


MEMORANDUM

CITY & BOROUGH OF JUNEAU

155 South Seward Street, Juneau, Alaska 99801

DATE: August 21, 2012

TO: Planning Commission

FROM: Eric Feldt, Planner II, CFM

Community Development Department

FILE NO.: USE2012-0010

PROPOSAL: A proposed 22 dwelling unit project at Atlin Drive & Mendenhall Loop Road intersection in the Mendenhall Valley.

GENERAL INFORMATION

Applicant: RH Development

Property Owner: RH Development

Property Address: 9050 Atlin Street

Legal Description: Fraction of USS 381

Parcel Code Number: 5-B16-0-137-001-0

Site Size: 2.17 Acres

Zoning: D-10

Utilities: Public Water & Sewer

Access: Atlin Drive

Existing Land Use: Vacant

Surrounding Land Use:

North	- D-10; Duck Creek Ponds, Vacant
South	- D-10; St. Paul's Catholic Church; Atlin Dr.
East	- D-10; Single-family Dwelling; Atlin Dr.
West	- LC; Tesoro Gas Station; Mendenhall Mall Rd.



ATTACHMENTS

Attachment	A	Vicinity Map
Attachment	B	Project Plans
Attachment	C	Zoning Map
Attachment	D	Site Photographs
Attachment	E	Public Comments

PROJECT DESCRIPTION

The applicant requests a Conditional Use permit for the development of a 22-detached dwelling project at the northeastern corner of Atlin Drive & Mendenhall Loop Road intersection. A vicinity map is provided under Attachment A. A site plan and building plans are provided under Attachment B. Each building is 2 stories high with a single-car garage, 3 bedrooms, and 2.5 bathrooms. Each building is accessible from Atlin Drive by a new U-shaped driveway.

BACKGROUND

The only existing structures on subject property are historic quonset huts used during World War II. According to staff's records, these huts were once part of the Juneau Garrison. They have been well documented and added to the Alaska Heritage Resource Survey in 1997 by the Forest Service. It has been determined that the site had lost its historic integrity and was not eligible for inclusion on the Nation Register of Historic Properties. Over time these structures have been vandalized and damaged. Trash has been illegally dumped here over time.

ANALYSIS

Project Site

As seen in Attachment C, the subject property and neighboring lots are zoned D-10 (permitting multifamily residential and low-intensity commercial uses). There is a small single family home east and south of the site. Two churches are located in this area, and make up the only non-residential uses. North of the site are several small ponds leading into Duck Creek. West across Mendenhall Loop Road, the zoning district changes from D-10 to Light Commercial and contains many commercial uses, such as the Tesoro Gas Station, G.W. Teals, Safeway Groceries, the Mendenhall Mall and more.

As stated earlier, the only structures on the subject lot are old quonset huts, which are surrounded by tall evergreen trees and shrubs. A driveway leading to the site is the only cleared area. Photographs of the site are provided under Attachment D.

Project Design

The project has been designed toward the southern portion of the lot near Atlin Drive to comply with the 50-foot anadromous stream development setback from the Duck Creek pond. This setback is required by the Land Use Code per CBJ § 49.70.310 (a)(4). A flood zone of Duck Creek encumbers the northern section of the property. Buildings are allowed in a flood zone, but have to be built to specific flood regulations. Ensuring the future buildings meet these regulations will be required during the Building permitting process. Approximately, 1/3 of this property is undevelopable due to the anadromous stream setback.

The required yard setbacks of the D-10 district are labeled on the site plan. Some of the buildings are shown on a setback line. To ensure buildings adhere to the yard setbacks during construction, staff recommends a condition of approval that a surveyor confirm the location of the buildings through the Foundation Setback Verification form. Further, prior to issuing a Certificate of Occupancy, the applicant shall submit an as-built survey showing that the buildings adhere to the yard setbacks, or have an approved variance if the setbacks are encroached.

As stated earlier, each dwelling will have 3 bedrooms, 2.5 bathrooms, and a 1-car garage. Total square footage for each unit is 1,840 (920 per floor). Floor plans are provided under Attachment B. Since each building is detached from one another, they will likely be used as regular single family dwellings. Exterior lighting is not proposed at this time. If the applicant decides to add this feature, it must consist of an anti-glare design and a full cut-off design for parking lot lights. To ensure compliance with these lighting standards, staff recommends a condition of approval that the applicant submit a lighting plan illustrating the location and type of exterior lighting. Exterior lighting shall be designed and located to minimize offsite glare.

The applicant has maximized the allowed density of the property with 22 dwelling units on a 2.19 acre site. The Land Use Code does not differentiate between the types of housing units (i.e. apartments, condominiums, etc.) permitted in the D-10 district when developed all on one parcel.

According to the City Engineering Department, the applicant must install a sidewalk where the property abuts a public street per CBJ § 62.35.020. A 5-foot wide, paved sidewalk is shown along Atlin Drive in Attachment B.

Traffic

The site is located along Mendenhall Loop Road, a major thoroughfare, and Atlin Drive, a small residential street. A traffic signal is provided at this intersection. Atlin Drive turns into Mendenhall Mall Road heading west through the intersection. Atlin Drive and Teslin Street are short, dead-end roads providing access to only a few residences and two churches. Traffic volume is low and sparse along these two streets.

The addition of 22 dwelling units in the neighborhood will create a noticeable increase in traffic volume, which will not likely be noticeable through the rest of the neighborhood as there are no thru streets. Longer queuing times at the traffic light will be expected. Traffic levels east of the subject

property toward Teslin Street may slightly increase with trips to the nearby churches, but will remain low overall.

Though the proposal consists of a higher housing density compared to the rest of the neighborhood, a traffic impact analysis is not required for the project. Staff determined this by consulting the Trip Generation report by the Institute of Transportation Engineers (ITE)¹. The most similar residential category in the report is categorized as Residential Condominium/ Townhouse with an ADT (Average Daily Traffic) of 5.86 per unit/ weekday and 5.67 per unit/ weekend day. An estimated 128.92 weekday ADT and 124.74 weekend day ADT, respectively, is forecasted for this development. The Land Use Code requires a traffic impact analysis if the project will result in an ADT of 500, or between 250-500 based on the CDD Director determination of the type of development, its location, likelihood of future expansion, etc.

Parking and Circulation

As stated earlier, vehicles will enter the property through a new U-shaped driveway from Atlin Drive and park in front of and inside each dwelling unit.

The parking requirement per CBJ § 49.40.210 (a) is calculated below.

Proposal:

- 22 Dwelling Units

Parking Requirement

- 2 parking spaces per dwelling unit
- 1 Van-accessible space (Minimum)
- 2 Accessible spaces (handicap) for a parking requirement of 26-50 spaces

Parking Requirement for Project

- 22 x 2 = 44 spaces
 - 1 Van-Accessible Space & 1 Regular Accessible spaces (included in 44)

Parking Provided in Site Plan

- 66 Spaces (including 3 Accessible)
 - 22 single-car garages + 46 parking spaces

The applicant has designed 22 spaces beyond the minimum parking requirement. All parking spaces meet the minimum dimension per the Code, and three accessible spaces are shown.

¹ Institute of Transportation Engineers (2003). Trip Generation: An Informational Report of the Institute of Transportation Engineers, 7th Edition, User's Guide, Vol. 2 of 3. Publication No. IR-016E

Pedestrians leaving from the dwelling units will be able to easily reach all nearby uses along Mendenhall Mall Road without using a motorized vehicle. The two churches nearby the site are also within walking distance. There is a Capital City bus stop located next to the site (see map), future residents will not need to rely on personal transportation. Overall, there are motorized and non-motorized transportation opportunities at this site.

Noise

Noise levels are expected to increase with additional traffic volume. As stated earlier under Traffic, most traffic volume, and therefore noise, will not be noticeable east of site. Typical residential neighborhood noise is expected.

Public Health or Safety

Staff solicited comments from the Juneau Police Chief, Greg Browning, and the Juneau Fire Marshall, Dan Jager, about this project. Both stated that they had no issues or concerns with the proposal.

The new sidewalk will allow pedestrians to safely walk to the nearby Capital City bus stop or cross Mendenhall Loop Road to reach the commercial uses along Mendenhall Mall Road.

Habitat

As stated earlier, there are wetlands and Duck Creek ponds in the northern section of the subject property. The applicant has designed the project to adhere to the 50' anadromous streamside setback, though some buildings are shown near the setback line. Construction of these buildings may impact vegetation inside the setback area. Only minor vegetation may be removed from within the 25' – 50' section of the streamside setback; removal of trees is not allowed. Staff recommends a condition of approval that if any trees are cleared within the streamside setback during construction, the applicant shall immediately replant them with similar ones having a minimum height of six feet. All replanted trees shall be maintained for a minimum of two years; any trees not survived during this period shall be removed and replanted.

The new U-shaped driveway has a short spur to provide access to a few dwelling units. This spur may encourage snow to be plowed into the streamside setback. This is not allowed the snow from the parking lot and driveway may contain motor oils, coolants, etc. that are harmful to the anadromous stream. To ensure this doesn't occur, staff recommends a condition that snow storage shall not take place within the streamside setback.

Property Value or Neighborhood Harmony

The proposed density of the project is much higher than the existing density of the residential neighborhood, and may create a different look. Having detached dwelling units will create a lower-density, cottage-like feeling. Being located along a high volume intersection may help buffer commercial traffic and noise of Mendenhall Loop Road from the residential neighborhood to the east.

The resident east of the subject property (see vicinity map) will be most affected by the development. Existing trees that have served as a buffer from Mendenhall Loop Road will likely be removed with the construction. Gaps between the units will allow headlights from cars circulating through the site to shine toward the residence. To reduce this headlight glare, staff recommends a buffer be installed along the eastern lot line. With only 13 feet of space between the back of the proposed dwelling units and the eastern lot line, there is insufficient space for trees to grow to form a wall. A fence will provide a solid wall that would block headlight glare. Staff recommends the applicant install a 6-foot, sight-obscuring wood fence, which is most common in residential neighborhoods, or other organic material, along the eastern lot line. Where the fence will be within 20' of the travel way of Atlin Drive, it may only be up to 4' high per CBJ § 49.25.430 (4)(L), as to preserve line of sight for drivers.

Staff solicited comments from the City Assessors Office about potential effects to property value of adjacent lands resulting from the proposal. John Sahnaw, City Appraiser III, stated that he did not see any aspect of this proposal that would result in a negative effect upon property values in the neighborhood.

Public Comment

A letter was submitted from a nearby property owner objecting to the proposal due to concerns about possibly disruptive construction noise and loud music coming from the proposed dwelling units. This letter is provided under Attachment E. Hours of operating heavy machinery, including for construction, and playing loud music is restricted and can be unlawful according to CBJ § 42.20.095 *Disturbing the Peace*.

Conformity with Adopted Plans

Staff reviewed the following adopted city plans for policies pertinent to the proposal:

2008 Comprehensive Plan

The subject property is located in a Medium Density Residential land use designation of the Comprehensive Plan. This designation is defined as urban residential lands at densities between 5 and 20 units per acre. As stated earlier, the property is in a D-10 district that permits a maximum density of 10 units per acre, and the applicant seeks to build to the maximum density. The proposed density and the zoning district density are consistent with the land use designation of the Comprehensive Plan.

The Comprehensive Plan states the following policy when developing urban areas:

POLICY 3.2. IT IS THE POLICY OF THE CBJ TO PROMOTE COMPACT URBAN DEVELOPMENT WITHIN THE DESIGNATED URBAN SERVICE AREA TO ENSURE EFFICIENT UTILIZATION OF LAND RESOURCES AND TO FACILITATE COST EFFECTIVE PROVISION OF COMMUNITY SERVICES AND FACILITIES WHILE BALANCING PROTECTION OF

NATURAL RESOURCES, FISH AND WILDLIFE HABITAT AND SCENIC CORRIDORS.

Also, the Plan indicates that Juneauites are suffering from a housing crisis, especially a lack of affordable housing. The proposal will add 22 new dwelling units to the housing stock. This will offer new housing opportunities in Juneau. The following policies about housing are germane to the proposal:

POLICY 4.1. IT IS THE POLICY OF THE CBJ TO FACILITATE THE PROVISION AND MAINTENANCE OF SAFE, SANITARY AND AFFORDABLE HOUSING FOR ITS RESIDENTS.

POLICY 4.2. IT IS THE POLICY OF THE CBJ TO FACILITATE THE PROVISION OF AN ADEQUATE SUPPLY OF VARIOUS HOUSING TYPES AND SIZES TO ACCOMMODATE PRESENT AND FUTURE HOUSING NEEDS FOR ALL ECONOMIC GROUPS.

POLICY 4.3. IT IS THE POLICY OF THE CBJ TO DESIGNATE ON LAND USE MAPS AN ADEQUATE SUPPLY OF BUILDABLE LAND WITHIN THE URBAN SERVICE AREA, AND PARTICULARLY ALONG TRANSIT CORRIDORS, FOR RESIDENTIAL USE AT DENSITIES THAT CAN PRODUCE HOUSING AFFORDABLE TO ALL ECONOMIC GROUPS.

The applicant did not indicate if the proposed dwellings will be sold or rented at affordable rates. Nevertheless, the new units will add housing options to the housing market, which could affect the price of other similar housing types.

POLICY 4.8. IT IS THE POLICY OF THE CBJ TO BALANCE THE PROTECTION AND PRESERVATION OF THE CHARACTER AND QUALITY OF LIFE OF EXISTING NEIGHBORHOODS WITHIN THE URBAN SERVICE AREA WHILE PROVIDING OPPORTUNITIES FOR A MIXTURE OF NEW HOUSING TYPES.

Development Guideline

4.8.DG1 When reviewing rezoning applications within the Urban Service Area, higher densities than are found on adjacent or surrounding properties should be deemed consistent and harmonious with the character of the neighborhood, provided that the overall scale and massing of the new development is compatible with the neighborhood and the siting and/or design of the new structure(s) assures the privacy, light and air of its neighbors.

The policies below promote the use multi-modal transportation opportunities.

POLICY 8.1 IT IS THE POLICY OF THE CBJ TO PROMOTE A BALANCED, WELL INTEGRATED LOCAL MULTI-MODAL SURFACE TRANSPORTATION SYSTEM THAT PROVIDES SAFE, CONVENIENT AND ENERGY-EFFICIENT ACCESS AND TRANSPORT FOR PEOPLE AND COMMODITIES.

POLICY 8.2 IT IS THE POLICY OF THE CBJ TO PROMOTE AND FACILITATE TRANSPORTATION ALTERNATIVES TO PRIVATE VEHICLES AS A MEANS OF REDUCING TRAFFIC CONGESTION, AIR POLLUTION AND THE CONSUMPTION OF FOSSIL FUELS, AND TO PROVIDE SAFE AND HEALTHY MEANS OF TRANSPORTATION TO ALL PEOPLE.

As stated earlier, the applicant is installing a 5-foot wide, paved sidewalk along Atlin Drive. This sidewalk will provide a safe and convenient place for pedestrians to reach nearby destinations or use for recreational purposes. Further, pedestrians can use the sidewalk to reach nearby commercial uses which will reduce traffic congestion, air pollution and fossil fuel consumption.

Implementing Action

10.6.IA4 Amend the Land Use Code to ensure that development proposals are evaluated with regard to site design, including:

- a. Preservation of anadromous streams, high-value wetlands, natural terrain features, and historic resources;
- b. Provision and/or retention of buffers between residential and commercial or industrial uses, and between high- and low-density residential uses to ameliorate noise, glare, and to otherwise reduce negative impacts associated with conflicting land uses in proximity to one another;
- c. Safe and convenient circulation for autos, pedestrians, and bicycles;
- d. Building placement that respects the terrain, maximizes light, air, and energy efficiency, as well as protecting the privacy of neighbors; and
- e. Consideration of compatibility factors related to surrounding land uses and public facilities.

With the sidewalk and recommended conditions, the proposal will be consistent with the 2008 Comprehensive Plan.

2009 Non-Motorized Transportation Plan (NMTP)

The purpose of the Juneau Non-Motorized Transportation Plan is to promote active transportation by guiding development of a community-wide bicycle and walking network that can be used by all Juneau residents for all types of trips.

The NMTP does not indicate specific transportation improvements along Atlin Drive or Teslin Street. However, the plan does state “When new neighborhoods or subdivisions are planned non-motorized transportation routes for pedestrians and bicyclists should be included and connect to the existing non-motorized network”. The new sidewalk will connect to the existing separated pathways on both sides of Mendenhall Loop Road.

The following goals of the NMTP are germane to the proposal:

- Encourage an increase in walking, bicycling and other active forms of transportation by providing safe, efficient and easy to use facilities that connect activity centers.
- Improve Juneau’s non-motorized transportation network and decrease the number of bicycle and pedestrian related accidents by identifying unsafe conditions, network gaps and deficiencies and making necessary improvements to sidewalks, bike lanes, paved shoulder lanes, separated paths, intersections and crosswalks.

The NMTP states the following benefits for incorporating multi-modal transportation choices:

- Increased safety for bicyclists and pedestrians.
- Energy and cost savings for individuals and governments due to more fuel efficient modes of travel.
- Reduced vehicle miles traveled resulting in reduced emissions, improved traffic flow and decreased vehicle maintenance and repair costs.
- Improved public health by increasing physical activity levels and improving air quality.
- Increased mobility and choice.
- Improved quality of life by fostering the personal interaction that takes place while on foot or on bicycle.

The NMTP states that sidewalks shall be a minimum of 5 feet, and 8 feet to 10 feet wide in areas of commercial or mixed-use areas. There are many commercial uses near the subject site. The applicant has incorporated a 5-foot wide, paved sidewalk connecting to the existing pathway along Mendenhall Loop Road. This will help facilitate safe pedestrian circulation and reduce automobile dependency. Further, this will foster healthy transportation choices. The proposed sidewalk will meet the intent of the NMTP.

2001 Area Wide Transportation Plan (AWTP)

The following priority of this plan is pertinent to the proposal:

Establish and maintain bicycle lanes, pathways, sidewalks and bus stops where they are needed. Maintain bicycle lanes, pathways, sidewalks and bus stops with regular restriping, re-surfacing, street sweeping and snow removal.

With the proposed sidewalk connecting to existing pathways along Mendenhall Loop Road and the

Capital City bus stop, the proposal is consistent with the AWTP.

Title 49, Land Use Code

With the recommended conditions of requiring the replanting of trees removed within the streamside setback, installing a fence to block vehicle headlight glare, and requiring a surveyor to verify buildings meet yard setbacks the proposal will comply with the Land Use Code and reduce any adverse impacts to adjacent property owners.

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;
2. Whether the proposed use is appropriate according to the Table of Permissible Uses;
and
3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

CBJ §49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area; or
3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

Per CBJ §49.15.330 (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?

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

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

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

listed at CBJ §49.25.300, Section 1.3 for the Light Commercial 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. Public notice of this project was provided in the August 17th and 27th issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right of Way.

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

No. With staff's recommended conditions and neutral comments from the Chief of Police and Fire Marshall, the approval of this project would not materially endanger the public's 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. As stated earlier, a City Appraiser indicated that he did not see any aspect of this proposal that would result in a negative effect upon property values in the neighborhood. With staff's recommended conditions, staff finds that the approval of this project would not substantially decrease the value of property in the neighboring area. Developing the site with small, detached homes will be more harmonious with the developed neighborhood than a large multifamily complex.

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

Yes. As indicated in the subject memorandum, the project is consistent with the 2008 Comprehensive Plan, 2009 Non-Motorized Transportation Plan, and the 2001 Area Wide Transportation Plan. And with staff's recommended conditions, the project will comply with the Land Use Code.

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

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

Yes. The applicant's layout of proposed dwelling units and driveway will avoid impacts to the mapped wetlands and Duck Creek to the north of the project. As described under Habitat, staff recommends that any trees removed within the anadromous stream setback during construction be replanted with similar ones.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. The permit would allow the development of a 22 dwelling unit project. The approval is subject to the following conditions:

1. Through the Foundation Setback Verification form, a surveyor shall confirm the location of buildings to ensure they all meet required yard setbacks.
2. Prior to issuance of Occupancy Permit, the applicant shall submit an as-built survey showing that all buildings adhere to the yard setbacks, or have an approved variance if the setbacks are encroached.
3. Prior to issuance of a Building permit, the applicant shall submit a site plan showing a 6' tall sight-obscuring wooden fence to be installed along the eastern side property line. Where the fence will be within 20' of the travel way of Atlin Drive, it may only be up to 4' high per CBJ § 49.25.430 (4)(L).
4. Prior to issuance of a Certificate of Occupancy, a 6' tall sight-obscuring wooden fence shall be constructed and inspected by CDD staff.
5. Prior to issuance of a Building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting. Exterior lighting shall be designed and located to minimize offsite glare.
6. Prior to removing any trees within the anadromous stream setback during construction, the applicant shall notify CDD staff. Removed trees shall be replanted with similar ones having a minimum height of six feet. All re-planted trees shall be maintained for a minimum of two years; any trees not survived during this period shall be removed and replanted.
7. Snow storage shall not take place within the streamside setback.

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

Project Number	Project Name (15 characters)	Case Number	Date Received
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TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

Accessory Apartment*** (AAP) Driveway in Right-of-Way (ADW)

Use Listed in §49.25.300 (USE)
(Table of Permissible Uses)

Please list the Table of Permissible Uses Category: 6.300

***An Accessory Apartment Application will also be required.

DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED.

22 unit Apartment complex

IS THIS A MODIFICATION OF AN EXISTING APPROVAL?

NO YES - Case # _____

CURRENT USE OF LAND OR BUILDING(S):

Shop/Storage/Equipment

PROPOSED USE OF LAND OR BUILDING(S):

Residential Multi Family

UTILITIES PROPOSED:

WATER: Public On Site

SEWER: Public On Site

SITE AND BUILDING SPECIFICS:

Total Area of Lot 94490 square feet

Total Area of Existing Structure(s) 3000 square feet

Total Area of Proposed Structure(s) 17712 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

PROJECT NARRATIVE AND SUBMITTAL CHECKLIST:

- | | |
|--|---|
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Floor Plan of proposed buildings <input checked="" type="checkbox"/> Elevation view of existing and proposed buildings <input type="checkbox"/> Proposed Vegetative Cover | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Existing and proposed parking areas (including dimensions) and proposed traffic circulation <input checked="" type="checkbox"/> Existing Physical Features of the site (drainage, habitat, hazard areas, etc.) |
|--|---|

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

ALLOWABLE/CONDITIONAL USE FEES

Fees	Check No.	Receipt	Date
Class III Use			
Application Fees \$ <u>750</u>	_____	_____	_____
Admin. of Guarantee \$ _____	_____	_____	_____
Adjustment \$ _____	_____	_____	_____
Pub. Not. Sign Fee \$ <u>50</u>	_____	_____	_____
Pub. Not. Sign Deposit \$ <u>100</u>	_____	_____	_____
Total Fee \$ <u>900</u>	_____	_____	_____

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

TO BE COMPLETED BY THE APPLICANT

DEVELOPMENT PERMIT APPLICATION

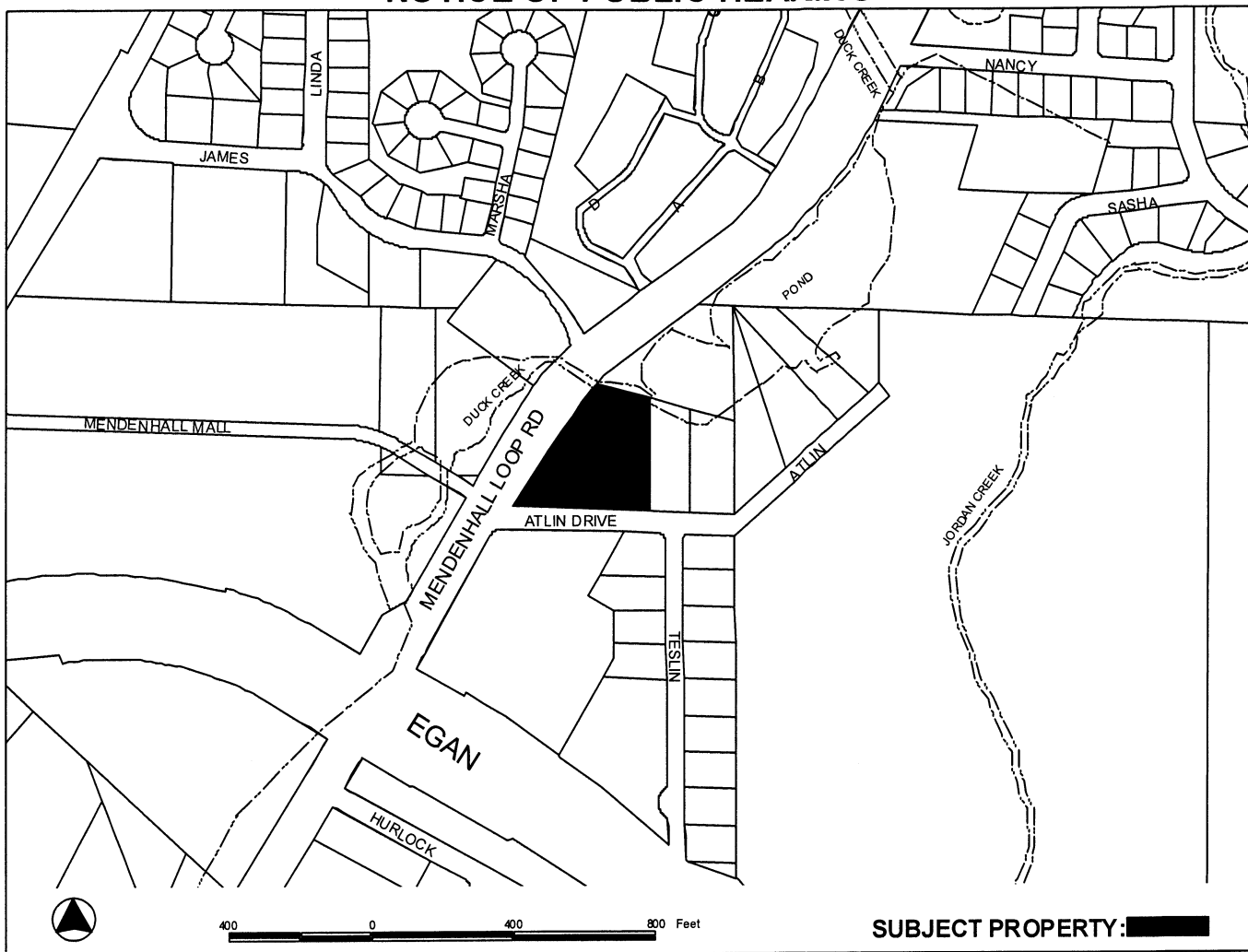
Project Number	CITY and BOROUGH of JUNEAU	Date Received:
Project Name (City Staff to Assign Name)		

INFORMATION	Project Description		
	PROPERTY LOCATION		
	Street Address	9050 Atlin St	City/Zip
	Juneau Ak 99801		
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot)		
	USS 381 Fr.		
	Assessor's Parcel Number(s)		
	S-B16-0-137-001-0		
	LANDOWNER/ LESSEE		
	Property Owner's Name	RH Development	Contact Person:
Mailing Address	PO Box 32403 Juneau Ak 99803	Rich	
E-mail Address	Rdevelopment@gei.net	Home Phone:	
		723-4791	
		Work Phone:	
		790-4146	
		Fax Number:	
		790-4147	
		Other Contact Phone Number(s):	
LANDOWNER/ LESSEE CONSENT <small>****Required for Planning Permits, not needed on Building/ Engineering Permits****</small>			
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		Date	
	Landowner/Lessee Signature	4/16/12	
X		Date	
	Landowner/Lessee Signature		
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 <small>If the same as OWNER, write "SAME" and sign and date at X below</small>			
Applicant's Name	Same	Contact Person:	
Mailing Address		Home Phone:	
E-mail Address		Work Phone:	
		Fax Number:	
		Other Contact Phone Number(s):	
X		Date of Application	
	Applicant's Signature		

OFFICE USE ONLY BELOW THIS LINE					
STAFF APPROVALS	<input checked="" type="checkbox"/>	Permit Type	***SIGN	Date Received	Application Number(s)
		Building/Grading Permit			
		City/State Project Review and City Land Action			
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
		Mining Case (Small, Large, Rural, Extraction, Exploration)			
		Sign Approval (If more than one, fill in all applicable permit #'s)			
		Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
		Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			use 2012 0010
		Variance Case (De Minimis and all other Variance case types)			
		Wetlands Permits			
		Zone Change Application			
		Other (Describe)			
***Public Notice Sign Form filled out and in the file.					
Comments:				Permit Intake Initials	
				BSL	

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS
 I:\FORMS\2010 Applications Revised November 2009

NOTICE OF PUBLIC HEARING



PROPOSAL: Proposed 22-unit apartment project on the corner of Atlin Drive and Mendenhall Loop Rd.

<p>FILE NO: USE2012 0010</p> <p>TO: Adjacent Property Owners</p> <p>HEARING DATE: Aug 28, 2012</p> <p>HEARING TIME: 7:00 PM</p> <p>PLACE: ASSEMBLY CHAMBERS Municipal Building 155 South Seward St Juneau, Alaska 99801</p>	<p>APPLICANT: RICHARD HARRIS</p> <p>Property PCN: 5-B16-0-137-001-0</p> <p>Size: 2.68 acres</p> <p>Zoned: D10</p> <p>Owner: RICHARD HARRIS</p> <p>Site Address: 2600 MENDENHALL LOOP RD</p> <p>Accessed via: ATLIN DRIVE</p>
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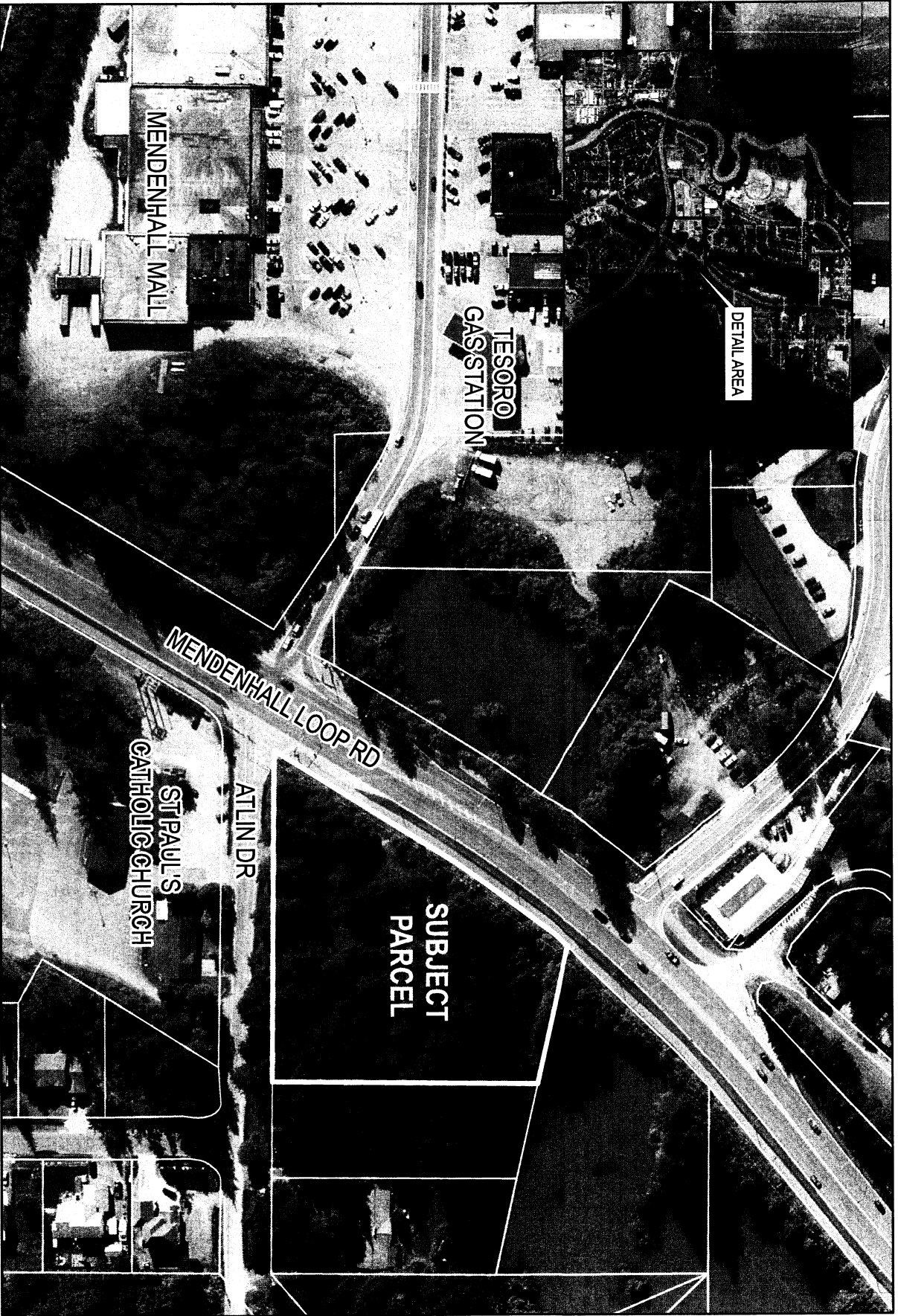
PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

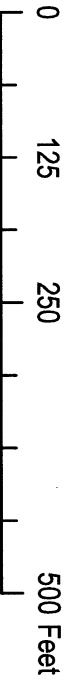
If you have questions, please contact Eric Feldt at eric_feldt@ci.juneau.ak.us or at 586-0764.

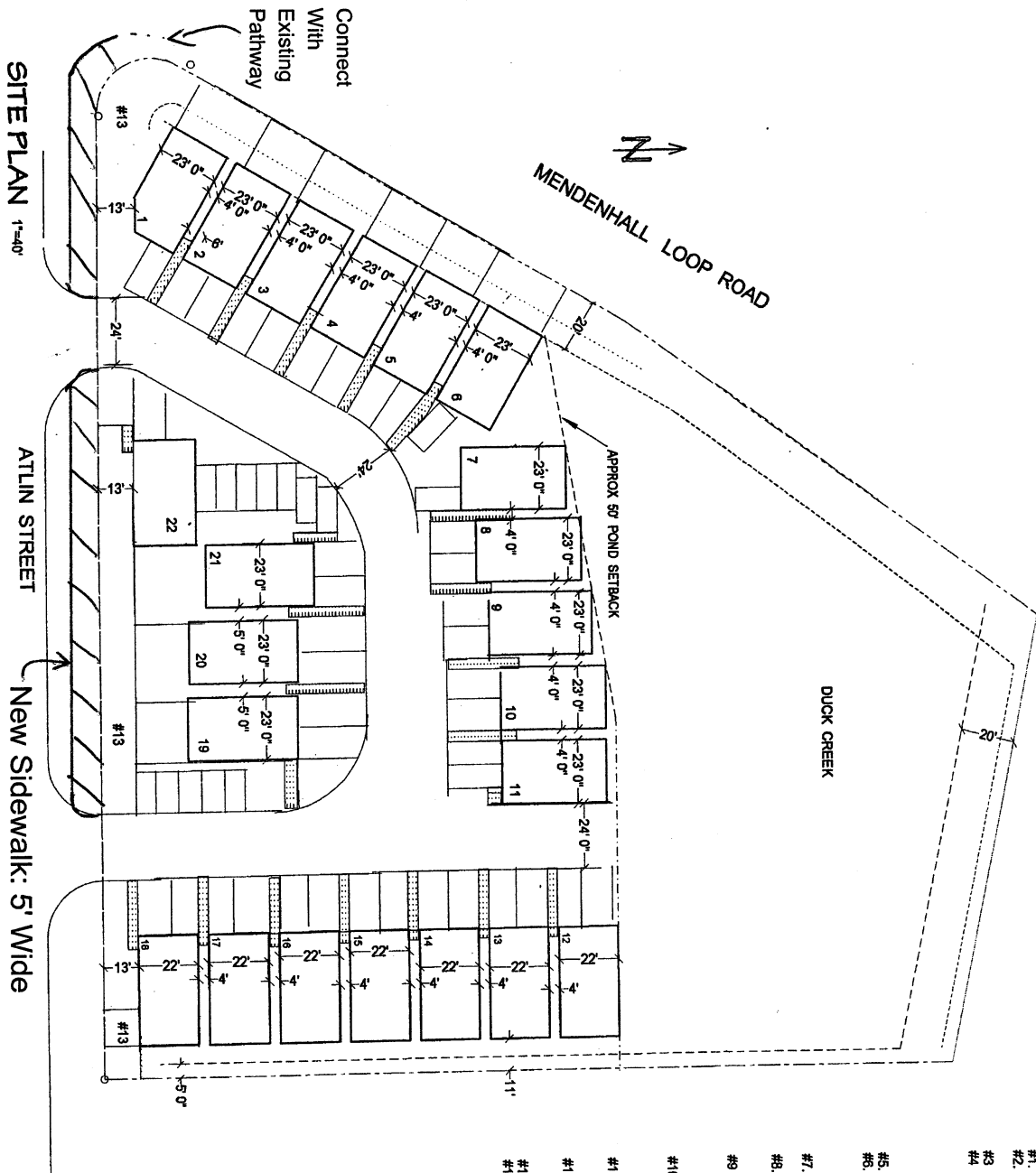
Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm.

Date notice was printed: August 14, 2012



ATLIN DR VICINITY





SITE PLAN 1"=40'

ATLIN STREET

New Sidewalk: 5' Wide

MENDENHALL LOOP ROAD

DUCK CREEK

APPROX 50' POND SETBACK

22 UNITS
 APARTMENT COMPLEX
 RH DEVELOPMENT
 JUNEAU, ALASKA

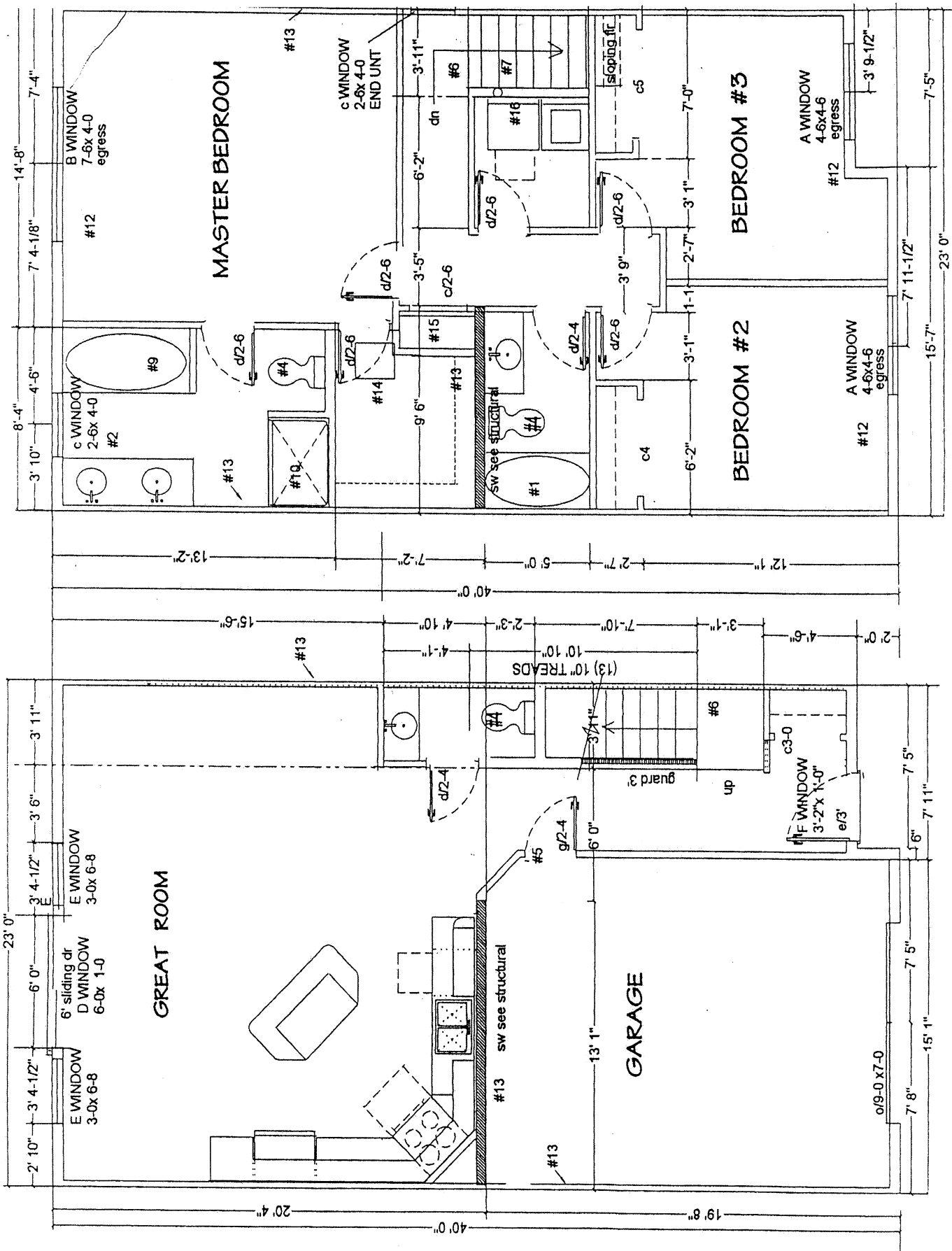
- #1. 22 UNIT APARTMENT/CONDO COMPLEX
- #2. Site Location, MENDENHALL LOOP ROAD & ATLIN STREET
- #3. Lot Size, 94,490.3 sf (2.17 Acres)
- #4. Permits required
 Stream Set Back - NO
 Wetland Permit - NO
 VERIFY
- Planning Permit - YES
 Building Permit - YES
- #5. Zoning D10
- #6. Setbacks
 20' @ MENDENHALL LOOP ROAD,
 13' @ ATLIN STREET, SIDE
 5' SIDE OTHER YARDS
- #7. Building Height Proposed 35' MAX.
 Building Height Allowed 35'
- #8. Vegetative Coverage
 Required 30%
 Proposed 30% plus
 Dwelling Density units/acre
 10 units/acre
- #9. Proposed 22 UNITS
 Allowed 22 UNITS
- #10. Parking Required
 22 UNITS (3 BR) @ 2.25 =
 50 SPACES
- #11. Parking provide 66+ SPACES
 Accessible spaces 1/25 units
 Required 3
- #12. Trash requirements
 Proposed 3
 PROPOSED (1 MIN.) DUMPSTER
 WITH SCREENING
- #13. Snow Storage SEE PLAN
- #14. Lot Coverage 50% x 94,490sf =
 Maximum Coverage 47,247.4 sf
 Proposed Coverage under 40,000sf

1 of 1
 6-23-12



ABC/ THOMAS HUNTINGTON, ARCHITECT
 2314 Douglas Highway-Douglas, AK 99824-907-364-3636 & fax
 COPYRIGHT

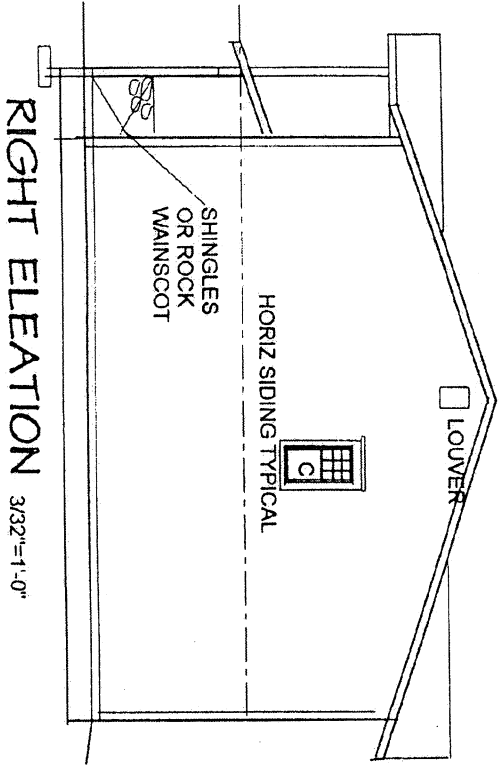
ATTACHMENT B



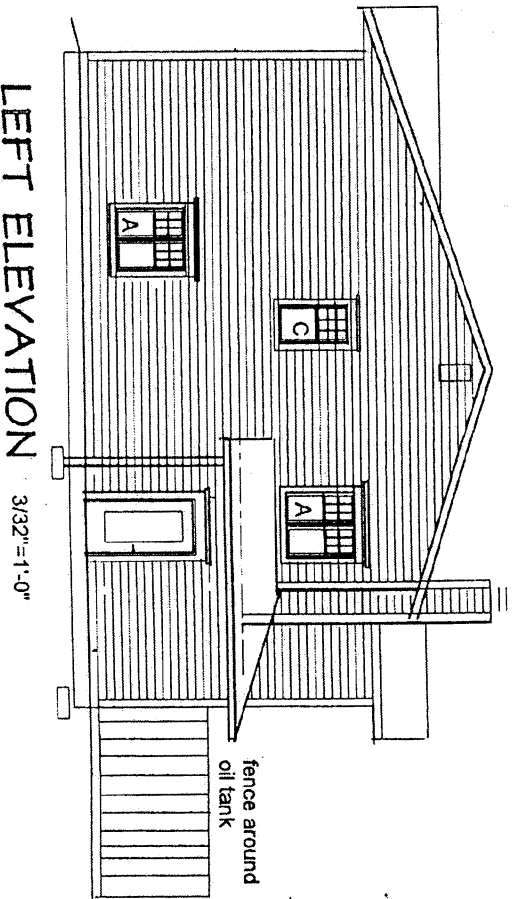
Architectural drawing showing floor plan details for the Great Room, Garage, Master Bedroom, and three other Bedrooms. The plan includes dimensions, window specifications (e.g., E WINDOW 3-0x 6-8, B WINDOW 7-6x 4-0 egress), door types (e.g., 6' sliding dr, 6'0" x 1'0"), and structural notes (e.g., sw see structural). The overall dimensions of the main living area are 23' 0" by 40' 0".



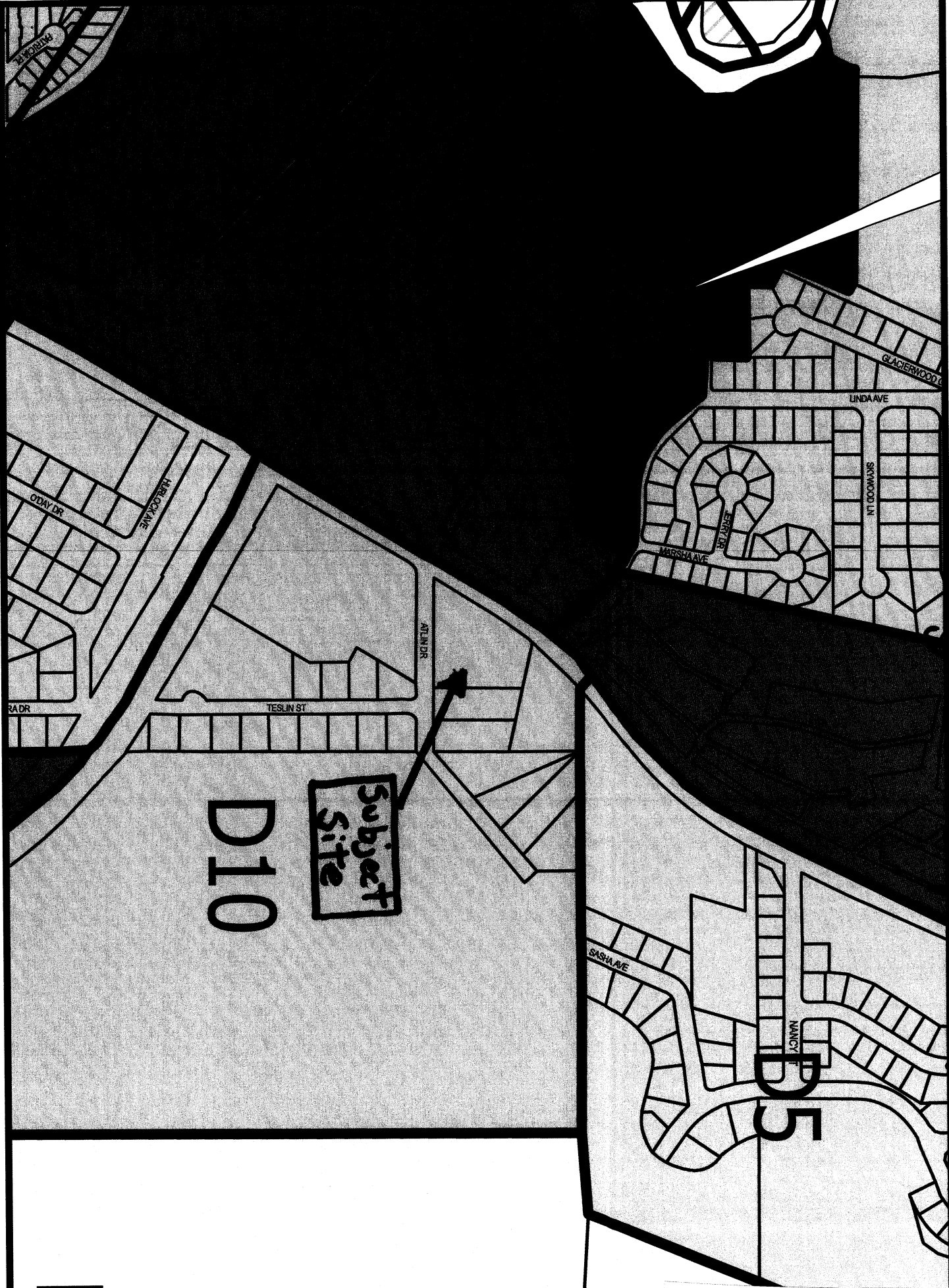
FRONT ELE



RIGHT ELEVATION 3/32"=1'-0"



LEFT ELEVATION 3/32"=1'-0"

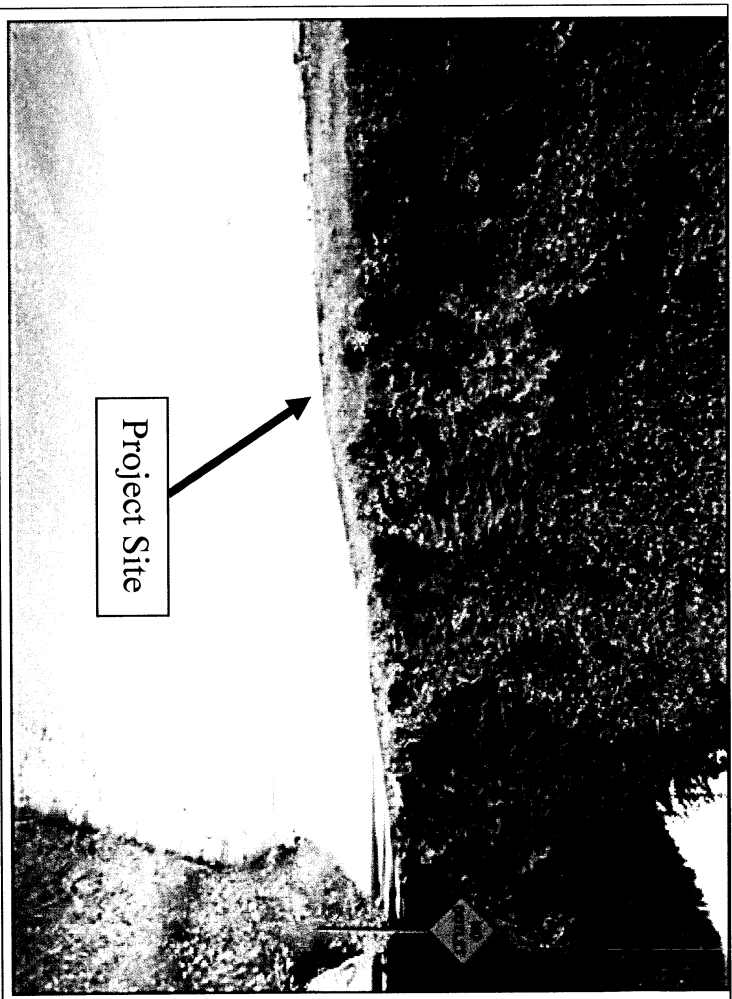


Zoning Map

RH

ATTACHMENT C

Pictures taken by Staff on July 12, 2012



Eric Feldt

From: Shawn Miller [millersh@hotmail.com]

Sent: Tuesday, August 21, 2012 7:27 AM

To: Eric Feldt

Subject: RE: Notice of Public Hearing / 22-unit apartment project at Atlin Drive and Mendenhall Loop Road
To the Community Development Department:

I am writing to you as an adjacent property owner. I want to express my concern for the proposed 22-unit apartment project at the corner of Atlin Drive and Mendenhall Loop Road. Noise from the construction will adversely impact my quality of life. I would also not appreciate the noise that comes with apartment complexes such as loud music. Therefore, I urge you to reject the proposal for this apartment project.

Sincerely,
Shawn Miller

8/21/2012

ATTACHMENT E

Eric Feldt

From: Linda Wild [wild.coffeecocoa.linda@gmail.com]

Sent: Tuesday, August 21, 2012 9:31 PM

To: Eric Feldt

Subject: Richard Harris's Atlin Avenue development proposal

I am sending this email on behalf of my mother, Margaret Wild, who resides at 9030 Atlin Avenue and is the adjacent property owner to Mr. Harris's proposed 22-unit apartment complex at the corner of Loop Road and Atlin. Please print and distribute it to the members of the Planning Commission for the August 28, 2012 meeting.

She has four issues she would like addressed:

1. If it is Mr. Harris's intention to cut most of the trees on the property, she is concerned that the trees in her yard may be subject to damage or blow-down by strong seasonal winds when they are not protected by others. She would like an assessment from an arborist to determine if her trees would be in danger due to this development; and, if so, what efforts would be undertaken to mitigate any damage.

2. She would like to have Mr. Harris erect an 8' - 10' solid wood fence along the entire property line between her property and his.

3. She would like to know his plans for snow removal, as she is concerned about piling snow too close to Duck Creek.

4. The site was used by the U.S. Army during World War II, and so there may be a concern about contaminated soil. If there is contaminated soil, it would need to be properly disposed of, most particularly if the units were to be occupied by families with children. Has a study been done of the soil? Has the U.S. Forest Service been contacted, as the agency in charge of the property before it was sold to Mr. Harris?

Thank you for this opportunity to comment.

Linda Wild