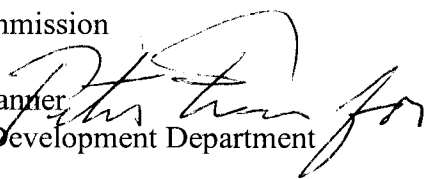


# MEMORANDUM

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

**DATE:** August 23, 2007

**TO:** Planning Commission

**FROM:** Eric Feldt, Planner  
  
Community Development Department

**FILE NO.:** USE2007-00044 - Allowable Use

**PROPOSAL:** An Allowable Use permit to construct a six unit boat condo development with one caretaker apartment.

## GENERAL INFORMATION

**Applicant:** Lemon Creek Development

**Property Owner:** Lemon Creek Development, LLC

**Property Address:** 5734 Concrete Way

**Legal Description:** JRM, Lot 11B

**Parcel Code Number:** 5-B12-0-106-015-2

**Site Size:** 26,337 square feet

**Zoning:** Industrial

**Utilities:** CBJ Water and Sewer

**Access:** Concrete Way

**Existing Land Use:** Vacant

**Surrounding Land Use:** North - Manufacture and Storage/Glacier Highway  
South - Industrial/Landfill  
East - Industrial/Office  
West - Lemon Creek/Lemon Manor Trailer Park



## **ATTACHMENTS**

- Attachment 1 Site Map
- Attachment 2 Site Plan
- Attachment 3 Building Elevations

## **PROJECT DESCRIPTION**

The applicant requests an Allowable Use permit for the development of 7,200 square foot, six-unit boat storage facility with a caretaker apartment

## **BACKGROUND**

The Planning Commission approved a Conditional Use Permit in October, 2005, for the construction of a Breeze-In store at this site, on the former Lot 11 of the Juneau Ready Mix subdivision. Subsequently, the Breeze-In located to another lot within the subdivision and the property, Lot 11, was platted into lots 11A and 11B in 2007. The proposal before you occupies the recently created Lot 11B.

## **ANALYSIS**

**Project Site** – The project site is a 26,000 + square-foot lot fronted by Concrete Way and backed by Lemon Creek. A fifty-foot habitat setback from Lemon Creek has been established by staff during a field visit to the site. The setback is located on the site plan and no development will be placed within the setback.

**Project Design** – The proposed 7,200 square-foot, two-story building is located toward the front of the lot outside the habitat setback. Each unit will have direct access from the front via a garage door and a standard door. Units will also have rear access via standard doors at grade level and at the second story level. The second story areas will be used for storage except for one, which will be constructed as a caretaker apartment.

**Traffic** – The project is not expected to have any adverse traffic impacts given the small number of units and the infrequent use they are expected to receive.

**Parking and Circulation** – Fifteen parking spaces are required including a van-accessible space. Thirteen spaces are attributable to the storage and two spaces are attributable to a caretaker apartment above one of the boat units. The applicant stated that six of the required spaces can be provided within the boat storage units, which are 60 feet deep and can accommodate a vehicle and a boat, as almost all boats that are trailered are 30 feet or less in length. The remaining spaces can be provided on the side of the building bordering the adjacent Lot 11B, which is under the same ownership.

A parking area between the front doors of the boat condo and the property line, where vehicles are parked perpendicular to the property line, requires 41 feet of distance: 24 feet of width for a driving

aisle and 17 feet of depth for a vehicle space. The actual distance between the building and the property line is 39 feet 6 inches, or 1 ½ feet less than needed. The owner is dedicating 5 feet along the abutting property line of lot 11B for a drainage easement over a buried storm drain line. This easement could also be used to gain the additional width needed for a compliant driving aisle and parking spaces. The applicant/owner is willing to record a drainage and parking easement on the lot, and this document should be available in the blue folder on Tuesday, August 28<sup>th</sup>, along with a diagram of the parking.

All exterior parking spaces must be clearly delineated using curb stops and the appropriate designations for a van-accessible space.

**Vegetative Cover** – Code requires 5% of the lot, or 1,319 square feet be retained for vegetative cover. The undeveloped area of the habitat setback meets this requirement.

**Exterior Lighting** – The applicant has not proposed an exterior lighting plan at this time, however, lighting is anticipated to be installed that will illuminate each of the entrances to the building. Lighting must be of a kind that will illuminate downward and not cast light off premises. A lighting plan must be approved by staff prior to the issuance of a building permit.

**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 no provisions of the JCMP apply 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.

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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

**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 10.210 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 [date] and [date] 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?***

**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:**

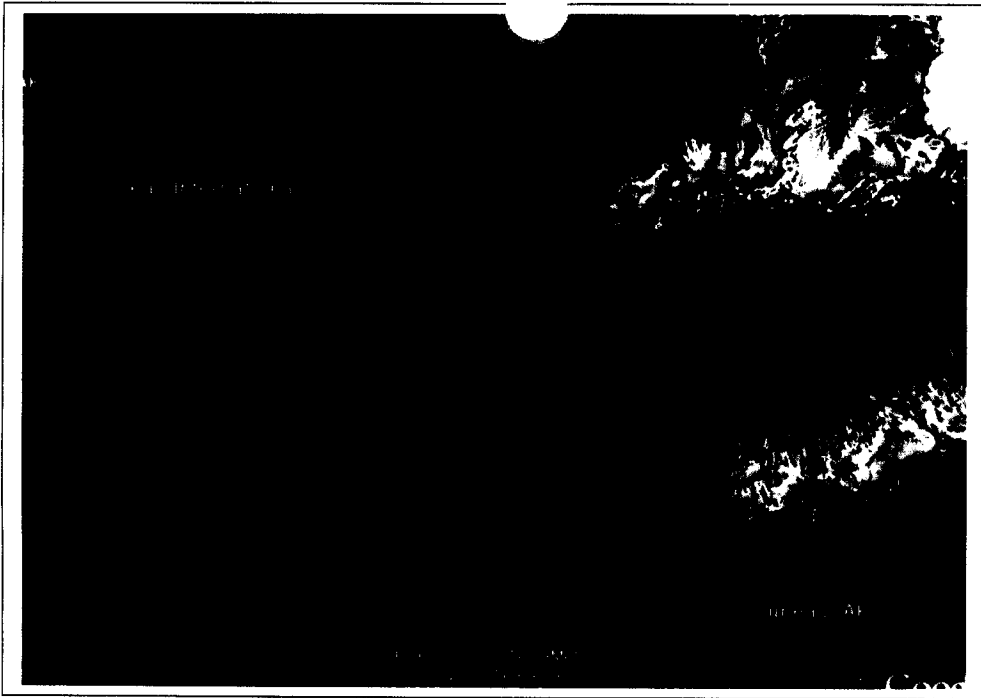
***5. Will the proposed development comply with the Juneau Coastal Management Program?***

**Not applicable.** No provisions of the Juneau Coastal Management Program are applicable to this project.

**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 six-unit boat condominium. The approval is subject to the following conditions:

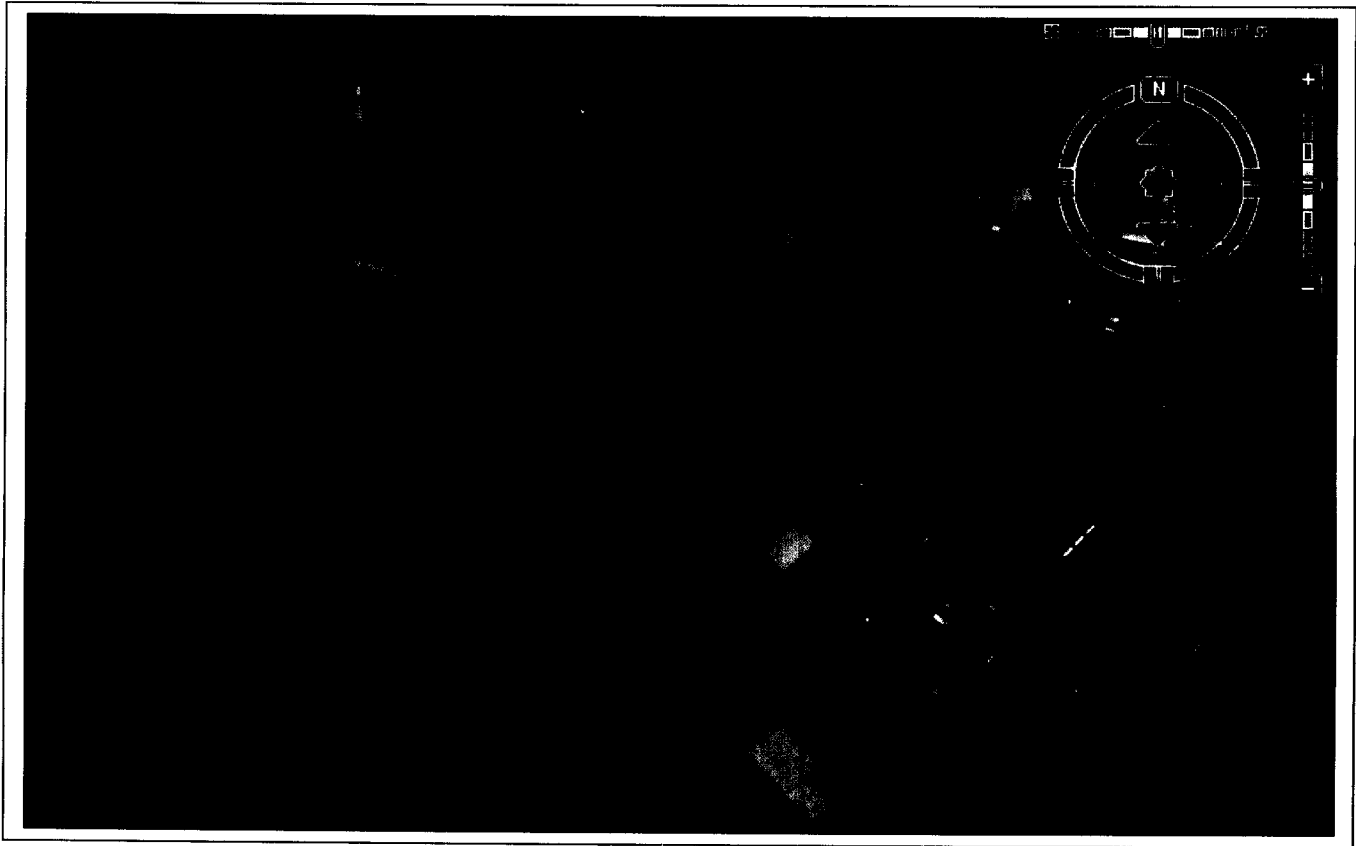
1. Exterior lighting shall be of a type that casts light downward and does not provide for off-site glare. Lighting must be approved by the Community Development Department prior to issuance of a building permit.
2. Exterior parking spaces must be clearly delineated using curb stops.
3. A building permit will not be issued until a drainage and parking easement is recorded on Lot 11B sufficient to assure compliant parking, or the applicant has otherwise achieved compliance with the parking requirements for the development.



# SITE MAP

Lemon Creek  
JRM SUBDIVISION  
LOT 11B

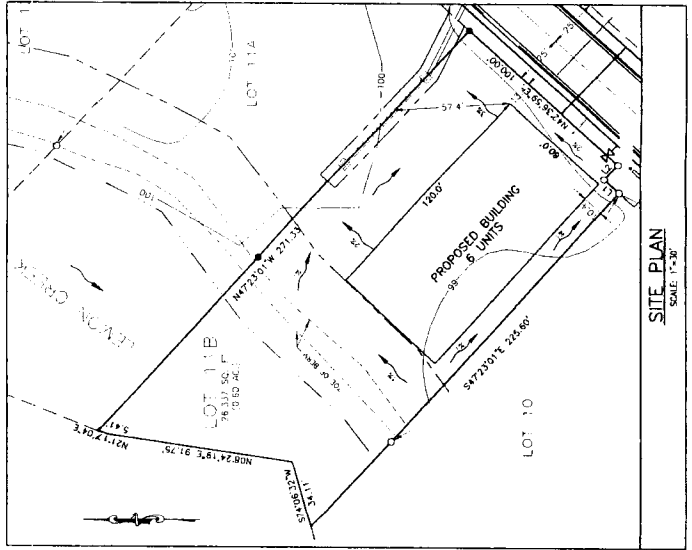
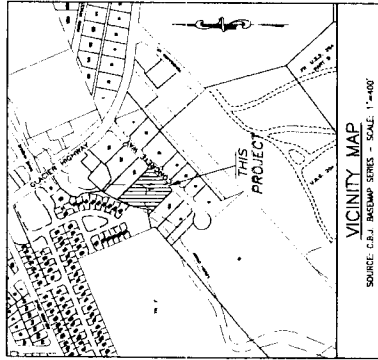
## ATTACHMENT A



# ATTACHMENT B

## NEW WAREHOUSE Juneau, Alaska

SHANE WILLIAMS  
Anchorage, Alaska



### CODE REVIEW (PREMANUFACTURED METAL BUILDING)

ZONING: I1, INDUSTRIAL  
1. BUILDING CLASSIFICATION, 2003 INTERNATIONAL BUILDING CODE (IBC) WITH LOCAL AMENDMENTS

A. OCCUPANCY CLASSIFICATION: S-2, LOW HAZARD STORAGE

B. TYPE OF CONSTRUCTION: V-B FULLY SPRINKLERED

C. LOCATION ON PROPERTY:

NORTH: 250' FT TO PROPERTY LINE  
EAST: 13' FT TO PROPERTY LINE  
WEST: 230' FT TO PROPERTY LINE

TABLE 502  
NO FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE.  
FIRE SEPARATION DISTANCE IS 10 FT OR GREATER TO EXTERIOR WALLS AND THEREFORE NON-RATED EXTERIOR WALLS ARE PERMITTED.

D. ALLOWABLE FLOOR AREA, TABLE 503 (S, V-B) = 13,500 SF

ACTUAL FLOOR AREA = 7,200 SF

ACTUAL GROSS FLOOR AREA (7,200 SF) IS LESS THAN ALLOWABLE AREA PER FLOOR (13,500 SF). THEREFORE AREA OF BUILDING IS IN COMPLIANCE.

E. HEIGHT AND NUMBER OF STORES:

ALLOWABLE HEIGHT AND STORES

TABLE 503 (S, V-B) = 48 FT / 2 STORES

ACTUAL HEIGHT = 35 FT

ACTUAL NUMBER OF STORES = 2 STORY

ACTUAL IS LESS THAN ALLOWABLE. THEREFORE BUILDING IS IN COMPLIANCE.

2. MEANS OF EGRESS

A. DESIGN OCCUPANT LOAD = TABLE 1004.2.2.2 300 SF GROSS PER OCCUPANT

MAX FLOOR: 7,200 SF / 300 = 24 OCC.

1-2A, 100% FIRE EXTINGUISHER PER UNIT TYP.

TABLE 1004.2.1 STORAGE MAXIMUM OCCUPANT LOAD = 30 > 24. BUILDING IS IN COMPLIANCE.

17 EXITS PROVIDED. BUILDING IS IN COMPLIANCE.

3. MISCELLANEOUS

A. THE FACILITY ADDRESS SHALL BE CLEARLY VISIBLE FROM THE PUBLIC RIGHT OF WAY.

ELECTRICAL AND MECHANICAL DESIGN AND PLANS SHALL BE COMPLETED BY THE ELECTRICAL AND MECHANICAL CONTRACTORS.

### SHEET INDEX

- T1: CODE REVIEW AND VICINITY MAP
- A1.1: 1ST FLOOR PLAN
- A1.2: 2ND FLOOR PLAN
- A2.1: EXTERIOR ELEVATIONS
- A3.1: BLDG SECTIONS
- S1.1: FOUNDATION PLAN AND DETAILS

Date Submitted: \_\_\_\_\_  
By: \_\_\_\_\_  
Revision: \_\_\_\_\_  
Date: \_\_\_\_\_

**USKH**  
Architecture • Engineering  
Land Surveying • Planning

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200 North Wiese Street  
Anchorage, Alaska 99504  
(907) 570-7810

Project: **SHANE WILLIAMS WAREHOUSE, 60' X 120'**

Project Mgr.: WMA  
Drawn: D.J.R.  
Checked: WMA  
Date: 7/18/07

Sheet Contents:  
**VICINITY MAP  
CODE REVIEW**

Sheet No.: **T1**

USKH W.O. 1015900

