

MEMORANDUM

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

DATE: May 25, 2011

TO: Planning Commission

FROM: Beth McKibben, Planner *BMK*
Community Development Department

FILE NO.: AME2011 0001

PROPOSAL: Rezone of land in the Wildmeadow Lane area

Applicant: CBJ

Property Owner: *

Property Address: * * see attachment A for this information

Legal Description: *

Parcel Code No.: *

Site Size: 76.23 acres in total

Zoning: D1 (T) D5

Utilities: CBJ water & sewer

Access: Glacier Highway and Wildmeadow Lane

Existing Land Use: Mix of single family residential, vacant and park

Surrounding Land Use: North- D1(T)D5 vacant
South- Industrial mixed commercial/industrial
East - Mendenhall River
West - D1(T)D5 residential/church/vacant

INTRODUCTION

The Wildmeadow Lane area rezone was initiated by Community Development staff. The area is identified as a transition zone, D1(T)D5, and sewer installation was completed in the Fall of 2010. When looking at the map it made sense to staff to review rezoning the region in two phases. The first area, which is discussed in this staff report, is the area around the Wildmeadow Park Subdivision (attachment B). The second area, parallel to Glacier Highway on Pederson Hill, will be addressed at another time.



After the discussion with the Planning Commission at the April 12, 2011 regular meeting, staff added the 24 acre CBJ park land immediately to the east of Wildmeadow Park Subdivision to this rezone.

BACKGROUND

Most of this area was zoned R-40, Residential Reserve on the 1966 zoning maps. The area immediately adjacent to Glacier Highway was zoned RM, which is multi-family zoning. It was zoned D-1 (T) D5 in 1987 with ordinance 87-49 in the major revisions completed borough-wide.

There 18 lots in this area. Ten of which are owned by CBJ. Seven of the CBJ owned lots are subject to covenants of the Wildmeadow Park Subdivision. Covenant 5 restricts the use of these CBJ owned lots to public recreation, open space, and preservation (attachment C). Two other CBJ owned lots (10.5 acres total) were purchased with a federal grant with the intent of leasing the land to the Juneau Raptor Center for development of a Raptor Center (attachment D). Staff notes that a “raptor center” is a conditional use in the D-1 zoning district, but is not permitted in the D-5 district. The other CBJ owned parcel is 24.22 acres. It is currently zoned D1(T)D5. It is the site that contains a portion of the (Brotherhood Bridge) trail and the trail head parking lot.

This leaves nine lots in private ownership. The largest privately owned parcel is immediately west of the Wildmeadow Park subdivision. This triangular lot is 15.46 acres in size and is currently vacant. There was a conditional use permitted in 1995 for a “cultural center”. That permit has since expired. There has been some fill on this site. Fill permits were issued in 1993 and 1995. According to the 1997 Wetland Inventory this site contains small tributaries of an unnamed anadromous fish stream and Class B wetlands.

The remaining eight privately owned parcels range in size from 0.91 acres to 1.5 acres. All but one have been developed with single family homes. The minimum lot size in the D-5 district is 7,000 square feet (0.16). While it seems that these lots could be further subdivided if the area was rezoned, a review of aerial photography shows it may not be possible to create usable lots with frontage on a right-of-way considering the layout of existing development.

The following language is provided by the CBJ Land Use Code to describe the current zoning designations:

The D-1 residential district is intended to accommodate primarily single-family and duplex residential development in areas outside the urban service boundary at a density of one dwelling per acre. Certain D-1 zoned lands, however, may exist within the urban service boundary in transition areas if public sewer or water are absent but planned for.

CBJ§ 49.25.210 (c) describes the D-5 zoning district as follows:

The D-5, residential district, is intended to accommodate primarily single-family and duplex residential development at a density of five dwelling units per acre. D-5 zoned lands are located in the urban service boundary and are served or can be served by public water and sewer.

CBJ§49.70, Article VII addresses Transition Zones. CBJ§49.70.700 states that a transition zone is an overlay zone district for certain lands that are set aside for higher density development after public water and sewer have been provided. It further states that the increase in density will take place at the time public services are provided. As stated previously, public water has been available for some time, and public sewer installation was completed in Fall of 2010. Since this area is zoned D1 (T) D5, it can be upgraded to D-5.

ANALYSIS

ZONE CHANGE INITIATION

CBJ §49.75.110. INITIATION. A rezoning may be initiated by the director, the commission or the assembly at any time during the year. A developer or property owner may initiate a request for rezoning in January or July only. Adequate public notice shall be provided by the director to inform the public that a rezoning has been initiated.

1. Was the proposed zone change initiated by the property owner during the appropriate time frame? OR was the zone change initiated by the commission or director?

Yes. The application for the subject zone change was initiated by the director.

2. Has the director provided adequate public notice through newspaper advertising, property owner mailings and requiring a public notice sign to be posted on-site?

Yes. The public was notified through newspaper advertising published on April 15, 2011 and April 25, 2011 mailings to owners of all properties within 500 feet of the subject property, and a public notice sign posted on-site for two weeks prior to the Planning Commission hearing on the rezone request.

49.70.900-49.70.1097 COASTAL DEVELOPMENT, HABITAT, AND WETLANDS

The 1997 Juneau Wetlands Management Plan categorizes wetlands into four categories; A, B, C and D; with A being of the highest value and D the lowest. Class A and B wetlands require a Corps of Engineers Permit before they can be developed. The Wetlands Management Plan identifies this area as having a wetlands classification of B. For the eastern portion of the site the plan describes the area as having relatively high wetland values. For the western portion of the

site, the study describes this area as having of emergent vegetation. The area also has small tributaries of an unnamed anadromous fish stream.

Prior to development, the property owners will be required to obtain any necessary permits from the US Corps of Engineers, and may need to complete a coastal consistency review. No fill or dredging can take place without proper permitting.

ALASKA COASTAL MANAGEMENT PROGRAM (ACMP)

Not applicable. Rezoning does not require a state-coordinated ACMP review.

RESTRICTIONS AND PROCEDURE

CBJ §49.75.120. RESTRICTIONS ON REZONINGS. Rezoning requests covering less than two acres shall not be considered unless the rezoning constitutes an expansion of an existing zone. Requests which are substantially the same as a rezoning request rejected within the previous twelve months shall not be considered. A rezoning shall not allow uses which violate the land use maps of the comprehensive plan.

The CBJ Land Use Code provides minimum restrictions for zone change requests. This proposal conforms to these restrictions as follows:

1. The request is more than 2 acres.
2. No similar request has been made in the past year.

The transition zone as shown on the zoning maps does not align with the maps of the 2008 Comprehensive Plan and would violate those land use maps. As was discussed above, the Comprehensive Plan maps show a variety of land use types in this area.

Staff recommends rezoning the area to comply with the 2009 Comprehensive Plan land use maps. This means that all of the privately owned parcels would transition to D5 zoning which is consistent with the RDR(T)MDR designation of Comprehensive Plan land use maps. The CBJ owned parcels would be zoned D-1. The D-1 zoning district most closely aligns with both the RS and NP comprehensive Plan land use maps. Rezoning in this way will not violate the land use maps of the comprehensive plan.

CBJ§49.70.720 Zoning Upgrade, establishes the procedure for the zoning upgrade:

(1) B. The Planning Commission may initiate a zoning upgrade if the public sewer, water, or other required improvements already exist or will be provided by the City and Borough.

(2)B(a). The commission may grant a zoning upgrade only to the classification indicated by the prefix (T) on the official zoning map. A change to any other classification shall be considered pursuant to section §49.75.130.

The Commission has the authority to grant a zoning upgrade for those areas classified with the prefix (T) and any other change must go before the Assembly.

CBJ §49.75.130. PROCEDURE. A rezoning shall follow the procedure for a major development permit except for the following:

1) The commission decision for approval shall constitute only a recommendation to the assembly.

LAND USE

As was mentioned above, the majority of the privately owned lots in the Wildmeadow Park Subdivision are developed with single family homes. The CBJ owned lots in the Wildmeadow Park Subdivision are managed for open space/recreation. The large CBJ owned parcel to the east of Wildmeadow Park Subdivision houses the Brotherhood Bridge trailhead, parking and a portion of the trail. The two CBJ lots north of Wildmeadow Parks (10.5 acres total) were purchased with a federal grant with the intent of leasing the land to the Juneau Raptor Center for development of a Raptor Center. The large privately owned parcel immediately west of Wildmeadow Park Subdivision is vacant and primarily undeveloped. Some fill was placed on the site and there is a rough driveway access to Glacier Highway.

COMPREHENSIVE PLAN

The area is located within Subarea 4. The Comprehensive Plan map designation of the area is a mix of RDR(T)MDR, RS and NP (attachment E). The area set aside for the raptor center is shown as RS, which is "CBJ Recreational Service Park" The Comprehensive Plan describes RS (page 162) as parks developed for active recreation or programmed use. The CBJ owned parcels in the Wildmeadow Park Subdivision and the large parcel to the east of Wildmeadow Park are identified as NP which is "CBJ Natural Area Park". The plan describes this (page 162) as "...lands characterized by areas of natural quality designed to serve the entire community by providing fish and wildlife habitat, open space/natural areas, access to water, and opportunities for passive and dispersed recreation activates." The plan further states these areas should be zoned to prevent residential, commercial and industrial development. The privately owned parcels in the area are shown in the Comprehensive Plan as RDR(T)MDR. This is Rural Dispersed Residential Transition to Medium Density Residential.

The plan describes RDR (page 163) as follows:

These lands are characterized by dispersed, very low density development not provided with municipal sewer or water. Densities are intended to permit one dwelling unit per acre or larger lot sizes, based on existing platting or the capability of the land to accommodate on-site septic systems and wells. Uses may also include small-scale, visitor-oriented, seasonal recreational facilities.

MDR is described as follows:

These lands are characterized by urban residential lands for multi-family dwelling units at densities ranging from 5 to 20 units per acre. Any commercial development should be of a scale consistent with a residential neighborhood.

In Chapter 11, Comprehensive Plan Land Use Maps (pg 159) the following guidance is made in regard to rezoning:

In considering re-zoning request, the Planning Commission and Assembly should aim to promote the highest and best use of the land under consideration: in some cases, the highest and best use may be increased density or more intensive use of the land; in other cases, the highest and best use may be preservation in an undisturbed state for purposes of habitat preservation, flood control, or providing a buffer between development and areas subject to natural hazards.

Clearly the land use maps of the Comprehensive Plan are not “cast in concrete” and there is some flexibility in review. Page 1, paragraph 5 of the 2008 Comprehensive Plan further supports the flexibility of the plan, but emphasizes that it should be used when considering community growth, along with other current information.

Page 202 of the Comprehensive Plan contains the guidelines and considerations for Subarea 4. The most relevant of these is the first which states:

Maintain the density of existing neighborhoods while encouraging in-fill development of low to moderate income affordable housing.

Chapter 9 of the Comprehensive Plan speaks to Parks, Recreation, Trails and Natural Resources. Policy 9.3 states:

“It is the policy of the CBJ to preserve as public natural areas those publicly-owned lands and shoreline area that possess important recreational, scenic, fish and wildlife, and other environmental qualities or are subject to natural hazards.”

Standard Operating Procedure 9.3SOP1 –“designate public areas and sites recommended in the 2007 Update of Chapter 8 of the Juneau Parks and Recreation Comprehensive Plan for permanent public access and use. Work towards acquiring privately owned land through

dedication, donation or purchase. Develop legal descriptions and revise the zoning map accordingly.” This area is located in Subarea 2 of the Parks and Recreation Plan. The plan does not make specific mention of this area.

ACCESS AND TRAFFIC

Access to the area is from Glacier Highway, a state right of way. Rezoning the area consistently with the land use maps of the Comprehensive Plan may result in some traffic increase with future development. Future development of the Raptor Center may use Wildmeadow Lane for access.

COMMENTS

On January 24, 2011 staff held a neighborhood meeting with the owners of property within the D1(T)D5 area. The primary purpose of the meeting was to let property owners know that staff was working on transitioning the area from D-1 to D-5. Owners of three privately owned parcels attended the meeting, as well as representatives of the Affordable Housing Commission. All of the owners of privately owned parcels expressed a desire to not have the area rezoned. The owner of the one privately owned vacant parcel in the Wildmeadow Park subdivision contacted staff via telephone. She supports the rezone because it would allow her to subdivide the vacant lot and sell several lots. Staff notes that the maximum number of new lots that could be created from this vacant lot may be four if site conditions permit.

Since that meeting, one property owner, who attended the meeting, has since indicated that he supports his lot being zoned D-5. The owner of the larger triangular parcel west of Wildmeadow Park contacted staff with questions about the proposed rezone. Her primary concern is that the lot remain developable and of value to her.

Joe Buck, Director of Public Works, provided general comments on the process of transition zones. He suggested that the discussion of zoning upgrade happen earlier in the process, before public services are extended. This would avoid the cost of extending the services to areas where the density is not achieved. The higher densities are needed to make extension of utilities cost effective.

Heather Marlow, Lands and Resources Manager, has suggested the entire area be zoned D-1 (attachment F).

SUMMARY

The zoning maps showing the entire area transitioning to D-5 are inconsistent with the land use maps of the Comprehensive Plan. Staff recommends rezoning this area in a way that is consistent with the land use maps of the Comprehensive Plan and with existing and planned development as shown on attachment G.

FINDINGS

After review of the application materials, the CBJ Land Use Code, and the CBJ Comprehensive Plan the Director makes the following findings:

1. The proposal meets the submittal requirements and the rezoning initiation, zone change restrictions and procedural requirements of the CBJ Land Use Code.
2. This proposal is consistent with the Land Use maps of the Comprehensive Plan – specifically Map E.
3. The rezoning is larger than 2 acres.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the Director's analysis and findings and take the following actions:

1. Approve the zone upgrade to D-5 as shown on attachment G.
2. Recommend to the Assembly the rezone to D-1 as shown on attachment G.

Attachments

- A – Owner Listing
- B – Current Zoning Map
- C – Deed
- D – Map showing Juneau Raptor Center property
- E – Comprehensive Plan Map
- F – Email from Heather Marlow
- G – Proposed Zoning Map



MS Govern

City and Borough of Juneau

Owner Listing

ATTACHMENT A

| Owner Name & Address | As Of Date | Tax Map Number | |
|--|------------------------------|---|-------------|
| CITY AND BOROUGH OF JUNEAU LANDS AND RESOURCES 155 S SEWARD ST JUNEAU AK 99801 | 1/1/1900 <i>Location</i> | 4B1601000010 9990 GLACIER HWY USS 1042 TR B | 24.22 acres |
| CITY AND BOROUGH OF JUNEAU LANDS AND RESOURCES 155 S SEWARD ST JUNEAU AK 99801 | 1/1/1900 <i>Location</i> | 4B1701000010 GLACIER HWY TR 1 | 1.99 acres |
| CITY AND BOROUGH OF JUNEAU LANDS AND RESOURCES 155 S SEWARD ST JUNEAU AK 99801 | 1/1/1900 <i>Location</i> | 4B1701000020 WILDMEADOW LN TR 2 | 2 acres |
| CITY AND BOROUGH OF JUNEAU LANDS AND RESOURCES 155 S SEWARD ST JUNEAU AK 99801 | 1/1/1900 <i>Location</i> | 4B1701000030 WILDMEADOW LN TR 3 | 2 acres |
| JEFFREY NOEL GRANT FRANCES GRANT PO BOX 034882 JUNEAU AK 99803 | 6/14/2010 <i>Location</i> | 4B1701000040 10003 FRANK MAIER DR LT 4B | 0.92 acres |
| KIM C SMITH ETHEL H SMITH 3112 WILDMEADOW LN JUNEAU AK 99801 | 1/1/1900 <i>Location</i> | 4B1701000050 3112 WILDMEADOW LN LT 4A | 0.92 acres |
| LINDA S LEWIS CORDOVA R LEWIS, JOHNSON S LEWIS 3110 WILDMEADOW LN JUNEAU AK 99801 | 1/21/2010 <i>Location</i> | 4B1701000061 WILDMEADOW LN TR 7A | 0.92 acres |
| LINDA S LEWIS 3110 WILDMEADOW CT JUNEAU AK 99801 | 1/6/2011 <i>Location</i> | 4B1701000062 3110 WILDMEADOW CT TR 7B | 0.95 acres |
| CITY AND BOROUGH OF JUNEAU LANDS AND RESOURCES 155 S SEWARD ST JUNEAU AK 99801 | 1/1/1900 <i>Location</i> | 4B1701000070 WILDMEADOW LN TR 8 | 2 acres |
| CITY AND BOROUGH OF JUNEAU LANDS AND RESOURCES 155 S SEWARD ST JUNEAU AK 99801 | 1/1/1900 <i>Location</i> | 4B1701000080 WILDMEADOW LN TR 9 | 2 acres |



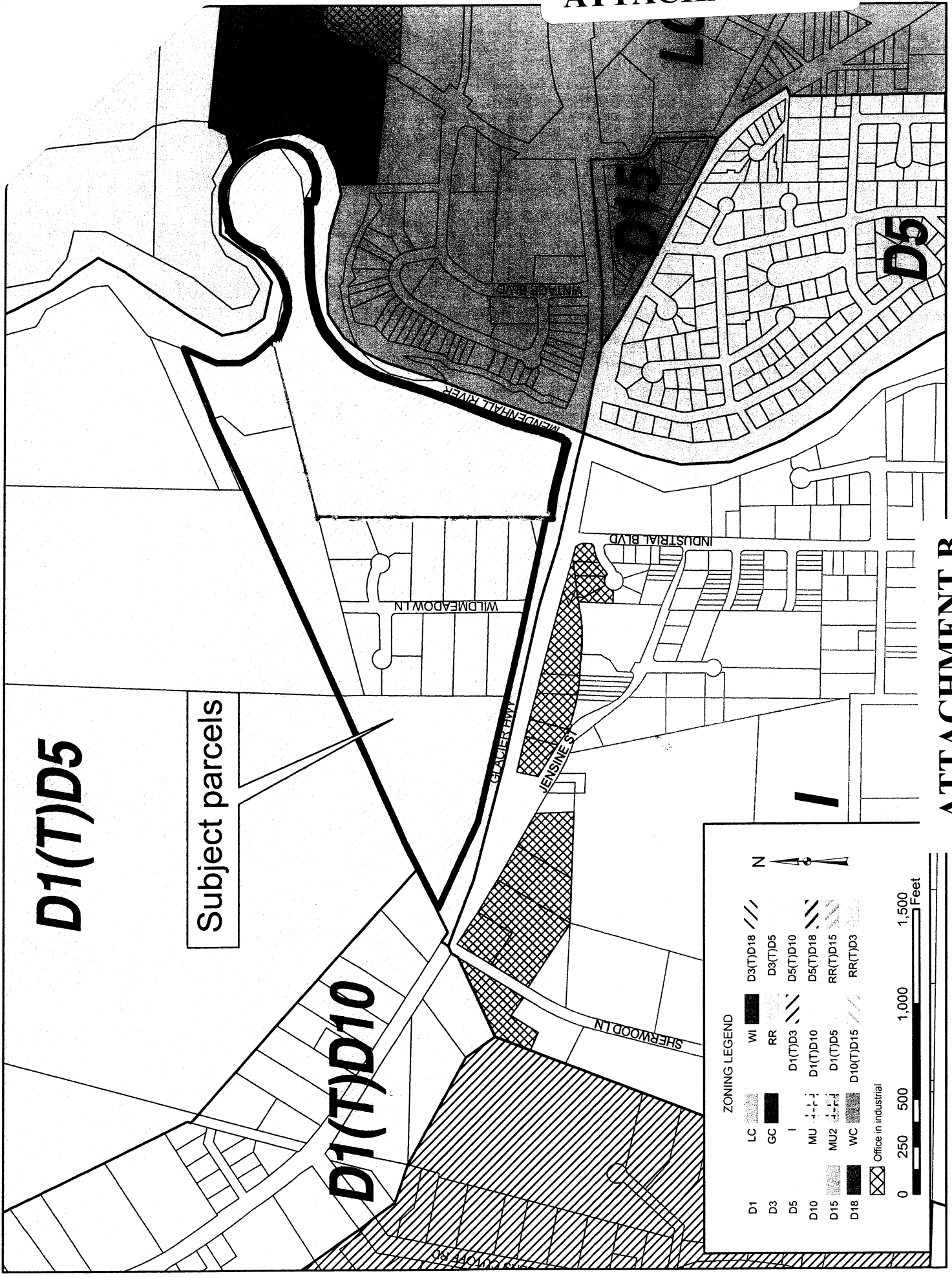
City and Borough of Juneau

Owner Listing

| Owner Name & Address | As Of Date | Tax Map Number | |
|---|------------------------------|--|-------------|
| CITY AND BOROUGH OF JUNEAU LANDS AND RESOURCES 155 S SEWARD ST JUNEAU AK 99801 | 1/1/1900 <i>Location</i> | 4B1701000090 WILDMEADOW LN TR 10 | 2 acres |
| CITY AND BOROUGH OF JUNEAU LANDS AND RESOURCES 155 S SEWARD ST JUNEAU AK 99801 | 1/1/1900 <i>Location</i> | 4B1701000100 WILDMEADOW LN TR 11 | 1.47 acres |
| BONNIE JO SAVLAND 6705 LUNAR DR ANCHORAGE AK 99504 | 1/1/1900 <i>Location</i> | 4B1701010020 10160 GLACIER HWY USS 1041 FR | 15.46 acres |
| CHRIS D CUNNINGHAM KATHARINE N CUNNINGHAM 10005 FRANK MAIER DR JUNEAU AK 99801 | 1/1/1900 <i>Location</i> | 4B2201000010 10005 FRANK MAIER DR LOT 5A | 1.56 acres |
| ROBERT SCHENKER 3120 WILDMEADOW LN UNIT A JUNEAU AK 99801 | 8/11/2008 <i>Location</i> | 4B2201000021 3120 WILDMEADOW CT LOT 6A | 0.93 acres |
| JACK P LEWIS KRISTINE A LEWIS 5975 SUNSET ST JUNEAU AK 99801 | 7/22/2010 <i>Location</i> | 4B2201000022 3120 WILDMEADOW CT LOT 6B | 1.31 acres |
| CITY AND BOROUGH OF JUNEAU LANDS AND RESOURCES 155 S SEWARD ST JUNEAU AK 99801 | 1/1/1900 <i>Location</i> | 4B2201010071 3200 WILDMEADOW LN USS 1041 TRA | 10.48 acres |
| CITY AND BOROUGH OF JUNEAU LANDS AND RESOURCES 155 S SEWARD ST JUNEAU AK 99801 | 1/1/1900 <i>Location</i> | 4B2201010072 GLACIER HWY USS 1041 TR B | 5.1 acres |

Report Total 18

Page Total 8



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DLs

STATUTORY WARRANTY DEED

GRANTORS HENRY WILDE AND ANITA M. WILDE, husband and wife, as tenants by the entirety with the right of survivorship, and as the owners of all tracts in the Wildmeadow Park Subdivision, Plat 78-5, for and in consideration of ONE HUNDRED FORTY THOUSAND DOLLARS (\$140,000) and other valuable consideration in hand paid, convey and warrant to GRANTEE, THE CITY AND BOROUGH OF JUNEAU, whose address is 155 S. Seward Street, Juneau, Alaska 99801 the following described real estate:

Tracts 1, 2, 3, 8, 9, 10 and 11, Wildmeadow Park Subdivision according to Plat 78-5, Juneau Recording District, First Judicial District, State of Alaska;

SUBJECT TO all reservations in the United States Patent and Subdivision Covenants 1 through 10 as set forth in said Plat 78-5 and as changed in this deed.

CHANGES TO SUBDIVISION COVENANTS

Subdivision Covenant 4 of the Wildmeadow Park Subdivision according to Plat 78-5 is changed to read as follows:

4. Signs shall not be permitted on any tract of this subdivision other than a "for sale" sign no more than three feet by three feet in size and such signs as are reasonably necessary to inform the public of the boundaries, entrances, exits and restrictions related to the public park and the park and other uses to which the City and Borough of Juneau may put Tracts 1, 2, 3, 8, 9, 10 and 11.

Subdivision Covenant 5 of the Wildmeadow Park Subdivision according to Plat 78-5 is changed to read as follows:

*

5. The use of the tracts of this subdivision shall be restricted to residential use and those uses incidental to residential use, except that Tracts 1, 2, 3, 8, 9, 10 and 11 may be used for public recreation, open space, park and preservation purposes; provided that on such public use tracts, the owner thereof may not sponsor or encourage the conduct of any organized team sports nor may it construct on such tracts any structure

Shay

ATTACHMENT C

or improvement for the purpose of conducting such sports. Nothing in the other covenants applicable to this subdivision shall be construed to prohibit improvements or structures to facilitate the public use of Tracts 1, 2, 3, 8, 9, 10 and 11 for public recreation, park, open space and preservation purposes. No commercial use shall be permitted on any tract in the subdivision, other than incidental use by the developer as a professional office with such use first obtaining a conditional use permit by the City and Borough Planning and Zoning commission. Motorized devices such as snow machines and model airplanes may not be operated on or from subdivision tracts.

DATED this 30th day of May, 1979.

79-2697
700

GRANTORS

Henry Wilde by Anita M. Wilde,
his attorney-in-fact.

MAY 31 2 22 PM '79

RECEIVED BY TIA
ADDRESS _____

Anita M. Wilde.
Anita M. Wilde for herself

ACKNOWLEDGMENT

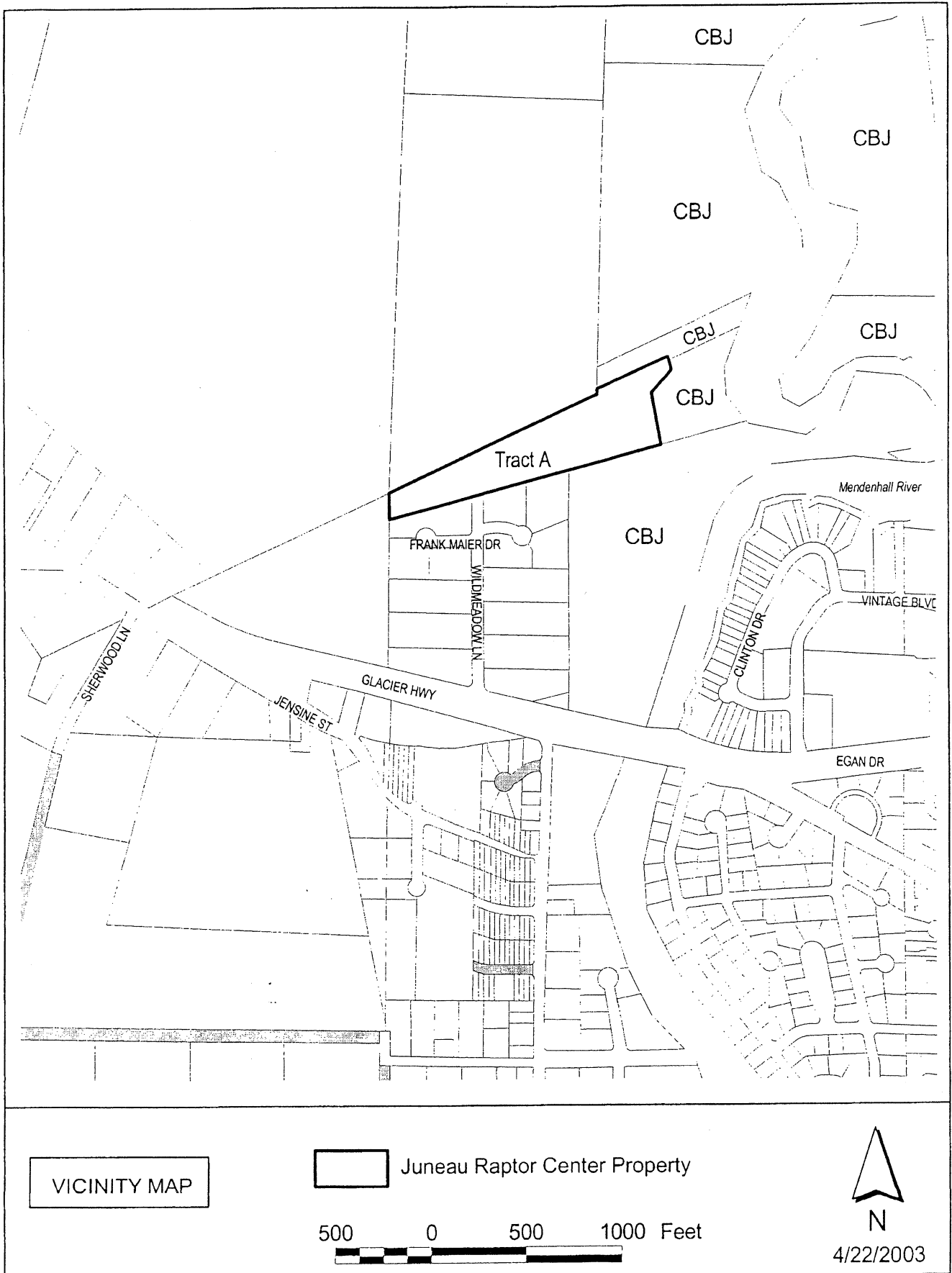
STATE OF ALASKA }
FIRST JUDICIAL DISTRICT } ss.

THIS CERTIFIES that on the 30th day of May, 1979, before me a Notary Public in and for the State of Alaska, personally appeared ANITA M. WILDE to me known and known to me to be the person whose name is subscribed to the foregoing deed both for herself and as attorney-in-fact of Henry Wilde and she acknowledged to me that she subscribed her name for herself and the name of Henry Wilde as principal and her name as his attorney-in-fact and that such signatures were given and the foregoing deed is executed freely and voluntarily as the free act and deed of each of them.

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

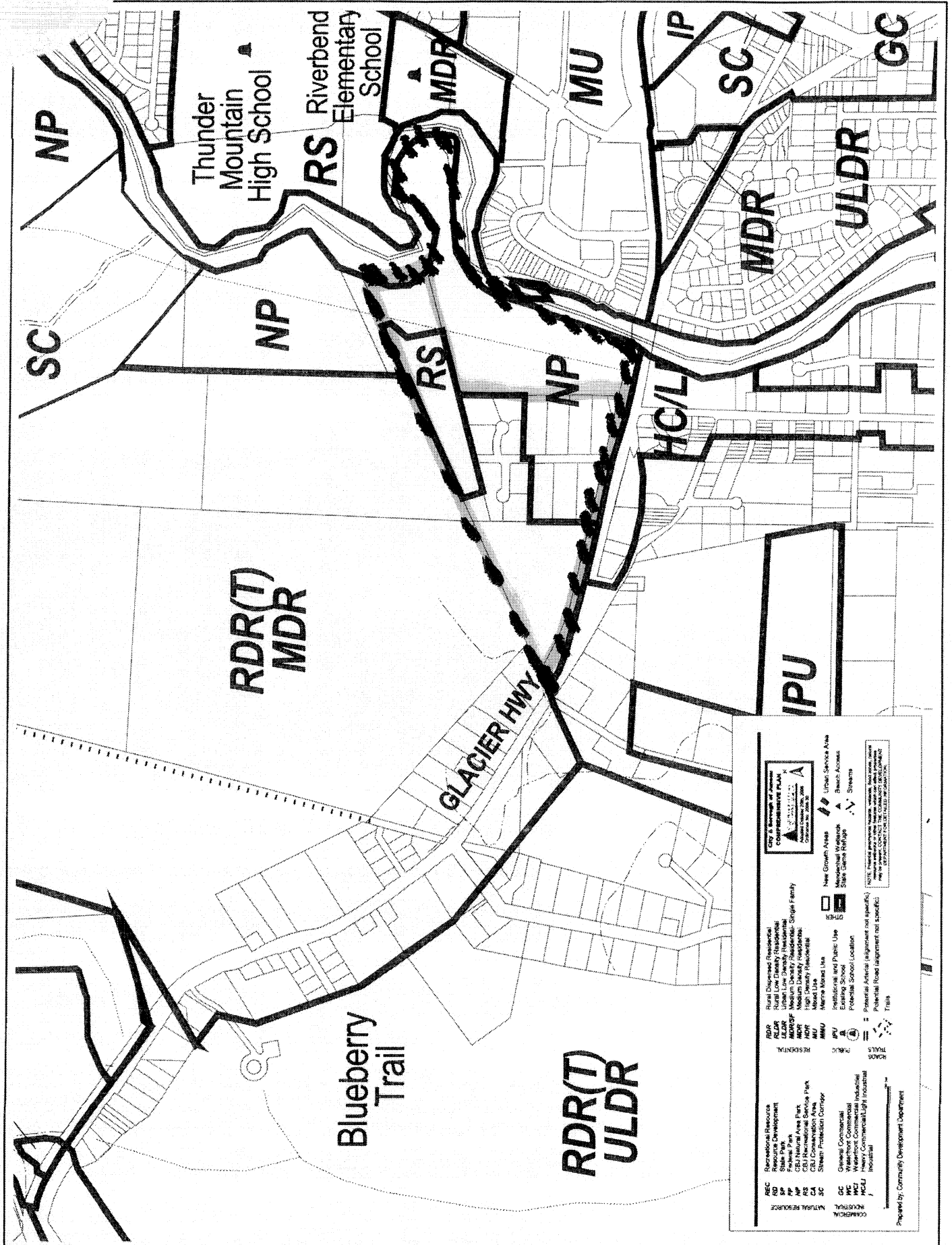
[Signature]
Notary Public for Alaska
My commission expires 5/24/79

ATTACHMENT D



ATTACHMENT D

ATTACHMENT E



ATTACHMENT F**Beth McKibben**

From: Heather Marlow
Sent: Wednesday, May 04, 2011 10:34 AM
To: Beth McKibben; Dan Jager; Joe Buck; 'Liam Carnahan'; 'Fred Thorsteinson, DOT'; 'Epstein, David B (DOT)'; 'jackie.timothy@alaska.gov'; Ron King; 'Marc Matsil'
Cc: Brent Fischer
Subject: RE: Review requested...staff initiated rezone Wildmeadow Lane area

Beth,

The subject area should be rezoned to D-1 for the following reasons:

1. The majority of the rezone area is in park status (NP and RS) with limited opportunity for recreational development only. CBJ does not have a "park" land use zoning category. The RR and D-1 zoning categories are the closest comparables to park zoning.
2. The existing residential properties on Wildmeadow Lane are already occupied with typical D-1 development and do not provide a substantive opportunity to increase density with D-5 zoning. Subdividing the single privately owned vacant lot on this street is not a real density increase. In other words, D-5 is not attainable in the Wildmeadow Subdivision.
3. The large vacant triangle lot (Fraction of USS 1041) has development constraints including B value wetlands and tributaries of an anadromous stream. The functional values of this property equal or exceed the functional values of the adjoining CBJ park lands. The property has an assessed value of \$220,000 or \$14,230 per acre. Given the prominent location and proximity to urban services this property is valued below market rate in large part due to the environmental constraints. Upzoning the property to encourage development on an environmentally constrained property is poor practice and inconsistent with CBJ Comprehensive Plan policy that seeks to "...protect high-value wetlands from adverse effects of development through land use management..." Given the environmental constraints, and the probable need for site mitigation if the property were to be developed, D-5 development is not attainable on this property.
4. CBJ and the University of Alaska own substantial acreage immediately adjacent to the subject rezone. Now that urban services are available, CBJ is pursuing development scenarios for its property (352 acres). Due to topography and environmental constraints it is unlikely that all of the property will be developed, but substantial portions will be. This is the area that D-5 zoning, or higher, should be designated with a future zone change. The subject rezone area would then serve as a D-1 low density 'transition' to higher density zoning and lands that have real potential to support urban levels of development and to promote the goal for utility services "to generate the necessary service revenue to pay for the long-term cost of operating, maintaining, and replacing the utilities over time" that Joe Buck correctly stated in his comments.

*Heather Marlow
Lands and Resources Manager
City/Borough of Juneau
155 South Seward Street
Juneau, AK 99801
Phone: 586-5252
Fax: 586-5385*

From: Beth McKibben
Sent: Friday, April 29, 2011 4:09 PM
To: Dan Jager; Joe Buck; 'Liam Carnahan'; 'Fred Thorsteinson, DOT'; 'Epstein, David B (DOT)'; 'jackie.timothy@alaska.gov'; Heather Marlow; Ron King; 'Marc Matsil'

5/4/2011

Subject: Review requested...staff initiated rezone Wildmeadow Lane area

Please review the attached information and provide any comments you may have by May 6

Beth McKibben, AICP
Senior Planner, CDD
City & Borough of Juneau
(907)586-0465 phone
(907)5863365 FAX

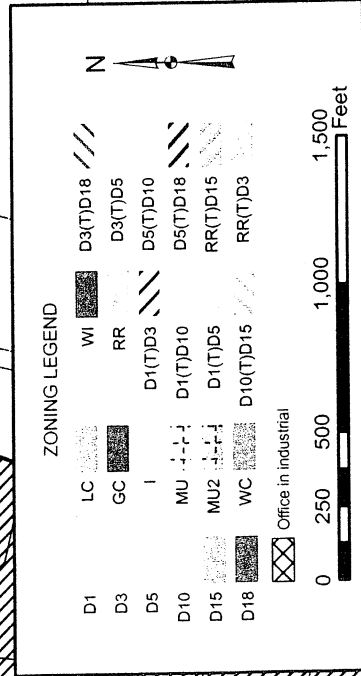


Please consider the environment before printing this email.

D1(T)D10

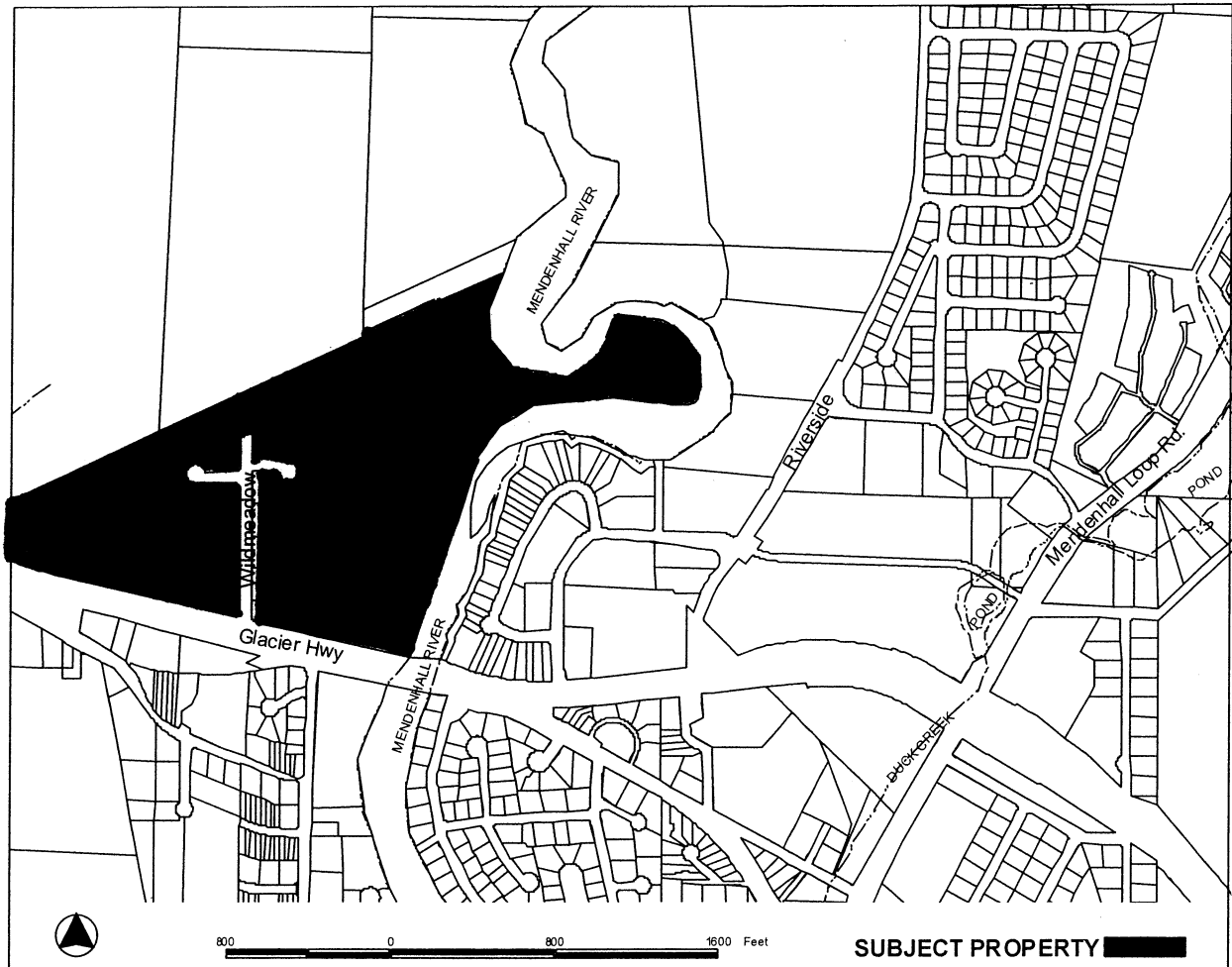
D1(T)D5

Subject parcels



*****REVISED*****

NOTICE OF PUBLIC HEARING



PROPOSAL: Rezone of land in Peterson Hill area (Wildmeadow Lane) from D1 (T)D5 to D1 and D5

FILE NO: AME2011 0001

TO: Adjacent Property Owners

HEARING DATE: June 14, 2011

HEARING TIME: 7:00 PM

PLACE: **ASSEMBLY CHAMBERS**
Municipal Building
155 South Seward St
Juneau, Alaska 99801

APPLICANT: City & Borough of Juneau

Property PCN: Various

Owner(s): Various

Size: 76.23 Acres

Zoned: D1 (T) D5

Site Address: GLACIER HWY

Accessed via: GLACIER HWY

PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact Beth McKibben at 586-0465 or email: beth_mckibben@ci.juneau.ak.us

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

Date notice was printed: May 31, 2011