

# MEMORANDUM

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

**DATE:** March 22, 2012

**TO:** Planning Commission

**FROM:** Beth McKibben, Planner *BMK*  
Community Development Department

**FILE NO.:** CSP2012 0006

**PROPOSAL:** City Review of parking lot expansion and partial removal of vegetative buffer at the Juneau Hunter-Education Facility.

## GENERAL INFORMATION

**Applicant:** Juneau Gun Club, Lessee

**Property Owner:** City and Borough of Juneau

**Property Address:** 5670 Montana Creek Road

**Legal Description:** Lease Fraction, U.S. Survey No. 1536

**Parcel Code No.:** 4-B29-014-0-001-0

**Site Size:** 1.3 acres

**Zoning:** RR (Rural Reserve)

**Utilities:** City water, on-site waste water

**Access:** Montana Creek Road

**Existing Land Use:** Hunter - Education Facility

**Surrounding Land Use:** North - RR; CBJ Natural Area Park  
South - RR; Montana Creek Road  
East - D-3; Gravel Pit  
West - RR; CBJ Natural Area Park



## **ATTACHMENTS**

Attachment A	Notice of Decision CSP1999-00005/ CSP2000-00015
Attachment B	Notice of Decision USE2001-00038
Attachment C	Notice of Decision USE2003-00007
Attachment D	Photos (Figure 1 - corner monument; Figure 2 - proposed limit of clearing; Figure 3 - trees planted for USE2003-00007)

## **PROJECT DESCRIPTION**

Juneau Gun Club and the Alaska Department of Fish and Game (ADF&G) wish to expand the parking lot at the Hunter-Education Facility located on Montana Creek Road. Juneau Gun Club and ADF&G received lease renewals of 25 years with CSP2000-00015 and CSP1999-00005 (Attachment A). There were three conditions on the CSPs, one of which requires that any removal of trees within the existing forested buffer on the lease site during the term of the lease must be approved by the Planning Commission. The Juneau Gun Club is seeking such approval to facilitate the expansion of the parking lot. Furthermore, the Juneau Gun Club requests the Commission to establish limits for clearing/grubbing between the parking lot and Montana Creek Road for possible future development. This would allow the Juneau Gun Club to continue to develop the property without having to receive Planning Commission permission for each project as long as the project was within the clearing parameters established by the Planning Commission.

## **BACKGROUND**

As mentioned above, both the Juneau Gun Club and ADF&G each received a 25 year lease from CBJ for the Hunter-Education Facility. One of the conditions on the CSPs was the requirement of Planning Commission approval for removal of natural vegetated buffer.

In 2001 the Juneau Gun Club received a conditional use permit (USE2001-00038) for a 6,500 square foot Hunter Education Facility with indoor shooting range (Attachment B). One of the conditions of approval was that prior to a Certificate of Occupancy, disturbed areas would be planted with native evergreen species such as spruce and hemlock trees. The parking requirement for this permit was nine spaces, one of which must be accessible.

In 2003 conditional use permit USE2003-00007 was approved. This permit approved the modification of USE2001-00038 to include a seven lane archery range (Attachment C). The condition requiring the planting of native evergreen trees was continued with this permit. The parking requirement for the large facility was 18 spaces, one of which must be accessible. According to a Juneau Gun Club representative some native evergreen trees were planted in 2011 (Attachment D, Figure 3). It is staff's understanding that ADF&G has not planted the required trees along the western property line, adjacent to the D-3 zoned gravel operation.

## ANALYSIS

The staff reports for the lease and facility state that the outdoor trap range generates significant noise and that the noise is somewhat buffered from adjacent residentially zoned property by existing old growth vegetation. Although adjacent property is zoned residential, it is currently being used for a sand and gravel operation. The staff report notes that retaining/maintaining the vegetative buffer is important to protect future residential development in this area. Since the use permits were approved, the residential zoned land was rezoned from D-1 to D3. This rezoning increases the density of residential development that could develop in this area.

The site plan submitted shows 15 existing parking spaces and approximately 10 to 15 new parking spaces, for a maximum total of 30 parking spaces. One new drive aisle will be required to facilitate use of the new parking spaces. The total area of the parking lot expansion will be 8,000 square feet in area.

The property line is 17 feet from the ditch adjacent to the road bed. The requested clearing limit is 20 feet from the property line. If this request is approved approximately 37 feet of old growth vegetation will be retained as a buffer between the road and the developed area of the facility.

## CONFORMITY WITH ADOPTED PLANS

Chapter 9 of the 2008 Comprehensive Plan addresses Parks, Recreation, Trails, and Natural Area Resources. The plan states that the forms of recreation chosen by residents and visitors in the CBJ area are as diverse as the population. Many people choose to recreate in developed parks and facilities, both indoor and outdoor. Policy 9.1 (pg 134) states in part:

*It is the policy of the CBJ to provide quality dispersed outdoor recreational opportunities and to acquire and develop sufficient local parks and recreational facilities in locations convenient to all areas of the CBJ.*

Expanding the parking lot is consistent with the Comprehensive Plan.

Chapter 10 of the 2008 Comprehensive Plan speaks to Land Use. Page 145 states that a major concern of area residents is protecting the character of existing neighborhoods from incompatible uses. The primary concern is to minimize the intrusion of heavy traffic on neighborhood streets and avoid conflicts related to parking congestion, noise, glare, loss of privacy and other factors associated with higher intensity uses. Policy 10.4 states:

*It is the policy of the CBJ to minimize conflicts between residential areas and nearby recreational, commercial, or industrial uses that would generate adverse impacts to existing residential areas through appropriate land use locational decisions and regulatory measures.*

It is clear that the intent of maintaining a vegetated buffer around the Hunter-Education Facility is intended to protect future residential development from noise generated by the outdoor trap range. The Juneau Gun Club is requesting approval of the Planning Commission for removal of part of the vegetated buffer between the parking lot and Montana Creek Road, and asking the Commission to establish clear limits where vegetation can and cannot be removed. This is consistent with the Comprehensive Plan.

### **HABITAT**

There are no identified wetlands in the area of the proposed parking lot expansion. There are no identified eagle nests or any anadromous fish streams near the site. Retaining a vegetated buffer between the parking lot and the drainage ditch will help to slow and filter run-off from the parking lot.

### **FINDINGS**

All evidence indicates that the requested parking lot expansion complies with the CBJ Land Use Code and the Comprehensive Plan.

Establishing a 20 foot wide vegetated buffer adjacent to Montana Creek Road appears to be consistent with the original intent of the condition placed on CSP2001-00015 and CSP1999-00005; however, a wider vegetated buffer would provide better screening.

### **RECOMMENDATION**

Staff recommends that the Planning Commission approve the removal of trees for the expansion of the Juneau Gun Club parking lot. Furthermore, staff recommends that a clearing limit be established at no closer than 20 feet from the property line adjacent to Montana Creek Road for future development. Clearing of trees within the forested buffer on any other property line will still require approval by the Planning Commission.

Furthermore, staff recommends the following condition:

- 1.) Native spruce and/or hemlock be planted along the eastern edge of the expanded parking lot at 10 foot intervals. Over time these trees will grow and provide the needed buffer between the outdoor trap range and the residentially zoned property to the south and west.

# DEVELOPMENT PERMIT APPLICATION

Project Number	<b>CITY and BOROUGH of JUNEAU</b>	Date Received:
Project Name (City Staff to Assign Name)		

INFORMATION	<b>Project Description</b> Request to clarify a condition that the P.C. placed on the Juneau Gun Club land lease renewal of 1.22.01 (serial # 2070). The P.C. on 1.10.01 placed condition #1: "Any removal of trees within the existing forested buffer on the lease site must be approved by the Commission". The lands department will not sign a permit to expand the parking until the road "setback" for tree clearing is established.		
	<b>PROPERTY LOCATION</b>		
	Street Address 5670 Montana Ck. Rd. (0.5 Mile, Montana Creek Road)	City/Zip 99801	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) Lease Fraction, U.S.Survey No. 1536		
	Assessor's Parcel Number(s) 4B2901400010		
	<b>LANDOWNER/ LESSEE</b>		
	Property Owner's Name Juneau Gun Club----Lessee---	Contact Person: M.A.Menzies	Work Phone: N/A
	Mailing Address P.O. Box 32444-----Juneau, AK-----99801	Home Phone: 789 9025	Fax Number: N/A
	E-mail Address mmenzies@gci.net	Other Contact Phone Number(s): 789 9844----- Juneau Gun Club	
	PROJECT / APPLICANT	<b>LANDOWNER/ LESSEE CONSENT</b> ****Required for Planning Permits, not needed on Building/ Engineering Permits****	
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:			
A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.			
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X		<u>J.G.C. by M.A. Menzies</u> Landowner/Lessee Signature	<u>2-8-12</u> Date
X		_____ Landowner/Lessee Signature	_____ Date
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
<b>APPLICANT</b> If the same as OWNER, write "SAME" and sign and date at X below			
Applicant's Name Same		Contact Person:	Work Phone:
Mailing Address		Home Phone:	Fax Number:
E-mail Address	Other Contact Phone Number(s):		
X	_____ Applicant's Signature	_____ Date of Application	

**OFFICE USE ONLY BELOW THIS LINE**

STAFF APPROVALS	<input checked="" type="checkbox"/>	<b>Permit Type</b>	<b>***SIGN</b>	<b>Date Received</b>	<b>Application Number(s)</b>
	<input checked="" type="checkbox"/>	Building/Grading Permit			
	<input checked="" type="checkbox"/>	City/State Project Review and City Land Action		2/8/12	CSP12-006
	<input type="checkbox"/>	Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
	<input type="checkbox"/>	Mining Case (Small, Large, Rural, Extraction, Exploration)			
	<input type="checkbox"/>	Sign Approval (If more than one, fill in all applicable permit #'s)			
	<input type="checkbox"/>	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
	<input type="checkbox"/>	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
	<input type="checkbox"/>	Variance Case (De Minimis and all other Variance case types)			
	<input type="checkbox"/>	Wetlands Permits			
<input type="checkbox"/>	Zone Change Application				
<input type="checkbox"/>	Other (Describe)				
***Public Notice Sign Form filled out and in the file.					
Comments: <u>Implementation of condition (c) in Resolution #2070</u>					Permit Intake Initials <u>NKJ</u>

# DEVELOPMENT PERMIT APPLICATION

Project Number	<b>CITY and BOROUGH of JUNEAU</b>	Date Received:
Project Name (City Staff to Assign Name)		

INFORMATION	Project Description <i>Parking lot expansion at Juneau Gun Club lease site</i>		
	PROPERTY LOCATION		
	Street Address	City/Zip	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot)		
	Assessor's Parcel Number(s)		
	LANDOWNER/ LESSEE		
	Property Owner's Name <i>CBS</i>	Contact Person: <i>Heather</i>	Work Phone: <i>0205</i>
	Mailing Address <i>155 S Seward St</i>	Home Phone:	Fax Number:
	E-mail Address	Other Contact Phone Number(s):	
	PROJECT / APPLICANT	LANDOWNER/ LESSEE CONSENT <span style="float: right;">****Required for Planning Permits, not needed on Building/ Engineering Permits****</span>	
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:			
A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.			
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X		<i>Heather Morlow</i> Landowner/Lessee Signature	<i>2/7/12</i> Date
X		Landowner/Lessee Signature	Date
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT <span style="float: right;">If the same as OWNER, write "SAME" and sign and date at X below</span>			
Applicant's Name		Contact Person:	Work Phone:
Mailing Address		Home Phone:	Fax Number:
E-mail Address	Other Contact Phone Number(s):		
X	Applicant's Signature	Date of Application	

OFFICE USE ONLY BELOW THIS LINE

STAFF APPROVALS	<input checked="" type="checkbox"/>	Permit Type Building/Grading Permit	***SIGN	Date Received	Application Number(s)
	<input checked="" type="checkbox"/>	City/State Project Review and City Land Action		<i>2/8/12</i>	<i>csp12-006</i>
	<input type="checkbox"/>	Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
	<input type="checkbox"/>	Mining Case (Small, Large, Rural, Extraction, Exploration)			
	<input type="checkbox"/>	Sign Approval (If more than one, fill in all applicable permit #'s)			
	<input type="checkbox"/>	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
	<input type="checkbox"/>	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
	<input type="checkbox"/>	Variance Case (De Minimis and all other Variance case types)			
	<input type="checkbox"/>	Wetlands Permits			
	<input type="checkbox"/>	Zone Change Application			
<input type="checkbox"/>	Other (Describe)				
***Public Notice Sign Form filled out and in the file.					
Comments:				Permit Intake Initials <i>NKJ</i>	

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FEB 08 2012  
PERMIT CENTER/CDD



# The Juneau Gun Club

Juneau, Alaska

P. O. Box 32444

Juneau, Alaska 99803

907 789 9844

February 7, 2012

City and Borough of Juneau, Alaska  
Community Development Department  
155 S. Seward Street  
Juneau, Alaska 99801

Attn.: Ms. Nicole Jones,  
CDD Planner

Re.: Tree Clearing Limits Clarification  
Juneau Gun Club Lease Lands  
Montana Creek Road

Dear Ms. Jones,

Attached please find the necessary CDD Development Permit Application and the City/State Project and Land Action Review Application as well as support documentation to clarify a condition placed on JGC lease lands when the ADF&G, Hunter-Safety Facility was permitted on said property. The condition we desire to have defined is;

- *“any removal of tree’s within the existing forested buffer on the lease site during the term of the lease must be approved by the Planning Commission”.*

Should there be questions on our request, please do not hesitate to contact the writer via email ([mmenzies@gci.net](mailto:mmenzies@gci.net)) or by telephone (907 789 9025).

Sincerely,  
Juneau Gun Club

Malcolm A. Menzies  
JGC Secretary

RECEIVED  
FEB 08 2012  
PERMIT CENTER/CDD

Attachments: CBJ Development Permit Application  
CBJ Project Land Action Review Application  
Project Narrative Description  
Property drawing & Parking Lot Concept Drawing's  
Aerial Photograph



# The Juneau Gun Club

Juneau, Alaska

P. O. Box 32444

Juneau, Alaska 99803

907 789 9844

## Project Description

The Juneau Gun Club (JGC), working with the Alaska Department of Fish & Game-Hunter-Safety Facility (ADFG/HSF) and the Juneau Shooting Sports Foundation (JSSF) is planning on expanding the parking needs of the Hunter-Safety Facility. JGC prepared various parking expansion "concept" plans for the HSF on both ADFG as well as JGC- CBJ leased land's. JSSF, with permission from JGC and ADFG, requested from local earth moving contractors a design build parking lot proposal with a monetary ceiling of \$14,000. A local contractor, "Little Diggers" was selected as the earth moving contractor to construct a fraction of parking lot shown by concept "B" (see attached parking concept layout plan).

Little Digger came to CBJ-CDD with their parking plan. CDD approved the plan and sent them to the Lands Department to also sign off the project as the land owner. The Lands Department would not approve the plan because of Condition 1 of the project file (CSP2000-00015 and CSP 1999-00005). Condition 1 states "*any removal of tree's within the existing forested buffer on the lease site during the term of the lease must be approved by the Planning Commission*".

JGC's request is for the Planning Commission to establish a setback limit for clearing/grubbing and construction from the common property/right-of-way line of Montana Creek Road.

Montana Creek Road was widened and paved in 2002. Beyond these shooting facilities, there are only three residents and other public recreation lands. It is our belief that the road will not be further widened within the very far future, if ever. A public tree fringe exists from the widened roadway ditch back-slope to the common property/right-of-way line. JGC requests that the clearing limit be set at 50' back from the above described ditch back-slope inland. This would result in woodland within the right-of-way limit of approximately 30' (or more) and 15' to 20' on the current JGC land lease line.

Attached for further graphic information is;

- A drawing which outlines the JGC and ADFG-HSF lease lands and the forest fringe.
- A concept drawing reflecting the area's (A, B, and C) that parking expansion was considered with area B selected. Only a fraction of area B will be constructed.

Malcolm A. Menzies  
JGC Secretary

Attachments: As stated

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*sufficient local parks and recreational facilities in locations convenient to all areas of the CBJ. Places given priority for new facilities include rapidly developing areas and currently developed areas which lack adequate park*

The Juneau Gun Club's trap shooting facility has been an asset to the community for the last 23 ½ years. There have been no unusual problems with the operation of the facility. Records show no complaints from the public to the CBJ regarding the Trap Shooting area. There are no apparent reasons to not extend the lease or to not allow the indoor shooting facility to be located on a portion of the site. A conditional use permit for the indoor facility will be required under 49.25.300 Section 6.100.

However, the proximity to lands with a Residential zoning designation is cause for attention to buffering and supervision of the site as mentioned above.

#### STAFF RECOMMENDATION

The Planning Commission is requested to make a recommendation to the Assembly on whether to renew the lease for the Juneau Gun Club and the request of the Department of Fish and Game to lease a portion of the site for an indoor shooting facility.

The director and the Lands Division recommend that the Juneau Gun Club lease be renewed for an additional 25 year term and that a portion of the site be leased to the Alaska Department of Fish and Game for an indoor shooting facility for a 25 year term at no cost subject to the following advisory and conditions:

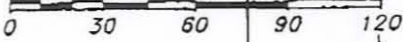
**Advisory:** The indoor shooting facility will require a conditional use permit under CBJ 49.25.300 Section 6.100.

#### **Conditions:**

1. Any removal of trees within the existing forested buffer on the lease site during the term of the lease must be approved by the Planning Commission.
2. A caretaker will be maintained on site for the duration of the lease for safety and security.
3. Use of the site for high-powered rifle activity will be reviewed by the Lands Division every five years OR upon proposal of subdivision of lands within ¼ mile of the site.



GRAPHIC SCALE IN FEET



U.S.S. No. 10242  
(A.S.L.S. No. 98-6)  
TRACT A

JUNEAU GUN CLUB  
TRAP RANGE

JUNEAU HUNTER SAFETY  
BUILDING SITE  
LEASE LAND AREA  
1.50 ACRES

SYMBOLS

- ⊕ G.L.O./B.L.M./A.S.L.S. MONUMENT
- MONUMENT SET THIS SURVEY
- PROPERTY LINE
- ~ EXISTING TREE LINE

EAST FRACTION  
U.S. SURVEY 2079  
41.20 AC.  
(GLACIER LANDS BORROW PIT)



RECORD OF SURVEY  
JUNEAU HUNTER SAFETY  
BUILDING SITE  
PLAT OF LAND LEASE

WITHIN  
A FRACTION OF A.S.L.S. 98-6  
OF

U.S. SURVEY No. 10242  
CITY & BOROUGH OF JUNEAU, ALASKA

SURVEYOR: A.D.F.G. P.O. BOX 23226 JUNEAU, ALASKA 99801 DATE, DEC., 2001

SURVEYOR: R&M ENGINEERING, INC. P.O. BOX 34274 JUNEAU, ALASKA 99803 R&M PROJ. NO. 011301

CURVE DATA  
 $\Delta = 8^{\circ}23'54''$   
 $R = 461.07'$   
 $L = 67.58'$   
 $T = 33.85'$   
 $CH = N86^{\circ}05'49''W$   
 $67.52'$

CURVE DATA  
 $\Delta = 5^{\circ}07'38''$   
 $R = 461.07'$   
 $L = 41.26'$   
 $T = 20.64'$   
 $CH = S87^{\circ}08'24''W$   
 $41.25'$

C:\2001\PROJ\011305-3\01130558.DWG 1:1 PLOT: 12-12-01 at 4:00 PM by SAM

CENTERLINE P.T.

ACCESS  
EASEMENT  
AREA =  
0.22 AC.

ASPHALT SURFACE ROAD

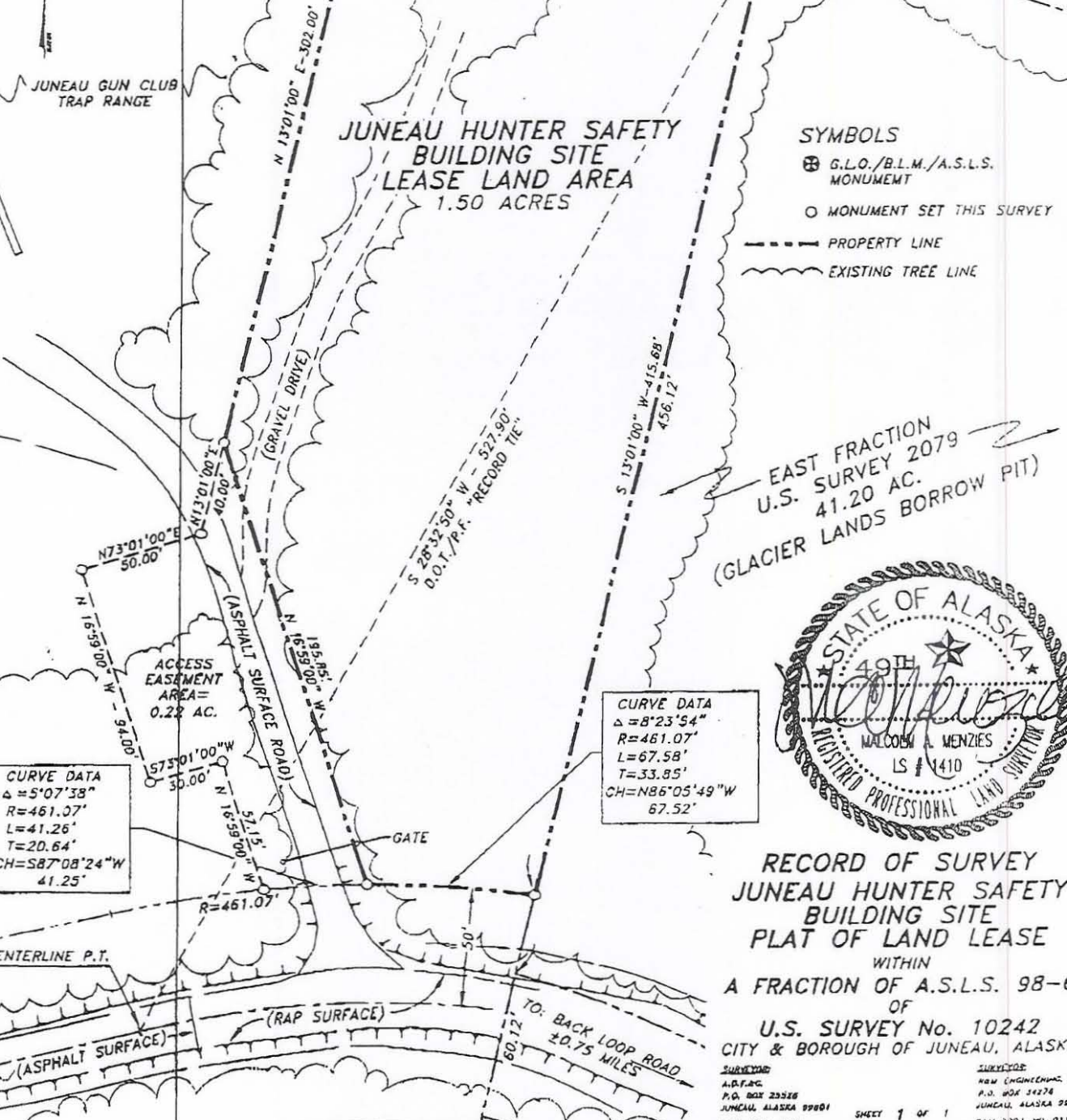
(GRAVEL DRIVE)

GATE

(RAP SURFACE)

(ASPHALT SURFACE)

TO: BACK LOOP ROAD  
±0.75 MILES





0 125 250 500 Feet



Imagery Date: June 2006

-THIS IS NOT A SURVEY-  
Property lines are approximate

TE SITE  
FIG. 11-5

U.S.S. No. 10242  
(A.S.L.S. No. 98-6)

PARKING AREA  
EXISTING / NEW

SHOULD ALL BEING LOCATED NOT  
BE CONSIDERED, HOWEVER, ALL  
OF EMBANKMENT AND WEST  
12' SERVICE ACCESS DRIVE.

APPROXIMATE CLEARING

ASPHALT SURFACING

TEMPORARY BENCH MARK  
SPIKE IN 24" HEMLOCK TREE  
ELEV. 97.82'

TEMPORARY BENCH MARK  
SPIKE IN 24" HEMLOCK TREE  
ELEV. 97.82'

STA. 10+00  
START BASELINE

(ASPHALT SURFACE)

(DAP SURFACE)

TEMPORARY BENCH MARK  
SPIKE IN 24" HEMLOCK TREE  
ELEV. 97.82'

MOUND DRAINFIELD  
24'x68' SEE DETAIL  
THIS SHEET

EXISTING FREE LINE

SLOPE 2:1

1100 GAL  
FUEL TANK

INSTALL (2) 4x60'  
PERFORATED DRAIN  
PIPES, SEE DETAIL BELOW

SLOPE 2:1

STATION 14+04, 125.0' RT.  
INSTALL 1200 GALLON, 750 G.P.D.  
SECONDARY AERATED WASTE WATER  
TREATMENT PLANT WITH NSF CERTIFICATION  
INLET=101.25', OUTLET=101.5'

GRINDER PUMP (ABS-PIRANHA 18 OR EQUAL)  
INV. INLET = 98.5'  
INV. OUTLET = 95.0'

APPROXIMATE CLEARING LIMITS

BASE OF FULL SLOPE, SEE  
CROSS SECTION SHEET C-4

EAST FRACTION  
U.S. SURVEY 2079  
41.20 AC.  
(GLACIER LANDS BORROW PLOT)

WELL LOCATION, ESTIMATED DEPTH  
150', DESIRED FLOW = 12 G.P.M.  
SEE MECHANICAL FOR BURIED CONNECTION  
TO BUILDING PLUMB TO BE 12 G.P.M.  
RUBBER GASKETS OR EQUAL

### SYMBOLS

EXISTING SPACE

NEW SPACE

TRAFFIC DIRECTION

RETAINING WALL

TREE LINE

ADF&G HUNTER EDUCATION FACILITY

ALTERNATE PARKING PLANS  
RECEIVED

FEB 08 2012

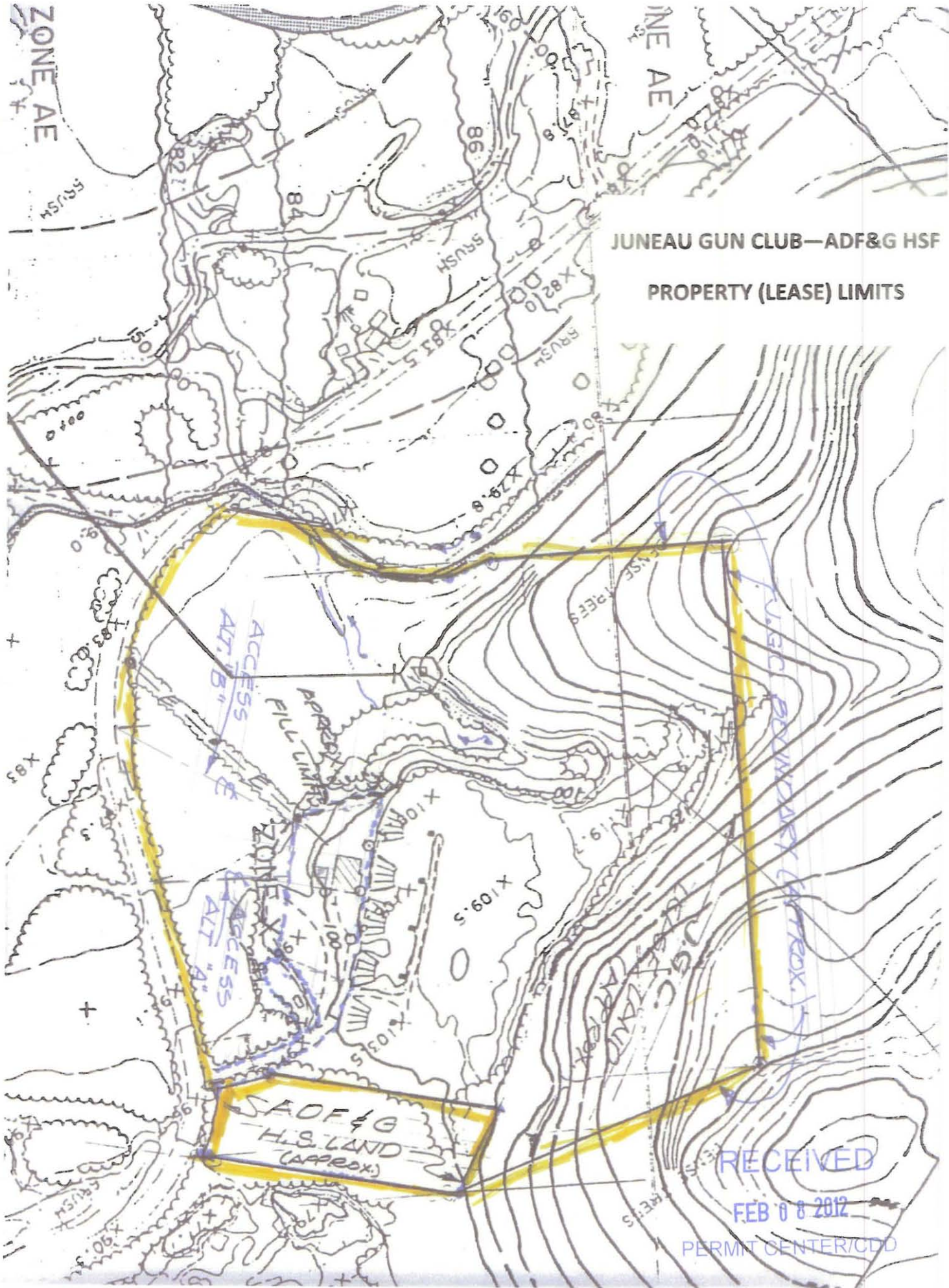
PERMIT CENTER/CDD



ZONE AE

ZONE AE

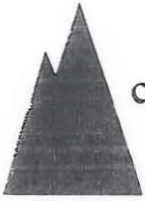
JUNEAU GUN CLUB—ADF&G HSF  
PROPERTY (LEASE) LIMITS



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FEB 08 2012

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PLANNING COMMISSION  
NOTICE OF DECISION

Date: January 10, 2001

File No.: CSP2000-00015  
CSP1999-00005

Steve Gilbertson, Lands Manager  
155 S. Seward Street  
Juneau, AK 99801

Application For: Lease renewal for Juneau Gun Club trap shooting facility and sublease of a portion of the site for an indoor shooting range

Legal Description: Lease Hold, USS 1536

Parcel Code No.: 4-B29-0-140-001-0

Hearing Date: January 23, 2000

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated December 13, 2000 and recommended approval to the Assembly of the renewal of the city lease for the Juneau Gun Club and a sublease for a portion of the site for an indoor shooting range to be conducted as described in the project description and project drawing submitted with the application and with the following conditions:

**Advisory:** The indoor shooting facility will require a conditional use permit under CBJ 49.25.300 Section 6.100.

**Conditions:**

1. Any removal of trees within the existing forested buffer on the lease site during the term of the lease must be approved by the Planning Commission.
2. A caretaker will be maintained on site for the duration of the lease for safety and security.
3. Use of the site for high-powered rifle activity will be reviewed by the Lands Division every five years OR upon proposal of subdivision of lands within ¼ mile of the site.

ATTACHMENT A

Attachment: December 13, 2000 memorandum from Katharine Heumann Community Development to the CBJ Planning Commission regarding CSP2000-00015.

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: This recommendation is effective upon approval by the Commission.  
January 9, 2000

Project Planner: Katharine Heumann  
Katharine Heumann, Planner

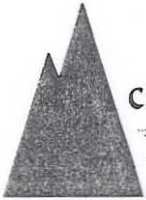
Johan Dybdahl  
Johan Dybdahl, Chairman  
Planning Commission

Filed With City Clerk  
Jennifer J. Smith  
-1/11/01

cc: Plan Review  
Juneau Gun Club  
Alaska Department of Fish and Game

**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.





**CITY/BOROUGH OF JUNEAU**  
**ALASKA'S CAPITAL CITY**

**PLANNING COMMISSION**  
**NOTICE OF DECISION**

Date: October 29, 2001

File No.: USE2001-00038

Tony Yorba  
522 West 10<sup>th</sup> Street  
Juneau, Alaska 99801

Application For: A Conditional Use permit for a 6,500 square foot Hunter Education Facility with indoor shooting range.

Legal Description: USS 10242, ASLS 98-6

Parcel Code No.: 4-B29-0-140-001-0

Hearing Date: October 23, 2001

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated October 12, 2001 and approved the construction of a 6,500 square foot Hunter Education Facility with indoor shooting range to be conducted as described in the project description and project drawing submitted with the application and with the following conditions:

1. Prior to a Certificate of Occupancy, disturbed areas shall be planted with native evergreen species, such as spruce and hemlock trees, which will grow tall at maturity. If planting is not possible prior to a Certificate of Occupancy, sufficient bond shall be posted to ensure installation of proper plants within one year.
2. The parking lot shall have a minimum of 9 parking spaces, one of which must be a "Van Accessible" parking space.
3. During operation of the facility, the exhaust filtration system shall be operated and maintained in compliance with manufacture's recommended procedures. The exhaust system shall also comply with applicable air quality regulations.

Attachments: October 12, 2001, memorandum from Greg Chaney, Community Development to the CBJ Planning Commission regarding USE2001-00038.

**ATTACHMENT B**

Tony Yorba  
File No.: USE2001-00038  
October 29, 2001  
Page 2 of 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  
October 23, 2001

Expiration Date: The permit will expire 18 months after the effective date, or April 23 2003, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

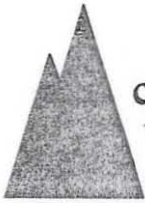
Project Planner: Greg P. Chaney  
Greg Chaney, Planner

Johan Dybdahl  
Johan Dybdahl, Chairman  
Planning Commission

Filed With City Clerk  
Jamie J. Sica  
10/30/2001

cc: Plan Review

**NOTE:** The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ - adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center 1 (800) 949-4232, or fax (360) 438-3208.



**PLANNING COMMISSION**  
**NOTICE OF DECISION**

Date: April 28, 2003

File No.: USE2003-00007

Jensen Yorba Lott, Inc.  
522 W Tenth Street  
Juneau, AK 99801

Application For: A conditional use permit to modify the Hunter Education Facility to include an 8-lane archery range.

Legal Description: ASLS 98-6 TR A (USS 10242)

Parcel Code No.: 4-B29-0-140-001-0

Hearing Date: March 25, 2003

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated March 19, 2003 and approved the Conditional Use, to be conducted as described in the project description and project drawing submitted with the application and with the following conditions:

1. Prior to a Certificate of Occupancy, disturbed areas shall be planted with native evergreen species, such as spruce and hemlock trees, which will grow tall at maturity. If planting is not possible prior to a certificate of occupancy, sufficient bonding shall be posted to ensure installation of proper plants within one year.
2. The parking lot shall have a minimum of 18 parking spaces, one of which must be a "Van Accessible" space.
3. During the operation of the facility, the exhaust filtration system shall be operated and maintained in compliance with manufacturer's recommended procedures. The exhaust system shall also comply with applicable air quality regulations.

Attachments: March 19, 2003 memorandum from Nathan Bishop, Community Development to the CBJ Planning Commission regarding USE2003-00007.

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,

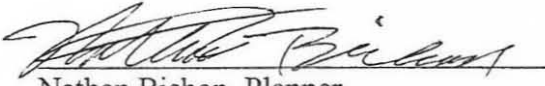
**ATTACHMENT C**

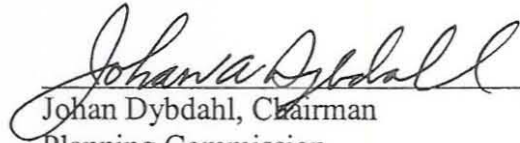
Jensen Yorba Lott, Inc.  
File No.: USE2003-00007  
April 28, 2003  
Page 2 of 2

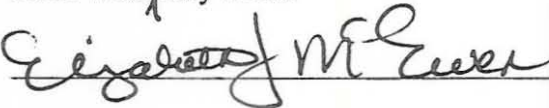
pursuant to CBJ §01.50.030 (c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ Sec. 49.20.120).

Effective Date: The permit is effective upon approval by the Commission  
March 25, 2003

Expiration Date: The permit will expire 18 months after the effective date, or September 25, 2004, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner:   
Nathan Bishop, Planner

  
Johan Dybdahl, Chairman  
Planning Commission

*Deputy*  
Filed With City Clerk  


*May 14, 2003*

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.



**Figure 1: Corner Monument**



**Figure 2:** Proposed limit of clearing



**Figure 3:** Trees planted for USE2003-00007