

# 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	<b>PROPERTY LOCATION</b>		
	Physical Address <b>1721 Anka St Juneau, AK 99801</b>		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <b>Horn 2 LT 3</b>		
	Parcel Number(s) <b>5B1201040052</b>		
	<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 _____		
	<b>LANDOWNER/ LESSEE</b>		
	Property Owner	Central Council Tlingit and Haida Indian Tribes of Alaska	Contact Person <b>Royal Hill</b>
	Mailing Address	<b>PO 25500 Juneau, Alaska 99801</b>	Phone Number(s) <b>907-723-7473</b>
	E-mail Address	<b>rhill@tlingitandhaida.gov</b>	
	<b>LANDOWNER/ LESSEE CONSENT</b>		
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.			
<b>Tlingit and Haida</b>		<b>Landowner</b>	
Landowner/Lessee (Printed Name)		Title (e.g.: Landowner, Lessee)	
X <b>Royal Tauno Hill Jr</b>	Digitally signed by Royal Tauno Hill Jr Date: 2023.10.31 11:48:51 -08'00'	<b>10/31/23</b>	
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.			
<b>APPLICANT</b> <span style="float: right;">If same as LANDOWNER, write "SAME"</span>			
Applicant (Printed Name)	<b>Royal Hill</b>	Contact Person	
Mailing Address	<b>PO 25500 Juneau, AK 99801</b>	Phone Number(s) <b>907-723-7473</b>	
E-mail Address	<b>rhill@tlingitandhaida.gov</b>		
X <b>Royal Tauno Hill Jr</b>	Digitally signed by Royal Tauno Hill Jr Date: 2023.10.31 11:52:49 -08'00'	<b>10/31/23</b>	
Applicant's Signature		Date of Application	

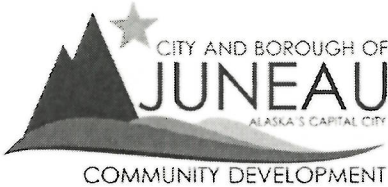
-----DEPARTMENT USE ONLY BELOW THIS LINE-----

Intake Initials <b>JLS</b>	Date Received <b>10-31-23</b>
-------------------------------	----------------------------------

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

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

Case Number <b>USE23-017</b>	Date Received <b>10-31-23</b>
---------------------------------	----------------------------------



# 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

CCTH would like to build a building that will have a commercial kitchen to support our catering businesses. It will also house our traditional foods department. Food will be prepared in this building and brought to several different locations within the Tribe. 8900 sq. ft. building, concrete foundation, slab on grade.

## 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: 4.050 - Light Manufacturing (Food Securities)

IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL?  YES – Case # \_\_\_\_\_  NO

## UTILITIES PROPOSED

WATER:  Public  On Site      SEWER:  Public  On Site

## SITE AND BUILDING SPECIFICS

Total Area of Lot 237,088 square feet      Total Area of Existing Structure(s) 16,750 square feet  
 Total Area of Proposed Structure(s) 8900 square feet

## EXTERNAL LIGHTING

- Existing to remain  No  Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures  
 Proposed  No  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	Date
Application Fees	\$ <u>1000.00</u>			
Admin. of Guarantee	\$ <u>—</u>			
Adjustment	\$ <u>—</u>			
Pub. Not. Sign Fee	\$ <u>50.00</u>			
Pub. Not. Sign Deposit	\$ <u>100.00</u>			
<b>Total Fee</b>	<b>\$ <u>1150.00</u></b>			

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 <u>USE23-017</u>	Date Received <u>10-31-23</u>
---------------------------------	----------------------------------

## **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](mailto: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.

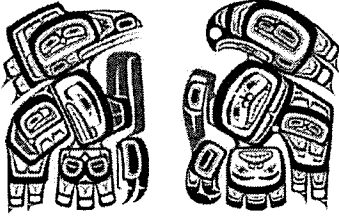
**Public Notice Responsibilities:** Allowable/Conditional Use requests must be given proper public notice as outlined in CBJ 49.15.230:

**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**



CENTRAL COUNCIL  
*Tlingit and Haida Indian Tribes of Alaska*

Tribal Development • Andrew Hope Building  
P.O. Box 25500 • Juneau, Alaska 99802

---

## 1721 Anka Street narrative for conditional use permit

Dear Planning Commission,

In 2020 Central Council Tlingit and Haida Indian Tribes of Alaska (Tlingit & Haida) purchased 1721 Anka Street which has an existing 7,850 square foot building on a 5.44-acre lot to keep our 60 vehicles in one secure location under our Tribal Transportation Department. We are meeting a need for storage for our Tribal fleet vehicles as in the past 5 years we have exploded from 200 employees to over 500 employees. We are also providing our own vehicle maintenance for our fleet in the shop.

2022 Tlingit & Haida had a need for an 8900 sq. ft. warehouse for holding and securing procured goods for our more than 40 different departments and business entities around Alaska, Washington, and California.

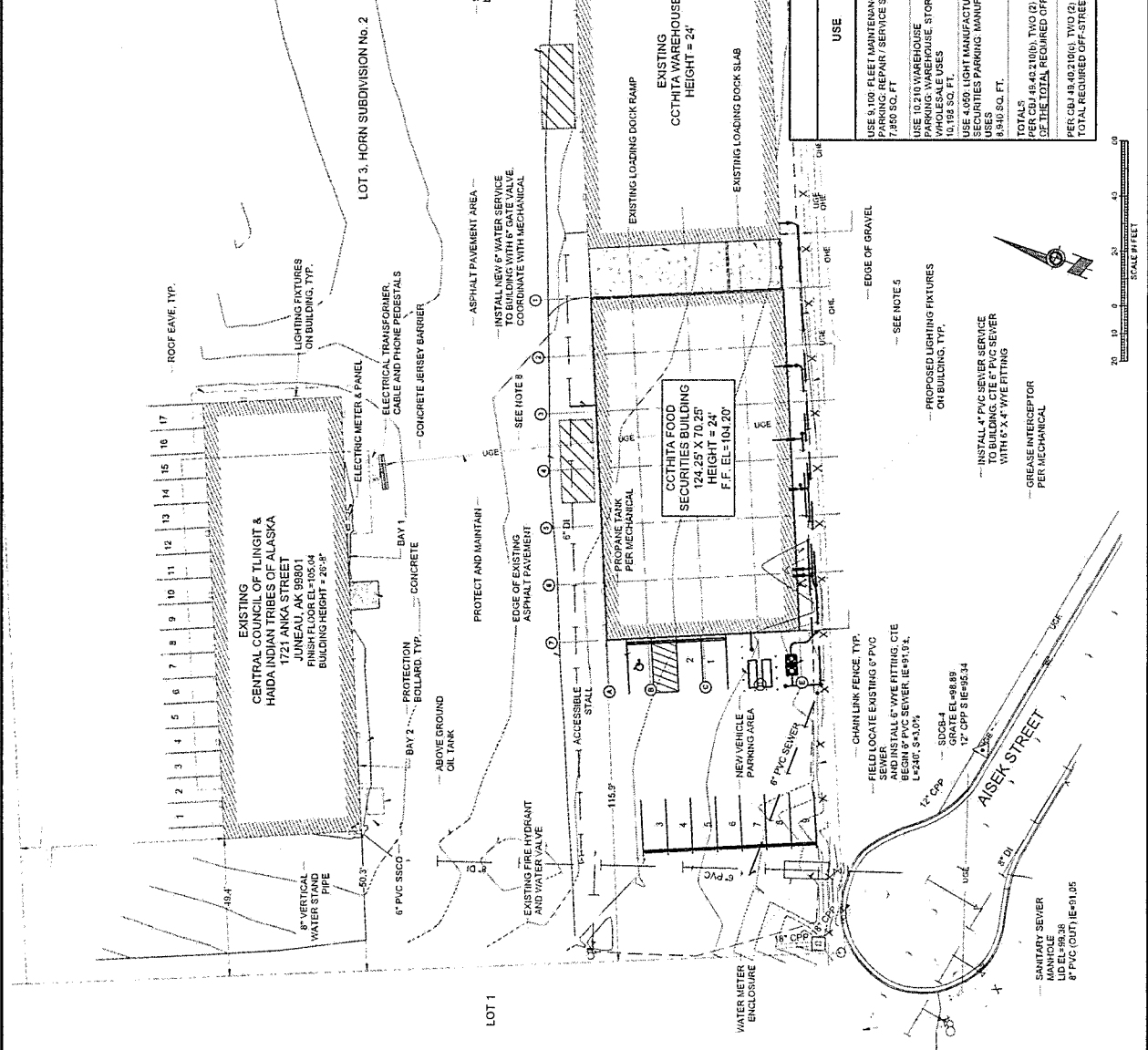
Our food securities building is a planned 8900 sq. ft. concrete foundation slab on grade with metal building (see site plan for building location and layout). Our in-house traffic analysis concludes that there would be a statistically insignificant increase as the facility would be lightly staffed. In preliminary conversations last year with CBJ Water & Sewer Department regarding water meters for the two new buildings we were told we only needed one meter for all three buildings on the property.

Our two buildings will occupy well under one acre of land. Both buildings will be for the storage and handling of goods not related to sale or use of goods on same lot on which they are stored (10.200). The first building is strictly a warehouse to store procured items to be delivered to our departments and businesses. The second building is going to be a commercial kitchen for our catering business to be distributed to all kinds of events throughout our community. It is particularly important that we get our building permit so we can start this building foundation to try to get this building built by spring. Our total development is well under one acre.

Thank you.

Royal T. Hill Jr.  
Tribal Development Department  
Development Planner  
Central Council of the Tlingit and Haida Indian Tribes of Alaska

- NOTES:**
- SEE BUILDING FOUNDATION PLAN FOR DETAILS ON PRE-ENGINEERED METAL BUILDING FOUNDATION.
  - SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL FOR BUILDING SYSTEM PLANS.
  - PROVIDE ALL FITTINGS, ADAPTERS, ELBOWS, AND OTHER FITTINGS NECESSARY TO CONNECT TO DISSIMILAR PIPE SIZES, MATERIALS AND DEPTHS.
  - COORDINATE WITH MECHANICAL AND ELECTRICAL
  - CONCRETE REQUIRED SETBACKS FOR INDUSTRIAL ZONING:  
 MIN. FRONT YARD SETBACK - 10'  
 MIN. STREET SIDE YARD SETBACK - 10'  
 MIN. REAR YARD SETBACK - 10'
  - REMOVE AND RESET CHAIN LINK FENCE AND ACCESS GATE FOR BUILDING AND UTILITY INSTALLATION.
  - CONTRACTOR TO CONFIRM SIZE AND TYPE OF EXISTING WATER AND SEWER PIPES TO BE CONNECTED TO. NO JOIST RECORDS EXIST FOR THESE LINES.
  - PLACE 2" THICK ASPHALT PAVEMENT WITH 6" DEPTH BASE COURSE, SAWCUT AND MATCH EXISTING ASPHALT PAVEMENT FOR NEW VEHICLE PARKING AREA.



**PARKING & CIRCULATION TABLE**

USE	PARKING STANDARD	SPACES REQUIRED	SPACES PROVIDED FOR LOT 3
USE 8, 100 FLEET MAINTENANCE AND REPAIR SERVICE STATION USES 7,850 SQ. FT.	2 SPACES PER BAY FOR FACILITIES WITH TWO OR MORE BAYS, UP TO 60 PERCENT OF TOTAL BAY SPACES MAY BE IN A STACKED PARKING CONFIGURATION	3 BAYS X 5 X 15	
USE 10, 210 WAREHOUSE STORAGE & PARKING WAREHOUSE, STORAGE & PARKING BAY USES 10,188 SQ. FT.	1 PER 1,000 SQ. FT. OF GROSS FLOOR AREA	10.1 X 10	
USE 4, 600 LIGHT MANUFACTURING FOOD SECURITIES PARKING, MANUFACTURING USES 8,940 SQ. FT.	1 PER 1,000 SQ. FT. OF GROSS FLOOR AREA	8.9 X 8 +1 FOR OFFICE = 9	
TOTALS PER CUJ 48-40-210(B), TWO (2) ACCESSIBLE PARKING SPACES MUST BE PROVIDED AS PART OF THE TOTAL REQUIRED OFF-STREET PARKING SPACES. PER CUJ 48-40-210(C), TWO (2) LOADING SPACES MUST BE PROVIDED IN ADDITION TO THE TOTAL REQUIRED OFF-STREET PARKING SPACES.		34 (INCLUDING 2 ADA)	38 (INCLUDING 2 ADA)
		2 LOADING	2



C002

SHEET NUMBER  
10264 27006  
DATE: OCTOBER 20, 2023

SHEET TITLE:  
VEGETATIVE AREA  
SITE PLAN  
PERMIT DRAWING

PROJECT:  
1721 ANKA ST FOOD SECURITIES  
BUILDING  
JUNEAU, ALASKA





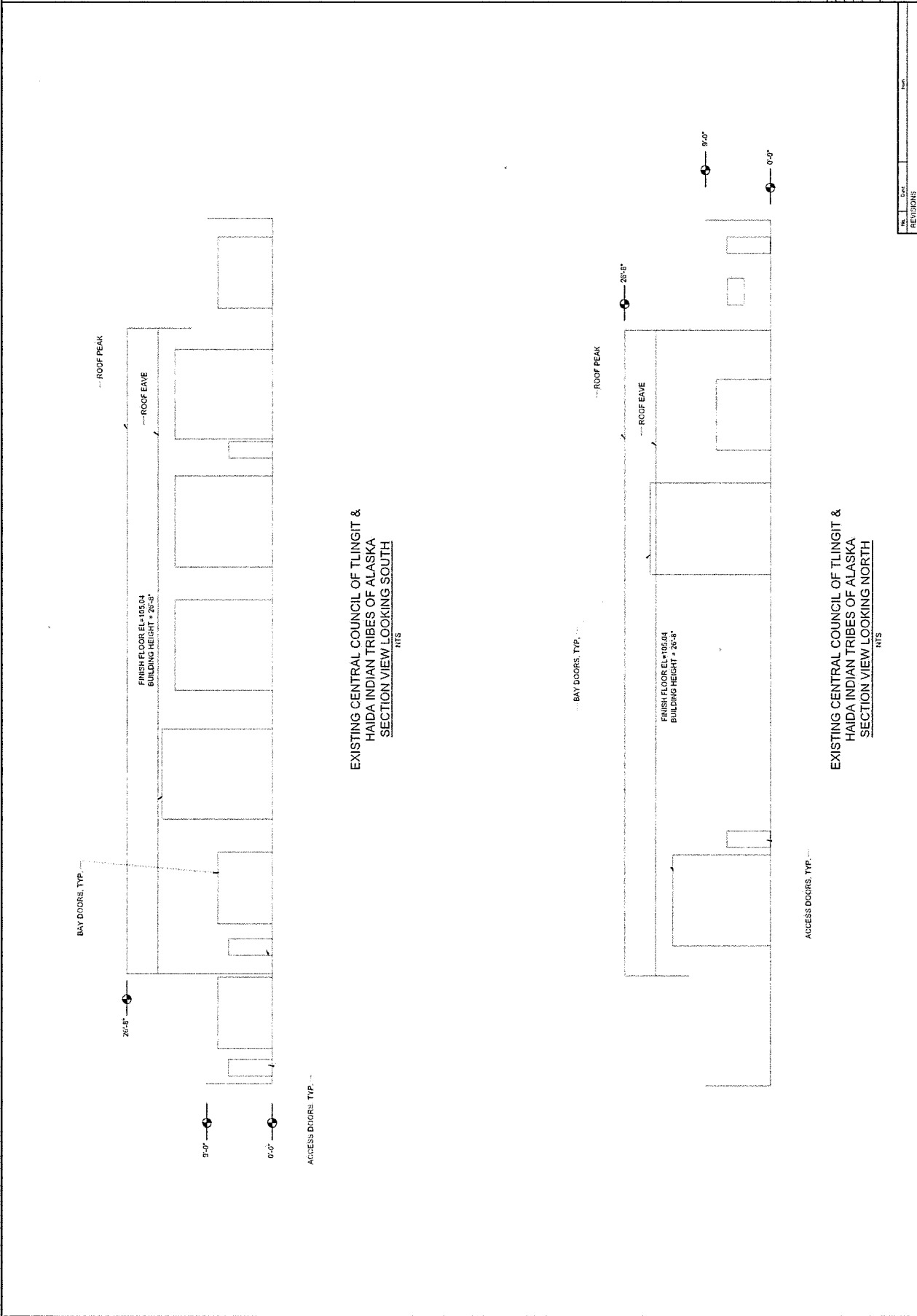
CONSULTANT:

REVISIONS	
NO.	DESCRIPTION



1" = 30' BAR DOES NOT MEASURE EXACTLY ONE INCH, THE SCALE OF THIS DRAWING HAS BEEN ALTERED DURING ITS PRODUCTION, AFFECTING ALL LABELED SCALES

	 <p>Juneau, AK 1000 W. KENAI BLVD. SUITE 200 JUNEAU, AK 99801 Phone: 907.462.0202 Fax: 907.462.0271 RESPEC INC.</p>	<p>PROJECT: 1721 ANKA ST FOOD SECURITIES BUILDING JUNEAU, ALASKA</p>	<p>SHEET TITLE: SECTION VIEWS EXISTING CCHITA BUILDING PERMIT DRAWING</p>	<p>SHEET NUMBER 0264.221006 DATE 02/05/2019 DRAWN CHECKED DATE 02/05/2019</p>
--	---	--	---	---



IF THIS BAR DOES NOT MEASURE EXACTLY ONE INCH, THE SCALE OF THIS DRAWING HAS BEEN ALTERED DURING ITS PRODUCTION, AFFECTING ALL LABELED SCALES.

**C003**

REV. DATE REVISIONS

EXISTING CENTRAL COUNCIL OF TLINGIT &  
HAIDA INDIAN TRIBES OF ALASKA  
SECTION VIEW LOOKING NORTH  
NTS

EXISTING CENTRAL COUNCIL OF TLINGIT &  
HAIDA INDIAN TRIBES OF ALASKA  
SECTION VIEW LOOKING SOUTH  
NTS



RESPEC  
 RESPEC CONSULTANTS LLC  
 1721 ANKA ST FOOD SECURITIES  
 JUNEAU, ALASKA



PROJECT: 1721 ANKA ST FOOD SECURITIES  
 BUILDING: JUNEAU, ALASKA

100% CONSTRUCTION DOCUMENTS  
 SHEET TITLE: BUILDING ELEVATIONS  
 SHEET NUMBER: A-300

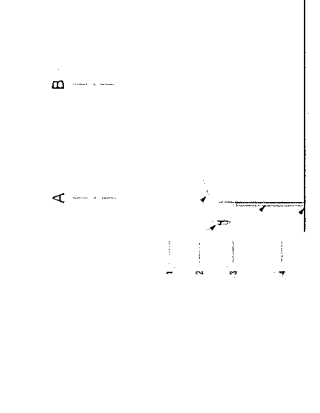
DATE: 05/27/2018  
 CHECKED: L.S.B.  
 DRAWN: L.S.B.  
 PROJECT No.: 2244

REVISIONS

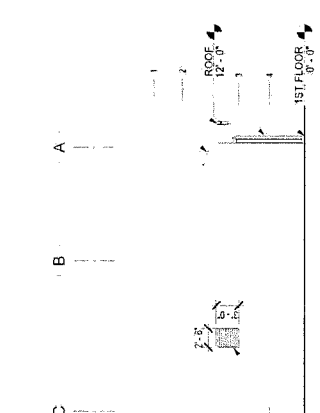
- GENERAL NOTES:**
- CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND MATERIALS. DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
  - DO NOT SCALE OFF OF DRAWINGS.
  - DIMENSIONS ARE TO INSIDE FACE ON CENTER OF FRAMING UNLS.
- SHEET NOTES:**
- 077253 SNOW GUARDS
  - 075000 GUTTER
  - 075000 DOWNSPOUT
  - SPLASH DIVERTER LOCATION
  - LOUVER - 30" x 18" PER MECH
  - LOUVER - 30" x 36" PER MECH



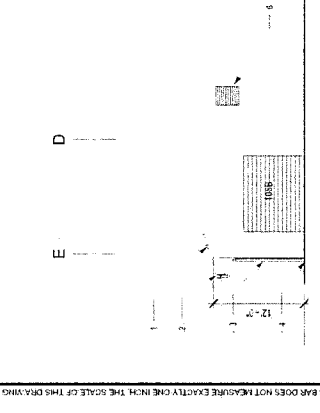
1 ELEVATION - NORTH  
 1/8" = 1'-0"



2 ELEVATION - EAST  
 1/8" = 1'-0"



3 ELEVATION - WEST  
 1/8" = 1'-0"



4 ELEVATION - SOUTH  
 1/8" = 1'-0"





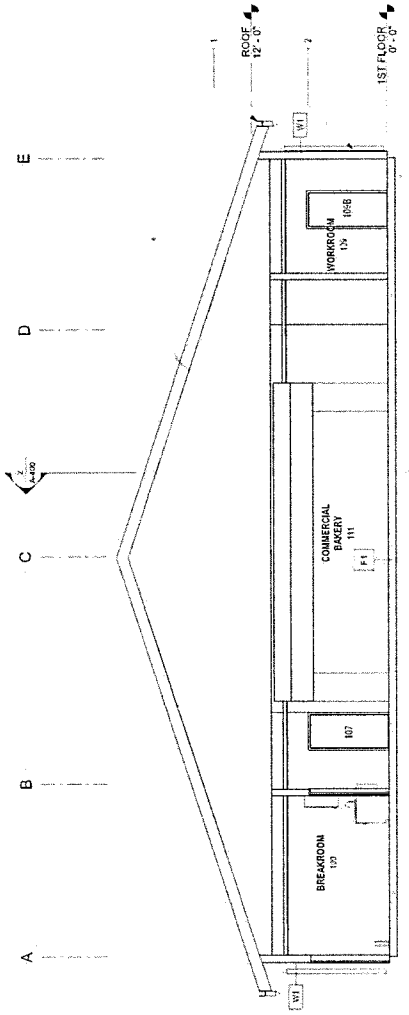
PROJECT: 1721 ANKA ST FOOD SECURITIES BUILDING  
 JUNEAU, ALASKA

100% CONSTRUCTION DOCUMENTS  
 BUILDING SECTIONS  
 SHEET TITLE:

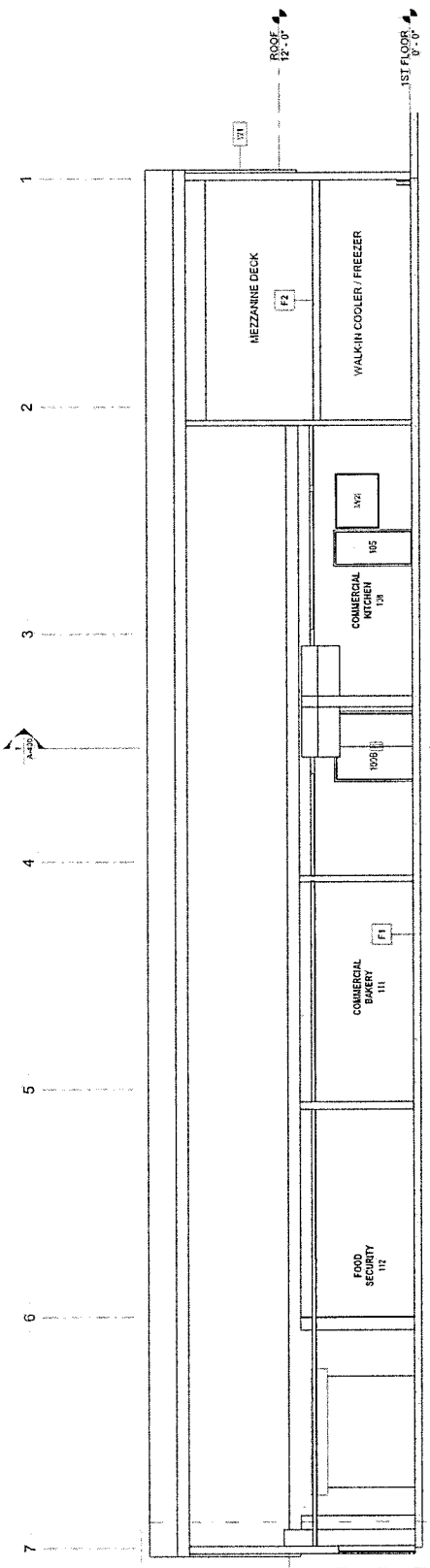
DESIGN: PMA  
 DRAWN: JLS  
 CHECKED: JLS  
 DATE: 12/2/20  
 PROJECT #: 2244  
 SHEET NUMBER: A-400

- GENERAL NOTES:**
- CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OCCUR, THE CONTRACTOR SHALL CONTACT ARCHITECT PRIOR TO COMMENCING WORK.
  - DO NOT SCALE OFF OF DRAWINGS.
  - DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FRAMING UNCL.

- SHEET NOTES:**
- 075000 GUTTER
  - 075000 DOWNSPOUT



1 SECTION 1  
 3/16" = 1'-0"



2 SECTION 2  
 3/16" = 1'-0"

NO.	DATE	REVISIONS

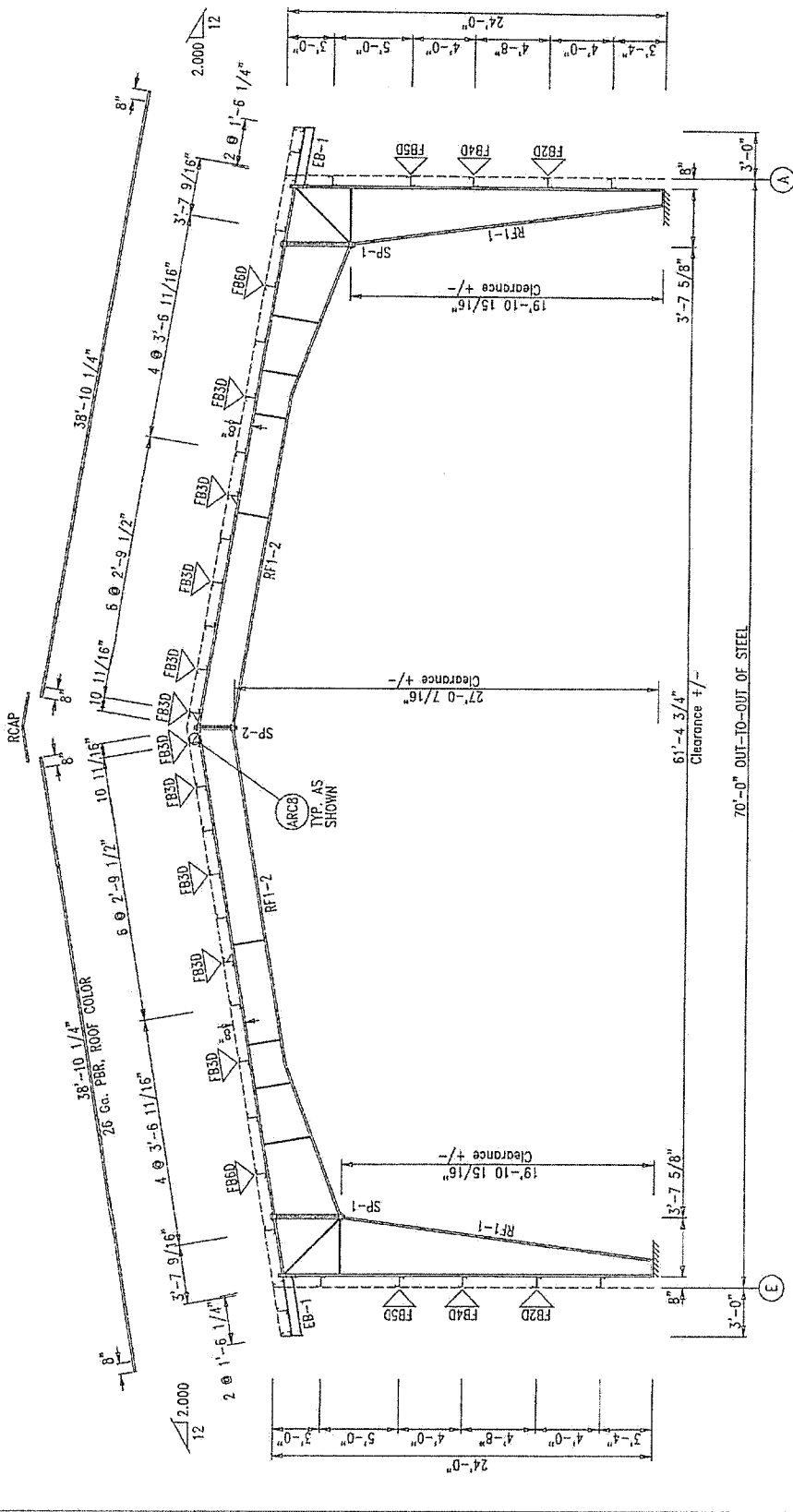
SPICE PLATE & BOLT TABLE

Mark	Qty	Top	Bot	Int	Type	Dia	Length	Width	Thick
SP-1	4	4	0	0	A325	0.875	2.50	6"	5/8"
SP-2	4	4	0	0	A325	0.750	2.50	6"	5/8"

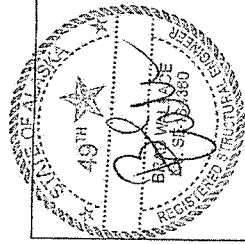
FLANGE BRACES: Both Sides(U.N.)  
 FBx10(1)  
 D - L2x2x14

MEMBER TABLE

Mark	Web Length		Web Pkls		Outside Flange		Inside Flange	
	Start	End	Thick	Length	W x T	W x L	W x T	W x L
RF1-1	10.0	42.8	0.250	287.3	6 x 17/8	6 x 57/8	6 x 57/8	6 x 237.3
RF1-2	48.0	24.0	0.250	120.0	6 x 57/8	6 x 57/8	6 x 3/8	6 x 122.3
EB-1	24.0	24.0	0.175	260.2	6 x 3/8	6 x 3/8	6 x 3/8	6 x 156.1



RIGID FRAME ELEVATION: FRAME LINE 2 3 4 5 6



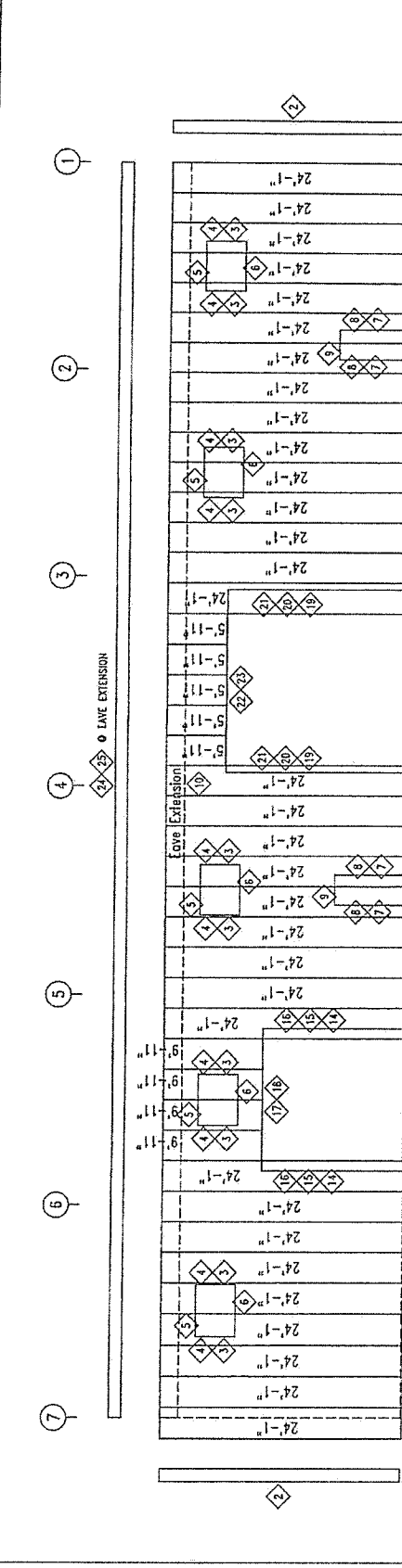
APR 15 2022

R & M STEEL COMPANY  
 208-454-1800, 42, CSD-05-1801

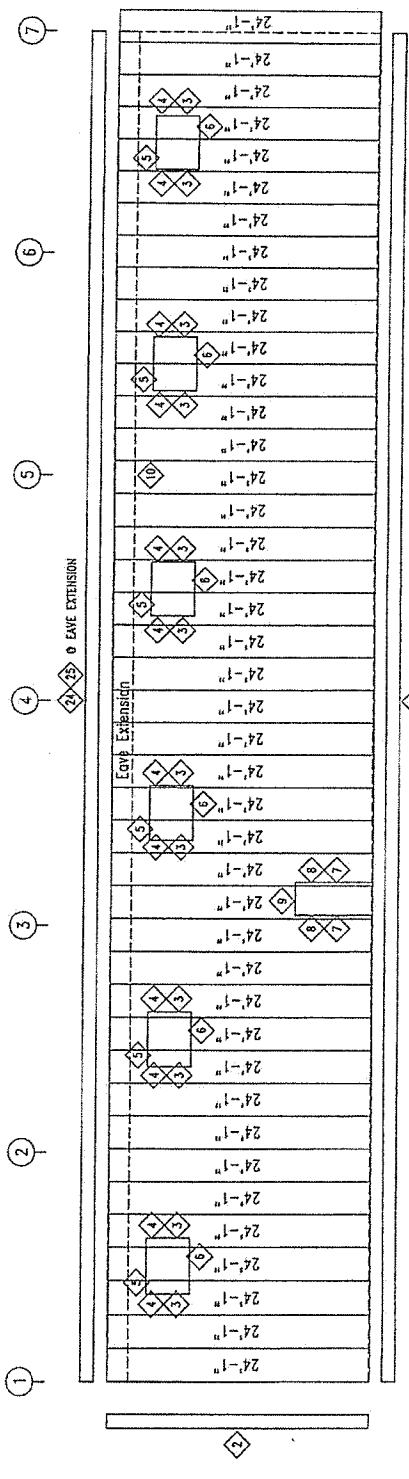
SCALE:	DATE:	PROJECT:	DRAWN BY:
1/4" = 1'-0"	4/7/22	ROYAL HILL WAREHOUSE	SB

ROYAL HILL WAREHOUSE  
 DRAWING NUMBER: 6 of 23

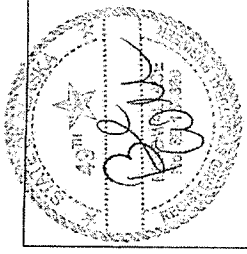
IRON TABLE FRAME LINE	A & E	LENGTH
1	B72	32'-0"
2	S-11	24'-0"
3	JMBSTR	4'-1"
4	JMBST	4'-1"
5	EDTRM	6'-0"
6	JMBTR	7'-0"
7	JMBST	7'-0"
8	JMBTR	7'-0"
9	HEDTRM	4'-0"
10	SXL	32'-0"
11	B72	26'-0"
12	B72	27'-6"
13	B72	22'-6"
14	8-JABS	14'-0"
15	JMBTR	14'-6"
16	JMBST	14'-6"
17	HEDTRM	14'-0"
18	8-JABS	18'-0"
19	JMBTR	18'-6"
20	JMBST	18'-6"
21	8-HEAD	18'-0"
22	8-HEAD	18'-0"
23	HEDTRM	19'-0"
24	S-17	32'-0"
25	8x3 L	32'-0"



SIDEWALL SHEETING: GRID E  
 PANELS: 26 Ga. PBR - WALL COLOR



SIDEWALL SHEETING: GRID A  
 PANELS: 26 Ga. PBR - WALL COLOR



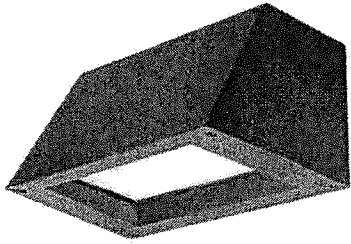
APR 15 2022

**R & M STEEL COMPANY**  
 208-451-1800 Fax: 208-454-3801  
 308-451-1800  
 JUNEAU, AK

DATE: 4/1/22

ROYAL HILL WAREHOUSE

DRAWING NUMBER: SB  
 20 of 23



# WST LED

## Architectural Wall Sconce



Buy American



W2-W2E and W3

Catalog Number

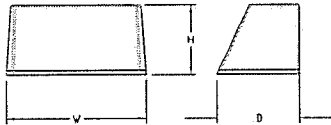
Notes

Type

### Specifications

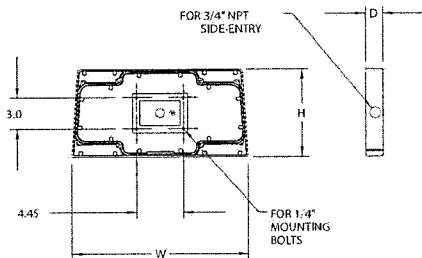
#### Luminaire

- Height:** 8-1/2"  
(21.59 cm)
- Width:** 17"  
(43.18 cm)
- Depth:** 10-3/16"  
(25.9 cm)
- Weight:** 20 lbs  
(9.1 kg)



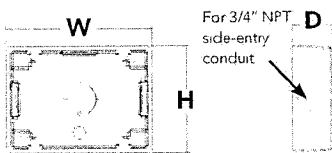
#### Optional Back Box (PBBW)

- Height:** 8.49"  
(21.56 cm)
- Width:** 17.01"  
(43.21 cm)
- Depth:** 1.70"  
(4.32 cm)



#### Optional Back Box (BBW)

- Height:** 4"  
(10.2 cm)
- Width:** 5-1/2"  
(14.0 cm)
- Depth:** 1-1/2"  
(3.8 cm)



### A+ Capable Luminaire

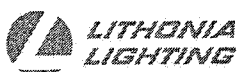
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background!

To learn more about A+, visit [www.acuitybrands.com/aplus](http://www.acuitybrands.com/aplus).

See ordering tree for details.

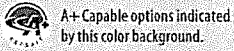
A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#).



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (7378) • [www.lithonia.com](http://www.lithonia.com)  
© 2011-2022 Acuity Brands Lighting, Inc. All rights reserved.

WST-LED  
Rev. 05/11/22



**Ordering Information**

**EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD**

**WST LED**

Series	Performance Package	Color temperature	Distribution	Voltage	Mounting
WST LED	P1 1,500 Lumen package	27K 2700 K	VF Visual comfort forward throw	MVOLT <sup>1</sup> 277 <sup>2</sup>	<b>Shipped included</b> (blank) Surface mounting bracket PBBW Premium surface-mounted back box <sup>4</sup> <b>Shipped separately</b> BBW Surface-mounted back box <sup>4</sup>
	P2 3,000 Lumen package	30K 3000 K	VW Visual comfort wide	120 <sup>2</sup> 347 <sup>2</sup>	
	P3 6,000 Lumen package	40K 4000 K 50K 5000 K		208 <sup>2</sup> 480 <sup>2</sup> 240 <sup>2</sup>	

Options	Finish (required)
NLTAIR2 PIR nLIGHT AIR Wireless enabled motion/ambient sensor for 8'-15' mounting heights <sup>5,15,17</sup>	DDBXD Dark bronze
NLTAIR2 PIRH nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights <sup>5,15,17</sup>	DBLXD Black
PE Photoelectric cell, button type <sup>9</sup>	DNAXD Natural aluminum
PER NEMA twist-lock receptacle only (controls ordered separate) <sup>9</sup>	DWHXD White
PER5 Five-wire receptacle only (controls ordered separate) <sup>9</sup>	DSSXD Sandstone
PER7 Seven-wire receptacle only (controls ordered separate) <sup>9</sup>	DDBTXD Textured dark bronze
PIR Motion/Ambient Light Sensor, 8-15' mounting height <sup>1</sup>	DBLBXD Textured black
PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc <sup>16</sup>	DNATXD Textured natural aluminum
PIRH 180° motion/ambient light sensor, 15-30' mounting height <sup>15</sup>	DWHGXD Textured white
PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc <sup>17</sup>	DSSTXD Textured sandstone
SF Single fuse (120, 277, 347V) <sup>2</sup>	
DF Double fuse (208, 240, 480V) <sup>2</sup>	
DS Dual switching <sup>15</sup>	
DMG 0-10V dimming extend out back of housing for external control (control ordered separate) <sup>11</sup>	
E7WH Emergency battery backup, Non CEC compliant (7W) <sup>3</sup>	
E7WC Emergency battery backup, CA Title 20 Noncompliant (cold, 7W) <sup>14</sup>	
E7WHR Remote emergency battery backup, CA Title 20 Noncompliant (remote 7W) <sup>11</sup>	
E20WH Emergency battery pack 18W constant power, Certified in CA Title 20 MAEDBS <sup>7</sup>	
E20WC Emergency battery pack -20°C 18W constant power, Certified in CA Title 20 MAEDBS <sup>7,12</sup>	
E23WHR Remote emergency battery backup, CA Title 20 Noncompliant (remote 20W) <sup>12,14</sup>	
LCE Left side conduit entry <sup>12</sup>	
RCE Right side conduit entry <sup>12</sup>	
BAA Buy America(n) Act Compliant	
<b>Shipped separately</b>	
RBPW Retrofit back plate <sup>3</sup>	
VG Vandal guard <sup>15</sup>	
WG Wire guard <sup>15</sup>	

**Accessories**

Ordered and shipped separately.

WSTVCPBBW DDBXD U	Premium Surface - mounted back box
WSBBW DDBTXD U	Surface - mounted back box
RBPV DDBXD U	Retrofit back plate
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) <sup>17</sup>
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) <sup>17</sup>
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) <sup>17</sup>

**NOTES**

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Also available as a separate accessory; see accessories information.
- Top conduit entry standard.
- Not available with VG or WG. See PER Table.
- Reference Motion Sensor table.
- Not available with 347/480V.
- Need to specify 120, 208, 240 or 277 voltage.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- Not available with Emergency options, PE or PER options.
- DMG option not available with standalone or networked sensors/controls.
- Battery pack rated for -20° to 40°C.
- Comes with PBBW.
- Warranty period is 3-years.
- Not available with BBW.
- Must order with fixture; not an accessory.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table.

**Emergency Battery Operation**

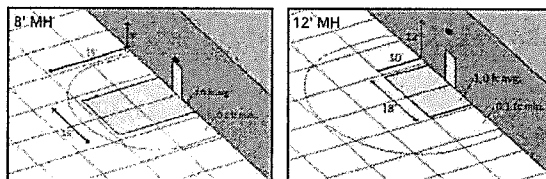
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of NFPA 70/NEC 2008 - 700.16

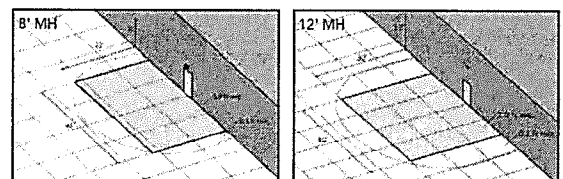
The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.

10' x 10' Gridlines  
8' and 12' Mounting Height



WST LED P1 27K VF MVOLT E7WH



WST LED P2 40K VF MVOLT E20WH



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (7378) • www.lithonia.com  
© 2011-2022 Acuity Brands Lighting, Inc. All rights reserved.

WST-LED  
Rev. 05/11/22

**Performance Data**

**Lumen Ambient Temperature (LAT) Multipliers**

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

**Projected LED Lumen Maintenance**

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.92	>0.87

**Electrical Load**

Performance Package	System Watts	Current (A)					
		120	208	240	277	347	480
P1	11	0.1	0.06	0.05	0.04	---	---
	14	---	---	---	---	0.04	0.03
P1 DS	14	0.12	0.07	0.06	0.06	---	---
	25	0.21	0.13	0.11	0.1	---	---
P2	30	---	---	---	---	0.09	0.06
	25	0.21	0.13	0.11	0.1	---	---
P2 DS	50	0.42	0.24	0.21	0.19	---	---
	56	---	---	---	---	0.16	0.12
P3 DS	52	0.43	0.26	0.23	0.21	---	---

**Motion Sensor Default Settings**

Option	Dimmed State	High Level (when triggered)	PhotoCell Operation	Ramp-up Time	Dwell Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	3 sec	5 min	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	3 sec	5 min	5 min

\*for use with site wide Dusk to Dawn control

**PER Table**

Control	PER (3 wire)	PER5 (5 wire)			PER7 (7 wire)		
		Wire 4/Wire 5			Wire 4/Wire 5	Wire 6/Wire 7	
Photocontrol Only (On/Off)	✓	▲	Wired to dimming leads on driver	▲	Wired to dimming leads on driver	Wires Capped inside fixture	
ROAM	⊘	✓	Wired to dimming leads on driver	▲	Wired to dimming leads on driver	Wires Capped inside fixture	
ROAM with Motion	⊘	▲	Wired to dimming leads on driver	▲	Wired to dimming leads on driver	Wires Capped inside fixture	
Futureproof*	⊘	▲	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture	
Futureproof* with Motion	⊘	▲	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture	

- ✓ Recommended
- ⊘ Will not work
- ▲ Alternate

\*Futureproof means: Ability to change controls in the future.

**Lumen Output**

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

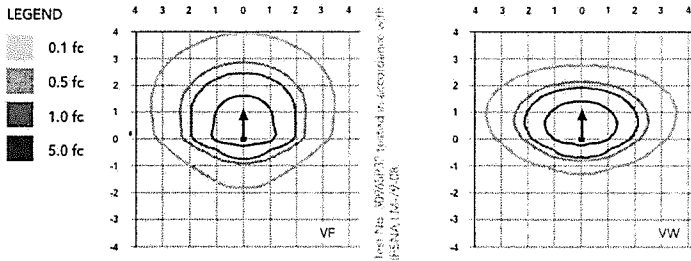
Performance Package	System Watts (MVOLE)	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	12W	VF	1,494	0	0	0	125	1,529	0	0	0	127	1,639	0	0	0	137	1,639	0	0	0	137
			VW	1,513	0	0	0	126	1,548	0	0	0	129	1,659	0	0	0	138	1,660	0	0	0
P2	25W	VF	3,163	1	0	1	127	3,237	1	0	1	129	3,469	1	0	1	139	3,468	1	0	1	139
			VW	3,201	1	0	0	128	3,276	1	0	0	131	3,512	1	0	0	140	3,512	1	0	0
P3	50W	VF	6,025	1	0	1	121	6,165	1	0	1	123	6,609	1	0	1	132	6,607	1	0	1	132
			VW	6,098	1	0	1	122	6,240	1	0	1	125	6,689	1	0	1	134	6,691	1	0	1



**Photometric Diagrams**

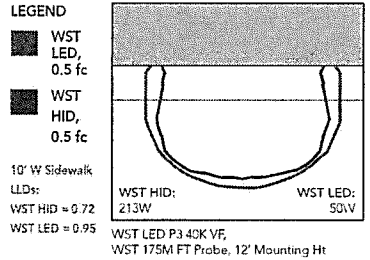
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's WST LED homepage.

Isofootcandle plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (10').



Ies No. 31114P3/ tested in accordance with IESNA LM-79-03

Distribution overlay comparison to 175W metal halide.



**FEATURES & SPECIFICATIONS**

**INTENDED USE**

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

**CONSTRUCTION**

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

**FINISH**

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

**OPTICS**

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

**ELECTRICAL**

Light engine(s) consist of 98 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L87). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

**INSTALLATION**

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

**LISTINGS**

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. PIR and back box options are rated for wet location. Rated for -30°C to 40°C ambient.

DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at [www.designlights.org/CPL](http://www.designlights.org/CPL) to confirm which versions are qualified.

**BUY AMERICAN**

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to [www.buyusa.gov](http://www.buyusa.gov) for additional information.

**WARRANTY**

5-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](http://www.acuitybrands.com/support/warranty/terms-and-conditions)

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



(907) 586-0715  
 CDD\_Admin@juneau.org  
 www.juneau.org/CDD  
 155 S. Seward Street • Juneau, AK 99801

## Central Council of the Tlingit and Haida – Food Securities Building

Case Number: PAC2023-0044

Applicant: Royal Hill

Property Owner: Central Council of Tlingit & Haida Indian Tribes of Alaska

Property Address: 1721 Anka Street

Parcel Code Number: 5B1201040052

Site Size: 237,088 square feet (5.44 acres)

Zoning: I (Industrial)

Existing Land Use: Vehicle Storage and Maintenance, Warehousing

Conference Date: October 25, 2023

Report Issued: October 27, 2023

**DISCLAIMER: Pre-application conferences are conducted for the purpose 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
Royal Hill, CCTHITA	Applicant	<a href="mailto:rhill@tlingitandhaida.gov">rhill@tlingitandhaida.gov</a>
Mark Pusich, Respec	Applicant	<a href="mailto:Mark.pusich@respec.com">Mark.pusich@respec.com</a>
Jennifer Shields	Planning	<a href="mailto:Jennifer.Shields@juneau.gov">Jennifer.Shields@juneau.gov</a>
Dave Sevdy	Permits	<a href="mailto:Dave.Sevdy@juneau.gov">Dave.Sevdy@juneau.gov</a>



## Conference Summary

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

#### Existing Development

The lot has two existing structures totaling approximately 16,750 square feet with the following land use types listed in CBJ 49.25.300 – Table of Permissible Uses (see attached):

(1) Fleet Maintenance:

- USE 9.100: *“Motor vehicle repair and maintenance, including body work.”*
- Allowable Use
- 7,850 square feet (BLD1999-0825 finalized, BLD2005-0049 issued).

(2) Warehouse:

- USE 10.210: *“Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored – all storage within completely enclosed structures.”*
- Allowable Use
- 10,198 square feet (BLD2022-0542 issued, modified to add mezzanine).

#### Current Request

The proposed use of a new, third building on the lot includes a commercial kitchen for food processing, cooking, and preparation. This activity will be in support of CCTHITA’s catering business and most closely fits the following land use type listed in CBJ 49.25.300 – Table of Permissible Uses (see attached):

(3) Food Securities:

- USE 4.050: *“Light Manufacturing - the processing and/or fabrication of materials or products where no process involved will produce noise, vibration, air pollution, fire hazard or noxious emission that will disturb or endanger neighboring properties”.*
- Conditional Use if Major Development
- 8,940 square feet

#### Major Development / Conditional Use Permit Required

**The lot is 5.44 acres.** Additionally, with the new food securities building, the combined square footage on the lot will total approximately 26,988 square feet. Per CBJ 49.25.300(c)(3)(E), in an Industrial zoning district, non-residential buildings totaling 15,000 square feet or using less than one acre of land in total constitutes a Minor Development. Minor Developments are reviewed at the department level. Major Development means all development activity that is not a Minor Development. **Major Developments are reviewed by the Planning Commission.**

### Planning Division

1. **Zoning** – The property is zoned I (Industrial). The following standards apply for properties within this zoning district.
2. **Subdivision** – Not proposed at this time.

3. **Setbacks** – Per CBJ 49.25.400 – Table of Dimensional Standards, Note 3 states: When one district abuts another, the greater of the two setbacks applies to the common property lines. Requirements:
- Front yard setback – 10 feet (Anka Street).
  - Rear yard setback – 10 feet (west).
  - Side yard setback – 15 feet (north, adjacent to Rural Reserve zoning district) plus additional setbacks for anadromous streams, as listed below.
  - Side yard setback – 10 feet (south, adjacent to General Commercial zoning district).

Note: The easement along the southeast lot line shown on Plat 2001-61 was vacated in 2017. The original easement was recorded in Book 91 page 57 to Hildre Sand and Gravel, transferred to Juneau Redi-Mix, transferred to COALASKA, who vacated the easement.

CUP Application: Include both the existing and proposed setback dimensions for all three structures (existing and proposed) on the Site Plan. Include all existing, recorded easements on the lot.

4. **Height** – No maximum height restrictions in the I (Industrial) zoning district.

CUP Application: Recommended to include elevation drawings, with the height labeled, of all three structures (existing and proposed).

5. **Access** – Anka Street.

6. **Parking & Circulation**– Per CBJ 49.40.210, the following minimum number of parking spaces with dimensions of 8.5 feet x 17 feet is required on the lot. ADA space dimensions of 13 feet x 17 feet with a 8 feet x 17 feet aisle width is required.

Use	Parking Standard	Spaces Required
USE 9.100: Fleet Maintenance Parking: repair/service station uses 7,850 square feet	5 spaces per bay. For facilities with two or more bays, up to 60 percent of the required non-accessible parking spaces may be in a stacked parking configuration.	3 bays x 5 = 15
USE 10.210: Warehouse Parking: warehouse, storage, & wholesale uses 10,198 square feet (including mezzanine)	1 per 1,000 square feet of gross floor area	10.1 = 10
USE 4.050: Light Manufacturing, Food Securities Parking: manufacturing uses 8,940 square feet	1 per 1,000 square feet of gross floor area, except that office space must provide parking as required for offices*	8.9 = 8 +1 for office = 9
<b>Totals</b> Per CBJ 49.40.210(b), two (2) accessible parking spaces must be provided <u>as part of the total</u> required off-street parking spaces.		<b>34</b> <b>(including 2 ADA)</b>
Per CBJ 49.40.210(c), two (2) loading spaces must be provided <u>in addition to the</u> total required off-street parking spaces.		<b>2 Loading</b>

\*Professional offices are not a principally permitted use in the Industrial zone; therefore, offices as shown on submitted floor plans must be subordinate to the primary use and used only for the occupants of the lot.

CUP Application: Include the parking table above, either in the Narrative or on the Site Plan. Show all existing and proposed parking spaces, including accessible spaces and loading spaces, on the Site Plan as required. Label typical parking space dimensions and all drive aisle widths.

7. **Lot Coverage** – The I (Industrial) zoning district does not have a maximum lot coverage required.
8. **Vegetative Coverage** – Minimum 5% (11,854 square feet) of the total lot square footage is required. This requirement appears to be met on the northern portion of the lot along Lemon Creek.

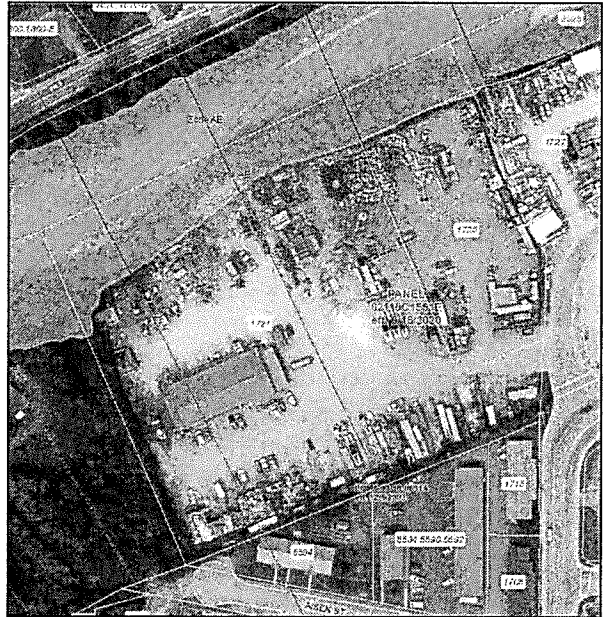
CUP Application: Recommended to show vegetative cover areas, if any, within developed areas of the lot as well as along Lemon Creek.

9. **Lighting** – All lighting should be full cut-off lighting to prevent glare on neighboring properties or the right-of-way. Parking and circulation standards require that parking lots should be “adequately lit.”

CUP Application: Show all existing and proposed outdoor lighting locations on the Site Plan. Provide a data sheet for intended fixtures.

10. **Noise** – Noise generated by the proposed development shall meet the following:
  - CBJ 42.20.095, “*Disturbing the Peace*”, regulates the time, place, and manner of unreasonable noise and is typically enforced by the CBJ Police Department.
  - CBJ 49.15.330(g)(11) governs Conditional Use Permits: “*Sound. Conditions may be imposed to discourage production of more than 65 dBA at the property line during the day or 55 dBA at night.*”

11. **Flood** – The northern portion of the lot contains both the Lemon Creek Floodway (pink hatched areas on the map to the right) and Special Flood Hazard Area Zone AE (blue shaded areas). Base flood elevations range between 29.5 feet to 30.5 feet. The proposed new food securities building will not be located within the SFHA.



12. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – No mapped hazard areas.
13. **Wetlands** – If wetlands are to be impacted, contact the USACOE Juneau Field Office at (907) 753-2689 for permitting requirements.
14. **Habitat** –
  - a. **Eagle nests** – Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling.
  - b. **Anadromous Waterbody** – Lemon Creek is an anadromous waterbody. Per CBJ 49.70.310, there is a 25-foot no disturbance stream setback measured from the ordinary high-water mark, and a 50-foot no development stream setback measured from the ordinary high-water mark.

15. **Plat or Covenant Restrictions** – N/A

16. **Traffic** – According to CBJ 49.40.300(2), a Traffic Impact Analysis is not required since the project will generate less than 250 Average Daily Trips. For this application, staff used the Institute of Transportation Engineers’ Trip Generation Manual (9th Edition) projections for the categories listed in the table below. These projections represent the highest estimated Average Daily Trips (ADTs) across these categories.

Use	Trips Generated	Total Trips
USE 9.100: Fleet Maintenance ITE Category: Quick Lubrication Vehicle Shop (941) 7,850 square feet	5.19 per servicing bay	15.57
USE 10.210: Warehouse ITE Category: Warehousing (150) 10,198 square feet (including mezzanine)	3.56 per 1,000 square feet	36.30
USE 4.050: Light Manufacturing, Food Securities ITE Category: Manufacturing (140) 8,940 square feet	3.82 per 1,000 square feet	34.15
<b>Total ADT's:</b>		<b>86.02</b>

17. **Nonconforming situations** – N/A

**Building Division**

18. **Building** –  
19. **Outstanding Permits** – BLD20220542, in Plan Review

- BLD2007-00230 Install oil/water separator
- BLD2007-00052 Install ventilation in shop.
- BLD2005-00049 20’ x 50’ addition for tire storage
- Bld2004-01096 relocate power meter at caretaker’s dwelling.

**General Engineering/Public Works**

20. **Engineering** – No comments at this time.  
21. **Drainage** – No comments at this time.  
22. **Utilities** – No comments at this time.

**Fire Marshal**

23. **Fire Items/Access** – N/A

**Other Applicable Agency Review**

24. 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

**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.

**Exceptions to Submittal Requirements**

Submittal requirements staff has determined not to be applicable or not required, given the specifics of the development proposal, are listed below. These items will not be required in order for the application to be reviewed.

1. N/A

**Fee Estimates**

The preliminary plan review fees listed below can be found in the CBJ code section 49.85. 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: \$1,000  
Per 49.85.100(3)(D): Class IV uses, \$1,000.00. Class IV uses are: (i) Commercial, mixed use or enclosed industrial uses with 20,001 to 40,000 square feet of building space or using more than three but less than six acres of land;
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/cdd](http://www.juneau.org/cdd).

**Submit your Completed Application**

You must submit your application(s) in person with payment made to:

City & Borough of Juneau, Permit Center  
230 South Franklin Street  
Fourth Floor Marine View Center  
Juneau, AK 99801

Phone: (907) 586-0715

Web: <http://www.juneau.org/community-development>

**Attachments**

- 49.15.330 – Conditional Use Permit
- 49.25.300 – Table of Permissible Uses
- Development Permit Application
- Conditional Use Permit Application

## 49.15.330 - Conditional use permit.

- (a) *Purpose.* A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedure is intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.
- (b) *Preapplication conference.* Prior to submission of an application, the developer shall meet with the director for the purpose of discussing the site, the proposed development activity, and the conditional use permit procedure. The director shall discuss with the developer, regulation which may limit the proposed development as well as standards or bonus regulations which may create opportunities for the developer. It is the intent of this section to provide for an exchange of general and preliminary information only and no statement by either the developer or the director shall be regarded as binding or authoritative for purposes of this code. A copy of this subsection shall be provided to the developer at the conference.
- (c) *Submission.* The developer shall submit to the director one copy of the completed permit application together with all supporting materials and the permit fee.
- (d) *Director's review procedure.*
- (1) The director shall endeavor to determine whether the application accurately reflects the developer intentions, shall advise the applicant whether or not the application is acceptable and, if it is not, what corrective action may be taken.
  - (2) After accepting the application, the director shall schedule it for a hearing before the commission and shall give notice to the developer and the public in accordance with [section 49.15.230](#).
  - (3) The director shall forward the application to the planning commission together with a report setting forth the director's recommendation for approval or denial, with or without conditions together with the reasons therefor. The director shall make those determinations specified in subsections (1)(A)—(1)(C) of subsection (e) of this section.
  - (4) Copies of the application or the relevant portions thereof shall be transmitted to interested agencies as specified on a list maintained by the director for that purpose. Referral agencies shall be invited to respond within 15 days unless an extension is requested and granted in writing for good cause by the director.
  - (5) Even if the proposed development complies with all the requirements of this title and all recommended conditions of approval, the director may nonetheless recommend denial of the application if it is found that the development:
    - (A) Will materially endanger the public health or safety;
    - (B) Will substantially decrease the value of or be out of harmony with property in the neighboring area; or
    - (C) Will not be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans.
- (e) *Review of director's determinations.*
- (1) At the hearing on the conditional use permit, the planning commission shall review the director's report to consider:
    - (A) Whether the proposed use is appropriate according to the table of permissible uses;
    - (B) Whether the application is complete; and
    - (C) Whether the development as proposed will comply with the other requirements of this title.
  - (2) The commission shall adopt the director's determination on each item set forth in paragraph (1) of this subsection (e) 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.
- (f) *Commission determinations; standards.* Even if the commission adopts the director's determinations pursuant to subsection (e) of this section, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the 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) Lack general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.
- (g) *Specific conditions.* The commission may alter the director's proposed permit conditions, impose its own, or both. Conditions may include one or more of the following:
- (1) *Development schedule.* A reasonable time limit may be imposed on construction activity associated with the development, or any portion thereof, to minimize construction-related disruption to traffic and neighborhood, to ensure that development is not used or occupied prior to substantial completion of required public or quasi-public improvements, or to implement other requirements.
  - (2) *Use.* Use of the development may be restricted to that indicated in the application.
  - (3) *Owners' association.* The formation of an association or other agreement among developers, homeowners or merchants, or the creation of a

special district may be required for the purpose of holding or maintaining common property.

- (4) *Dedications.* Conveyance of title, easements, licenses, or other property interests to government entities, private or public utilities, owners' associations, or other common entities may be required.
- (5) *Performance bonds.* The commission may require the posting of a bond or other surety or collateral approved as to form by the city attorney to guarantee the satisfactory completion of all improvements required by the commission. The instrument posted may provide for partial releases.
- (6) *Commitment letter.* The commission may require a letter from a public utility or public agency legally committing it to serve the development if such service is required by the commission.
- (7) *Covenants.* The commission may require the execution and recording of covenants, servitudes, or other instruments satisfactory in form to the city attorney as necessary to ensure permit compliance by future owners or occupants.
- (8) *Revocation of permits.* The permit may be automatically revoked upon the occurrence of specified events. In such case, it shall be the sole responsibility of the owner to apply for a new permit. In other cases, any order revoking a permit shall state with particularity the grounds therefor and the requirements for reissuance. Compliance with such requirements shall be the sole criterion for reissuance.
- (9) *Landslide and avalanche areas.* Development in landslide and avalanche areas, designated on the landslide and avalanche area maps dated September 9, 1987, consisting of sheets 1—8, as the same may be amended from time to time by assembly ordinance, shall minimize the risk to life and property.
- (10) *Habitat.* Development in the following areas may be required to minimize environmental impact:
  - (A) Developments in wetlands and intertidal areas.
- (11) *Sound.* Conditions may be imposed to discourage production of more than 65 dBa at the property line during the day or 55 dBa at night.
- (12) *Traffic mitigation.* Conditions may be imposed on development to mitigate existing or potential traffic problems on arterial or collector streets.
- (13) *Water access.* Conditions may be imposed to require dedication of public access easements to streams, lake shores and tidewater.
- (14) *Screening.* The commission may require construction of fencing or plantings to screen the development or portions thereof from public view.
- (15) *Lot size or development size.* Conditions may be imposed to limit lot size, the acreage to be developed or the total size of the development.
- (16) *Drainage.* Conditions may be imposed to improve on and off-site drainage over and above the minimum requirements of this title.
- (17) *Lighting.* Conditions may be imposed to control the type and extent of illumination.
- (18) *Other conditions.* Such other conditions as may be reasonably necessary pursuant to the standards listed in subsection (f) of this section.

(Serial No. 87-49, § 2, 1987; Serial No. 2006-15, § 2, 6-5-2006; Serial No. 2015-03(c)(am), § 9, 8-31-2015; Serial No. 2017-29, § 3, 1-8-2018, eff. 2-8-2018.)

ARTICLE III. - TABLE OF PERMISSIBLE USES

49.25.300 - Determining uses.

- (a) (1) *Listed uses.* There is adopted the table of permissible uses, table [49.25.300](#). The uses permitted in a zoning area shall be determined through the table of permissible uses by locating the intersection of a horizontal, or use axis and a vertical, or zone axis. The conditions and procedures applicable to the use in the zone thus located shall be as indicated thereat by the digits "1," "2," or "3" as more fully set out in this section and by letters of the alphabet as more fully set out by footnotes in the table. The absence of a digit at the intersection of use and zone axes means that the identified use is not permitted in the identified zone.
- (2) *Unlisted uses.* The permissibility of a use not listed shall be determined pursuant to [section 49.20.320](#).
- (3) *Uses listed more than once.* Where a use might be classified under more than one category, the more specific shall control. If equally specific, the more restrictive shall control.
- (4) *Accessory uses.* Uses constituting an incidental or insubstantial part of a permissible use and commonly associated with the permissible use may be allowed as an accessory use.
- (5) *Nonconforming uses.* Nonconforming uses, including nonconforming residential densities, are subject to [chapter 49.30](#).
- (b) (1) When used in conjunction with a particular use in the table of permissible uses, the number "1" indicates that the use requires department approval pursuant to [chapter 49.15](#), article III, in conjunction with the issuance of a building permit. The use is allowed in the district, but limited conditions may be attached to the approval.
- (2) The number "2" indicates the use requires an allowable use permit from the planning commission. Such uses are allowed in the district, but specified conditions may be attached to the allowable use permit by the commission. The permit procedure is outlined in [chapter 49.15](#), article I.
- (3) The number "3" indicates the use requires a conditional use permit from the commission. The use may or may not be allowed at a particular location, depending on a determination of its compatibility with surrounding or proposed land uses. The planning commission may attach any condition to ensure the compatibility of the proposed use. The conditional use permit procedure is outlined in [chapter 49.15](#), article I.
- (c) A combination of digits such as "1, 3" or "2, 3" indicates that the approval procedure for the identified use in the identified zone will vary depending on whether the project is a major or minor development.
  - (1) If the project is a minor development the first number of the combination shall indicate the applicable procedure.
  - (2) If the project is a major development the second number shall indicate the applicable procedure.
  - (3) Minor development means development which is classified by zoning district as follows:
    - (A) *Rural reserve district:* A residential development containing two or fewer dwelling units, two or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building totaling less than 10,000 square feet or using less than one acre of land in total.
    - (B) *Single-family residential districts:* A residential development containing two or fewer dwelling units, two or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building totaling less than 5,000 square feet or using less than 10,000 square feet of land in total.
    - (C) *Multifamily residential districts:* A residential development containing eight or fewer dwelling units, eight or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building totaling less than 5,000 square feet or using less than 10,000 square feet of land in total.
    - (D) *Commercial and mixed use districts:* A residential development containing 12 or fewer dwelling units, 12 or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building totaling less than 10,000 square feet or using less than one-half acre of land in total.
    - (E) *Industrial districts:* Non-residential buildings totaling 15,000 square feet or using less than one acre of land in total.
  - (4) Major development means all development activity that is not a minor development.
  - (5) Exceptions. Exceptions to the use of minor and major development classifications as a method of determining the applicable approval procedure shall be as noted in the table of permissible uses.

(Serial No. 87-49, § 2, 1987; Serial No. 89-01, § 2, 1989; Serial No. 89-14, § 2, 1989; Serial No. 89-16, § 2, 1989; Serial No. 89-20, § 2, 1989; Serial No. 89-28, § 2, 1989; Serial No. 89-29, § 2, 1989; Serial No. 89-30, § 2, 1989; Serial No. 89-31, § 2, 1989; Serial No. 90-21, § 2, 1990; Serial No. 90-52, § 3, 1990; Serial No. 90-54, §§ 2, 3, 1991; Serial No. 91-01, § 3, 1991; Serial No. 91-36, § 2, 1991; Serial No. 92-09, § 3, 1992; Serial No. 93-05, § 2, 1993; Serial No. 93-46, §§ 2-4(Exh. A) and (Exh. B), 1993; Serial No. 94-07, §§ 2, 3(Exh. A) and (Exh. B), 1994; Serial No. 94-40, § 2(Exh. A), 1994; Serial No. 95-09, §§ 2, 3(Exh. A) and (Exh. B), 1995; Serial No. 97-10, § 2(Exh. A), 1997; Serial No. 97-19, § 2(Exh. A), 1997; Serial No. 97-47, §§ 2, 3(Exh. A), 1997; Serial No. 99-09, § 4(Exh. A), 1998; Serial No. 98-39, §§ 2-4(Exh. A), 1998; Serial No. 98-40, § 2(Exh. A), 1999; Serial No. 99-22, § 7, 1999; Serial No. 2000-46, § 2(Exh. A), 11-20-2000; Serial No. 2001-12, § 2(Exh. A), 4-02-2001; Serial No. 2010-22, §§ 2, 3(Exh. A), 7-19-2010; [Serial No. 2015-07\(b\)\(am\), § 2, 2-23-2015, eff. 3-26-2015](#); [Serial No. 2015-03\(c\)\(am\), § 18, 8-31-2015](#); [Serial No. 2019-37, § 2, 3-16-2020, eff. 4-16-2020](#))

TABLE OF PERMISSIBLE USES - [CBJ 49.25.300](#)

		Zones																
Use Description		RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
<b>1.000</b>	<b>Residential</b>																	
1.100	Single-family dwellings																	
1.110	Single-family detached, one dwelling per lot	1	1	1	1	1	1	1	1	1	1	1	1			1	1A	1A
1.120	Single-family detached, two dwellings per lot	1	1	1														
1.130	Single-family detached, accessory apartment <sup>x</sup>	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			1, 3		
1.140	Single-family detached, two dwellings per lot, accessory apartments <sup>x</sup>	1, 3	1, 3	1, 3														
1.200	Duplex	1	1	1	1		1	1	1	1	1	1	1			1		
1.300	Multifamily dwellings						1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3		
1.500	Child and Day care homes																	



1.510	Child; 12 or fewer children under the age of 12	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
1.520	Reserved																	
1.530	Adult; 12 or fewer people, 12 years and older	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
1.540	Reserved																	
1.550	Child care residence, 6 to 9 children under 18 years of age		3	3	3	3	3	3	3	3	3	3	3	3	3	3		
1.600	Miscellaneous, rooms for rent situations																	
1.610	Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, transitional housing, and temporary residences. Owner or manager must live on site.	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1	1	1, 3	1, 3	3 <sup>N</sup>		
1.620	Hotels, motels	3							1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3 <sup>N</sup>	3 <sup>N</sup>	
1.630	Single room occupancies with private facilities						1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3		
1.700	Home occupations	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1.800	Mobile homes																	
1.810	Residential mobile homes on individual lots <sup>E</sup>	3	3	3														
1.815	Caretakers mobile homes on individual lots <sup>E</sup>	3	3	3	3	3	3	3	3	3	3	3	3			3	3	3
1.820	Mobile home parks <sup>E</sup>					3	3	3	3	3	3							
1.830	Mobile home subdivision <sup>E</sup>				3	3	3	3	3	3	3							
1.840	Recreational vehicle parks <sup>F</sup>	3 <sup>F</sup>	3 <sup>F</sup>	3 <sup>F</sup>														
1.900	Common wall development																	
1.910	Two dwelling units				1	1	1	1	1									
1.911	Accessory apartments <sup>X</sup>	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3		
1.920	Three or more dwelling units					1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3		
1.930	Two dwelling unit structures allowed under special density considerations, subsections 49.25.510(h)			3	3	3	3	3	3	3	3		3					
2.000	Sales and Rental Goods, Merchandise or Equipment <sup>G</sup>																	
2.100	With less than 5,000 square feet and less than 20 percent of the gross floor area of outside merchandising of goods																	
2.110	Reserved																	
2.120	Miscellaneous								1	1	1	1	1	1	1	3 <sup>N</sup>	3 <sup>N</sup>	3
2.130	Marine merchandise and equipment	3 <sup>T</sup>							1, 3	1, 3	1, 3	1, 3	1	1	1, 3	3 <sup>N</sup>	3 <sup>N</sup>	3

2.200	Storage and display of goods with greater or equal to 5,000 square feet and/or 20 percent of the gross floor area of outside merchandising of goods									1,3	1,3	1,3	1,3			3 <sup>N</sup>	3 <sup>N</sup>	3	
2.300	Marijuana retail store		3							3	3	3	3	3	3	3	3	3	
3.000	Professional Office, Clerical, Research, Real Estate, Other Office Services <sup>G</sup>																		
3.050	Offices of not more than 1,000 square feet			3	3	3	3	3	3	3	1	1	1	1	1	1	1 <sup>N</sup>		
3.100	Offices greater than 1,000 but not more than 2,500 square feet							3	3	3	1	1	1	1	1	1	3 <sup>N</sup>		
3.200	Reserved																		
3.300	Research, laboratory uses		3 <sup>T</sup>								1,3	1,3	1,3	1,3		1 <sup>N</sup> ,3 <sup>N</sup>	1 <sup>N</sup> ,3 <sup>N</sup>	1,3	
3.400	Offices greater than 2,500 square feet										1,3	1,3	1,3	1,3	1,3	1 <sup>N</sup> ,3 <sup>N</sup>		3 <sup>S</sup>	
3.500	Marijuana testing facility		3								3	3	3	3				3	
4.000	Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods <sup>G</sup>																		
4.050	Light manufacturing		3 <sup>T</sup>						3	3	1,3	1,3	1,3	1,3	1,3	1 <sup>N</sup> ,3 <sup>N</sup>	1 <sup>N</sup> ,3 <sup>N</sup>	1,3	
4.070	Medium manufacturing		3 <sup>T</sup>								3	3	3			3 <sup>N</sup>	1 <sup>N</sup> ,3 <sup>N</sup>	1,3	
4.100	Heavy manufacturing		3 <sup>T</sup>	3 <sup>Q</sup>													3 <sup>N</sup>	3	
4.150	Rock crusher		3 <sup>T</sup>	1 <sup>Q</sup>	1 <sup>Q</sup>												3 <sup>N</sup>	3	
4.200	Storage of explosives and ammunition		3														3 <sup>N</sup>	3	
4.210	Seafood processing		3 <sup>T</sup>													3	1,3	1,3	
4.220	Marijuana product manufacturing facility		3 <sup>AC</sup>								3	3						3	
5.000	Educational, Cultural, Religious, Philanthropic, Social, Fraternal Uses																		
5.100	Schools																		
	5.110	Elementary and secondary schools including associated grounds and other facilities		3	3	3	3	3	3	3	3	3	3	3	3	3			
	5.120	Trade, vocational schools, commercial schools	3 <sup>T</sup>								3	3	3	3	3		3 <sup>N</sup>	3 <sup>N</sup>	3
	5.130	Colleges, universities	3 <sup>T</sup>	3	3	3	3	3	3	3	3	3	3	3	3	3	3 <sup>N</sup>	3 <sup>N</sup>	3
5.200	Churches, synagogues, temples		3 <sup>T</sup>	3	3	3	3	3	3	3	1,3	1,3	1,3	1,3	3	3	1 <sup>N</sup> ,3 <sup>N</sup>	3 <sup>N</sup>	1,3
5.300	Libraries, museums, art galleries		3 <sup>T</sup>	3	3	3	3	3	3	3	1,3	1,3	1,3	1,3	1,3	3 <sup>N</sup>			
5.400	Social, fraternal clubs, lodges, union halls, yacht clubs		3 <sup>T</sup>								1,3	1,3	1,3	1,3	1,3	1 <sup>N</sup> ,3 <sup>N</sup>	3 <sup>N</sup>	1,3	
6.000	Recreation, Amusement, Entertainment																		
6.100	Indoor activity conducted entirely within building or substantial structure																		
	6.110	Bowling alleys, billiard, pool halls									1,3	1,3	1,3	1,3	1,3				3

6.120	Tennis, racquetball, squash courts, skating rinks, exercise facilities, swimming pools, archery ranges				3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3			3
6.130	Theaters seating for 200 or fewer	3 <sup>T</sup>							3	3	1	1	1	1	1, 3	1, 3	3 <sup>N</sup>	3
6.135	Theaters seating from 201 to 1,000									3	1	1	1	1, 3	1, 3	3 <sup>N</sup>	3	
6.140	Coliseums, stadiums, and other facilities in the 6.100 classification seating more than 1,000 people										3	3	3			3 <sup>N</sup>		
6.150	Indoor shooting range	1, 3									3						3	
6.200	Outdoor activity conducted outside enclosed buildings or structures																	
6.210	Recreational facilities such as golf, country clubs, swimming, tennis courts not constructed pursuant to a permit authorizing the construction of a school	3	3	3	3	3	3	3	3	3	1, 3			1, 3	1, 3	3 <sup>N</sup>	3	
6.220	Miniature golf courses, skateboard parks, water slides, batting cages	3	3	3	3	3	3	3	3	3	1, 3	3	3	1, 3	1, 3	3 <sup>N</sup>	3	
6.240	Automobile, motorcycle racing tracks; off-highway vehicle parks	3									3						3	
6.250	Reserved																	
6.260	Open space	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
6.262	Parks with improved facilities, not approved in conjunction with a major subdivision																	
6.264	Capacity for up to 20 people <sup>W</sup>	1 <sup>T</sup>	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3 <sup>N</sup>	
6.266	Capacity for more than 20 people	3 <sup>T</sup>	3	3	3	3	3	3	3	3	3	3	3	3	3	3 <sup>N</sup>	3 <sup>N</sup>	
6.270	Aerial conveyances and appurtenant facilities	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3 <sup>N</sup>	3 <sup>N</sup>	3
6.280	Shooting ranges	3																3
7.000	Institutional Day or Residential Care, Health Care Facilities, Correctional Facilities																	
7.100	Hospital										3	3	3	3				
7.150	Health care clinics, other medical treatment facilities providing out-patient care								3	3	1, 3	1, 3	1, 3	1, 3	1, 3			
7.200	Assisted living		3	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3			
7.300	Day care centers								3	3	3	1, 3	1, 3	1, 3	1, 3			
7.310	Child care centers	3	3	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3			
7.500	Correctional facilities	3	3	3	3	3	3	3	3	3	3	3	3	3				
7.600	Sobering centers										3	3	3	3				

8.000	Restaurants, Bars, Nightclubs																				
	8.050	Small restaurants, less than 1,000 ft <sup>2</sup> without drive through service	3 <sup>T</sup>							3	3	3	1	1	1	1	1	1 <sup>N</sup>	3		
8.100	Restaurants, bars without drive through service		3 <sup>T</sup>										1, 3	1	1, 3	1, 3	1, 3	1, 3	1 <sup>N</sup> , 3 <sup>N</sup>	3	
8.200	Restaurants, coffee stands with drive through service												1, 3	1	3			1 <sup>N</sup> , 3 <sup>N</sup>	3 <sup>N</sup>	3	
8.300	Seasonal open air food service without drive through		3										1, 3	1	1, 3	1, 3	1, 3	1, 3	1 <sup>N</sup> , 3 <sup>N</sup>	3 <sup>N</sup>	
9.000	Boat or Motor Vehicle, Sales and Service Operations																				
	9.050	Motor vehicle, mobile home sale or rental											1, 3	1, 3	3	3				1, 3	
9.100	Motor vehicle repair and maintenance, including body work													3						1	
9.200	Automotive fuel station		3 <sup>T</sup>										3	1						1	
9.300	Car wash												3	1						1	
9.400	Boat sales or rental		3 <sup>T</sup>										3	1					1	1	1
9.450	Boat repairs and maintenance		3 <sup>T</sup>											3					1	1	1
9.500	Marine fuel, water sanitation		3 <sup>T</sup>																1, 3	1, 3	1, 3
9.600	Marine commercial facilities including fisheries support, commercial freight, passenger traffic		3																3	3	
10.000	Storage, Parking, Moorage																				
10.100	Automobile parking garages or parking lots not related to a principal use on the lot												3	1	1, 3	1, 3	1, 3	1, 3			1
10.200	Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored																				
	10.210	All storage within completely enclosed structures	1, 3	3									3	1	1 <sup>U</sup> , 3 <sup>U</sup>	1 <sup>U</sup> , 3 <sup>U</sup>			1 <sup>N</sup> , 3 <sup>N</sup>	1N	1
	10.220	General storage inside or outside enclosed structures	1, 3	3										1, 3					1 <sup>N</sup> , 3 <sup>N</sup>	1N	1
	10.230	Snow storage basin																			
	10.232	Neighborhood, less than ½ acre	3	3	3 <sup>Z</sup>	3 <sup>Z</sup>	3 <sup>Z</sup>	3 <sup>Z</sup>	3 <sup>Z</sup>	3 <sup>Z</sup>	3 <sup>Z</sup>	3 <sup>Z</sup>	3 <sup>Z</sup>	1			3 <sup>Z</sup>	3 <sup>Z</sup>	3 <sup>Z</sup>	1	1
	10.235	Regional, ½ to 1 acre	3	3	3 <sup>Z</sup>							3 <sup>Z</sup>	3						3 <sup>Z</sup>	1	1
	10.237	Area wide, over 1 acre	3	3 <sup>Z</sup>	3 <sup>Z</sup>								3 <sup>Z</sup>							3	3
10.300	Parking of vehicles or storage of equipment outside enclosed structures where they are owned and used by the user of the lot and parking and storage is more than a minor and incidental use of the lot		1, 3	3										1, 3					1 <sup>N</sup> , 3 <sup>N</sup>	1 <sup>N</sup> , 3 <sup>N</sup>	1
10.400	Temporary contractor's storage connected with construction project off-site for a specified period of time		1, 3	3	3	3	3	3	3	3	3	3	3	1, 3	3	3	3	3	3	1N	1
10.500	Moorage																				

10.510	Public, commercial	3	3	3						3	3	3	3	1,3	1,3	1,3	1,3		
10.520	Private	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3		
10.600	Floating structures supporting seasonal, commercial recreation	3	3	3										3	3	3	3		
11.000	Materials Salvage Yards, Waste Management																		
11.100	Recycling operations																		
11.110	Enclosed collection structures <sup>0</sup> of less than 80 square feet total and less than six feet in height	1 <sup>P</sup>	1 <sup>P</sup>	1 <sup>P</sup>	1 <sup>P</sup>	1 <sup>P</sup>	1 <sup>P</sup>	1 <sup>P</sup>	1 <sup>P</sup>	1 <sup>P</sup>	1	1	1 <sup>P</sup>	1 <sup>P</sup>	1 <sup>P</sup>	1 <sup>P</sup>	1	1	
11.120	Enclosed structures for recyclable materials collection	1 <sup>P</sup> ,3	1 <sup>P</sup> ,3	1 <sup>P</sup> ,3	1 <sup>P</sup> ,3	1 <sup>P</sup> ,3	1 <sup>P</sup> ,3	1 <sup>P</sup> ,3	1 <sup>P</sup> ,3	1 <sup>P</sup> ,3	1 <sup>P</sup> ,3	3	3	3 <sup>P</sup>	3 <sup>P</sup>	1	1	1 <sup>P</sup>	
11.130	Sorting, storage, preparation for shipment occurring outside an enclosed structure																1 <sup>N</sup>	1	
11.200	Reclamation landfill not associated with a specific use	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3			3 <sup>N</sup>	3 <sup>N</sup>	1,3	
11.300	Sanitary landfill	3																3	
12.000	Services and Enterprises Related to Animals																		
12.100	Veterinary clinic	3	3	3						3	1,3	3	3	3	3	1 <sup>N</sup> ,3 <sup>N</sup>	1 <sup>N</sup> ,3 <sup>N</sup>	1	
12.200	Kennel	3	3							3	3							1,3	
12.250	Day animal services, grooming, walking, day care	3	3	3	3	3				3	3	3	3	1,3	1,3			1,3	
12.300	Zoos, aquaria, or wild animal rehabilitation facilities with a visitor component	3	3							3	3		3			3 <sup>N</sup>		3	
12.310	Wild animal rehabilitation facilities without a visitor component	3	3	3	3					3	3					3 <sup>N</sup>		3	
12.400	Horseback riding stables, dog team yards	3	3							3	3							3	
13.000	Emergency Services																		
13.100	Fire, police, ambulance	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3 <sup>N</sup>	3 <sup>N</sup>	1,3	
14.000	Aquaculture, Agriculture, Silviculture, Mining, Quarrying Operations, Spring Water Bottling																		
14.100	Aquaculture	3	3	3						3	3	3	3	1,3	1,3	1	1	1	3
14.150	Weirs, channels, and other fisheries enhancement	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3			1	1	1	
14.200	Commercial agricultural operations																		
14.210	Excluding farm animals	1,3	1,3	3	3	3	3	3	3	3	3			3	3			1,3	
14.220	Including farm animals <sup>M</sup>	1,3	3															1,3	
14.230	Stabling of farm animals <sup>M</sup>	3	3	3	3					3	3							1,3	

14.240	Marijuana cultivation (500 square feet or more under cultivation)	3								3	3							3	
14.245	Marijuana cultivation (fewer than 500 square feet under cultivation)	3	3 <sup>AB</sup>							3	3							3	
14.250	Personal use agriculture																		
14.253	Hens, 6 maximum	1	1	1	1	1	1	1	3	3	1	1	3	3	1	1	1	1	
14.300	Silviculture and timber harvesting <sup>l</sup>	3	3															3	
14.400	Mining operations	2, 3 <sup>K</sup>	3	3													3 <sup>N</sup>	3 <sup>N</sup>	2
14.500	Sand and gravel operations <sup>l</sup>	3	3	3							3	3					3 <sup>N</sup>	3 <sup>N</sup>	3
14.800	Spring water bottling	3	3			3	3	3	3	3	3					3			1, 3
15.000	Miscellaneous Public and Semipublic Facilities																		
15.100	Post office	3	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1,3	1,3	1,3	1, 3	3 <sup>N</sup>	3 <sup>N</sup>	1, 3
15.200	Airport	3																	1, 3
15.400	Military reserve, National Guard centers	3	3	3						3	3						3 <sup>N</sup>	3 <sup>N</sup>	3
15.500	Heliports, helipads	3									3						3 <sup>N</sup>	3 <sup>N</sup>	3
15.600	Transit facilities																		
15.610	Transit center			3	3	3	3	3	3	3	1, 3	1, 3	1,3	1,3	1,3	1, 3	3		1, 3
15.620	Transit station		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
15.630	Park and ride not associated with transit station	3	3	3	3	3	3	3	3	3	1	1	3	3		3			1
15.700	Public works facility	3	3	3	3						3	3							1, 3
16.000	Dry Cleaner, Laundromat																		
16.100	Drop off and pickup only, no onsite laundry or dry cleaning process									1, 3	1, 3	1, 3	1,3	1,3	1,3	1, 3	1 <sup>N</sup> , 3 <sup>N</sup>	1 <sup>N</sup> , 3 <sup>N</sup>	1, 3
16.200	Full service onsite laundry and/or dry cleaning									3	1, 3	3	3	1,3	1,3	3 <sup>N</sup>	1 <sup>N</sup> , 3 <sup>N</sup>	1, 3	
17.000	Utility Facilities																		
17.100	Minor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
17.150	Intermediate	3	3	3	3	3	3	3	3	3	3	1, 3	3	3	3	3	1,3	1	1
17.200	Major	3	3	3	3	3	3	3	3	3	3			3	3	3	3	3	3
17.300	Driveways and private roads																		
18.000	Towers and Related Structures																		
18.100 <sup>AA</sup>	Towers and antennas 35 feet or less	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
18.200 <sup>AA</sup>	Towers and antennas 35 to 50 feet	1	3	3	3	3	3	3	3	3	1	1	1	1	3	3	1	1	1
18.300 <sup>AA</sup>	Towers and antennas more than 50 feet in height	3	3	3	3	3	3	3	3	3	3	3	3				3	3	1

18.400	Amateur (ham) radio towers and antennas more than 35 feet in height <sup>R</sup>		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
18.500	Wireless Communication Facilities		See CBJ <u>49.65</u> , Wireless Communication Facilities																	
19.000	Open Air Markets, Nurseries, Greenhouses																			
19.100	Open air markets (farm, craft, flea, and produce)		1, 3	1, 3								1, 3	1	1,3	1,3	1,3	1, 3	1 <sup>N</sup> , 3 <sup>N</sup>	1 <sup>N</sup> , 3 <sup>N</sup>	1, 3
19.200	Nurseries, commercial greenhouses																			
	19.210	Retail sales	3	3	3	3	3	3	3	3	3	1, 3	1	1 <sup>V</sup>	1 <sup>V</sup>	1,3	1, 3			1
	19.220	Nonretail sales	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1	1 <sup>V</sup>	1 <sup>V</sup>					1
	19.230	Marijuana cultivation (500 square feet or more under cultivation)	3									3	3							3
	19.240	Marijuana cultivation (fewer than 500 square feet under cultivation)	3	3 <sup>AB</sup>								3	3							3
20.000	Cemetery, Crematorium, Mortuary																			
20.100	Cemetery		1, 3	3	3	3	3	3	3	3	3	3	3							
<u>20.200</u>	Crematorium		3																	1, 3
20.300	Funeral home		3	3	3	3	3	3				1, 3	1	3	3	1,3	1, 3			
21.000	Visitor-Oriented, Recreational Facilities																			
21.100	Resort, lodge		3	3																
21.200	Campgrounds		1, 3	3																
21.300	Visitor, cultural facilities related to features of the site		3	3								3	3	3	3	3	3	3	3 <sup>N</sup>	
22.000	Temporary Structures Associated With Onsite Construction																			
22.100	Temporary structures used in connection with construction		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Key:

- 1. Department approval requires the department of community development approval only.
- 1, 3. Department approval required if minor development, conditional use permit required if major development.
- 2. Allowable use permit requires planning commission approval.
- 3. Conditional use permit requires planning commission approval.
- 2, 3. Allowable use permit required if minor development, conditional use permit required if major development.

Notes:

- A. A single-family residence is allowed as an owner or caretaker residence that is accessory to an existing permitted use in the industrial zone.
- B. Reserved.
- C. Reserved.
- D. Reserved.
- E. See special use regulations for mobile homes, chapter 49.65, article III.
- F. See special use regulations for recreational vehicles, chapter 49.65, article IV. This use allowed by service area designation not zoning district.
- G. All uses subject to additional performance standards, chapter 49.65, article VIII.
- H. Reserved.
- I. Reserved.
- J. Applies to over 2 acres of harvest area.

- K. See special use regulations, [chapter 49.65](#), article I. Mining operations are a conditional use in the urban mining district and an allowable use in the rural mining district.
- L. See special use regulations, [chapter 49.65.200](#), article II.
- M. Only applicable to the commercial or private stabling of more than three farm animals, or where the running or stabling area is closer than 100 feet to the nearest residence other than the owner for any number of farm animals.
- N. Use must be water-dependent, water-related, or water-oriented.
- O. Standards for collection structures: containers must be well maintained and allow no spillage of contents; a specific person or group must be responsible for maintenance of the structure and that person or group shall have a contact telephone number posted on the collection structure; collection structure must be situated so as to not affect traffic or parking; directional signs shall be limited to six square feet and identification signs shall be limited to 24 square feet; such signs will not be included in total sign area allowed for a complex; and the structure shall not exceed a height of six feet. Identification is to be in the following format: greater prominence, the City and Borough recycling logo and the recyclable material identification; lesser prominence, the sponsor name and the contact phone number.
- P. Preexisting allowable or conditional use permit: If recycling activity is determined by the director to be an accessory use to a use previously permitted under either an allowable or a conditional use permit, the activity may be approved by the department. Other conditions may be required before recycling activity is permitted.
- Q. Must be in conjunction with an approved state or municipal public road construction project, and must be discontinued at the completion of the project. Road construction by private parties for subdivision development is excluded except as provided in this title. Rock crushed on-site must be used on-site. Crushing shall be limited to 8:00 a.m.—5:00 p.m. unless the director authorizes otherwise.
- R. Towers shall be for amateur use only; meet the setback requirements of the zoning district; be unlit except as required by the Federal Aviation Administration. Towers shall be installed in conformance with a valid building permit, application for which shall include a copy of the applicant's amateur station license.
- S. Limited to lots directly fronting on Glacier Highway West of Industrial Boulevard.
- T. Must be associated with a unique site specific feature in order to function. Example: Glacier research station - Juneau Icefield location.
- U. No storage permitted on the first floor of a building.
- V. Primarily intended for rooftop locations in urban areas.
- W. The capacity of a park shall be determined by the Director of the Community Development Department or designee in consultation with the Director of the Parks and Recreation Department.
- X. Special requirements apply to accessory apartment applications. See [CBJ 5.49.25.510\(k\)](#).
- Z. Snow storage may be permitted for a maximum of five years. After five years a new application must be filed.
- AA. Does not apply to wireless communication facilities.
- AB. Use is prohibited in the urban service area but allowed outside the urban service area. An owner or manager must live on site.
- AC. Use is prohibited within 1,000 feet of recognized neighborhood association established in accordance with [CBJ chapter 11.35](#).
- (Serial No. 2002-14, § 2, 4-1-5-2002; Serial No. 2002-29, § 2, 11-4-2002; Serial No. 2003-27am, § 5, 6-16-2003; Serial No. 2003-41, § 2, 9-22-2003; Serial No. 2003-41, § 2, 9-8-2003; Serial No. 2004-09, § 2, 4-12-2004; Serial No. 2006-07, § 2, 4-3-2006; Serial No. 2007-39, § 8, 6-25-2007; Serial No. 2009-22(b), § 2, 10-12-2009; Serial No. 2010-22, § 3(Exh. A), 7-19-2010; [2014-32\(e\)am, §§ 6—8, 9-29-2014, eff. 10-29-2014](#); [Serial No. 2015-07\(b\)am, §§ 2—4, 2-23-2015, eff. 3-26-2015](#); [Serial No. 2015-34\(am\), § 2, 7-20-2015, eff. 8-20-2015](#); [Serial No. 2015-03\(c\)am, § 19, 8-31-2015](#); [Serial No. 2015-32, §§ 2, 3, 8-10-2015](#); [Serial No. 2015-38\(b\)am, § 6, 5-2-2016, eff. 6-2-2016](#); [Serial No. 2015-39\(am\), §§ 2—7, 11-9-2015](#); [Ord. No. 2018-31, § 2, 6-4-2018, eff. 7-5-2018](#); [Serial No. 2021-35\(am\), § 3\(Exh. A\), 2-7-2022, eff. 3-10-2022](#))