



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 <i>4207 Mendenhall Loop Rd.</i>												
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <i>U35 1529 FR</i>												
	Parcel Number(s) <i>5B2401220030</i>												
	<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 <i>Episcopal Dioceses of Alaska</i>	Contact Person <i>Suzanne Krull</i>											
	Mailing Address <i>canonsk@episcopalak.org</i>	Phone Number(s) <i>907-452-3040</i>											
	E-mail Address												
	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.													
<table style="width:100%; border:none;"> <tr> <td style="width:50%; text-align:center;"><i>Suzanne Krull</i></td> <td style="width:50%; text-align:center;"><i>Canon for Finance and Administration</i></td> </tr> <tr> <td style="text-align:center;">Landowner/Lessee (Printed Name)</td> <td style="text-align:center;">Title (e.g.: Landowner, Lessee)</td> </tr> <tr> <td style="text-align:center;"><i>Suzanne Krull</i></td> <td style="text-align:center;"><i>1/16/2025</i></td> </tr> <tr> <td style="text-align:center;">X Landowner/Lessee (Signature)</td> <td style="text-align:center;">Date</td> </tr> <tr> <td style="text-align:center;">Landowner/Lessee (Printed Name)</td> <td style="text-align:center;">Title (e.g.: Landowner, Lessee)</td> </tr> <tr> <td style="text-align:center;">X Landowner/Lessee (Signature)</td> <td style="text-align:center;">Date</td> </tr> </table>		<i>Suzanne Krull</i>	<i>Canon for Finance and Administration</i>	Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)	<i>Suzanne Krull</i>	<i>1/16/2025</i>	X Landowner/Lessee (Signature)	Date	Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)	X Landowner/Lessee (Signature)	Date
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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) <i>St. Brendan's Episcopal Church</i>	Contact Person <i>Dan Hall</i>												
Mailing Address <i>4207 Mendenhall Loop Rd.</i>	Phone Number(s) <i>Cell-702 374-7475</i>												
E-mail Address <i>sbrendans1985@gmail.com</i>	Phone <i>907 789-5152</i>												
X <i>Daniel G Hall</i> Applicant's Signature	<i>1/20/2025</i> Date of Application												

DEPARTMENT USE ONLY BELOW THIS LINE

Intake Initials <i>DK</i>	Date Received <i>1/21/2025</i>
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INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number <i>USE25-02</i>	Date Received <i>1/21/2025</i>
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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 <i>Provide space for a preschool (ages 3-5) daycare, either full or half days - temporary shelter for families via Family Promise periodically for 2 months and Red Cross Emergency Shelter</i>	
	TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED <input type="radio"/> Accessory Apartment – Accessory Apartment Application (AAP) <input checked="" type="radio"/> Use Listed in 49.25.300 – Table of Permissible Uses (USE) Table of Permissible Uses Category: <u>5.110 2.300</u>	
	IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL? <input type="radio"/> YES – Case # _____ <input checked="" type="radio"/> NO	
	UTILITIES PROPOSED WATER: <input type="checkbox"/> Public <input type="checkbox"/> On Site SEWER: <input type="checkbox"/> Public <input type="checkbox"/> On Site	
	SITE AND BUILDING SPECIFICS Total Area of Lot <u>284,353</u> square feet Total Area of Existing Structure(s) <u>6,696</u> square feet Total Area of Proposed Structure(s) <u>N/A</u> square feet	
	EXTERNAL LIGHTING <i>N/A</i> Existing to remain <input type="radio"/> No <input type="radio"/> Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures Proposed <input type="radio"/> No <input type="radio"/> Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures	
ALL REQUIRED DOCUMENTS ATTACHED		
<input type="checkbox"/> Narrative including: <input checked="" type="checkbox"/> Current use of land or building(s) <input checked="" type="checkbox"/> Description of project, project site, circulation, traffic etc. <input type="checkbox"/> Proposed use of land or building(s) <input type="checkbox"/> How the proposed use complies with the Comprehensive Plan		
<input type="checkbox"/> Plans including: <input checked="" type="checkbox"/> Site plan <input checked="" type="checkbox"/> Floor plan(s) <input type="checkbox"/> Elevation view of existing and proposed buildings <input type="checkbox"/> Proposed vegetative cover <input type="checkbox"/> Existing and proposed parking areas and proposed traffic circulation <input type="checkbox"/> Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)		
<i>If this is a modification or extension include:</i> <input type="checkbox"/> Notice of Decision and case number <input type="checkbox"/> Justification for the modification or extension <input type="checkbox"/> Application submitted at least 30 days before expiration date		

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

ALLOWABLE/CONDITIONAL USE FEES				
	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>500</u>			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ <u>50</u>			
Pub. Not. Sign Deposit	\$ <u>100</u>			
Total Fee	\$ <u>650</u>			

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

Case Number <u>USE25-02</u>	Date Received <u>1/21/25</u>
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St. Brendan's Episcopal Church

4207 Mendenhall Loop Road

Juneau, Alaska 99801

907 789-5152 sbrendans1985@gmail.com

www.stbrendansjuneau.org

December 16, 2024 (Revised 1/20/2025)

Edward Quinto

City and Borough of Juneau

Community Development

Re: pre-application conference for conditional use permit

St. Brendan's Episcopal Church at 4207 Mendenhall Loop Road would like to use their facility to provide space for a preschool (ages 3-5), daycare, or other school services, temporary shelter via Family Promise periodically for one month and Red Cross emergency shelter.

The spaces St. Brendan's has available are two classrooms (17'X18' and 18'X22') with a movable wall that can be opened to create one larger room. The other space is Adams Hall. It is one large room (36'X48'). St. Brendan's also has a fenced playground with equipment. Restrooms are also available.

The size of the space used will dictate the number of participants.

St. Brendan's will expect any entity using the facility to operate during the day, either full day or half day, five days a week. Evenings will be open to the discretion of St. Brendan's for their use or other religious and community groups, i.e. AA, Girl Scouts, community meetings, Family Promise, periodic overnight guests.

Thank you for your consideration,

Daniel Hall

Office/Building Manager

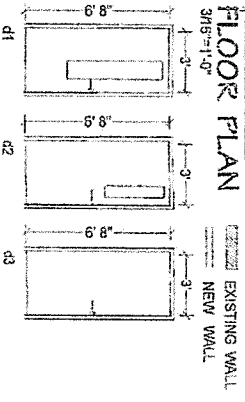
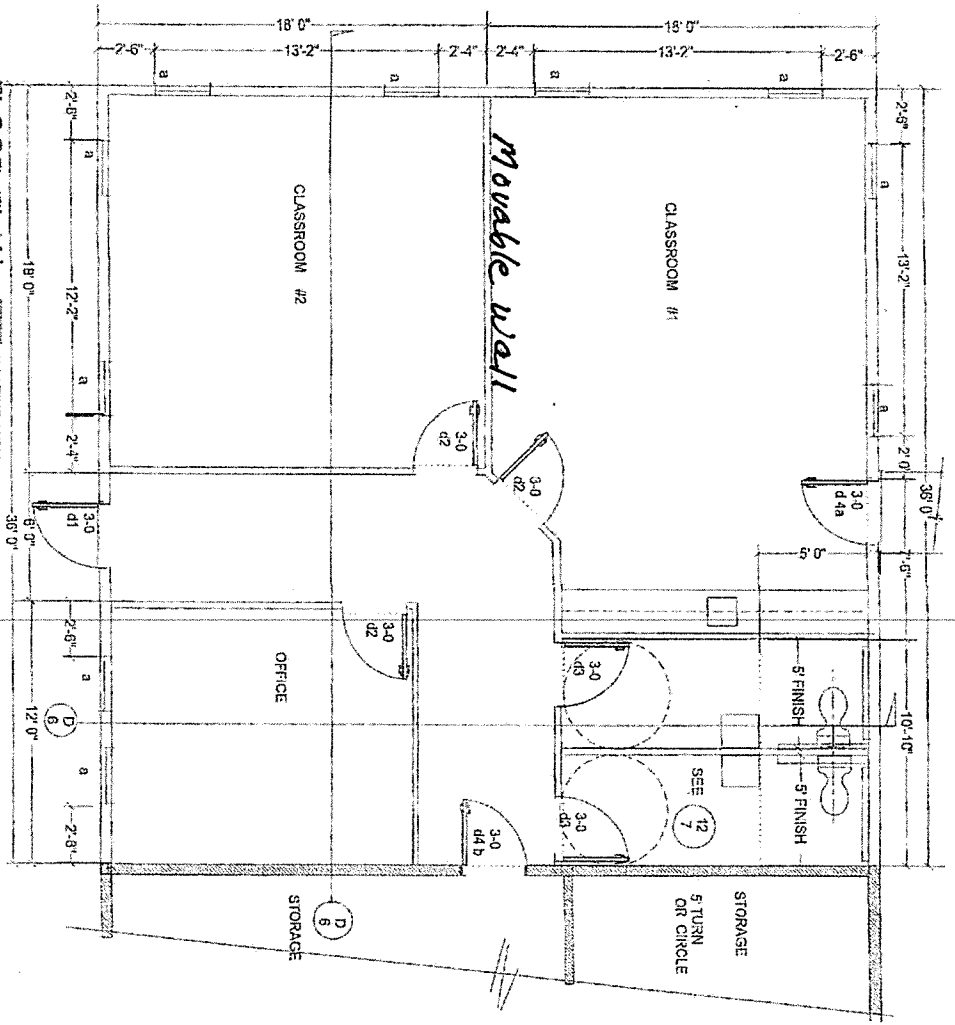
St. Brendan's Episcopal Church

4207 Mendenhall Loop Rd.

Juneau, AK 99801

Cell: 702 374-7475

*Classrooms #1 and #2 for preschool/daycare
and shelter use either individually
or as one large room by opening movable wall*

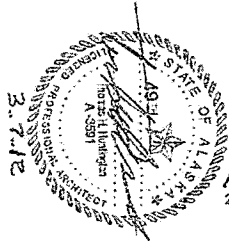


- DOOR SCHEDULE**
- d1. METAL INSL DOOR, WOOD JAMB, EXT WALL, LEVER KEY LOCK MASTER KEY, ADA, THREE-FOUR INSULATED SAFETY GLAZING, ADA CLOSER, BALL BEARING BUTTS
 - d2. SOLID CORE L. DOOR, WOOD JAMB, EXT WALL, LEVER KEY LOCK MASTER KEY WALL STOP, SAFETY GLAZING 5" X 20" VISION PANEL
 - d3. SAME AS d2, EXCEPT NO VISION PANEL, PRIVACY LEVER LOCK
 - d4a. EXISTING DOOR, RELOCATE TO CLASSROOM
 - d4b. NEW, DOOR-EXISTING OPENING, (d4a) WITH LEVER PASSAGE SET & WITH LEVER LOCK WALL STOP, SAFETY GLAZING 5" X 20"

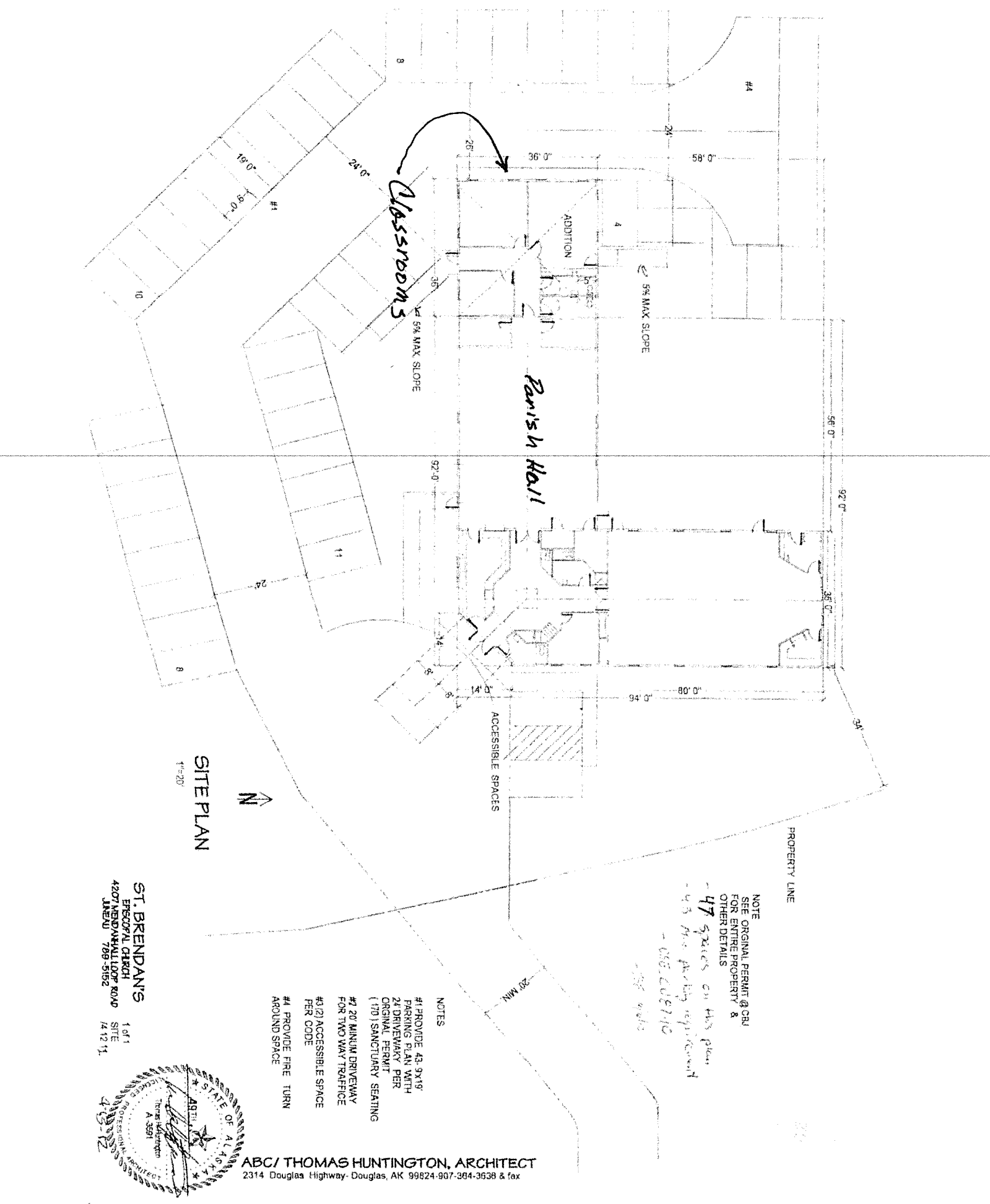
WINDOW SCHEDULE
A WINDOW, MATCH EXISTING ANDERSON OR APPROVED CASEMENT, PROVIDE SCREEN, SAFETY GLASS (CODE INSULATED)

ST. BRENDAN'S
EPISCOPAL CHURCH
4207 WENDANWALL LOOP ROAD
JINEAU 769-3152

3 of 7
3.7.12



ABC/ THOMAS HUNTINGTON, ARCHITECT
2314 Douglas Highway- Douglas, AK 99824-307-364-3636 & fax



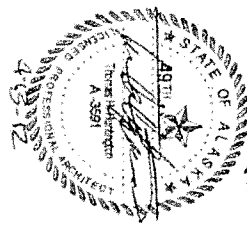
SITE PLAN

1"=20'



ST. BRENDAN'S
 EPISCOPAL CHURCH
 4207 MEDDENWALL ROAD
 JINEAU 789-5152

1 of 1
 SITE
 1/4 12 11



ABC/ THOMAS HUNTINGTON, ARCHITECT
 2314 Douglas Highway- Douglas, AK 99824-907-384-3538 & fax

NOTES

- #1 PROVIDE 43, 9X19' FARMING PLAN WITH 2' DRIVEWAY PER ORIGINAL PERMIT (170) | SANCTUARY SEATING
- #2 20' MINIMUM DRIVEWAY FOR TWO WAY TRAFFICE PER CODE
- #3 (2) ACCESSIBLE SPACE AROUND SPACE
- #4 PROVIDE FIRE TURN AROUND SPACE

NOTE
 SEE ORIGINAL PERMIT @ CM FOR ENTIRE PROPERTY & OTHER DETAILS

*- 47 spaces on this plan
 - 43 from parking requirement
 - 056108710
 - 205' wide*



(907) 586-0715
 CDD_Admin@juneau.gov
 www.juneau.org/community-development
 155 Heritage Way • Juneau, AK 99801

St. Brendan's Preschool

Case Number: PAC2024 0064
 Applicant: St. Brendan's Episcopal Church
 Property Owner: St. Brendan's Episcopal Church
 Property Address: 4207 Mendenhall Loop Rd
 Parcel Code Number: 5B2401220030
 Legal Description: USS 1529 FR
 Site Size: 234,353 square feet
 Zoning: D5
 Existing Land Use: Church

Conference Date: December 31, 2024
 Report Issued: January 8, 2025
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
Daniel G. Hall	Applicant	SBrendans1985@gmail.com
Jolene Murphy	Planning	Jolene.Murphy@juneau.gov
Irene Gallion	Planning	Irene.Gallion@juneau.gov
Jeff Hedges	Building	Jeffrey.Hedges@juneau.gov
Theresa Ross	Fire Marshal, CCFR	Theresa.Ross@juneau.gov
Sydney Hawkins	Permit Center	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 applicant wishes to use 2 existing church rooms as a preschool for children ages 3-5, rotational sheltering for Family Promise, and other school services unrelated to existing church services.



A conditional use permit is **not required** for the following identified social uses:

- AA meetings, Girl Scouts, Parkinsons support group, voting center, radio club, Petersburg high school occasional lodging, etc.

A conditional use permit is **required** for:

- The proposed preschool per 49.25.300 paragraph 5110.
- Use as a temporary shelter for families via the Family Promise program periodically for 1-month periods and Red Cross Emergency Shelter per 49.25.300 paragraph 7.300.

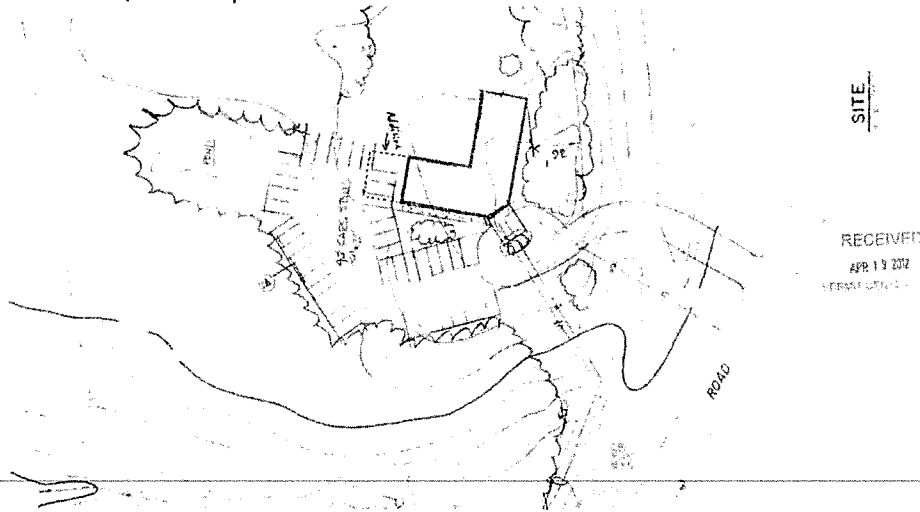
St. Brendan's has two available spaces for school and occasional shelter services. One space, Boesser Hall, is a dividable classroom, measuring 17'x18' and 18' x 22' respectively. There is an additional 36'x48' space in Adams Hall.

School entities using the facility would operate 5 days a week for either a full or half day. The facilities may also be used for community meetings, AA meetings, Family Promise or for periodic overnight guests in the evenings. Per CBJ 49.25.300 paragraph 5.400, social uses do not require a conditional use permit in the D5 zoning district.

Site Background

In 1987, a conditional use permit (CU-10-87) was granted for the construction of a church in a residential district. A modification to the structure's configuration and permit conditions was granted by the commission under CU-06-88. No details were specified as to the use of the modified structure space.

St. Brendan's completed constructed in 1989. A multipurpose room, Adam's Hall, was issued a certificate of occupancy in 1991. In 2012, a building permit was approved to extend the south arm of the church. This portion includes the 2 classrooms, the site plan is included below.



Summary of the Conditional Use Permit Process

- Submit the application and back-up materials (listed on ten back of the application).
 - Electronic submissions accepted at Permits@juneau.gov. Note that the permit center will call you for payment when the application is processed. Applications are submitted in the order in which they are received, and it may be a few days before you get a call.
- The project will be assigned to a planner. They will review submitted materials, and coordinate where necessary. When the planner assesses the file is complete, they will schedule a hearing before the Planning Commission.
 - A notice will be sent to property owners within 500 feet of the project.
 - There will be two newspaper ads for the case.
 - The Applicant is required to post a Public Notice sign, which will be provided by CDD. The sign must be posted two weeks before the hearing.
 - Staff will prepare a report analyzing the project and make a recommendation to the Commission. The report will be publicly available the week before the hearing.
- At the Planning Commission meeting, the project can be:
 - On the Consent Agenda, where it will be passed without discussion.
 - On the Regular Agenda:
 - The Director will briefly describe the project.
 - The Applicant has 15 minutes to describe the project.
 - The public has the opportunity to comment. There is usually a time limit of two to three minutes.
 - The Applicant has time to respond to issues raised.
 - Public comment is closed and there is no additional opportunity to participate.
- The Planning Commission will:
 - Approve the project
 - Approve the project with conditions (the most common outcome)
 - Deny the project
 - Continue the project – if more information is required or if the Commission runs out of time.

- The decision can be appealed for 20 days after the Notice of Decision is filed with the City Clerk. If the decision is appealed, the Applicant can continue with their project at their own risk.

Videos of the Planning Commission activities are posted on Assembly's Minutes and Agendas site.
<https://juneau-ak.municodemeetings.com/>

Planning Division

1. **Zoning:** D5 Single family/duplex
2. **Table of Permissible Uses:**
 - a. **Primary use:** Paragraph 5.200: Churches, synagogues and temples.
 - b. **Secondary uses:** Paragraph 5.110: Elementary and secondary schools including associated grounds and other facilities. Paragraph 7.300: Assisted Living.
3. **Subdivision** – If new construction is proposed across lot lines, lot consolidation will be required.
4. **Setbacks:**
 - a. Front: 20 feet
 - b. Rear yard: 20 feet
 - c. Side yard: 5 feet
 - d. Street side: 13 feet
5. **Height:**
 - a. Permissible: 35 feet
 - b. Accessory: 25 feet
6. **Access:** Mendenhall Loop Rd
7. **Parking & Circulation:** According to a 1991 as-built, 43 parking spaces are provided. In conversation with the applicant, the number of daily students expected is between 10-15 and should not generate traffic levels outside of those typically associated with church related activities. The number of expected students should be confirmed prior to the issuance of a conditional use permit. Shared-parking with the church is available and satisfies the two (2) space per classroom parking requirement. 0.4 spaces are required per maximum number of shelter residents, shared-parking with the church meets this requirement [CBJ 49.40.210]
8. **Lot Coverage:**
 - a. Permissible – 50%
 - b. Conditional – 50%
9. **Vegetative Coverage:** 20%
1. **Lighting:** Exterior lighting may not shed light or glare above the roofline of the building or beyond the property line of the site. Industrial and exterior lighting shall not be used in a manner that produces glare on public highways or neighboring property.
10. **Noise** – Noise created from additional school services and occasional small-scale, shelter use is not expected to be out of the ordinary of regular church-related activities.
11. **Flood** – The development is not within a floodplain (Zone X, Panel 02110C1239E).

- 12. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – The development is not in a mapped landslide or avalanche area.
- 13. **Wetlands** – No wetland are located on the parcels.
- 14. **Habitat** – No anadromous waterbodies are on the subject parcel, or within 50 feet. The nearest anadromous stream roughly 150 feet from northwestern lot.
- 15. **Plat:** None noted by staff.
- 16. **Traffic:** Traffic is estimated using the Institute of Traffic Engineer’s Trip Generation Manual, 9th Edition (ITE). Counts for educational preschools are not provided in this volume. The “day care center” use most closely resembles the possible traffic generated. Use as an occasional shelter via Family Promise and Red Cross is not expected to impact traffic amounts.

Estimated traffic amounts for the connecting classrooms and Adam’s Hall are as follows. The proposed use is estimated to generate fewer than 250 average daily trips and will not require a traffic impact analysis [CBJ 49.40.300(a)(3)].

Use	Volume/Page	Metric	Approximate	Total AADT
Day Care Center – Students	3:1134	4.38 trips/student	12 students	52.56
Total (rounded)				52.56

- 17. **Nonconforming situations:** No nonconforming situations have been identified.

Building Division

- 18. **Building** – Apologies, after a closer look, a change of use/occupancy permit is required. It is a \$54 permit and will include the Fire Marshal’s inspection. If after the inspection it is found that any changes are required, either a modification can be made to the change of use/occupancy permit or a separate permit can be pulled to address the changes.
- 19. **Open Permits** – There are no open building permits on this property

General Engineering/Public Works

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

Fire Marshal

- 23. **Fire Items/Access** – The classrooms that are being considered meet all the requirements for the pre-school. Also let it be noted that the hours of operation are 8-noon with no more than 12 students, no napping will take place. The building is fully alarmed and has proper egress and EEROs in each classroom. The Fire alarm system is due for annual service and the applicant is scheduling the service so it will be complete before the Fire and Life Safety Inspection for licensing takes place.

Other Applicable Agency Review

- 24. None

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. Allowable/Conditional use Permit Application
3. Building Permit for change of Use

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.
2. 12/16/2024 Narrative

Exceptions to Submittal Requirements

Submittal requirements that 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. Conditional Use Permit, Class II: \$500.00
2. Public Notice Sign: \$150, with \$100 refunded if the sign is returned by Monday following the Planning Commission meeting.
3. Building Permit, Change of Use: \$54

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
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

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:
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(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)