

# MEMORANDUM

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

**DATE:** February 13, 2014  
**TO:** Planning Commission  
**FROM:** Sarah Bronstein, Planner *SB*  
Community Development Department  
**FILE NO.:** USE2014 0001  
**PROPOSAL:** Conditional Use Permit for a 2400 sq ft exercise studio and office space in an industrial zone.

## GENERAL INFORMATION

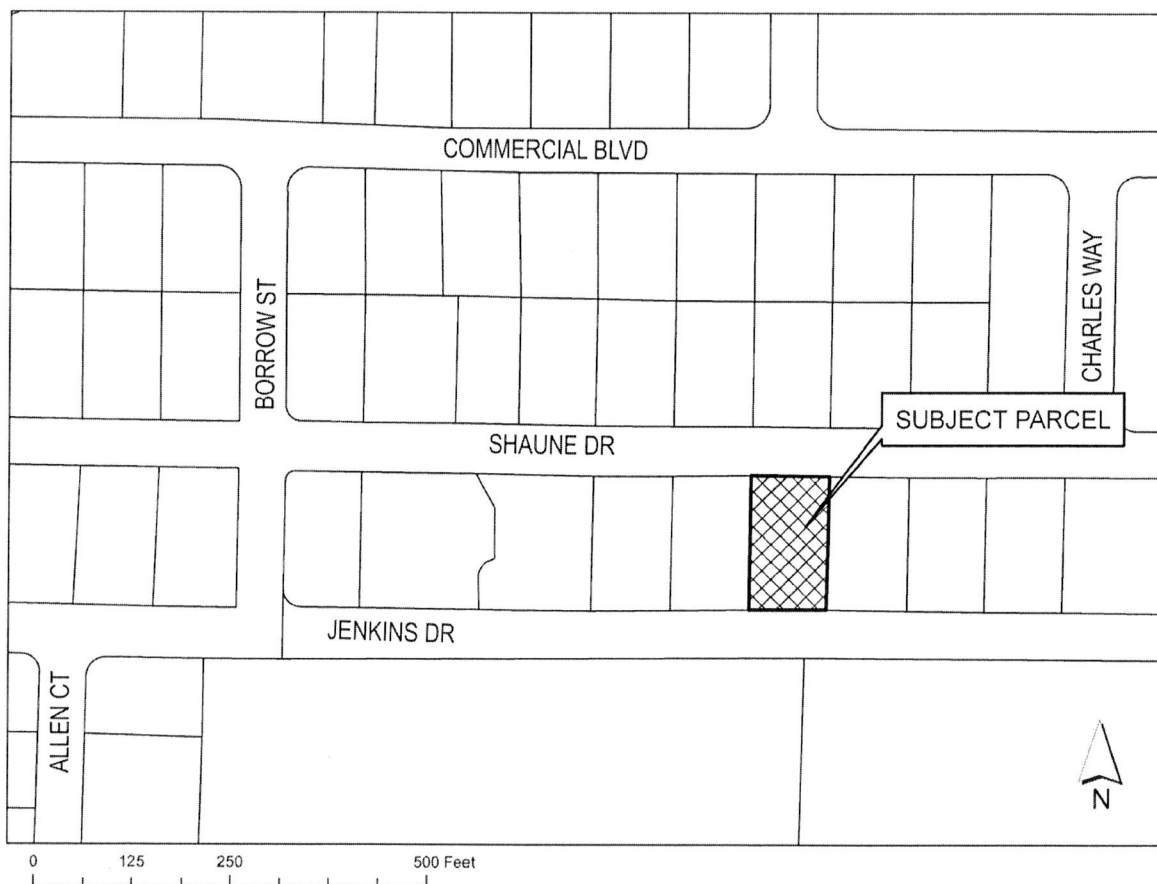
Applicant: Shane Hooton  
Property Owner: Shane Hooton  
Property Address: 5326 Shaune Drive  
Legal Description: SSG III LT 35  
Parcel Code Number: 5-B12-0-135-003-0  
Site Size: 18,039 square feet, or .4141 acres  
Comprehensive Plan Future  
Land Use Designation: Light Industrial  
Zoning: Industrial  
Utilities: City water and sewer  
Access: Shaune Drive  
Existing Land Use: Vacant  
Surrounding Land Use: North – I; Silverbow Construction, AK Reuse  
South – RR, D18; unimproved ROW, Vanderbilt Creek  
East – I; private storage  
West – I; Fred's Auto Services, Igloo Rentals



**ATTACHMENTS**

- Attachment A – Development Application
- Attachment B – Abutters Notice
- Attachment C – Pre-application Conference Report

**VICINITY MAP**



**PROJECT DESCRIPTION AND BACKGROUND**

The applicant has applied for a Conditional Use permit for the development of an exercise studio with accessory office space and a small merchandise shop on the second story of a new self storage facility, located at 5326 Shaune Drive. The lot is currently vacant, but is served by city sewer and water. The lot is accessed off of Shaune Drive.

The self storage building is a permissible use in the Industrial zone, classified as Storage, Parking, Moorage, subcategory 10.210: All storage within completely enclosed structures. However, the yoga studio on the second floor is classified as Recreation, Amusement Entertainment, subcategory 6.120: Tennis, racquetball, squash courts, skating rinks, exercise facilities, swimming pools, archery ranges. These facilities require a Conditional Use in the Industrial zone.

## ANALYSIS

**Project Site and Design** - The site is surrounded by other industrial uses on Shaune Drive including an auto mechanic shop to the west, and a building salvage operation to the north. To the south of the lot is undeveloped portion of Jenkins Drive. On the south side of Jenkins Drive is undeveloped land zoned RR and D18.

**Traffic** - According to the ITE trip generation manual, the Conditional Use will not generate sufficient traffic to warrant a traffic impact study.

**Parking and Circulation** - Parking requirements for the building were calculated using the requirements established in CBJ 49.40.210. The self storage space is considered "warehouse, storage or wholesale businesses," requires one space per 1,000 square feet. This use, on the ground floor of the building, totals 6,000 square feet, and thus needs six parking spaces. The yoga studio on the second floor, which is an exercise facility without seats, would be categorized similarly to a swimming pool, for which parking needs are calculated as one for every four people of pool capacity. Thus the yoga studio's parking needs are calculated as one space for every four people of studio capacity. The offices and merchandise space are considered accessory to the exercise studio, and are therefore included in the studio's parking calculation. The yoga studio's capacity is 40 individuals, requiring 10 spaces.

On the site plan (attachment A), the applicant has delineated 16 spaces, including one accessible space proximate to the front entrance to the building. This is adequate to meet the needs of both the conditional and permissible uses on the site. The site plan also clearly indicates that the development will meet the requirements of 49.40.230 for 13 foot aisles to allow one way circulation and access.

**Public Health/Safety** - The neighborhood along Shaune Drive is industrial in feel and does not have a noticeable amount of foot traffic. Adjacent buildings do not have windows at street level, and the lot across the street is contained by a tall sight-obscuring fence. These features could potentially foster an unsafe environment with dark or unmonitored areas. This development will counter that potential threat through extensive lighting and wall-mounted security cameras (marked on the site plan in attachment A).

In considering Conditional Use permits, the Planning Commission must consider if the requested use will materially endanger the public health or safety. Staff finds that, far from endangering the

public, the well lit parking lot and security cameras proposed by the applicant will improve neighborhood safety.

**Habitat** - The site is not impacted by wetlands, according to the Adamus Study, and there are no eagle's nests within a 330 foot radius of the property. Vanderbilt Creek, which runs to the south of the property, has been identified by Alaska Department of Conservation as an impaired water body, and is an anadromous stream. The south property line is beyond 50 feet from the stream. However, runoff from the parking lot may still impact the water quality of the stream.

**Property Value or Neighborhood Harmony** - At the street level, the garage bays of the storage facility will give the building an industrial feel in harmony with the surrounding neighborhood. The design of the building is very similar in size, style and orientation to the Igloo Rentals self storage building two lots to the west. The applicant will also take steps through vegetation and lighting to improve the view of site from the street in a way that maintains or improves overall property values, while also deterring theft or vandalism.

There is some potential for use conflicts with the introduction of the exercise studio in an Industrial zone. The exercise studio is considered a conditional use in this zone because the use is not, by nature, industrial. The Comprehensive Plan categorizes the neighborhood along Shaune Drive as Light Industrial, which the Plan defines as:

Land to be developed for heavy commercial or light industrial uses such as small- to medium- scale food processing; printing and other business services; wholesale trade; research and development laboratories; light manufacturing processes; metal fabrication; warehousing, trucking; animal kennels; crematoria; indoor and outdoor storage; car, boat, and heavy equipment sales; and repair and maintenance activities. (p. 148)

Users of the studio will not have the same neighborhood noise, smell or visual impacts of these more traditional industrial uses. However, and more importantly, a yoga studio by nature requires a significant amount of peace and quiet, and users of the exercise studio may be negatively impacted by the sounds and smells of industrial uses around them. By choosing to locate the use in an industrial zone, the applicant is moving to the nuisance knowing of these potential impacts. Therefore staff does not feel it is necessary to require a mitigating action – the responsibility lies on the applicant to choose how much protection to provide clients. In lieu of a mandatory condition, staff recommends an advisory condition that the applicant include measures for additional sound-proofing and mechanical ventilation on the second story. Doing so will help protect studio clients from the noises, dust and smells of industrial neighbors, and protect the industrial neighbors' ability to continue routine operations.

#### **Conformity with Adopted Plans -**

The 2013 *Comprehensive Plan* recognizes the potential for conflicts between industrial uses and encroaching retail or residential development. In order to protect the scarce resource of industrial lands from encroachment by incompatible uses, the plan includes the following policy and

implementing actions:

POLICY 10.7. TO DESIGNATE ON LAND USE AND ZONING MAPS, AND TO PROVIDE SERVICES TO, SUFFICIENT VACANT LAND WITHIN THE URBAN SERVICE AREA APPROPRIATELY LOCATED TO ACCOMMODATE FUTURE COMMERCIAL AND INDUSTRIAL USES.

10.7 - IA1 Maintain and improve design review procedures to ensure that proposals for commercial (retail, office and institutional) development are evaluated with regard to site design, building placement, parking, landscaping, exterior lighting, screening and buffers, signage and other factors related to surrounding properties, land uses and public facilities.

10.7 - IA2 Identify and protect from land use conflicts potential sites for light industrial and heavy industrial uses.

In the Lemon Creek, Switzer Creek and Salmon Creek Subarea section of the Comprehensive Plan, the following guideline directs regulators to review development permits for potential impacts to impaired water bodies:

Guideline 12. Jordan Creek, Lemon Creek and Vanderbilt Creek are listed as impaired water bodies by the Alaska Department of Environmental Conservation (DEC) and, therefore, careful review of all future development proposals that could affect the volume, velocity, cleanliness, and overall water quality of these creeks and their watersheds and tributaries is warranted. Coordinate all development within the sphere of influence of Jordan, Lemon and Vanderbilt Creeks with DEC to ensure that development meets the guidelines of the creeks' restoration plans, called the TMDL Document. (p. 183)

In the pre-application conference for this Conditional Use permit (attachment C), the engineering department discussed the possibility of installing a swale to protect Vanderbilt Creek from stormwater runoff. Staff recommends as a condition of approval of a building permit that the applicant submit drainage plans that include infrastructure to treat stormwater runoff from the parking lot before it enters Vanderbilt Creek. This infrastructure may need to be sited on the public right on way to the south, which is an undeveloped plated extension of Jenkins Drive. The stormwater treatment facility will need to be sited so as not to prevent the eventual construction of Jenkins Drive by future developers.

## **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 6.120 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. Public notice of this project was provided in the February 14<sup>th</sup> and February 24<sup>th</sup> 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.** The proposed development will improve public health and safety by providing security cameras and lighting on site, and by increasing the range of hours which the street will be active.

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

**No.** The proposed development will not substantially decrease the value of adjacent properties. Although there may be impacts from adjacent properties which harm the applicant's business, it will be the responsibility of the applicant to address those impacts.

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

**Yes.** The application is in overall conformance with the Comprehensive Plan.

**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 2,400 square foot exercise studio over a 6,000 square foot self storage facility in an industrial zone, subject to the following condition:

- 1) Prior to issuance of a building permit the developer shall submit to the CBJ Engineering Department, a detailed drainage plan which includes provisions for managing stormwater run-off during construction and which details the drainage facilities to be included as part of the development. No building permit shall be issued until such plans are deemed adequate and approved by the CBJ Engineering Department.

Staff also recommends the following advisory condition to mitigate potential conflicts between the Conditional Use and the permissible uses and related impacts inherent to the industrial zone:

- 2) The second story of the development shall contain sound buffering to protect occupants from noise impacts inherent to an industrial zone. A mechanical ventilation system shall be installed to allow air ventilation without incurring impacts from noise and dust.

# ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

Project Number <b>USE20440001</b>	Project Name (15 characters)	Case Number	Date Received <b>01/14/14</b>
--------------------------------------	------------------------------	-------------	----------------------------------

**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: \_\_\_\_\_

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

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

2400 ft<sup>2</sup> second floor exercise studio with retail and snack bar/food service.

**IS THIS A MODIFICATION OF AN EXISTING APPROVAL?**

NO      YES - Case # \_\_\_\_\_

**CURRENT USE OF LAND OR BUILDING(S):** empty lot.

**PROPOSED USE OF LAND OR BUILDING(S):** mini storage first floor, exercise studio second floor.

**UTILITIES PROPOSED:**

**WATER:**      Public      On Site

**SEWER:**      Public      On Site

**SITE AND BUILDING SPECIFICS:**

Total Area of Lot 18'000 square feet     Total Area of Existing Structure(s) 8400 square feet  
 Total Area of Proposed Structure(s) 8400 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"> <li><input checked="" type="checkbox"/> Site Plan</li> <li><input checked="" type="checkbox"/> Floor Plan of proposed buildings</li> <li><input checked="" type="checkbox"/> Elevation view of existing and proposed buildings</li> <li><input checked="" type="checkbox"/> Proposed Vegetative Cover</li> </ul> | <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Existing and proposed parking areas (including dimensions) and proposed traffic circulation</li> <li><input type="checkbox"/> Existing Physical Features of the site (drainage, habitat, hazard areas, etc.)</li> </ul> |
|---|--|

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**

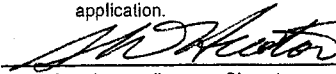
Fees	Check No.	Receipt	Date
Application Fees     \$ <u>500</u>	_____	_____	_____
Admin. of Guarantee     \$ _____	_____	_____	_____
Adjustment     \$ _____	_____	_____	_____
Pub. Not. Sign Fee     \$ <u>50</u>	_____	_____	_____
Pub. Not. Sign Deposit     \$ <u>100</u>	_____	_____	_____
<b>Total Fee</b> \$ <u>650</u>	<u>2578</u>	<u>CDD4686</u>	<u>01/14/14</u>

**NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM**



# DEVELOPMENT PERMIT APPLICATION

Project Number <b>USE 2014 0001</b>	CITY and BOROUGH of JUNEAU	Date Received: <b>01/14/14</b>
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT INFORMATION	Project Description <b>6000 ft<sup>2</sup> mini storage on first floor.</b> <b>2400 ft<sup>2</sup> second floor exercise studio with retail and snack bar/food serv</b>		
	PROPERTY LOCATION		
	Street Address <b>5326 Shaune Drive</b>	City/Zip <b>Juneau 99801</b>	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) <b>SSG 3 L 35 Parcel</b>		
	Assessor's Parcel Number(s) <b>SB1201350030</b>		
	LANDOWNER/LESSEE		
	Property Owner's Name <b>Shane Hoston</b>	Contact Person: <b>Shane Hoston</b>	Work Phone: <b>789-9320</b>
	Mailing Address <b>11001 Black Bear Rd</b>	Home Phone: <b>723-9320</b>	Fax Number: <b>790-3385</b>
	E-mail Address <b>shane@modern-mechanical.com</b>	Other Contact Phone Number(s):	
	LANDOWNER/LESSEE CONSENT		
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.			
<input checked="" type="checkbox"/>		<b>12/14/13</b>	
	Landowner/Lessee Signature	Date	
<input checked="" type="checkbox"/>	_____	_____	
	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			
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.			
Applicant's Name <b>Same</b>	Contact Person:	Work Phone:	
Mailing Address	Home Phone:	Fax Number:	
E-mail Address	Other Contact Phone Number(s):		
<input checked="" type="checkbox"/>	_____	_____	
	Applicant's Signature	Date of Application	

-----OFFICE USE ONLY BELOW THIS LINE-----

STAFF APPROVALS	<input checked="" type="checkbox"/>	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)		
	<input checked="" type="checkbox"/>	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)	<b>01/14/14</b>	<b>USE 2014 0001</b>
		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:			Date of Application	

## Narrative Description for Dry Foot Storage Building and The Yoga Path Studio

The two story building will be 8400 square feet. The first floor will be 6,000 square foot, heated self storage. Each unit will have a garage door entrance serving a 10 x 25 foot space.

The 3,130 square foot second floor, will include an exercise studio, retail space, offices and snack bar. The studio will have a full program of yoga and fitness classes for beginners through advanced students. The snack bar will provide a comfortable environment for participants to interact while enjoying healthy snacks and beverages. The second floor includes access to men and women's bathroom facilities (2 toilets for each) and a separate shower. Retail options will include equipment useful for the classes offered in the studio.

The entry will have a covered deck, well lit stairwell leading to spacious deck and inviting reception area.

Bike racks will be provided in the front of the building with protection from the elements. The parking will be angled and the traffic flow clockwise with separate entry and exit. Exterior lighting will be mounted on all four sides of the building. The exterior lighting will be directed to this property and for the benefit of safety to vehicles and foot traffic. Additional safety measures will be provided by security cameras on all four sides of the building to monitor activity. We anticipate the buildings use and activity of customer coming and going will reduce vandalism and theft in the neighborhood.



# Public Notice Sign Lease Agreement

Community Development Department

Case # USE 20140001 Sign # \_\_\_\_\_ Hearing Date: \_\_\_\_\_

Assessor's Parcel # 5B1201350030 Check # 2578 Receipt # CDD 4686

Applicant: Shane Heston Phone #: 723-9320  
(please print)

Application Received by: SH Date: 01/14/14  
(CDD staff initials/name)

I, Shane Heston, in cooperation with the Community Development Department (CDD), have leased a Public Notice Sign and agree to the terms listed below:

**CHARGE:** \$50 Preparation Fee  
\$100 Refundable Deposit

**RETURN TIME:** The sign **MUST** be returned to the Community Development Department **by 4:30 p.m. on the Monday** following the scheduled hearing date. If the sign is returned later than the Monday after the Planning Commission meeting, but within two weeks of the meeting, \$50.00 may be refunded.

**PENALTIES:** The sign **MUST** be returned to the Permit Center Staff in the same condition it was taken: clean, undamaged, and with no attachments. **If a sign is not returned on time, or has been damaged, the \$100 deposit fee will be forfeited.**

**POSTING REQUIREMENTS:**

- > The sign must be posted by the applicant/developer on the site at least 14 days prior to the hearing date.
- > The sign must be clearly visible and readable from a public Right-of-Way.

[Signature]  
(Applicant Signature)

1/14/14  
(Date)

Sign Received by: \_\_\_\_\_ Date: \_\_\_\_\_ Staff Initials: \_\_\_\_\_

Sign Returned by: \_\_\_\_\_ Date: \_\_\_\_\_ Staff Initials: \_\_\_\_\_

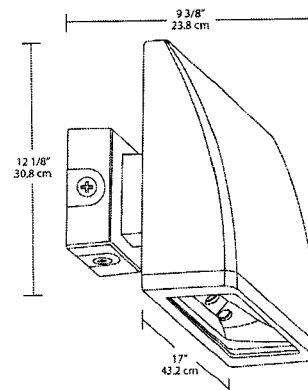
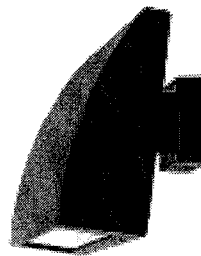
<b>REFUND INFORMATION:</b> Receipt Number: _____
Amount Refunded: _____ Method: _____ Date: _____ Staff Initials: _____
Refund Received by: _____ /mailed to: _____

# WPLED104

104W LED wallpack designed to replace 400W metal halide while using 75% less energy. 3 cutoff options. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.

Color: Bronze

Weight: 26.0 lbs



## LED Info

Watts: 104W  
 Color Temp: 5100K (Cool)  
 Color Accuracy: 70  
 L70 Lifespan: 100000  
 LM79 Lumens: 8,902  
 Efficacy: 79 LPW

## Driver Info

Type: Constant Current  
 120V: 0.95A  
 208V: 0.59A  
 240V: 0.51A  
 277V: 0.44A  
 Input Watts: 113W  
 Efficiency: 92%

## Technical Specifications

### UL Listing:

UL Suitable for Wet Locations as Uplight and Downlight Wall Mount Only.

### IP Rating:

Ingress Protection rating of IP66 for dust and water.

### LEDs:

Four multi-chip, high-output, long-life LEDs.

### Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

### Driver:

Constant current, Class 1, 100-277V, 50/60 Hz, 4kV Surge Protection, 700mA, 100-277V = 0.95A, Power Factor 99.2%.

### THD:

5.7% at 120V, 10.4% at 277V

### Input Watts:

113W

### Output Lumens:

8902

### Fixture Efficacy:

79 Lumens per Watt

### Color Accuracy (CRI):

70 CRI

### Correlated Color Temp. (Nominal CCT):

5100K

### Cold Weather Starting:

Minimum starting temperature is -40°F / -40°C.

### Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures.

### Thermal Management:

Superior thermal management with external Air-Flow fins.

### Housing:

Precision die-cast aluminum housing, door frame arm and wall bracket.

### Mounting:

Die-cast aluminum wall bracket with (5) 1/2" conduit openings with plugs. Two-piece bracket with tether for ease of installation and wiring.

### Arm:

Die-cast aluminum with wiring access plate.

### Cutoff Options:

WPLED104 can be mounted as a full cutoff (0°), cutoff (7.5°), standard (15°).

### Lens:

Tempered glass.

### Reflector:

Specular vacuum metallized polycarbonate.

### Gaskets:

High-temperature silicone.

### Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

### Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

**RAB**  
LIGHTING

Tech Help Line: 888 RAB-1000

Email: sales@rabweb.com

On the web at: www.rabweb.com

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Note: Specifications are subject to change without notice

Page 1 of 2

## WPLED104 - continued

**Color Stability:**

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

**Equivalency:**

The WPLED104 is Equivalent in delivered lumens to a 400W Metal Halide Wallpack.

**Color Uniformity:**

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377.2011.

**Green Technology:**

Mercury and UV free, and RoHS compliant.

**IESNA LM-79 & LM-80 Testing:**

RAB LED Luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

**Patents:**

The design of the WPLED104 is protected by patents pending in US, Canada, China, Taiwan and Mexico.

**Warranty:**

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. See our full warranty .

SCHMATIC DRAWINGS  
 DRY FOOT STORAGE BUILDING

for  
 Shane Hooton

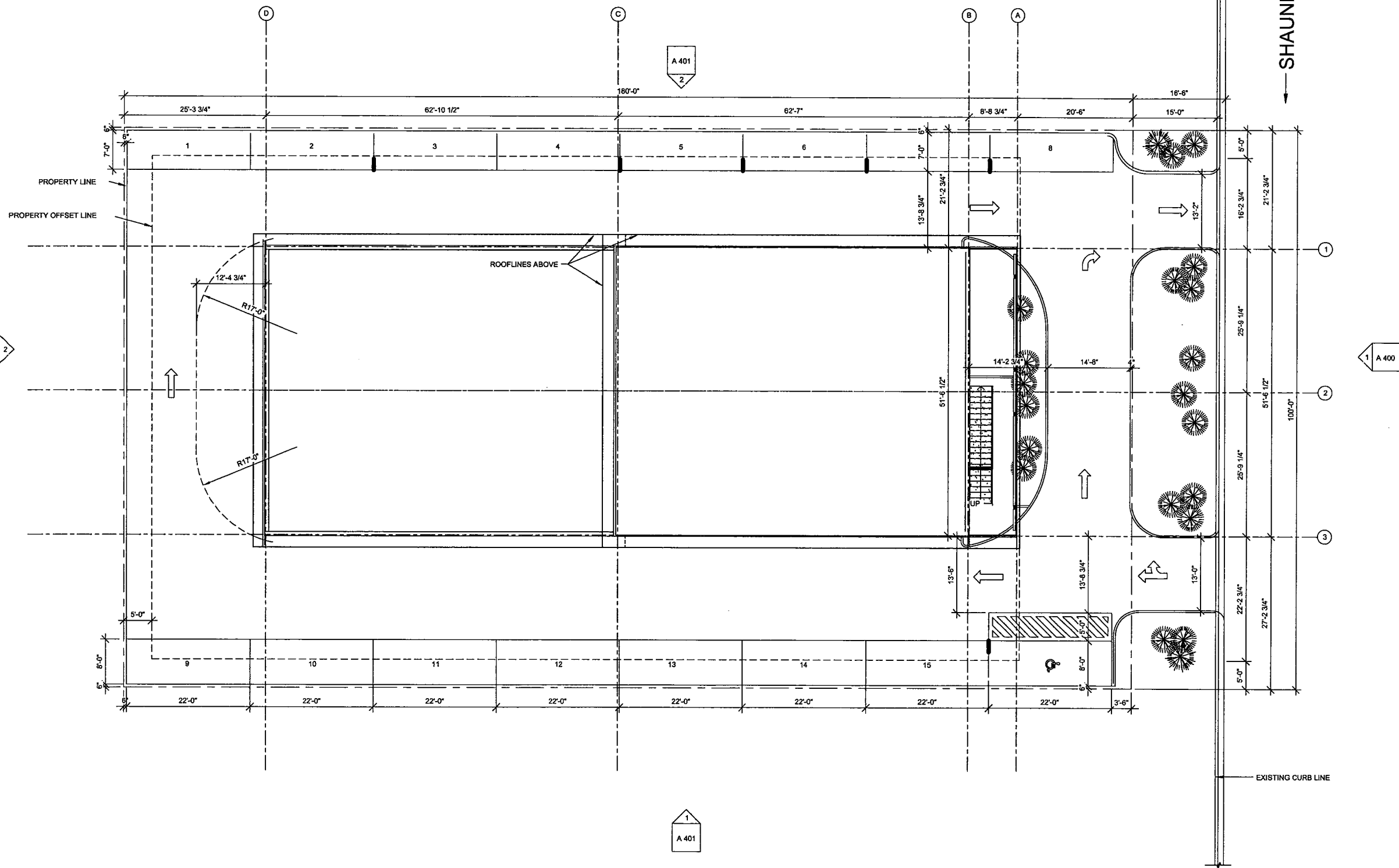
No.	Description	Date

SHEET TITLE:  
 SITE PLAN

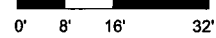
DATE: 01/11/12  
 SCALE:  
 DRAWN: ZJ  
 CHECKED: PV

SHEET NO.

A 101



1 SITE PLAN  
 1" = 10'-0"



MRV ARCHITECTS  
 1420 GLACIER AVE. #101  
 JUNEAU, AK 99801  
 907-586-1371  
 FAX 907-463-5544  
 mrv@mrvarchitects.com

1317

for  
 Shane Hooton

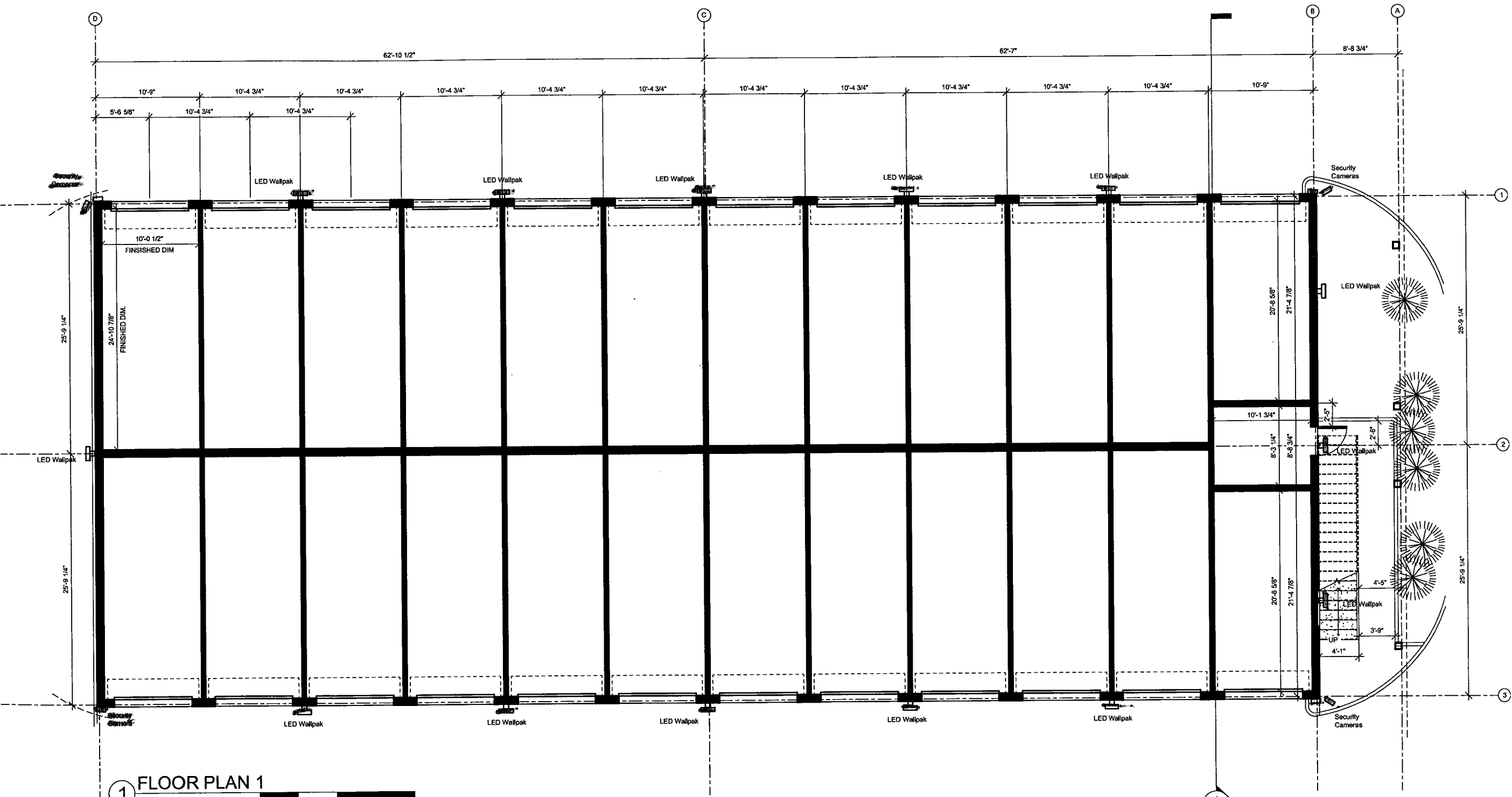
SCHEMATIC DRAWINGS  
 DRY FOOT STORAGE BUILDING

No.	Description	Date

SHEET TITLE:  
 FLOOR PLAN 1

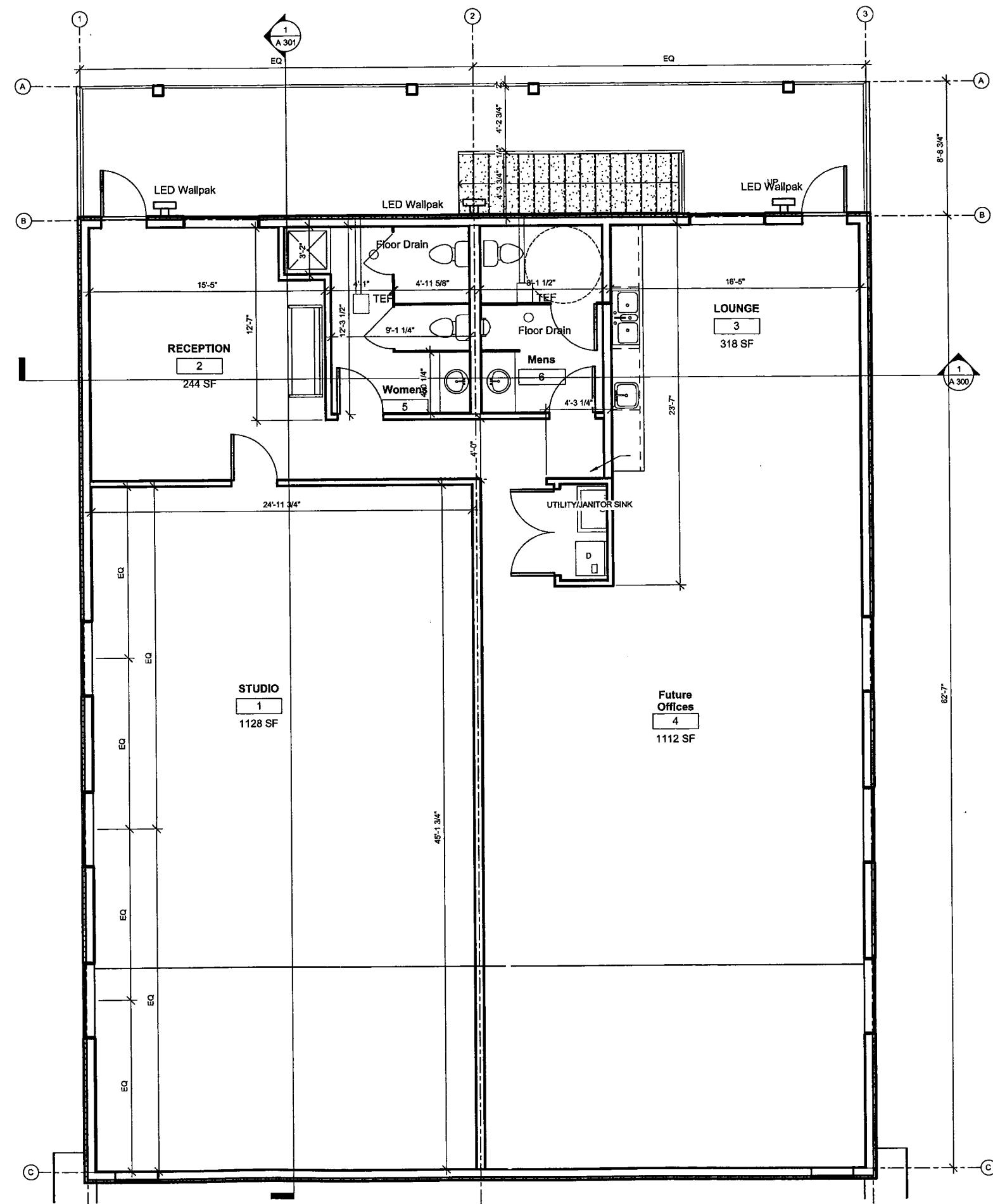
DATE: 08/20/12  
 SCALE:  
 DRAWN: ZJ  
 CHECKED: PV

SHEET NO.  
 A 201



1 FLOOR PLAN 1  
 3/16" = 1'-0" 0' 2' 4' 8'

NOTE: 11"x 17" PRINT IS HALF SIZE



1 FLOOR PLAN 2  
 1/4" = 1'-0" 0' 4' 8' 16'

NOTE: 11"x 17" PRINT IS HALF SIZE

MRV ARCHITECTS  
 1420 GLACIER AVE. #101  
 JUNEAU, AK 99801  
 907-586-1371  
 FAX 907-463-5544  
 mrv@mrvarchitects.com

SCHEMATIC DRAWINGS  
 DRY FOOT STORAGE BUILDING  
 for  
 Shane Hooton

No.	Description	Date

SHEET TITLE:  
 FLOOR PLAN 2

DATE: 08/28/12  
 SCALE:  
 DRAWN: ZJ  
 CHECKED: PV

SHEET NO.  
 A 202

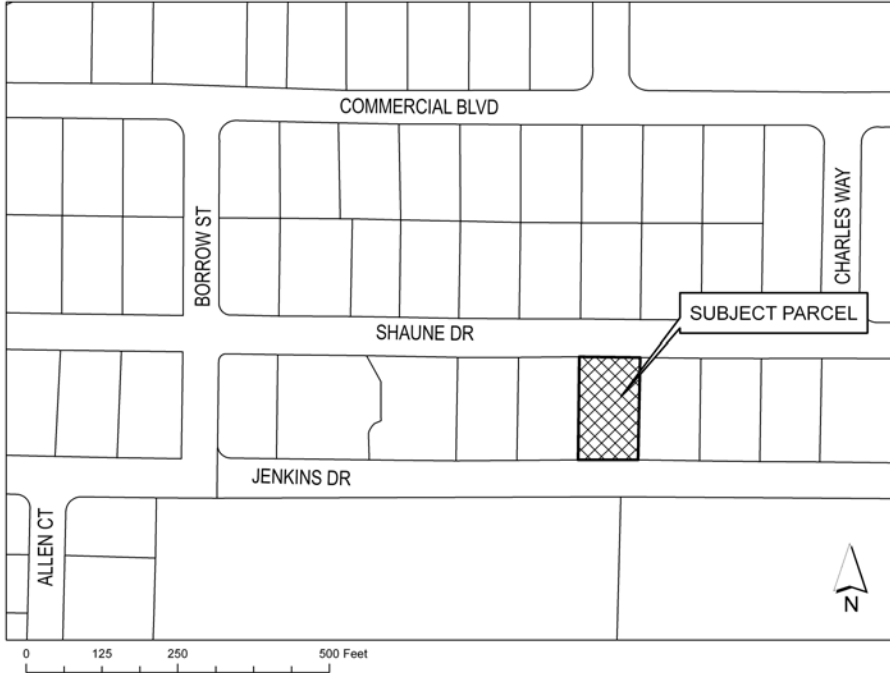
1317

for  
 Shane Hooton



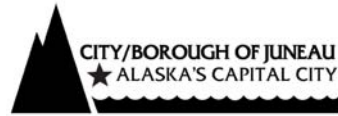


# NOTICE OF PUBLIC HEARING



**City & Borough of Juneau**  
 Community Development Department  
 155 S Seward Street • Juneau, Alaska 99801

**SHIP TO:**



**PROPOSAL:** Conditional Use Permit for a 2400 sq ft exercise studio and office space in an industrial zone.

<b>File No:</b>	<b>USE2014 0001</b>	<b>Applicant:</b>	<b>Shane Hooton</b>
<b>To:</b>	<b>Adjacent Property Owners</b>	<b>Property PCN:</b>	<b>5-B12-0-135-003-0</b>
<b>Hearing Date:</b>	<b>February 25, 2014</b>	<b>Owner:</b>	<b>Shane Hooton</b>
<b>Hearing Time:</b>	<b>7:00 PM</b>	<b>Size:</b>	<b>18039 sqft</b>
<b>Place:</b>	<b>Assembly Chambers</b>	<b>Zoned:</b>	<b>Industrial</b>
	<b>Municipal Building</b>	<b>Site Address:</b>	<b>Shaune Drive</b>
	<b>155 South Seward Street</b>	<b>Accessed Via:</b>	<b>Shaune Drive</b>
	<b>Juneau, Alaska 99801</b>		

**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 Sarah Bronstein at [sarah\\_bronstein@ci.juneau.ak.us](mailto:sarah_bronstein@ci.juneau.ak.us) or at 586-0466.*



Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at [www.juneau.org/plancomm](http://www.juneau.org/plancomm).

**ATTACHMENT B**

*Date notice was printed: January 23, 2014*



City and Borough of Juneau  
 Community Development Department  
 155 South Seward Street  
 Juneau, Alaska 99801  
 Telephone: 586-0715 Facsimile: 586-3365

**Project Name: SHANE HOOTON BUILDING**

**Project Description:** A new commercial two story building with mini storage on the ground floor and a yoga studio on the second floor.

**Applicant:** Shane Hooton  
**Property Owner:** Shane Hooton  
**Property Address:** Shaune Drive  
**Parcel Code Number:** 5B1201350030  
**Site Size:** 0.41 acres  
**Zoning:** I  
**Existing Land Use:** vacant

<b>Conference Date:</b>	October 30 <sup>th</sup> , 2013
<b>Report Issued:</b>	(Date)

**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	Mailing address	Email address
Sarah Bronstein	155 S. Seward Street	sarah_bronstein@ci.juneau.ak.us
Hal Hart	“”	hal_hart@ci.juneau.ak.us
John Young	“”	john_young@ci.juneau.ak.us
Ron King	“”	ron_king@ci.juneau.ak.us
Ed Quinto	“”	edward_quinto@ci.juneau.ak.us
Travis Goddard	“”	travis_goddard@ci.juneau.ak.us
Shane Hooton	11001 Black Bear Road	shane@modern-mechanical.com
Larry Hooton		

Neighborhood Association/Contact: N/A

ATTACHMENT C

## Conference Summary

### Questions/issues/agreements identified at the conference that were not already identified in the attached reports.

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

1. The proposed building is within the Industrial zone. In this zone, a Storage Building is allowed. A yoga studio would be considered an exercise facility (category 6.120 in TPU), which requires a conditional use permit.
2. Parking Requirements: Storage facilities require 1 space per 1,000 feet. The mini storage has approximately 6,000 sq. feet. Therefore the parking requirement for the storage units would be  $6,000/1,000 = 6$  spaces. The Yoga studio will be treated as a swimming pool, since the facility is an exercise facility without defined seats. Swimming pool parking requirements are calculated using the capacity of the pool, with one space for every 4 people. The studio parking requirement will be calculated as one space for every 4 people using the capacity of the building, rather than a pool. The capacity of the building is estimated as 24 according to the applicant. Thus, the parking requirement for the yoga studio would be  $24/4 = 6$  spaces. Total spaces required for the lot would be 12, one of which must be accessible.
3. Accessible parking space should be near the front entrance to the building, according to John Young. Currently it is at the back, but the applicant indicated that it could be moved to the front.
4. A space is designated at the front of the building for loading. It currently extends into the public ROW. Sarah Bronstein will research if this is allowed, or if the streets department would have issues with this arrangement, and what easements might be required for the use of the ROW for this purpose.
5. Ron King commented that the nearby creek is low. General Engineering recommends a bioswale along the public easement at the rear property line to treat on-site stormwater. Ron King will investigate the process for permitting the private development of a stormwater treatment facility (bioswale) on public right of way. Sarah Bronstein will speak to street department about CBJ's planned use for the ROW along the rear of the property.
6. There is an anadromous stream beyond the rear property line. According to CBJ's map of anadromous streams, the property does not appear to be affected by a stream setback. However, given the meandering nature of streams, it might be desirable for the applicant to have the planner assigned to the case make a stream setback determination to guarantee that the stream will not affect the property. Stream setbacks are 50 feet from the high water line.
7. Applicant expressed concern that neighbors might complain about the yoga studio not fitting in with the neighborhood feel of the industrial district. Because the ground floor of the building, and most of the square footage, is devoted to mini storage, staff felt it would be consistent with the industrial nature of the neighborhood.
8. Safety: applicant plans to install cameras, lights to prevent criminal activity along the rear of the building.
9. Bike parking: applicant plans to install bike parking along front side of building beneath awning
10. Hal Hart and Travis Goddard discussed the potential to do a phased development, and add additional square footage to the second story later. The applicant could apply for one conditional use permit now instead of needing a second one down the road. Proposed second phase development would be denoted on the site plan, and parking requirements for that future use would be arranged at the time of development, potentially using available spaces in applicant's lot next door. John Young noted that once the levels exceeded a certain square footage, a fire suppression system would be required. The applicant has no intentions to install a sprinkler system at this time.

11. Applicant will be required to submit a lighting plan as part of their conditional use permit. This plan should include information about what style of lights will be used. Light fixtures must be shielded and may not cast light beyond the lot.
12. A sign permit will also be required for any signs posted on the site.
13. When describing the use in the application, if the upstairs use is listed as “yoga studio,” any change in use to dance studio, fitness center, etc will require another conditional use permit. If, instead, the application is more general (i.e. fitness center with accessory merchandise sales) then no further conditional use permit will be required.

### Applicable Regulations

The following identifies the applicable titles of the City and Borough of Juneau Code that must be addressed upon submittal of a full application for the subject development proposal.

<b>Applies</b>	<b>Code Title and Reference Number</b>
	<b>Land Use - Title 49</b>
X	Conditional Use Permit (49.15.250)
	Minor Subdivision (49.15.400)
	Major Subdivision (49.15.400)
	Planned Unit Development (49.15.600)
	Cottage Housing Development (49.15.700)
	Canopies and Awnings (49.15.800)
	Variance (49.20.200)
	Special Density Considerations (49.25.510)
	Nonconforming Development (49.30)
	Rezoning (49.75.100)
	<b>Public Improvements (49.35)</b>
	<b>Access, Parking and Traffic (49.40)</b>
	Access (49.40.100)
X	Parking and Loading (49.40.200)
	Traffic (49.40.300)
X	Sign Standards (49.45.200)
	Vegetative Cover (49.50.300)
	<b>Density/Height Bonus Policies (49.60)</b>
	<b>Specified Use Provisions (49.65)</b>
	Exploration and Mining (49.65.100)
	Sand and Gravel Extraction (49.65.200)
	Mobile Homes (49.65.300)
	Recreational Vehicle Park (49.65.400)
	Convenience Stores (49.65.500)
	Bungalow Lots and Structures (49.65.600)
	Common Wall Residential Development (49.65.700)
	<b>Specified Area Provisions (49.70)</b>
	Hillside Development (49.70.200)
X	Sensitive Areas (49.70.300)
	Flood Hazard Areas (49.70.400)
	Historic District (49.70.500)
	Wetlands Management (49.70.1000)
	<b>Buildings &amp; Structures - Title 19</b>
	<b>Engineering - Title 69</b>
	<b>Fire Protection - Title ?</b>
	<b>Other</b>
	<b>Other</b>

### 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. Conditional Use Permit
2. Sign Permit
3. Building Permit

### Additional submittal requirements:

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

1. A copy of this pre-application conference report.
2. Site Plan
3. Sign Plan
4. Lighting Plan

### 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.

The fees checked below apply to the subject proposal, and are based upon the fee schedule in effect at the time of the pre-application conference and for the project as submitted. The fees that are applicable to the subject proposal are subject to change if the proposed projects changes and/or if new or additional information is presented after the meeting.

	<b>Application</b>	<b>Base Fee</b>
<input checked="" type="checkbox"/>	<b>Minor development</b>	
<input checked="" type="checkbox"/>	Sign permit (first two signs)	\$50
<input type="checkbox"/>	Per sign fee for each additional sign	\$20
<input checked="" type="checkbox"/>	Sign Deposit (refunded when sign is returned to CDD)	\$100
<input type="checkbox"/>	<b>Minor subdivision or consolidation</b>	
<input type="checkbox"/>	Subdivision creating additional lots (base fee)	\$400
<input type="checkbox"/>	Per lot fee for each resulting lot	\$25
<input type="checkbox"/>	Subdivision creating no additional lots (base fee)	\$110
<input type="checkbox"/>	Per lot fee for each lot changed	\$25
<input type="checkbox"/>	Minor lot consolidations	\$135
	<b>Major development, conditional use permits, allowable use Permits and wetlands permits</b>	

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<input type="checkbox"/>	Class I Uses	\$350
<input checked="" type="checkbox"/>	Class II Uses	\$500
<input type="checkbox"/>	Class III Uses	\$750
<input type="checkbox"/>	Class IV Uses	\$1,000
<input type="checkbox"/>	Class V Uses	\$1,600
<input type="checkbox"/>	<b>Major Subdivision</b>	
<input type="checkbox"/>	Preliminary Plat	\$110/lot or \$650, whichever is greater
<input type="checkbox"/>	Final Plat	\$70/lot or \$400, whichever is greater
<input type="checkbox"/>	Plat Amendment	\$110
<input type="checkbox"/>	Per lot for each lot amended	\$25
<input type="checkbox"/>	<b>Street Vacation</b>	\$500
<input type="checkbox"/>	<b>Administration of Developer's subdivision improvement guarantee</b>	
<input type="checkbox"/>	Performance bond	\$50
<input type="checkbox"/>	Deposit in escrow	\$140
<input type="checkbox"/>	Deed of trust, re-conveyance, agreement or substitution of trust and re-conveyance lots	\$140
<input type="checkbox"/>	Per lot for each additional lot	\$25
<input type="checkbox"/>	<b>Access Driveways in Rights of Way</b>	\$400
<input type="checkbox"/>	<b>Mining</b>	
<input type="checkbox"/>	Exploration approval	\$200
<input type="checkbox"/>	Small mine permit and amendment	\$1,200
<input type="checkbox"/>	Large mine permit and amendment	\$3,600
<input type="checkbox"/>	Special fees (49.65.130)	\$ ____
<input type="checkbox"/>	Technical revision	\$500
<input type="checkbox"/>	Ownership transfer requests	\$500
<input type="checkbox"/>	Summary Approval (based on use classes)	\$ ____
<input type="checkbox"/>	<b>Mobile Home Parks</b>	
<input type="checkbox"/>	Preliminary review	\$\$90/lot or \$250, whichever is greater
<input type="checkbox"/>	Final review	\$60/lot or \$250, whichever is greater
<input type="checkbox"/>	<b>Conditional Use Permit: Recreational Vehicle Parks</b>	\$400
<input type="checkbox"/>	<b>Hillside Development Endorsement</b> (Gross hourly rate for professional review and inspection)	\$ ____ + \$60 = \$ ____
<input type="checkbox"/>	<b>Planned Unit Development and Cottage Housing</b>	
<input type="checkbox"/>	Preliminary plan application approval	\$400
	Per planned residential unit	\$80
<input type="checkbox"/>	Final plan approval	\$300
	Per planned residential unit	\$60
<input type="checkbox"/>	<b>Conditional Use Permit: Development in landslide or avalanche hazard area</b>	\$400
<input type="checkbox"/>	<b>Zone Changes and Comprehensive Plan Amendments</b>	\$600
<input type="checkbox"/>	<b>Board of Adjustment</b>	
<input type="checkbox"/>	De Minimus Variance	\$120
<input type="checkbox"/>	Other variances	\$400
<input type="checkbox"/>	<b>Street Name Change</b>	\$400
<input type="checkbox"/>	<b>Preparation of deed restrictions, certifications of common</b>	\$100

Pre-Application Conference Final Report

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	<b>ownership, and similar documents</b>	
<input type="checkbox"/>	<b>Sidewalk obstruction permit</b>	\$100
<input type="checkbox"/>	<b>Certification of zoning compliance letters</b>	\$150
<input type="checkbox"/>	<b>Appeal of director's decision</b> (refundable if applicant prevails)	\$200
<input type="checkbox"/>	<b>Fee Not Listed</b>	\$ ____

<b>Total estimate of review fees</b>		<b>\$</b>
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**Attachment list**

- Proposed Plan
- Building Department Comments
- General Engineering Comments
- Fire Marshal Comments
- Other \_\_\_\_\_

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

**Submit your completed application**

You must submit your application(s) in person with payment to:

City/Borough of Juneau  
Permit Center  
230 S. Franklin Street,  
Fourth Floor Marine View Center  
Juneau, AK 99801

Phone: (907) 586-0715  
Fax: (907) 586-3365  
Web: [www.Juneau.org](http://www.Juneau.org)