


MEMORANDUM

CITY & BOROUGH OF JUNEAU

155 South Seward Street, Juneau, Alaska 99801

DATE: May 19, 2003

TO: Planning Commission

FROM: Nathan Bishop, Planner
Community Development Department 

FILE NO.: USE2003-00018 - Allowable Use

PROPOSAL: An Allowable Use permit, for a parking lot, not related to a principal use on the lot.

GENERAL INFORMATION

Applicant: Joe Henri

Property Owner: Joe Henri

Property Address: Salmon Falls Lane

Legal Description: Salmon Falls Overlook 2, Lot 1B

Parcel Code Number: 7-B09-0-102-014-0

Site Size: 21,852 square feet

Zoning: General Commercial

Utilities: None

Access: Salmon Creek Lane

Existing Land Use: Vacant

Surrounding Land Use: North - Vacant (salmon creek)
South - SEARHC
East - Vacant
West - Juneau Raptor Center, Mini Storage

PROJECT DESCRIPTION

The applicant requests an Allowable Use permit for the development of a parking lot that is not related to a principal use on the lot. If approved, two parking lots will be developed, the lower one will hold 15 vehicles and the upper lot will have room for 27, for a total of 42 spaces. Parking spaces are proposed to be perpendicular to a 26-foot circulation aisle, with individual spaces being 8.5-feet wide and 17-feet deep. Each lot is independently accessed via a driveway off Salmon Creek Lane (Attachment "A"). It is anticipated that the parking lot will be used for the new SEARHC facility, across Salmon Creek Lane.

BACKGROUND

On June 26, 2001 the Planning Commission approved a Variance to the parking standards to allow a new 32,200- square foot medical facility to be constructed with 100 parking spaces, rather than the 150 spaces required by title 49. The applicant has indicated that SEARHC has plans for an expansion that will necessitate additional parking, it is his intent to sell this new parking facility to them to meet the additional parking demand that will ensue after their expansion.

On January 28, 2003 the Planning Commission heard CSP2002-00011. This project consisted of reconstructing just over 1,300 feet of existing, unimproved, access from the end of Salmon Creek Lane, North, then East to the Bartlett Regional Hospital campus area (See Attachment 1).

The improvements included replacement of roadway embankment, construction of 1,314 feet of 25-foot wide asphalt pavement roadway with a 2-foot gravel shoulder on the west and north sides of the roadway. The project also included curb and gutter, a 5-foot wide sidewalk on the east and south sides of the project, and a bus pullout on the north side of the roadway. The project also included installation of approximately 560 feet of new waterline], approximately 540 feet of new sanitary sewer, and approximately 1,000 feet of storm drain.

Staff found that the project, as designed, complied with the provisions of CBJ Code, Title 49 with the exception of the requirement under 49.35.620 that the street be constructed with sidewalks on both sides. There are no provisions in the Code that provide authority to either the Engineering, or Community Development Director, to waive this requirement.

However, the Engineering Department submitted the following rationale for providing sidewalks on only one side of the roadway.

1. The primary pedestrian traffic is from the hospital and support buildings to the bus stop at Hospital Drive. Salmon Creek Lane will not be used for this foot traffic
2. Hospital Drive will remain the primary vehicle route and traffic count for Salmon Creek will be light and slow moving due to geometry.

3. Lot 2, Salmon Falls Overlook Subdivision, located to the northeast of the proposed project, is a large tract that has not been subdivided. The potential for having a development that would be "self-contained" (assisted living, medical park) with a buffer along the road is likely. Pedestrian traffic should be light and can be addressed with a separated sidewalk on his property when he develops.
4. A sidewalk on the West Side only, should be adequate for this "off-the-beaten track" road.

With these considerations and the fact that the assembly had already passed an ordinance authorizing the construction of Salmon Creek Lane the Planning Commission approved CSP2002-00011.

In anticipation of revised transit service, a bus shelter will be constructed on the north side of Salmon Creek Lane near the driveway entrance to the undeveloped property to the north of the roadway. A crosswalk will be marked crossing Salmon Creek Lane to the bus shelter.

The site has been graded in preparation for use as a parking lot, however an allowable use permit is required for the development of a parking lot that is not related to a principal use on the lot.

ANALYSIS

Project Site - This is a 21, 852 square foot lot, located on the outside perimeter of a tight corner on Salmon Creek Lane. The site has been graded to accommodate the parking lots, rock retaining walls were used in several areas to develop the terracing necessary for maintaining a suitable grade. The site is adjacent to a proposed medical complex and across the street from the already constructed SEARHC medical facility. Salmon Creek is located north of the proposed facility, to avoid habitat degradation, drainage from the site will need to be directed towards the new storm drains on Salmon Creek Lane. Embankments between and around the parking lots are on the average constructed at a 1:1 angle, CBJ engineering standards allow for a maximum angle of 1 to 2 unless special materials and engineering are employed. The Applicant will have to work with CBJ Engineering dept to resolve this issue, all necessary changes will need to be included in a building permit modification.

Project Design - The parking lot is designed as two parallel but separate lots that are accessed independently from one another off Salmon Creek Lane. The lower lot will accommodate 15 vehicles while the upper may hold up to 27, these numbers may be reduced as the design is refined to meet the parking lot standards prescribed in title 49. As proposed there are no pedestrian improvements shown in the project design. Drivers would exit their vehicles, walk down the vehicle access aisle to the entry driveway and cross the road to the sidewalk on the opposite side. The applicant has proposed a crosswalk at this point, however staff finds that placing a crosswalk at this location would conflict with the one being developed uphill, adjacent to the new SEARHC facility entrance. Two crosswalks in such close proximity to one another would create a situation where motorist would pay less attention to them, and pedestrians would feel a false sense of security, leading to pedestrian vehicle conflicts.

As constructing a sidewalk along the front of this lot is a requirement of CBJ title 62, and as title 49 provides the statutory authority to provide "necessary public improvements located outside the property limits of the development but necessitated by construction or improvements within such development", the project drawings submitted for the existing grading permit will need to be modified to include a sidewalk up to where it meets the Capital Transit bus stop and crosswalk.

Traffic - Salmon Creek Lane is a quiet road with little traffic, the posted speed along the street is 20 mph. As this is a new street without any developed use patterns, and as there are development plans underway for the vacant lands adjacent to the street, it is difficult to forecast the potential for vehicle-vehicle or vehicle-pedestrian conflicts. Sam Kito, CBJ transportation manager evaluated the site and determined that there are sight distance conflicts from both directions (at the proposed parking lot site), and providing a pedestrian crossing at this location would introduce unnecessary risk. John Kerns, CBJ transit manager, also expressed concern about pedestrians crossing the street at the proposed parking lot site. He noted that this is the steepest section of the roadway and has the potential to be quite icy during the winter months. Both Mr. Kerns and Mr. Kito felt the project would benefit by a sidewalk connection to the capital transit bus stop, where a crosswalk is being constructed.

Parking and Circulation - Parking lots between 26-50 spaces need to provide 2 accessible spaces that are adequately designated, these accessible spaces in turn need to have an accessible route to the point of use. As this parking lot is not associated with any particular development staff finds that the route must provide safe access (per ADA guidelines), to the nearest business it is likely to serve. As this parking lot is proposed to be sold to SEARHC staff recommends providing a route to this facility, construction of the sidewalks along with an access aisle to them would meet this need. Vehicle aisle width within the parking lots exceed the minimum required, and the parking spaces meet the required dimensional standards. The current driveway entrance ramps exceed the maximum grade allowed and will need to be reconstructed to meet CBJ standard specifications.

Landscaping - The Applicant has designated the slope above the upper lot as reserved for vegetative cover, further clarification of what this entails will be necessary prior to issuance of a revised grading permit.

Exterior Lighting - The Applicant proposes to use the existing street light across Salmon Creek Lane to provide the required illumination. Staff finds this will not meet the lighting needs of the parking lots, therefore recommends that the applicant be required to submit a lighting plan for approval by CDD, and include this lighting plan in the required building permit modification.

Signs - A separate permit process per CBJ §49.45, Signs, requires that all signs proposed by the development be submitted to CDD staff for review and approval.

Juneau Coastal Management Program - The proposed development was reviewed for compliance with CBJ §49.70.900, the Juneau Coastal Management Program. The analysis reveals that to ensure water quality in Salmon Creek the parking lot will need to direct runoff away from the creek and into the city storm drains.

FINDINGS

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

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

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

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

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

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

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

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300 section 10.100 for the General Commercial zoning district.

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

Yes. The proposed development will comply with the other requirements of this chapter once the conditions developed to ensure compliance with, Article II Parking and Loading are completed.

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

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

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

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

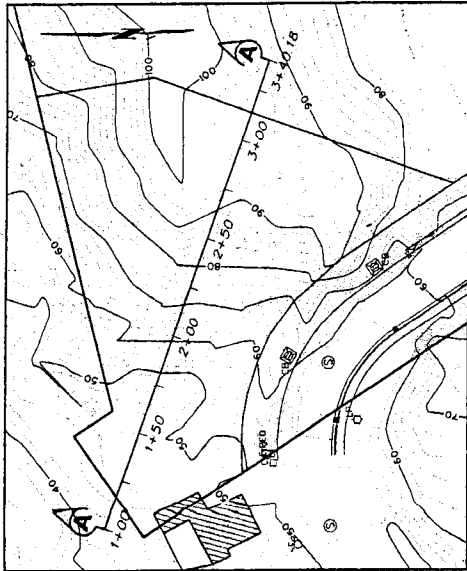
5. *Will the proposed development comply with the Juneau Coastal Management Program?*

Yes. Based on the preceding staff analysis, and the completion of the required condition regarding stormwater collection, staff finds the development will comply with the JCMP.

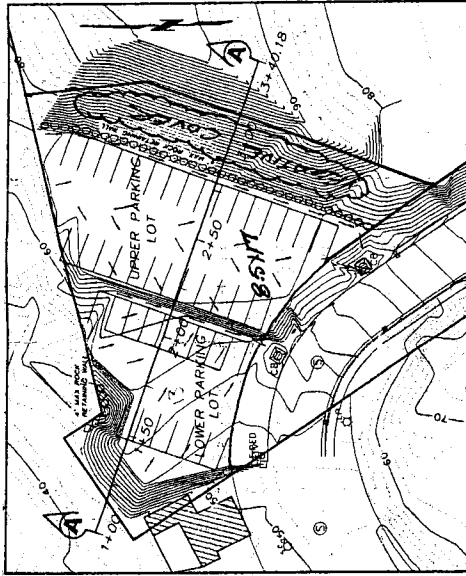
RECOMMENDATION

It is recommended that the Planning Commission adopt the director's analysis and findings and grant the requested allowable use permit. The permit would allow the development of a parking lot, not related to a principal use on the lot. The approval is subject to the following conditions:

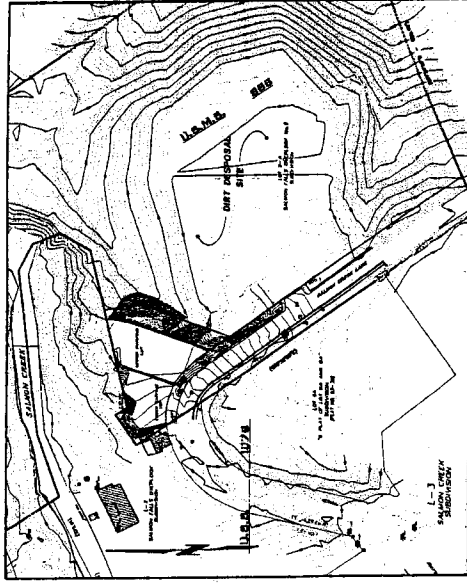
1. The Applicant shall submit a modification to building permit # 2003-00240 to complete the changes required in the following conditions.
2. The Applicant shall construct a sidewalk from the eastern edge of the subject parcel to the Capital Transit bus stop, up hill and opposite the new SEARHC medical facility.
3. The Applicant shall install the necessary lighting (as approved by CDD) to provide adequate illumination for the parking lots.
4. The Applicant shall provide the necessary drainage improvements to ensure that storm water is retained and directed into the city's storm drains.
5. The Applicant shall provide two handicapped accessible parking spaces and an accessible route to the new SEARHC medical facility.
6. The Applicant shall submit a landscape plan for approval by CDD; upon approval the said plan shall be a required improvement, and submitted as a modification to the building permit



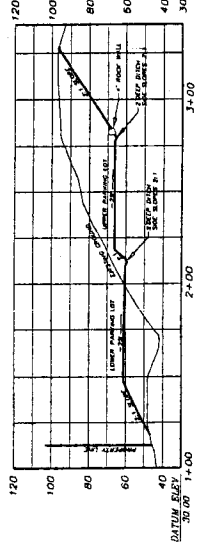
ORIGINAL GROUND VIEW
SCALE: 1" = 30'



SITE IMPROVEMENTS VIEW
SCALE: 1" = 30'



VICINITY MAP &
DIRT DISPOSAL SITE
SCALE: 1" = 100'



CROSS-SECTION
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 10'

Site	Stratum	Surf	Fill	Method
		cu.yds	cu.yds	cu.yds
Parking Lot	Site	9.361	1.584	2797 (C)
	Existing Surface			0/0
	Built Surface			0/0

RECEIVED
 APR 24 2003
 PERMIT CENTER/CDD

ATTACHMENT 1

CLIENT
 JOSEPH R. & ALENA W. NEWBY
 2204 14TH AVENUE
 ANCHORAGE, AK 99510
 PH: 1 (907) 331-7500

SURVEYOR
 ALASKA LAND SURVEYING CO.
 2204 14TH AVENUE
 ANCHORAGE, AK 99510
 PH: 1 (907) 789-0000

SITE DEVELOPMENT PLAN
LOT 1-B
SALMON CREEK OVERLOOK NO.2 SUB.
 CITY AND BOROUGH OF ANCHORAGE, ALASKA

PREPARED BY: ALASKA LAND SURVEYING CO. - JUNEAU, ALASKA - (907) 789-0000 FAX (907) 789-4224

CONDITIONAL USE APPLICATION

(APPLICANT PLEASE FILL IN TOP PORTION OF PAGE AFTER FIRST LINE AS A MINIMUM)

Project Number	Project Name SEARCHC PARKING LOT	Case Number USE03-18	Date Received 4/25/03
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DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED. ATTACH A DETAILED DESCRIPTIVE LETTER ABOUT THE PROJECT DESCRIBED IN THIS APPLICATION.

The proposed project is to construct a 44 stall parking lot on a 1/2 acre lot. There are no other structures on the lot. This parking will be used by patients and employees of SEARCHC which is located across the street.

MODIFICATION OF EXISTING APPROVAL? No Yes - CASE NUMBER _____

EXISTING USE OF LAND AND/OR BUILDING(S):
UNDEVELOPED LAND

PROPOSED USE OF LAND AND/OR BUILDING(S):
PARKING LOT FOR SEARCHC EMPLOYEES AND PATIENTS

UTILITIES PROPOSED *NONE* WATER: Public On Site SEWER: Public On Site

SITE DIMENSIONS: Width *150±* ft. Depth *100±* ft. Total Area *21,780 (1/2 Ac)* square feet

DIMENSIONS OF STRUCTURE: (Outside Dimensions) Length *175±* ft. Width *90±* ft. Height *N/A* ft. Total Area *17,500* square feet

SIGNS: Sign Approvals are a separate permit approval. Provide sign plan as an information item.

EXTERNAL LIGHTING
Existing to remain No Yes - provide fixture information, illumination pattern, and location of lighting fixtures.
Proposed No Yes - provide fixture information, illumination pattern, and location of lighting fixtures.

PARKING
Existing Spaces: *0* Proposed Spaces: *44*

PLEASE NOTE: INCOMPLETE APPLICATIONS MAY NOT BE SCHEDULED FOR PLANNING COMMISSION ACTION. UNACCEPTED APPLICATIONS WILL BE RETURNED TO THE APPLICANT FOR COMPLETION.

CIRCLE TYPE OF PERMIT: <u>ALLOWABLE USE</u> / CONDITIONAL USE	TABLE OF PERMISSIBLE USES CATEGORY:			
	Fees	Check No.	Receipt No.	Date
Application Fees	\$ <i>300.00</i>			
Adjustment	\$			
Public Notice Sign Fee	\$ <i>50.00</i>			
Public Notice Sign Deposit	\$ <i>100.00</i>			
Total Fee	\$ <i>450.00</i>	<i>1123</i>	<i>15725</i>	<i>4/25/03</i>

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NOTE: MUST BE ACCOMPANIED BY "DEVELOPMENT PERMIT APPLICATION" FORM WHICH HAS LAND OWNER OR LESSEE CONSENT SIGNED

DEVELOPMENT PERMIT APPLICATION

(APPLICANT - PLEASE FILL IN THE PROJECT/APPLICANT INFORMATION)

Project Number	CITY and BOROUGH of JUNEAU	Date Received 4/23/03
Project Name (City Staff to assign name) Salmon Creek parking lots		

PROJECT / APPLICANT INFORMATION

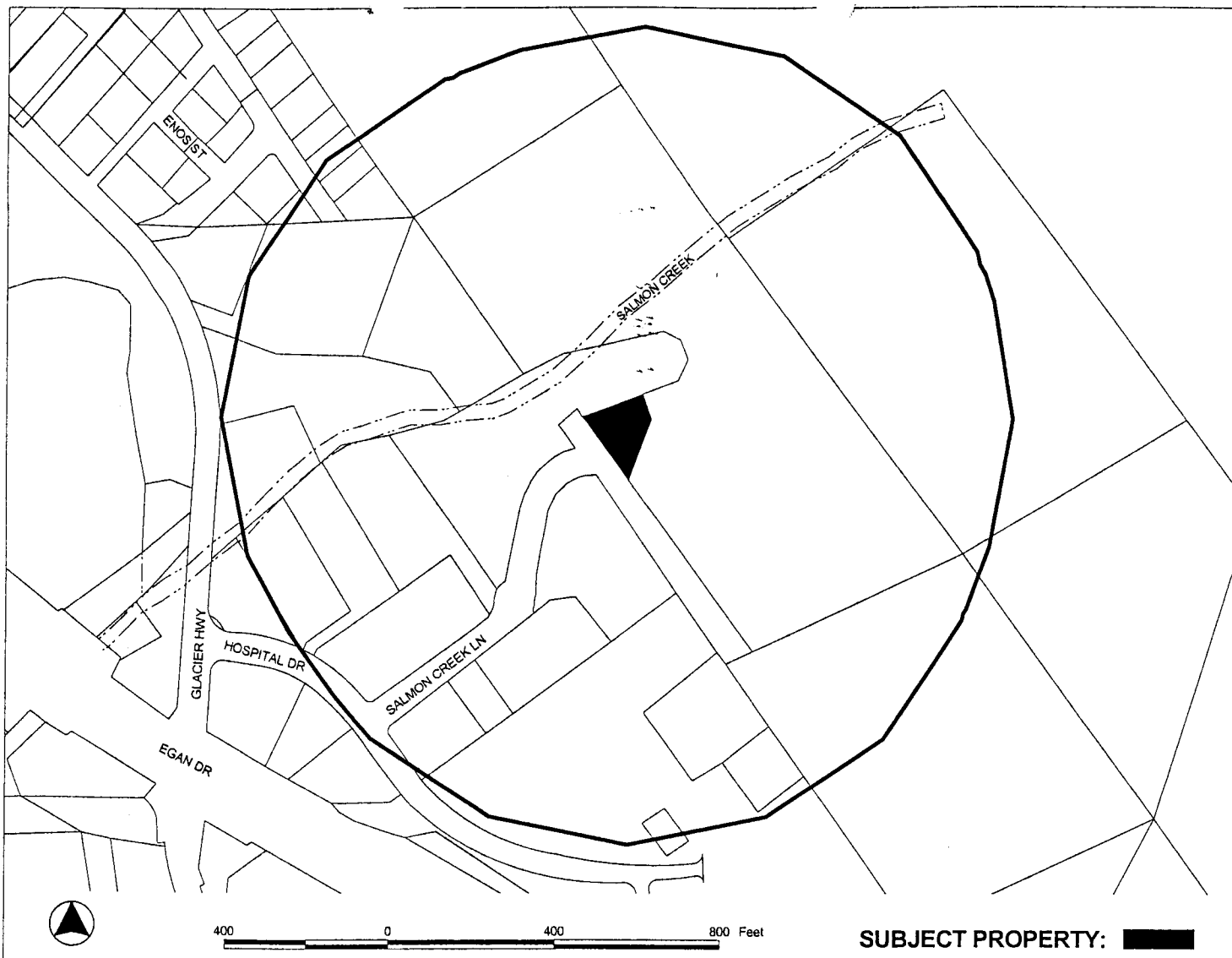
Project Description Parking Lot			
PROPERTY LOCATION			
Street Address Salmon Creek Ln		City / Zip	
Subdivision (if known) Salmon Creek Overlook 2	Survey (if known)	Block / Tract (if known)	Lot (if known) LT 1B
Assessor's Parcel Number (if known) 780901020143			
LANDOWNER / LESSEE			
Property Owner's Name JOE Henri <input type="checkbox"/> Contact by E-Mail:		Contact Person	Work Phone No.
Mailing Address		Home Phone No.	FAX No.
LANDOWNER/LESSEE CONSENT (Required for Planning permits not needed on Building/Engineer permits)		INITIAL ALL THAT MAY APPLY	
I am (we are) the owner(s) or Lessee 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.		APPLICATION TYPE	OWNER'S INITIALS
<input checked="" type="checkbox"/> Thomas M. Kachner 25 April 03 Landowner/Lessee Signature Date		ALLOWABLE USE	
<input checked="" type="checkbox"/> _____ Landowner/Lessee Signature Date		CONDITIONAL USE	
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 and/or the Design Review Board may visit the property and may do so during the weekend before the scheduled public hearing date.		VARIANCE	
APPLICANT (If same as OWNER, write "SAME" and sign and date at X below)		DESIGN REVIEW	
Applicant's Name JOE Henri <input type="checkbox"/> Contact by E-Mail:		SUBDIVISION	
Mailing Address SAME		OTHER _____	
<input checked="" type="checkbox"/> Thomas M. Kachner P.O.A. Applicant's Signature			
			Date of Application

(OFFICE USE ONLY BELOW THIS LINE)

STAFF APPROVALS

CK	PERMIT TYPE	SIGN	DATE RECEIVED	APPLICATION NO.	CK	PERMIT TYPE	DATE RECEIVED	APPLICATION NO.
<input checked="" type="checkbox"/>	ALLOWABLE USE APPROVAL		4/25/03	BLD03-18		WATER PERMIT		
	CONDITIONAL USE APPROVAL					SEWER PERMIT		
	VARIANCE					GRADING PERMIT	4/23/03	BLD03-240
	DESIGN REVIEW APPROVAL					DRIVEWAY PERMIT 2 driveways		
	SUBDIVISION					RIGHT-OF-WAY PERMIT		
	STREET VACATION					PUB. FAC. TRANSMISS. & EXCAV. PERMIT		
	SIGN APPROVAL <small>LOCATED IN HISTORIC DISTRICT?</small>					OTHER - (Describe)		
	BUILDING PERMIT					Permit Intake Initials NWB		
Zone GC		Total Lot Area 21,852		Required Setbacks				
				Front 10'	Back 10'	Side 10'	Other _____	
COMMENTS:								

NOTICE OF PUBLIC HEARING



SUBJECT PROPERTY: [shaded black]

PROPOSAL: An Allowable Use permit for a parking lot to be used by SEARHC.

FILE NO:	USE2003-00018	APPLICANT:	JOSEPH R HENRI
TO:	Adjacent Property Owners	PROPERTY OWNER:	JOSEPH & ALETHA HENRI
HEARING DATE:	May 27, 2003	PROPERTY ADDRESS:	SALMON CREEK LN
HEARING TIME:	7:00 P.M.	PARCEL CODE NUMBER:	7B0901020143
PLACE:	ASSEMBLY CHAMBERS Municipal Bldg. 155 South Seward St., Juneau, Alaska 99801	SITE SIZE:	21,852 Square Feet
		ZONING:	GC, General Commercial
		ACCESS:	SALMON CREEK LN

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

Nathan Bishop 586-0759 Nathan_Bishop@ci.juneau.ak.us

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

Date notice was printed: May 14, 2003