

ALLOWABLE/CONDITIONAL USE APPLICATION

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

Project Number	Project Name <u>345 Phase II</u>	Case Number <u>USE03-26</u>	Date Received <u>6-12-03</u>
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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.

Construct an approximately 5,200 sq. ft. Group Home (1.400)
for 12 children for Juneau Youth Services on the Montana
Creek Campus.

MODIFICATION OF EXISTING APPROVAL?

☒ No☐ Yes - CASE NUMBER _____

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

Group Home (Miller House) for 16 children.

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

Group Home (1.400)

UTILITIES PROPOSED

WATER: ☒ Public☐ On SiteSEWER: ☒ Public☐ On Site

SITE DIMENSIONS:

Width _____ ft.

Depth _____ ft.

Total Area 152 Acres
square feet

DIMENSIONS OF STRUCTURE:

(Outside Dimensions)

Length 120 ft.Width 65 ft.Height 30 ft.Total Area 5200 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: 10Proposed Spaces: 20 - 40

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 USETABLE OF PERMISSIBLE USES
CATEGORY:

	Fees	Check No.	Receipt No.	Date
Application Fees	\$ <u>400</u>			
Adjustment	\$			
Public Notice Sign Fee	\$ <u>50</u>			
Public Notice Sign Deposit	\$ <u>100</u>			
Total Fee	\$ <u>550.00</u>	<u>1040839</u>	<u>16129</u>	<u>6-12-03</u>

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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:
Project Name (City Staff to assign name)	JYS PHASE II	6-12-03

PROJECT / APPLICANT INFORMATION	Project Description Construct 12 Bed Group Home for Juneau Youth Services.		
	PROPERTY LOCATION		
	Street Address 10685 Mendenhall Loop Road	City / Zip Juneau 99801	
	Subdivision (if known) Montana Creek	Survey (if known) U35 2551	Block / Tract (if known) / Lot (if known)
	Assessor's Parcel Number (if known) 4-B26-0-102-004-0		
	LANDOWNER / LESSEE		
	Property Owner's Name Juneau Youth Services Inc.	Contact by E-Mail: <input type="checkbox"/> pat@jys.org	Contact Person Pat Gougley
	Mailing Address PO Box 32839 Juneau AK 99803	Home Phone No.	Work Phone No. 796 4103
	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>X Walter Haglund, Director 6/11/03</p> <p>X 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 and/or the Design Review Board may visit the property and may do so during the weekend before the scheduled public hearing date.</p>			
<p>APPLICANT (If same as OWNER, write "SAME" and sign and date at X below)</p> <p>Applicant's Name Jensen Yorba Loft Inc. Contact by E-Mail: <input type="checkbox"/> wayve@jensenyorbaloft.com</p> <p>Mailing Address 522 W 10th St Juneau AK 99801</p> <p>X Wayve 5.22.03</p> <p>Applicant's Signature _____ Date of Application _____</p>			

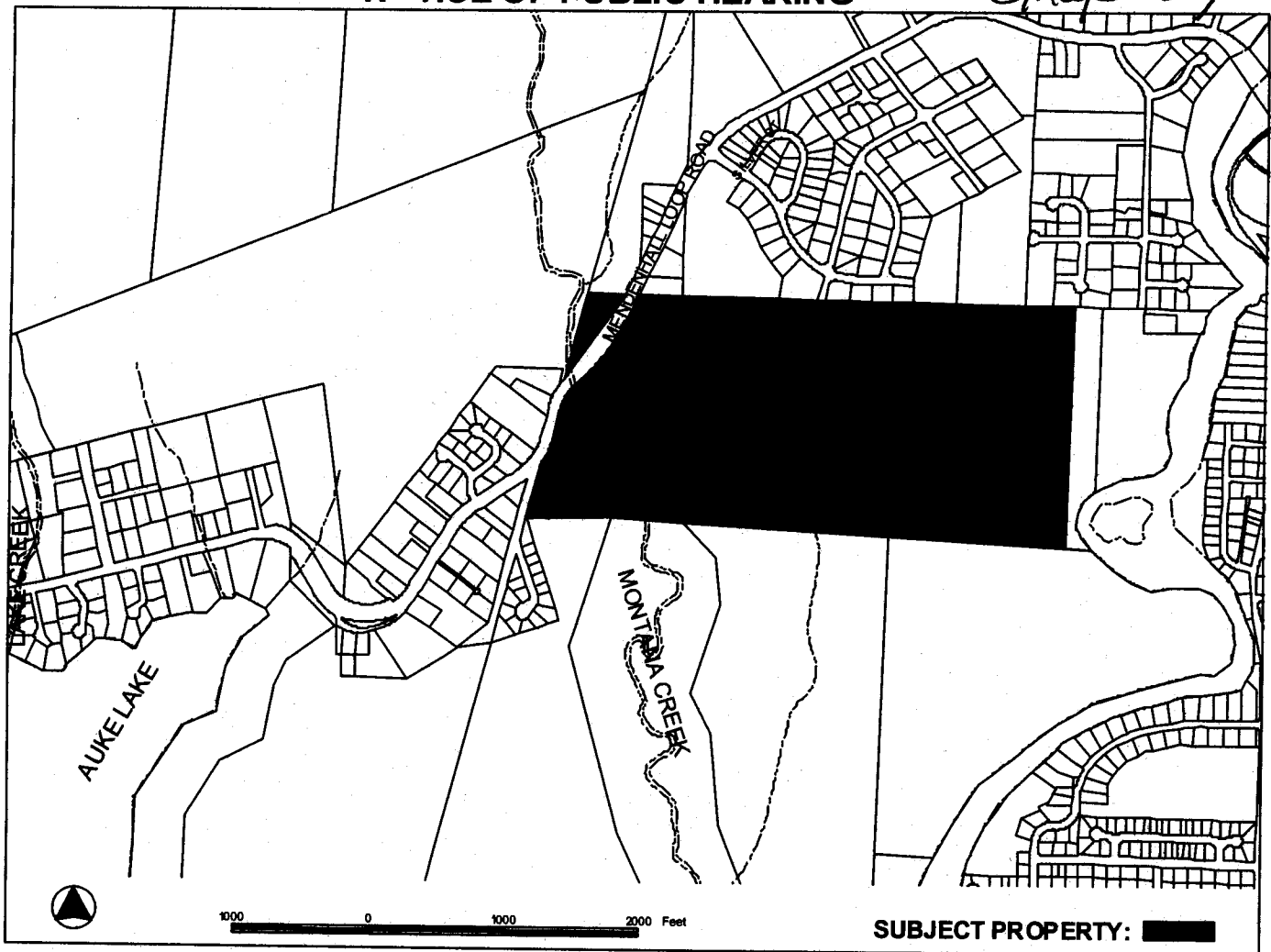
(OFFICE USE ONLY BELOW THIS LINE)

STAFF APPROVALS	C K	PERMIT TYPE	SIGN	DATE RECEIVED	APPLICATION NO.	C K	PERMIT TYPE	DATE RECEIVED	APPLICATION NO.
		ALLOWABLE USE APPROVAL					WATER PERMIT		
	X	CONDITIONAL USE APPROVAL	X	6/12/03	USE 03-26		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 P/N		
	Zone		Total Lot Area		Required Setbacks				
				Front _____ Back _____ Side _____ Other _____					
COMMENTS:									

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

NOTICE OF PUBLIC HEARING

Greg's Copy



PROPOSAL: A Conditional Use permit to construct an approximately 5,200 square foot group home for children of Juneau Youth Services on the Montana Creek Campus.

FILE NO:	USE2003-00026	APPLICANT:	JENSEN YORBA LOTT, INC
TO:	Adjacent Property Owners	PROPERTY OWNER:	JUNEAU YOUTH SERVICES INC
HEARING DATE:	September 23, 2003	PROPERTY ADDRESS:	10685 MENDENHALL LOOP RD
HEARING TIME:	7:00 P.M.	PARCEL CODE NUMBER:	4-B26-0-102-004-0
PLACE:	ASSEMBLY CHAMBERS Municipal Bldg. 155 South Seward St., Juneau, Alaska 99801	SITE SIZE:	152.17 Acres
		ZONING:	D1
		ACCESS:	MENDENHALL LOOP RD

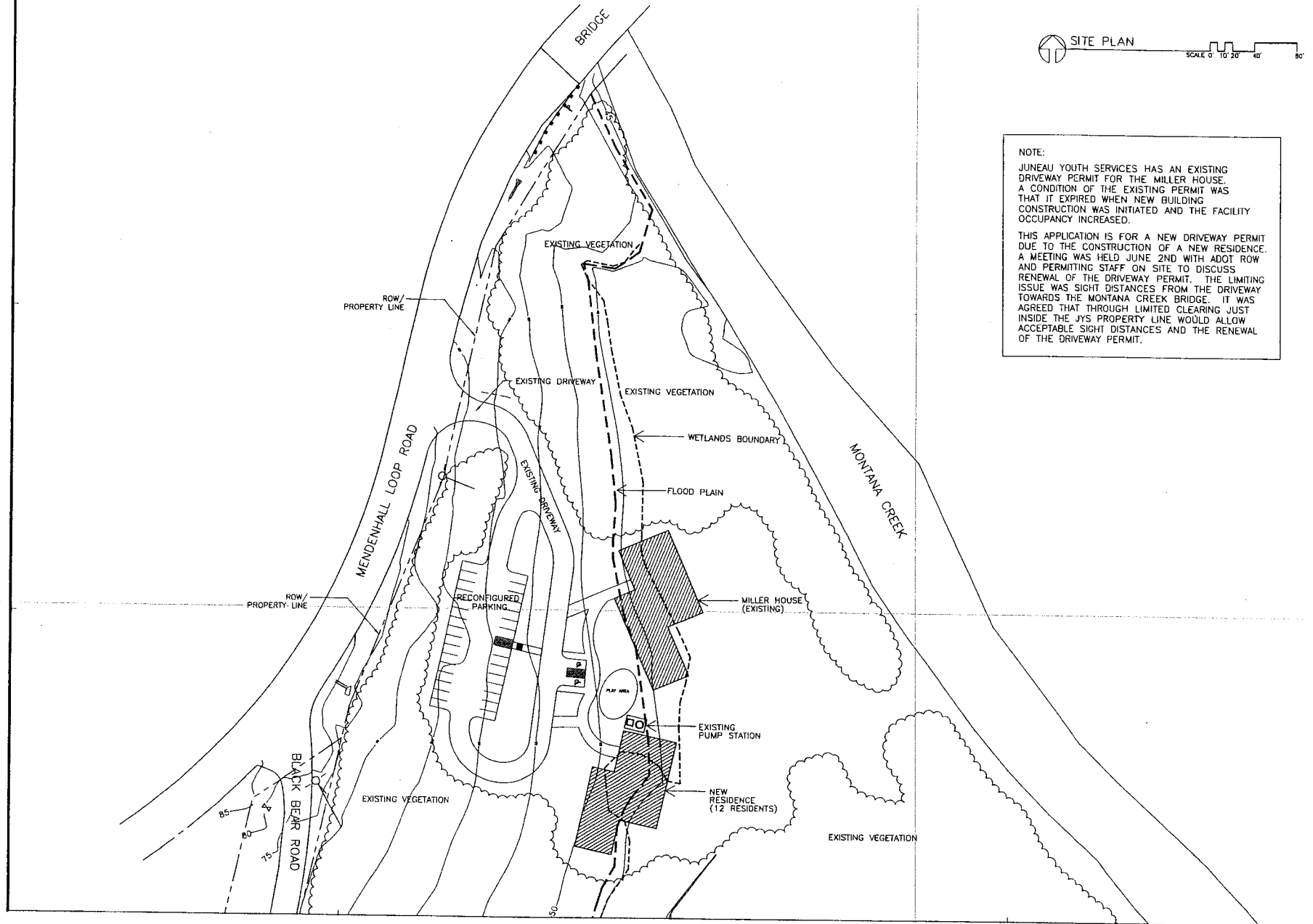
PROPERTY OWNERS PLEASE NOTE:

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 Greg Chaney at 586-0761 or e-mail: Greg_Chaney@ci.juneau.ak.us

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

Date notice was printed: September 11, 2003



NOTE:
 JUNEAU YOUTH SERVICES HAS AN EXISTING DRIVEWAY PERMIT FOR THE MILLER HOUSE. A CONDITION OF THE EXISTING PERMIT WAS THAT IT EXPIRED WHEN NEW BUILDING CONSTRUCTION WAS INITIATED AND THE FACILITY OCCUPANCY INCREASED.
 THIS APPLICATION IS FOR A NEW DRIVEWAY PERMIT DUE TO THE CONSTRUCTION OF A NEW RESIDENCE. A MEETING WAS HELD JUNE 2ND WITH ADOT ROW AND PERMITTING STAFF ON SITE TO DISCUSS RENEWAL OF THE DRIVEWAY PERMIT. THE LIMITING ISSUE WAS SIGHT DISTANCES FROM THE DRIVEWAY TOWARDS THE MONTANA CREEK BRIDGE. IT WAS AGREED THAT THROUGH LIMITED CLEARING JUST INSIDE THE JYS PROPERTY LINE WOULD ALLOW ACCEPTABLE SIGHT DISTANCES AND THE RENEWAL OF THE DRIVEWAY PERMIT.

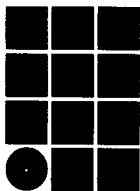
Jenser Yorba Lott Inc.
 522 West 10th S
 Juneau, Alaska 99801
 phone 907-586-
 fax 907-586-
 jensenyorbatt.cc

Juneau Youth Services, Inc.
 Miller House Replacement
 Mendenhall Loop Road
 Juneau, Alaska

REVISIONS
 △
 △
 △
 △
 SHEET TITLE
 SITE PLAN
 DATE: MAY 2003
 FILE: 0321/CAD/SD

L101

RECEIVED
JUN 20 2003
 PERMIT CENTER / CDD



June 9, 2003

**Architecture
Interiors
Landscape
Architecture**

**RE: Juneau Youth Services
Montana Creek Campus Phase II
Allowable Use Permit**

Debra Purves
CBJ Permit Coordinator
Community Development
Department
155 South Seward St
Juneau. AK 99801

Dear Debra:

Attached is a Development Permit Application and an Allowable Use Application along with supporting drawings to construct a second group home on the Montana Creek campus for Juneau Youth Services. The proposal is illustrated on the attached site plan drawing, which also indicates the Master Plan for future development of the site. The proposed approximately 5,500 square foot building will house 12 children and will be a similar style to the existing 16 bed Miller House. The building will be located more than 60 feet from any property line.

The Land Use Code requires parking at a rate of 1 space per 3 occupants in a group home. The existing Miller house has 16 occupants and this proposal is for 12 occupants. Parking per the Land Use Code is calculated at 10 spaces. The proposal is to construct at least 20 spaces.

The building will be constructed on piling and will have metal roofing and painted cement board siding to match the existing building. This proposal is consistent with the information presented for USE98-00026 when the permit was granted to construct the Phase I building. A natural landscape buffer is maintained along the Mendenhall Loop Road and Black Bear Road, the development is located outside of the stream setback for Montana Creek and the construction in the wetlands and the flood plain is on piling to minimize impact.

RECEIVED

JUN 12 2003

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The staff analysis for the approval for USE98-00026 included a recommendation from the Alaska State DOT/PF to connect the internal drive between Mendenhall Loop Road and Black Bear Road. We have indicated two options for this connection and shown it as a future project for the following reasons:

- Black Bear Road is still undeveloped and does not provide all-weather access.
- Many of the staff that serve the Miller House will also serve this new building.
- The proposed new parking lot will provide an on-site turn-around for emergency vehicles.
- The decision on the best location of the connection road has not been finalized and JYS wishes to maintain the flexibility to locate the road to best serve the expanding campus.

We have reviewed this proposal with DOT/PF and received verbal approval contingent upon removing and/or trimming trees adjacent to Montana Creek near the bridge to provide better view from the driveway to oncoming traffic on the Mendenhall Loop Road. We have filed a driveway permit to allow the construction of this proposed building with the above conditions.

We appreciate your assistance on the second phase of this development and welcome any questions.

Sincerely,

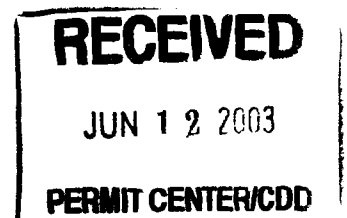


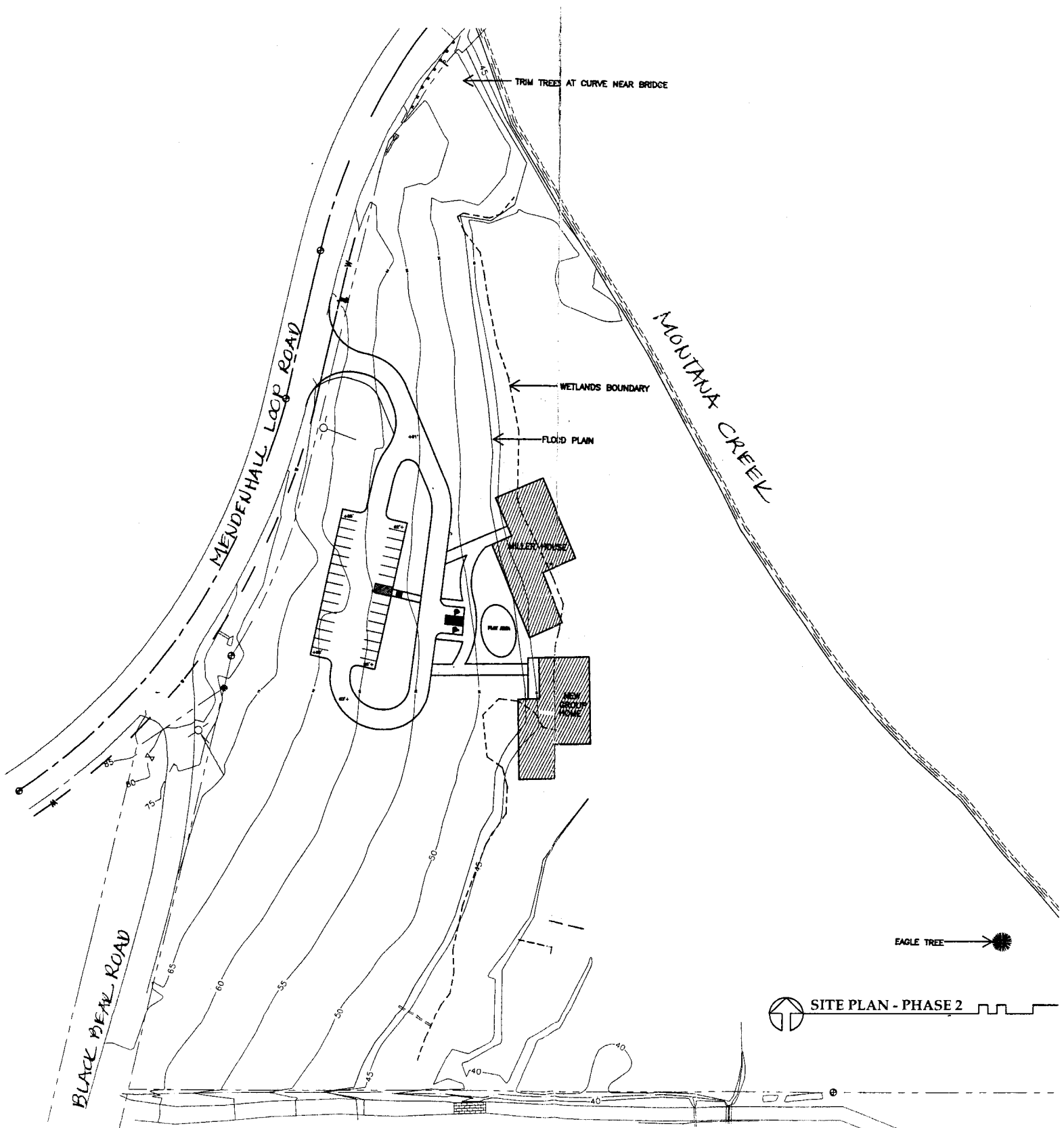
Wayne Jensen

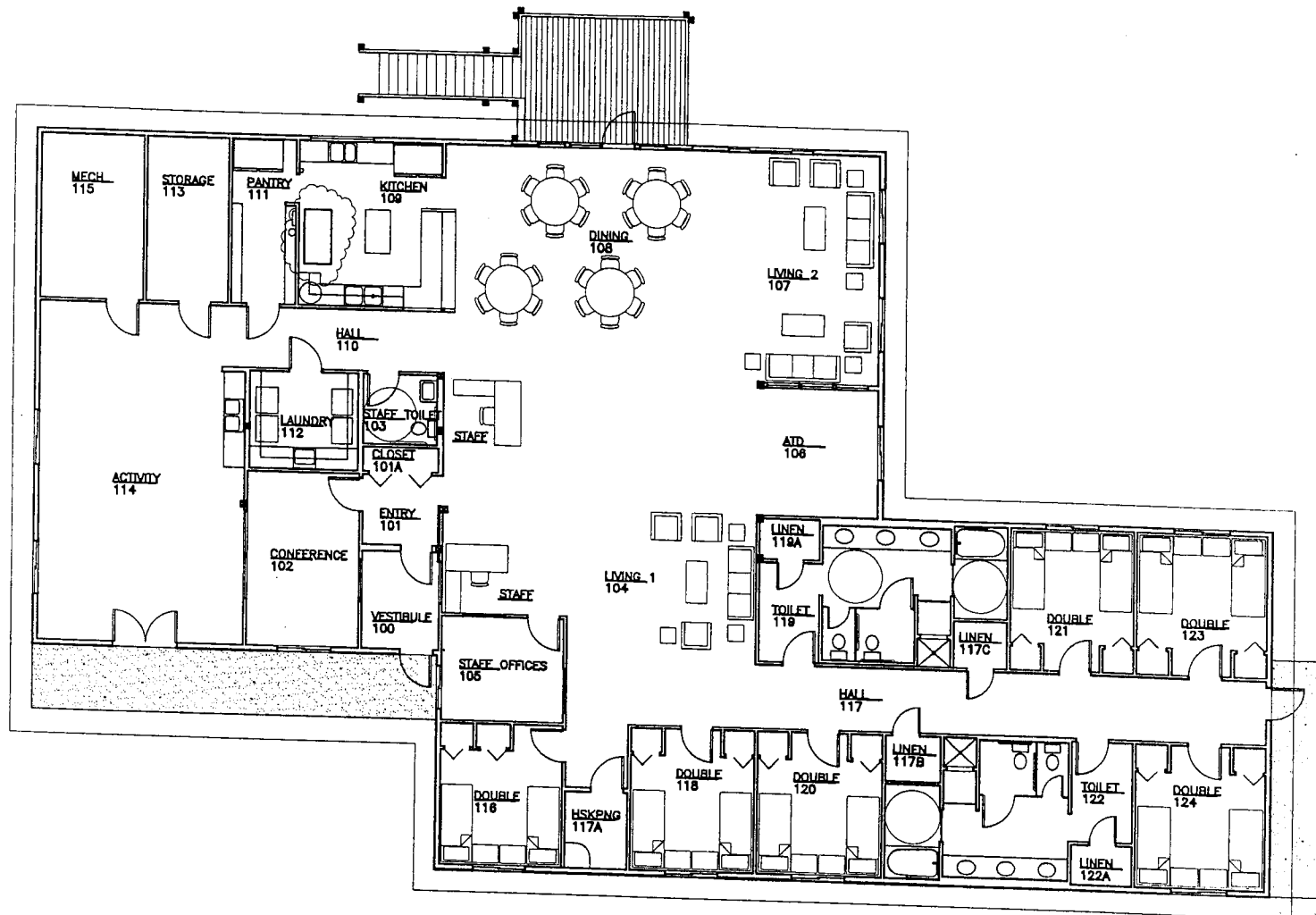
Enclosure(s)

cc: Walter Majoros
Pat Quigley

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Phase II FIRST FLOOR PLAN

Feet: 0 4 8 16

Juneau Youth Services, Inc.

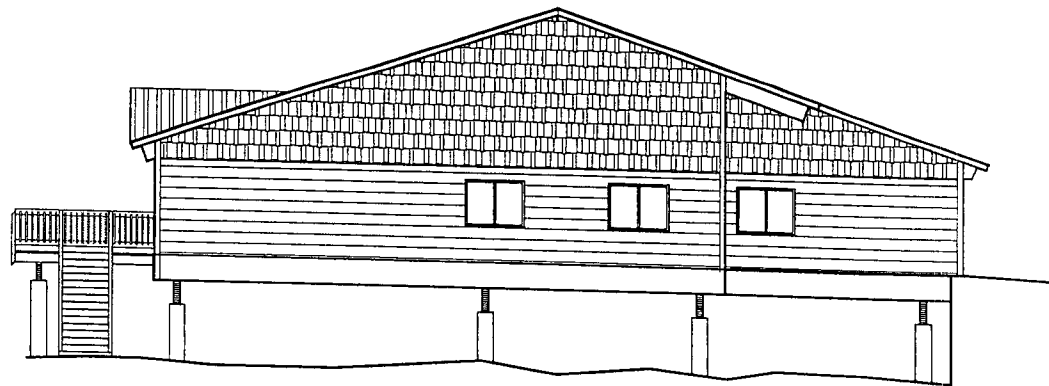
May, 2003

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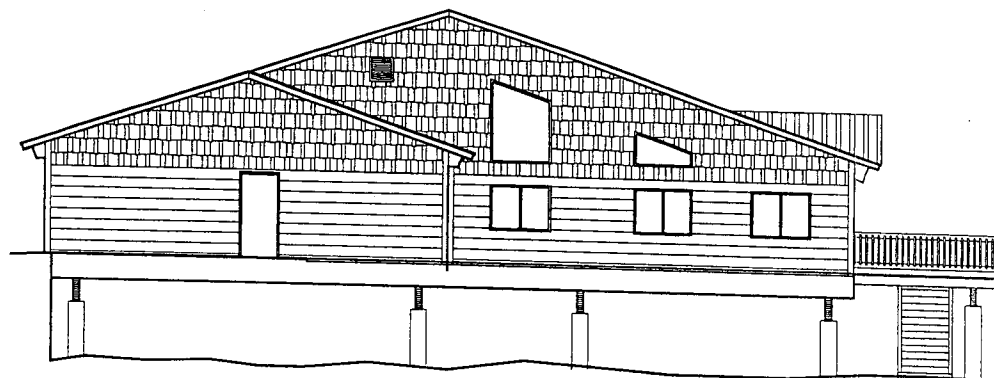
JUN 12 2003

PERMIT CENTER/CDD

Jensen
Yorba
Lott
Inc.



WEST ELEVATION

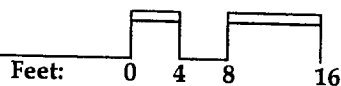


EAST ELEVATION

Phase II ELEVATIONS

Juneau Youth Services, Inc.

May, 2003



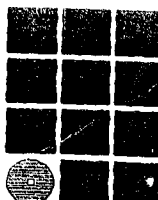
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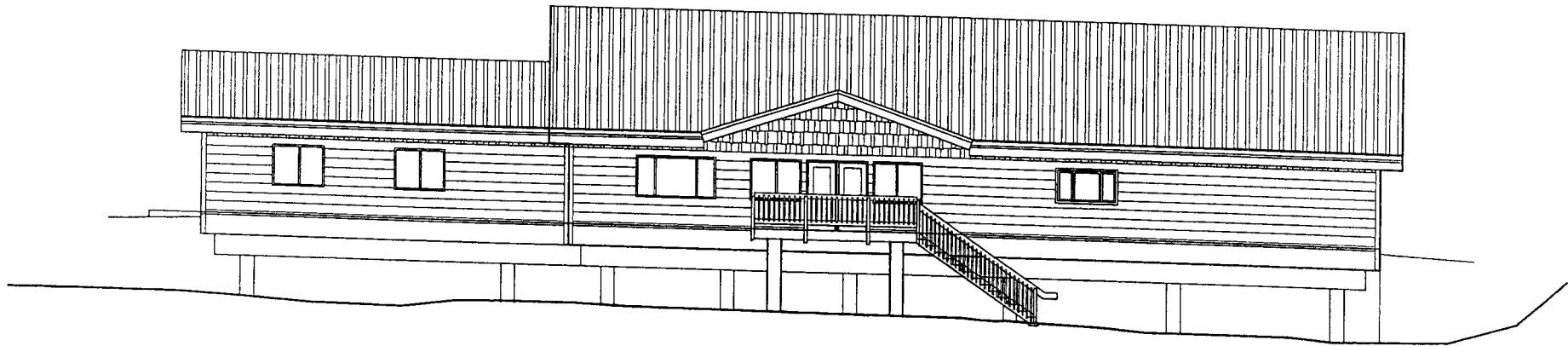
JUN 12 2003

PERMIT CENTER/CDD

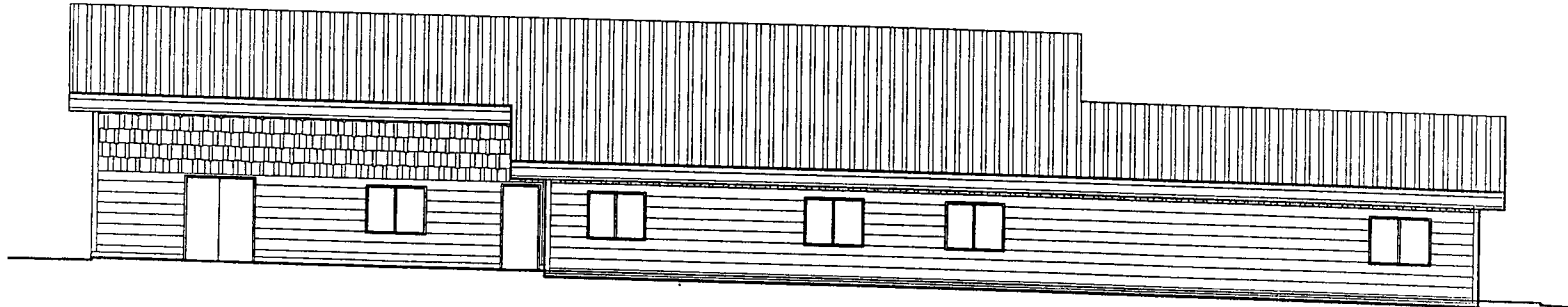
**Jensen
Yorba
Lott**

Inc.





NORTH ELEVATION

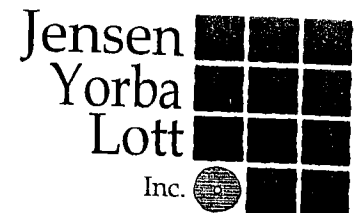
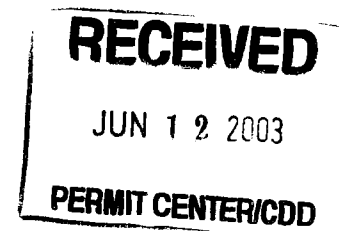


SOUTH ELEVATION

Phase II ELEVATIONS

Juneau Youth Services, Inc.

May, 2003



STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

STATEWIDE DESIGN & ENGINEERING SERVICES DIVISION
SOUTHEAST REGION/UTILITIES

FRANK H. MURKOWSKI, GOVERNOR

6860 GLACIER HIGHWAY
JUNEAU, ALASKA 99801-7999
PHONE: (907) 465-4540
FAX: (907) 465-6216
TTY/TDD: (907) 465-4617
1-800-575-4540

Date: August 27, 2003

RE: Driveway Permit # 12912

Walter Majoros for
Juneau Youth Services
PO Box 32839
Juneau AK 99803

Dear Mr. Majoros:

Enclosed is the signed permit for a common use driveway for access to USS 2551 aka 10685 Mendenhall Loop Road.

This permit is for an existing driveway. This driveway must meet all the requirements and conditions stated in this permit for final approval.

If you have any questions please call me at 877 305-6630 toll free or 465-4526.

George R. Jackson



Permits Officer
Southeast Region

Enclosures:
Signed Driveway Permit # 12912

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SEP 02 2003

Juneau Youth Services, Inc.

State of Alaska

Department of Transportation and Public Facilities

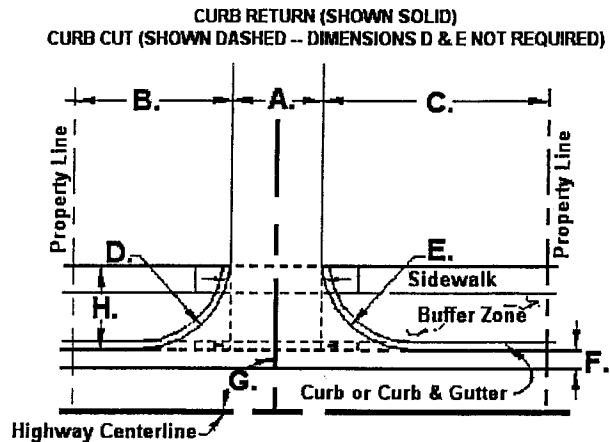
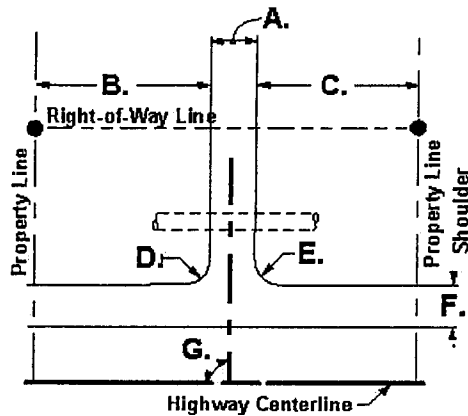
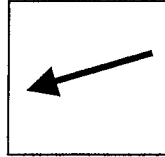
Driveway and Approach Road Permit

This permit allows the permittee to construct and maintain a driveway or approach road within a State owned highway Right of Way.

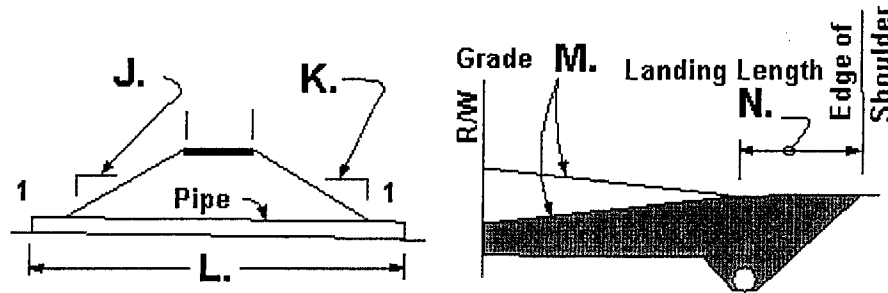
<input type="checkbox"/> Residential/Private <input type="checkbox"/> Commercial <input type="checkbox"/> Government Agency	
Applicant: Juneau Youth Services Mailing Address: PO Box 32839 Juneau, AK 99802 Contact Name: Christopher Mertl, Jensen Yorba Lott, Inc 522 W. 10 th St. Juneau, Ak 99801 E-mail Address: chris@jensenyorbalott.com Phone: (907) 586-1070 Fax: _____	
Driveway or Approach Road location (highway, subdivision, legal description milepost, etc.) USS 2551 aka 10685 Menhenhall Loop Road, Juneau Youth Services	
Proposed or Existing: EXISTING	Anticipated Completion Date: 08/30/2003
Number of lots served: 1	Max. number of vehicles in any 1 hour: 6
Zoning Designation: D-3	Proposed Land Use: existing residential use, addition of one new residence building

Driveway Specifications

Direction of North in relation to the drawing.



A.	Driveway width	25 feet
B.	Left edge clearance	600 feet
C.	Right edge clearance	300 feet
D.	Left return radius	40 feet
E.	Right return radius	40 feet
F.	Shoulder width	10 feet
G.	Approach angle	90 degrees
H.	Curb to sidewalk distance	feet
I.	Curb type	None



J.	Left driveway foreslope	3 :1
K.	Right driveway foreslope	3 :1
L.	Culvert length	Feet
M.	Landing grade	-2 Percent
N.	Landing length	35 Feet
O.	Culvert size	inches
P.	Culvert type	None
Q.	Ditch depth	feet
R.	Driveway surface type	Gravel
S.	Shoulder type	Gravel

Permittee upon signing this permit acknowledges and agrees to the following provisions:

This Permit is not a property right but a temporary authorization, revocable by the State upon violation of any Permit terms or conditions, or for other reasons. All reasonable attorney's fees and costs associated with legal or enforcement actions related to the terms and conditions of this permit will be borne by the permittee.

A permittee shall construct and maintain a driveway or approach road in such a manner that the highway, and all of the highway's appurtenances or facilities, including drainage facilities, pipes, culverts, ditches, traffic control devices, street lights, pathways, and sidewalks are not impaired or endangered in any way by the construction or maintenance. (17 AAC 10.020(b) If you damage any improvements within the State owned right of way, you will be responsible for returning them to their previous condition. The Department will inspect and approve the restored improvements. (17 AAC 10.065)

Permittee shall indemnify, defend and hold harmless the State, and its officers, employees, and contractors, from any and all claims or actions resulting from injury, death, loss, or damage sustained by any person or personal property resulting directly or indirectly from Permittee's use of or activities in the permitted area.

If driveway construction interferes with the public's safety and/or use of facilities within State owned right of way, you will be directed to stop work until adjustments are made.

A copy of this permit must be on site. If any of the conditions of this permit are violated, the State reserves the right to require the removal of all activities from the area.

The Permit grants permission for driveway construction only, allowing access to and from your property onto a State maintained highway. It does not permit the following within the right of way or within that portion of a driveway that is within the right of way: (1) Parking of vehicles "for sale"; (2) Obstructions of any kind (i.e. logs, cables, fencing, etc.); (3) Advertising signs or banners/flags; (4) Parking vehicles with signs/advertising on the side.

Do not park equipment or stockpile material on the shoulder during non-working hours.

Permittee is responsible for sight distance clearing of brush and obstructions.

Please contact the Department for information about acceptable driveway markers (i.e., size, materials, distance, etc.) for placement within the right of way.

The State will not change its maintenance practices to accommodate your driveway or incur additional expense to clear snow berms or other obstacles resulting from the Department's activities.

You may not push or otherwise deposit snow or ice onto a highway in a manner, or in quantities, which may constitute a hazard to snow removal equipment or other traffic. (13 AAC 02.530)

Implement the traffic control plan and maintain traffic control devices in accordance with the Alaska Traffic Manual and any provisions and conditions noted.

All sign layouts shall conform to the Alaska Sign Design Specifications.

Fabricate special signs from engineering grade reflective sheeting on either sheet aluminum or plywood panels.

Adjust sign locations in the field to provide adequate separation from existing signs. All signs shall be visible.

Traffic control devices are not required for construction more than 2 feet behind curb, or farther than 15 feet beyond the shoulder.

Remove all traffic control devices when no longer needed.

Clean up litter or debris generated as a result of this driveway construction.

An inspection is required prior to reimbursement of your performance deposit. Please contact the Department for an inspection appointment after final construction of your driveway.

Permittee upon signing this permit acknowledges and agrees to the following conditions:

Permittee must increase site distance by cutting trees towards Montana Creek Bridge or remove as many as they can and trimming the rest to a height at least 20 feet above ground. If they cannot improve the site distance and maintain it this permit becomes void.

This driveway permit should also only be approved for this building. Any subsequent construction should require access be made off of Black Bear. This driveway would become an entrance only or be closed.

I believe CBJ ordinances require a greenbelt setback along Montana Creek. It's unclear to me whether clearing would be required within the setback. Something for the applicant to consider.

Attachments included as part of this permit are:

REQUIRED for ALL DRIVEWAYS:

- ☐ Plat including notes of the placement of the driveway.
- ☒ Site plan.
- ☐ Proof of ownership.
- ☐ Traffic control plan.

REQUIRED for ALL APPROACH ROADS:

- ☐ Construction plans.
- ☐ Recorded plat or waiver including notes of the placement of the approach road.
- ☐ Traffic control plan.

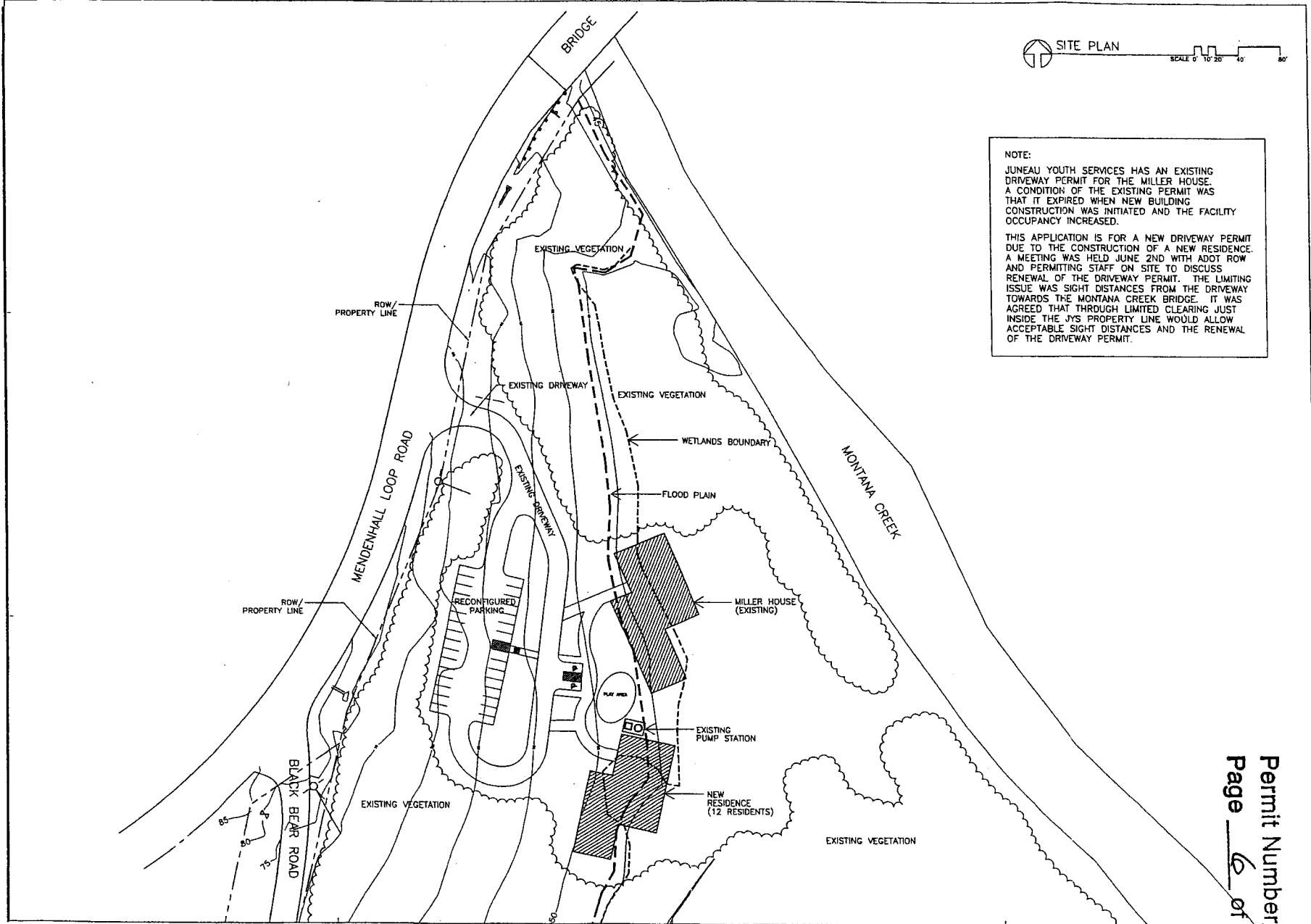
I, Walter Majoras, acknowledge that I am acting on behalf of the above named organization with the full authority to do so. I further acknowledge and accept that Juncaw Youth Services shall comply with all the provisions and conditions that the Department of Transportation and Public Facilities has included as a condition of issuing this permit.

Walter Majoras
Permittee Signature

8/22/03
Date

George R Jackson
DOT&PF Signature

8-27-03
Date



STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

STATEWIDE DESIGN & ENGINEERING SERVICES DIVISION
SOUTHEAST REGION/UTILITIES

FRANK H. MURKOWSKI, GOVERNOR

6860 GLACIER HIGHWAY
JUNEAU, ALASKA 99801-7999
PHONE: (907) 465-4540
FAX: (907) 465-6216
TTY/TDD: (907) 465-4617
1-800-575-4540

June 18, 2003

RE: Juneau Youth Services
Additional Use Driveway

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JUN 20 2003

PERMIT CENTER / CDD

Christofer Mertl
Jensen Yorba Lott, Inc.
522 W. 10th St.
Juneau, AK 99801

Dear Mr. Mertl:

Our on site review of the existing driveway and site of your proposed additional facilities showed a sight distance of 294 feet on the right side and 474 on the left. At a speed limit of 45 MPH the minimum sight distance requirement is 325 feet with a desirable set at 950 feet each direction.

There are major deminishing elements associated with a driveway at your current location. The driveway is located in the middle of an "S" curve on an fairly steep inclined road with poor visibility. Some of the vehicles using the driveway are passenger vans and buses that accelerate slowly. When combined with short sight distances and steep inclines on the highway and driveway it creates a potential hazard for accident. Another factor to consider is the weather. A vehicle starting out from a standstill on a upward slope when the roads are covered with ice certainly causes additional delays when accelerating onto the roadway. When you consider these factors we are very reluctant to allow additional use of this site for the driveway especially when there is an altenative to the existing driveway.

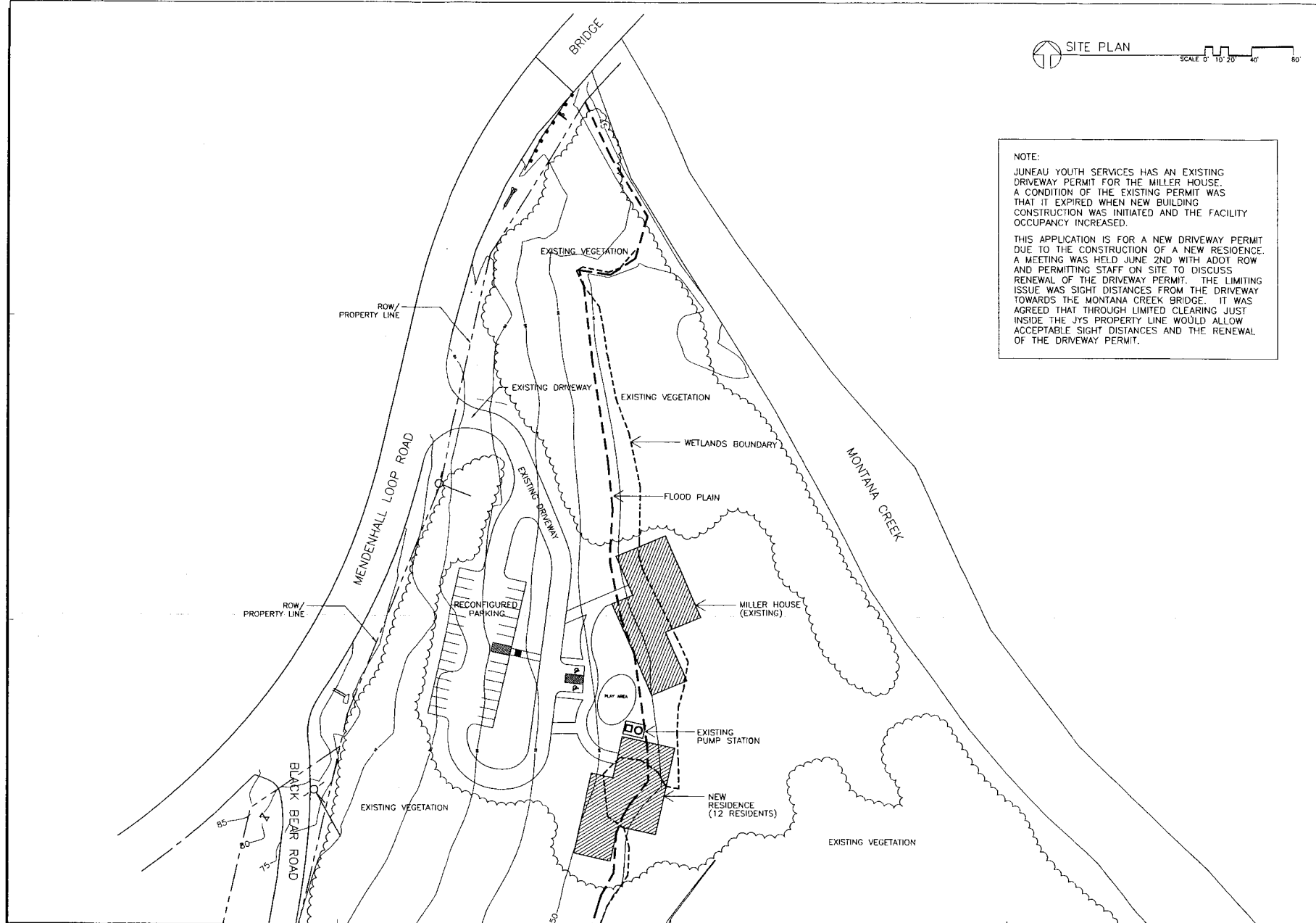
Unless you can significantly change the site distance to the right we will not allow continued use of the driveway if you increase driveway traffic by building additional units on this site. We strongly urge you to seek the alternative Black Bear Road site as a main entrance. At a minimum clearing the trees that obstruct your site distance to the right will be required before we will update the permit.

Sincerely:



George R. Jackson
Permits Officer
Southeastern Region

cc: Rick Purves DOT/PF Traffic Safety
David Hawes DOT/PF Planning
Dale Pernula CBJ Community Developement
Sam Kito CBJ Planning division



SITE PLAN
 SCALE 0' 10' 20' 40' 80'

**Jenser
Yorba
Lott
Inc.**
 522 West 10th S
 Juneau, Alaska 99801
 phone 907-586-
 fax 907-586-
 jensenyorbaltott.cc

Juneau Youth Services, Inc.
 Miller House Replacement
 Mendenhall Loop Road
 Juneau, Alaska

REVISIONS

△
 △
 △
 △

SHEET TITLE
 SITE PLAN

DATE: MAY 2003
 FILE: 0321/CAO/SD

L101

RECEIVED
 JUN 20 2003
 PERMIT CENTER / CDD



CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION

Date: May 11, 2004

File No.: USE2004-00018

Jensen Yorba Lott
522 W 10th St
Juneau, AK 99801

Application For: A Conditional Use permit to modify USE2003-00026 by changing the maximum number of residents from 28 to 30.

Legal Description: USS 2551

Parcel Code No.: 4-B26-0-102-004-0

Hearing Date: May 11, 2004

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated May 6, 2004 and approved the increase in the maximum residents approved under USE2003-00026 from 28 to 30 to be conducted as described in the project description and project drawing submitted with the attached application and with the following four conditions:

1. The applicant shall clear brush and small trees along the Mendenhall Loop Road to maintain safe, clear sight distance from the exit driveway as required by the Alaska Department of Transportation. The applicant will be responsible for maintaining safe driveway sight distance as long as the site is occupied.
2. If sight distance is not maintained at the driveway entrance to the site, the facility will be closed until safe sight distance has been restored.
3. Construction of any additional buildings on the site, beyond the one approved under USE2003-00026 and revised under this application, will require that the current driveway access be removed and a new driveway to be constructed which accesses Mendenhall Loop Road through Black Bear Road.
4. Fire hydrant location will have to be identified and approved by the CBJ Fire Marshall prior to issuance of a building permit.

Jensen Yorba Lott
File No.: USE2004-00018
May 11, 2004
Page 2 of 2

Attachments: May 6, 2004 memorandum from Greg Chaney, Community Development to the CBJ Planning Commission regarding USE2004-00018.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ Sec. 49.20.120).

Effective Date: The permit is effective upon approval by the Commission
May 11, 2004.

Expiration Date: The permit will expire 18 months after the effective date, or November 11, 2005, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner: Greg Chaney
Greg Chaney, Planner

for Mike Barant
Johan Dybdahl, Chairman
Planning Commission

Filed With City Clerk

Jamie J. Sin
5/21/04

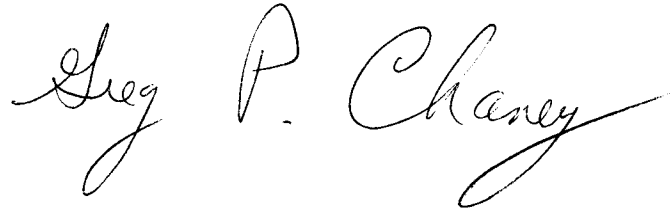
cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ - adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center 1 (800) 949-4232, or fax (360) 438-3208.

MEMORANDUM

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

DATE: May 6, 2004
TO: Planning Commission
FROM: Greg Chaney, Planner
Community Development Department
FILE NO.: USE2004-00018 - Conditional Use



PROPOSAL: A Conditional Use permit to modify USE2003-00026 by changing the maximum number of residents from 28 to 30.

GENERAL INFORMATION

Applicant: Jensen Yorba Lott
Property Owner: Juneau Youth Services
Property Address: 10685 Mendenhall Loop Road
Legal Description: Montana Creek Subdivision, USS 2551
Parcel Code Number: 4-B26-0-102-004-0
Site Size: 152.17 acres
Zoning: D1 and D3
Utilities: CBJ Water and Sewer
Access: Mendenhall Loop Road
Existing Land Use: Juneau Youth Services
Surrounding Land Use:
North - D1 & D3 McGinnis Subdivision
South - D1, Montana Creek; Black Bear Estates
East - D1, Vacant Property & Mendenhall River
West - D3, Mendenhall Loop Road



PROJECT DESCRIPTION

Juneau Youth Services (JYS) requests a conditional use permit to increase the maximum capacity of an existing group home facility from 28 to 30 residents. Currently JYS operates a group home for up to 16 clients on the site and has received Planning Commission approval to construct an additional building for a total site occupancy of 28 residents.

BACKGROUND

Juneau Youth Services has operated a group home facility known as the Miller House for many years. In recent years the organization purchased a 152 acre parcel of land which encompasses part of Montana Creek along Mendenhall Loop Road. The long range plan is to consolidate the various JYS facilities into a campus complex of residential, educational and administrative buildings.

On July 14, 1998 the Planning Commission approved a Conditional Use permit (USE1998-00026) for the development of a 5,200 square foot group home for 10 occupants. Subsequently the applicant requested a modification of the permit to increase the maximum size to 6,000 square feet and maximum occupancy to 12 occupants.

February 10, 2000 the Planning Commission approved an increase of the maximum size from 12 to 16 occupants. The facility has been operating since completion until the present.

September 17, 2003 Juneau Youth Services received approval under USE2003-00026 to construct a 5,500 square foot building to house 12 additional residents. This increased the maximum number of residents on site from 16 to 28. In addition, up to 8 staff members may be at the site as well. Construction of this facility has not begun at this time.

ANALYSIS

Project Site - The proposed project site is located on a large 152 acre lot owned by Juneau Youth Services. A significant portion of the property is composed of wetlands and contains a portion of Montana Creek. The site selected for construction of the facility is located in the extreme southwest corner of the lot and encompasses less than an acre of land.

Project Design - Attached to approval of USE2003-00026 were eight conditions. Two of these required modifications to the project's site plan:

- Prior to issuance of a building permit, the applicant shall submit a clearly dimensioned parking plan, including a designated loading zone, to be reviewed by staff for conformance with CBJ Title 49.40.

- Prior to issuance of a building permit, the applicant shall submit a vegetation buffer plan, to be approved by staff, which shows that sufficient vegetation will remain between JYS buildings and Mendenhall Loop Road to provide a visual buffer.

As a portion of the current submission, the applicant has modified the site plan to meet the two conditions listed above (Attachments A & B).

In the revised plans, the new building's location has been shifted away from the wetland area and flood zone. A small portion of an open deck may project a foot or two into the mapped wetland area but it will be pile supported and have no impact on wetland functions. Therefore no fill will be placed in wetlands to accomplish this development.

In addition, the parking lot area and associated driveways have been significantly reduced. The reconfiguration has significantly increased the area available for a vegetative buffer between the addition and Mendenhall Loop Road. The previously site plan indicated a vegetative buffer of 40' but the modified plan indicates the buffer will be between 75' and 100' wide. Considering the sloping terrain, this buffer should provide a sufficient buffer between the new building and the Loop Road.

Traffic – Safety of the driveway entrance was a significant concern expressed at the October 14, 2003 hearing. Based on concern about sight distances and traffic volume the following conditions were added to USE2003-00026:

- The applicant shall clear brush and small trees along the Mendenhall Loop Road to maintain safe, clear sight distance from the exit driveway as required by the Alaska Department of Transportation. The applicant will be responsible for maintaining safe driveway sight distance as long as the site is occupied.
- If sight distance is not maintained at the driveway entrance to the site, the facility will be closed until safe sight distance has been restored.
- Construction of any additional buildings on the site, beyond the one approved under this permit, will require that the current driveway access be removed and a new driveway to be constructed which accesses Mendenhall Loop Road through Black Bear Road.

Since all of the items above remain serious concerns, staff is recommending these conditions be carried forward with this permit. Since the condition to require driveway access to be changed from the Back Loop Road to Black Bear Road is tied to construction of an additional building beyond that proposed in USE2003-00026, the minor increase from 28 to 30 residents in the same building was not considered by DOT to warrant changing the driveway entrance at this time.

Parking and Circulation – The Notice of Decision for USE2003-00026 contained the following condition:

1. Prior to issuance of a building permit, the applicant shall submit a clearly dimensioned parking plan, including a designated loading zone, to be reviewed by staff for conformance with CBJ Title 49.40.

In consideration of the above condition, a revised parking plan drawn to scale, was submitted with this application. The CBJ Land Use Code 49.40.210(a) requires one parking space for each three occupants in a group home. Therefore 10 parking spaces would be required for 30 residents. The new site plan will provide new 11 standard parking spaces and one new accessible parking space for a total of 12 new parking spaces. Approximately 11 parking spaces already are in place on site and none of these will be removed with the new development. Therefore the new site total will be approximately 23 parking spaces which exceeds the minimum of 10 required by the Land Use Code. A 24'x30' loading zone is also designated on the plan. Since the new parking plan meets the requirements of the condition above, it will not be carried forward with this permit.

Noise – The site is well buffered from adjacent residential development by distance, vegetation and topography. The use is residential in nature and is not expected to generate any noise that would impact neighboring properties. It is not anticipated that any appreciable increase in noise would occur by increasing the number of residents from 28 to 30.

Public Health or Safety – Staff is not aware of any appreciable risk to public health and safety, which would result from increasing the maximum number of residents from 28 to 30.

The CBJ Fire Marshall commented that he needs to review and approve the location of fire hydrants on site prior to construction (Attachment C). Therefore staff is recommending adding a condition to this permit which requires that fire hydrant location(s) be approved by the CBJ Fire Marshall prior to issuance of a building permit.

Property Value or Neighborhood Harmony – The surrounding neighborhood is primarily undeveloped and features open space and green belts along Montana Creek. The proposed project is designed to utilize a small portion of the site which allows for significant buffer zones to neighboring properties. The modified site plan submitted with this application designates an increased buffer between the new facility and the Back Loop Road. Therefore, the proposed project appears to be in harmony with the surrounding neighborhood. There has been no evidence presented that would indicate that the proposed increase in residents from 28 to 30 would negatively impact nearby property values.

Conformity With Adopted Plans – Portions of the lot are zoned D-1 and D-3 residential. The location of the new building site is zoned D-3. The Juneau Comprehensive Plan designates the area of the subject property as Urban Low Density Residential. The facility is primarily residential in nature and by using only a small portion of the lot, it is very low density in nature. By hosting 30 residents on 150+ acres, the resulting density is one full time resident per 5 acres. This is very low density development. The CBJ Land Use Code more specifically identifies zones and uses allowed in these zones. The subject property is zoned D-3 residential. Group homes are allowed in the D-3 zoning district upon approval of a Conditional Use Permit by the Planning Commission.

Juneau Coastal Management Program – The revised project site plan does not require any fill in designated wetlands. This is an improvement over the previously approved plan which required some wetland fill. The Alaska Office of Habitat Management and Permitting (OHMP) reviewed the current proposal and supported the modified site plan (Attachment D). The driveway and parking lot will be constructed on uplands. An eagle's nest is located on the site but it will be further than 400 feet from the new building site. This exceeds the 330 foot buffer required around eagle nests under CBJ§49.70.310.

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; and,
2. Whether the proposed use is appropriate according to the Table of Permissible Uses;
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 §49.15.300 (e)(1)(A thru C), Review of Director's Determinations, the Director makes the following findings on the proposed development:

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

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

2. Is the proposed use appropriate according to the Table of Permissible Uses?

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300, Section 7.200 for the D-3 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 was provided in the Your Municipality section of the Juneau Empire on Friday the 30th of April as well as May 10th. A Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel and a Public Notice Sign was placed on the property 14 days prior to the hearing.

4. Will the proposed development materially endanger the public health or safety?

No. Based on the staff analysis above, the proposed development incorporates features such as public water and sewer service. Access to the site is adequate to meet the proposed occupancy for the proposed new building. Any additional development will require a new driveway access through Black Bear Road. With this understanding, staff has concluded that public health and safety will not be endangered.

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

No. Based on the preceding analysis, by incorporating features such as clustering the buildings to preserve open space and buffers, the project will be in harmony with the neighborhood and not substantially decrease the value of properties in the neighboring area.

6. Will the proposed development not be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

As stated in the above report, the project is consistent with the Urban Low-Density Residential designation of the Juneau Comprehensive Plan.

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

Yes. Based on the analysis above, the proposed development is consistent with the Juneau Coastal Management Program.

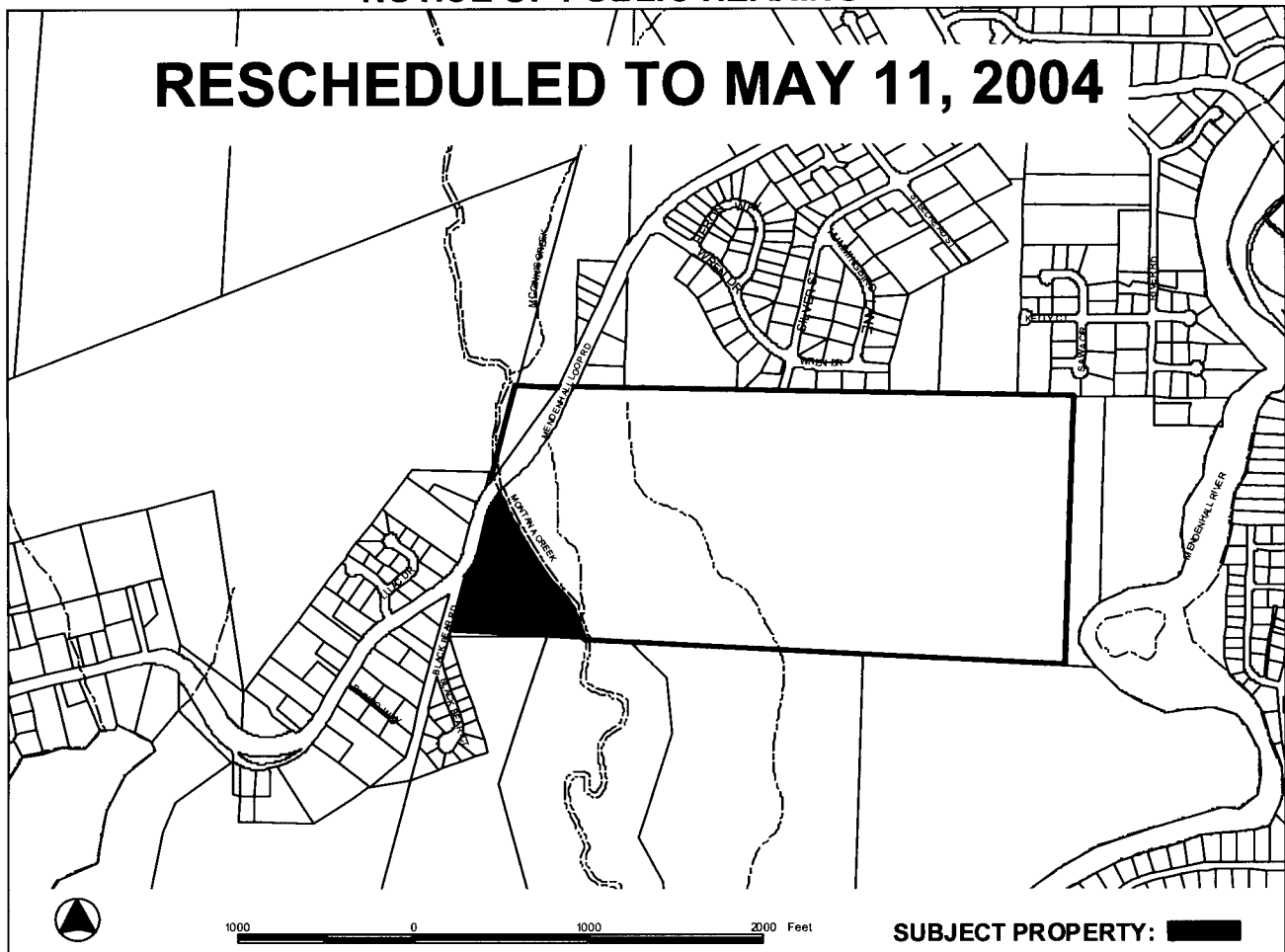
RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested conditional use permit. The permit would allow the modification of USE2003-00026 by changing the maximum number of residents from 28 to 30. The approval is subject to the following conditions:

1. The applicant shall clear brush and small trees along the Mendenhall Loop Road to maintain safe, clear sight distance from the exit driveway as required by the Alaska Department of Transportation. The applicant will be responsible for maintaining safe driveway sight distance as long as the site is occupied.
2. If sight distance is not maintained at the driveway entrance to the site, the facility will be closed until safe sight distance has been restored.
3. Construction of any additional buildings on the site, beyond the one approved under USE2003-00026 and revised under this application, will require that the current driveway access be removed and a new driveway to be constructed which accesses Mendenhall Loop Road through Black Bear Road.
4. Fire hydrant location will have to be identified and approved by the CBJ Fire Marshall prior to issuance of a building permit.

NOTICE OF PUBLIC HEARING

RESCHEDULED TO MAY 11, 2004



PROPOSAL: A Conditional Use permit to modify USE2003-00026 by changing the total number of Juneau Youth Services Campus residents from 28 to 30.

FILE NO:	USE2004-00018	APPLICANT:	JENSEN YORBA LOTT, INC
TO:	Adjacent Property Owners	PROPERTY OWNER:	JUNEAU YOUTH SERVICES INC
HEARING DATE:	MAY 11, 2004	PROPERTY ADDRESS:	10685 MENDENHALL LOOP RD
HEARING TIME:	7:00 P.M.	PARCEL CODE NUMBER:	4-B26-0-102-004-0
PLACE:	ASSEMBLY CHAMBERS Municipal Bldg. 155 South Seward St., Juneau, Alaska 99801	SITE SIZE:	152.17 Acres
		ZONING:	D1
		ACCESS:	MENDENHALL LOOP RD

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 Greg Chaney at 586-0761 or e-mail: Greg_Chaney@ci.juneau.ak.us

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

Date notice was printed: April 30, 2004

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

Project Number PRJ001-37	Project Name JYS PHASE II AMEND	Case Number USE04-18	Date Received 3/17/04
-----------------------------	------------------------------------	-------------------------	--------------------------

MODIFY USE 2003-00026 TO INCREASE THE NUMBER OF RESIDENTS FROM 28 TO 30 FOR THE CAMPUS AND TO INCREASE THE SIZE OF THE PROPOSED 2ND BUILDING TO 15 RESIDENTS AND APPROXIMATELY 6,630 SF PLUS AN ATTACHED COVERED PLAY AREA

☐ **No**

☒ Yes - CASE NUMBER USK 2003-00026

EXISTING USE OF LAND AND/OR BUILDING(S):
GROUP HOME (MILLER HOUSE)

GROUP HOME (1,400)

WATER: ☒ Public ☐ On Site

SEWER: ☒ Public ☐ On Site

Width _____ **ft.**

Depth _____ ft.

Total Area **152 ACRES** square feet

(Outside Dimensions)

Length 143 +/- ft.

Width 100 ft. Height 30 ft.

Total Area 6630⁷ - square feet

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

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. SIM TO EXIST.

Existing Spaces: 10

Proposed Spaces: 12

**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.
Application Fees	\$ 300		
Adjustment	\$		
Public Notice Sign Fee	\$ 50		
Public Notice Sign Deposit	\$ 100		
Total Fee	\$ 450	NO50827	17583
			3/18/04

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

DEVELOPMENT PERMIT APPLICATION

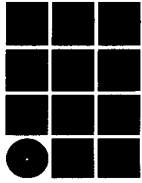
(APPLICANT - PLEASE FILL IN THE PROJECT/APPLICANT INFORMATION)

Project Number USE204-18	CITY and BOROUGH of JUNEAU	Date Received: 3/17/04
Project Name (City staff to assign name) SUS PHASE II AMEND		

PROJECT / APPLICANT INFORMATION	Project Description CONSTRUCT 15 BED GROUP HOME FOR JUNEAO YOUTH SERVICES		
	PROPERTY LOCATION		
	Street Address 10685 MENDOTA HILL LOOP ROAD		City / Zip JUNEAO 99801
	Subdivision (if known) MONTANA CREEK	Survey (if known) USS 2551	Block / Tract (if known) / Lot (if known)
	Assessor's Parcel Number (if known) 4-B26-0-102-004-0		
	LANDOWNER / LESSEE		
	Property Owner's Name JUNEAO YOUTH SVS INC.		Contact Person Walter Majors
	Mailing Address PO BOX 32839 JUNEAO AK 99803		Work Phone No. 789 7610
	Landowner/Lessee Consent (Required for Planning permits not needed on Building/Engineer permits)		Home Phone No. 789 2106
	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. <input checked="" type="checkbox"/> Walter Majors 3/16/04 Landowner/Lessee Signature Date <input checked="" type="checkbox"/> _____ Landowner/Lessee Signature Date NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission under the Design Review Board may visit the property and may do so during the weekend before the scheduled public hearing date.		INITIAL ALL THAT MAY APPLY APPLICATION TYPE OWNER'S INITIALS ALLOWABLE USE CONDITIONAL USE Walt VARIANCE DESIGN REVIEW SUBDIVISION OTHER
APPLICANT (If same as OWNER, write "SAME" and sign and date at X below) Applicant's Name JENSEN VERBA LOTT INC. Mailing Address 522 W 10TH ST JUNEAO AK 99801 <input checked="" type="checkbox"/> Jensen Verba Lott 03-17-04 Applicant's Signature Date of Application			

STAFF APPROVALS	(OFFICE USE ONLY BELOW THIS LINE)							
	C K	PERMIT TYPE	DATE RECEIVED	APPLICATION NO.	C K	PERMIT TYPE	DATE RECEIVED	APPLICATION NO.
		ALLOWABLE USE APPROVAL				WATER PERMIT		
		CONDITIONAL USE APPROVAL	3/18	USE04-18		SEWER PERMIT		
		VARIANCE				GRADING PERMIT		
		DESIGN REVIEW APPROVAL				DRIVEWAY PERMIT		
		SUBDIVISION				RIGHT-OF-WAY PERMIT		
		STREET VACATION				PUB. FAC. TRANSMISS. & EXCAV. PERMIT		
		SIGN APPROVAL				OTHER - (Describe)		
		BUILDING PERMIT				Permit Intake Initials		
Zone		Total Lot Area	Required Setbacks					
COMMENTS:								

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



ATTACHMENT A

March 15, 2004

**Architecture
Interiors
Landscape
Architecture**

RE: Juneau Youth Services
Montana Creek Campus Phase II
Modification of USE2003-00026

Debra Purves
CBJ Permit Coordinator
Community Development
Department
155 South Seward St
Juneau. AK 99801

1935
Founded as
H.B. Foss Company

1945
Foss & Malcolm

1949
Foss & Olsen

1956
Olsen & Sands

1969
Sands & Ackley

1974
Ackley & Associates,
Inc.

1979
Ackley/Jensen
Architects, Inc.

1985
Jensen Douglas
Architects, Inc.

1997
Jensen Yorba Lott, Inc.

Dear Debra:

Attached is a Conditional Use Application to modify the existing permit by changing the number of residents from 12 to 15. Also enclosed is a site plan illustrating the proposed responses to some of the concerns raised during the deliberations on the existing permit.

Condition number 5 in the permit requires a modification if the facility is expanded beyond 28 occupants. The Miller House was permitted for 16 occupants and the previous permit for this building was for 12 occupants for a total of 28. Miller House has been reduced to 15 occupants to conform to new regulations, so we are applying to increase the capacity by 2 children to 30.

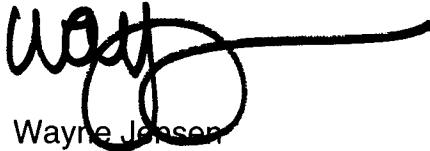
Condition number 1 requires a dimensioned parking plan. The enclosed site plan shows a dimensioned 12 vehicle parking lot for the new building. The previous plan indicated a larger lot that would serve both buildings on the campus. We have revised the plan to retain the existing spaces for the Miller House and have reduced the size of the lot serving the proposed new building. The proposed occupancy of the new building is 15 children. The Land Use Code requires parking at a rate of 1 space per 3 occupants in a group home, therefore 5 spaces are required. We are proposing to provide additional spaces to accommodate JYS vehicles. By revising the capacity and design of the new parking lot, it was possible to locate the lot farther from the Mendenhall Loop Road which creates a greater vegetative buffer which responds to Condition number 7.

Debra Purves
March 15, 2004
Page 2

Although it was not a condition of the permit, we wish to bring attention to the revised plan which locates the building outside of both the wetlands and the floodplain boundaries. The previous building located a portion of the facility on piling within these areas.

We appreciate your assistance on the modification to the permit for the second phase of this development and welcome any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wayne Jensen', with a long horizontal line extending to the right.

Wayne Jensen

Enclosure(s)

cc: Walter Majoros

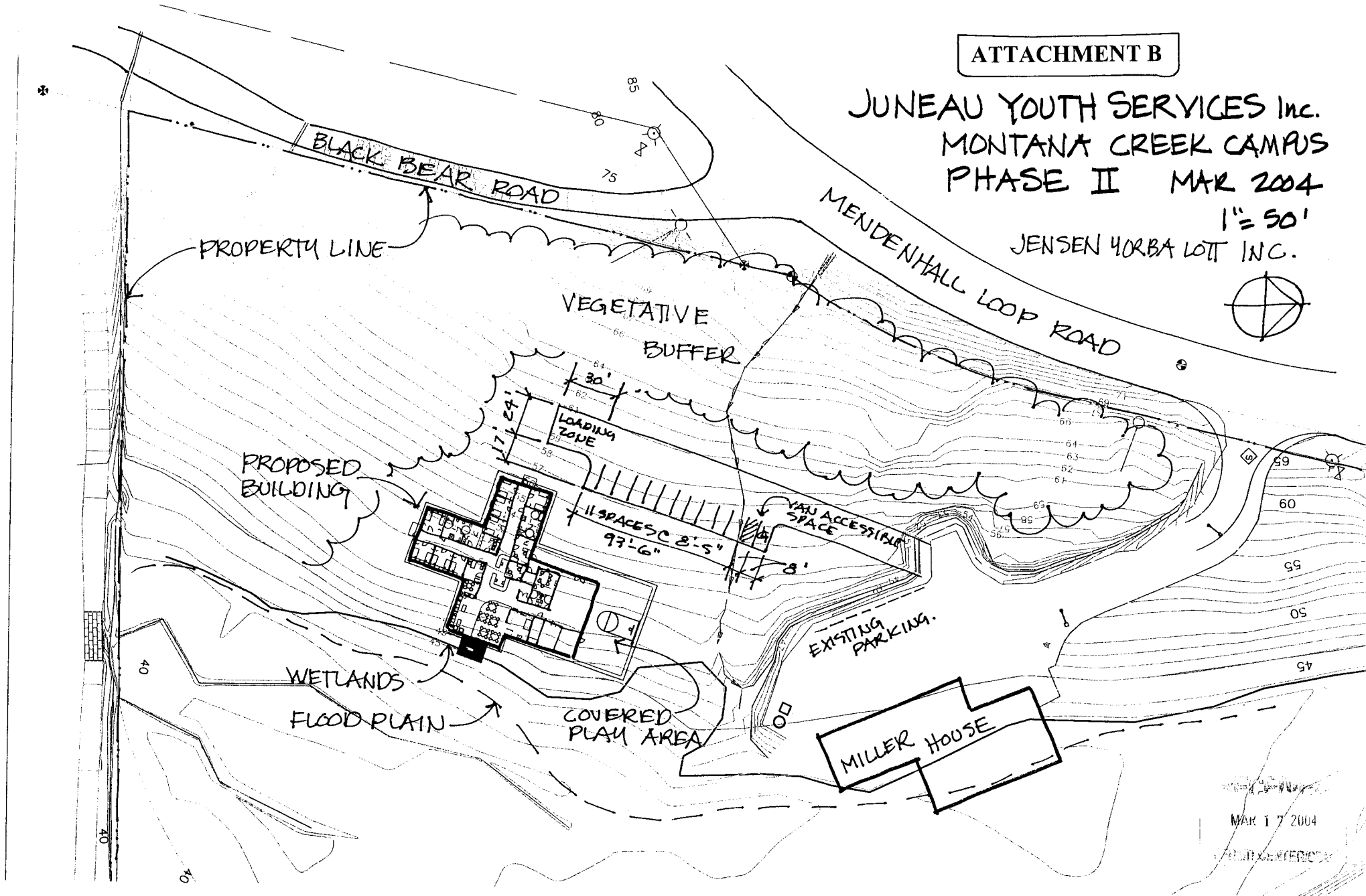
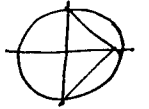
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ATTACHMENT B

JUNEAU YOUTH SERVICES Inc.
MONTANA CREEK CAMPUS
PHASE II MAR 2004

1" = 50'

JENSEN HORBA LOTT INC.



Greg Chaney

From: Rich Etheridge

Sent: Thursday, April 08, 2004 11:32 AM

To: Greg Chaney

Subject: RE: Juneau Youth Services requests a permit to expand from 28 to 30 children at the Miller House on Back Loop Road

The only concern I would have for the Fire Department is Hydrant location. They would need to check the distance to the fire hydrant. I don't remember where the closest one is. Their Maintenance crew does a great job taking care of there buildings.

-----Original Message-----

From: Greg Chaney

Sent: Thursday, April 08, 2004 10:56 AM

To: 'gissel.bill@epa.gov'; Bob Grochow; 'bflynn@fs.fed.us'; 'brady_scott@dnr.state.ak.us'; Britten DeMan; 'carl_schrader@dnr.state.ak.us'; Chris Roust; 'david_cohen@dnr.state.ak.us'; 'fred_thorsteinson@dot.state.ak.us'; Grant Ritter; 'heather.holman@traveljuneau.com'; 'lynn_melin@dot.state.ak.us'; 'jim_powell@dec.state.ak.us'; Joe Buck; 'joe_donahue@gov.state.ak.us'; 'john.c.leeds@poa02.USACE.army.mil'; Kim Kiefer; 'lsmith@acsalaska.com'; 'michael.newton@aelp.com'; 'mike_eberhardt@dnr.state.ak.us'; 'mike_jacobson@fws.gov'; Mike Scott; Peggy Cowan; Rich Etheridge; 'richard_enriquez@fws.gov'; Richard Gummow; 'rick_purves@dot.state.ak.us'; 'rknorr@gci.com'; Scott Jeffers; 'steve_brockmann@fws.gov'; Steve Gilbertson; 'susan.j.hitchcock@poa02.usace.army.mil'; 'ben_kirkpatrick@fishgame.state.ak.us'; 'susan.walker@noaa.gov'; 'tdunlap@gci.com'; 'tom_lawson@dcad.state.ak.us'; Tom Trego

Subject: Juneau Youth Services requests a permit to expand from 28 to 30 children at the Miller House on Back Loop Road

Attached to this E-mail is a site plan and project description for a modification to Juneau Youth Services Miller House expansion.

Please review and me know if you have any concerns about this proposal.

Thanks.

Greg Chaney
CBJ CDD Planning

ATTACHMENT C

STATE OF ALASKA

**DEPARTMENT OF NATURAL RESOURCES
OFFICE OF HABITAT MANAGEMENT AND PERMITTING
JUNEAU AREA OFFICE**

FRANK H. MURKOWSKI, GOVERNOR

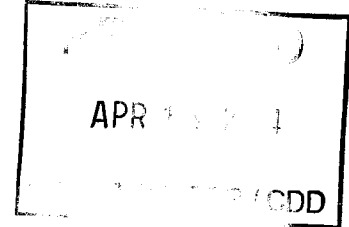
400 WILLOUGHBY AVENUE
JUNEAU, ALASKA 99801-1796

PHONE: (907) 465-4105

FAX: (907) 465-4759

April 16, 2004

ATTACHMENT D



Greg Chaney
Community Development Department
City and Borough of Juneau
155 South Seward Street
Juneau, AK 99802

Dear Mr. Chaney:

The Office of Habitat Management and Permitting (OHMP) has reviewed the information that you sent regarding the proposed expansion of the Juneau Youth Services facilities off Mendenhall Loop Road. The proposal calls for a second facility adjacent to the existing Miller House to increase the amount of residents the facility can serve. The modifications under review include the increase in residents from 12 to 15 in the proposed second facility and an additional parking area for the staff and residents.

OHMP supports the proposed modification, which reduces the overall footprint size from what was originally proposed for the facility. The parking lot has been reduced in size and realigned. This allows the new building to be located out of the floodplain and wetlands. The original building plans called for the use of pilings to reduce the impact to the surrounding wetlands, which are Category A wetlands according to the Juneau Wetlands Management Plan (JWMP).

OHMP recommends that measures be taken during construction to reduce the amount of sediment entering the Category A wetlands and eventually Montana Creek, a catalogued anadromous stream. This can be accomplished by working during low precipitation periods, and/or the use of silt fencing, straw bales, or other methods. The wetlands surrounding the project area are high-value wetlands and should not be impacted by equipment or other forms of construction-related disturbances.

We appreciate the opportunity to comment on this project. If you have any questions or need further information, please contact Ben White at (907) 465-4290.

Sincerely,

Moira Ingle
Office of Habitat Management and Permitting

Cc: Al Ott, OHMP, Fairbanks*
Joe Donohue, OPMP, Juneau*

"Develop, Conserve, and Enhance Natural Resources for Present and Future Alaskans."

Attachment F - 2004 Notice of Decision and Staff Report for USE2004-00018

Sandy Harbanuk, OPMP, Juneau*
Ben White, OHMP, Juneau*
Teri Camery, CBJ, Juneau*
Jim Powell, ADEC, Juneau*
John Leeds, COE, Juneau*

* = email distribution

**PLANNING COMMISSION
NOTICE OF DECISION**

Date: July 12, 2006

File No.: USE2006-00028

Wayne Jensen
522 W. Tenth Street
Juneau, AK 99801

Application For: A Conditional Use Permit for 4,800 square foot group transitional home.

Legal Description: USS 2551

Parcel Code No.: 4-B26-0-102-004-0

Hearing Date: July 11, 2006

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated and approved the Conditional Use Permit for a transitional housing facility to be conducted as described in the project description and project drawing submitted with the application.

Attachments: July 7, 2006 memorandum from Amy Karn, Community Development to the CBJ Planning Commission regarding USE2006-00028.

This Notice of Decision does not authorize construction activity. Prior to starting development, it is the applicant's responsibility to obtain a building permit for any and all improvements requiring such.

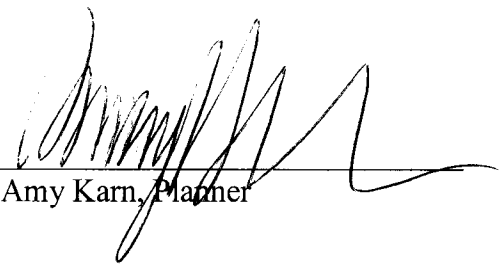
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ Sec. 49.20.120).

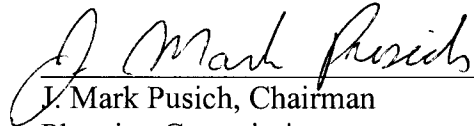
Effective Date: The permit is effective upon approval by the Commission, July 11, 2006.

Expiration Date: The permit will expire 18 months after the effective date, or January 11, 2008, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to expiration date.

Jensen Yorba Lott, Inc.
File No.: USE2006-00028
July 12, 2006
Page 2 of 2

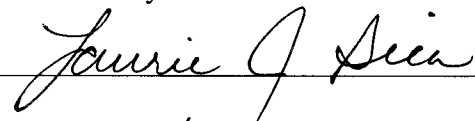
Project Planner:



Amy Karn, Planner

J. Mark Pusich, Chairman
Planning Commission

Filed With City Clerk



7/12/2006

cc: Plan Review


NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ - adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center 1 (800) 949-4232, or fax (360) 438-3208.

MEMORANDUM

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

DATE: July 7, 2006

TO: Planning Commission

FROM: Amy Karn, Planner 
Community Development Department

FILE NO.: USE2006-00028 - Conditional Use Permit

PROPOSAL: Conditional Use Permit for a 4,800 square foot group transitional home.

GENERAL INFORMATION

Applicant: Jensen Yorba Lott, Inc.

Property Owner: Juneau Youth Services

Property Address: 10685 Mendenhall Loop Road

Legal Description: USS 2551

Parcel Code Number: 4-B26-0-102-004-0

Site Size: 6,628,525 square feet (152.17 acres)

Zoning: D-1 (Single Family and Duplex; 36,000 square foot minimum lot size) and D-3 (Single Family and Duplex; 12,000 square foot minimum lot size).

Utilities: CBJ Water and Sewer

Access: Mendenhall Loop Road/Black Bear Road

Existing Land Use: JYS Transitional Facility Group Home

Surrounding Land Use:

- North - D1 & D3 McGinnis Subdivision
- South - D1, Montana Creek; Black Bear Estates
- East - D1, Vacant Property & Mendenhall River
- West - D3, Mendenhall Loop Road



PROJECT DESCRIPTION

Juneau Youth Services requests a Conditional Use Permit for construction of an approximately 4,800 square-foot, two-story group home to provide transitional living for up to fifteen (15) residents between the ages of eighteen and twenty-one (18-21), and a live-in staff residence manager. The facility will be similar in style and function to the existing buildings at the site. When this new building is operational, the campus will have a capacity for forty-five residents (45), in addition to the staff members.

BACKGROUND

Juneau Youth Services (JYS) has operated a group home facility known as the Miller House for many years. In recent years, the organization purchased a one hundred and fifty-two (152) acre parcel of land, which encompasses part of Montana Creek along Mendenhall Loop Road. The long-range plan is to consolidate the various JYS facilities into a campus complex of residential, educational and administrative buildings.

On July 14, 1998, the Planning Commission approved a Conditional Use permit (USE1998-00026) for the development of a 5,200 square foot group home for ten (10) occupants. Subsequently the applicant requested a modification of the permit to increase the maximum size to 6,000 square feet and maximum occupancy to twelve (12) occupants.

On February 10, 2000, the Planning Commission approved an increase of the maximum size from twelve (12) to sixteen (16) occupants.

On September 17, 2003, JYS received approval under USE2003-00026 to construct a 5,500 square foot building to house an additional twelve (12) residents. This increased the maximum number of residents on site from sixteen (16) to twenty-eight (28). In addition, up to eight (8) staff members may be at the site as well. USE2004-00018 allowed for another modification, increasing the maximum number of residents from twenty-eight (28) to thirty (30).

The current application is for construction of a new, two-story group home to provide housing for up to fifteen (15) residents ages eighteen to twenty-one (18-21), as well as providing space for a live-in staff residence manager.

According to CBJ §49.25.300, the Table of Permissible Uses, this proposal would be included under Section 7.200, "*Nursing care, immediate care, disabled or infirm, and child care institutions, and boarding homes for sheltered care*". According to the Table of Permissible uses, this proposal requires a Conditional Use Permit in the D-1 and D-3 zoning districts.

ANALYSIS

Project Site - The proposed project site is located on a large 152-acre lot owned by Juneau Youth Services. A significant portion of the property is composed of wetlands and contains a portion of Montana Creek. The site selected for construction of the facility is located in the extreme southwest

corner of the lot and encompasses less than one (1) acre of land. The majority of the site lies within the D-1 zoning district; however, the portion of the property applicable to this proposal lies within the D-3 zoning district.

Project Design – The project is designed to be of a campus nature with development concentrated in a small portion of the lot. The new building will be outside the three hundred and thirty foot (330') buffer zone from the nearest mapped eagle nest tree.

According to the narrative submitted by the applicant, the proposed facility will be a similar style to the existing two (2) buildings, except that it will be a two (2) story structure. The building will be set back at least twenty-five feet (25') from Black Bear Road and at least fifteen feet (15') from the south property line. The narrative continues to state that the building will have metal roofing and painted cement board siding to match the existing buildings. A natural landscape buffer is maintained along Mendenhall Loop Road. The applicant states that this proposal is located outside of the stream setback for Montana Creek, the wetlands and the floodplain.

Traffic – JYS provides transportation to its occupants via small busses and vans. The increase in residents with this additional building is not anticipated to have a significant impact in terms of vehicle trips to and from the site. Mendenhall Loop Road has sufficient capacity to handle the additional traffic generated from this facility.

Previously, driveway access to the site has been a cause of concern. Due to curves, grades, and icy winter driving conditions along Mendenhall Loop Road, driveways in this region generally require more than the minimum site distance required by the Alaska Department of Transportation and Public Facilities (DOT/PF) design standards. In previous applications for this site, the applicant has worked closely with DOT/PF to improve the site distance by trimming brush on either side of the driveway. As part of USE2003-00026, a condition was placed on the permit stating:

“Construction of any additional buildings on the site, beyond the one approved under this permit, will require that the current driveway access be removed and a new driveway to be constructed which accesses Mendenhall Loop Road through Black Bear Road”.

This condition was required by DOT/PF because the sight distance at the intersection of Black Bear Road and Mendenhall Loop Road is much better than at the driveway adjacent to Mendenhall Loop Road. The applicant's narrative states that this new access is currently complete and was constructed as part of the last project. Staff has contacted DOT/PF requesting feedback regarding the status of this access and to determine whether the constructed access is sufficient to meet the requirements of DOT/PF. At this time, staff has not received any feedback.

Parking and Circulation – The CBJ Land Use Code requires one (1) parking space for every three (3) occupants in a group home. With fifteen (15) new residents, this facility is required to have five (5) parking spaces. The total occupancy of forty-five (45) residents requires that fifteen (15) total spaces be provided for all three (3) facilities.

A designated 12'x30' loading zone for the entire site is required per CBJ § 49.40.210(c)(2), and a loading zone was included as part of the last building proposal, thus, it is not required to include another with this proposal.

The parking plan provided does not contain detailed dimensions, however, there is space available on site for the required parking. Therefore, staff is recommending a condition that prior to issuance of a building permit, a parking plan with clear dimensions be submitted and reviewed by staff.

Noise - The site is well buffered from adjacent residential development by distance, vegetation and topography. It is not anticipated that any appreciable increase in noise would occur by increasing the number of residents with this new proposal.

Exterior Lighting – The applicant did not submit a lighting plan with this proposal. Therefore, staff is including a condition that an exterior lighting plan that reduces off-site glare be reviewed and approved by staff prior to issuance of a building permit.

Signs – There is no indication that signs are proposed as part of this development. However, 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.

Public Health or Safety – Staff is not aware of any appreciable risk to public health and safety which would result from the addition of this facility. The proposed project will be connected to CBJ sewer, water and other utility services. In addition, the construction of the new access off of Black Bear Rd significantly improves the site distance from the site, which addresses a previous safety concern.

The CBJ Fire Marshal did not provide comments to staff. In previous proposals, the Fire Marshall has reviewed and approved the location of fire hydrants on site prior to construction. Therefore, staff is recommending adding a condition to this permit, which requires that fire hydrant location(s) be approved by the CBJ Fire Marshall prior to issuance of a building permit.

Staff has received comments via e-mail from a resident in the area with public health and safety concerns. The e-mail states that CBJ staff has not adequately informed the public (in previous proposals) regarding the mental and substance abuse issues of the residents of the facility. The resident continues to note, however, that she has never received any complaints related to the operation of the existing facility.

Property Value or Neighborhood Harmony – The surrounding neighborhood is primarily undeveloped and features open space and green belts along Montana Creek. The proposed project is designed to utilize a small portion of the site, which allows for significant buffer zones to neighboring properties. The project appears to be in harmony with the surrounding neighborhood.

There has been no evidence presented that would indicate that the proposal will negatively impact nearby property values. Staff received no comment from the Assessor regarding the impact on property values; however, staff has received a letter from a member of the public, stating that she is concerned with the impact of the development on the quality of life and property values in the

surrounding area. The letter opposing the proposal also states that the development is not outright allowed and is a Conditional Use, thus, it should not be allowed on this property. As noted previously, this proposal is an allowed use, subject to a Conditional Use Permit approved by the Planning Commission.

Conformity With Adopted Plans – Portions of the lot are zoned D-1 and D-3 residential. The location of the new building site is zoned D-3. The Juneau Comprehensive Plan designates the area of the subject property as Urban/Low Density Residential. The facility is primarily institutional in nature and by using only a small portion of the lot, it is also low density in nature. By hosting forty-five (45) residents on one hundred fifty (150+) acres, the resulting density is one (1) full time resident per 3.3 acres, which is a very low-density development. The CBJ Land Use Code more specifically identifies zones and uses allowed in these zones. The subject property is zoned D-3 residential. This use is allowed in the D-3 zoning district upon approval of a Conditional Use Permit by the Planning Commission.

Juneau Homeless Coalition. The Juneau Homeless Coalition, a local non-profit organization, has a plan titled, *“A Roof Over Every Head in Juneau: Our Community’s Plan to End Homelessness”*. Although this is not a CBJ adopted plan, the document includes a request to the CBJ Assembly to support the resolution and support measures that will reduce the incidence of homelessness in Juneau. The plan outlines numerous measures and initiatives targeted at reducing homelessness in the city. Measures that are specific to, and supportive of, this proposal include the following:

Five Year Initiatives Advocated by the Juneau Homeless Coalition:

Initiative 7: *“Support the Addition of the Following Units to Juneau’s housing stock over next five years:*

- *“300 units of low-income permanent housing for families and children;*
- *“50 units of supported, transitional housing for youth, ages 16-25;*
- *“40 units of supported housing for high-risk, chronically homeless tenants who have failed in other housing settings”.*

Specific Initiatives in 2006:

Initiative3: *“Support in writing Juneau Youth Services funding applications for youth-in-transition housing providing 13 beds in 7 units on the JYS campus on Mendenhall Loop Road”.*

Staff has received a letter of support from the United Way of Southeast Alaska on behalf of the Juneau Homeless Coalition in support of this application, citing the initiatives and measures presented in the implementation plan discussed above. In addition, a letter of support was submitted from a resident of the area, outlining support as not only a resident of the area, but also as a local behavioral health specialist.

Juneau Coastal Management Program – The previous phase was revised and did not require any fill in designated wetlands. The current proposal is outside of any wetland area, the floodplain and the Montana Creek stream setback area. An eagle’s nest is located on the site but it this proposal exceeds the three hundred thirty foot (330’) buffer required around eagle nests under CBJ§49.70.310.

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; and,
2. Whether the proposed use is appropriate according to the Table of Permissible Uses;
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 §49.15.300 (e)(1)(A thru C), Review of Director's Determinations, the Director makes the following findings on the proposed development:

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

Yes. We find the application contains the information necessary to conduct 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 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 7.200 for the D-1 and D-3 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. Will the proposed development materially endanger the public health or safety?

No. Based on the staff analysis above, the proposed development incorporates features such as public water and sewer service. Access to the site is adequate to meet the proposed occupancy for the proposed new building. A new driveway access through Black Bear Road was constructed as part of the last application. With this understanding, staff has concluded that public health and safety will not be endangered.

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

No. Based on the preceding analysis, by incorporating features such as clustering the buildings to preserve open space and buffers, the project will be in harmony with the neighborhood and not substantially decrease the value of properties in the neighboring area.

6. Will the proposed development not be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

No. As stated in the above report, the project is consistent with the Urban/Low Density Residential designation of the Juneau Comprehensive Plan.

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

Yes. Based on the analysis above, the proposed development is consistent with the Juneau Coastal Management Program.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use Permit. The permit would allow the development of a 4,800 square foot transitional housing facility for Juneau Youth Services at the Montana Creek Campus. The approval is subject to the following conditions:

1. Prior to issuance of a building permit, a parking plan with clear dimensions shall be submitted and approved by staff.
2. All fire hydrant locations shall be identified and approved by the CBJ Fire Marshal prior to issuance of a building permit.
3. An exterior lighting plan that reduces off-site glare shall be reviewed and approved by staff prior to issuance of a building permit.
4. The applicant shall have the access drives reviewed and approved by CBJ and DOT/PF prior to commencement of use of the housing facility.

DEVELOPMENT PERMIT APPLICATION

(APPLICANT PLEASE FILL IN THE PROJECT/APPLICANT INFORMATION)

Project Number	CITY and BOROUGH of JUNEAU		Date Received	4/19/06
Project Name	JYS Transitional Housing			
Project Description	Group Home, category 1.400, on the Montana Creek campus of Juneau Youth Services			
PROPERTY LOCATION				
Street Address	10685 Mendenhall Loop Road		City / Zip	99801
Subdivision (if known)	Montana Creek Subdivision	Survey (if known)	US8 2551	Block / Tract (if known) Lot (if known)
Assessor's Parcel Number (if known)	4-B26-0-102-004-0			
LANDOWNER/LESSEE				
Property Owner's Name	Juneau Youth Services		Contact Person	Walter Majors
Mailing Address	PO Box 32839, Juneau, AK 99803		Work Phone No.	789-7610
			Home Phone No.	FAX No. 789-2106
LANDOWNER/LESSEE CONSENT			INITIAL ALL THAT MAY APPLY	
(Required for Planning permits not needed on Building/Engineer permits)				
I, (we and the owner(s) or Lessee of the property subject to this application) and (we) consent as follows:			APPLICATION TYPE	
A. This application for a land use is actively reviewed for development of my (our) property in accordance with my complete understanding and permission.			OWNER'S INITIALS	
B. I have granted permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			ALLOWABLE USE	
x <u>Walter Majors</u> Date <u>4/17/06</u>			CONDITIONAL USE	
X Landowner/Lessee Signature			VARIANCE	
X Landowner/Lessee Signature			DESIGN REVIEW	
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.			SUBDIVISION	
			OTHER:	
APPLICANT (If same as OWNER, write "SAME" and sign and date at X below)				
Applicant's Name	Jensen Yorba Lott, Inc.		Contact Person	Wayne Jensen
Mailing Address	522 West 10th, St., Juneau, AK 99801		Work Phone No.	586-1070
			Home Phone No.	FAX No. 586-3950
x <u>Wayne Jensen</u>			X	
Applicant's Signature			Date of Application	

(OFFICE USE ONLY BELOW THIS LINE)

STAFF APPROVALS	C	K	PERMIT TYPE	DATE RECEIVED	APPLICATION NO.	C	K	PERMIT TYPE	DATE RECEIVED	APPLICATION NO.
	X		ALLOWABLE USE APPROVAL	4/19/06	USE 2006-28			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					OTHER - (Describe)		
			BUILDING PERMIT					Permit Intake Initials		
			Zone	Total Lot Area	Required Setbacks					
COMMENTS:										

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	Project Name <u>JYS Transitional Housing</u>	Case Number <u>USE 2006-28</u>	Date Received <u>4/19/06</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.

Construction of an approximately 4,800 sf two-story group home to provide transitional living for up to 15 youth. The project includes space for a live-in staff residence manager.

MODIFICATION OF EXISTING APPROVAL? ☒ No ☐ Yes - CASE NUMBER _____

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

Two residential group homes for up to 30 children.

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

Category 1 400 group home

UTILITIES PROPOSED

WATER: ☒ Public ☐ On Site **SEWER:** ☒ Public ☐ On Site

SITE DIMENSIONS:

Width _____ ft. Depth _____ ft. Total Area 152 acres square feet

DIMENSIONS OF STRUCTURE:

(Outside Dimensions)

Length 93 ft. Width 26 ft. Height 30 ft. Total Area 4,800 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: na Proposed Spaces: 6

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

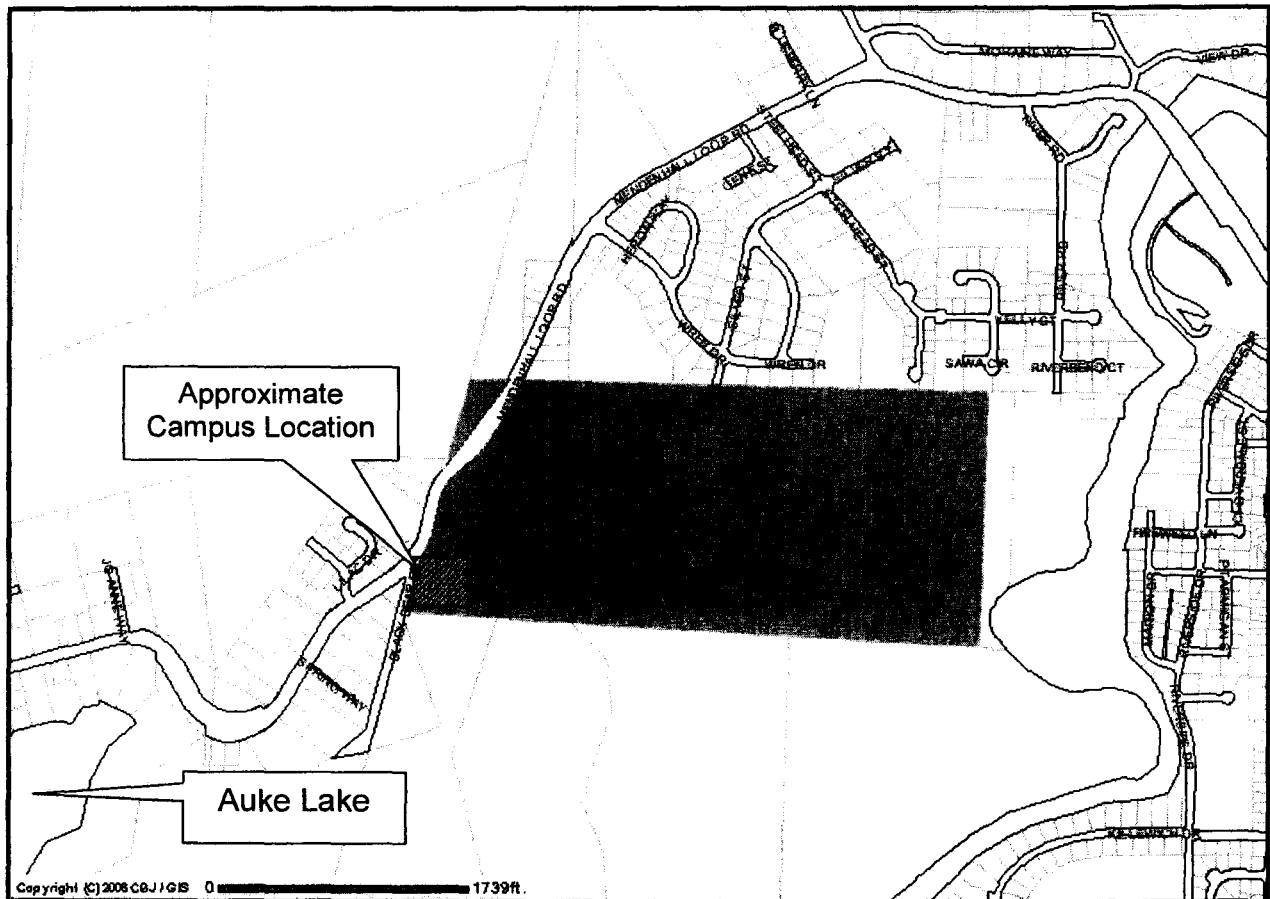
CIRCLE TYPE OF PERMIT: ALLOWABLE USE / CONDITIONAL USE		TABLE OF PERMISSIBLE USES CATEGORY:		
	Fees	Check No.	Receipt No.	Date
Application Fees	\$ <u>400.00</u>			
Adjustment	\$			
Public Notice Sign Fee	\$ <u>50.00</u>			
Public Notice Sign Deposit	\$ <u>100.00</u>			
Total Fee	\$ <u>550.00</u>	<u>chg.</u>	<u>22308</u>	<u>4/19/06</u>

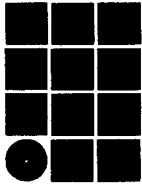
i:\deblinternet\internet.xls page label: devappcu.xls revised 2/9/99

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

Vicinity Map

Use2006-00028





April 19, 2006

**Architecture
Interiors
Landscape
Architecture**

RE: Juneau Youth Services
Montana Creek Campus
Transitional Living Group Home
Allowable Use Permit

Jennifer Mannix
Permit Specialist
Community Development Department
155 South Seward St
Juneau. AK 99801

Dear Jennifer:

1935
Founded as
H.B. Foss Company

1945
Foss & Malcolm

1949
Foss & Olsen

1956
Olsen & Sands

1969
Sands & Ackley

1974
Ackley & Associates,
Inc.

1979
Ackley/Jensen
Architects, Inc.

1985
Jensen Douglas
Architects, Inc.

1997
Jensen Yorba Lott, Inc.

Attached are a Development Permit Application and an Allowable Use Application along with supporting drawings to construct a Transitional Living Group Home on the Montana Creek campus for Juneau Youth Services. The proposal is illustrated on the attached site plan drawing. The proposed approximately 4,800 square foot building will house up to 15 children and will include a one-bedroom area for live-in staff. The facility will provide transitional living opportunities for youth to prepare them for assimilating into the community.

The building will be a similar style to the existing two buildings, except it will be a two story structure. The building will be set back from Black Bear Road (front yard) at least 25' and from the south property line (side yard) at least 15 feet.

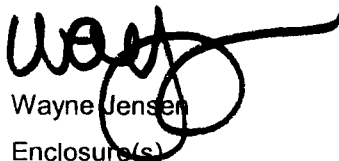
The Land Use Code requires parking at a rate of 1 space per 3 occupants in a group home. With up to 15 youth occupants and up to 2 staff occupants, 6 parking spaces will be provided.

The building will have metal roofing and painted cement board siding to match the existing buildings. A natural landscape buffer is maintained along the Mendenhall Loop Road. The development is located outside of the stream setback for Montana Creek, the wetlands and the flood plain.

The staff analysis for the approval for USE98-00026 included a recommendation from the Alaska State DOT/PF to connect the internal drive between Mendenhall Loop Road and Black Bear Road, this was done as part of the construction of the last project.

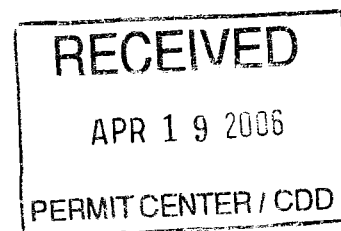
We appreciate your assistance on the third phase of this development and welcome any questions.

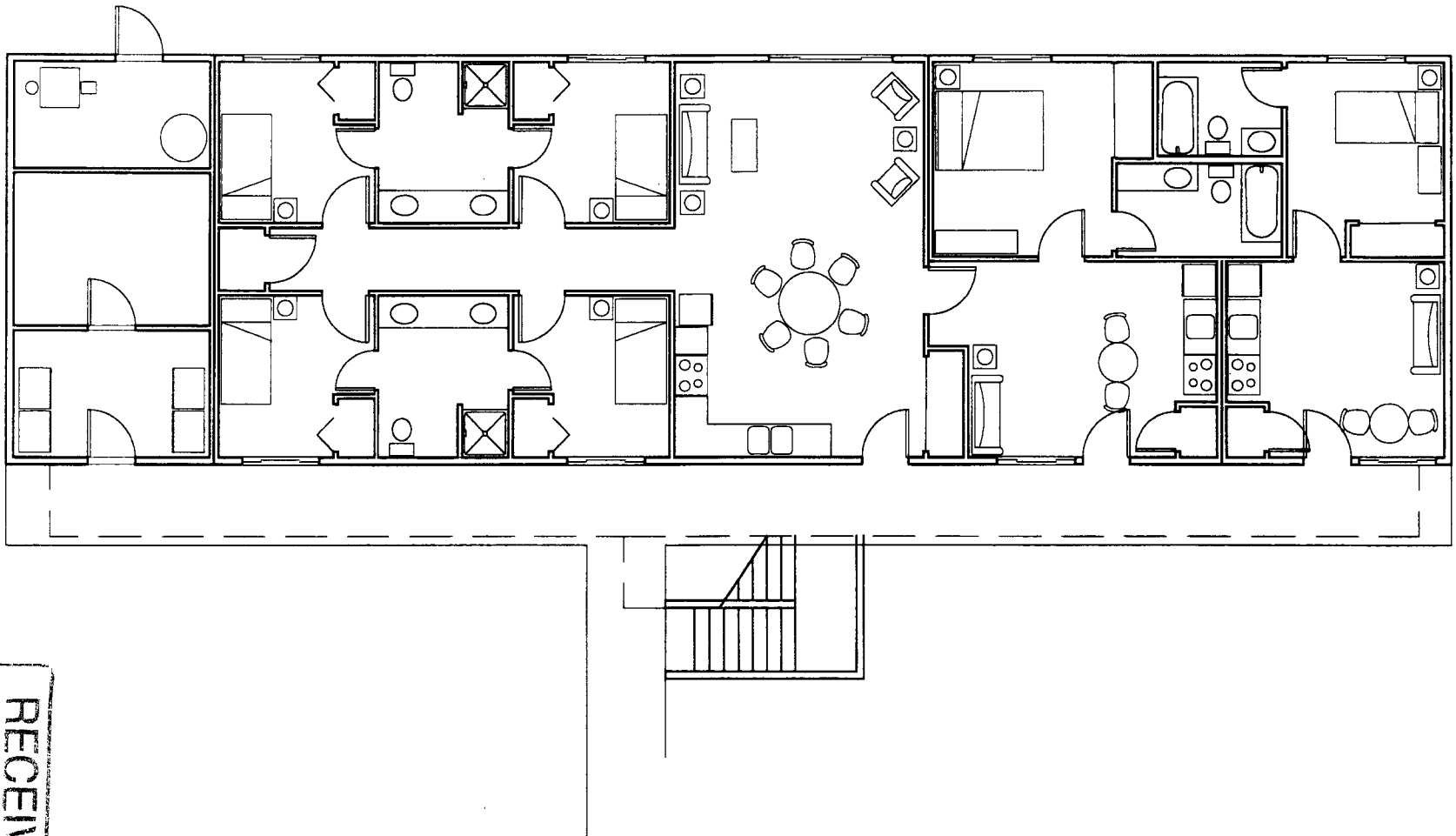
Sincerely,


Wayne Jensen
Enclosure(s)

cc: Walter Majoros

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1 FIRST FLOOR PLAN

SCALE: 0 5' 10' 20'

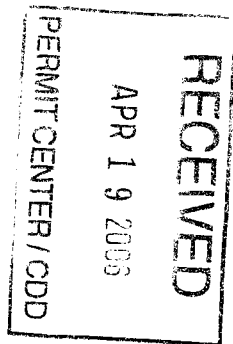
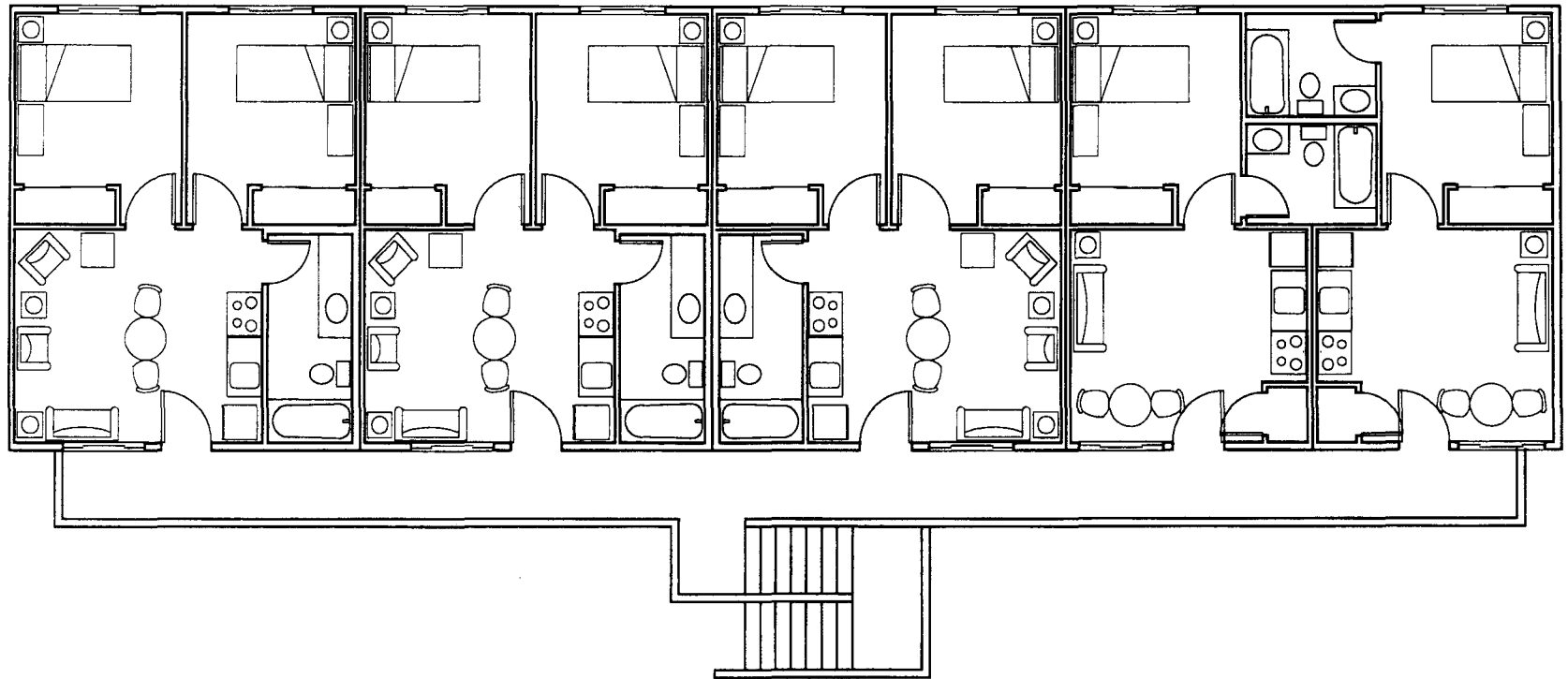
RECEIVED
APR 19 2006
PERMIT CENTER/CDD

JUNEAU YOUTH SERVICES
TRANSITIONAL HOUSING
APRIL 2006

A201

522 West 10th Street
Juneau, Alaska 99801
phone 907-586-1070
fax 907-586-3959
jensenyorbalott.com

**Jensen
Yorba
Lott
Inc.**



1 SECOND FLOOR PLAN

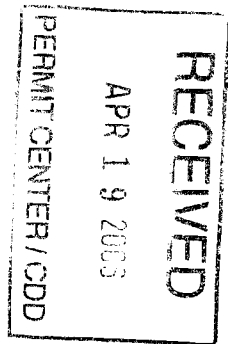
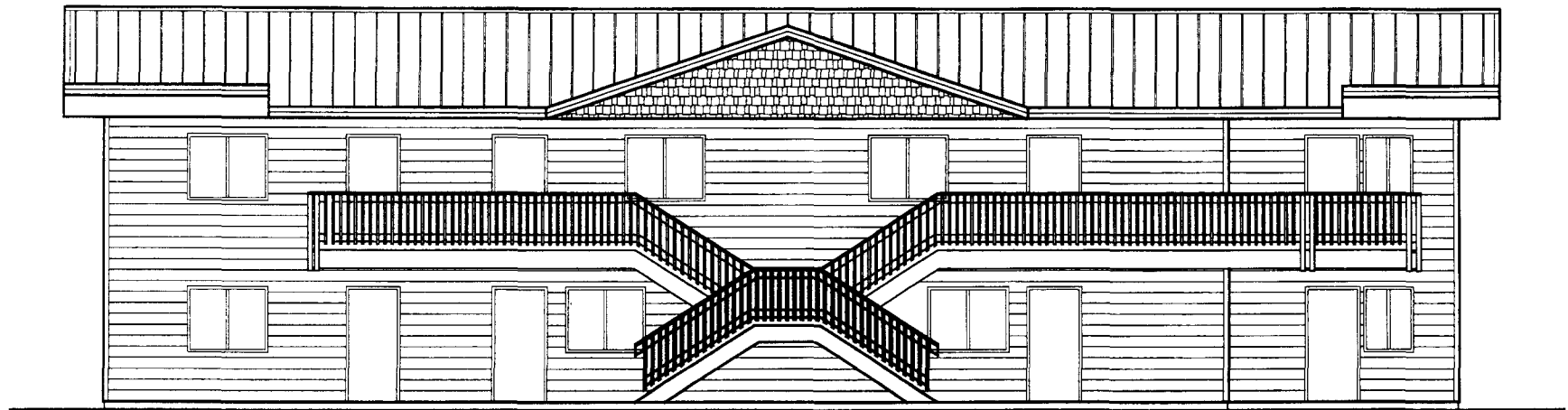
SCALE: 0 5' 10' 20'

JUNEAU YOUTH SERVICES
TRANSITIONAL HOUSING
APRIL 2006

A202

522 West 10th Street
Juneau, Alaska 99801
phone 907-586-1070
fax 907-586-3959
jensenyorbalott.com





1 FRONT ELEVATION

SCALE: 0 5' 10' 20'

JUNEAU YOUTH SERVICES
TRANSITIONAL HOUSING
APRIL 2006

A301

522 West 10th Street
Juneau, Alaska 99801
phone 907-586-1070
fax 907-586-3959
jensenyorbalott.com



RECEIVED

APR 26 2006

PERMIT CENTER / CDD

4533 Sawa Circle
Juneau, Alaska
April 25, 2006

City Planning Staff
155 South Seward Street
Juneau, Alaska -- 99801

Dear City Planners:

I am worried about the Juneau Youth Service [JYS] concept of a large institutional group home facility adjacent to our neighborhood, i.e., the Montana Creek property co-development with SEARHC. I'm even more troubled around plans for a large psychiatric facility to be developed there over the years. I protest the proposed extension to include psychiatric treatment facilities. This announced use is not allowed in the zoning district.

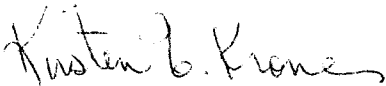
As I understand, conditional uses allowing a group home for up to 30 children [Children? Juneau Empire says some may be 18] does not include significant psychiatric treatment facilities, not allowed in D-1 or D-3 zoning districts. I do not want variance norms used to extend use to this new plan.

I moved here in 2003. I looked long for a low density, high value rural neighborhood. I invested over a quarter of a million dollars [a lot for a single-woman retiree] to buy this home. I've added a hundred thousand more in upgrades. This shows my commitment to living in Juneau, and a desire to contribute to my neighborhood.

Adding density, traffic and use to a low density, high value neighborhood disturbs me. Quality of life and/or property values could suffer. I'm a senior citizen. My home is my major investment, financially and emotionally. Lowered property values or uneasiness in residing here would be a terrible situation for a woman approaching her 70s to face.

Thank you for listening to my very real concerns.

Sincerely,



Kirsten E. Krone

Amy Karn

From: Wayne Jensen: Jensen Yorba Lott, Inc. [wayne@jensenyorbalott.com]
Sent: Monday, May 22, 2006 11:15 AM
To: Amy Karn
Cc: walterm@jys.org
Subject: RE: USE2006-00028; Allowable Use Permit for JYS Transitional Housing Agency Review

You are correct in the use of the word "children" I copied the term from the previous applications, where the residents are under 18. This facility will provide transitional housing opportunities for those between 18 and 21. As far as I see, the facility still fits within the definition of a Group Home.

Wayne Jensen
Jensen Yorba Lott, Inc.
 522 West 10th Street
 Juneau, Ak 99801
 ph 907-586-1070
 fax 907-586-3959

jensenyorbalott.com

From: Amy Karn [mailto:Amy_Karn@ci.juneau.ak.us]
Sent: Monday, May 22, 2006 11:03 AM
To: Wayne Jensen: Jensen Yorba Lott, Inc.
Subject: FW: USE2006-00028; Allowable Use Permit for JYS Transitional Housing Agency Review

FYI

Amy Karn, Planner I
 Community Development Department
 City and Borough of Juneau
 Mail: 155 S. Seward Street
 Office: 230 S. Franklin Street, 4th Floor
 Juneau, AK 99801
 Phone: 907-586-0771
 Fax: 907-586-3365
 Website: www.juneau.org

"If you keep doing what you've always done, you keep getting what you've always gotten!"

From: Schrader [mailto:schrader@gci.net]
Sent: Sunday, May 21, 2006 8:47 PM
To: Amy Karn
Subject: RE: USE2006-00028; Allowable Use Permit for JYS Transitional Housing Agency Review

Ms. Karn:

The following are my comments re: the JYS request for an Allowable Use Permit for a "transitional housing facility" on their Montana Creek campus. As the property owner directly across the street from this campus, I have some concerns.

I want to preface my comments by clearly stating that I have great respect for the work that JYS does and the

huge contribution this organization makes to our community. Furthermore, I have had no complaints, to date, with the operation of the Miller House (the first phase of the campus development). I do, however, think the public, and in particular, the neighbors, should be fully apprised of the nature of the clients that JYS serves and houses at the Montana Creek campus.

Evaluation of public health and safety:

The information you attached from the applicant describes the facility as housing 15 "children." (See April 19th letter from Wayne Jensen to Jennifer Mannix.) Given that Mr. Majoros' presentation to the West Mendenhall Neighborhood Assoc. on April 25, 2006, described this apartment building as housing "youths" aged 18 to 21, I believe Mr. Jensen's statement is misleading. Twenty-one year old adults are not children.

In the evaluation of the 2 previous facilities on the campus, CBJ Planning Staff did not, in my opinion, adequately inform the public as to the nature of the JYS' residents. For example, CBJ planning staff referred to the residents of the building currently under construction simply as "children," "residents", and "occupants." (See Notices of Decision 10/15/03 and 5/11/04.) It was not until an article appeared in the Juneau Empire on 12/23/05 that I learned the "occupants" of this 2nd building on the campus will be 12 to 18 yr. old "disturbed kids....with co-occurring mental health and substance abuse problems." I think the CBJ staff who are preparing the memo for the Planning Commission and the Planning Commissioners themselves should consider the nature of the residents when the issues of public health and safety are evaluated. When this 3rd building is completed, the campus will be housing up to 45 youths with varying degrees of life challenges. The city and the neighbors should have a clear understanding of what the implications are for our D3 zoned, residential neighborhood.

~~~~~

Sue Schrader  
10780 Mendenhall Loop Rd.  
Juneau Alaska 99801  
789-1269  
[schrader@gci.net](mailto:schrader@gci.net)

---

**From:** Amy Karn [mailto:[Amy\\_Karn@ci.juneau.ak.us](mailto:Amy_Karn@ci.juneau.ak.us)]

**Sent:** Wednesday, May 10, 2006 2:42 PM

**To:** Greg Browning; Joe Buck; Peggy Cowan; Rich Etheridge; Greg Farmer; John Leeds; Jon McElwain; Michael Newton; Debra Purves; Ron King; Mike Scott; Tom Trego; [schrader@gci.net](mailto:schrader@gci.net); [info@flyfishsoutheast.com](mailto:info@flyfishsoutheast.com); [juneaudave@aol.com](mailto:juneaudave@aol.com)

**Subject:** USE2006-00028; Allowable Use Permit for JYS Transitional Housing Agency Review

Attached, please find application materials for an Allowable Use Permit request for a 4,800 transitional housing facility on the Juneau Youth Services Montana Creek Campus. Please review the proposed use and plans and have any comments submitted by May 22, 2006.

Please contact me at 907-586-0771 if you have any questions or require more information.

Thanks,

Amy Karn, Planner I  
Community Development Department  
City and Borough of Juneau  
Mail: 155 S. Seward Street  
Office: 230 S. Franklin Street, 4th Floor  
Juneau, AK 99801  
Phone: 907-586-0771  
Fax: 907-586-3365  
Website: [www.juneau.org](http://www.juneau.org)

**United Way of  
Southeast Alaska**

P.O. Box 20249  
Juneau, AK 99802  
907.463.5530  
Fax 907.463.4649

jkilcup@unitedwayseak.org  
www.unitedwayseak.org



October 8, 2005

Greetings:

The Juneau Homeless Coalition has voted to support the Juneau Youth Services proposal to develop an 8-unit apartment complex on their property located at 10685 Mendenhall Loop Rd.

In 2002, a number of local, non-profit, 501(C) 3 organizations formed the Juneau Homeless Coalition, and came together in a unified effort to provide the vision and leadership required to develop and implement a plan to end homelessness in Juneau.

Specific housing projects the Homeless Coalition members will seek to build over the next five years include:

- 50 units of low-income permanent housing for families and children.
- 50 units of supported, transitional housing for youth, ages 18-21.
- 40 units of supported housing for high-risk, chronically homeless tenants who have failed in other housing settings.

The Coalition views Juneau Youth Services' project as a stepping stone toward fulfilling these goals, and we ask that you fund the project. Thank you for considering our request.

Sincerely,

Jodi Kilcup  
Chair, Juneau Homeless Coalition  
Executive Director, United Way of Southeast Alaska

The Juneau Homeless Coalition includes the following agencies:

St. Vincent de Paul  
Catholic Community Services  
Gastineau Human Services Corporation  
The Front Street Clinic  
SEARHC  
The Glory Hole  
Juneau Youth Services, Inc.  
Juneau Alliance for Mental Health, Inc.  
Alaska Coalition on Housing and Homelessness (ACH2)  
Southeast Alaska Guidance Association  
United Way of Southeast Alaska  
Housing First  
Aiding Women in Abuse and Rape Emergencies (AWARE)  
Love, in the Name of Christ  
Southeast Alaska Independent Living (SAIL)  
Tlingit and Haida Regional Housing Authority  
Polaris House  
Alaska AIDS Assistance Association (4Aa)  
Zach Gordon

JUN-26-2006 MON 08:54 AM LIT PROGRAMS

FAX NO. 907 465 2185

P. 02

To the Juneau Planning Commission;

I would like to speak in favor of Juneau Youth Services plans to develop a transitional living facility for youth at their property on Montana Creek. My perspective on this is both as a neighbor and as a clinical social worker employed with the Division of Behavioral Health to work with the children's mental health system. In addition, I am a past employee of JYS. I am unable to attend the hearing tonight due to work travel.

My home (which I own) is on Wren Street. This is one of the closest streets to the JYS facility. I have lived there since 2000. As a neighbor, I understand concerns about bringing children with a history of behavioral difficulties into the area. I shared the concerns prior to the opening of the first JYS facility. I had concerns on two accounts:

- 1) That there would be an increase in adolescent foot traffic through the neighborhood, including on the informal trail that runs behind my house and an associated increase in delinquent activities: stealing, vandalism, poorly behaved children in the area, etc.
- 2) That JYS might do a poor job of managing the beautiful chunk of wetlands that their facility is located on and next to, and which adjoins my property.

However, in the last 6 years neither of these fears has been realized. The one time something was stolen from my car it turned out to be neighborhood youth who was the culprit. I have never seen youth wandering in the neighborhood who do not appear to belong there (I do not know all of the children but am familiar with many of them by sight). I have had no problems whatsoever with JYS youth.

With relation to my second concern, JYS owns a large chunk of wetlands that comes to the trail behind my house. It is my opinion that this land should be preserved for animal and bird habitat and for public access and recreation. JYS has demonstrated good stewardship of this land; they have maintained a garden for the children to work in and a camp for therapeutic work with children and families. They have allowed neighbors to walk in the wetlands. This has been a good use for this area.

From the perspective of a clinical social worker there are several reasons why I support this project. For the Division of Behavioral Health I am involved with a statewide effort to "Bring the Kids Home". This project is developing in-state resources and management mechanisms to address the high number of children and youth from Alaska moving into out of state residential psychiatric treatment (RPTC) facilities. Out of state RPTC use a disproportionate amount of the State's Medicaid resources for restrictive, distant mental health care. This can disconnect parents and children, result in care that is not culturally appropriate for Alaska Native children and result in extended stays due to difficulties moving children back to Alaska.

This is especially true for older children transitioning back to the State and who are in the State's custody. There may be no family for the child to return to, or the family may not have made the changes that would allow the child to safely live in the home. For children

JUN-26-2006 MON 08:54 AM LII PROGRAMS

FAX NO. 907 465 2185

P. 03

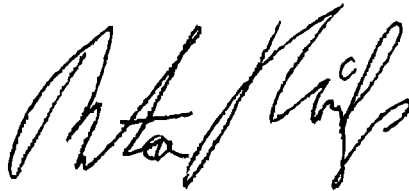
too old for adoption or foster care, but not ready to live on their own, there are extremely limited options. These children need some level of support to remain stable in the community.

The consequences of this issue impact the child, the community and the State. A child may remain in out of state care and in the wrong level of care longer than necessary. When a child remains in treatment too long it can erode the treatment gains the child has made and make the child less engaged in treatment and less likely to be successful when he/she finally is able to return home. It also impacts DHSS budget as the cost of the services may fall entirely to the State of Alaska (no Federal match) if the child no longer meets medical necessity for that level of care.

Another consequence is that the child may move into a less than optimal setting, sometimes resulting in the child failing to maintain treatment gains in the community and returning to an out of state setting, hospitalization in Alaska, or movement into the Alaska justice system. Youth end up on the street or accessing shelters, and experience increased abuse and trauma. This destabilizes fragile youth further and decreases the likelihood that they will become contributing community members.

It is essential that we develop in-state services for children and youth to avoid these downhill spirals. Youth with emotional and behavioral difficulties need stable therapeutic residential settings to develop the skills needed to transition into independent living. It is in our benefit to help youth become stable, positive community members. I believe that the JYS facility is in an appropriate location, and that JYS has demonstrated the ability to manage their programs successfully and that the transitional living project will be a positive resource for the community. I encourage the planning commission to support this project.

Brita Bishop, Licensed Clinical Social Worker  
Resident of 4910 Wren Street, Juneau Alaska, 99801 Ph. 907-789-2460  
Children's Specialist for the Alaska Division of Behavioral Health



JUNEAU HOMELESS COALITION

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# **A Roof Over Every Head in Juneau:**

*Our Community's Plan to End Homelessness*

# A Roof Over Every Head in Juneau

## I. Introduction

In 2002, a number of local non-profit (501(c)(3)) organizations formed the Juneau Homeless Coalition in a unified effort to provide the vision and leadership required to develop and implement a plan to end homelessness in Juneau. Committee members and stakeholders in the planning process included homeless youths and adults, faith communities, philanthropy groups, businesses, local government, non-profit social service providers, non-profit housing developers, and advocates.

These participating organizations make up the Juneau Homeless Coalition:

- |                                                       |                                                   |
|-------------------------------------------------------|---------------------------------------------------|
| ✦ Aiding Women in Abuse and Rape Emergencies (AWARE)  | ✦ Juneau Youth Services, Inc.                     |
| ✦ Alaska AIDS Assistance Association (4As)            | ✦ Love, In the Name of Christ                     |
| ✦ Alaska Coalition on Housing and Homelessness (ACH2) | ✦ Polaris House                                   |
| ✦ The Front Street Clinic/SEARHC                      | ✦ Rainforest Recovery Center                      |
| ✦ Gastineau Human Services Corporation                | ✦ St. Vincent de Paul/Catholic Community Services |
| ✦ The Glory Hole                                      | ✦ Southeast Alaska Guidance Association (SAGA)    |
| ✦ Housing First                                       | ✦ Southeast Alaska Independent Living (SAIL)      |
| ✦ Juneau Alliance for Mental Health, Inc.             | ✦ Tlingit and Haida Regional Housing Authority    |
| ✦ Juneau School District                              | ✦ United Way of Southeast Alaska                  |
|                                                       | ✦ Zach Gordon Youth Center                        |

In Sections II and III the Juneau Homeless Coalition will ask for your support on certain local and statewide initiatives to help us address homelessness in Juneau, and in Section IV outline the scope and causes of homelessness. The largest social service providers in Juneau are behind this effort. This plan includes a request for the Assembly of the City and Borough of Juneau to support a resolution: the Plan to End Homelessness in Juneau, and to support concrete measures that will steadily reduce the incidence of homelessness in our community.



## **II. Five-Year Initiatives Advocated by the Juneau Homeless Coalition**

The Juneau Homeless Coalition seeks the support and participation of the Assembly for the following initiatives, as the coalition moves ahead with joint efforts:

- 1. Support the Attached Resolution** endorsing the goals of "A Roof Over Every Head in Juneau: Our Community's Plan to End Homelessness." Affirm the City and Borough of Juneau's intent to work with other organizations and governmental entities in the implementation of this plan.
- 2. Designate a CBJ liaison to work with and advocate for the Juneau Homeless Coalition**, to expedite plans and processes required by the City and Borough, the State and the Corps of Engineers, and to review the feasibility of options, such as:
  - Property tax exemptions for properties developed in direct response to this plan;
  - Waivers of city permit fees for properties developed under this plan;
  - Discounted city utilities to properties developed under this plan;
  - Redeployment of city resources, personnel and equipment to support programs and properties developed under this plan.
- 3. Increase Living Wage Jobs.** It's a choice between subsidies or opportunities. About 8.5% of Juneau's households rely on subsidies to pay the rent now. Half again as many are on the current wait-list for Section 8 and Public Housing. An unknown number have fallen off the lists and have resigned to permanent homelessness. The only stable, permanent answer to homelessness is to bring peoples' incomes and living standards in line with the cost of housing. Most efforts to make housing more "affordable" are just subsidies of one sort or another – either to individual tenants or to developers and owners.
- 4. Support the Development of an Integrated Assessment and Referral System:** This is essential for grant management, especially for HUD. It also gives service providers a chance to develop greater efficiencies of service, better client tracking and referral, demographic data, and self-evaluation tools.
- 5. Provide transportation assistance to the homeless.** We thank the Assembly for committing \$20,000 to the Juneau School District, to defray bus and cab fare for homeless students. Transportation support for homeless adults would enable them to seek work, medical care and housing that are currently out of reach.
- 6. Create Incentives for Developers to Hire and House Populations in Need:** While these initiatives may not lower the cost of building new housing, they may contribute to Initiative #2 above and accomplish the same end:
  - Develop a program where for every \$1 million spent on conventional housing, developers would contribute \$10,000 or 1% to the Juneau Housing Trust Fund. Interest from the Fund's principle could be used for developing

low-income housing opportunities in conjunction with sweat-equity and other training programs.

- Make CBJ property available below cost to developers who commit to building low-income housing.
  - Donate at least one housing lot per year, zoned for high-density housing, to low-income housing projects that include sweat equity and vocational training, such as SAGA's Young Alaskans Building Affordable Housing (YABAH) program, Habitat for Humanity, Juneau Douglas High School's construction program, etc.
  - Support the development of neighborhoods that include low-income housing. Identify and rezone areas conducive to "tiny home" or "cottage home" construction.
  - Reduce the costs and streamline permitting processes for low-income housing construction.
- 7. Support the Addition of the Following Units** to Juneau's housing stock over next five years:
- 300 units of low-income permanent housing for families and children.
  - 50 units of supported, transitional housing for youth, ages 16-25.
  - 40 units of supported housing for high-risk, chronically homeless tenants who have failed in other housing settings.
- 8. Continue to Support the Efforts of Juneau's Social Service Providers,** recognizing their work in addressing the broad range of issues that contribute to homelessness in our community.





### **III. Specific Initiatives in 2006:**

These are the projects for which the Juneau Homeless Coalition requests the support and involvement of the Assembly in 2006. Our coalition partners will develop detailed plans and budgets for each of the initiatives below:

- 1. Donate a housing lot to SAGA's Young Alaskans Building Affordable Housing.** The YABAH program continues to offer at-risk youth the opportunity to earn their GED while building a house from the ground up. In addition to providing an energy-efficient home for a low-income family, YABAH provides local youth with hands-on training in all phases of residential construction, including training on safety standards and building codes. In subsequent years, responsibility for developing each lot will rotate to other agencies that manage sweat-equity and vocational training programs.
- 2. Support Efforts to Enact Legislation** that designates Southeast Alaska as a population center that merits Alaska State Social Service Block Funding.
- 3. Support in Writing Juneau Youth Services Funding Applications for Youth-in-Transition Housing** providing 13 beds in 7 units on the JYS campus on Mendenhall Loop Road.
- 4. Support Channel View, Inc.** in the rehabilitation of 48 existing units for supportive housing serving chronically homeless adults by clearing institutional and political obstacles.
- 5. Support Efforts by Tlingit and Haida Regional Housing Authority and Love, Inc.,** to develop neighborhoods of "tiny homes," 500 square-foot dwellings providing affordable permanent or supportive transitional housing options for low-income individuals and families.



#### **IV. Broad-Based Issues Affecting Homelessness**

Nationwide, about 2.5 to 3 million people are homeless each year. In the last quarter century, four new paths to homelessness have joined the traditional paths of war, famine, social unrest, migrant labor, alcoholism and "the lure of the open road": (1) cyclical unemployment and job losses resulting in evictions and/or foreclosures; (2) recurring shortages of low-cost and affordable housing; (3) deinstitutionalization and poorly planned institutional discharges, particularly from mental health and correctional facilities, as well as from the foster care system; and (4) increased domestic violence.

##### **Who are the Homeless?**

According to the Stewart B. McKinney Act, 42 U.S.C. 11301, et seq. (1994), a person is considered homeless who "lacks a fixed, regular, and adequate night-time residence; and . . . has a primary night time residency that is: (A) a supervised publicly or privately operated shelter designed to provide temporary living accommodations . . . (B) an institution that provides a temporary residence for individuals intended to be institutionalized, or (C) a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings."

In addition, the McKinney definition includes children and youth "who lack a fixed, regular, and adequate night-time residence, and includes children and youth who are sharing the housing of other persons due to loss of housing, economic hardships, or a similar reason; are living in motels, hotels, trailer parks, or camping grounds due to lack of alternative adequate accommodations; are living in emergency or transitional shelters; are abandoned in hospitals; or are awaiting foster care placement."

The following national, statewide, and local data offer an understanding of who the homeless are in Alaska and some of the reasons for their plight:

**Domestic Violence:** Battered women who live in poverty are often forced to choose between abusive relationships and homelessness. Of the 27 cities surveyed by the U.S. Conference of Mayors in 2004, 44% identified domestic violence as a primary cause of homelessness. According to the National Coalition Against Domestic Violence, approximately half of all women and children experiencing homelessness nationwide are fleeing domestic violence (2001).

**Mental Illness:** People with severe and persistent mental illness constitute between 23-39% of Alaska's homeless, as compared to only 7% of the U.S. population. According to the Federal Task Force on Homelessness and Severe Mental Illness, only 5-7% of homeless persons with mental illness require institutionalization; most can live in the community with the appropriate supportive housing options. However, many mentally ill homeless people are unable to obtain access to supportive housing and/or other treatment services. The mental health support services most needed include case management, housing and treatment.

**Addiction Disorders:** Many people who are addicted to alcohol and other drugs never become homeless, but addiction does increase the risk of displacement for the precariously housed. In the absence of appropriate treatment, it may doom

one's chances of getting housing once on the streets. Homeless people often face insurmountable barriers to obtaining health care, including addictive disorder treatment services and recovery supports.

While rates of alcohol and other drug abuse are disproportionately high among the homeless population, the increase in homelessness over the past two decades cannot be explained by addiction alone. According to studies conducted by the Alaska Housing Finance Commission, over 54% of homeless cases involve co-occurring disorders, such as a disability with a substance-abuse problem.

**Physical Disabilities:** A year 2000 study in Alaska by service providers showed 45% of the homeless population experienced a physical disability and 25% had been attacked or abused while homeless, an event which often creates a disability or injury. Two-thirds of homeless persons nationwide experience mental health issues or a cognitive disability, compared to only 25% of the U.S. population.

Combined with substance abuse problems stemming from depression and the fact that persons with disabilities often must pay for extra equipment (e.g., insurance pays for the wheelchair but not for replacement batteries), being homeless with a disability in Juneau can quickly become a damaging, if not deadly, situation.

**Homeless Children<sup>1</sup>:** Extreme poverty is growing more common for children, especially those in single-parent working families. In 2003, children under the age of 18 accounted for 39% of the homeless population nationwide. Juneau Youth Services' Mobile Crisis Unit reports that at least 30 youth are "sofa surfing" on any given day in Juneau – they are either thrown out of their parent'(s)' home, are runaways, or are on their own due to parental homelessness. According to the Juneau School District, 169 homeless children were enrolled during the 2004-2005 school year.

**Other Homeless Populations:**

Veterans constitute 17% of Alaska's homeless, while they only represent 11% of Alaska's population.

Between 40-50% of the 13,000 adult prisoners being released this year in Alaska will be homeless upon release, according to a Governor's 2005 Council on the Homeless report.

**Lack of Affordable Health Care:** For families and individuals struggling to pay the rent, a serious injury or disability can start a downward spiral into homelessness, beginning with a lost job, depletion of savings to pay for care, and eventual eviction. In 2004, approximately 43 million Americans had no health care insurance. Nearly one third of persons living in poverty had no health insurance of any kind. The coverage held by many others would not carry them through a catastrophic illness.

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<sup>1</sup> *Who Are Our "Youth?" The grouping by chronological age becomes blurred in the complex area of co-occurring disorders (mental health & chemical dependency). The public often thinks of youth as 18 years of age or younger, but in current federal grants, "youth" can refer to ages 14-30 or higher, considering delayed cognitive development and other issues.*

**High Cost of Housing in Juneau:** Current Fair Market Rent for the Juneau area is high, compared to the statewide average. On average, an efficiency/studio rents for \$648, and a two bedroom unit rents for \$1,053 in Juneau. Assuming an affordability rate of 30% of income, the hourly wage needed to afford the average efficiency/studio unit (in a 40 hour workweek) is \$12.79 (179% of Alaska's \$7.15/hour minimum wage), and \$19.71 for the two bedroom (276%). A minimum wage worker in Juneau needs to work 72 hours a week to be able to afford an efficiency/studio, and 110 hours a week for a two-bedroom unit.

In 2004, Juneau had 478 extremely low-income households (30% of Area Median Income) who could not afford Fair Market Rent, and 538 households earning between 30-50% of AMI who could not afford FMR.

**Poverty and Homelessness:** The declining value and availability of Public Assistance is another source of increasing poverty and homelessness. Current TANF benefits and Food Stamps combined are below the poverty level in every state; in fact, the median TANF benefit for a family of 3 is approximately one-third of the poverty level.

For some individuals, supportive housing offers the most cost-effective use of resources. Supportive housing includes a rent subsidy, care coordination, and social supports (bus tokens, meals, etc) that allow people to live independently.

| Site                         | Cost per day |
|------------------------------|--------------|
| Hospital                     | \$1,600      |
| Alaska Psychiatric Institute | \$732        |
| Nursing Home                 | \$412        |
| Detox                        | \$270        |
| Jail/Prison                  | \$114        |
| Supportive Housing           | \$70         |

(sources: OMB, API, DHSS, DOC, Clitheroe Center, AHFC)

The Alaska Housing Finance Corporation reports 1,067 subsidized households in Juneau-area rental units, including public and private complexes (project-based subsidized housing of 773 apartments at 100% occupancy plus 294 Housing Choice (Sec.8 vouchers). These are low-income households that have housing.

There are currently 325 households on the Housing Choice (Sec.8) Voucher wait list, and 250 households on the Public Housing (AHFC only) wait list. Including households on wait lists for private low-income housing, there are an estimated 500 or more households on at least one low-income housing wait list.

## Annie Foruria

---

**From:** Greg Chaney  
**Sent:** Monday, December 24, 2007 10:02 AM  
**To:** Annie Foruria  
**Subject:** FW: USE2006-00028  
**Attachments:** JYS TLP Addition.pdf

---

**From:** Wayne Jensen: Jensen Yorba Lott, Inc. [mailto:wayne@jensenyorbalott.com]  
**Sent:** Monday, December 24, 2007 9:39 AM  
**To:** Greg Chaney  
**Subject:** RE: USE2006-00028

Thanks. We are working on the BP changes.  
Merry Christmas.

**Wayne Jensen**  
**Jensen Yorba Lott, Inc.**

522 West 10th Street  
Juneau, Ak 99801  
Direct ph 907 789-4521  
JYL ph 907 586-1070  
fax 907-586-3959

[jensenyorbalott.com](http://jensenyorbalott.com)

---

**From:** Greg Chaney [mailto:Greg\_Chaney@ci.juneau.ak.us]  
**Sent:** Monday, December 24, 2007 9:33 AM  
**To:** Wayne Jensen: Jensen Yorba Lott, Inc.  
**Subject:** FW: USE2006-00028

Hi Wayne,

Dale agreed that the addition is not a significant change from the previous approval so it can be added to the project without further Planning Commission review. You will still need to modify the building permit.

Happy Holidays,

- Greg

---

**From:** Dale Pernula  
**Sent:** Monday, December 24, 2007 9:31 AM  
**To:** Greg Chaney  
**Subject:** RE: USE2006-00028

Greg

I concur. As they have described the project below and with the site plan, there should be no impact on the neighborhood.

Dale

12/24/2007

Attachment H - 2007 Black Bear House Addition

---

**From:** Greg Chaney  
**Sent:** Monday, December 24, 2007 9:12 AM  
**To:** Dale Pernula  
**Subject:** FW: USE2006-00028

Hi Dale,

Based on Wayne's answer below, I think we can consider it a minor amendment to the approved project. Do you concur?

Merry Christmas.

- Greg

---

**From:** Wayne Jensen: Jensen Yorba Lott, Inc. [mailto:wayne@jensenyorbalott.com]  
**Sent:** Friday, December 21, 2007 5:18 PM  
**To:** Greg Chaney  
**Subject:** RE: USE2006-00028

It will not result in new personnel, it will provide it will provide space for existing personnel to better serve the residents on campus.

**Wayne Jensen**  
**Jensen Yorba Lott, Inc.**  
522 West 10th Street  
Juneau, Ak 99801  
Direct ph 907 789-4521  
JYL ph 907 586-1070  
fax 907-586-3959

jensenyorbalott.com

---

**From:** Greg Chaney [mailto:Greg\_Chaney@ci.juneau.ak.us]  
**Sent:** Friday, December 21, 2007 4:59 PM  
**To:** Wayne Jensen: Jensen Yorba Lott, Inc.  
**Subject:** FW: USE2006-00028

Dale has one more question below...

---

**From:** Dale Pernula  
**Sent:** Friday, December 21, 2007 4:41 PM  
**To:** Greg Chaney  
**Subject:** RE: USE2006-00028

Physically I think it will have no impact whatsoever on the neighborhood, it is so insignificant compared to what is there. Will this result in the hiring of new personnel or is it to provide space for more direct supervision closer to the housing?

---

**From:** Greg Chaney  
**Sent:** Friday, December 21, 2007 3:57 PM  
**To:** Dale Pernula  
**Subject:** FW: USE2006-00028

Whaddy think?

**From:** Wayne Jensen: Jensen Yorba Lott, Inc. [mailto:wayne@jensenyorbalott.com]  
**Sent:** Friday, December 21, 2007 3:32 PM  
**To:** Greg Chaney  
**Subject:** RE: USE2006-00028

Attached are drawings showing the proposed addition. The addition will be used for staff office and life skills training.

**Wayne Jensen**  
**Jensen Yorba Lott, Inc.**

522 West 10th Street  
Juneau, Ak 99801  
Direct ph 907 789-4521  
JYL ph 907 586-1070  
fax 907-586-3959

jensenyorbalott.com

---

**From:** Greg Chaney [mailto:Greg\_Chaney@ci.juneau.ak.us]  
**Sent:** Friday, December 21, 2007 2:39 PM  
**To:** Wayne Jensen: Jensen Yorba Lott, Inc.  
**Subject:** RE: USE2006-00028

Hi Wayne,

I just talked to Dale and he said he wanted to see a site plan and a floor plan to show where the additional space will be and how it will be integrated into the permitted structure before he makes a decision.

Happy Holidays,

- Greg

---

**From:** Wayne Jensen: Jensen Yorba Lott, Inc. [mailto:wayne@jensenyorbalott.com]  
**Sent:** Friday, December 21, 2007 7:47 AM  
**To:** Greg Chaney  
**Subject:** FW: USE2006-00028

Any decision on whether we can include this small addition in the existing CU?

**Wayne Jensen**  
**Jensen Yorba Lott, Inc.**

522 West 10th Street  
Juneau, Ak 99801  
Direct ph 907 789-4521  
JYL ph 907 586-1070  
fax 907-586-3959

jensenyorbalott.com

---

**From:** Wayne Jensen: Jensen Yorba Lott, Inc.  
**Sent:** Monday, December 17, 2007 3:56 PM  
**To:** Greg Chaney  
**Subject:** USE2006-00028

Greg: Juneau Youth Services has some grant funds left and would like to add and approximately 360 sf office/activity room to the

12/24/2007

Attachment H - 2007 Black Bear House Addition

Transitional Housing project that was permitted under USE2006-0028. Amy Karn handled the permit. They are not adding residents to the building. I know we will need to amend our building permit, but I am hoping that this is consistent with the intent of the CU. Since Amy is gone, can you help?

**Wayne Jensen**

**Jensen Yorba Lott, Inc.**

522 West 10th Street

Juneau, Ak 99801

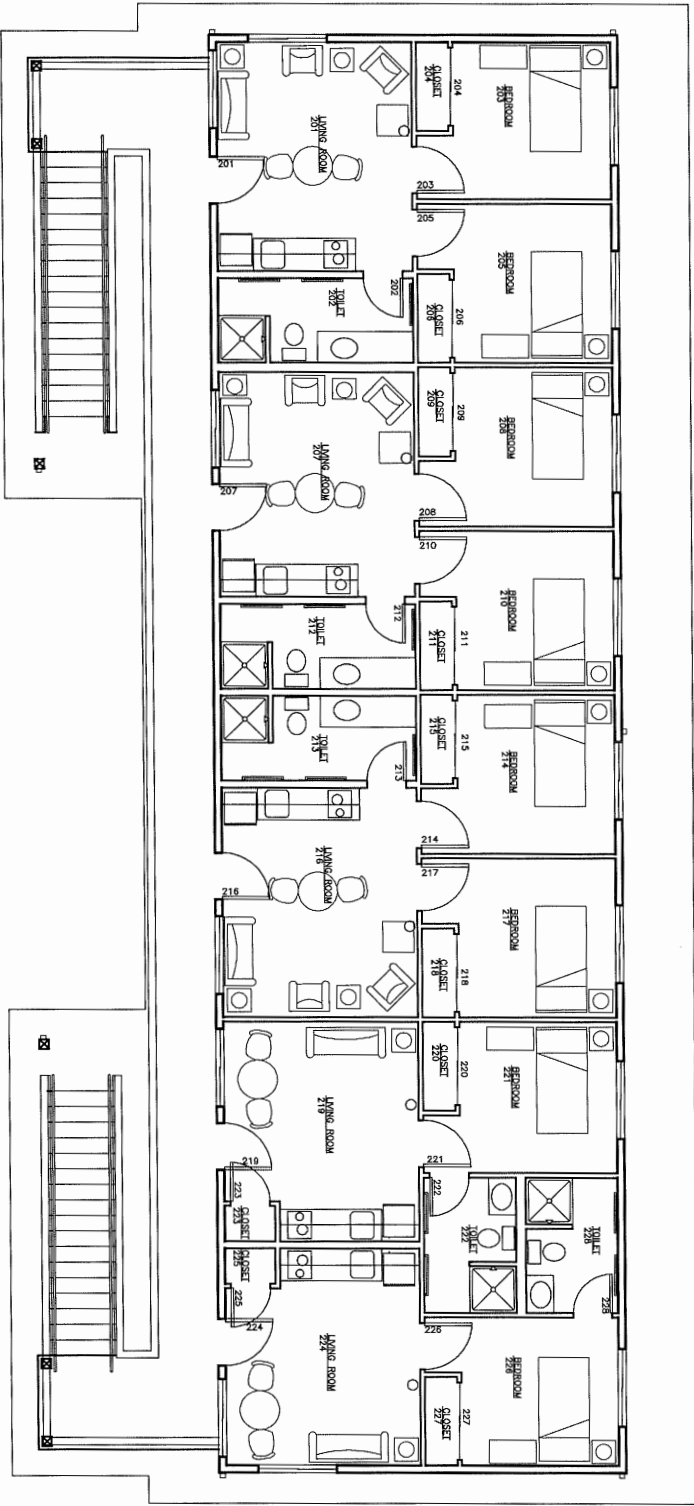
Direct ph 907 789-4521

JYL ph 907 586-1070

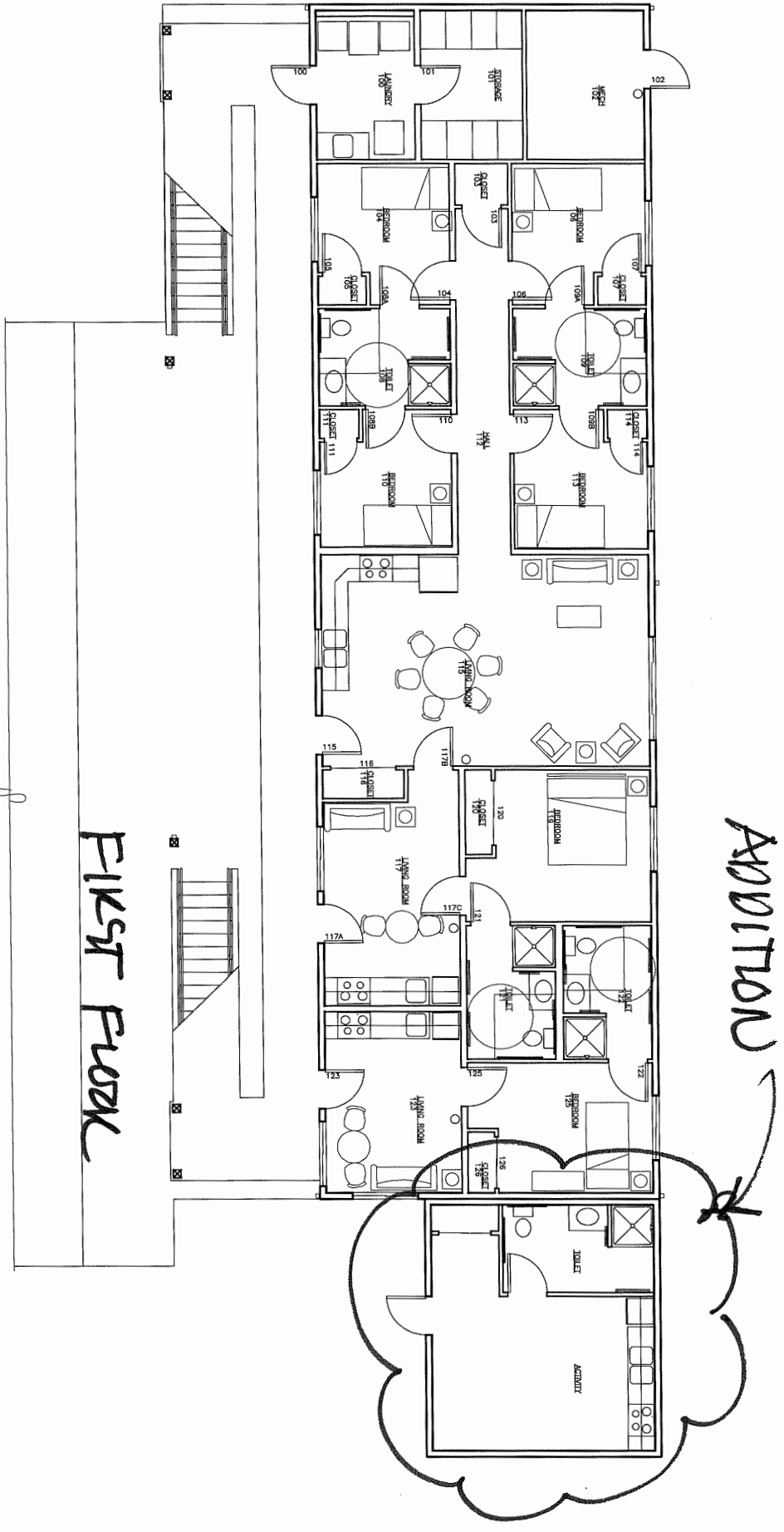
fax 907-586-3959

[jensenyorbalott.com](http://jensenyorbalott.com)





SECOND FLOOR



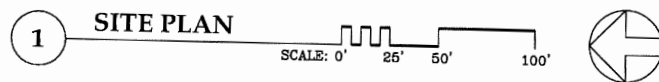
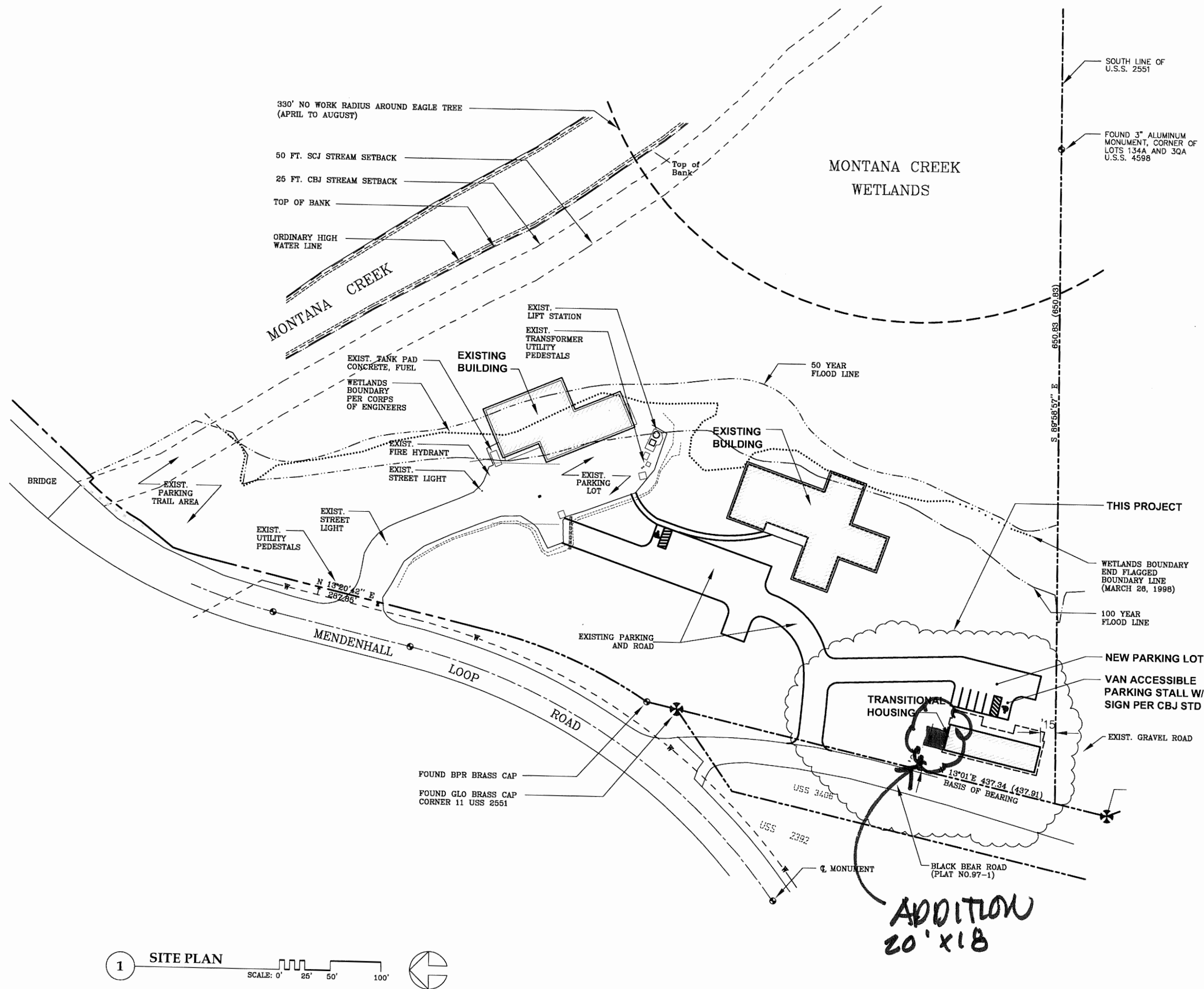
ADDITION

FIRST FLOOR

JUNEAU YOUTH SERVICES  
TRANSITIONAL HOUSING



G:\\_Projects\0563\Cad\CD\Arch\A100.dwg, 12/21/2007 3:20:48 PM, wayne, hp color LaserJet 5500 PCL 6.pc3, 1:2



Attachment H - 2007 Black Bear House Addition

**Jensen  
Yorba  
Lott  
Inc.**

522 West 10th Street  
Juneau, Alaska 99801  
phone 907-586-1070  
fax 907-586-3959  
jensenyorbalott.com



**JUNEAU YOUTH SERVICES  
TRANSITIONAL HOUSING  
JUNEAU, ALASKA**

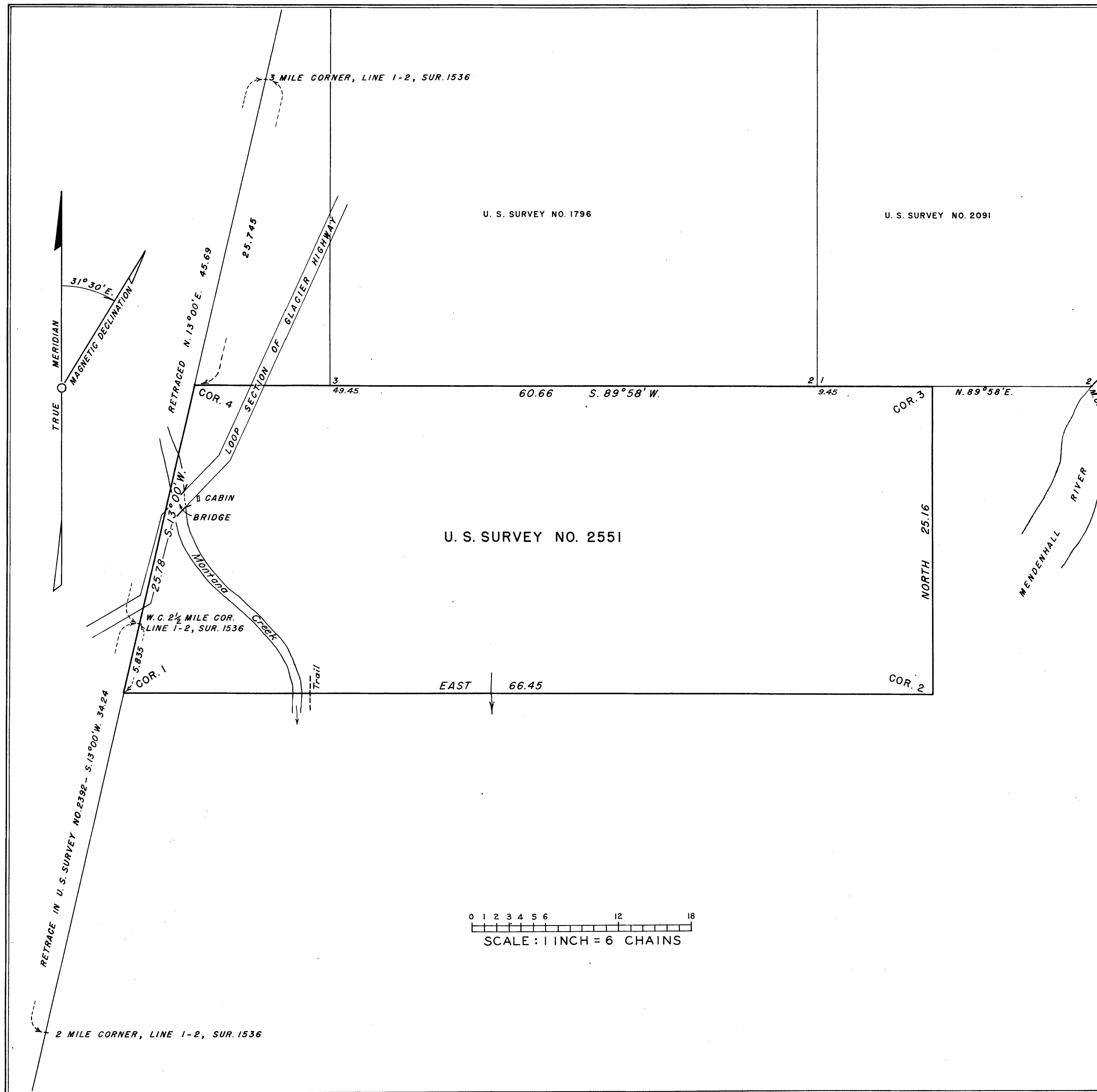
REVISIONS



SHEET TITLE  
OVERALL  
SITE PLAN

DATE: SEPTEMBER 2006  
FILE: 0563

**A100**



**PLAT**  
 of  
**U. S. SURVEY NO. 2551**  
 of the  
**Homestead**  
 of  
**Bill Sakieff**  
 Executed under the Act of Congress,  
 Approved June 28, 1918  
 situated  
 on Loop Section of Glacier Highway about  
 16 miles N.W. of Juneau in Mendenhall  
 Elimination from Tongass National Forest  
**TERRITORY OF ALASKA**  
 Area: 159.77 acres  
 Declination: 31° 30' E.  
 Scale: 6 chains to the inch  
 Latitude 58° 23' 30" N. Longitude 134° 38' W.  
 Survey executed by  
 F. W. Williamson, Associate Cadastral Engineer  
 March 15 - 17, 1941  
**CERTIFICATE OF APPROVAL**  
**PUBLIC SURVEY OFFICE**  
 Juneau, Alaska, OCT. 23, 1943.  
 The original field notes of Survey No. 2551, of the  
**Homestead of Bill Sakieff**  
 from which this plat has been made, have been examined  
 and approved, and are on file in this office, and I hereby  
 certify that they furnish such an accurate description of  
 said claim as will, if incorporated into a patent, serve fully  
 to identify the premises, and that such reference is made  
 therein to natural objects and permanent monuments, as  
 will perpetuate and fix the Locus thereof.  
 And I further certify that this is a correct plat of  
 said claim, made in conformity with said original field  
 notes of the survey thereof, and the same is hereby ap-  
 proved.  
*Geo. A. Parker*  
 District Cadastral Engineer  
**UNITED STATES**  
**DEPARTMENT OF THE INTERIOR**  
**GENERAL LAND OFFICE**  
 Washington, D.C., APRIL 4, 1945  
 The survey represented by this plat having been cor-  
 rectly executed in accordance with the requirements of  
 law and the regulations of this office, is hereby accepted.  
*Joel David Wolfson*  
 Assistant Commissioner.

# NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE COMPUTED RECORD BEARING OF N4127°05'E BETWEEN RECOVERED STATE OF ALASKA - D.O.T. SHOULDER/CORNER MONUMENTS "42" AND "43" AS SHOWN ON PLAT #2006-81, "RIGHT OF WAY MAP - JUNEAU, BACK LOOP ROAD REHABILITATION, M-096(23) 85542", BOTH MONUMENTS BEING "3" DIA. BRASS CAPS SET IN WELL CASES ALONG THE SHOULDER OF LOOP ROAD.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING, AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES IN U.S. SURVEY FEET.
3. THE ERROR OF CLOSURE OF POINTS MEASURED FOR THIS SURVEY IS BETTER THAN 1:5000.
4. WHERE MEASURED BEARINGS AND DISTANCES DIFFER FROM RECORD THOSE OF RECORD ARE SHOWN IN PARENTHESES AND REFERENCED AS NOTED.
5. THE PURPOSE OF THIS SURVEY/PLAT IS TO SUBDIVIDE U.S. SURVEY 2551 AS DEPICTED AND DESCRIBED UPON THE ORIGINAL PLAT OF THAT SURVEY IN LOTS 1, 2 AND 3 OF WHAT WILL BE CALLED "BLACK BEAR SUBDIVISION".
6. THE NATURAL, ORDINARY HIGH WATER (OHW) LINE ALONG THE WEST SIDE OF MONTANA CREEK IS EXCLUDED FROM THIS SURVEY BECAUSE THE CREEK IS DEEMED NAVIGABLE, AND AS SUCH, BY STATUTE, OWNERSHIP IS RETAINED BY THE STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES FOR PUBLIC USE AND ACCESS.
7. THE AREA CONTAINED WITHIN AND BELOW ORDINARY HIGH WATER (OHW) OF MONTANA CREEK IS EXCLUDED FROM THIS SURVEY BECAUSE THE CREEK IS DEEMED NAVIGABLE, AND AS SUCH, BY STATUTE, OWNERSHIP IS RETAINED BY THE STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES FOR PUBLIC USE AND ACCESS.
8. EFFECTIVE AUGUST 14, 2013, PARTS OF THESE PROPERTIES ARE LOCATED IN AN "A" FLOOD HAZARD AREA ACCORDING TO THE COMMUNITY - PANEL #02100-12380 - OF THE CITY AND BOROUGH OF JUNEAU, ALASKA, FLOOD INSURANCE RATE MAP (FIRM), DATED AUGUST 14, 2013.
9. UTILITY STATEMENT: DOMESTIC WATER AND SEWER DISPOSAL PROVIDED BY THE CITY AND BOROUGH, PUBLIC UTILITIES DEPARTMENT.
10. SURFACE STORMWATER RUNOFF IS ACCEPTED AS IT EXISTS AT THE DATE OF THIS SURVEY. MODIFICATION OF EXISTING DRAINAGE REQUIRES APPROVAL BY THE CITY AND BOROUGH OF JUNEAU.
11. RECORD INFORMATION DERIVED FROM THE PLAT DEPICTING, AND FIELD NOTES DESCRIBING: U.S. SURVEY 2551; U.S. SURVEY 1536; U.S. SURVEY 1796; U.S. SURVEY 4598; PLAT #88-18 (A SUBDIVISION OF U.S. SURVEY 4598); PLAT #2006-81 (RIGHT OF WAY MAP, BACK LOOP ROAD); PLAT #89-33 (MCGINNIS NO. 58); DEED BOOK 0407, PAGES 929-932; BOOK 0411, PAGE 908; BOOK 0321, PAGE 493. ALL ON FILE AT THE RECORDER'S OFFICE, JUNEAU RECORDING DISTRICT.

## CERTIFICATE OF APPROVAL CITY AND BOROUGH OF JUNEAU, COMMUNITY DEVELOPMENT DEPARTMENT

I hereby certify that the plat shown hereon has been found to comply with Title 4 Community Development Regulations, and is approved by City and Borough of Juneau, Community Development Department, for recording in the office of the Juneau Recording District, Juneau, AK.

*John J. Allen*  
Director, City & Borough of Juneau  
Community Development Department

Date: *September 12, 2013*

*James J. Allen*  
Attest: Clerk, City & Borough of Juneau

### CONSERVATION LOT NOTE:

THIS SUBDIVISION IS CREATED IN ACCORDANCE WITH THE TERMS SET FORTH IN CITY AND BOROUGH OF JUNEAU ORDINANCE. LOT 1 OF BLACK BEAR SUBDIVISION IS A CONSERVATION LOT UPON WHICH NO BUILDING DEVELOPMENT IS TO BE PERMITTED. "BUILDING DEVELOPMENT" MEANS: CONSTRUCTION, RECONSTRUCTION, ENLARGEMENT OF ANY STRUCTURE HAVING A ROOF SUPPORTED BY COLUMNS OR WALLS AND INTENDED FOR THE SHELTER, HOUSING OR ENCLOSURE OF PERSONS, ANIMALS, PROCESSES, EQUIPMENT, GOODS OR MATERIALS, OR ANY SITE WORK IN PREPARATION OR ANTICIPATION OF SUCH CONSTRUCTION, RECONSTRUCTION, OR ENLARGEMENT.

| CURVE TABLE |          |          |             |               | LINE TABLE FOR ORDINARY HIGH WATER |      |        |             |  |
|-------------|----------|----------|-------------|---------------|------------------------------------|------|--------|-------------|--|
| CURVE       | LENGTH   | RADIUS   | DELTA       | DIRECTION     | C. LENGTH                          | LINE | LENGTH | BEARING     |  |
| C1          | 164.34   | 388.10   | 24°15'41"   | N29°18'03"E   | 163.11                             | L6   | 116.90 | N67°18'00"W |  |
| (R6)        | (162.88) | (388.10) | (24°15'41") | (N29°18'03"E) | (162.69)                           | L7   | 52.18  | N12°38'35"W |  |
| C2          | 37.41    | 256.48   | 8°21'26"    | S17°20'55"W   | 37.38                              | L8   | 528.08 | S8°38'54"E  |  |
| C3          | 73.10    | 246.48   | 16°59'32"   | S37°41'30"W   | 72.83                              | L9   | 177.07 | S33°02'10"E |  |
| (R4)        | (35.70)  | (377.03) | (5°25'32")  | (S43°14'22"W) | (35.69)                            | L10  | 238.02 | S44°14'29"E |  |
| (R6)        | (34.26)  | (377.03) | (5°12'23")  | (S43°20'56"W) | (34.25)                            | L11  | 118.08 | S39°16'43"E |  |
|             |          |          |             |               |                                    | L12  | 134.14 | S11°09'40"E |  |
|             |          |          |             |               |                                    | L13  | 42.41  | S09°48'17"E |  |
|             |          |          |             |               |                                    | L14  | 64.63  | S15°35'44"E |  |
|             |          |          |             |               |                                    | L15  | 97.61  | S36°00'55"E |  |
|             |          |          |             |               |                                    | L16  | 281.33 | S42°16'51"E |  |
|             |          |          |             |               |                                    | L17  | 154.89 | S34°51'06"E |  |
|             |          |          |             |               |                                    | L18  | 426.79 | S29°59'34"E |  |
|             |          |          |             |               |                                    | L19  | 98.75  | S19°59'25"E |  |
|             |          |          |             |               |                                    | L20  | 86.49  | N14°55'31"W |  |

| LINE TABLE |          |  | BEARING       |  |  |
|------------|----------|--|---------------|--|--|
| LINE       | LENGTH   |  | BEARING       |  |  |
| L1         | 35.27    |  | S38°21'48"W   |  |  |
| L2         | 180.81   |  | N46°04'13"E   |  |  |
| L3         | 80.11    |  | N45°57'08"E   |  |  |
| L4         | 41.78    |  | N45°57'08"E   |  |  |
| L5         | 41.63    |  | N45°57'08"E   |  |  |
| L21        | 384.53   |  | N13°02'48"E   |  |  |
| (R1)       | (385.11) |  | (N13°02'00"E) |  |  |
| (R2)       | (384.45) |  | (N13°01'00"E) |  |  |
| (R4)       | (384.45) |  | (N13°01'00"E) |  |  |
| (R6)       | (384.45) |  | (N13°02'18"E) |  |  |

## STATEMENT OF OWNERSHIP

I hereby certify that Juneau Youth Services Inc. is the owner of USS 2551, as shown and described hereon and that I, as Executive Director of Juneau Youth Services Inc. hereby adopt this plat of subdivision with our free consent, and dedicate all streets, alleys, walks and other open spaces to public or private use as noted.

*Walter Majors*  
Walter Majors, Executive Director

Date: *9/13/13*

## NOTARY ACKNOWLEDGEMENT

STATE OF ALASKA } S.S.

FIRST JUDICIAL DISTRICT }

This is to certify that on this *12<sup>th</sup>* day of *September* 2013 before me the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared *Walter Majors*, Executive Director, Juneau Youth Services, to me known to be the person described in and who executed the above and foregoing instrument, and acknowledged to me that he signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

Witness my hand and official seal the day and year in this certificate first above written.

Notary Public for Alaska: *Edgar*

My commission expires: *2/15/15*

## TYPICAL SECONDARY MONUMENT SET

R.V. DAVIS  
10611-S

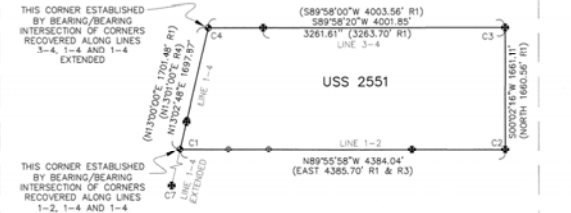
1.25" DIAMETER PLASTIC CAP ON 36" #5 REBAR SET THIS SURVEY NOT TO SCALE

### FOUND/SET MONUMENT DESCRIPTION

- C1 Set 3.25" dia. aluminum cap on 2.5" dia. aluminum pipe.
- C2 Found 2.5" dia. brass cap on 1" dia. iron pipe; up 0.6", firm, plumb
- C3 Found 2.5" dia. brass cap on 1" dia. iron pipe; up 1.0", firm, plumb
- C4 Set 3.25" dia. aluminum cap on 1" dia. aluminum pipe.
- C5 Found 3" dia. brass cap on 2.5" dia. iron pipe; up 1.6", firm, plumb
- C6 Found 2.5" dia. brass cap on 1" dia. iron pipe; up 1.3", firm, plumb
- C7 Found 3.25" dia. brass cap on 2.5" dia. iron pipe; down .20", firm, plumb
- C8 Found 3.25" alum. cap on 2.5" dia. alum. pipe; flush, firm, plumb
- C9 Found 3.25" alum. cap on 2.5" dia. alum. pipe; up .30", firm, plumb
- C10 Found 3.25" dia. brass cap on 2.5" dia. iron pipe; down .10", loose, plumb
- C11 Found 2.5" dia. brass cap on 1" dia. iron pipe; up 1.0", very loose, leaning
- C12 Found 2.5" dia. brass cap on 1" dia. iron pipe; down .40", fairly firm, plumb
- C13 Found 2.5" dia. brass cap in well case: "STATE OF AK DOT-PP" (typical)

### DETAIL:

BOUNDARY RETRACEMENT OF USS 2551, AND RE-ESTABLISHMENT OF CORNERS 1 AND 4 OF THAT SURVEY BY THIS PLAT/SURVEYOR. SCALE: 1"=800'



THIS CORNER ESTABLISHED BY BEARING/BEARING INTERSECTION OF CORNERS RECOVERED ALONG LINES 1-2, 1-4, AND 1-4 EXTENDED

THIS CORNER ESTABLISHED BY BEARING/BEARING INTERSECTION OF CORNERS RECOVERED ALONG LINES 1-2, 1-4, AND 1-4 EXTENDED

DETAIL: NORTH 34°34'34" W. TO C3 USS 2551 621.66'

DETAIL: NORTH 34°34'34" W. TO C3 USS 2551 621.66'

DETAIL: NORTH 34°34'34" W. TO C3 USS 2551 621.66'

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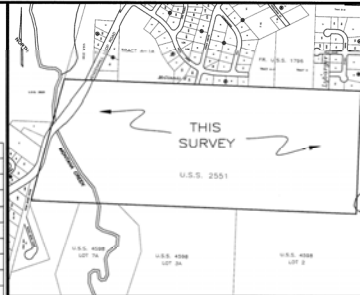
DETAIL: NORTH 34°34'34" W. TO C3 USS 2551 621.66'

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DETAIL: NORTH 34°34'34" W. TO C3 USS 2551 621.66'

DETAIL: NORTH 34°34'34" W. TO C3 USS 2551 621.66'



## VICINITY MAP

SOURCE: CITY & BOROUGH OF JUNEAU BASEMAPS SERIES 8-26 AND 8-25 SCALE: 1" = 800'

## LEGEND

- ✱ G.L.O./B.L.M. BRASS CAP PRIMARY MONUMENT RECOVERED
- ⊕ OTHER PRIMARY MONUMENT RECOVERED
- ⊙ STATE OF ALASKA - DOT, MONUMENT RECOVERED
- SECONDARY MONUMENT RECOVERED
- ⊙ PRIMARY MONUMENT SET THIS SURVEY
- SECONDARY MONUMENT SET (THIS SURVEY - SEE TYPICAL DETAIL ABOVE)

PROPERTY LINE (MEASURED THIS SURVEY)

SURVEYED LINE (BY OTHERS)

DRAINAGE EASEMENT (BOOK 0321, PAGE 493)

SEWER LINE EASEMENT (BOOK 0411, PAGE 908)

R1 = USS 2551

R2 = USS 1796

R3 = USS 4598

R4 = USS 1536

R5 = PLAT #88-18 (A SUBDIVISION OF USS 4598)

R6 = PLAT #2006-81 (ROW MAP "BACK LOOP ROAD REHABILITATION")

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 4, COMMUNITY DEVELOPMENT REGULATIONS, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

*Randal V. Davis*

RANDAL V. DAVIS, LS #10611

Date: *9/13/13*



GRAPHIC SCALE

0 100 200 400 800 FEET

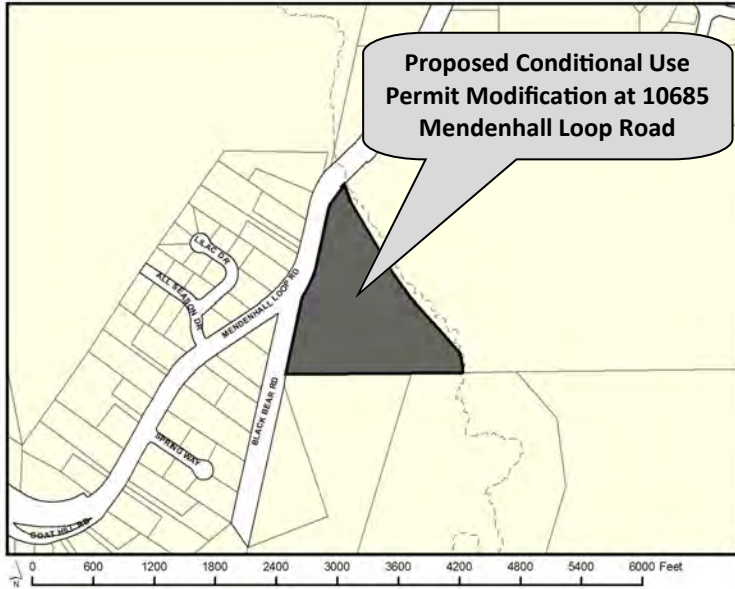
## PLAT OF BLACK BEAR SUBDIVISION

A SUBDIVISION OF U.S. SURVEY NO. 2551 WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA JUNEAU RECORDING DISTRICT

GUNER: JUNEAU YOUTH SERVICES P.O. BOX 32839 JUNEAU, AK 99801  
PERIOD OF SURVEY: BEGINNING: 9/15/2013 ENDING: 8/04/13  
DRAWN BY: RVD SURVEYOR: RANDAL V. DAVIS, PLS 9240 N. DOUGLAS HWY. JUNEAU, AK 99801  
DATE: 5/23/2013  
CHECKED BY: RVD DRAWING SCALE: 1" = 200' SHEET 1 OF 1

# Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission  
*Your Community, Your Voice*



COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for a **Conditional Use Permit Modification for Juneau Youth Services at 10685 Mendenhall Loop Road** in a **D3 zoning district**.

## TIMELINE

Staff Report expected to be posted **August 15, 2022**, at <https://juneau.org/community-development/planning-commission>  
Find hearing results, meeting minutes and more here as well.

**Now through Aug. 1**

Comments received during this period will be sent to the Planner, **Jennifer Shields**, to be included as an attachment in the staff report.

**Aug. 2 — noon, Aug. 19**

Comments received during this period will be sent to Commissioners to read in preparation for the hearing.

**HEARING DATE & TIME: 7:00 pm, Aug. 23, 2022**

This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <https://juneau.zoom.us/j/82017306873> and use the Webinar ID: 820 1730 6873 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).

You may also participate in person in City Hall Assembly Chambers, 155 S. Seward Street, Juneau, Alaska.

**Aug. 24**

The results of the hearing will be posted online.

### FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ext. 4139 ♦

Email: [pc\\_comments@juneau.org](mailto:pc_comments@juneau.org)

Mail: Community Development, 155 S. Seward St, Juneau AK 99801

Case No.: USE2022 0010

Parcel No.: 4B2601020042

CBJ Parcel Viewer: <http://epv.juneau.org>

Printed July 19, 2022





Attachment L - Public Notice Sign Photo