

# MEMORANDUM

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

**DATE:** June 11, 2014

**TO:** Planning Commission

**FROM:** Jonathan Lange, Planner *Jonathan Lange*  
Community Development Department

**FILE NO.:** USE2014 0009

**PROPOSAL:** A Conditional use permit for a 36 unit modular condo development on Bresee Street in the Mendenhall Valley.

## GENERAL INFORMATION

**Applicant:** Constellation Development LLC

**Property Owner:** Allison Survivor's Trust

**Property Address:** Mendenhall Loop Road/ Bresee Street

**Legal Description:** Tall Timbers 2 Tract A-1

**Parcel Code Number:** 5-B21-0-147-042-0

**Site Size:** 2.4 acres

**Comprehensive Plan Future Land Use Designation:** MDR – Medium Density Residential

**Zoning:** D-15

**Utilities:** City water and sewer

**Access:** Bresee Street

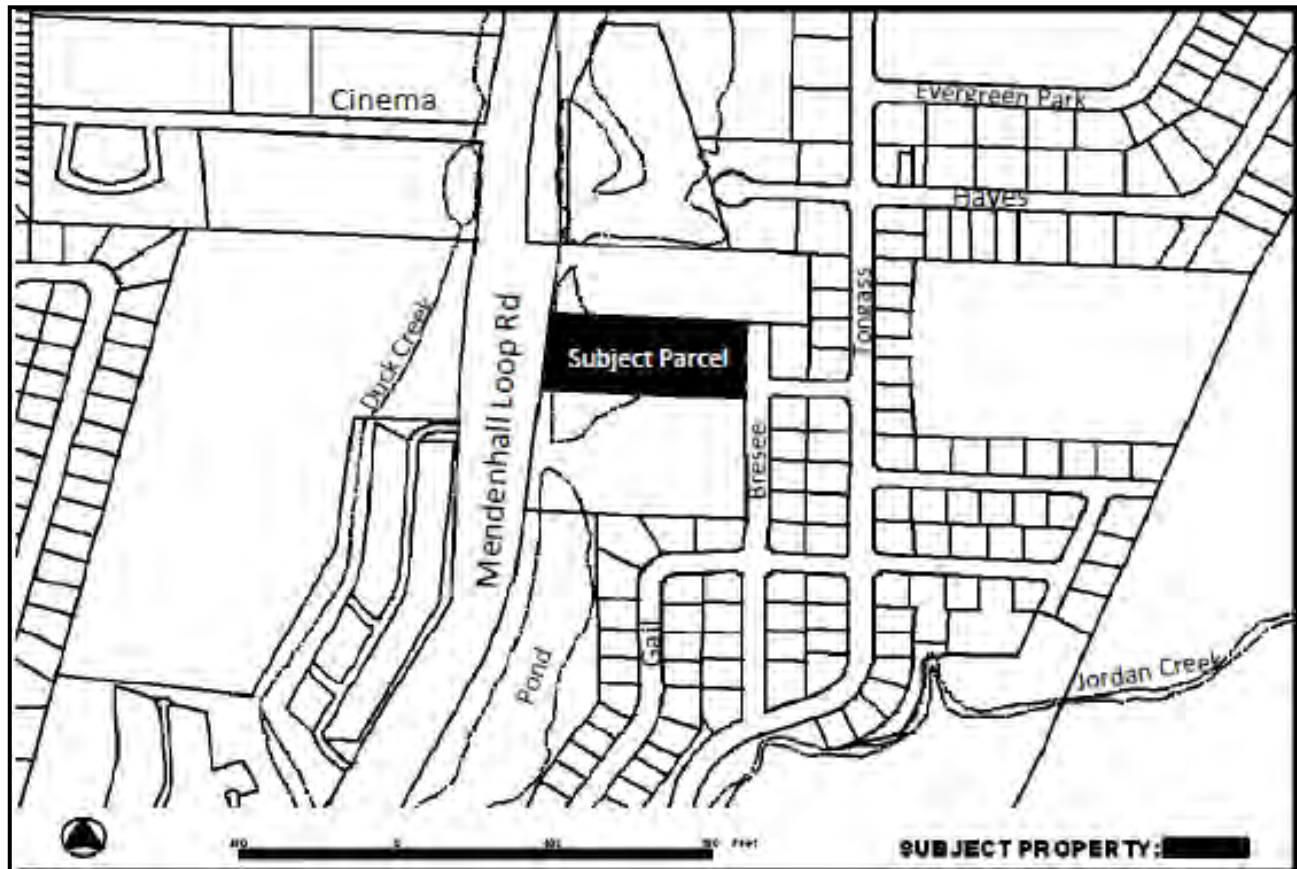
**Existing Land Use:** Vacant

**Surrounding Land Use:**

North	D-15 – Multi-family Lakeside Condos, 41 units
South	D-15 – Church of Nazarene of Juneau
East	D-15 – Across Bresee St., Multi-family 5 units
West	D-15 – Mendenhall Loop Road



### **VICINITY MAP**



### **ATTACHMENTS**

- Attachment A – Conditional Use and Development Permit Applications
- Attachment B – Pre-application Conference Report
- Attachment C – Site and Building Plans
- Attachment D – Public Notice
- Attachment E – CBJ, external agency review comments, and public comments

### **PROJECT DESCRIPTION**

The applicant requests a Conditional Use permit for the development of a 36 unit multi-family residential project on a 2.4 acre D-15 zoned lot on Bresee Street in the east part of the Mendenhall Valley. The proposed project would include six three story modular condo units on the east portion of the lot that would surround on-site parking for the development.

## **BACKGROUND**

On May 14, 2014 a Pre-Application Conference was held with the applicant, Community Development (CDD) staff, General Engineering staff, and Capital City Fire and Rescue staff. Please see Attachment B for the Pre-Application Conference report.

## **ANALYSIS**

**Project Site and Design** – The property is located between Mendenhall Loop Road and Bresee Street in east Mendenhall Valley. The project site is currently vacant. The site is south of the 41 unit Lakeside Condos, west of a 5 unit multi-family development, and north of the Church of Nazarene of Juneau. The site would be accessed from Bresee Street for the proposed development.

Attachment C shows the 6 proposed buildings will be located on the east portion of the property near Bresee Street. Each of the buildings will be 33 feet 10 inches tall, 72 feet 3 inches long, and 30 feet 1 ½ inches deep, and will contain 6 units. All of the condominiums will consist of 2 bedrooms and 2 bathrooms. Each unit will be accessed by an external entry and by an external stairway to the second and third floors. Each of the buildings will meet the D-15 zoning district setback requirements of 20 foot front yard setback from Mendenhall Loop Road, 13 foot street side yard setback from Bresee Street, and the 5 foot side yard setbacks from the north and south property lines.

**Traffic, Parking and Circulation** – The proposed development is projected to generate approximately 151 average daily trips. Staff estimated the average daily trips by using the Institute of Transportation Engineers (ITE) Trip Generation Manual. The proposed development will generate fewer than 250 average daily trips. A traffic impact analysis (TIA) is not required for development that is projected to generate fewer than 250 average daily trips (ADT), per CBJ Title 49.40.300(a)(1).

The site plan in Attachment C shows the proposed parking areas. Each proposed building will have 6 covered or carport parking spaces next to the building and the remaining parking is proposed to be located in the center of the site. CBJ 49.40.210 requires 1.75 parking spaces per each 2 bedroom unit. Therefore, a total of 66 parking spaces, including three handicap accessible spaces, are required for the 36 unit project. The applicant is proposing 66 parking spaces, including four handicap accessible spaces for their project.

**Noise** – There will be increased noise in the neighborhood due to the vehicle traffic that will be generated by the proposed project. However, this traffic noise will be primarily residential in nature and similar to the noise generated by similar uses along Bresee Street.

During construction of the proposed development the applicant shall comply with the Penal Code CBJ 42.20.095 *Disturbing the Peace* (b) which states:

*“(b) Construction of buildings and projects. It is unlawful to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or similar heavy construction equipment, before 7:00 a.m. or after 10:00 p.m., Monday through Friday, or before 9:00 a.m. or after 10:00 p.m. Saturday and Sunday, unless such permit shall be obtained from the City and Borough building official. Such permit shall be issued by the building official only upon a determination that such operation during hours not otherwise permitted under this section is necessary and will not result in unreasonable disturbance to surrounding residents.”*

**Public Health or Safety** – Concerns have been brought up by neighbors about increased traffic on, and usage of Bresee Street. Traffic has been addressed above. The Juneau Police Department did not have any issues or concerns with the proposed project. There is no evidence that the proposed development will materially endanger the public health or safety.

**Habitat** – The site of the proposed development contains category EP (Enhancement Potential) wetlands. As outlined in the applicant’s site plan, the applicant is proposing to develop the portion of their parcel that least affects the category wetlands. The applicant has applied for a building permit for Building “A” and will develop Buildings B, E, and F first. Building C and D cannot be developed until such time as the applicant obtains any wetland permits required by the Army Corps. As a condition of approval:

1. Prior to fill in the wetlands for proposed Buildings C and D, the applicant will be required to obtain a Grading and Drainage permit through the General Engineering department. Prior to Grading and Drainage permit approval the applicant must obtain an approved Army Corps permit for placement of fill within the category wetlands on their property.

The applicant’s site also contains a portion of Duck Creek which is a designated anadromous stream. The applicant’s proposed plan complies with the 50 foot no development and 25 foot no disturbance setback from the banks or ordinary high water (OHW mark) of Duck Creek. Duck Creek is also within an AE flood zone. The proposed development is outside of the floodplain. At the time of building permit the buildings elevation at its lowest floor will be above the base flood elevation (approximately 34 feet), of the adjacent floodplain.

**Property Value or Neighborhood Harmony** – Neighborhood concerns have been brought to staff’s attention concerning increased traffic and parking in the area. Though traffic will increase, the proposed development does not generate a high enough average daily trip count to require a traffic impact analysis. On-site parking will be provided for the proposed development that will include parking sufficient for that which is required per code. The proposed development is consistent with the dimensional standards and permissible uses of the D-15 zoning district in which is proposed to be located. With conditions the proposed development should maintain values and will be in harmony with the neighboring area.

**Conformity with Adopted Plans** - Staff reviewed the 2013 Comprehensive Plan for policies that may be relevant to the project:

**POLICY 3.1. TO BALANCE AVAILABILITY OF SUFFICIENT LAND WITHIN THE DESIGNATED URBAN SERVICE AREA BOUNDARY THAT IS SUITABLY LOCATED AND PROVIDED WITH THE APPROPRIATE PUBLIC SERVICES AND FACILITIES TO MEET THE COMMUNITY'S FUTURE GROWTH NEEDS AND THE PROTECTION OF NATURAL RESOURCES, FISH AND WILDLIFE HABITAT AND SCENIC CORRIDORS.**

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

**POLICY 4.8. 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.**

**POLICY 7.3. TO PROTECT RIPARIAN HABITAT, INCLUDING STREAM CORRIDORS AND LAKE SHORELINES, FROM ADVERSE EFFECTS OF DEVELOPMENT AND TO PROVIDE A HIGHER LEVEL OF PROTECTION FOR NON-URBAN SHORELINES IN PUBLIC OWNERSHIP.**

**POLICY 7.5. TO PROTECT HIGH-VALUE WETLANDS FROM ADVERSE EFFECTS OF DEVELOPMENT THROUGH LAND USE MANAGEMENT AND TO SPONSOR OR PARTICIPATE IN EFFORTS TO ENHANCE OR RESTORE THE ENVIRONMENTAL VALUES OF WETLANDS IN THE BOROUGH.**

**POLICY 10.1. TO FACILITATE AVAILABILITY OF SUFFICIENT LAND WITH ADEQUATE PUBLIC FACILITIES AND SERVICES FOR A RANGE OF HOUSING TYPES AND DENSITIES TO ENABLE THE PUBLIC AND PRIVATE SECTORS TO PROVIDE AFFORDABLE HOUSING OPPORTUNITIES FOR ALL JUNEAU RESIDENTS.**

**POLICY 10.3. TO FACILITATE RESIDENTIAL DEVELOPMENTS OF VARIOUS TYPES AND DENSITIES THAT ARE APPROPRIATELY LOCATED IN RELATION TO SITE CONDITIONS, SURROUNDING LAND USES, AND CAPACITY OF PUBLIC FACILITIES AND TRANSPORTATION SYSTEMS.**

The proposed development will provide for needed housing for Juneau residents within the Urban Service Boundary Area and will, by following the conditions of approval, protect and maintain important fish habitat in Duck Creek and associated wetlands.

## **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.** Staff finds 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 1.300 for the D-15 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 June 13, 2014 and June 23, 2014 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.** As stated above there is no evidence that the proposed development will materially endanger the public health or safety.

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

**No.** As stated above the use, with conditions, should maintain values and will be in harmony with the neighboring area.

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

**Yes.** As stated above the proposed development generally conforms to the land use plan, thoroughfare plan, and adopted plans.

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.** As stated above the proposed development will comply with regulations that limit and allow fill in wetlands.

**RECOMMENDATION**

Based upon the proposed project (identified as Attachments A, B, and C), and the findings and conclusions stated above, the Community Development Department staff and Director **RECOMMENDS** the Planning Commission **APPROVE** the request with the following conditions.

Recommended conditions:

1. Prior to fill in the wetlands for proposed Buildings C and D, the applicant will be required to obtain a Grading and Drainage permit through the General Engineering department. Prior to Grading and Drainage permit approval the applicant must obtain an approved Army Corps permit for placement of fill within the category wetlands on their property.

# ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

Project Number	Project Name (15 characters)	Case Number	Date Received
		Use 20140009	5/14/14

## 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.

Conditional use permit for 30 unit Condo project

IS THIS A MODIFICATION OF AN EXISTING APPROVAL?

☒ NO

☐ YES - Case # \_\_\_\_\_

CURRENT USE OF LAND OR BUILDING(S): Vacant

PROPOSED USE OF LAND OR BUILDING(S): Condos

UTILITIES PROPOSED:

WATER: ☒ Public ☐ On Site

SEWER: ☒ Public ☐ On Site

SITE AND BUILDING SPECIFICS:

Total Area of Lot 104603 square feet

Total Area of Existing Structure(s) \_\_\_\_\_ square feet

Total Area of Proposed Structure(s) 10835 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:

- ☒ Site Plan  
☒ Floor Plan of proposed buildings  
☒ Elevation view of existing and proposed buildings  
☒ Proposed Vegetative Cover

- ☒ Existing and proposed parking areas (including dimensions) and proposed traffic circulation  
☒ 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
Application Fees \$ 750			
Admin. of Guarantee \$			
Adjustment \$			
Pub. Not. Sign Fee \$ 50			
Pub. Not. Sign Deposit \$ 100			
Total Fee \$ 900		465790	5/14/14

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

# DEVELOPMENT PERMIT APPLICATION

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

INFORMATION

Project Description <b>30 unit Condo project</b>		
<b>PROPERTY LOCATION</b>		
Street Address	City/Zip <b>Juneau, 99801</b>	
Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) <b>Tract A-1 Tall Timbers Subdiv. No. 2 Plat 84-165</b>		
Assessor's Parcel Number(s) <b>5B2101470420</b>		
<b>LANDOWNER/LESSEE</b>		
Property Owner's Name <b>Allison's Survivor Trust</b>	Contact Person: <b>Lynela</b>	Work Phone:
Mailing Address <b>P.O. Box 33817</b>	Home Phone:	Fax Number:
E-mail Address	Other Contact Phone Number(s):	

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	Landowner/Lessee Signature	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 <b>Constellation Development</b>	Contact Person: <b>Travis</b>	Work Phone: <b>321 3118</b>
Mailing Address <b>10840 Lilac Drive</b>	Home Phone: <b>364 3166</b>	Fax Number:
E-mail Address <b>constellation-dev@hotmail.com</b>	Other Contact Phone Number(s):	
X	Applicant's Signature 	Date of Application <b>5/14/14</b>

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

STAFF APPROVALS

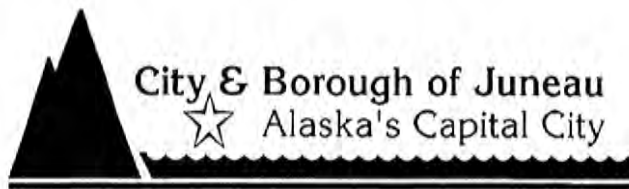
✓	Permit Type	Date Received	Application Number(s)
	Building/Grading Permit		
	City/State Project Review and City Land Action		
	Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)		
	Mining Case (Small, Large, Rural, Extraction, Exploration)		
	Sign Approval (If more than one, fill in all applicable permit #'s)		
	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)		
X	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)	<b>5/14/14</b>	<b>USE 14-009</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:			Permit Intake Initials

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

1:FORMS\2010 Applications

Revised November 2009

## ATTACHMENT A



**City and Borough of Juneau  
Community Development Department**

155 South Seward Street

Juneau, Alaska 99801

Telephone: 586-0715 Facsimile: 586-3365

**Project Name: Travis Arndt**

Case Number: PAC2014 0011  
Project Description: A 36-unit multi-family residential development  
Applicant: Travis Arndt  
Property Address: Bresee Street.  
Parcel Code Number: 5-B21-0-147-042-0  
Site Size: 2.67 acres  
Zoning: D-15  
Existing Land Use: Vacant

Conference Date: 5/14/2014 at 10:30 am

Report Issued:

**List of attendees**

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

Name	Title	Email address
See Attached		

**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. Zoning – D-15
2. Setbacks – 20' front and rear; 5' side, rear 15'
3. Height – 35'
4. Lot coverage – 50%
5. Landscaping – 30% minimum vegetative cover 49.50.200
6. Lighting – None proposed except for at residence doors and in the stairwells.
7. Building – Structures will require sprinklers if three stories or they include more than 4 units per structure.

8. Fire District – Emergency vehicle access need to be provided for each phase. Total project build out design is adequate. Sprinklers will be required. Fire hydrants can be no farther than 600 feet from the structures.
9. Parking – Full build out parking is adequate. Phased plans must include adequate parking for each building or phase, concurrent with construction.
10. Traffic – No traffic study is required.
11. Engineering – A snow storage area needs to be identified on the site plan.
12. Noise –
13. Drainage – A drainage plan will be required.
14. Utilities – (water, power, sewer, etc.) Public water and sewer is available with 6-inch lines at the site. Water infrastructure must be able to accommodate both water and fire flow for the sprinklers.
15. Wetlands – A wetland fill permit from the Corps will be required before any building can be approved beyond the top of slope.
16. Habitat – No disturbance can occur within 25 feet of the ordinary high water mark and no structure can be placed within 50 feet. The OWHM must be shown on the site plan.
17. Hazard/Mass Wasting/Avalanche/Hillside Endorsement – No issue.
18. Flood – Before grading in the floodplain can occur, a grading permit will be required and the grading will have to be reviewed under CBJ section 49.70.400. This can be addressed through a condition of approval for the CUP.
19. Other Agency Reviews – Corps of Engineers permits will be needed for fill in the wetland.

### 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 Application

### Additional submittal requirements:

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

1. A copy of this pre-application conference report.
2. Project narrative and site plans as discussed in the pre-application conference. To include a phasing plan for the buildings and parking.

### 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.

### Attachment list

- ☐ Proposed Plan
- ☐ Development Engineering Comments
- ☐ Environmental Services Comments
- ☐ Fire Marshal Comments

- ☐ Public Health 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:

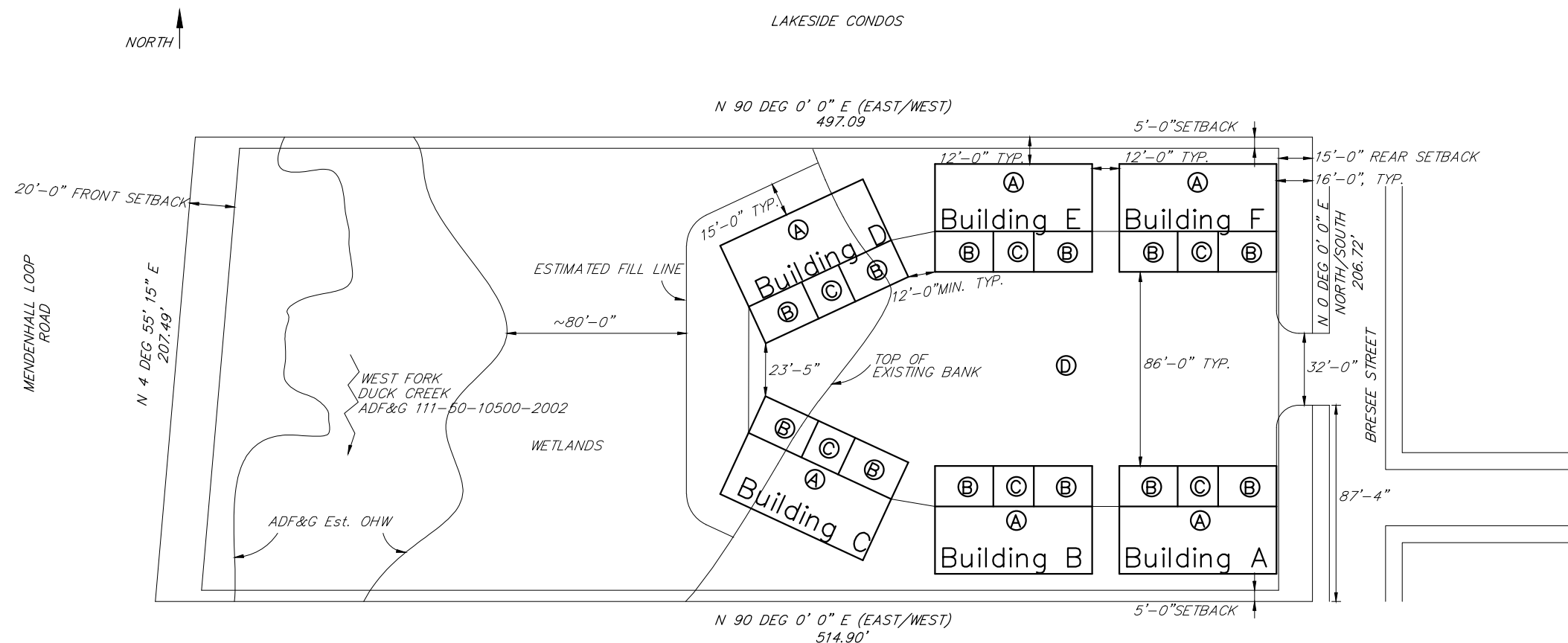
City/Borough of Juneau  
Permit Center  
230 S. Franklin Street,  
Fourth Floor Marine View Center  
Juneau, AK 99801

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

MAY 14 2014  
Pre AAD.

36 units in 6 BUILDING  
Constellation Dev

1. Noel Wcent
2. Travis Goddard
3. Ed Quinto
4. GE - Ron KING
5. Dan Jager Fire Marshal
6. SVEN PEARSON - DFM
7. John Young
8. Travis Andt
- 9.



LAKESIDE CONDOS

N 90 DEG 0' 0" E (EAST/WEST)  
497.09

20'-0" FRONT SETBACK

N 4 DEG 55' 15" E  
207.49'

WEST FORK DUCK CREEK  
ADF&G 111-60-10500-2002

WETLANDS

ADF&G Est. OHW

ESTIMATED FILL LINE

~80'-0"

15'-0" TYP.

Building D

12'-0" TYP.

Building E

12'-0" TYP.

Building F

15'-0" REAR SETBACK

16'-0" TYP.

N 0 DEG 0' 0" E  
NORTH/SOUTH  
206.72'

BRESEE STREET

32'-0"

86'-0" TYP.

87'-4"

N 90 DEG 0' 0" E (EAST/WEST)  
514.90'

5'-0" SETBACK

CHURCH OF NAZARINE

CHURCH OF NAZARINE

SITE PLAN  
1/64" = 1'-0"

- NOTES:
- Ⓐ – 6 UNIT CONDO BUILDING
  - Ⓑ – 6 SPACE CARPORT
  - Ⓒ – EXTERIOR STAIR ACCESS
  - Ⓓ – PERVIOUS CONCRETE PARKING
- POWER, TELEPHONE, CABLE TO BE  
ENCLOSED IN CONDUITS >2FT DEEP  
LOCATIONS TO BE AS-BUILT

CONSTELLATION DEVELOPMENT

ATTACHMENT C

Tract A-1

Tall Timbers Subdiv.

SITE PLAN

RECEIVED  
MAY 14 2014  
PERMIT CENTER/CDD



CONSTELLATION DEVELOPMENT

ATTACHMENT C

Tract A-1

Tall Timbers Subdiv.

COVER SHEET



# CONSTELLATION DEVELOPMENT

## ATTACHMENT C

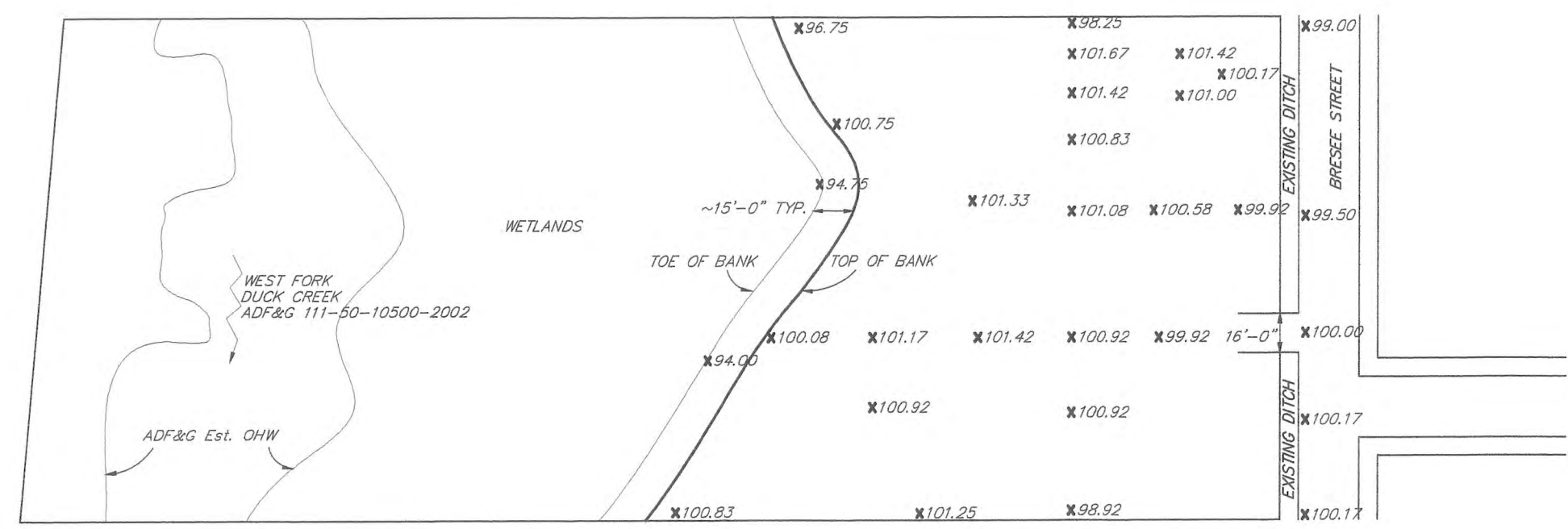
Tract A-1

Tall Timbers Subdiv.

SITE PLAN



MENDENHALL LOOP  
ROAD



EXISTING GRADING  
1/64" = 1'-0"

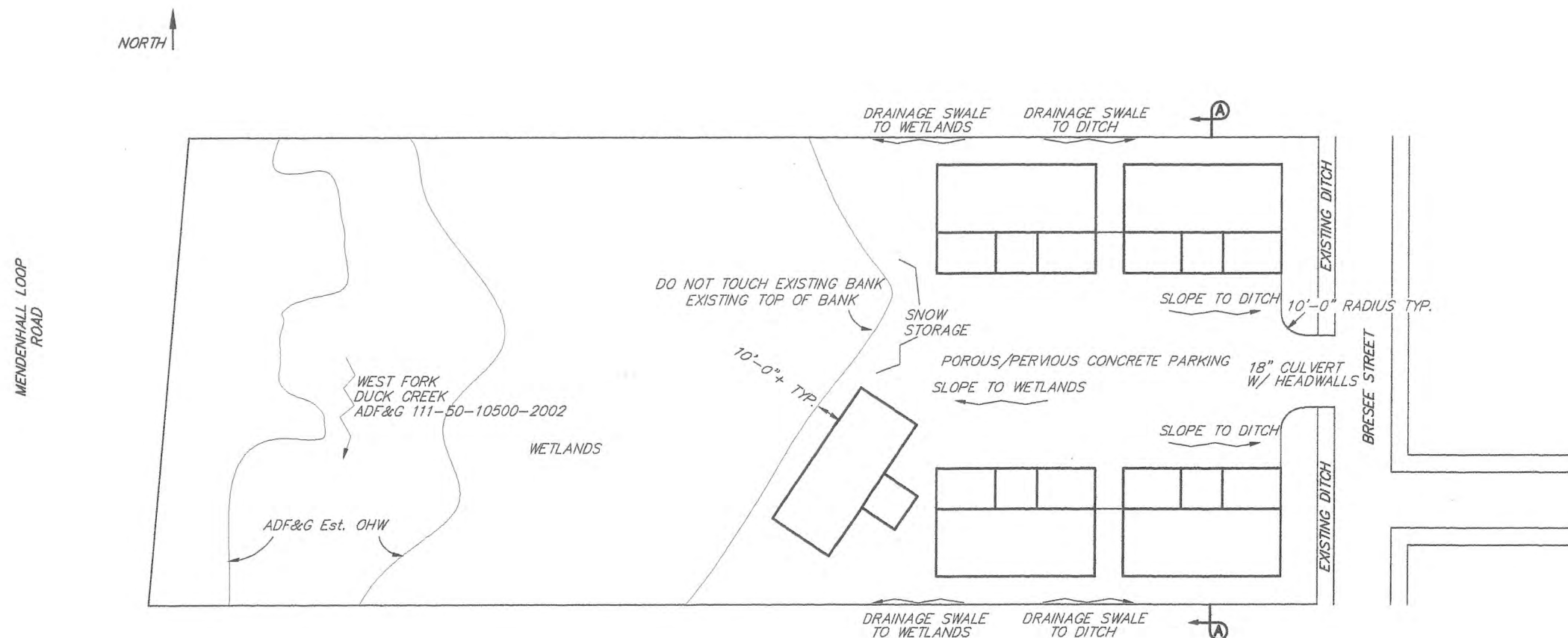
NOTES:  
X 100.00 - EXISTING POINT ELEVATION

# CONSTELLATION DEVELOPMENT

## ATTACHMENT C

Tract A-1
Tall Timbers Subdiv.
EXISTING GRADING

RECEIVED  
MAY 14 2014  
PERMIT CENTER/CDD



GRADING PLAN  
1/64" = 1'-0"

NOTES:

Top of Foundation Elevation - 100.5  
Gutters to Drain into Swale or  
to Slope before Wetlands

CONSTELLATION DEVELOPMENT

ATTACHMENT C

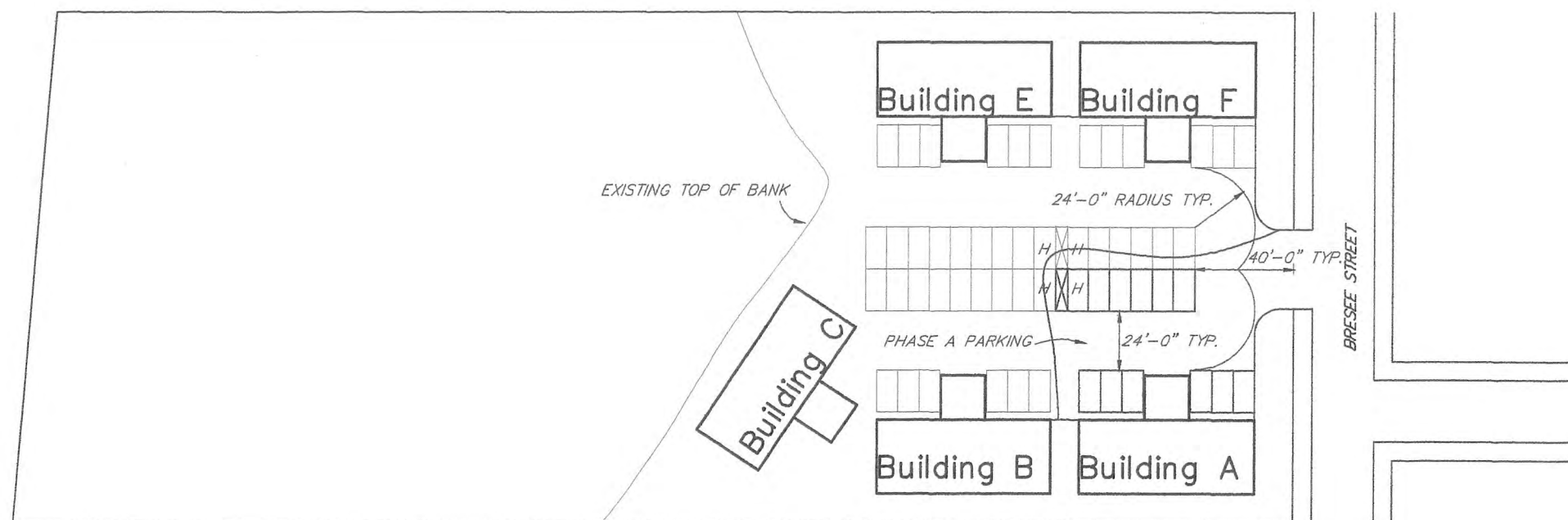
Tract A-1

Tall Timbers Subdiv.

GRADING PLAN



MENDENHALL LOOP  
ROAD



RECEIVED  
MAY 14 2019  
PERMIT CENTER/CDD

PARKING PLAN  
 $1/64" = 1'-0"$

NOTES:  
12 PARKING SPC.  
(1 HANDICAP SPC.)

CONSTELLATION DEVELOPMENT

ATTACHMENT C

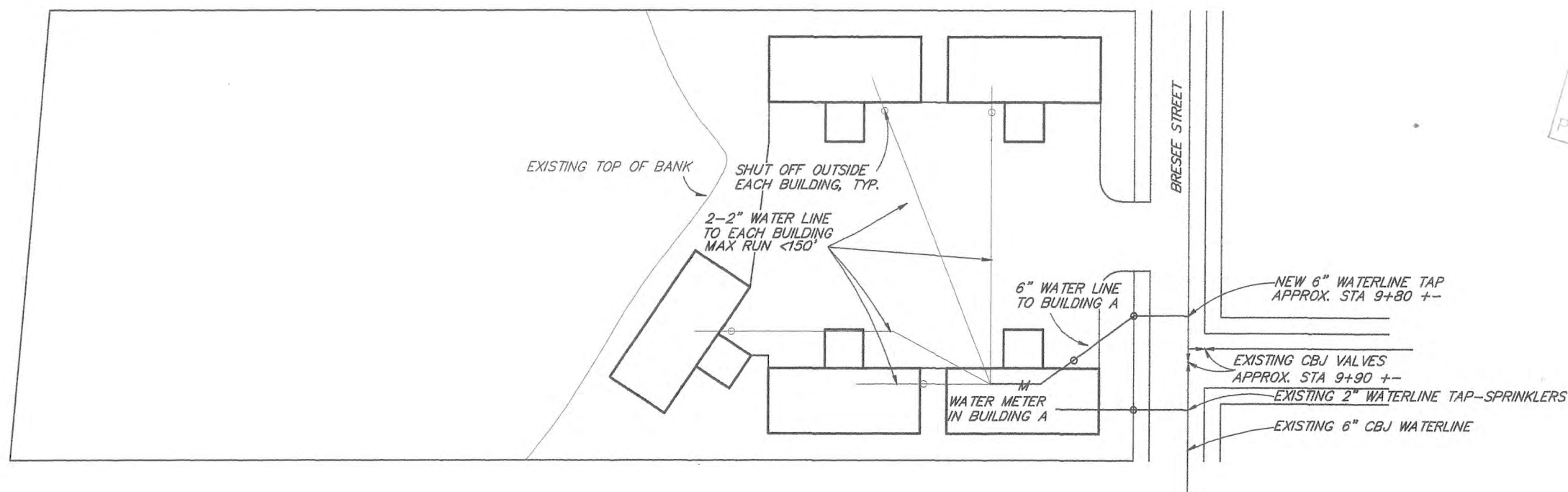
Tract A-1

Tall Timbers Subdiv.

PARKING PLAN



MENDENHALL LOOP  
ROAD



RECEIVED  
MAY 14 2014  
PERMIT CENTER/CDD

WATER PLAN  
 $\frac{1}{64"} = 1'-0"$

NOTES:  
EACH BUILDING - 107.5 WFUs  
638 WFUs TOTAL

CONSTELLATION DEVELOPMENT

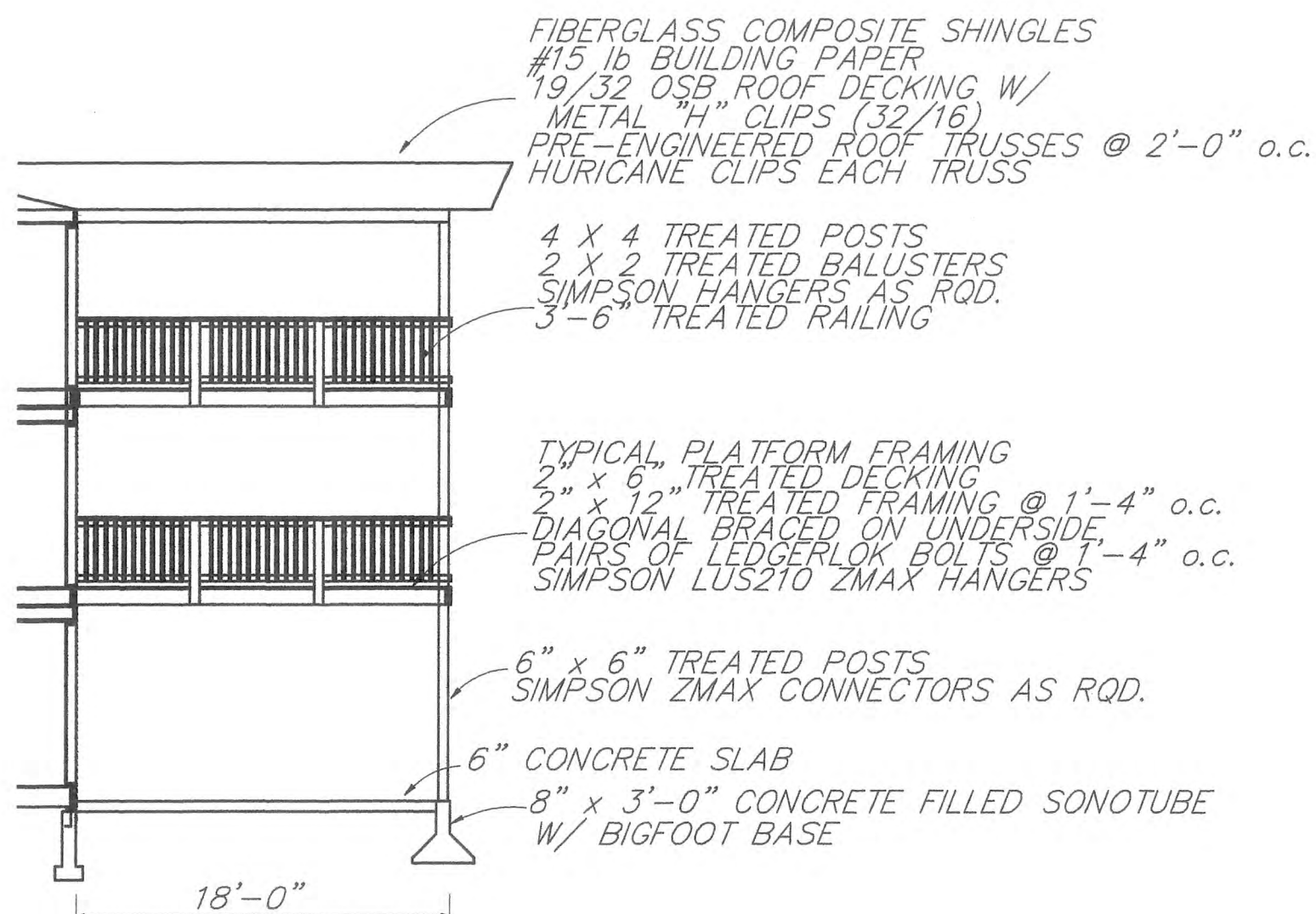
ATTACHMENT C

Tract A-1

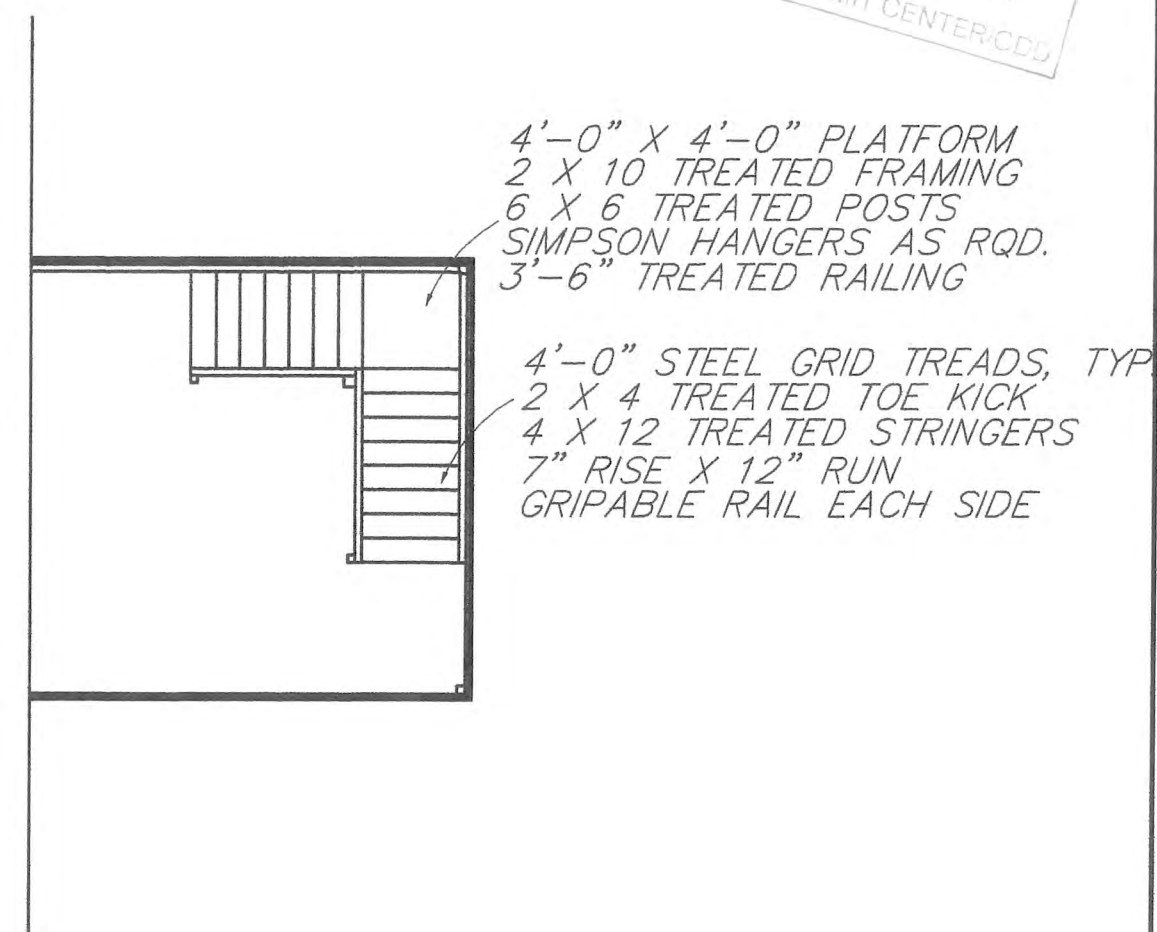
Tall Timbers Subdiv.

WATER PLAN

RECEIVED  
MAY 14 2014  
PERMIT CENTER/CDD



COVERED STAIR VIEW  
1/8" = 1'-0"



STAIR PLAN  
1/8" = 1'-0"

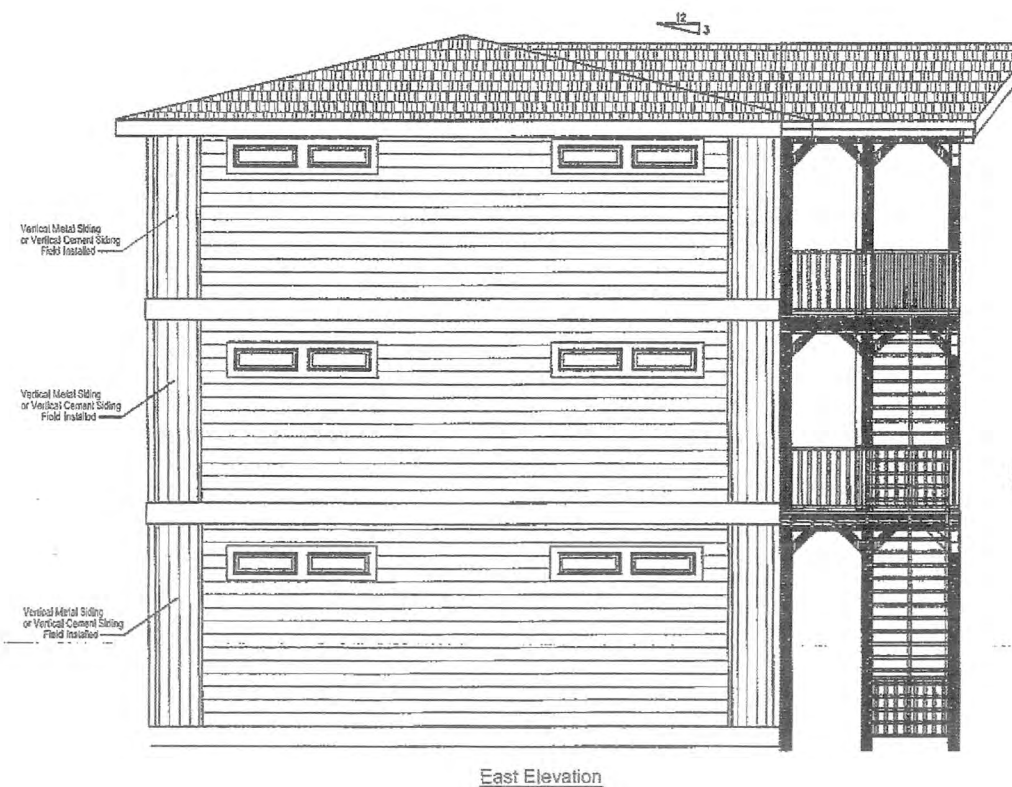
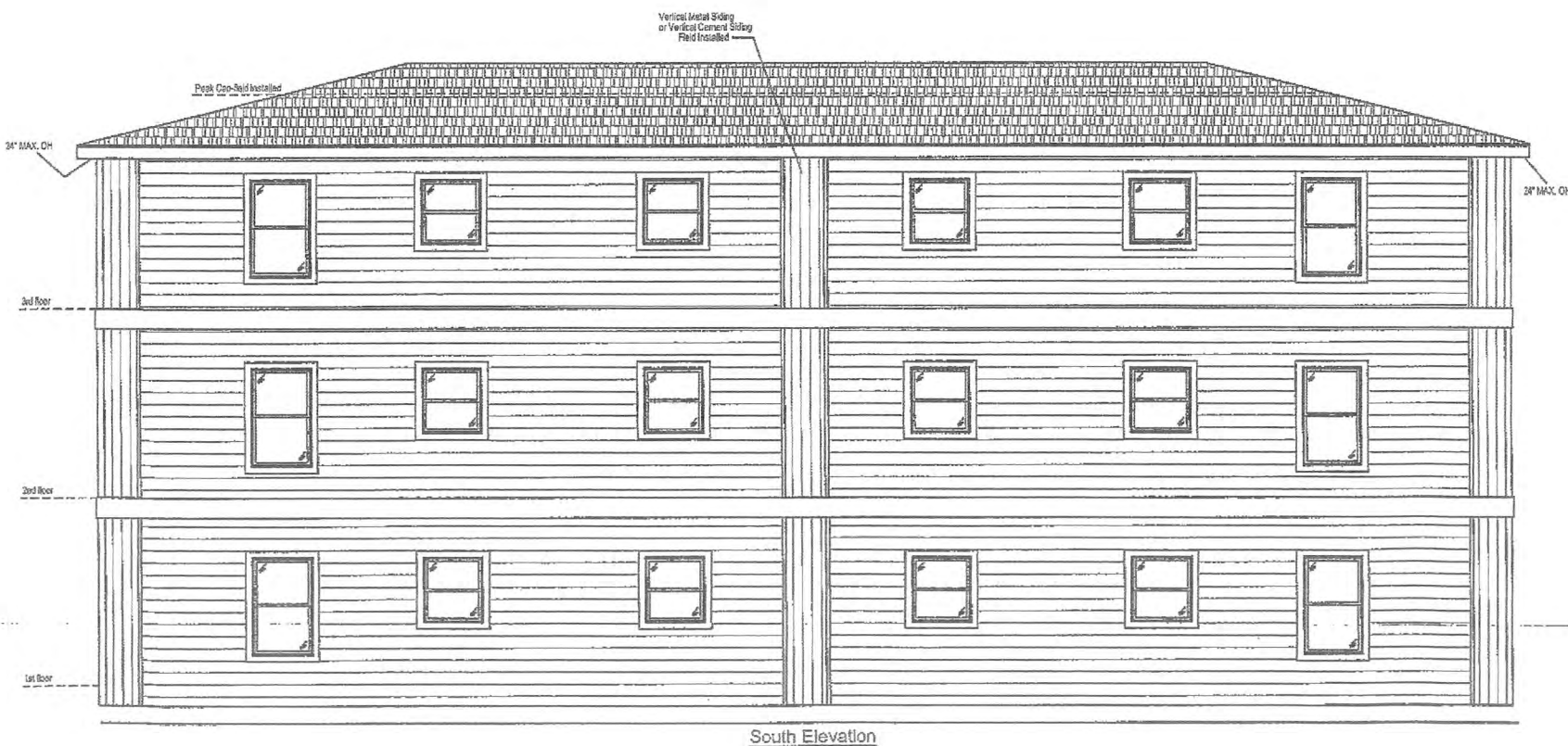
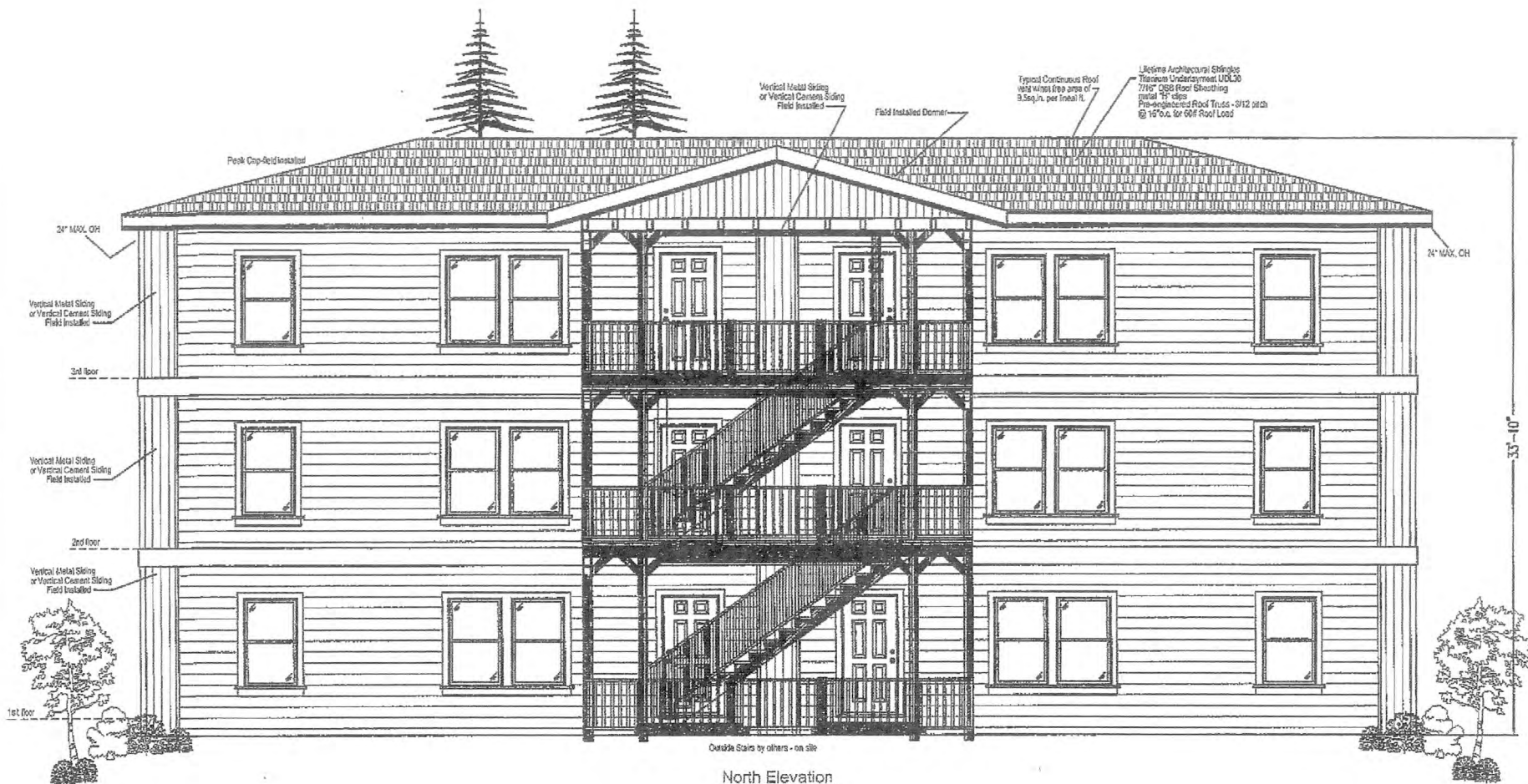
CONSTELLATION DEVELOPMENT

ATTACHMENT C

Tract A-1

Tall Timbers Subdiv.

COVERED STAIRS



RECEIVED  
MAY 14 2014  
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REVISION LOG	VERSION DATE	BY	DATE

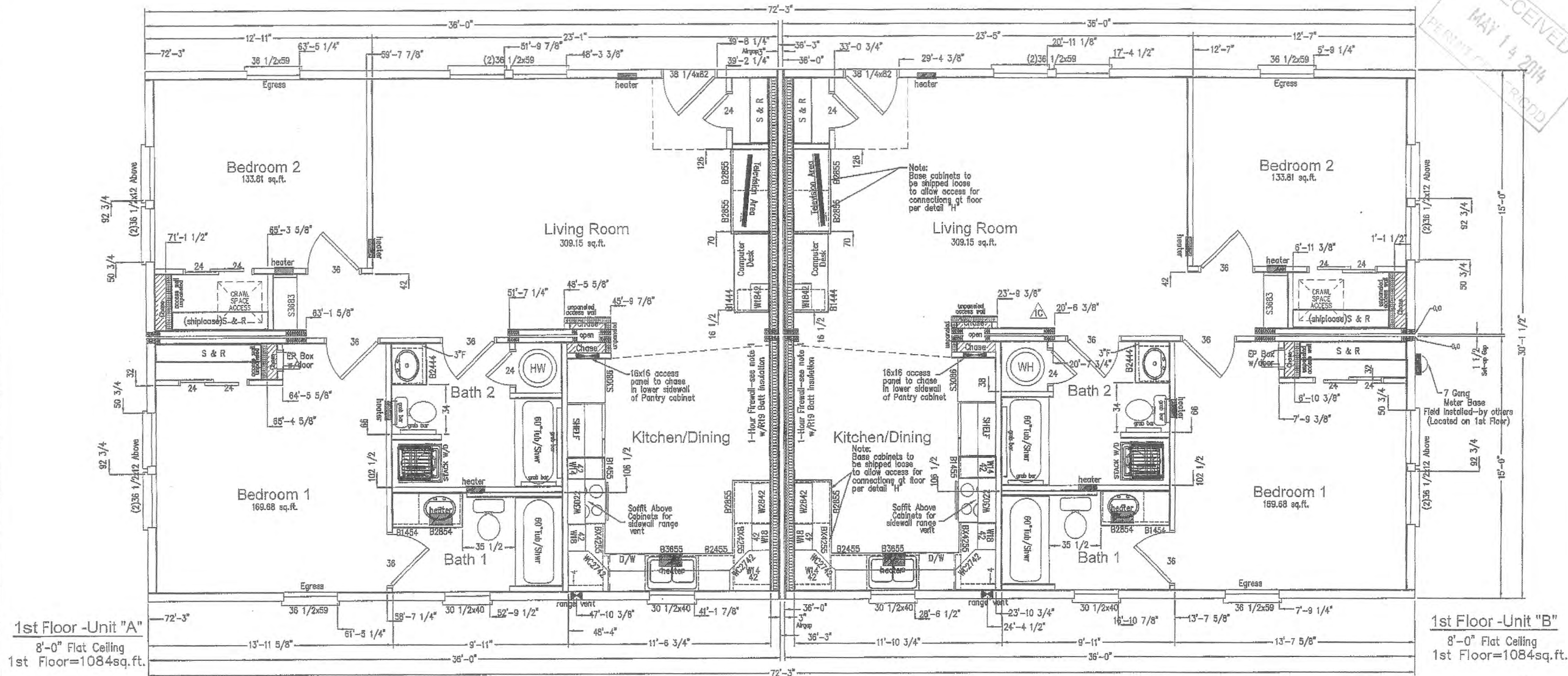
Drawn By:	Checked By:	Reviewed By:	Submitted By:



ELEVATIONS  
CONSTELLATION DEVELOPMENT  
JUNEAU AK  
3 STORY PROJECT  
5072S72

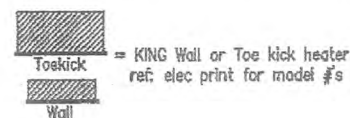
Sheet  
Reference  
Number:  
A1.1

2-D DRAWINGS - MONTI AR ARCHITECTS/ARCHITECTS show model's Star Project - Alaska 3 (Avt)

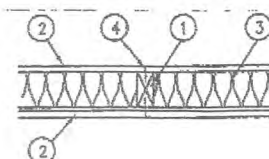


# General Notes:

1. Except as noted, 1st/2nd Story headers same as sills. Gravity Loads are carried by 3rd floor Perimeter Joists. 3rd floor windows to have jack studs and headers per code.
2. Insulation = R40 Blown Cellulose-Roof/R21 batt-ext walls/R30 batt-floor.
3. Windows are Kinro - 0.23 Low-E/Gas filled rated for 105mph wind speed
4. 2006 IRC R311.2 Door type and size. The required exit door shall be a slide-hinged door not less than 32" in width and 80" in height. Other doors shall not be required to comply with these minimum dimensions.
5. Reference section R802 for wall construction Reference section R502 for floor construction Reference section R802 for Roof construction unless otherwise specified, general assembly and fastening shall comply with these and other sections in the 2006 IRC.
6. Water Heater to be anchored per section R301.2.2.3.7
7. Onsite Stairway to comply with the 2006 IRC section R311.7



INDICATES SHEAR WALL LOCATIONS.  
ALSO SEE \_\_\_\_\_ FOR NOTES AND REQUIREMENTS

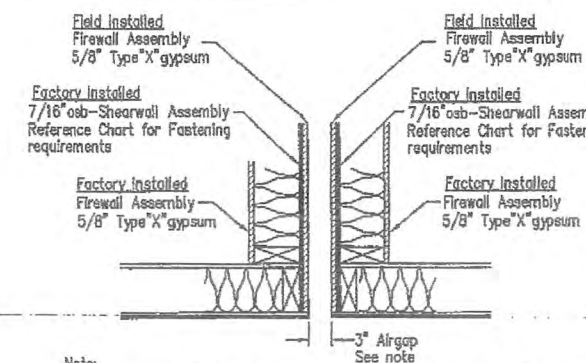


WS6-1.4 One Hour Fire-Resistive Wood-Frame Wall Assembly  
2x6 Wood Stud Wall-100% Design Load-ASTM E 119 / NFPA 251

1. Framing - Nominal 2x6 wood studs, spaced 16" o.c., double top plates, single bottom plate
2. Sheathing - 5/8" Type X Gypsum wallboard, 4ft wide, applied vertically. All panel edges backed by framing or blocking.
3. Insulation - R-19 fiberglass insulation.
4. Fasteners - 2 1/4", #8 Type S drywall screws, spaced 12" o.c.
5. Joints and Fastener Heads - Wallboard joints covered with paper tape and joint compound, fastener heads covered with joint compound

Test conducted at NGC Testing Services  
Test No: WP-1346 (Fire Endurance) August 22, 2003  
WP-1351 (Hose Stream) September 17, 2003  
Third Party Witness: NGC Testing Services

Ref: <http://www.owc.org/publications/dca/dca3/index.html>



- Note:
- 1) The 3" Airgap may be closed to any depth at the Discretion of the Site Contractor. Considerations must be made in the overall foundation dimensions, Palm Harbor Homes is not responsible nor will be held liable for such decision.
  - 2) Due to Restrictions in the Factory Build Process, the Required Firewall Assembly inside the Airgap area must be completed on site prior to the units being stacked and mated together. Site inspection may be required by the LAHL.

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REVISION LOG	VERSION DATE	BY

Designed By: PHH

Drawn By: PHH

Reviewed By: PHH

Submitted By: PHH

Set No.: 1

Sheet No.: 1

Plot Scale: 1/8" = 1'-0"

Plot Date: 4/27/2014 3:27:30 PM

FLOOR PLAN 1ST STORY

CONSTELLATION DEVELOPMENT

JUNEAU AK

3 STORY PROJECT

5Q12S72

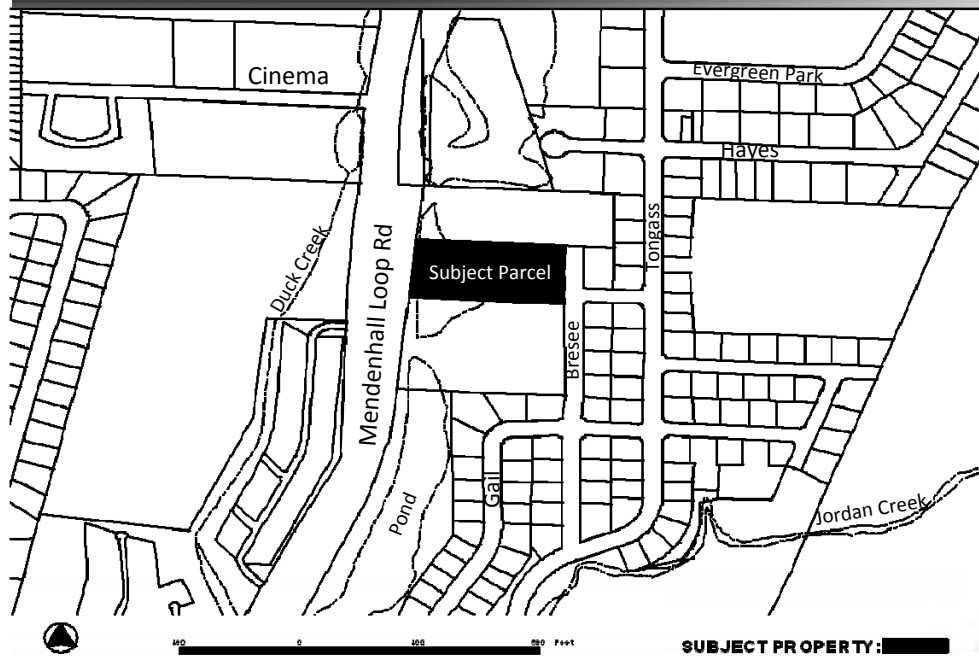
Sheet Reference Number:

A1.2

G:\DRAWINGS - MODULAR Models\Alaska3 story project\3 Story Project - Alaska 3.dwg



# NOTICE OF PUBLIC HEARING



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

**SHIP TO:**



**PROPOSAL:** A Conditional use permit for a 36 unit modular condo development on Bresee Street in the Mendenhall Valley.

File No:	USE2014 0009	Applicant:	Constellation Development LLC
To:	Adjacent Property Owners	Property PCN:	5-B21-0-147-042-0
Hearing Date:	June 24, 2014	Owner:	Allison Survivor's Trust
Hearing Time:	7:00 PM	Size:	2.4 acres
Place:	Assembly Chambers	Zoned:	D15
	Municipal Building	Site Address:	Bresee Street
	155 South Seward Street	Accessed Via:	Bresee Street
	Juneau, Alaska 99801		

## 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 14 days prior to 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 Jonathan Lange at [jonathan\\_lange@ci.juneau.ak.us](mailto:jonathan_lange@ci.juneau.ak.us) or at 586-0218.*



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

# ATTACHMENT D

*Date notice was printed: May 22, 2014*

## Jonathan Lange

---

**From:** Ron King  
**Sent:** Friday, May 16, 2014 4:22 PM  
**To:** Jonathan Lange; Charlie Ford; Ed Mercer; Ed Foster; Dan Jager  
**Subject:** RE: USE2014 0009 - A Conditional use permit for a 36 unit modular condo development

GE issues will be resolved through the building permit.

RON KING, PLS  
GENERAL ENGINEERING  
CITY AND BOROUGH OF JUNEAU  
907-586-0881

---

**From:** Jonathan Lange  
**Sent:** Friday, May 16, 2014 3:57 PM  
**To:** Charlie Ford; Ron King; Ed Mercer; Ed Foster; Dan Jager  
**Subject:** USE2014 0009 - A Conditional use permit for a 36 unit modular condo development

**Subject:** Please review the attached documents related to a conditional use permit for the development of a 36 unit modular condo development on Bresee St. in the Mendenhall Valley.  
**File:** USE2014 0009  
**Parcel:** 5-B21-0-147-042-0

Please see the attached application and proposed plan. The attachments include site plans and building plans. The applicant has applied for a building permit to construct the first 6 units in building A. Also attached is a zoning map with the subject parcel outlined in red.

Please send me comments by May 30, 2014 or as soon as possible.

I look forward to receiving your comments.

Let me know if you require any additional information for this project or have any questions.

**Jonathan Lange**, Planner I  
Community Development Department  
City & Borough of Juneau, Alaska  
Ph: (907) 586-0218  
Fax: (907) 586-4529  
Email: [jonathan\\_lange@ci.juneau.ak.us](mailto:jonathan_lange@ci.juneau.ak.us)

## Jonathan Lange

---

**From:** Ed Mercer <emercer@juneaupolice.com>  
**Sent:** Monday, May 19, 2014 10:06 AM  
**To:** Jonathan Lange; Charlie Ford; Ron King; Ed Foster; Dan Jager  
**Subject:** RE: USE2014 0009 - A Conditional use permit for a 36 unit modular condo development

Hi Jonathan,

JPD does not have any issues with this request.

Thanks, Ed

---

**From:** Jonathan Lange [[mailto:Jonathan\\_Lange@ci.juneau.ak.us](mailto:Jonathan_Lange@ci.juneau.ak.us)]  
**Sent:** Friday, May 16, 2014 3:57 PM  
**To:** Charlie Ford; Ron King; Ed Mercer; Ed Foster; Dan Jager  
**Subject:** USE2014 0009 - A Conditional use permit for a 36 unit modular condo development

**Subject:** Please review the attached documents related to a conditional use permit for the development of a 36 unit modular condo development on Bresee St. in the Mendenhall Valley.  
**File:** USE2014 0009  
**Parcel:** 5-B21-0-147-042-0

Please see the attached application and proposed plan. The attachments include site plans and building plans. The applicant has applied for a building permit to construct the first 6 units in building A. Also attached is a zoning map with the subject parcel outlined in red.  
Please send me comments by May 30, 2014 or as soon as possible.  
I look forward to receiving your comments.  
Let me know if you require any additional information for this project or have any questions.

**Jonathan Lange**, Planner I  
Community Development Department  
City & Borough of Juneau, Alaska  
Ph: (907) 586-0218  
Fax: (907) 586-4529  
Email: [jonathan\\_lange@ci.juneau.ak.us](mailto:jonathan_lange@ci.juneau.ak.us)

## Jonathan Lange

---

**From:** Charlie Ford  
**Sent:** Monday, May 19, 2014 11:52 AM  
**To:** Jonathan Lange; Ron King; Ed Mercer; Ed Foster; Dan Jager  
**Subject:** RE: USE2014 0009 - A Conditional use permit for a 36 unit modular condo development

Jonathan,

The Building Department has no issues with this project at this point.

Charlie Ford, Building Official  
Community Development Dept.  
City and Borough of Juneau  
Tel (907)586-0767 Fax(907)586-3365  
email [charlie\\_ford@ci.juneau.ak.us](mailto:charlie_ford@ci.juneau.ak.us)  
Web page [www.juneau.org/permits](http://www.juneau.org/permits)

---

**From:** Jonathan Lange  
**Sent:** Friday, May 16, 2014 3:57 PM  
**To:** Charlie Ford; Ron King; Ed Mercer; Ed Foster; Dan Jager  
**Subject:** USE2014 0009 - A Conditional use permit for a 36 unit modular condo development

**Subject:** Please review the attached documents related to a conditional use permit for the development of a 36 unit modular condo development on Bresee St. in the Mendenhall Valley.

**File:** USE2014 0009

**Parcel:** 5-B21-0-147-042-0

Please see the attached application and proposed plan. The attachments include site plans and building plans. The applicant has applied for a building permit to construct the first 6 units in building A. Also attached is a zoning map with the subject parcel outlined in red.

Please send me comments by May 30, 2014 or as soon as possible.

I look forward to receiving your comments.

Let me know if you require any additional information for this project or have any questions.

**Jonathan Lange**, Planner I  
Community Development Department  
City & Borough of Juneau, Alaska  
Ph: (907) 586-0218  
Fax: (907) 586-4529  
Email: [jonathan\\_lange@ci.juneau.ak.us](mailto:jonathan_lange@ci.juneau.ak.us)

May 27, 2014



Planning Commission  
City/Borough of Juneau  
155 South Seward Street  
Juneau, Alaska 99801

Ref. PCN 5-B21-0-147-042-0

Gentlemen:

This is reference to the development proposal to build a 36 unit condominium just off Bresee Street in Mendenhall Valley.

The proposal, as submitted, is not workable. The proposed access to this large project is specified as "from Bresee Street". We live on the corner of Lori Street and Bresee Street, and once occupied, this large condo complex will greatly increase the traffic past our door.

We purchased our home on Bresee Street so as to eliminate the large amount of traffic on Tongass Boulevard or Glacier Highway. We treasure the peace and quiet we enjoy at our location, and hope to continue our life here for the years we have left. My wife and I both turn 84 years old this year, and we would hate to have to move away just so some developer can cash in on a good location for building a condo complex.

Such a development deserves a separate entrance off the mainly traveled road which is Glacier Highway. We already have many cars coming by our house from residents of Lakeside Condos who choose to come in the back way to get to their unit. Adding 36 more units with access from our street is entirely unthinkable.

It is mandatory to have access from Glacier Highway, even if it means a fill of the dredge lake with a culvert. A simple bridge would also work.

Please give separate access serious consideration. If not acceptable, building in another location should be considered.

Sincerely,

George and Betty Michael  
3220 Bresee Street  
Juneau, Alaska 99801

ATTACHMENT E

## Jonathan Lange

---

**From:** David Csepp <probiology@gmail.com>  
**Sent:** Wednesday, May 28, 2014 12:44 PM  
**To:** Jonathan Lange  
**Subject:** Re: USE2014 0009 - Bresee Street, 36 proposed condo units Application and site plan

Thanks much Jonathon,

As an official response to this proposed construction in my neighborhood I have 3 things to strongly state.

- 1) This acreage is very wrongly zoned for this area.
- 2) A large 36 unit construction would totally destroy this residential area in every way with to many cars and people in to small an area.
- 3) You CAN NOT fill wetlands!!!!!!!!!!!!!!!!!!!! This wetland had a lot of work, time and money put in it to help filter iron and improve it as a wetland within the NRCS wet land restoration program as part of the Nancy wetland project/area. So first and foremost if you build you CAN NOT FILL WETLANDS.

This lot and neighborhood could only handle a 4 or 6 plex at best. The land can not handle the cars or people nor can the streets handle the extra traffic. We already have to many cars, people, drug use, speeding, litter and all the other problems associated with to many people in to small an area.

If this goes in you will have law suits from landowners and agencies including but not limited to NRCS.

regards,  
David Csepp

On Wed, May 28, 2014 at 11:52 AM, Jonathan Lange <[Jonathan\\_Lange@ci.juneau.ak.us](mailto:Jonathan_Lange@ci.juneau.ak.us)> wrote:

David,

Please find attached the site plan and Conditional Use permit application for the 36 unit modular condo development.

Please let me know if you have any questions.

Have a good day.

**Jonathan Lange**, Planner I

Community Development Department

City & Borough of Juneau, Alaska

Ph: (907) 586-0218

Fax: (907) 586-4529

Email: jonathan\_lange@ci.juneau.ak.us

--

David and Chris Csepp

Juneau Alaska

hm 907-789-9207, cell 907-957-8012