



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant	PROPERTY LOCATION	
	Physical Address 10685 Mendenhall Loop Rd., 10801 Black Bear Rd. and 10815 Black Bear Rd.	
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) Black Bear Lot 2	
	Parcel Number(s) 4B2601020042	
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____	
	LANDOWNER/ LESSEE	
	Property Owner Southeast Alaska Regional Health Consortium	Contact Person Kyle Paw
	Mailing Address 3100 Channel Drive, Juneau, AK 99801	Phone Number(s) 907-364-4472
	E-mail Address kpaw@searhc.org	
	LANDOWNER/ LESSEE CONSENT	
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.		
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.		
Kyle Paw on behalf of Searhc _____ Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)		
X _____ 4/24/23 Landowner/Lessee (Signature) Date		
_____ Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)		
X _____ Landowner/Lessee (Signature) Date		
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.		
APPLICANT If same as LANDOWNER, write "SAME"		
Applicant (Printed Name) Kyle Paw	Contact Person Kyle Paw	
Mailing Address 3100 Channel Drive	Phone Number(s)	
E-mail Address K.Paw@searhc.org		
X _____ 4/24/23 Applicant's Signature Date of Application		

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

Intake Initials JLS

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number 25023-007	Date Received 4/24/23
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ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant

PROJECT SUMMARY

SEARHC/JYS proposes revert use of Montana Creek House back to its original approved use as a Residential Treatment Facility

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

Accessory Apartment – Accessory Apartment Application (AAP)

Use Listed in 49.25.300 – Table of Permissible Uses (USE)

Table of Permissible Uses Category: _____

IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL?

YES – Case # USE2022-0010

NO

UTILITIES PROPOSED

WATER: Public On Site

SEWER: Public On Site

SITE AND BUILDING SPECIFICS

Total Area of Lot ^{463,146} square feet Total Area of Existing Structure(s) ^{20,266} square feet

Total Area of Proposed Structure(s) ^{N/A} square feet

EXTERNAL LIGHTING

Existing to remain
Proposed

No
 No

Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures
 Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

ALL REQUIRED DOCUMENTS ATTACHED

Narrative including:

- Current use of land or building(s)
- Description of project, project site, circulation, traffic etc.
- Proposed use of land or building(s)
- How the proposed use complies with the Comprehensive Plan

If this is a modification or extension include:

- Notice of Decision and case number
- Justification for the modification or extension
- Application submitted at least 30 days before expiration date

Plans including:

- Site plan
- Floor plan(s)
- Elevation view of existing and proposed buildings
- Proposed vegetative cover
- Existing and proposed parking areas and proposed traffic circulation
- Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

ALLOWABLE/CONDITIONAL USE FEES			
	Fees	Check No.	Receipt
Application Fees	\$ 500.00		
Admin. of Guarantee	\$ -		
Adjustment	\$ -		
Pub. Not. Sign Fee	\$ 50.00		
Pub. Not. Sign Deposit	\$ 100.00		
Total Fee	\$ 650.00		

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
45223-007	4/24/23

Allowable/Conditional Use Permit Application Instructions

Allowable Use permits are outlined in CBJ 49.15.320, Conditional Use permits are outline in CBJ 49.15.330

Pre-Application Conference: A pre-application conference is required prior to submitting an application. There is no fee for a pre-application conference. The applicant will meet with City & Borough of Juneau and Agency staff to discuss the proposed development, the permit procedure, and to determine the application fees. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via e-mail at permits@juneau.org.

Application: An application for an Allowable/Conditional Use Permit will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed Allowable/Conditional Use Permit Application and Development Permit Application forms.
2. **Fees:** Fees generally range from \$350 to \$1,600. Any development, work, or use done without a permit issued will be subject to double fees. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the project.
4. **Plans:** All plans are to be drawn to scale and clearly show the items listed below:
 - A. Site plan, floor plan and elevation views of existing and proposed structures
 - B. Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances
 - C. Proposed traffic circulation within the site including access/egress points and traffic control devices
 - D. Existing and proposed lighting (including cut sheets for each type of lighting)
 - E. Existing and proposed vegetation with location, area, height and type of plantings
 - F. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)

Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

Application Review & Hearing Procedure: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the permit request the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department also sends all applications out for a 15-day agency review period. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

Hearing: All Allowable/Conditional Use Permit Applications must be reviewed by the Planning Commission for vote. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting.

Public Notice Responsibilities: Allowable/Conditional Use requests must be given proper public notice as outlined in CBJ 49.15.230:

The Community Development Department will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, CDD will mail notices to all property owners within 500-feet of the project site.

The Applicant will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of \$50, and a \$100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing \$50 may be refunded. The Applicant may make and erect their own sign. Please contact the Community Development Department for more information.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Juneau Youth Services (JYS)/SouthEast Alaska Regional Health Consortium (SEARHC)

Montana Creek House Conversion back to Residential Treatment Facility

Case Number: CUP23-

PROJECT DESCRIPTION:

This request is to modify the approved use (USE2022 0010) of the Montana Creek House located on our Mendenhall Loop Campus from Community Services and Administrative office use back to its original approved use as a Residential Treatment Facility.

BACKGROUND:

Due to the recent merger with SEARHC, our organization can now fulfill the original plan to maximize the campus' potential to support the increasing need for youth behavior health services. There will be no changes to the 2 other existing facilities on campus, Lighthouse and Black Bear. There also will be no changes to the approved number of youth we can serve, which is 24.

All current administrative and community services staff will be relocated to other SEARHC locations allowing the campus offices to accommodate youth.

Juneau Youth Services, operating since 1961, provides residential, and community-based mental health, collectively known as behavioral health care.

JYS/SEARHC employs a team of behavioral health and clinical professionals. Our philosophy is contained in the nationally recognized Teaching-Family Model (TFM). It prioritizes therapeutic relationships with JYS/SEARHC caregivers as the primary providers of effective treatment in supportive, family-style settings. With over 60 years of experience, we are Juneau's leading youth and family-focused behavioral health provider.

With SEARHC joining forces with JYS we can combine the existing youth program Raven's Way. The New Raven's way program will engage in hands-on experiences that provide opportunities to learn and practice the new skills necessary to choose a healthy, substance-free lifestyle. Our educational, behavioral, emotional, and cultural components focus on increasing their coping skills, self-confidence, social functioning, and life skills. Raven's Way is accredited by The Joint Commission and licensed by the State of Alaska. All while adhering to the ethical standards of the National Association of Alcohol and Drug Abuse Counselors.

CURRENT USE:

The JYS/SEARHC Campus contains 3 facilities, Montana Creek House, Lighthouse and Black Bear House. Lighthouse and Black Bear House are licensed and permitted as residential treatment facilities. Last year JYS applied and was granted a conditional use permit to change the usage of Montana Creek House from a licensed and permitted residential treatment facility to administrative offices and outpatient therapy.

PROPOSED USE:

Now that JYS and SEARHC have merged, we would like to reinstate the use of Montana Creek House to its original purpose as a residential treatment facility. All current administrative and community services staff will be relocated to other SEARHC locations allowing the campus offices to accommodate youth. The area used for patient record storage will return to its former use as a school classroom.

COMPLIANCE WITH COMPREHENSIVE PLAN:

This transition back to its original licensed and permitted use requires no new construction or expansion of the current footprint, nor changes to the parking, traffic flow, utilities or grounds. There are no changes planned for the existing remaining facilities.

Since there is no expansion of the facilities or changes to the driveway, parking areas, flow of traffic or vegetation cover, the proposed plan for Montana Creek House to revert back to a residential treatment facility remains consistent with the previously approved Conditional Use Permits.

This reversion back to a residential treatment facility is consistent with the CBJ Table of Permissible Uses 49.25.300, 7.2000 Assisted Living and complies with the Juneau Comprehensive Plan, Chapter 4-Housing Element, facilitating the provision of special needs and adaptive housing and supportive services in residential neighborhoods that are readily accessible to public transit, shopping, public amenities and supportive services.

The reversion also complies with Chapter 3-Community Form, Suburban Area, because no changes are being made to the vegetation of buffer zones that surround the Montana Creek building.

See Attached:

- A) Campus Arial Photo
- B) Campus Site Plan
- C) Campus Site existing Lighting Cut Sheets
- D) Montana Creek House Current Floor Plan
- E) Montana Creek House Proposed Floor Plan
- F) Montana Creek Elevation Plan
- G) Lighthouse Floor Plan
- H) Lighthouse Elevation Plan
- I) Black Bear House Floor Plan
- J) Black Bear House Elevation Plan
- K) Pre-Application Conference Notes (April 12, 2023)

Juneau Youth Services/SEARHC Campus

Attachment A

Montana Creek House
10685 Mendenhall Loop Rd.

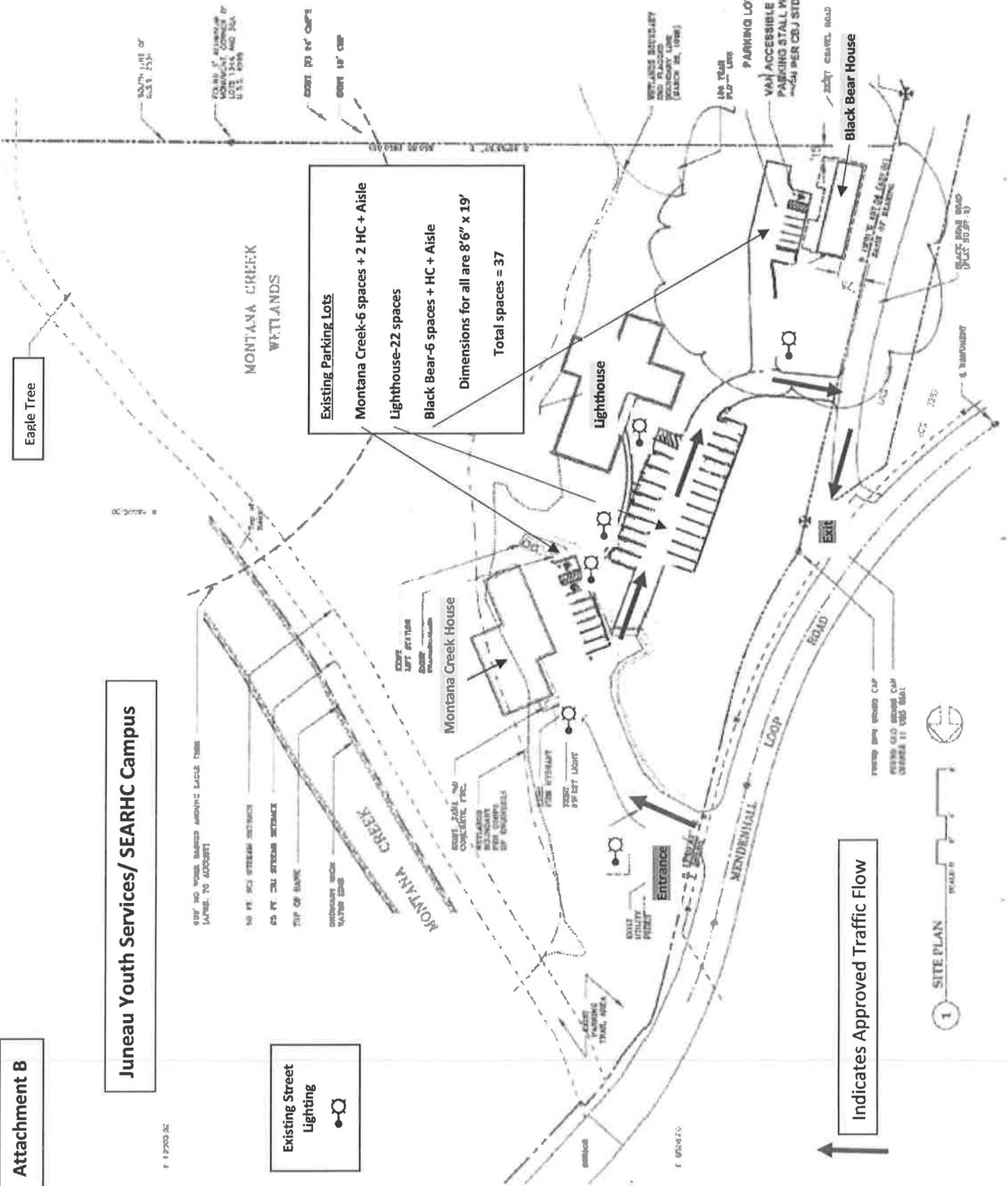
Lighthouse
10801 Black Bear Rd.

Black Bear House
10815 Black Bear Rd.



Attachment B

Juneau Youth Services/ SEARHC Campus



Existing Street Lighting

Existing Parking Lots

Montana Creek-6 spaces + 2 HC + Aisle

Lighthouse-22 spaces

Black Bear-6 spaces + HC + Aisle

Dimensions for all are 8'6" x 19'

Total spaces = 37

Indicates Approved Traffic Flow



ATTACHMENT C



FEATURES & SPECIFICATIONS

INTENDED USE – Ideal for parking areas, street lighting, walkways and car lots.

CONSTRUCTION – Rugged, die-cast, soft corner aluminum housing with 0.12" nominal wall thickness. Die-cast door frame has impact-resistant, tempered, glass lens that is fully gasketed with one-piece tubular silicone.

Finish: Standard finish is dark bronze (DDB) polyester powder finish, with other architectural colors available.

OPTICS – Anodized, aluminum reflectors: IES full cutoff distributions R2 (asymmetric), R3 (asymmetric), R4 (forward throw) and R5S (square) are interchangeable. High-performance anodized, segmented aluminum reflectors IES full cutoff distributions SR2 (asymmetric), SR3 (asymmetric) and SR4SC (forward throw, sharp cutoff). High-performance reflectors attach with tool-less fasteners and are rotatable and interchangeable.

ELECTRICAL – Ballast: High pressure sodium: 150W is high reactance, high power factor. Constant wattage autotransformer for 400W. Super CWA (pulse start ballast), is required for metal halide 400W (SCWA option). Ballast is 100% factory-tested.

Socket: Mogul base socket for 250M and above, and 70-400S, with copper alloy, nickel-plated screw shell and center contact. UL listed 1500W, 600V.

LISTINGS – UL Listed (standard). CSA Certified (see Options). UL listed for 25°C ambient and wet locations. IP65 rated in accordance with standard IEC 529.

BUY AMERICAN ACT — This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 1-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.



Catalog Number
Notes
Type



CONTOUR
SERIES

Soft Square Lighting

KAD

Specifications

EPA: 1.2 ft.²

*Weight: 35.9 lbs (16.28 kg)

Length: 17-1/2" (44.5)

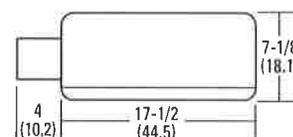
Width: 17-1/2" (44.5)

Depth: 7-1/8" (18.1)

All dimensions are inches (centimeters) unless otherwise specified.

*Weight as configured in example below.

METAL HALIDE: 400W
HIGH PRESSURE SODIUM: 150-400W
20" TO 35" MOUNTING



ORDERING INFORMATION

For shortest lead times, configure product using **bolded options**.

Example: KAD 400M R3 TB SCWA SPD04 LPI

KAD	Wattage		Distribution		Voltage	Ballast	Mounting ⁵	
KAD	Metal halide	High pressure sodium⁷	Standard reflectors	High performance reflectors⁵	120	(blank) Magnetic ballast	Ships in fixture carton	
	400M¹	150S	R2 IES type II asymmetric ³	SR2 IES type II asymmetric ³	208		SPD Square pole	Arm length
		250S	R3 IES type III asymmetric ³	SR3 IES type III asymmetric ³	240	Pulse Start	RPD Round pole	04 4" arm
		400S	R4 IES type IV forward throw ³	SR4SC IES type IV forward throw	277	SCWA Super CWA pulse-start ballast	WBD Wall bracket	09 9" arm
			R5S IES type V square		347		WWD Wood or pole wall	12 12" arm
					480		Ships separately^{6,7}	
					TB⁴		DAD12P Degree arm (pole)	
							DAD12WB Degree arm (wall)	
							KMA Mast arm external fitter	
							WBA Decorative wall bracket ⁸	

Options				Finish ¹¹			Lamp ¹²
Shipped installed in fixture				PE3 NEMA twist-lock PE (347V)	(blank) Dark bronze	DNAXD Natural aluminum	LPI Lamp included
SF	Single fuse (120, 277, 347V) ⁹	CSA CSA Certified	PE4 NEMA twist-lock PE (480V)				
DF	Double fuse (208, 240, 480V) ⁹	Shipped separately⁶	HS House side shield	PE7 NEMA twist-lock PE (277V)	DBL Black	DDBTXD Textured dark bronze	L/LP Less lamp
PER	NEMA twist-lock receptacle only (no photocontrol)	PE1 NEMA twist-lock PE (120, 208, 240V)	SC Shorting cap for PER option	VG Vandal guard ¹⁰	DMB Medium bronze	DBLBXD Textured black	
			WG Wire guard ¹⁰	DNA Natural aluminum	DNATXD Textured natural aluminum		
					Super Durable Finishes	DWHGXD Textured white	
					DDBXD Dark bronze		
					DBLXD Black		

Accessories: Tenon Mounting Slipfitter (RPDXX required.)
Order as separate catalog number. Must be used with pole mounting.

Tenon O.D.	One	Two@180°	Two@90°	Three@120°	Three@90°	Four@90°
2-3/8"	T20-190	T20-280	T20-290 ¹³	T20-320 ¹³	T20-390 ¹³	T20-490 ¹³
2-7/8"	T25-190	T25-280	T25-290 ¹³	T25-320	T25-390 ¹³	T25-490 ¹³
4	T35-190	T35-280	T35-290 ¹³	T35-320	T35-390 ¹³	T35-490 ¹³

Notes

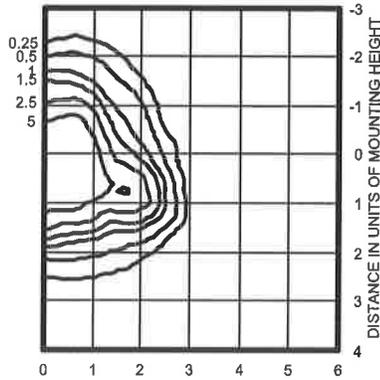
- Reduced jacket ED28 required for SR2, SR3 and SR4SC optics. SCWA required.
- Not available with SCWA. 250S is not available with 480V. 400S is not available with 347V.
- House-side shield available.
- Optional multi-tap ballast (120, 208, 240, 277V; in Canada: 120, 277, 347V).
- 9" or 12" arm is required when two or more luminaires are oriented on a 90° drilling pattern.
- May be ordered as an accessory.
- Must specify finish when ordered as an accessory.
- Only available with SPD04 and SPD09. Can be ordered as separate line item.
- Must specify voltage. N/A with TB.
- Prefix with KAD when ordered as an accessory.
- See www.lithonia.com/archcolors for additional color options.
- Must be specified. L/LP not available with MHC.
- Must use RPD09 or RPD12.

KAD Metal Halide, Arm-mounted Soft Square Cutoff

Coefficient of Utilization 
Initial Footcandles 

KAD 400M R2 Test no. 1193083101P

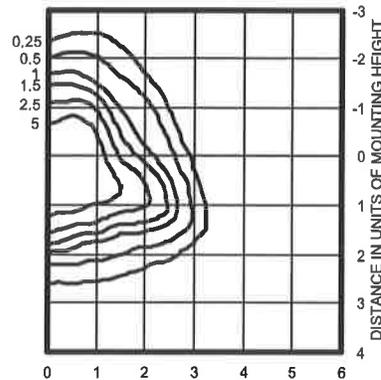
ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38000 lumens. Footcandle values based on 20' mounting height.
Classification: Type II, Short, Full Cutoff

KAD 400M R3 Test no. 1192040902P

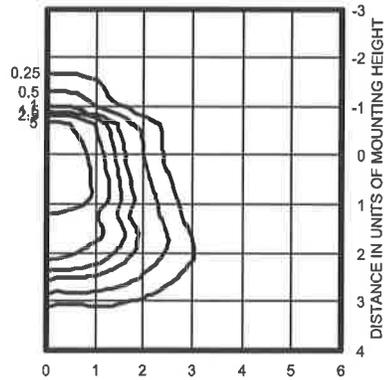
ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38,000 lumens. Footcandle values based on 20' mounting height.
Classification: Type II, Short, Full Cutoff

KAD 400M R4 Test no. 1191110101P

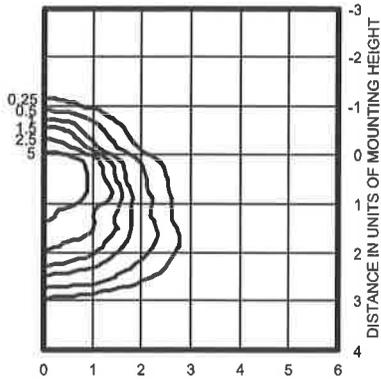
ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38,000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type III, Very Short), Full Cutoff

KAD 400M R4HS Test no. 1192061101P

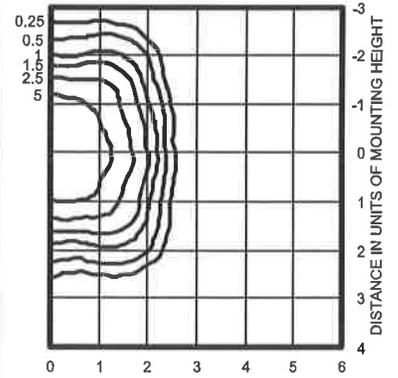
ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38,000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type III, Very Short), Full

KAD 400M R5S Test no. 1194040801P

ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type NC, Very Short), Full Cutoff

Notes

- 1 Photometric data for other distributions can be accessed at www.lithonia.com.
- 2 Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory data and actual field measurements. Dimensions and specifications on this sheet are based on the most current available data and are subject to change without notice.
- 3 For electrical characteristics, consult outdoor technical data specification sheets on www.lithonia.com.

Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

25 ft. = 0.64

35 ft. = 0.32

40 ft. = 0.25

$$\left(\frac{\text{Existing Mounting Height}}{\text{New Mounting Height}} \right)^2 = \text{Correction Factor}$$

FEATURES & SPECIFICATIONS

INTENDED USE — Ideal for car lots, street lighting or parking areas.

CONSTRUCTION — Rugged, .063" thick, aluminum rectilinear housing. Formed for weather-tight seal and integrity. Naturally anodized, extruded aluminum door frame with mitered corners, is retained with two .188" diameter hinge pins and secured with one quarter-turn, quick-release fastener. Weatherproof seal between housing and door frame is accomplished with an integrally designed, extruded silicone gasket that snaps into the door frame, and another gasket applied to the housing.

Finish: Standard finish is dark bronze (DDB), polyester powder finish with other architectural colors available.

OPTICS — Reflectors are anodized and segmented for superior uniformity and control. Reflectors attach with tool-less fasteners and are rotatable and interchangeable. Three cutoff distributions available: Type II (roadway), Type III (asymmetric), Type IV (forward throw, sharp cutoff). Lens is .125" thick impact-resistant tempered glass with thermally applied silk-screened shield.

ELECTRICAL — Ballast: Metal halide: 100W is high-reactance, high power factor and standard with pulse-start ignitor technology. "SCWA" not required. Constant wattage autotransformer for 250W. Super CWA (pulse start ballast), DOE 2017 compliant, is required for 200W (SCWA option) for U.S. shipments only. CSA or INTL required for probe-start shipments outside the U.S. Pulse-start ballast (SCWA) required for 200M. Ballasts are 100% factory-tested.

Socket is porcelain, horizontally mounted medium base socket for 100M and position-oriented mogul base socket for HPS and 250M, with copper alloy, nickel-plated screw shell and center contact. UL listed 1500W-600V.

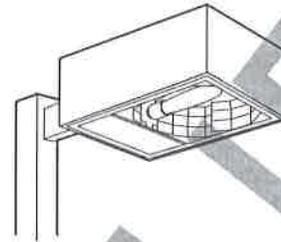
INSTALLATION — Extruded aluminum arm for pole or wall mounting is shipped in fixture carton. Optional mountings available.

LISTING — UL listed for wet locations. Listed and labeled to comply with Canadian standards (see Options).

WARRANTY — 1-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Catalog Number
Notes
Type



Area Lighting KSF1

METAL HALIDE: 100-250W
HIGH PRESSURE SODIUM: 70-200W
15' to 25' Mounting

Specifications

EPA: 1.5 ft² (1.4 m²)

(includes arm)

Length: 21-1/4 (54.0)

Width: 15-15/32 (39.3)

Depth: 7-1/4 (18.4)

Arm: 4 (10.2)

*Weight: 35 lbs (15.9 kg)

*Weight as configured in example below.

All dimensions are inches (centimeters) unless otherwise specified.



Mounting option	Drilling template
SPxx, RPxx, DA12P	5
WBxx, DA12WB	6
WWxx	7

ORDERING INFORMATION

For shortest lead times, configure product using **bolded options**.

Example: KSF1 150S R3 TB SP04 LPI

Series	Wattage	Distribution	Voltage	Ballast	Mounting
KSF1	Metal halide 100M ¹ 250M² Ceramic metal halide³ 100MHC ¹ High pressure sodium¹ 70S ⁴ 150S⁴	R2 Type II roadway R3 Type III asymmetric R45C Type IV forward throw, sharp cutoff	120 347 208⁴ 480⁴ 240 ⁴ TB ⁵ 277 23050HZ⁶	(blank) Magnetic CWI Constant wattage isolated ⁶ Pulse Start SCWA Super CWA pulse-start ballast NOTE: For shipments to U.S. territories, SCWA must be specified to comply with EISA.	Type SP Square pole RP Round pole WB Wall bracket WW Wood pole or wall bracket Arm length⁷ 04 4" arm 06 6" arm 09 9" arm 12 12" arm Shipped separately DA12P Degree arm, pole DA12WB Degree arm, wall KMA Mast arm adapter KTMB Twin mounting bar

Options	Finish ¹³	Lamp ¹⁵
Shipped installed in fixture PER NEMA twist-lock receptacle only (no photocontrol) SF Single fuse (120, 277, 347V) n/a TB DF Double fuse (208, 240, 480V) n/a TB QRS Quartz restrike system ⁸ QRSTD QRS time delay ^{6,8}	(blank) Dark bronze DWH White DBL Black DMB Medium bronze DNA Natural aluminum CRT Non-stick protective coating ¹⁴ Super Durable Finishes DDBXD Dark bronze	DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white LPI Lamp included L/LP Less lamp
Shipped separately¹⁰ PE1 NEMA twist-lock PE (120, 208, 240V) PE3 NEMA twist-lock PE (347V) PE4 NEMA twist-lock PE (480V) PE7 NEMA twist-lock PE (277V) SC Shorting cap for PER option HS House side shield (R2, R3) ^{11,12} VG Vandal guard ¹¹		

Accessories: Tenon Mounting Slipfitter Number of fixtures.

Tenon O.D.	One	Two@180°	Two@90° ¹⁷	Three@120°	Three@90° ¹⁷	Four@90° ¹⁷
2-3/8" (6)	T20-190	T20-280	T20-290	T20-320	T20-390	T20-490
2-7/8" (7.3)	T25-190	T25-280	T25-290	T25-320	T25-390	T25-490
4" (10.2)	T35-190	T35-280	T35-290	T35-320	T35-390	T35-490

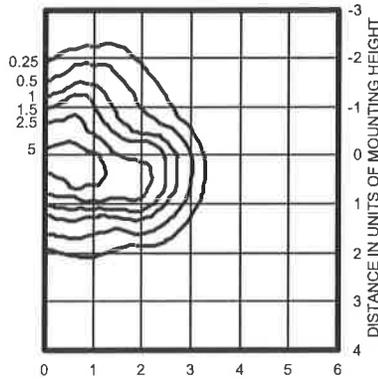
Notes

- Not available with SCWA.
- These wattages require the REGC1 option to be chosen for shipments into California for Title 20 compliance. 250M REGC1 is not available in 347V or 480V.
- Not available with L/LP.
- Must specify CWI for use in Canada.
- Optional multi-tap ballast (120, 208, 240, 277V); (120, 277, 347V in Canada).
- Consult factory for available wattages.
- Use 9" arm when two or more luminaires are oriented on a 90° drilling pattern.
- Maximum allowable wattage lamp included.
- KiloWatch® controls are available only with 150S.
- May be ordered as an accessory.
- Prefix with KSF1 when ordering as an accessory.
- Available with R2 and R3 distributions only.
- See www.lithonia.com/archcolors for additional color options.
- Black finish only.
- Must be specified.
- Must use RP09 or RP12.

KSF1 Arm-Mounted Rectilinear Cutoff Lighting

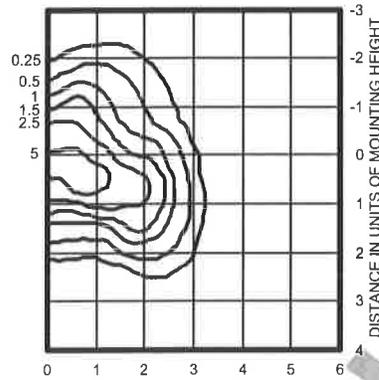
Coefficient of Utilization _____
Initial Footcandles _____

KSF1 250M R2 TEST NO: 1194090701P
ISOILLUMINANCE PLOT (Footcandle)



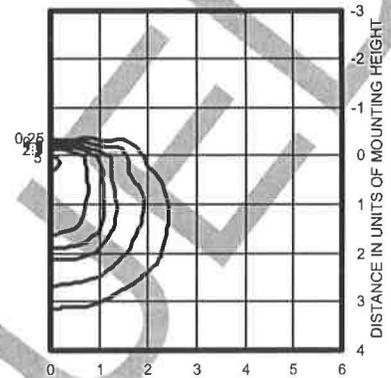
250W pulse start metal halide lamp, rated 22500 lumens. Footcandle values based on 20' mounting height.
Classification: Type II, Short, Full Cutoff

KSF1 250M R3 TEST NO: 1194080302P
ISOILLUMINANCE PLOT (Footcandle)



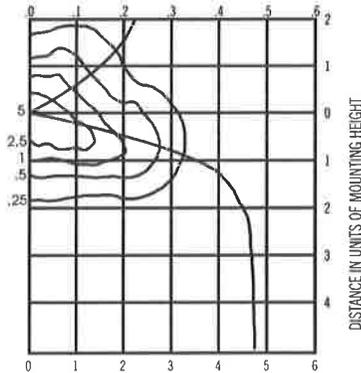
250W pulse start metal halide lamp, rated 22500 lumens. Footcandle values based on 20' mounting height.
Classification: Type III, Short, Full Cutoff

KSF1 250M R4SC TEST NO: 1194080901P
ISOILLUMINANCE PLOT (Footcandle)



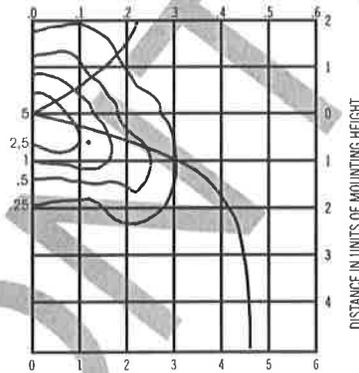
250W pulse start metal halide lamp, rated 22500 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type IV, Very Short), Full Cutoff

KSF1 150S R2 Test No. TEST NO. 1194090802
COEFFICIENT OF UTILIZATION



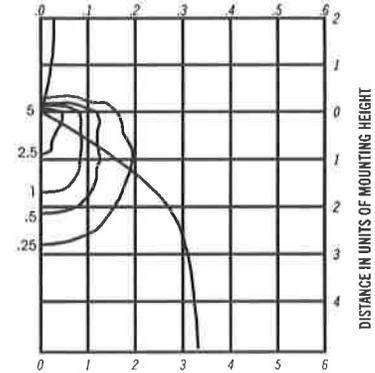
150W high pressure sodium lamp, 20000 rated lumens. Footcandle values based on 35' mounting height, Distribution II, full cutoff.

KSF1 150S R3 Test No. TEST NO. 1194081603
COEFFICIENT OF UTILIZATION



150W high pressure sodium lamp, 16000 rated lumens. Footcandle values based on 35' mounting height, Distribution III, full cutoff.

KSF1 150S R4SC Test No. TEST NO. 1194081502
COEFFICIENT OF UTILIZATION



150W high pressure sodium lamp, 16000 rated lumens. Footcandle values based on 35' mounting height, Distribution IV, full cutoff.

NOTES:

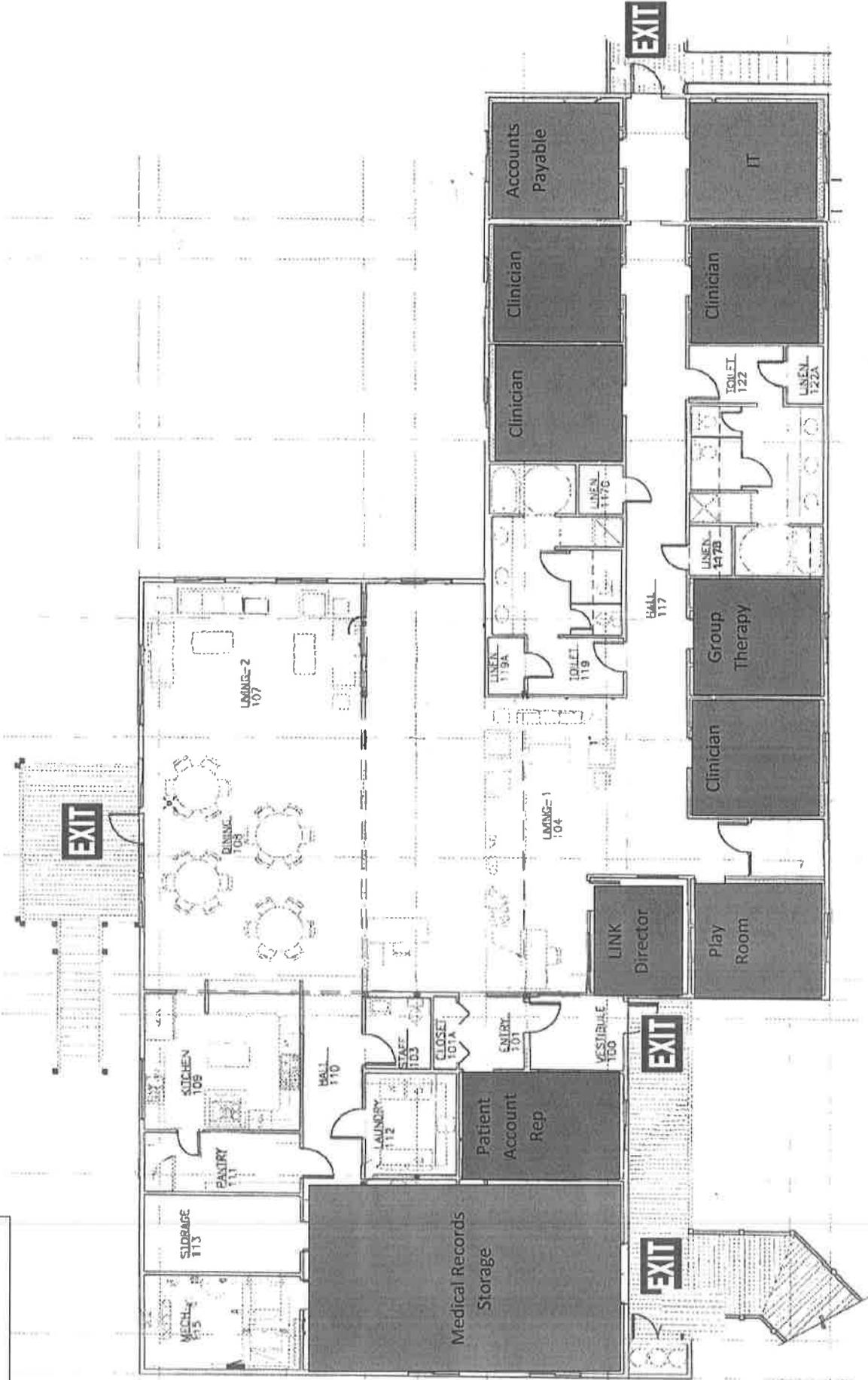
- 1 Photometric data for other distributions can be accessed from the Lithonia Lighting website. (www.Lithonia.com)
- 2 For electrical characteristics, consult outdoor technical data specification sheets on www.Lithonia.com.
- 3 Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory and actual field measurements. Dimensions and specifications are based on the most current available data and are subject to change.

Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

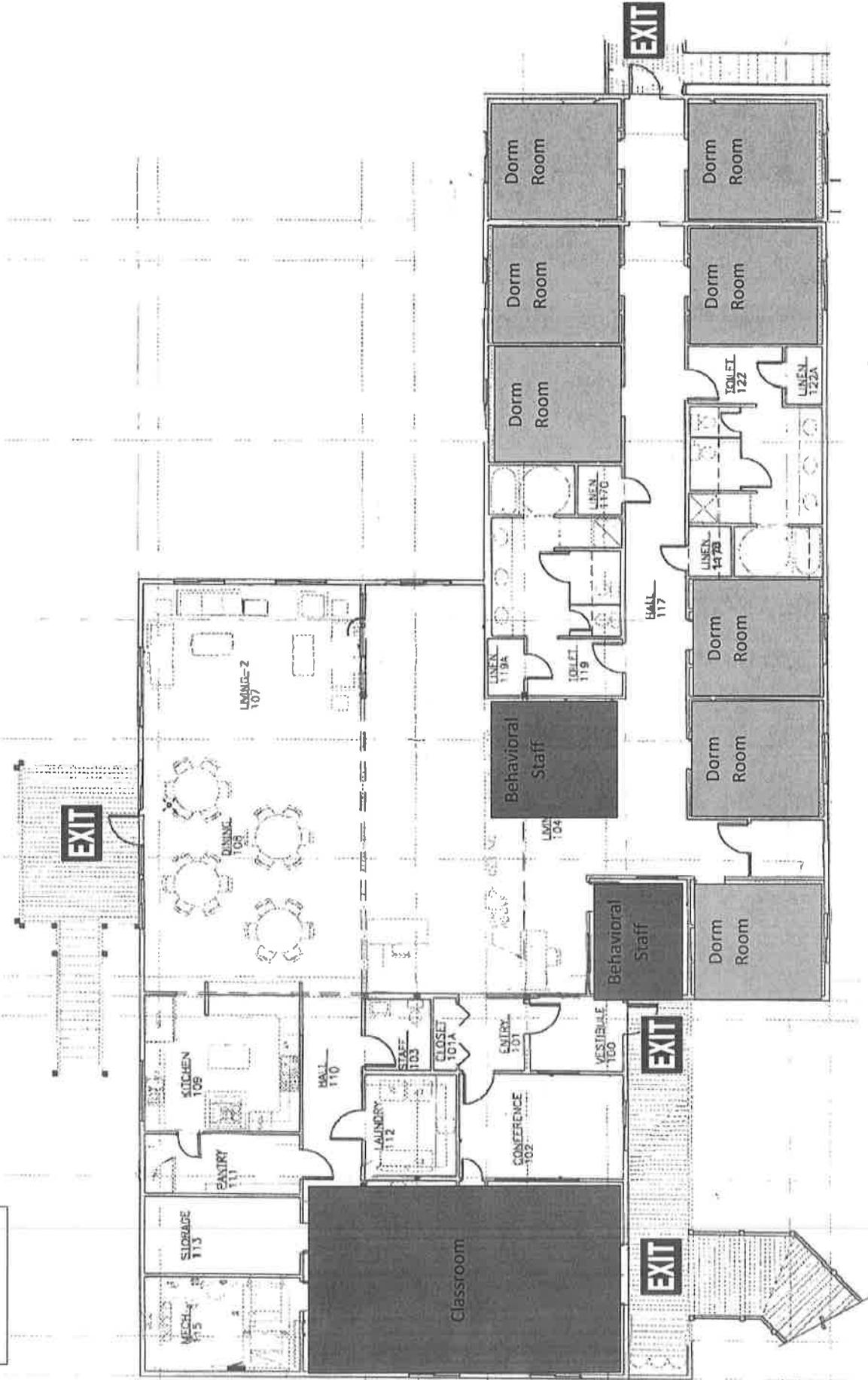
35' mounting height	20' mounting height
15 ft.= 5.4	15 ft.= 1.78
30 ft.= 1.36	30 ft.= 0.45
40 ft.= 0.77	40 ft.= 0.25

$$\left(\frac{\text{Existing Mounting Height}}{\text{New Mounting Height}} \right)^2 = \text{Correction Factor}$$



Montana Creek House

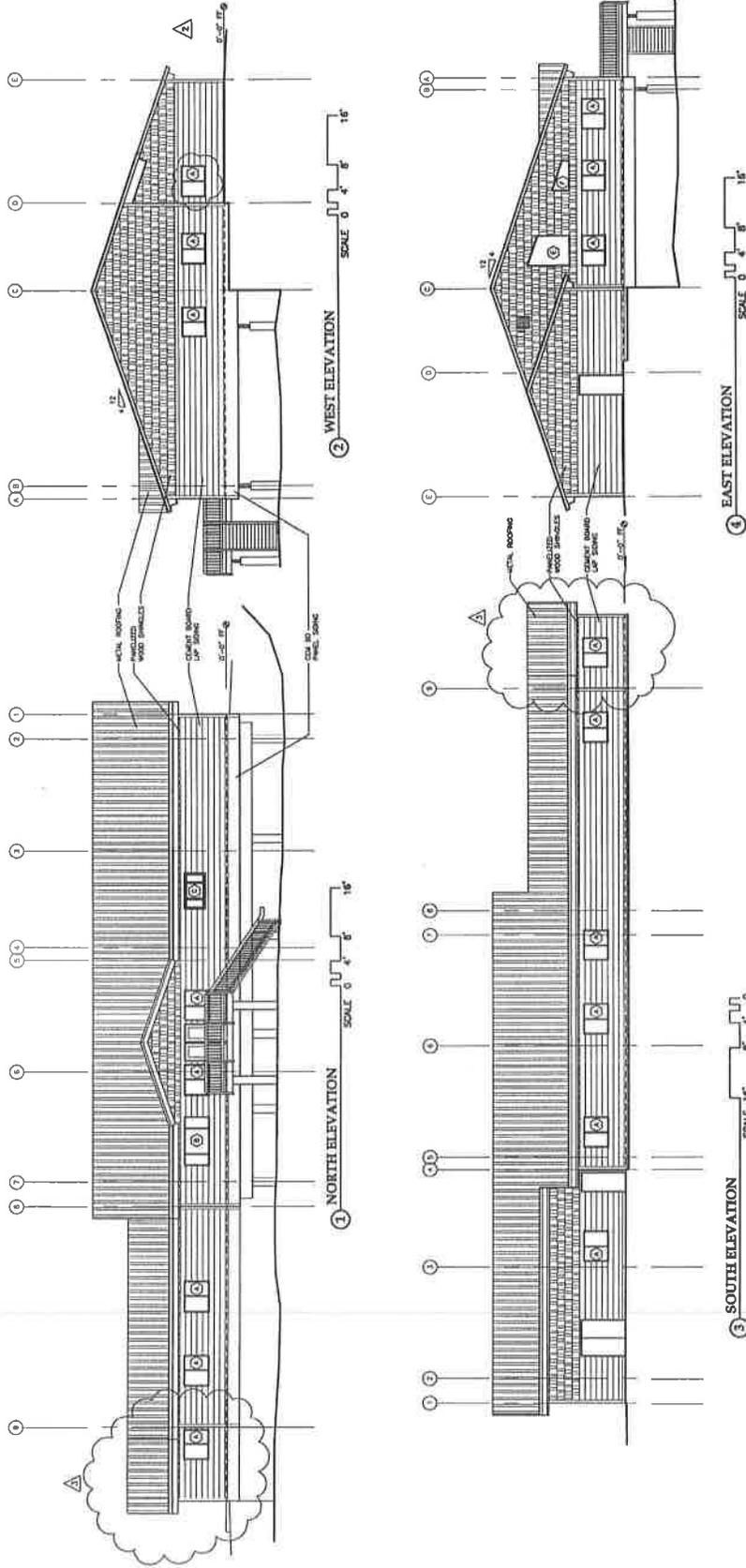
Current Use



Montana Creek House

Proposed Use

ATTACHMENT F



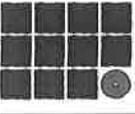
MONTANA CREEK HOUSE

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

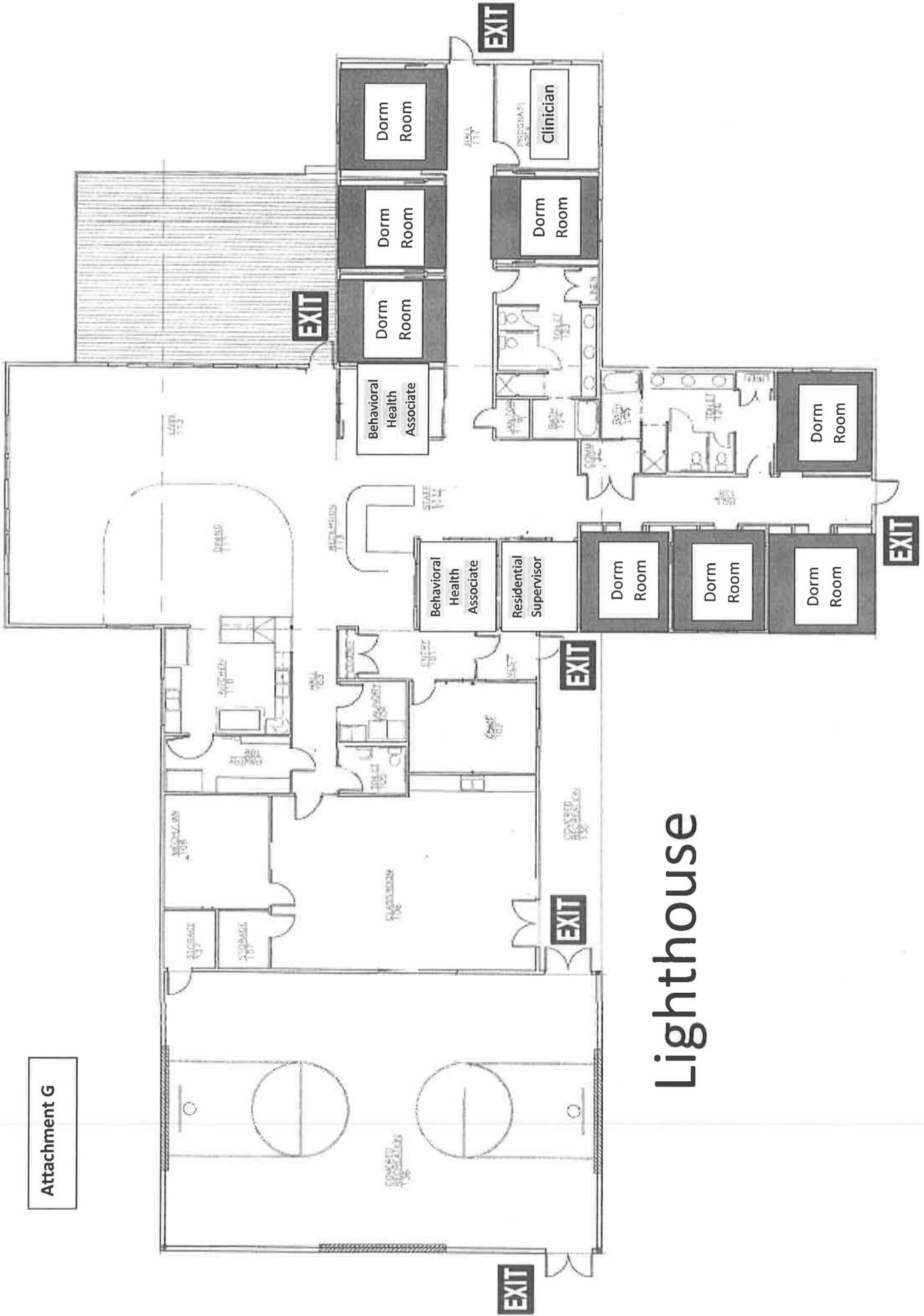


522 West 11th Street
 Juneau, Alaska 99801
 Phone 907-586-1070
 Fax 907-586-9999
 jyl@junask.com

Jensen
 Yorba
 Lott
 Inc.

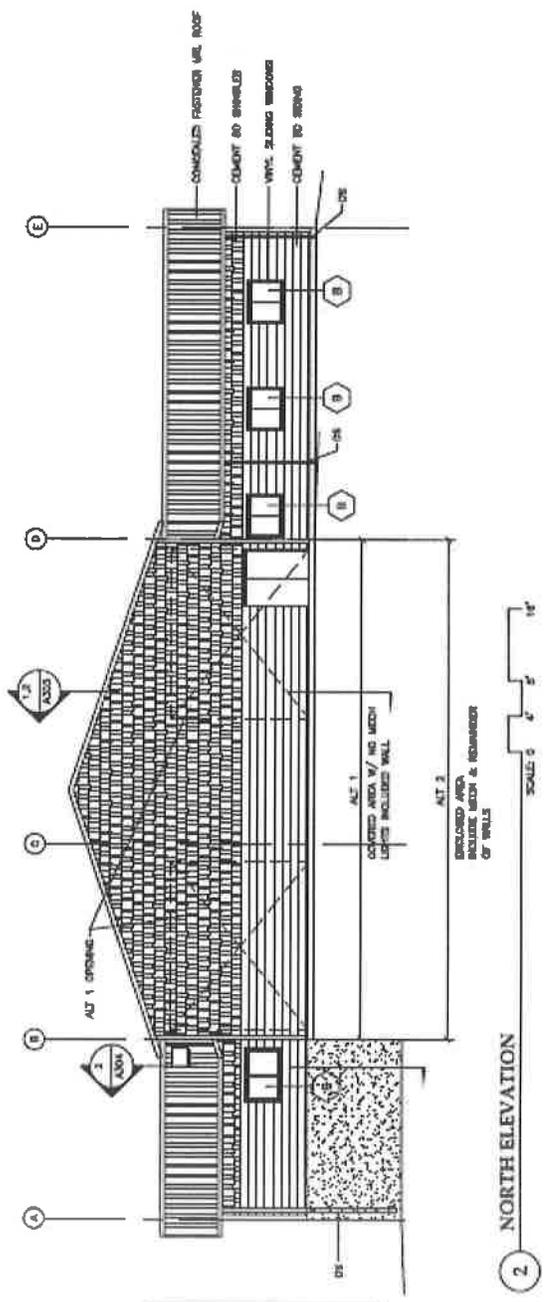
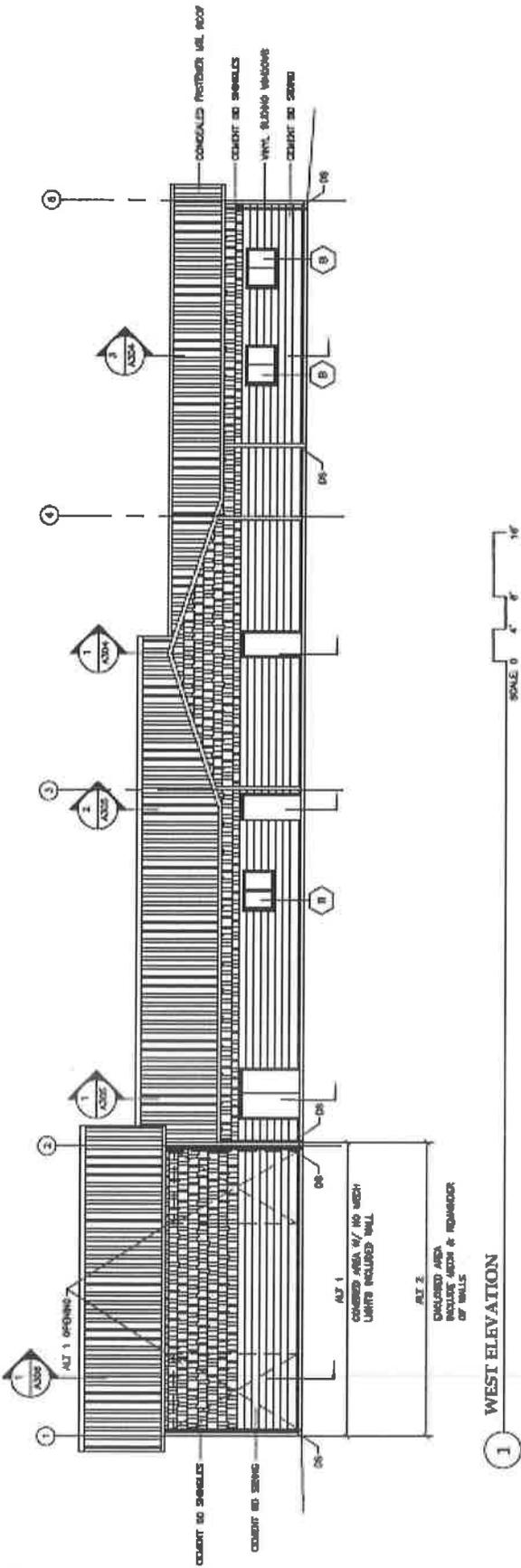


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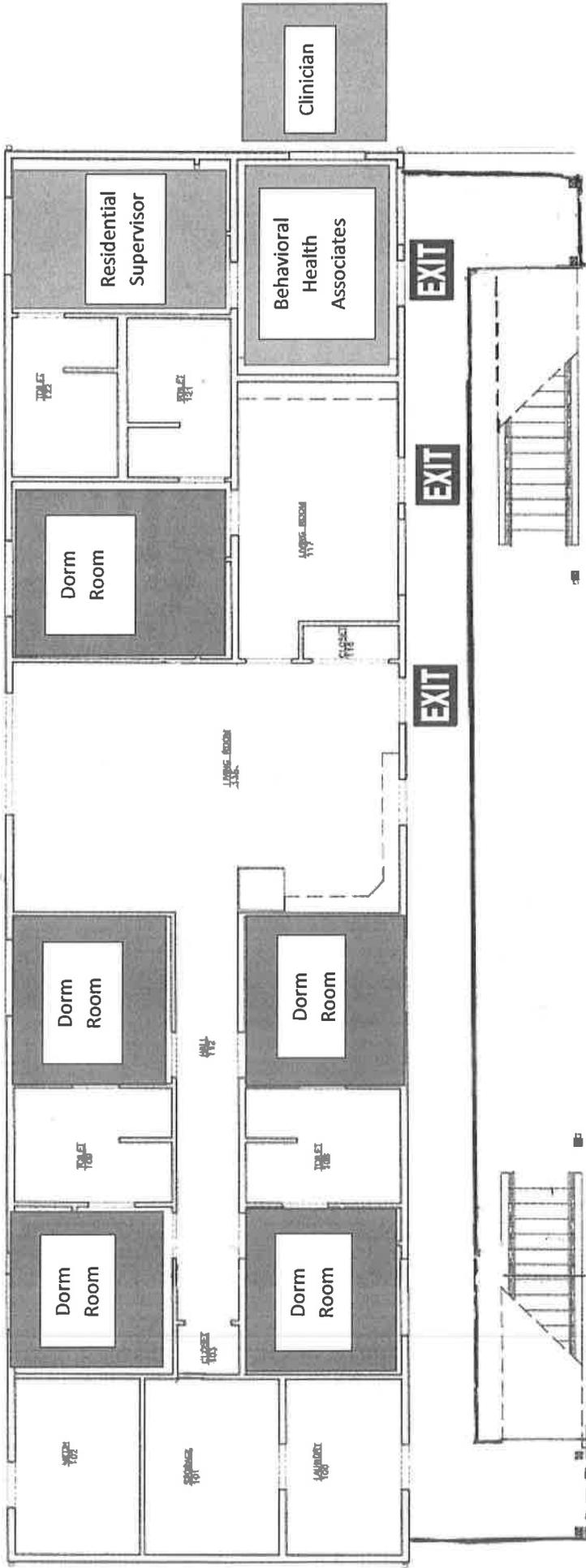


Lighthouse

Attachment H 1



Lighthouse Elevations West/North

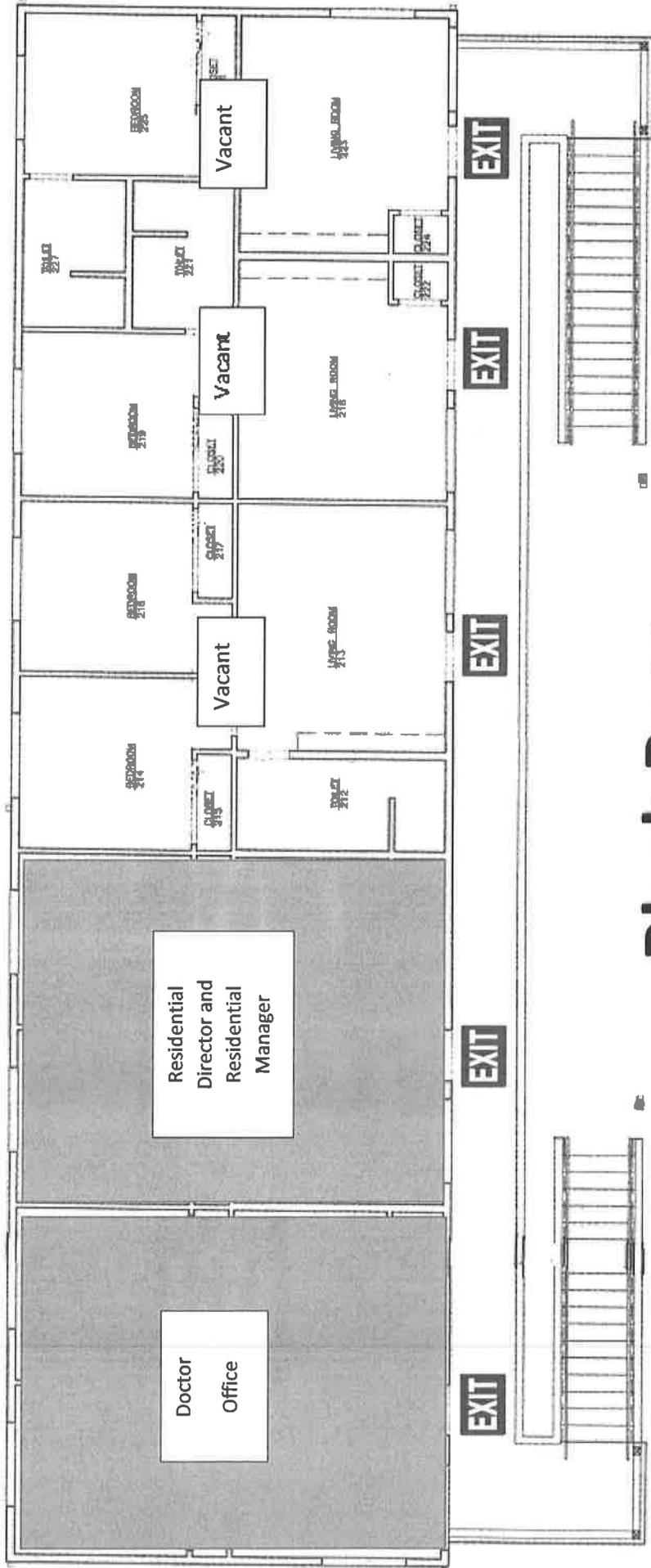


Black Bear

Northern Lights Residential

1st Floor

Current Use

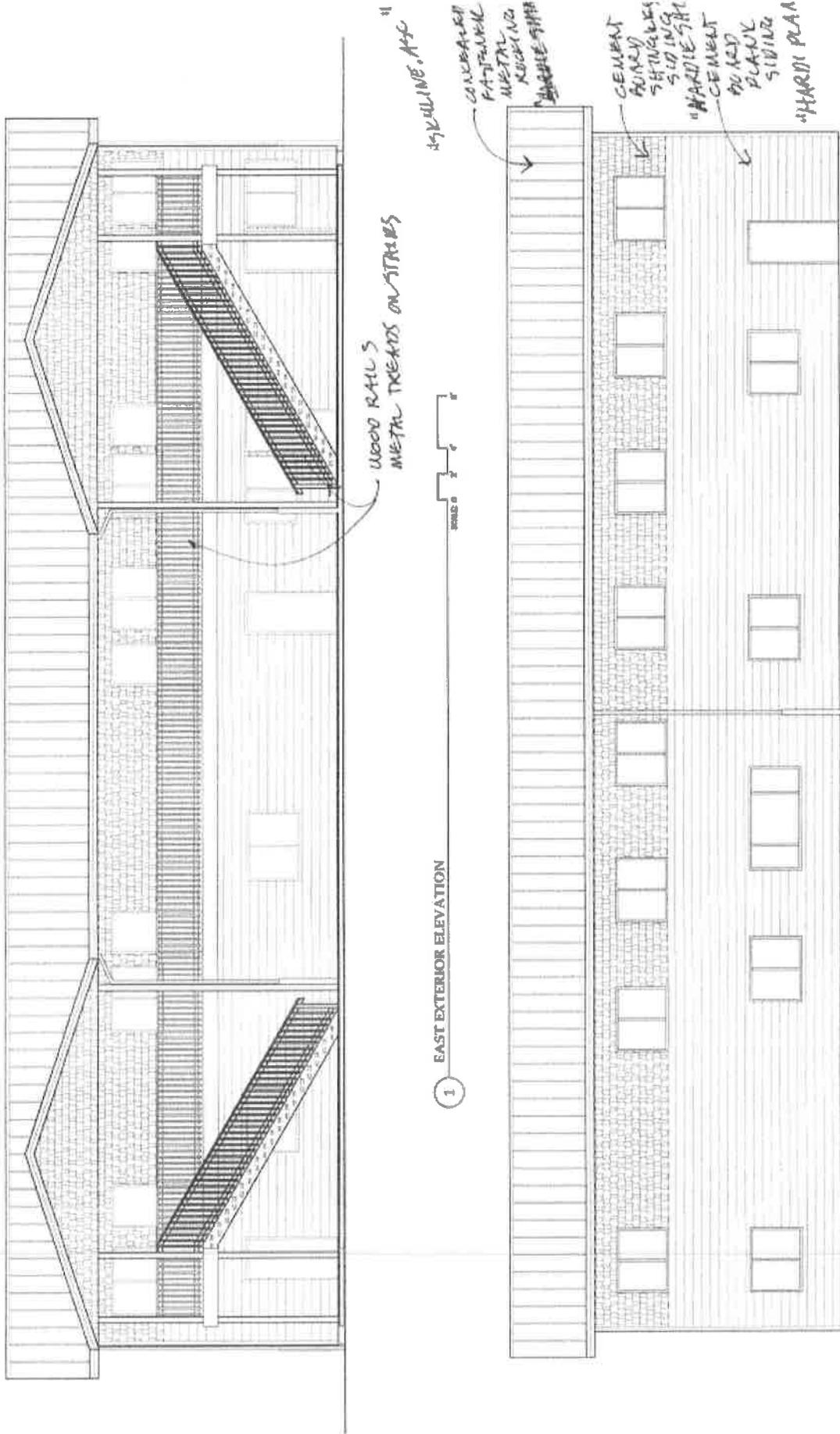


Black Bear

Residential Support

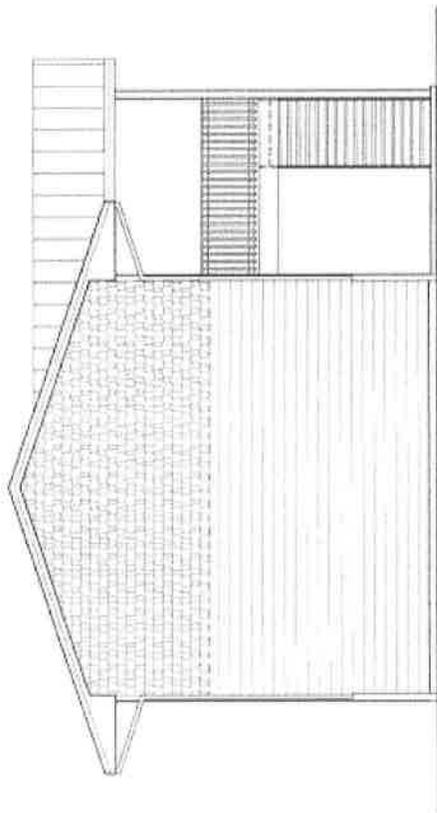
2nd Floor

Current Use

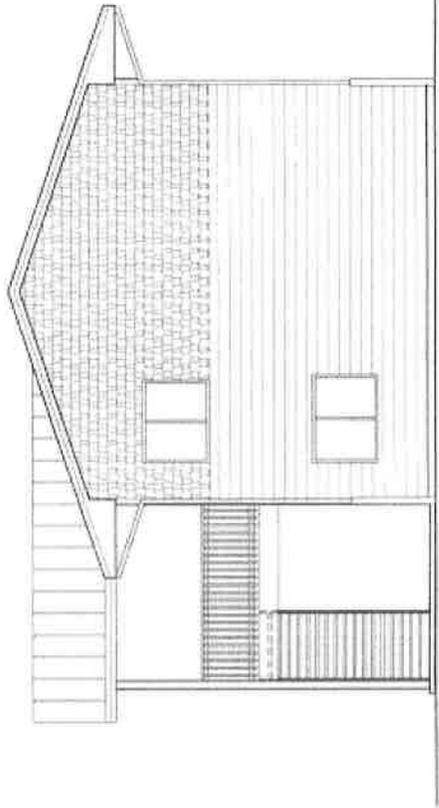


**Black Bear Building
East/West Elevations**

Attachment J 2



1 SOUTH EXTERIOR ELEVATION



2 NORTH EXTERIOR ELEVATION



Black Bear Building
South/North Elevations



(907) 586-0715
 CDD_Admin@juneau.org
 www.juneau.org/community-development
 155 S. Seward Street • Juneau, AK 99801

Raven's Way Residential Treatment Campus – Montana Creek House Modification (formerly Juneau Youth Services)

Case Number: PAC2023 0007
 Applicant: Kyle Paw
 Property Owner: Juneau Youth Services Inc.
 Property Address: 10685 Mendenhall Loop Rod, 10801 Black Bear Road, and 10815 Black Bear Road
 Parcel Code Number: 4B2601020042
 Site Size: 463,146 square feet (10.6324 acres)
 Zoning: D3 (Single-Family & Duplex Residential)
 Existing Land Use: Assisted Living (adolescent residential treatment)

Conference Date: April 12, 2023
 Report Issued: April 21, 2023
DISCLAIMER: Pre-application conferences are conducted for purposes of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application, and are not a guarantee of final project approval.

List of Attendees

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

Name	Title	Email address
Kyle Paw	Project Coordinator, Lands & Property	KPaw@searhc.org
Brent Fischer	Facilities Director	BrentF@jys.org
Sierra Gadaire	Project Manager, Planning & Development	SierraG@searhc.org
Maegan Bosak	Sr. Manager, Lands & Property	MaeganB@searhc.org
Steve Helgeson	Sr. Manager, Adolescent Programs	SteveH@searhc.org
Jennifer Shields	Planner II	Jennifer.Shields@juneau.gov
Emily Suarez	Planner II	Emily.Suarez@juneau.gov
Sydney Hawkins	Permit Technician II	Sydney.Hawkins@juneau.gov

Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports.

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Project Overview

The original 160 acre property was platted in 1945 with USS 2551. In 1995, Juneau Youth Services (JYS) purchased the property. Development of the three existing buildings for residential treatment occurred in 1998, 2003, and 2006, with each building receiving a Conditional Use Permit at the time of development. In 2013, the property was subdivided with the Black Bear Subdivision plat; all three buildings are located on Lot 2 (10.6 acres).

In 2022, a new Conditional Use Permit (USE22-10) was issued for Juneau Youth Services to convert existing dorm rooms in Montana Creek House into administrative offices, subject to the following conditions of approval:

1. **Maximum number of residents living on site is twenty-four (24).**
2. The applicant shall clear brush and small trees along Mendenhall Loop Road to maintain safe, clear sight distance from the exit driveway to the Montana Creek Bridge as required by the Alaska Department of Transportation and Public Facilities. The applicant will be responsible for maintaining safe driveway sight distance. [ongoing]
3. The Community Development Department and Juneau Youth Services will conduct a Nonconforming Certification Review of the property. [NCC22-03 issued on January 31, 2023.]

In order to modify the use of the Montana Creek House by converting offices into dorm rooms, staff has determined that a new Conditional Use Permit will be required.

The process for a Conditional Use Permit includes:

- A pre-application conference. These notes document discussions from that meeting.
- Application for the permit.
- Public notice to land owners within 500 feet of the proposed development.
- A public notice sign, provided by CBJ, must be posted on the site two weeks before the Planning Commission meeting.
- Planning Commission meeting, where the Commission may:
 - Continue the hearing for more information.
 - Deny the permit.
 - Approve the permit with conditions.
 - Approve the permit.

Planning Division

1. **Zoning** – The property is zoned D3 (Single-Family Residential). The current Conditional Use Permit (USE22-10) for the property was approved under USE 7.200 – Assisted Living, which is defined as: *“A facility providing housing and institutional care for people unable to live independently or without assistance. Assisted living includes facilities that provide nursing care services or emergency shelter. Assisted living use that occurs within a single-family dwelling is regulated as a single-family dwelling use.”*
2. **Subdivision** – N/A
3. **Setbacks** – N/A - no new buildings or external construction is proposed at this time.
4. **Height** – Maximum 35' permitted for permissible uses, 25' for accessory uses. Height is met for all structures.

5. **Access** – A Nonconforming Certificate (NCC22-33) was issued for the property on January 31, 2023, and found the following situations on the lot to be certified nonconforming to the Title 49 Land Use Code of the City and Borough of Juneau:
 - Nonconforming Lots (CBJ 49.30.260):
 - **Secondary access (egress) without improvements or maintenance agreements.**
 - Lack of direct and practical access through the frontage.
6. **Parking & Circulation** – Parking requirements will include the following, as determined by the primary use of each building:
 - ❖ Assisted Living: 0.4 spaces per resident
[Example: 24 residents x 0.4 = 9.6 = 9 spaces]
[Example: 45 residents x 0.4 = 18 spaces]
 - ❖ Offices: 1 space per 300 square feet of gross floor area
[Example: Montana Creek House – 6,000sf / 300sf = 20 spaces]
7. **Lot Coverage** – N/A - no new buildings or external construction is proposed at this time.
8. **Vegetative Coverage** – Exceeds 20% minimum required.
9. **Lighting** – All parking areas shall be suitably lighted with full cut-off design and not produce off-site glare.
10. **Noise** – No comments at this time, though comments may arise during public comment process for a Conditional Use Permit.
11. **Flood** – N/A - no new buildings or external construction is proposed at this time. Note: a portion of the property lies within a Special Flood Hazard Area
12. **Hazard / Mass Wasting / Avalanche/ Hillside Endorsement** – N/A
13. **Wetlands** – N/A - no new buildings or external construction is proposed at this time. Note: a significant portion of the property is composed of wetlands. Any future addition of fill material on the lot would require a permit from the Army Corps of Engineers.
14. **Habitat** – N/A - no new buildings or external construction is proposed at this time. Note: the property contains a portion of Montana Creek, which is designated as an anadromous waterbody.
15. **Plat or Covenant Restrictions** – N/A
16. **Traffic** – N/A
17. **Nonconforming situations** – N/A

Building Division

18. **Building** – N/A
19. **Outstanding Permits** –
 - a. BLD20220598 – “Remove gas stove and install electrical to accommodate electric stove”
 - b. BLD20220537 – “Heat pump installation”
 - c. BLD20200740 – “Install 2 HRVs in Juneau Youth Services Montana Creek Buildings”
 - d. BLD20200555 – “Vault and drainage improvements with private hydrant replacement”
 - e. BLD20200530 – “Fire alarm replacement – Lighthouse”

- f. BLD20200478 – “Replacement fire alarm system- Montana Creek House”
- g. BLD20200077 – “Install interior door at 10685 Mendenhall Loop”
- h. BLD2004-00850 – “Site grading of 6,500 cubic yards of fill for future JYS residential care building. Modified 10/7/04 to include an access driveway off of Black Bear Rd.”

General Engineering/Public Works

- 20. **Engineering** – N/A
- 21. **Drainage** – N/A
- 22. **Utilities** – N/A

Fire Marshal

- 1. **Fire Items/Access** – No comments at this time.

Other Applicable Agency Review

- 2. N/A

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

- 1. Development Permit Application
- 2. Conditional Use Permit Application (Major Development)

Additional Submittal Requirements

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

- 1. A copy of this pre-application conference report.

Fee Estimates

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

- 1. Development Permit Application – N/A
- 2. Conditional Use Permit Application (Major Development): \$500
- 3. Public Notice Sign: \$150, with \$100 refundable if the sign is returned by the Monday after the Planning Commission meeting.

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/community-development.

Submit your Completed Application

You may submit your application(s) online via email to permits@juneau.gov
OR in person with payment made to:

City & Borough of Juneau, Permit Center
230 South Franklin Street

Pre-Application Conference Final Report

Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715

Web: www.juneau.org/community-development

Attachments:

49.15.330 – Conditional Use Permit
Development Permit Application
Conditional Use Permit Application