

# MEMORANDUM

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

**DATE:** February 5, 2007

**TO:** Planning Commission

**FROM:** Peter Freer, Planner  
Community Development Department

**FILE NO.:** USE2007-00002 - Allowable Use

**PROPOSAL:** Allowable Use permit for construction of a 3,040 sq ft storage building addition onto an existing 2,400 sq ft storage building.

## GENERAL INFORMATION

**Applicant:** Randy Gregg

**Property Owner:** Same

**Property Address:** 10020 Camden Place

**Legal Description:** Mendenhall Valley Industrial 2 BL B LT 4

**Parcel Code Number:** 4-B17-0-104-007-0

**Site Size:** 0.9164 acres/39,918 square feet

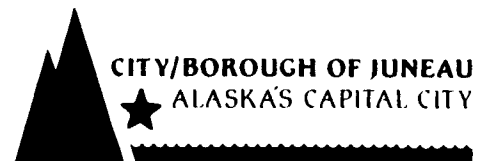
**Zoning:** Industrial

**Utilities:** City water

**Access:** Industrial Boulevard/Camden Place

**Existing Land Use:** Industrial storage building

**Surrounding Land Use:** North - Industrial uses/Glacier Highway  
South - Industrial uses  
East - Industrial uses/Mendenhall River  
West - Industrially-zoned land/Mendenhall Peninsula Road



## **PROJECT DESCRIPTION**

The applicant requests an Allowable Use permit for the development of a 3,040 square foot industrial storage building as an addition to an existing building. The project requires an Allowable Use Permit as the existing building, constructed in 2005, is 2,400 square feet. Together, the structure exceeds 5,000 square feet, and thus requires an Allowable Use Permit.

## **BACKGROUND**

The site has been used historically for outdoor and some indoor storage. Stored items have typically consisted of commercial fishing gear owned by the applicant. The construction of the 2005 storage building, and the planned expansion of it under this permit application, allows the applicant to store his commercial fishing gear indoors.

## **ANALYSIS**

**Project Site** – The site is an approximately one-acre parcel in the Industrial Boulevard area, with street access from Camden Place. The property has just over 150 feet of right-of-way frontage on Barrett Avenue.

**Project Design** – The project consists of a 40 foot by 58 foot structure with a 720 square foot mezzanine. The structure has a shed roof with two 12 x 16 garage doors, a 12 x 9 garage door and two 3 x 7 foot doors providing access to the interior. No restroom facilities or other utilities besides electricity are planned as part of the project.

The 3,040 square foot building will be identical in height, depth, design and finishing materials to the existing building, and when constructed, the two buildings will appear as a single building. The storage bays are used by the applicant and are not available for commercial rental, such as the self-storage facilities in the community.

**Traffic** – The property fronts on Barrett Avenue and has access from Camden Place. The facility will be used by the applicant and is not anticipated to generate traffic beyond the applicant's own use.

**Parking and Circulation** – Storage buildings are required to have one parking space per 1,000 square feet of gross floor area. A total of five parking spaces are required for the built-out project at 5,040 square feet. The existing structure has three spaces and the new structure will have four spaces, for a total of seven, meeting the parking space requirement. Two of the spaces will be van-accessible. On-site maneuvering room for vehicles easily meets code requirements for driving aisle width.

**Landscaping** – A sufficient area of the site is comprised of open ground and meets the Industrial zone requirement for 5% vegetative cover.

**Exterior Lighting** – Lighting will be provided by six 70-watt high-pressure sodium outdoor lighting fixtures shining downward in front of the garage doors. These fixtures are identical to the ones in place on the existing building and are appropriate for use in the Industrial zone.

**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. No signs are proposed with this development.

**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 no provisions of the JCMP are applicable to this project.

## **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 chapter; and,
4. Whether conditions are necessary for approval<sup>1</sup>.

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.

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<sup>1</sup>CBJ §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

**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 10.210 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 2 and February 12, 2007 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. *Are conditions necessary for approval of the requested Allowable Use permit?***

**No.** Based on the preceding staff analysis, it is found that conditions are not necessary for approval of the requested permit.

**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?***

**Not Applicable.** Based on the preceding staff analysis, it is found that no provisions of the Juneau Coastal Management Program apply to the proposed development.

**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 3,040 square foot storage building as an addition to an existing 2,400 square foot storage building.



SUBJECT PROPERTY: [REDACTED]

## Randy Gregg Storage Building

Construction of a 3040 square foot storage building addition onto an existing 2400 square foot storage building. It will have eight (8) parking spaces with two (2) of those spaces designated as handicap van accessible. Six (6) - 70 watt high pressure sodium exterior lights will be shining down in front of the garage doors.

**GREGG STORAGE BUILDING**

Camden Drive, Juneau Alaska  
 Owners: Randy and Dina Gregg  
 463-4430  
 723-4439

Engineer: Bruce Berryhill  
 586-1011  
 Contractor: Owners

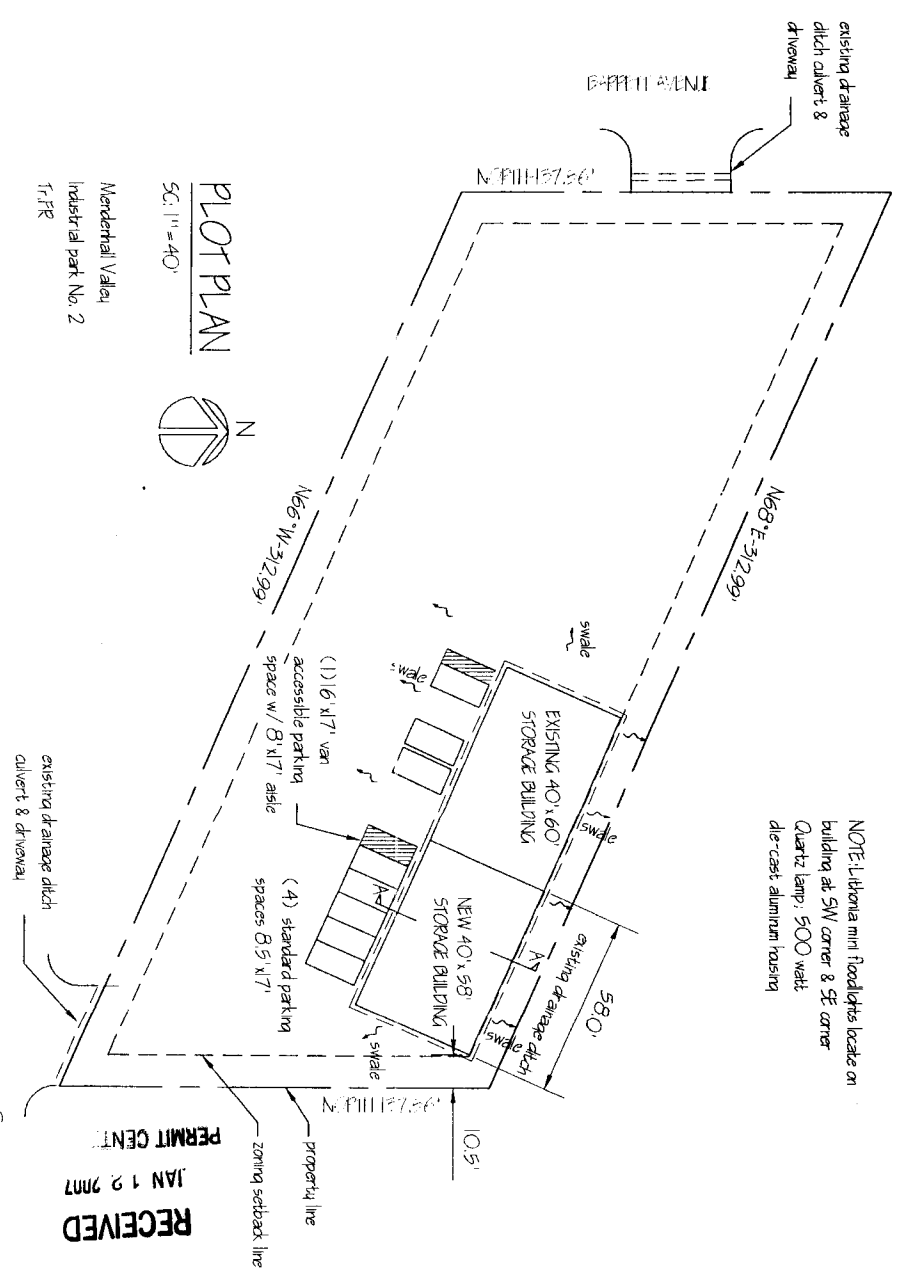
**Building Code Data**

- A. Applicable Codes and Standards  
 1. 2003 International Building Code as adopted by the City and Borough of Juneau
- B. Occupancy: S-1 Storage ~~Residential~~
- C. Type of Construction: Type V-B
- D. Location on lot: 11.5' to closest property line
- E. Allowable Floor Area:  
 allowable: 13,500 sq. ft.  
 actual: 2320 sq. ft. storage  
 720 sq. ft. mezzanine  
 3040 total sq. ft.

F. Allowable Heights/Stories:  
 allowable: 40 ft./2 stories  
 actual: 30 ft./2 stories

City and Borough Zoning Code  
 Zoning District: Industrial  
 Maximum height: none  
 Min. Front yard: 10'  
 Min. Side yard: 10'  
 Min. Rear yard: 10'

Site Analysis  
 Lot Area: 43,108.6 sq. ft.  
 Parking required: 17,1000 sq. ft. gross floor area  
 Provided 2340/100=24  
 2 per dwelling unit =5 total provided




**PLOT PLAN**  
 SC: 1" = 40'

Mendenhall Valley  
 Industrial Park No. 2  
 TFR

NOTE: Lithonia mini floodlights locate on building at SW corner & SE corner. Quartz lamp, 500 watt. die-cast, aluminum housing.

**RECEIVED**  
 JAN 12 2007  
 PERMIT CENT

<b>SITE PLAN</b>	
proposed storage for: <b>Randy Gregg</b> Camden Drive Juneau AK	
revisions	
date:	12.27.06
drawn:	R/G
job no.:	06-042
sheet no.:	C-1
	1 of 1

	Interline Design
	586-2757
Robin Gilcrist	
130 Seward St. suite 204, Juneau, AK 99801 Fax: (907)586-2732 e-mail: gilcrist@alaskanet	

USE 2007-00002





# DEVELOPMENT PERMIT APPLICATION

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

Project Number <b>PRJ2007-00005</b>	<b>CITY and BOROUGH of JUNEAU</b>	Date Received: <b>1/12/07</b>
Project Name (City Staff to assign name) <b>Gregg/ Trucano Storage addition</b>		

PROJECT / APPLICANT INFORMATION	Project Description <b>3040 sq. ft. addition of Storage space to existing 2400 sq. ft. Storage Building</b>															
	PROPERTY LOCATION															
	Street Address <b>10020 Camden Pl.</b>	City / Zip <b>99801</b>														
	Subdivision (if known) <b>Mendall Valley Industrial 2</b>	Survey (if known)	Block / Tract (if known) Lot (if known) <b>B 4</b>													
	Assessor's Parcel Number (if known) <b>431701040070</b>															
	LANDOWNER/LESSEE															
	Property Owner's Name <b>Randy Gregg</b>	<input type="checkbox"/> Contact by E-Mail: <b>RG 44010 @ AOL.</b>	Contact Person <b>Randy</b> Work Phone No. <b>723-4439</b>													
	Mailing Address <b>PO Box 20373 Juneau, AK 99802</b>	Home Phone No. <b>463-4430</b>	FAX No. <b>463-4439</b>													
	LANDOWNER/LESSEE CONSENT (Required for Planning permits not needed on Building/Engineer permits)		INITIAL ALL THAT MAY APPLY													
	<p>I am (we are) the owner(s) or Lessee of the property subject to this application and I (we) consent as follows:</p> <p>A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.</p> <p>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.</p> <p><b>X</b> <u>Randy Gregg</u> _____ Date <u>1/11/07</u></p> <p><b>X</b> _____ Date _____</p> <p>Landowner/Lessee Signature Landowner/Lessee Signature</p> <p>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 and may do so during the weekend before the scheduled public hearing date.</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">APPLICATION TYPE</th> <th style="width: 50%;">OWNER'S INITIALS</th> </tr> <tr> <td>ALLOWABLE USE</td> <td style="text-align: center;"><b>RG</b></td> </tr> <tr> <td>CONDITIONAL USE</td> <td></td> </tr> <tr> <td>VARIANCE</td> <td></td> </tr> <tr> <td>DESIGN REVIEW</td> <td></td> </tr> <tr> <td>SUBDIVISION</td> <td></td> </tr> <tr> <td>OTHER:</td> <td></td> </tr> </table>	APPLICATION TYPE	OWNER'S INITIALS	ALLOWABLE USE	<b>RG</b>	CONDITIONAL USE		VARIANCE		DESIGN REVIEW		SUBDIVISION		OTHER:
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OTHER:																
APPLICANT (If same as OWNER, write "SAME" and sign and date at X below)																
Applicant's Name <b>Randy M</b>	<input type="checkbox"/> Contact by E-Mail: _____	Contact Person Work Phone No.														
Mailing Address	Home Phone No.	FAX No.														
<b>X</b> <u>Randy M</u> _____		<b>X</b> <u>1/11/07</u> _____														
Applicant's Signature		Date of Application														

(OFFICE USE ONLY BELOW THIS LINE)

STAFF APPROVALS	C	PERMIT TYPE	SIGN	DATE RECEIVED	APPLICATION NO.	C	PERMIT TYPE	DATE RECEIVED	APPLICATION NO.
	<b>X</b>	ALLOWABLE USE APPROVAL	<b>X</b>	<b>1/12/07</b>	<b>WSE07-08</b>		WATER PERMIT		
		CONDITIONAL USE APPROVAL					SEWER PERMIT		
		VARIANCE					GRADING PERMIT		
		DESIGN REVIEW APPROVAL					DRIVEWAY PERMIT		
		SUBDIVISION					RIGHT-OF-WAY PERMIT		
		STREET VACATION					PUB. FAC. TRANSMISS. & EXCAV. PERMIT		
		SIGN APPROVAL	LOCATED IN HISTORIC DISTRICT? <input type="checkbox"/> YES <input type="checkbox"/> NO				OTHER - (Describe)		
		BUILDING PERMIT					Permit Intake Initials _____		
	Zone		Total Lot Area		Required Setbacks Front _____ Back _____ Side _____ Other _____				
COMMENTS:									

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

# DEVELOPMENT PERMIT APPLICATION

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

Project Number <i>PRJ 07-0005</i>	<b>CITY and BOROUGH of JUNEAU</b>	Date Received: <i>1/12/07</i>
Project Name (City Staff to assign name) <i>Gregg/ Trucano Storage addition</i>		

PROJECT / APPLICANT INFORMATION	Project Description <i>5040 sq. Ft. addition of storage space to existing 2400 sq. ft. storage building</i>															
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	LANDOWNER/LESSEE CONSENT (Required for Planning permits not needed on Building/Engineer permits)		INITIAL ALL THAT MAY APPLY													
	<p>I am (we are) the owner(s) or Lessee of the property subject to this application and I (we) consent as follows:</p> <p>A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.</p> <p>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.</p> <p><input checked="" type="checkbox"/> <i>Randy Gregg</i> _____ <i>1/11/07</i> Landowner/Lessee Signature Date</p> <p><input checked="" type="checkbox"/> _____ Landowner/Lessee Signature Date</p> <p>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 and may do so during the weekend before the scheduled public hearing date.</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>APPLICATION TYPE</td> <td>OWNER'S INITIALS</td> </tr> <tr> <td>ALLOWABLE USE</td> <td><i>RM</i></td> </tr> <tr> <td>CONDITIONAL USE</td> <td></td> </tr> <tr> <td>VARIANCE</td> <td></td> </tr> <tr> <td>DESIGN REVIEW</td> <td></td> </tr> <tr> <td>SUBDIVISION</td> <td></td> </tr> <tr> <td>OTHER:</td> <td></td> </tr> </table>	APPLICATION TYPE	OWNER'S INITIALS	ALLOWABLE USE	<i>RM</i>	CONDITIONAL USE		VARIANCE		DESIGN REVIEW		SUBDIVISION		OTHER:
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APPLICANT (If same as OWNER, write "SAME" and sign and date at X below)																
Applicant's Name <i>Randy ME</i>	<input type="checkbox"/> Contact by E-Mail: _____	Contact Person														
Mailing Address <i>Randy Gregg</i>		Home Phone No. FAX No.														
<input checked="" type="checkbox"/> <i>Randy Gregg</i> _____ Applicant's Signature		<input checked="" type="checkbox"/> <i>1/11/07</i> Date of Application														

(OFFICE USE ONLY BELOW THIS LINE)

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	<input checked="" type="checkbox"/>	ALLOWABLE USE APPROVAL	<input checked="" type="checkbox"/>	<i>1/12/07</i>	<i>USECT-02</i>		WATER PERMIT		
		CONDITIONAL USE APPROVAL					SEWER PERMIT		
		VARIANCE					GRADING PERMIT		
		DESIGN REVIEW APPROVAL					DRIVEWAY PERMIT		
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<p>COMMENTS:</p> <p> </p> <p> </p> <p> </p>									

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

# ALLOWABLE/CONDITIONAL USE APPLICATION

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

Project Number <u>PRJC0705</u>	Project Name <u>Storage Gregg/Trucano addition</u>	Case Number <u>USE07-02</u>	Date Received <u>1/12/07</u>
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APPLICANT INFORMATION

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.

See attached

MODIFICATION OF EXISTING APPROVAL?  No  Yes - CASE NUMBER \_\_\_\_\_

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

Storage

PROPOSED USE OF LAND AND/OR BUILDING(S):

Storage

UTILITIES PROPOSED WATER:  Public  On Site SEWER:  Public  On Site

SITE DIMENSIONS:

Width 137 ft. Depth 312 ft. Total Area 43108 square feet

DIMENSIONS OF STRUCTURE:

(Outside Dimensions) Length 40 ft. Width 118 ft. Height \_\_\_\_\_ ft. Total Area 5440 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: 3 Proposed Spaces: 8

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: ALLOWABLE USE / CONDITIONAL USE

TABLE OF PERMISSIBLE USES CATEGORY:

	Fees	Check No.	Receipt No.	Date
Application Fees	\$ <u>400.00</u>	/	/	/
Adjustment	\$ _____			
Public Notice Sign Fee	\$ <u>50.00</u>			
Public Notice Sign Deposit	\$ <u>100.00</u>			
<b>Total Fee</b>	\$ <u>550.00</u>	<u>1005078</u>	<u>23790</u>	<u>1/12/07</u>

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