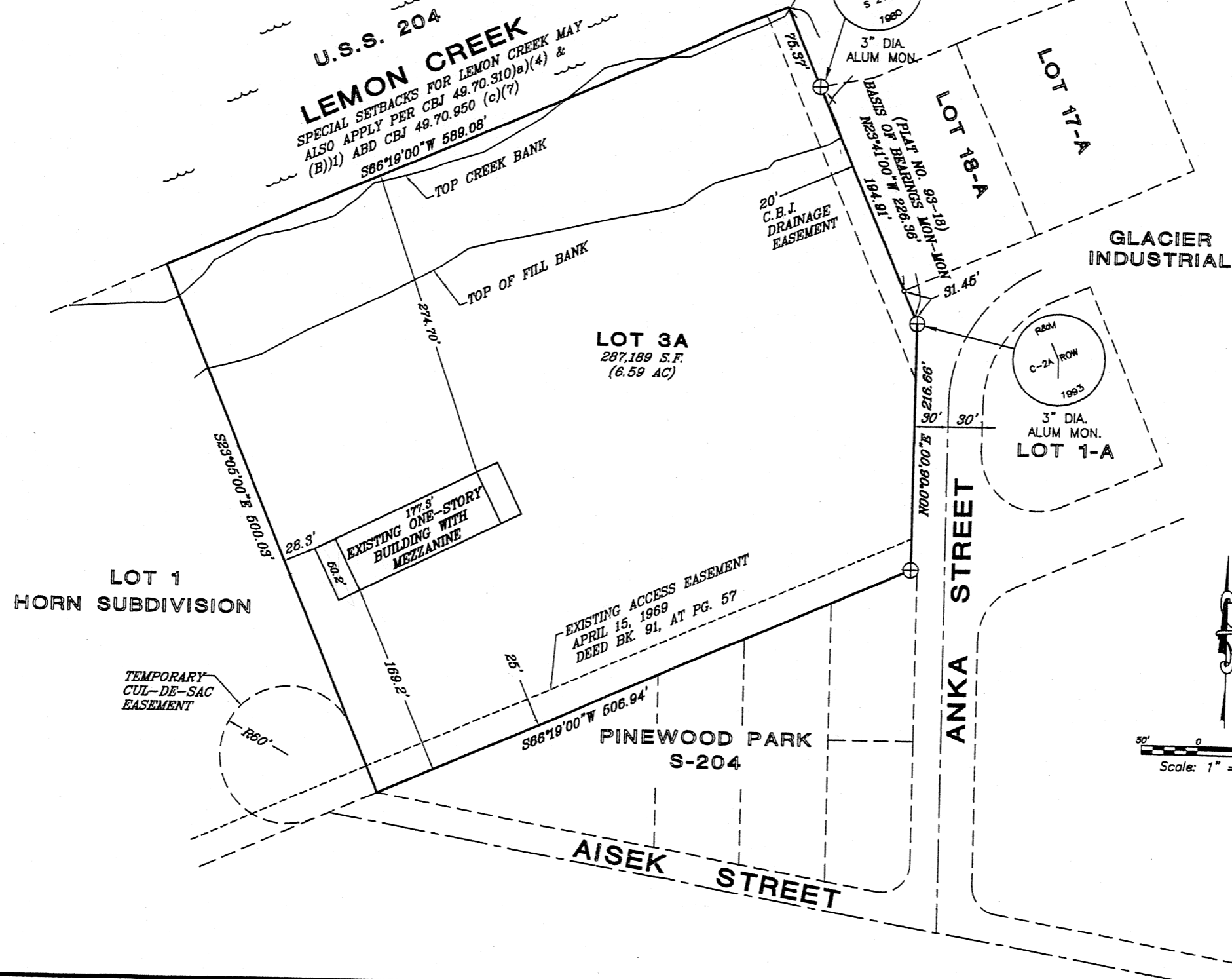
INTERIOR FINISH METAL FOR
STORAGE AREA

At least one
& accessible
entrance -
see 3-1-05 memo
from S. Boeser,
attached next
pages (yellow
paper)

Mount fire extinguishers
not over 5' high
& not over 75' oc

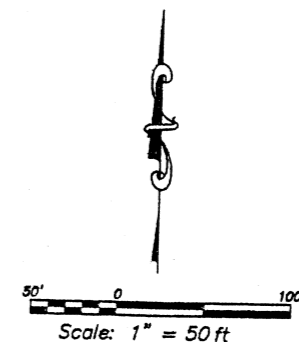
LEGEND

⊕ PRIMARY MONUMENT



VICINITY MAP
 SOURCE: C.B.I. BASEMAP SERIES
 (M-1, M-4, M-5) - SCALE: 1" = 1000'

BLD2005-00049
 approved as noted
 John Young
 6/9/08



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MOORE ENGINEERING, INC.

P.O. BOX 211292 AUKE BAY, ALASKA 99803 (907) 789-3970

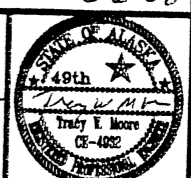
TRACY MOORE, P.E. REGISTERED PROFESSIONAL CIVIL ENGINEER

REVISIONS:

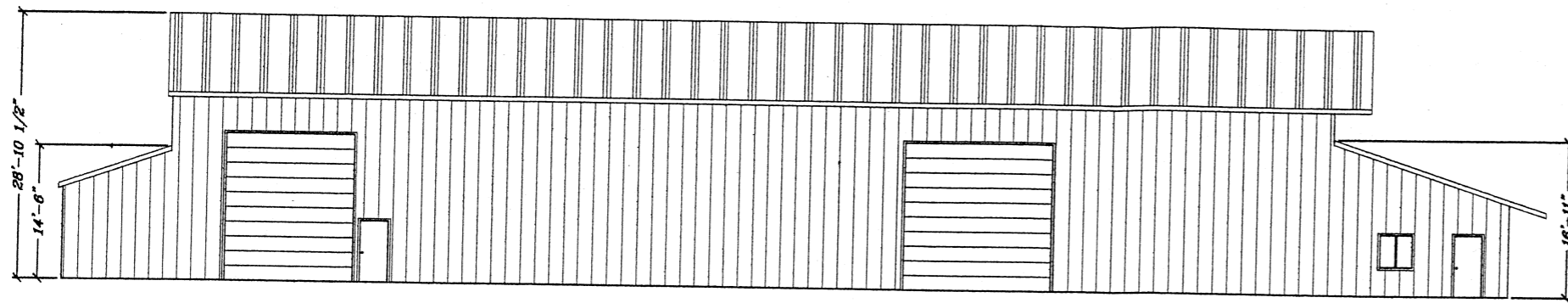
AS BUILT SITE PLAN
 CHANNEL CONSTRUCTION, INC.
 1725 ANKA STREET
 JUNEAU, AK

DRAWN/CHECKED
 GDM/T.M.
 REVISION

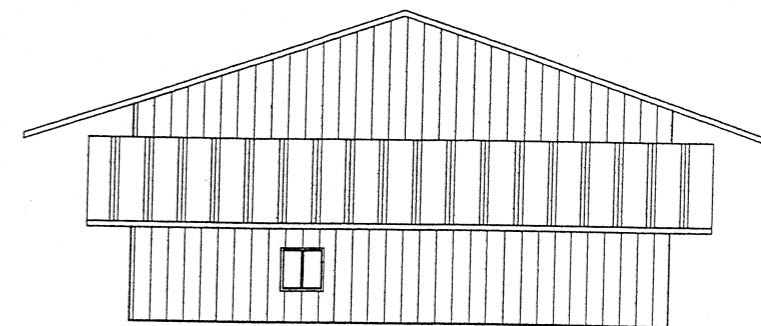
DATE
 MAY 2008
 SHEET
 1 OF 4



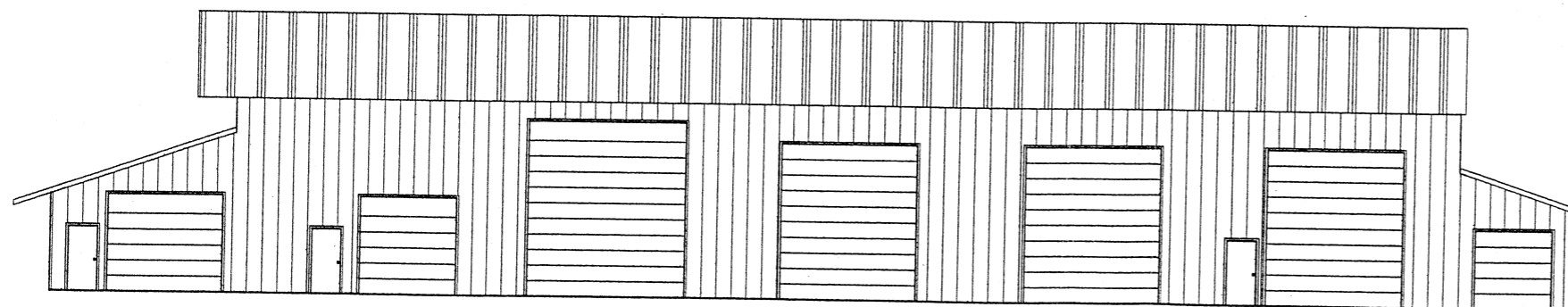
G:\Moore\Channel Const\Channel Constr-Asb.dwg Tue, 27/May/08 04:37PM GDM Graphics (907) 789-5798 (907) 789-9091 (FAX)



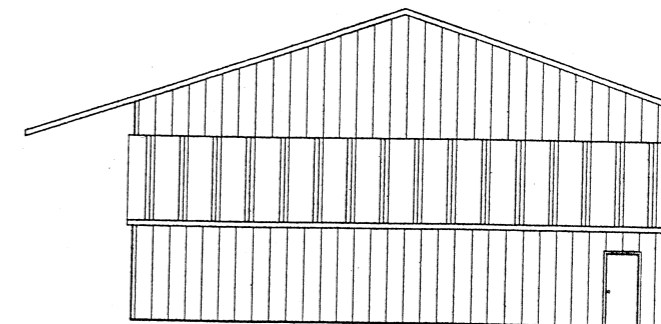
SOUTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"

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JUN 02 2008

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5-28-08

MOORE ENGINEERING, INC.

P.O. BOX 211292 AUKE BAY, ALASKA 99803 (907) 789-3970

TRACY MOORE, P.E. REGISTERED PROFESSIONAL CIVIL ENGINEER

REVISIONS:

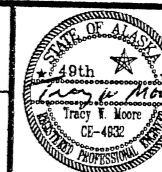
AS BUILT PLANS
CHANNEL CONSTRUCTION, INC.
1725 ANKA STREET
JUNEAU, AK

DRAWN/CHECKED
GDM/T.M.

REVISION

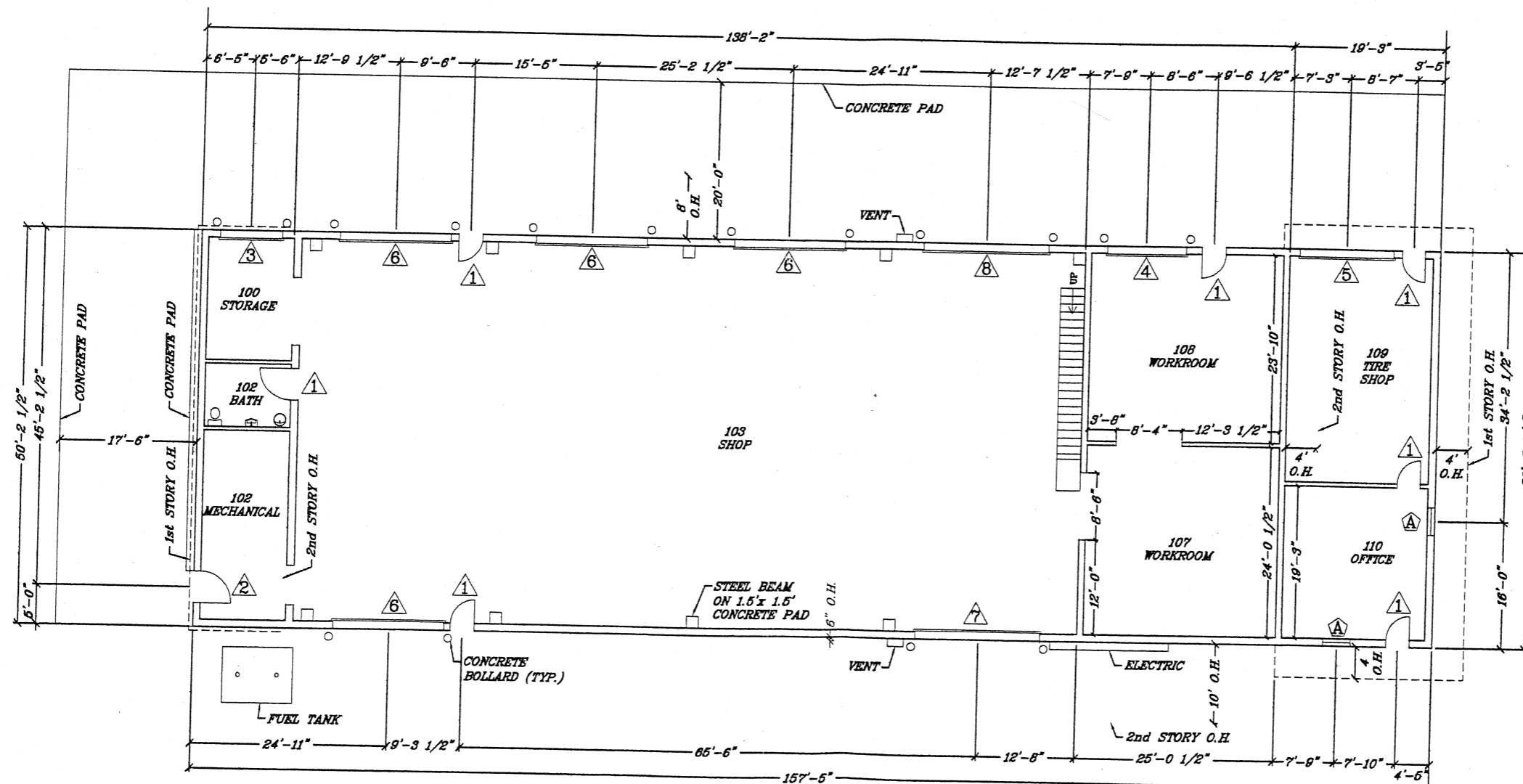
DATE
MAY 2008

SHEET
2 OF 4



WINDOW SCHEDULE		
ID	SIZE	TYPE
1	3'-6" x 3'-6"	SLIDER

DOOR SCHEDULE			
ID	SIZE	TYPE	LATCH
1	3'-0" x 6'-8"	HOLLOW CORE	BUTTON LOCK
2	4'-0" x 6'-8"	HOLLOW CORE	BUTTON LOCK
3	8'-0" x 8'-0"	ROLL UP METAL DOOR	HASP & LOCK
4	10'-0" x 10'-0"	ROLL UP METAL DOOR	HASP & LOCK
5	12'-0" x 10'-0"	ROLL UP METAL DOOR	HASP & LOCK
6	14'-0" x 16'-0"	ROLL UP METAL DOOR	HASP & LOCK
7	16'-0" x 16'-0"	ROLL UP METAL DOOR	HASP & LOCK
8	16'-0" x 16'-0"	ROLL UP METAL DOOR	HASP & LOCK



1st FLOOR PLAN
SCALE 1/16" = 1'-0"

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MOORE ENGINEERING, INC.

P.O. BOX 211292 AUKE BAY, ALASKA 99803 (907) 789-3970

TRACY MOORE, P.E. REGISTERED PROFESSIONAL CIVIL ENGINEER

REVISIONS:

AS BUILT PLANS
CHANNEL CONSTRUCTION, INC.
1725 ANKA STREET
JUNEAU, AK

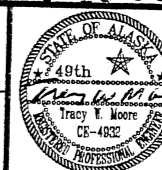
DRAWN/CHECKED
GDM/T.M.

REVISION

DATE
MAY 2008

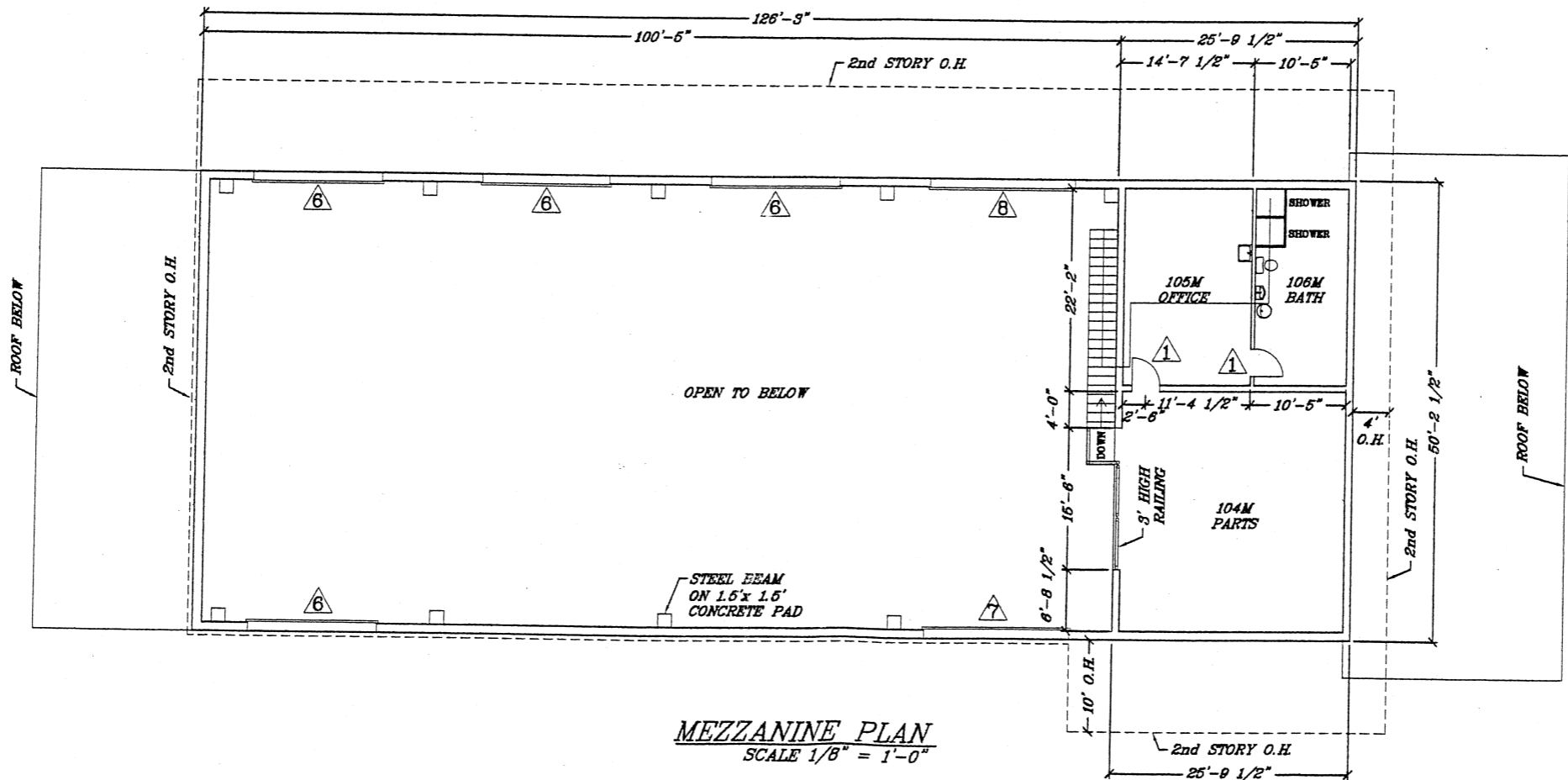
SHEET
3 OF 4

5-28-08



WINDOW SCHEDULE		
ID	SIZE	TYPE
①	3'-6" x 3'-6"	SLIDER

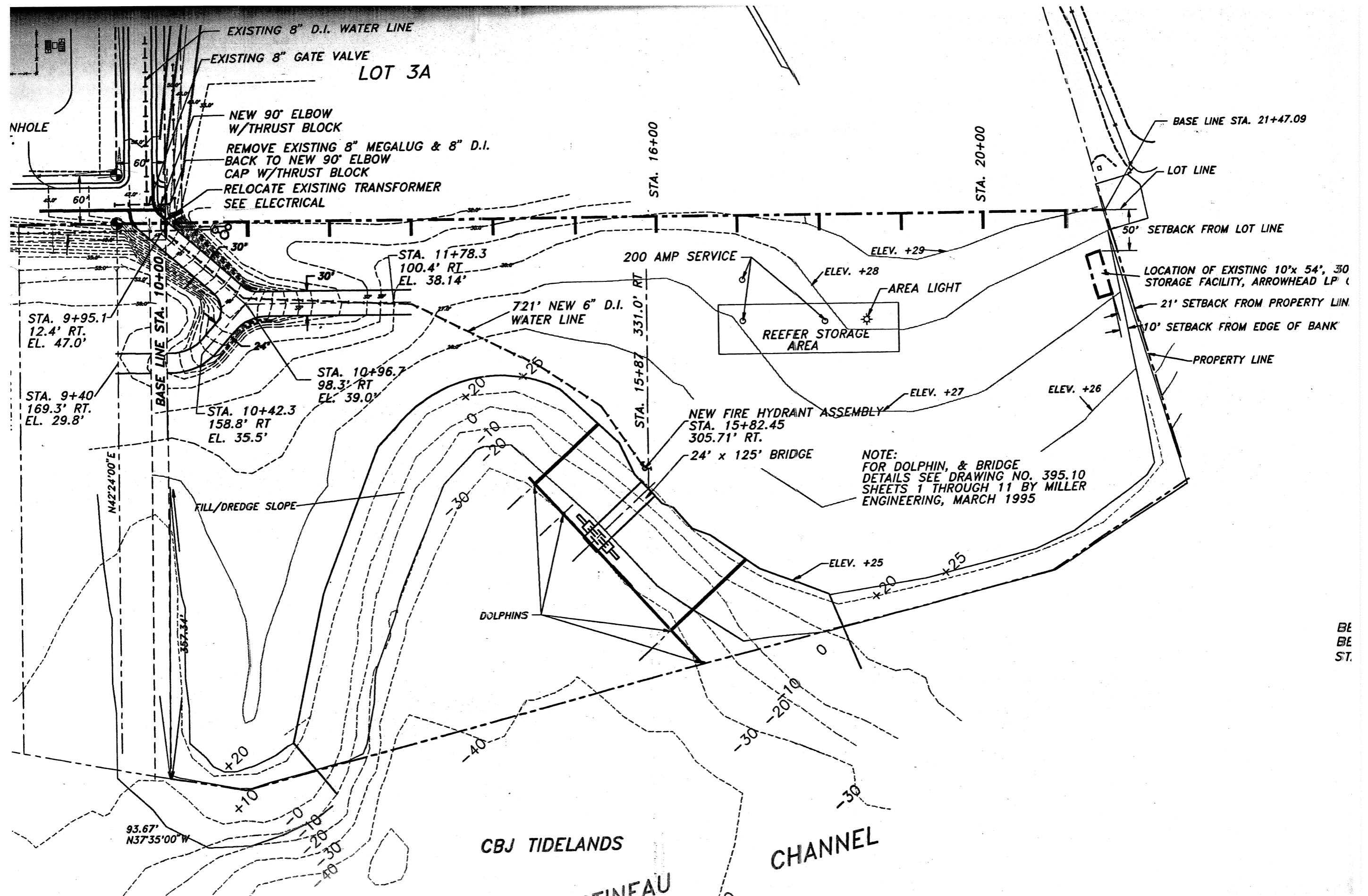
DOOR SCHEDULE			
ID	SIZE	TYPE	LATCH
①	3'-0" x 6'-8"	HOLLOW CORE	BUTTON LOCK
②	4'-0" x 6'-8"	HOLLOW CORE	BUTTON LOCK
③	8'-0" x 8'-0"	ROLL UP METAL DOOR	HASP & LOCK
④	10'-0" x 10'-0"	ROLL UP METAL DOOR	HASP & LOCK
⑤	12'-0" x 10'-0"	ROLL UP METAL DOOR	HASP & LOCK
⑥	14'-0" x 16'-0"	ROLL UP METAL DOOR	HASP & LOCK
⑦	16'-0" x 16'-0"	ROLL UP METAL DOOR	HASP & LOCK
⑧	16'-0" x 18'-0"	ROLL UP METAL DOOR	HASP & LOCK



MEZZANINE PLAN
SCALE 1/8" = 1'-0"

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JUN 02 2008
PERMIT CENTER / CD

MOORE ENGINEERING, INC. P.O. BOX 211292 AUKE BAY, ALASKA 99803 (907) 789-3970 TRACY MOORE, P.E. REGISTERED PROFESSIONAL CIVIL ENGINEER	REVISIONS:	AS BUILT PLANS CHANNEL CONSTRUCTION, INC. 1725 ANKA STREET JUNEAU, AK	DRAWN/CHECKED GDM/T.M.	DATE MAY 2008	5-28-08
	4 OF 4		REVISION	SHEET	



A
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2017-001316-0

Recording Dist: 101 - Juneau
4/5/2017 10:50 AM Pages: 1 of 2



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

AFTER RECORDING MAIL TO:

Name: Channel Construction, Inc.

Address: P.O. Box 3359,

Juneau, AK 99803

2818998

DEED OF VACATION OF EASEMENT

This Deed of Vacation of Easement is made as of this the 17th day of March, 2017, by **COLASKA INC.**, *an Alaska corporation, herein referred to as "Colaska" in favor of **CHANNEL CONSTRUCTION, INC.**, *an Alaska corporation, herein referred to as "Channel."

*4000 Old Seward Hwy. ste 101 **WITNESSETH:**
Anchorage, AK 99503

*Channel Construction
P.O. Box 33359 Juneau, AK 99801

WHEREAS, Channel is the owner of that certain real property legally described as Lots 3 and 4, HORN SUBDIVISION NO. 2, according to Plat 2001-61, Juneau Recording District, First Judicial District, State of Alaska (the "Channel Property").

WHEREAS, Colaska has an easement granting ingress and egress over the Channel Property and other property created by that certain Statutory Quitclaim Deed in which the grantor was Ralph S. Horecny and the grantee was Colaska, dated November 30, 2007, and recorded in the Juneau Recording District, First Judicial District, State of Alaska, under recording number 2007-008301-0 (the "Colaska Easement").

WHEREAS, it is the desire and intent of Colaska and Channel to vacate the Colaska Easement in its entirety.

NOW, THEREFORE, in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Colaska does hereby vacate the Colaska Easement and quitclaims and conveys to Channel all right, title and interest of Colaska in the Colaska Easement.

[Remainder of Page Intentionally Left Blank]

Dated: MARCH 17, 2017.

Colaska, Inc.

By: SECON dba Colaska

Name: Tim Dudley

Title: Assistant Sec.

STATE OF Alaska)
COUNTY OF Juneau) SS

THIS IS TO CERTIFY that on this 17th of 3/2017 before me the Undersigned Notary Public, personally appeared Tim Dudley, known to me and to me known to be the Asst. Sec. of the corporation that executed the within instrument, and known to me to be the person who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Jennifer R Huntley

Notary Public in and for Alaska
My commission expires 6/26/18





BUILDING PERMIT

Permit No.
BLD20220542

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

Your special attention is called to the following:

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

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

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

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

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

Inspections

Inspections can be arranged by telephoning **586-1703** or by written or by online form or Email.

The Online Building Inspection Request Form is at: www.juneau.org/community-development/cdd-inspection-request.

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

All inspections must be requested before noon the business day prior. Same day inspections must be requested by calling 586-0770

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

Job Address: **1721 ANKA ST**
Permit Number: **BLD20220542**
Project Description: Construction of New Warehouse. Modified 8/24/22 to include meter hut

Issued Date : **09/08/2022**
Parcel No: **5B1201040052**

Parcel Information : HORN 2 LT 3

Setbacks: Zone: I: Firm Zone: X
Front: 10.00 Ft. E Side 1: 0.00 N
Rear: 10.00 Ft. W Side 2: 0.00 S
Street Side: 10.00 Ft.

Comments:

Owner :
CENTRAL COUNCIL OF TLINGIT & HAIDA
1725 ANKA ST
JUNEAU AK 99801

Applicant :
CENTRAL COUNCIL OF TLINGIT & HAIDA
INDIAN TRIBES OF ALASKA
9097 GLACIER HWY
JUNEAU AK 99801

Fee Type	Date	Receipt	Amount Paid
BLD- Bldg Permit Fee	08/03/2022	63989	\$2,555.40
BLD- Comm Plan Review	08/03/2022	63989	\$1,661.01
BLD- Bldg Permit Fee	09/07/2022	64053	\$23.10
BLD- Comm Plan Review	09/07/2022	64053	\$15.02
Total Fees Paid:			\$4,254.53

Valuation for Permit Fee Calculations:

S.F.	Type	Rate	Amount
8,680	Storage-Warehouse	53.32	462,817.60
96	Storage-Mini Warehouse	47.45	4,555.20
Total Valuation:			\$467,372.78

Project Conditions and Holds:

Asbuilt Survey May Be Req'd - Asbuilt Survey may be required before final inspection if CBJ inspector is unable to verify setbacks.

Foundation Setback Verification - Foundation Setback Verification (yellow form) must be on site when pour inspection or placement of other foundation systems occurs.

Approved Fasteners - Fasteners hangars and brackets used on the exterior of the building and or used with pressure-preservative or fire retardant-treated woods shall be listed and approved products for such use.

Approved Plans On Site - CBJ approved plans must be on site and available to the inspector. Inspections will not be performed and additional fees may apply if approved plans are not available to the inspectors.

Backflow Assemblies - Testable backflow prevention devices and assemblies must pass a test performed by a CBJ certified backflow prevention tester and a copy must be turned into the building department before a certificate of occupancy or final inspection is approved. Access and clearances for backflow assemblies shall conform to the current edition of the Uniform Plumbing Code.

Balancing Report - Must submit passing air balance report prior to CO or final approval.

Locking Caps - Refrigerant circuit access ports located outdoors shall be fitted with locking-type tamper-resistant caps or shall be otherwise secured to prevent unauthorized access.

JUNEAU PERMIT CENTER - 230 S. Franklin Street - 4th Floor, Marine View Center - Mail: 155 S. Seward Street, Juneau, AK 99801
Phone: 586-0770 - FAX: 586-4529 - Inspection Requests: 586-1703, Inspections@Juneau.org - Questions, Email: permits@juneau.org
Web Site: www.juneau.org/community-development

Attachment I- 2022 Building Permit BLD2022-0542

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

Public Use Lavatories - Hot water delivered to public use lavatories shall be limited to a maximum temperature of 120 degrees Fahrenheit by a device that conforms to ASSE 1070/ASME A112.1070\ CSA B125.70. The water heater thermostat shall not be considered a control for meeting this provision.

Snow Stops - CBJ 19.04.R801.4 and 19.03.1504.9 require snow stops or other devices be implemented to prevent snow from discharging onto public ways, adjoining property, onto or against other buildings or in a manner that blocks exit from buildings.

Seismic Strap Wtr Heater - Water heaters shall be anchored in an approved manner or strapped within the upper 1/3 and lower 1/3 of its vertical dimensions.

Verify Water Meter Installation - Meter installation must be in accordance with CBJ STD 420 prior to issuance of TCO. Installation must include three 22 gauge multicolored conductors in 1/2" electrical conduit from main entrance of building to within 12" of meter register (not to exceed 100'). Allow an extra 2' of wire for meter connections. Meter must be installed with the following clearances: minimum 18" clearance above meter and minimum 12" clearance each side and below meter. Contact CBJ Utility Business Unit for meter issuance and remote readout installation, 586-0997, a minimum of 48 hours prior to meter issuance or remote readout installation.

Inspections Required: Call for inspection before covering or concealing any of the work described below. Inspections may be combined.
B-Foundation, Forms and Reinforcing Steel

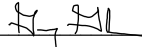
Case No: **BLD20220542**

Parcel No: 5B1201040052

Commercial	NEW	New Dwelling Units:	<u>0</u>
FCC Code:	<u>437</u>	Existing Dwelling Units:	<u>0</u>
Type of Construction:	<u>VB</u>	Occupancy Class:	<u> </u>
Sprinkler Substitute for Type A Construction:	YES	NO	
Sprinkler System:	FULL	PARTIAL	NONE
Alarm System:	FULL	PARTIAL	NONE
Code Edition:	2012 IBC	Code Review by:	<u>JS</u>
		Date:	8/18/2022

<u>S.F.</u>	<u>Type</u>	<u>Rate</u>	<u>Amount</u>
8,680	Storage-Warehouse	53.32	462,817.60

Total Valuation: \$462,817.59

LAND USE ZONE/UNITS <u>1 /</u> WETLAND <u>Yes; northern edge of lot</u> FLOOD ELEV <u>30.00</u> FIRM ZONE <u>A</u> FIRM MAP <u>02110C1551E</u> LOT SIZE <u>237,088 SF</u> <u>5.4 ACRES</u> SETBACKS Front <u>10</u> Rear <u>10</u> Side <u>0</u> Other _____ PARKING <u>13</u> ANADROMOUS <u>Yes</u> EAGLES NEST <u>?</u> Coverage <u>None</u> <u>Permissible/Conditional</u> HEIGHT <u>None</u> <u>Permissible/Accessory</u> VEGETATION <u>5%</u> HAZARD <u>No known</u>	ENGINEERING/PUB WORKS Dwelling Units: _____ CITY WATER: Permit #: _____ Use: <u>COMMERCIAL</u> Assessment: <u>\$4500.00</u> Service Size: <u>8"</u> Line Size: <u>6"</u> Meter Size: <u>6"</u> CITY SEWER: Permit #: _____ Use: <u>COMMERCIAL</u> Assessment: <u>\$1000.00</u> Fixture Units: <u>19 DFU'S</u>	PLAN REVIEW APPROVALS <table style="width: 100%;"> <tr> <th></th> <th>Initials</th> <th>Date</th> </tr> <tr> <td><input checked="" type="checkbox"/> Fire</td> <td><u>DMG</u></td> <td><u>8-4-2022</u></td> </tr> <tr> <td><input checked="" 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<td><u>8/18/2022</u></td> </tr> <tr> <td colspan="3">___ Spcl Insp Form _____</td> </tr> </table> <u>APPROVED FOR ISSUANCE</u> <div style="text-align: center;">  _____ Signature 9-6-2022 _____ Date </div>		Initials	Date	<input checked="" type="checkbox"/> Fire	<u>DMG</u>	<u>8-4-2022</u>	<input checked="" type="checkbox"/> Zoning	<u>JPM</u>	<u>8/9/22</u>	<input checked="" type="checkbox"/> Engineering	<u>MRM</u>		<input checked="" type="checkbox"/> Water	<u>MRM</u>		<input checked="" type="checkbox"/> Sewer	<u>MRM</u>		<input checked="" type="checkbox"/> Architectural	<u>JS</u>	<u>8/18/2022</u>	<input checked="" type="checkbox"/> Structural	<u>JS</u>	<u>8/18/2022</u>	<input checked="" type="checkbox"/> Plumbing	<u>STW</u>	<u>8-19-22</u>	<input checked="" type="checkbox"/> Mechanical	<u>STW</u>	<u>8-19-22</u>	<input checked="" type="checkbox"/> Electrical	<u>GG</u>	<u>8-4-2022</u>	<input checked="" type="checkbox"/> Access	<u>JS</u>	<u>8/18/2022</u>	___ Spcl Insp Form _____			PERMIT 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12/17/98 GEK: Photos taken during October 20, 1998 storm are in file VAR98-00042. Clearly show flowing water floodplain/setback along this property.

12/7/99 GPC. Lemon Creek borders this property and the northern portion of the lot is in a mapped "A4" flood zone. Flood elevation is 30' . FIRM map 885b.

LOMA approved 12-5-2003 which removed the structures on this lot from the 100 flood zone, FEMA case number 03-10-0681A. Note by Deb Purves 12-22-2003.

Easement along southeast lot line (Plat 2001-61) vacated 2017. Original easement Book 91 page 57 to Hildre Sa Gravel, transferred to Juneau Redi-Mix, now owned by COALASKA, who vacated the easement.

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

Juneau Permit Center

Foundation Setback Verification

Permit Number:	BLD20220542
Project Address:	1721 ANKA ST
Assessor's Parcel No:	5B1201040052
Applicant's Name:	CENTRAL COUNCIL OF TLINGIT & HAI

Zoning Setbacks Required for Finished Building:		Planner: Joseph Meyers
Front: 10.00	Side1 : 0.00	Date: 8/9/2022
Rear : 10.00	Side2 : 0.00	
Street Side: 10.00		
Comments:		

In accordance with CBJ 19.01.109.6.2.1, building setback lines are to be verified before inspectors can approve forms for concrete pour or placement of other foundation systems. **Setbacks are measured from exterior finish materials of closest building component to property line.**

Notice: DO NOT POUR CONCRETE OR PLACE OTHER FOUNDATION SYSTEMS

UNTIL INSPECTOR APPROVES SETBACKS BY ONE OF THE FOLLOWING CHECKED OPTIONS:

- ☒ **A. Surveyor's monument(s)** / string line clearly visible at the site. If the foundation and all other building elements are clearly behind the setback line, the inspector may approve the setbacks outright or at owner/contractor's risk. If there is any question, the inspector may require that no pour or foundation placement be permitted without one of the following methods of verification. (Also see "Note" below.) **OR**
- ☒ **B. Surveyor's Statement of Setback Compliance.**(Surveyor must sign and stamp the bottom portion of this form). No pour or foundation placement is allowed until the statement is received by CBJ, regardless of risk assumed by owner or contractor. Upon receipt of statement, pour or foundation placement may be approved outright or at owner/contractor risk. (See "Note" below.) **OR**
- ☒ **C. Stamped Surveyor's As-built Survey of Adjacent Building or Structure** if setback can be verified measuring from adjacent structure. (See "Note" below. May only be used when structure is parallel with property line.) **OR**
- ☒ **D. Stamped Surveyor's As-built Survey of Foundation** or Formwork indicating setbacks, easements and other relevant information. (See "Note" below.) **OR**
- ☐ **E. Other** _____

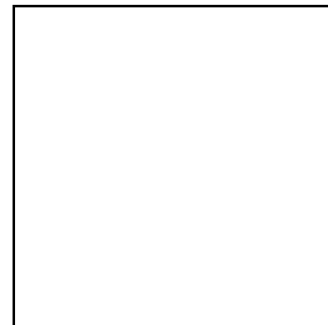
INSPECTOR'S APPROVAL & COMMENTS:	
_____	<u>JS</u>
Pins set by surveyor at corners. Setbacks approved.	Inspector's Initials
_____	<u>9/8/2022</u>
_____	Date

Note: **An as-built survey may still be required prior to issuance of a Certificate of Occupancy if setbacks are close enough to the building to make setback verification questionable.** Example: Where the structure is less than 3' to the setback line on steep slopes or forested terrain. The purpose of the monuments and string line, surveyor's statement or foundation as-built is to give the inspector the information necessary to allow a pour or placement based on a surveyor's work, as required by CBJ ordinance and not to cause scheduling delays for the contractor. In some situations, a final as-built may be required before frame or final approval where the distance to the setback line of some element of the structure must be more exactly determined. Inspectors may require this additional as-built based on their observations in the field.

SURVEYOR'S STATEMENT OF SETBACK COMPLIANCE

I hereby certify that I am a surveyor registered to practice in the State of Alaska, and that on _____, I personally verified that the forms or foundation systems on site at: _____, Permit No: _____ are placed so that the finished building, if built to the plans as approved by CBJ, will meet the required setbacks shown above. **I have reviewed the plans and zoning requirements as approved by CBJ and have accounted for all exterior finish materials, decks, cantilevers and/or other proposed building projections on the approved plans.** To the best of my ability, I staked the property so that the contractor can meet all CBJ zoning requirements per CBJ Titles 19 and 49.

I heretofore affix my professional stamp, this date of _____.



Surveyor's Signed Seal Required

1721 ANKA ST WAREHOUSE BUILDING

CONSTRUCTION DOCUMENTS

FOR:

CENTRAL COUNCIL TLINGIT & HAIDA
INDIAN TRIBES OF ALASKA
JUNEAU, ALASKA

Reviewed for Code Compliance
Inspections will not be performed without CBJ approved plans on site.

JS

8/18/2022



PREPARED BY:



Juneau, AK
9109 Mendenhall Mall Rd. Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AECC163270



SHEET INDEX	
SHEET NUMBER	SHEET NAME
G-001	COVER SHEET
G-002	PROJECT DATA
G-003	ABBREVIATIONS & LEGEND
A-001	ASSEMBLIES
A-002	OPENING SCHEDULES
A-200	FLOOR PLAN
A-201	ENLARGED FLOOR PLAN
A-202	ROOF PLAN
A-300	BUILDING ELEVATIONS
A-400	ENLARGED SECTIONS
A-500	INTERIOR ELEVATIONS
A-600	DETAILS
A-601	DETAILS
C-002	GENERAL NOTES, ABBREVIATIONS & SYMBOLS
C-100	EXISTING SITE SURVEY & TOPOGRAPHY
C-200	SITE PLAN
C-300	CONSTRUCTION DETAILS
C-301	CONSTRUCTION DETAILS

SHEET INDEX	
SHEET NUMBER	SHEET NAME
C-302	CONSTRUCTION DETAILS
C-303	CONSTRUCTION DETAILS
M-001	LEGENDS AND ABBREVIATIONS
M-002	SCHEDULES
M-110	UNDERFLOOR PLAN
M-111	MECHANICAL LOWER LEVEL PLAN
M-121	MECHANICAL UPPER LEVEL PLAN
M-501	DETAILS
M-601	MECHANICAL SPECIFICATIONS
E-001	LEGEND, LUMINAIRE SCHEDULE
E-100	SITE PLAN
E-200	FLOOR PLAN - POWER
E-202	PANEL SCHEDULES
E-203	SINGLE LINE DIAGRAM, MECHANICAL EQUIPMENT SCHEDULE
E-300	FLOOR PLAN - LIGHTING
E-400	FLOOR PLAN - LOW VOLTAGE
E-900	ELECTRICAL SPECIFICATIONS
E-901	ELECTRICAL SPECIFICATIONS
E-902	ELECTRICAL SPECIFICATIONS

CONSULTANT:



Juneau, AK
9109 Mendenhall Mall Rd. Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AECC163270



PROJECT:
1721 ANKA ST WAREHOUSE BUILDING

JUNEAU, ALASKA

SHEET TITLE:
COVER SHEET

CONSTRUCTION DOCUMENTS

DESIGN: AZ
DRAWN: CSB
CHECKED: DHM
DATE: 07/21/2022

PROJECT No.
21178JN
SHEET NUMBER

G-001

No.	Date	Item
REVISIONS		

7/21/2022 10:35:17 AM C:\Users\james\Documents\AutoCAD\Revit\NWA\2225\TNGC\1721 Anka SI_20221.dwg IF THIS BAR DOES NOT MEASURE EXACTLY ONE INCH, THE SCALE OF THIS DRAWING HAS BEEN ALTERED DURING ITS PRODUCTION, AFFECTING ALL LABELED SCALES

ARCHITECT



NorthWind Architects, LLC.
126 Seward St.
Juneau, Alaska 99801
James Bibb
907.321.4265 ext.202

SCOPE OF WORK

NEW WAREHOUSE:

- 1 OFFICE
- 1 RESTROOM
- 1 JANITOR CLOSET
- 1 KITCHENETTE

CODE SUMMARY

- **APPLICABLE CODE:**
2012 INTERNATIONAL BUILDING CODE (IBC)
- **BUILDING OCCUPANCY:**
MODERATE-HAZARD STORAGE
GROUP S-1 OCCUPANCY

- **CONSTRUCTION:**
CONSTRUCTION TYPE: VB
(NOT FIRE PROTECTED, ANY MATERIAL ALLOWED)

- **HEIGHT & AREA:**
ALLOWABLE HEIGHT:
60' (40' ALLOWABLE + 20' INCREASE)
2 STORIES (1 STORY + 1 STORY INCREASE)

ACTUAL HEIGHT:
24' / 1 STORY

*PER IBC 504.2: MAX BUILDING HEIGHT IS INCREASED BY 20 FEET AND 1 STORY WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM

ALLOWABLE AREA
27,000 (9,000 ALLOWABLE X 300% INCREASE)

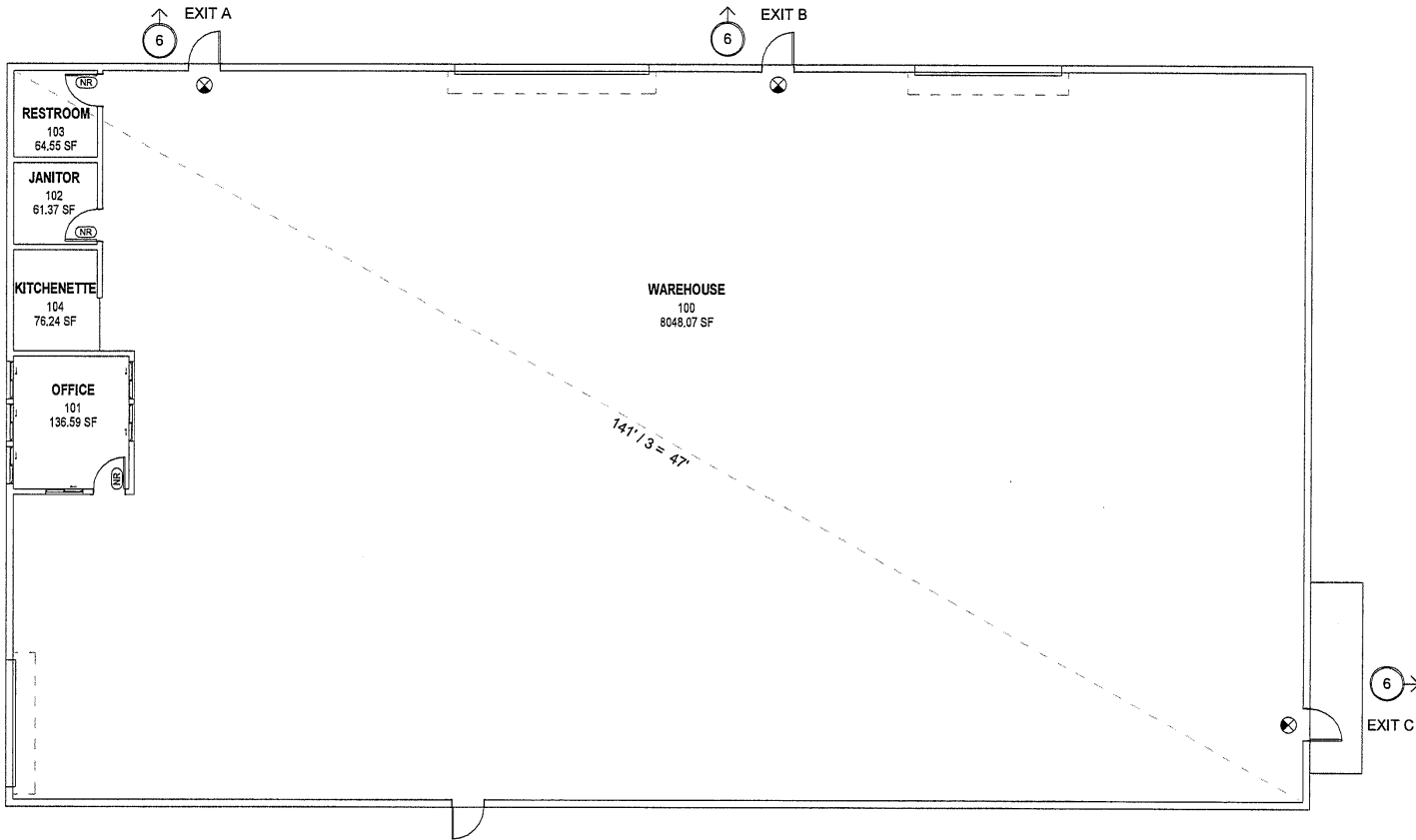
ACTUAL AREA
8,680 SF

*PER IBC 506.3: MAX AREA MAY INCREASE AN ADDITIONAL 300% FOR BUILDINGS WITH NO MORE THAN ONE STORY ABOVE GRADE PLANE WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM

- **ZONING:**
INDUSTRIAL
- **SPRINKLERS:**
NOT REQUIRED PER NFPA 13 BUT PROVIDED
- **FIRE-RESISTANCE RATING REQUIREMENTS FOR VB:**
 - PRIMARY STRUCTURE: 0 HR
 - BEARING WALLS: 0 HR
 - NONBEARING WALLS: 0 HR
 - FLOOR: 0 HR
 - ROOF: 0 HR
- **OCCUPANCY:**
WAREHOUSE: 500 GROSS
BUILDING AREA: 8,680 SF
ALLOWABLE OCCUPANT LOAD = 18
- **EXIT ACCESS TRAVEL DISTANCE:**
WITH SPRINKLER SYSTEM: 250'
- **MAX COMMON PATH OF EGRESS TRAVEL:**
WITH SPRINKLER SYSTEM: 75'

GENERAL REQUIREMENTS

1. THE CONTRACTOR IS RESPONSIBLE FOR THE FABRICATION AND INSTALLATION OF ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE AND ALL ITS RELATED DOCUMENTS AND AMENDMENTS. ALL MATERIALS SHALL BE STORED, HANDLED, AND INSTALLED PER MANUFACTURERS' OR MATERIAL ASSOCIATIONS' INSTRUCTIONS AND RECOMMENDATIONS.
2. THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL CONDITIONS AFFECTING THE PROJECT SCOPE OF WORK, AND WILL NOTIFY THE OWNER OF ANY DISCREPANCIES, AND/OR VARYING CONDITIONS. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION RELATED ACTIVITIES WITH THE OWNER PRIOR TO EXECUTING ANY WORK OF THIS CONTRACT.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO THE FABRICATION AND INSTALLATION OF ANY MATERIALS. CONTRACTOR SHALL PROTECT ALL WORK AREAS FROM DAMAGE DUE TO CONSTRUCTION, RELATED WORK, AND WEATHER. DAMAGED AREAS WILL BE RESTORED TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF ALL ROOF, CEILING, AND FLOOR MOUNTED CONSTRUCTION RIGGING. CONTRACTOR WILL BE RESPONSIBLE FOR ALL TEMPORARY SHORING AND ANY TEMPORARY WORK OPENINGS IN THE BUILDING ENVELOPE. ALL OPENINGS WILL BE REPAIRED WITH MATERIALS AND ASSEMBLIES TO MATCH EXISTING.
5. UTILITIES: OWNER WILL FURNISH ELECTRICAL POWER (120V AND 220V FOR EQUIPMENT AND LIGHTING. CONTRACTOR IS REQUIRED TO FURNISH ALL TEMPORARY SERVICES, CONSTRUCTION LIGHTING AND HEAT. CONTRACTOR SHALL PROVIDE AND MAINTAIN SEPARATE TOILET FACILITIES DURING CONSTRUCTION
6. THE CONTRACTOR SHALL PROVIDE TO THE OWNER AT THE TIME OF CONTRACT CLOSE-OUT, THE PRODUCTS, SPARE PARTS, EXTRA STOCK, AND MAINTENANCE MATERIALS IN QUANTITIES SPECIFIED, IN ADDITION TO THAT USED FOR CONSTRUCTION OF THE WORK.
7. THE CONTRACTOR SHALL ENSURE COORDINATION AND CONTINUITY BETWEEN TRADES, AND SHALL CONFIRM ALL CONDITIONS NECESSARY TO PROCEED WITH ANY COMPONENT OF THE WORK, INCLUDING PREPARATION OF ANY NEW OR EXISTING MATERIAL SUBSTRATE OR SURFACE TO RECEIVE FINISHES AND/OR EQUIPMENT.
8. ALL ITEMS IDENTIFIED FOR SALVAGE BUT NOT REINCORPORATED IN THE WORK ARE TO BE TURNED OVER TO OWNER UNLESS OTHERWISE NOTED OR DIRECTED.
9. DRAWING SCALE: THIS SET OF DRAWINGS HAS BEEN PRODUCED WITH SCALE INDICATORS AND BARS TO PRINT FULL SIZE 22"x34" SHEET SETS. FOR THE PURPOSE OF CLARITY, 22"x34" DRAWING SETS WILL BE IDENTIFIED AS "FULL-SIZE SETS, AND 11"x17" DRAWING SETS WILL BE REFERRED TO AS "HALF-SIZE" SETS. FOR THE PURPOSE OF ACCURACY, VERIFY ALL MEASURED DIMENSIONS WITH SCALE BARS PROVIDED FOR AND THE SCALE VERIFICATION BAR IN THE ARCHITECTURAL TITLE BLOCK.



FLS LEGEND

- ⊗ DIRECTIONAL EXIT SIGN
- 6 DOOR FIRE RATING NR: NOT RATED
- 0 OCCUPANT LOAD

1 FIRE LIFE SAFETY PLAN
1/8" = 1'-0"

No.	Date	Item
REVISIONS		

CONSULTANT:

NorthWind Architects, LLC
126 Seward Street
Juneau, AK 99801

STATE OF ALASKA
49TH
JAMES F. S. BIBB
A-946
REGISTERED PROFESSIONAL ARCHITECT
7/21/2022

Juneau, AK
9109 Mendocino Mall Rd. Ste. 4
Juneau, AK 99801
Phone: 907.780.6060
Fax: 907.586.3771
AEC0163270

RESPEC

PROJECT:

1721 ANKA - WAREHOUSE

JUNEAU, ALASKA

SHEET TITLE:

PROJECT DATA

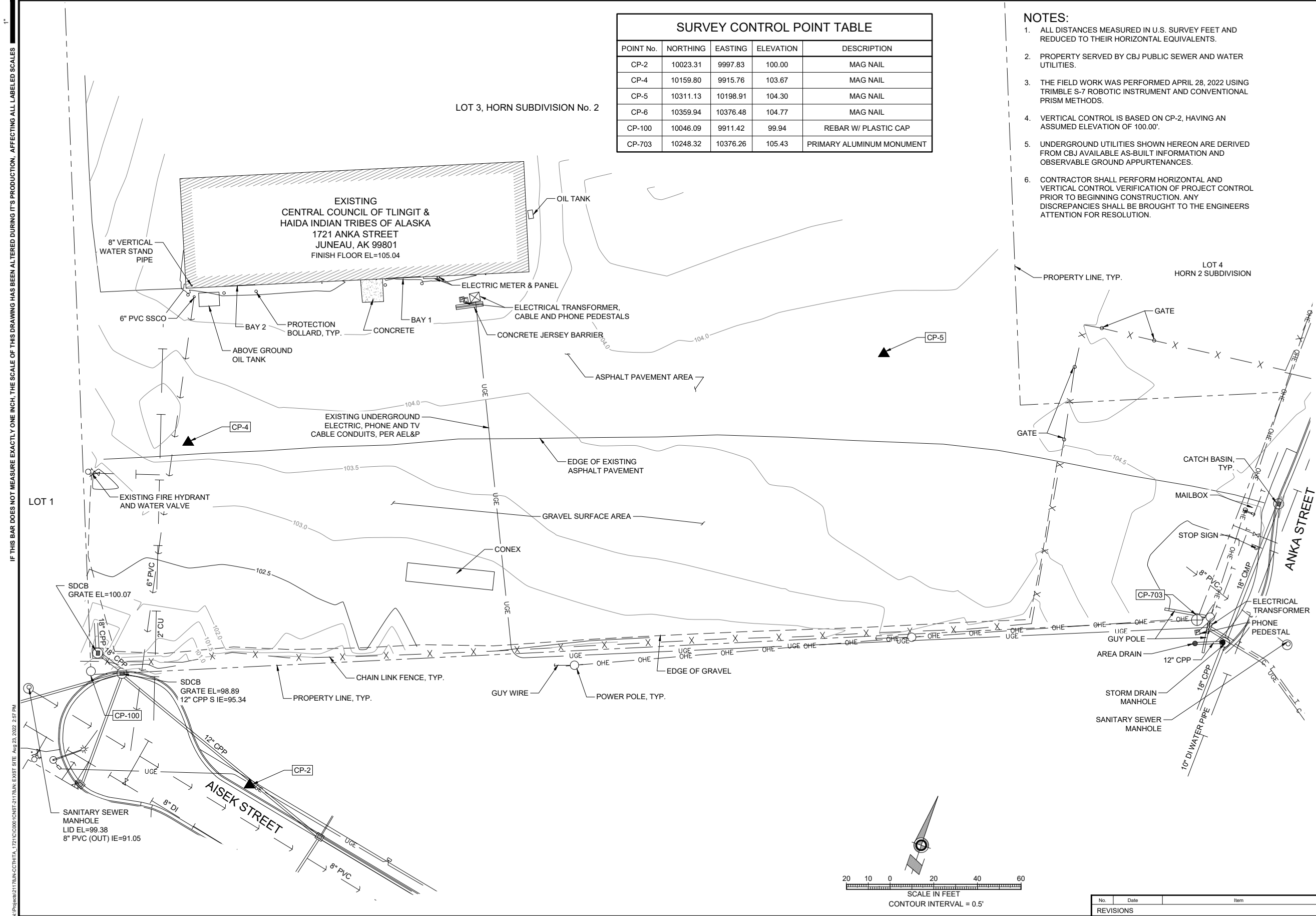
CONSTRUCTION DOCUMENTS

DESIGN	NWA
DRAWN	DM
CHECKED	JB
DATE	07/21/2022

PROJECT No.

SHEET NUMBER

G-002



CONSULTANT:



Juneau, AK
9105 Warden Hall Mall, Ste. 4
Juneau, AK 99801
Phone: 907.760.0000
Fax: 907.598.3771
AEC163270



PROJECT:
1721 ANKA ST WAREHOUSE BUILDING

JUNEAU, ALASKA

SHEET TITLE:
**EXISTING SITE SURVEY &
TOPOGRAPHY**

CONSTRUCTION DOCUMENTS

DESIGN JMF
DRAWN JMK
CHECKED JMF
DATE 08/23/2022

PROJECT No.
21178JN
SHEET NUMBER

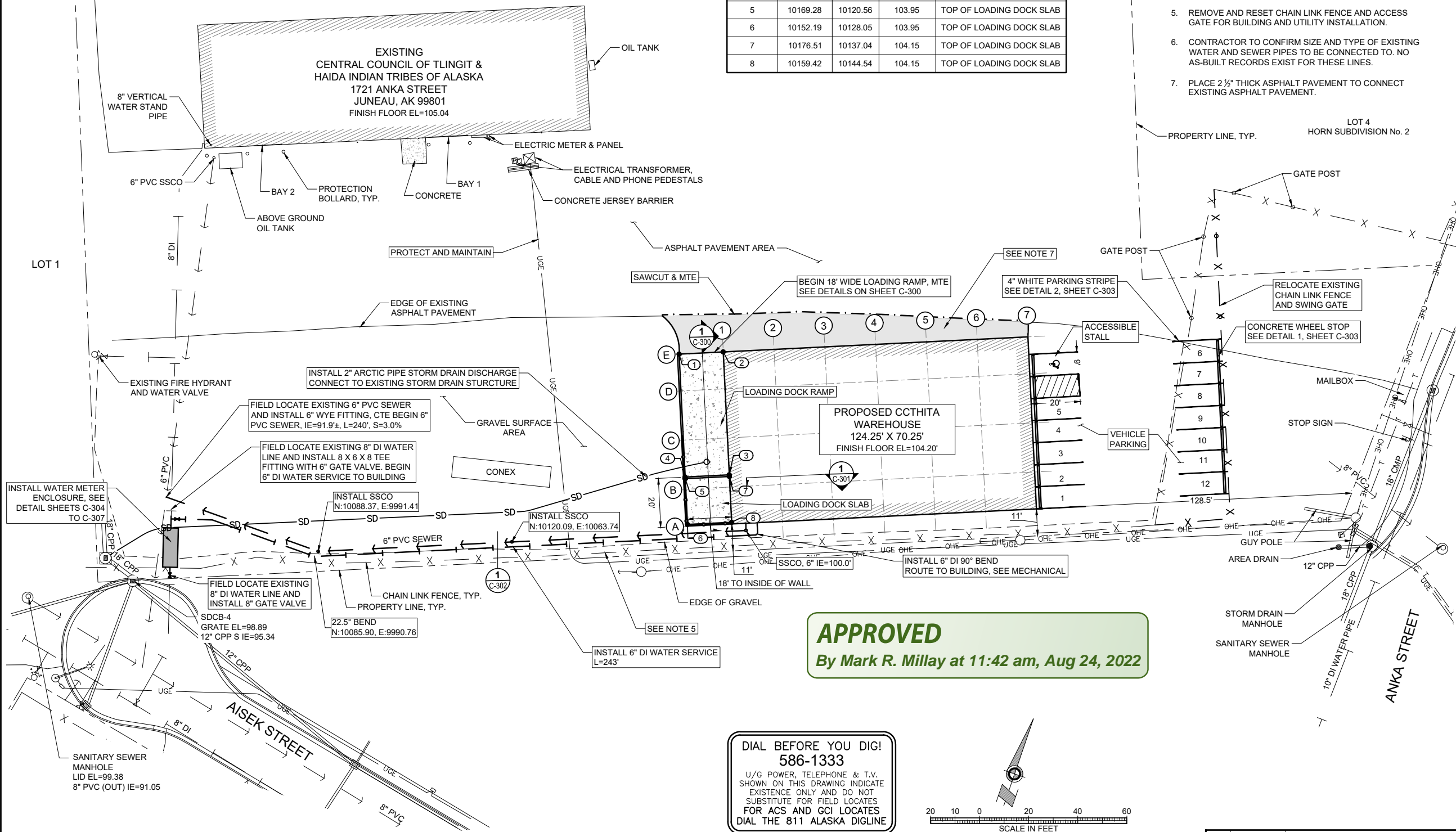
C-100

1" IF THIS BAR DOES NOT MEASURE EXACTLY ONE INCH, THE SCALE OF THIS DRAWING HAS BEEN ALTERED DURING ITS PRODUCTION, AFFECTING ALL LABELED SCALES

BUILDING GRID LAYOUT		
GRID INTERSECTION	NORTHING	EASTING
E-1	10223.0	10116.6
E-7	10273.0	10230.4
A-1	10158.8	10144.8
A-7	10208.7	10258.6

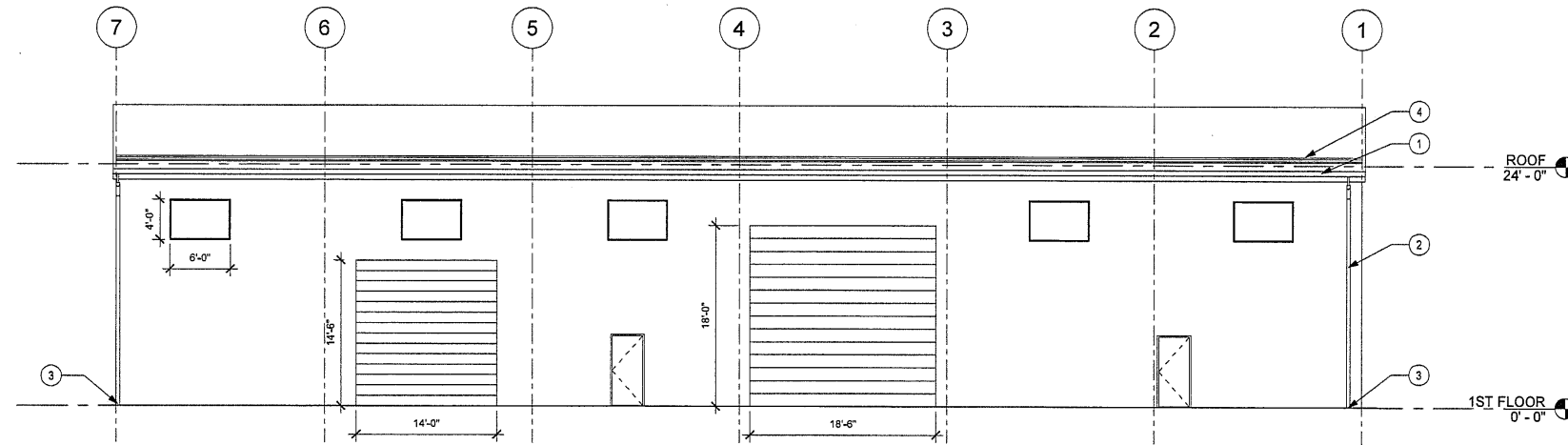
GRADE POINT SUMMARY TABLE				
POINT No.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	10215.81	10100.15	104.00	TOP OF CONCRETE RAMP
2	10223.04	10116.63	104.00	TOP OF CONCRETE RAMP
3	10177.13	10136.77	100.36	TOP OF CONCRETE RAMP
4	10169.90	10120.29	100.36	TOP OF CONCRETE RAMP
5	10169.28	10120.56	103.95	TOP OF LOADING DOCK SLAB
6	10152.19	10128.05	103.95	TOP OF LOADING DOCK SLAB
7	10176.51	10137.04	104.15	TOP OF LOADING DOCK SLAB
8	10159.42	10144.54	104.15	TOP OF LOADING DOCK SLAB

- NOTES:
- SEE BUILDING FOUNDATION PLAN FOR DETAILS ON PRE-ENGINEERED METAL BUILDING FOUNDATION.
 - PROVIDE ALL FITTINGS, ADAPTERS, ELBOWS, AND OTHER FITTINGS NECESSARY TO CONNECT TO DISSIMILAR PIPE SIZES, MATERIALS AND DEPTHS.
 - COORDINATE WITH MECHANICAL AND ELECTRICAL.
 - CBJ ZONING REQUIRED SETBACKS FOR INDUSTRIAL ZONING:
MIN. FRONT YARD SETBACK - 10'
MIN. STREET SIDE YARD SETBACK - 10'
MIN. REAR YARD SETBACK - 10'
 - REMOVE AND RESET CHAIN LINK FENCE AND ACCESS GATE FOR BUILDING AND UTILITY INSTALLATION.
 - CONTRACTOR TO CONFIRM SIZE AND TYPE OF EXISTING WATER AND SEWER PIPES TO BE CONNECTED TO. NO AS-BUILT RECORDS EXIST FOR THESE LINES.
 - PLACE 2 1/2" THICK ASPHALT PAVEMENT TO CONNECT EXISTING ASPHALT PAVEMENT.

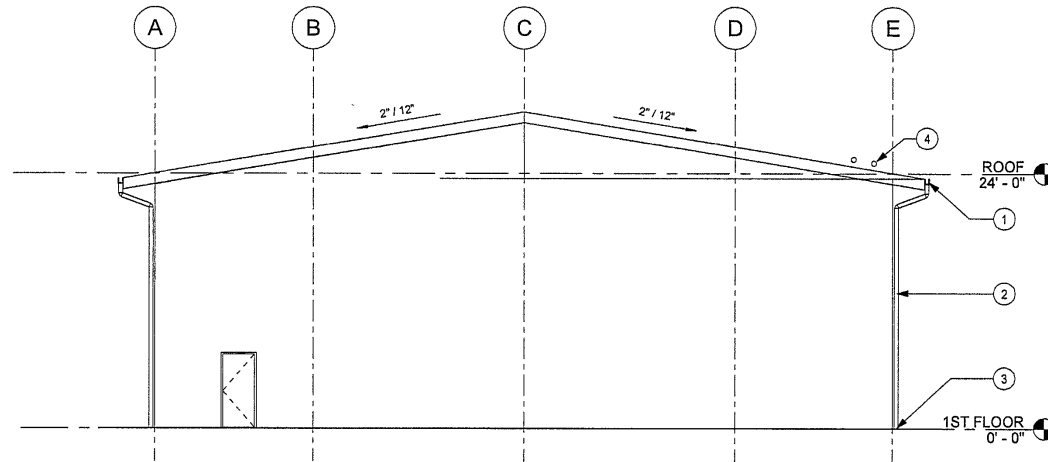


7/21/2022 10:32:14 AM C:\Users\kmo\Desktop\Juneau Rev\1721 ANKA-2225 THCC 1721.dwg 6/1 2022/21 44

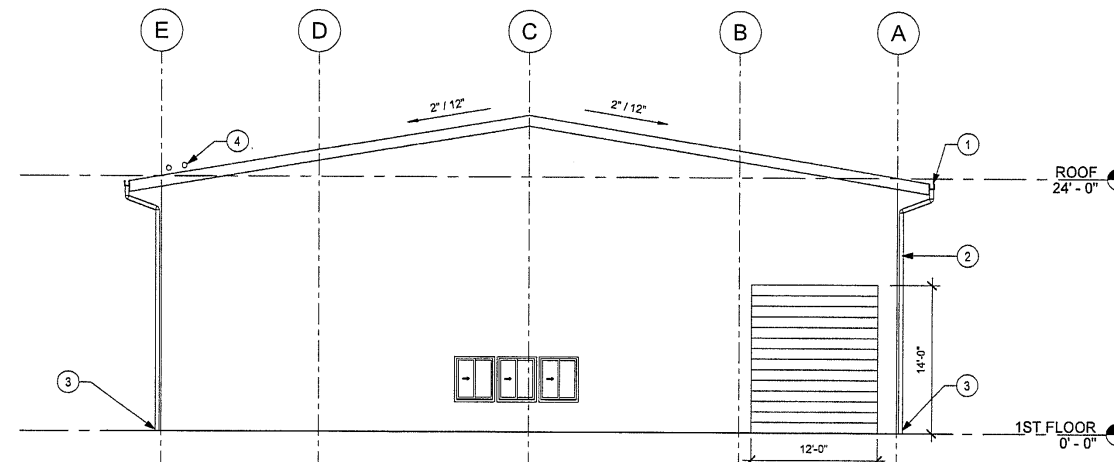
IF THIS BAR DOES NOT MEASURE EXACTLY ONE INCH, THE SCALE OF THIS DRAWING HAS BEEN ALTERED DURING ITS PRODUCTION, AFFECTING ALL LABELED SCALES



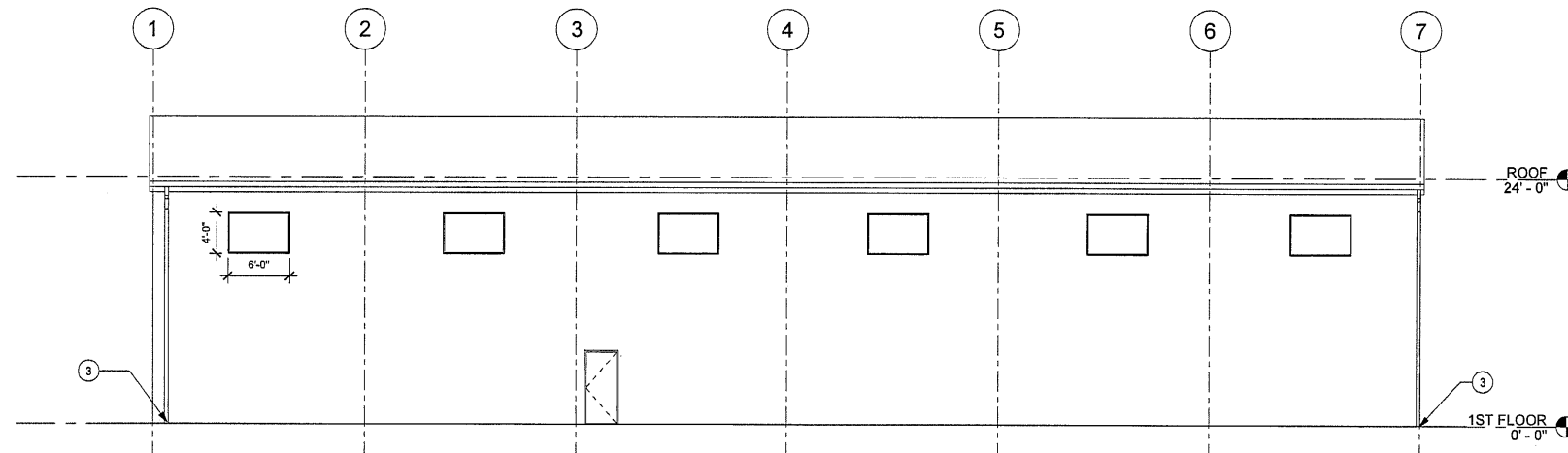
1 Elevation - North
1/8" = 1'-0"



2 Elevation - East
1/8" = 1'-0"



3 Elevation - West
1/8" = 1'-0"



4 Elevation - South
1/8" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS.
3. DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FRAMING UNO.

SHEET NOTES:

1. GUTTER
2. DOWNSPOUT
3. SPLASH DIVERTER LOCATION
4. SNOW STOPS

CONSULTANT:

NorthWind Architects, LLC
126 Seward Street
Juneau, AK 99801

STATE OF ALASKA
49TH
JAMES F.S. BBS
ARCHITECT
7/21/2022

Juneau, AK
9109 Mendocino Rd. Ste. 4
Juneau, AK 99801
Phone: 907.760.6060
Fax: 907.586.3771
AEC0163270

RESPEC

PROJECT:

1721 ANKA - WAREHOUSE

JUNEAU, ALASKA

SHEET TITLE:

BUILDING ELEVATIONS

CONSTRUCTION DOCUMENTS

DESIGN	Designer
DRAWN	Author
CHECKED	Checker
DATE	07/21/2022

PROJECT No.

SHEET NUMBER

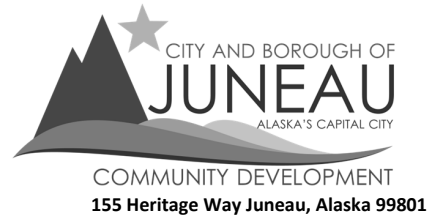
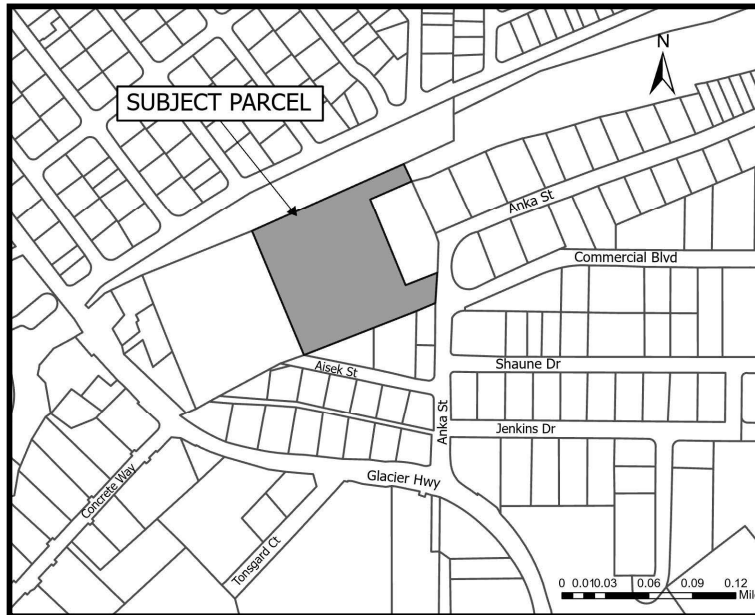
A-300

No.	Date	Item
REVISIONS		

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



TO

A Conditional Use Permit has been submitted for consideration and public hearing by the Planning Commission for **approval for a new 8,900 square foot Food Securities building on a 5.4-acre lot at 1721 Anka Street** in a **Industrial** zoning district. The building will include a commercial kitchen for food processing, cooking and preparation in support of CCHITA's catering business.

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 **December 4th, 2023** at

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

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

Now through Nov. 20th

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

Nov. 21 — noon, Dec 8

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

HEARING DATE & TIME: 7:00 pm, Dec. 12, 2023

This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <https://juneau.zoom.us/j/81956826377> and use the Webinar ID: 819 5682 6377 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.

Dec. 13, 2023

The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ext. 4139

Email: pc_comments@juneau.gov or Jennifer.Shields@juneau.gov

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

Printed November 3, 2023

Case No.: **USE2023 0017**

Parcel No.: **5B1201040052**

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



Attachment K- Public Notice Sign Photo

From: James Rogers <juneaujim@outlook.com>
Sent: Sunday, November 19, 2023 3:32 PM
To: PC_Comments
Subject: Proposed CCTHITA Commercial Kitchen

I support the proposed CCTHITA Commercial Kitchen.
Thank you

Jim Rogers
5875 Sunset St
Juneau AK 99801-9753
907-780-4918