MEMORANDUM

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

DATE:

September 8, 2011

TO:

Planning Commission

FROM:

Beth McKibben, Planner &

Community Development Department

FILE NO.:

AME20110003

PROPOSAL:

Rezone property from D-3(T)D-18 to D-18.

GENERAL INFORMATION

Applicant:

Robert Young & the City & Borough of Juneau (CBJ)

Property Owners:

Robert J Young; Emma Marks; Michael Goldstein; Robert Wright; Richard Dauenhauer; Sandy O'brian; Cecily Morris; Nerissa Dumayas; Brian Wallace; Alma Trucano; Arsalan Sadghi; C Nordling; Kenneth

Plny; Frances Schrup; Kathleen Wiest

Property Addresss:

N Douglas Hwy

Legal Descriptions:

USMS 569 LT 4; USS 971 FR; USMS 569 NE FR 3; USMS 569 NE FR 2; USMS 569 NE FR 1; USMS 569 LT 2 SW FR; USMS 569 LT 1; USMS 569 LT 5; USS 1964 FR; USS 1964 FR; USS 1964 FR; USMS 569 BL B FR; USMS 569 TR 2; USMS 569 TR 1; USMS 569

TR 2; EUANS LT 6A

Parcel Code Nos.:

6-D06-0-103-004-0; 6-D06-0-104-001-0; 6-D06-0-104-004-0; 6-D06-0-104-003-0; 6-D06-0-104-002-1; 6-D06-0-103-002-0; 6-D06-0-103-001-0; 6-D06-0-103-005-0; 6-D06-0-102-003-0; 6-D06-0-102-003-0; 6-D06-0-101-004-0; 6-D06-0-101-004-0;

6-D06-0-101-001-0; 6-D06-0-101-002-0; 6-D06-0-103-003-1

Site Size:

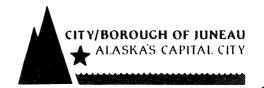
14.42 acres

Zoning:

D-3(T)D-18

Utilities:

City water and sewer



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Access:

North Douglas Highway

Existing Land Use:

Vacant, single-family, duplex

Surrounding Land Use: North - Gastineau Channel

South - (D-18); multi-family, single-family, vacant;

East - (WI); Petro Marine West - (D-18); vacant

INTRODUCTION

In January 2011 Robert Young applied to have his lot, USMS 569 Lot 4, rezoned from D-3(T)D-18 to D18. After reviewing the Zoning and Comprehensive Plan Maps of the surrounding area it made sense to staff to expand the rezone to include additional lots as shown on attachment A. The entire area is shown on the Zoning Maps in the transition zone of D-3(T)D-18.

On June 29, 2011 staff held an informational meeting to discuss the proposed rezoning with all the affected property owners. Invitations to the meeting were mailed to the owners of all properties shown in the shaded area on attachment A. Staff received requests from owners of two of the affected properties for additional information. These properties owners were out of town and unable to attend the meeting. Two of the area property owners attended the meeting; Robert Young was one of them.

DISCUSSION

The area discussed in this staff report is currently zoned D-3(T)D-18. CBJ§49.70, Article VII addresses transition zones. CBJ§49.70.700 states that a transition zone is an overlay zoning 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. Public water has been available for some time, and public sewer installation was completed in the Fall of 2010.

The following language is provided by the CBJ Land Use Code, CBJ§49.25.210, to describe the zoning designations:

(b) The D-3, residential district, is intended to accommodate primarily single-family and duplex residential development at a density of three units per acre. D-3 zoned lands are primarily located outside the urban service boundary where public utilities are not provided. The density reflects the existing pattern of development of properties in the district. There is a limited amount of D-3 zoned lands located within the urban service boundary. These are lands for which a lower density is deemed appropriate or, in the case of transition zones, where the zoning will be changed to a higher density when water and sewer are provided. (emphasis added)

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The applicant and staff propose the parcels be zoned D-18 in accordance with the zoning map designation as a transition area. The CBJ Land Use code describes D-18 as follows:

(f) The D-18 residential district is intended to accommodate primarily multi-family residential development at a density of 18 dwelling units per acre. This is a high density multi-family zoning district intended to accommodate midrise-type development.

The area is shown on maps L and M of the 2008 Comprehensive Plan as UDLR(T)MDR (pages 180 & 181), meaning Urban Low Density Residential transition Medium Density Residential (ULDR (T) MDR).

Page 164 of the 2008 Comprehensive Plan describes MDR 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.

The Comprehensive Plan on page 163 describes ULDR as follows:

These lands are characterized by urban or suburban residential lands with detached single-family units, duplex, cottage or bungalow housing, zero-lot-line dwelling units and manufactured homes on permanent foundations at densities of one to six units per acre. Any commercial development should be of a size and scale consistent with a single-family neighborhood.

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. Were the proposed zone changes initiated by the property owner during the appropriate time frame?

Yes. Application for AME20110003 was submitted on January 26, 2011.

2. Did the director provide adequate public notice through newspaper advertising, property owner mailings and requiring a public notice sign to be posted on-site as required by CBJ§49.15.230, Public Notice Requirements?

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Yes. The public was notified through newspaper advertising published on Friday, September 2, 2011 and Monday, September 12, 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.

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:

Mr. Young's lot is not more than 2 acres but the rezoning would be an expansion of an existing district. The entire area, as proposed for transitioning to D18 by staff, is greater than 2 acres and is an expansion of an existing zoning district. Furthermore, the requested rezone is consistent with the MDR designation shown on the maps of the Comprehensive Plan (attachment B).

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 the Fall of 2010.

Land use

The subject area is located on the both sides of North Douglas Highway just west of Kowee Creek. The area is made up of 17 individual lots varying in size from 2,309 square feet to 2.5 acres. Only three of these lots are vacant; nine of them are developed with single family homes. Four are identified by the assessor's data base as having 2 units; these may be duplexes or single family homes with accessory apartments. According to the assessor's data base one lot is developed with four residential units.

Density

Based on the total of 17 lots, current zoning will allow for approximately 2 units per lot for a theoretical maximum of 34 dwelling units; there are 21 units today. The three vacant lots are 0.90, 0.93, and 1.15 acres in size; each lot could support up to 2 units.

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The requested D-18 zone would allow for up to 18 dwellings per acre. Already developed lots could potentially accommodate several more dwelling units each based on individual lot size. The three vacant lots combined area could potentially support a maximum of 54 units. The maximum potential density could be as high as 259 units if the entire area was built out to its highest theoretical potential. Due to existing development, it is very unlikely the area would ever reach the fullest possible density.

The subject area is within one mile of the Petro Marine bulk fuel facility (attachment C). During the permitting process for the bulk fuel facility, concerns from residents of the area were raised regarding danger from a fire or explosion at the Petro Marine Facility. To address this concern the following condition was imposed by USE-CU90-30 and continued with USE2004-00035:

16. The Conditional Use Permit (CUP) is for a term of ten years commencing with the issue date of the tank farm's occupancy permit or passage of final engineering inspection. The CUP has an automatic right of renewal for an additional ten years if at the end of the first ten year period, the Planning Commission determines that there are no changes in circumstances that substantially increase the fire safety risk, or other concerns under the jurisdiction of the commission, to the property or surrounding area. The CUP holder shall provide such information as the commission may require to assist it in its determination. (Approved July 27, 2004) Thereafter, extensions of the CUP shall be for increments of no more than five years and shall require commission review before the granting or denying of any additional term. CBJ staff shall provide the commission with a cost/benefit analysis of the tank farm owner/operator meeting current code requirements and regulations on new tank farm development.

Future increased density in the area may have an impact on future extensions of Petro Marine's Conditional Use permit. Staff notes that some safety concerns may be addressed with a second crossing of the channel by providing an alternate evacuation route. For previous rezones in this area the Fire Marshall has said he does not foresee any issues with the proposed rezone and the proximity of the bulk fuel facility. Comments from the Fire Marshall were not received specific to this rezone.

Comprehensive Plan

As mentioned earlier, the entire area is shown on Map L and M (pgs 180 & 181) of the 2008 Comprehensive Plan. The area is shown as Urban Low Density Residential transition Medium Density Residential (ULDR (T) MDR). Page 164 of the 2008 Comprehensive Plan describes MDR 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.

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The Comprehensive Plan offers general guidance for residential development: Policy 10.1 (page 142) states "it is the policy of the CBJ to facilitate availability of sufficient land with adequate public facilities and services for a range of housing types and densities to enable the public and private sectors to provide affordable housing opportunities for all CBJ residents."

Standard Operating Procedure 10.1.SOP2 (page 143) states "Designate sufficient land on the Comprehensive Land Use Maps and zoning maps to provide for a full range of housing types and densities desired by CBJ households. Provide choices in residential neighborhood character such that residents can choose to live in urban, suburban and rural residential settings and neighborhoods."

Policy 10.3 (page 144) states "It is the policy of the CBJ to facilitate residential developments of various types and densities that are appropriately located in relation to site considerations, surrounding lands uses, and capacity of public facilities and transportation systems."

The proposed rezoning is within Subarea 8 of the 2008 Comprehensive Plan. The plan (page 125) states that when recognizing the growth potential of this area the limitation of the North Douglas Highway and the Juneau-Douglas Bridge must also be considered. On page 218 *Guideline and Considerations* number 4 states in part that when city water and sewer are provided, more efficient use of the land should be encouraged. It also states that residential densities should be increased when, and where roads, terrain, and other public services would provide carrying capacity for the additional residential population.

Traffic And Access

As mentioned above, North Douglas Highway and the Juneau-Douglas Bridge create limitations for future development. This is why CBJ commissioned a Traffic Impact Analysis (TIA) prior to evaluating previous rezoning requests adjacent to the subject area. The conclusions of this TIA are relevant to the rezone considered in this staff report (attachment D).

The TIA Study Area (figure 1) evaluated potential future traffic impacts along the North Douglas Highway from the roundabout to just past Nelson Creek. The TIA further broke the study area up into three sections. The subject area is within study area 1 (figure 2). The study concludes that traffic generated by future development along North Douglas Highway will negatively impact the level of service (LOS) at the Douglas roundabout and at the intersection of Egan Drive and 10th Street. On page 3-22 the study estimated how much additional traffic could be added before LOS F is reached. The study concludes that at 10th and Egan the limiting time is PM peak hour. The TIA states the intersection can accommodate 517 additional vehicles before reaching LOS F. For the Douglas roundabout the limiting time is the AM peak hour, and 334 additional vehicles can be accommodated before LOS F is reached.

The TIA also notes that access road schemes for future development in the study area have not been established (pg 3-27). Future driveways and access roads will be subject to the AkDOT permitting process. However, the TIA recommends that access points for new developments

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should be aggregated to the extent possible, and access roads should be spaced at least one quarter mile from adjacent access roads.

Further, staff notes that AkDOT may require additional traffic impact analyses when driveway permits are applied for. In response to a request for comment on this requested rezone AkDOT expressed concern with future access points and would like to see them limited. It is difficult for AkDOT to comment without specific development plans. (See attachment E).

CBJ Title 49 may also require future applications for development to submit traffic impact analyses. This places the burden of mitigation on the developer whose proposal triggers the number of trips that requires mitigation.

Because both the current Zoning Maps and the Comprehensive Plan identify the area for increased density, staff recommends that in the event the rezone requests are approved, AkDOT is strongly urged to implement improvements at 10th and Egan, as recommended in a December 2002 AkDOT report. Further, AkDOT should be strongly urged to facilitate the development of a North Douglas crossing. Both of these recommendations are identified in the 2008 Comprehensive Plan (pg 216). The CBJ Assembly, administration, the property owners of areas to be upgraded, as well as residents of Douglas Island should all participate in encouraging AkDOT to take action.

Zone Change Options and Alternatives

The proposed zone change is from D-3 to D-18. Other possible alternatives would be zone changes to D-5, D-10SF, D-10, or D-15. All of theses zones would increase the development potential of the lots beyond their current zoning, but with less density than the D-18 requested. The TIA estimated the number of vehicle trips that would be generated by the D-10 and D-15 zoning options. Only the potential development at D-10 does not create LOS F at the Douglas roundabout or 10th and Egan. If either D-10 or D-15 alternative zoning designations are used staff's recommendation for requesting action from AkDOT on 10th and Egan the North Douglas crossing are still appropriate. (Staff notes that a recommendation for D-5, D-10SF, D-10 or D-15 zoning must be approved by the Assembly. Only a change to D-18 can be approved by the Planning Commission.)

The D-10SF district (CBJ§49.25.210(d)) is intended to accommodate primarily single family residential development at a density of ten units per acre. Two dwellings per lot are not permitted. At ten dwellings per acre a maximum of 144 dwelling units could theoretically be built. Again this is not a realistic number given the existing development and lot sizes, as well as other development constraints such as slopes and required infrastructure.

The D-10 and D-15 districts are similar to the requested D-18 zone. These districts are (CBJ§49.25.210(e)) are intended to accommodate primarily multi-family development at 10 and 15 units per acre. Hypothetically this would allow a maximum of 144 units in D-10 and 216

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units in D-15. Again, these are not realistic numbers given the existing development pattern and lot sizes, as well as other development constraints such as slopes and required infrastructure.

Summary

The requested rezone to from D-3 to D-18, is consistent with the maps of the Comprehensive Plan and the zoning maps. Further, the subject area creates a boundary adjustment of an adjacent zoning district.

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 requests meet the submittal requirements and the rezoning initiation, zone change restrictions and procedural requirements of the CBJ Land Use Code.
- 2. D-18 zoning does not violate the Land Use maps of the Comprehensive Plan and is consistent with Maps L and M.

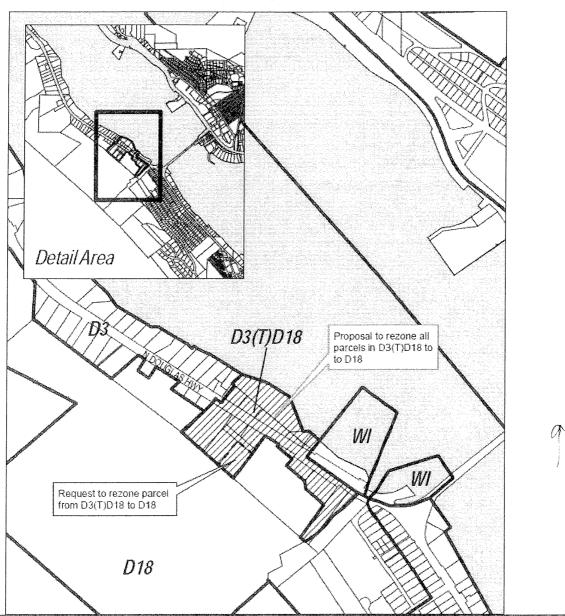
RECOMMENDATION

Staff recommends that the Planning Commission adopt the Director's analysis and findings and approve the zone upgrade from D-3 to D-18 as identified on the Zoning Maps.

ATTACHMENTS:

- A Current Zoning Map (showing the area discussed regarding zoning upgrade)
- B 2008 Comprehensive Plan Map
- C Petro Marine Tank Farm Map
- D 2009 TIA for N. Douglas
- E Emails from Fred Thorsteinson and David Epstein, AkDOT

NOTICE OF PUBLIC HEARING



Rezone from D-3(T)D-18 to D-18 in North Douglas PROPOSAL:

FILE NO .: AME20110003

Adjacent Property Owners

APPLICANT:

Robert Young

PARCEL #'s: 6-D06-0-101-001-0 to -005-0;

102-002-0 to 003-0; 103-001-0 to

005-0: 104-001-0 to 004-0

HEARING TIME: 7:00 PM

HEARING DATE:

TO:

PROPERTY ADDRESS:

N Douglas Hwy

PLACE: ASSEMBLY CHAMBERS SITE SIZE:

14.418 acres

Municipal Building

September 13, 2011

155 South Seward Street

Juneau, Alaska 99801

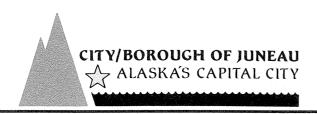
ACCESS:

N. Douglas 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 e-mail: beth_mckibben@ci.juneau.ak.us



NOTICE OF NEIGHBORHOOD MEETING FOR PROPOSED RE-ZONE

Douglas Library Wednesday, June 29, 2011, 6:00-7:30 p.m.

June 13, 2011

Dear Resident,

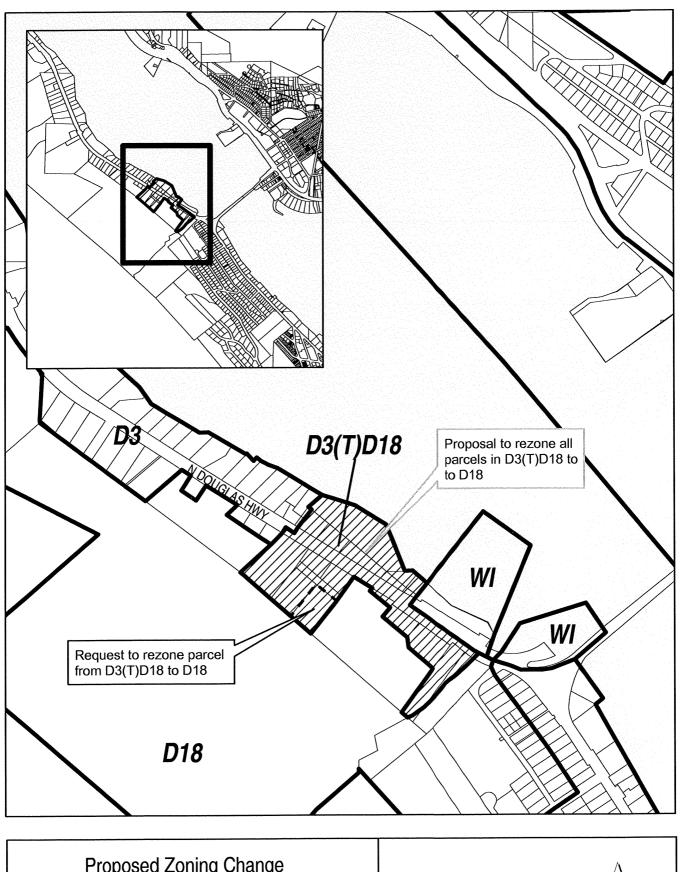
The CBJ Community Development Department received a request to rezone Lot 4, USMS 569 (see attached map) from D3 to D18. Staff would like to expand the requested rezone to include neighboring properties that are also currently zoned D3 (T) D18. According to our information you are an owner of one of these properties.

The CBJ Community Development Department is hosting a neighborhood meeting to explain the details and the CBJ review process. This meeting will be held on Wednesday, June 29, 2011, 6:00 to 7:30 p.m. in the Douglas Library conference room.

The purpose of the June 29th meeting is to provide information, respond to questions, and to get a sense of concerns that the neighborhood might have so that issues may be addressed in advance of the formal public hearing with the CBJ Planning Commission. After the project has been scheduled for review by the Planning Commission (this will most likely happen in August), all landowners within 500 feet of the proposed rezone will receive a separate notice with details on how and where to submit comments or testify in regards to the proposal.

If you have questions or would like more information, please contact Beth McKibben, CDD Planner, at 586-0465 or e-mail: beth_mckibben@ci.juneau.ak.us.

cc: File number AME20110003



Proposed Zoning Change for Lot 4 Euans Subdivision from D3(T)D18 to D18

0 125 250 500 750 Feet



DEVELOPMENT PERMIT APPLICATION

Project Number CITY and BOROUGH of JUNEAU Date Received: 1/26/11									
Project Name									
(City Staff to Assign Name) Project Description Rezone property from D-3 to D-18									
NFORMATION	PROPERTY LOCATION Street Address Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) Assessor's Parcel Number(s) G-D06-0-103-004-0 LANDOWNER/ LESSEE Property Owner's Name Property Owner's Name Toobert Young Home Phone: Fax Number:								
=	E-mail Address Cap: falleality & gci. Net CANDOWNER/ LESSEE CONSENT CAND								
/ APPLICANT	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 officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application. X. Landowner/Lessee Signature NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public								
PROJECT	hearing date. APPLICANT: If the same as OWNER, write "SAME" and sign and date at X below Applicant's Name Applicant's Name Mailing Address E-mail Address Other Contact Phone Number(s):								
	Applicant's Signature Date of Application OFFICE USE ONLY BELOW THIS LINE								
F APPROVALS	Permit Type Building/Grading Permit City/State Project Review and City Land Action Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed) Mining Case (Small, Large, Rural, Extraction, Exploration) Sign Approval (If more than one, fill in all applicable permit #'s) Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change) Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment) Variance Case (De Minimis and all other Variance case types) Wetlands								
STAF	Permits Zone Change Application Other (Describe) ****Public Notice Stan Form filled out and in the file.								

Comments:

Permit Intake Initials

ZONE CHANGE APPLICATION

Project Number	Project Name (1	5 characters)	20 C 1 C 1 C 1 C 1 C 1 C 1 C 1 C 1 C 1 C	Case Number	110003	Date Received
LEGAL DESCR	PIPTION(S) AND	LIMITS OF PRO	PERTY TO B	E REZONE	D:	
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IS THIS AN EXP	PANSION OF A	N EXISTING ZON	IE?	Yes	No	
Total Land Area of P	roposed Change	acres	s Comp Plan	Designation _	D-3 (T)	17-18
Current Zone(s)	-3		Comp Plan	Map Norti	Doug	La-5
New Zone Requested	d <u>D-18</u>	er-kolonin rikosoburus inkolonius e ee				
TYPE OF ZONE	CHANGE REG	QUESTED:	Transitio	n		
HAS THIS OR A	SIMILAR ZON	E CHANGE BEEI	N No Pot	DIN THE F on this ere has	parcel	12 MONTHS? But I thing on the adjoin
UTILITIES AVAI	LABLE:	NATER: Public [On Site	SEWER	(T)	On Site
		ED ZONE CHANG change comily.		ning 4	som s	ingle-
IS THERE A PRO	OPOSED USE	OF THE LAND?		Yes	No No	
PROPOSED BU	FFERS TO AD.	ACENT ZONES?		Yes	No No	
		AND DENSITY O			, ,	<i>y</i> .
in proven	ent plan	don't have	the s	ite o	outel be	- 0 f
multi-fom.	ily Fenta		ng house	e Cona	lominic	MS ??
DESCRIBE ANY STREETS:	POTENTIAL II	MPACTS TO PUB	LIC INFRAST	RUCTURE	:	
WATER:						
SEWER:						
For more information permitting process a equired for a com pollease see the revers	nd the submittals plete application,	ZONE CHANGE FEES Application Fees Admin. of Guarantee	ss	Check No.	Receipt	Date
you need any assi nis form, please co Center at 586-0770.		Adjustment Pub. Not. Sign Fee Pub. Not. Sign Deposit	\$ \$50.00 \$100.00			
		Total Fee	750.00	9141	939	1/20/11

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

Bob Young

From:

Bob Young [bob.capitalreality@gci.net]

Sent:

Tuesday, January 18, 2011 12:28 PM

To: Subject: 'Nicole_Steger@cijuneau.ak.us'
Request for meeting for zoning change.

Attachments:

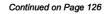
myscan.PDF

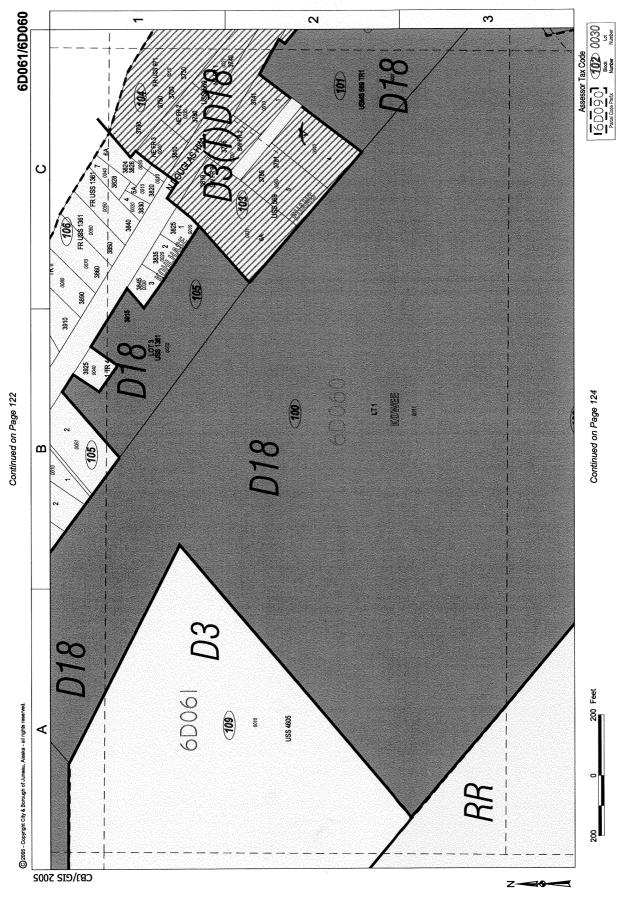
Nicole,

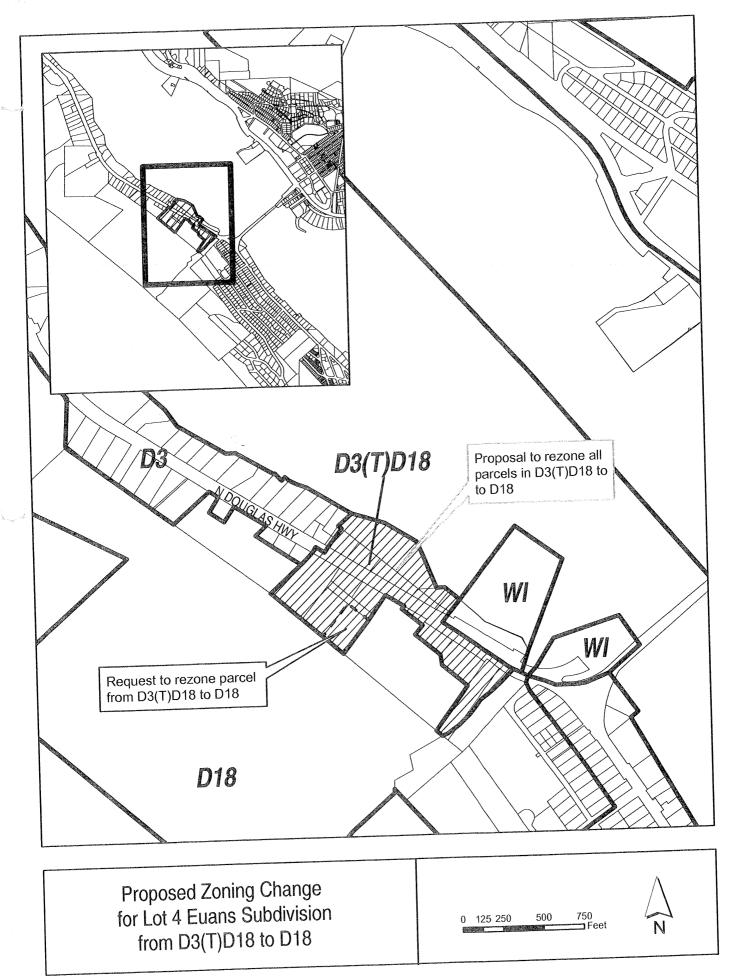
This is the E mail you requested to set up a meeting requesting a zoning change for Lot 4 Euans subdivision, the CBJ parcel number is 6-D06-0-101-004-0. It's about 1/3 a mile out North Douglas Highway, is zoned D-3 and is in a transition area to D-18 when the water and sewer became available. I've attached a copy of the maps the city put out. It's my understanding the meeting is set for 1:30 on Jan 26. If I don't hear back from you'll assume this is all you'll need at this point and the meeting is set. Bob Young.

789-3184 \ Bet/say/

364-3781-/Line







Untitled Page 1 of 1

Parcel # Street Address Legal Description 1
6D0601030040 N DOUGLAS HWY
0 USMS 569 L 4

Owner's Name and Address

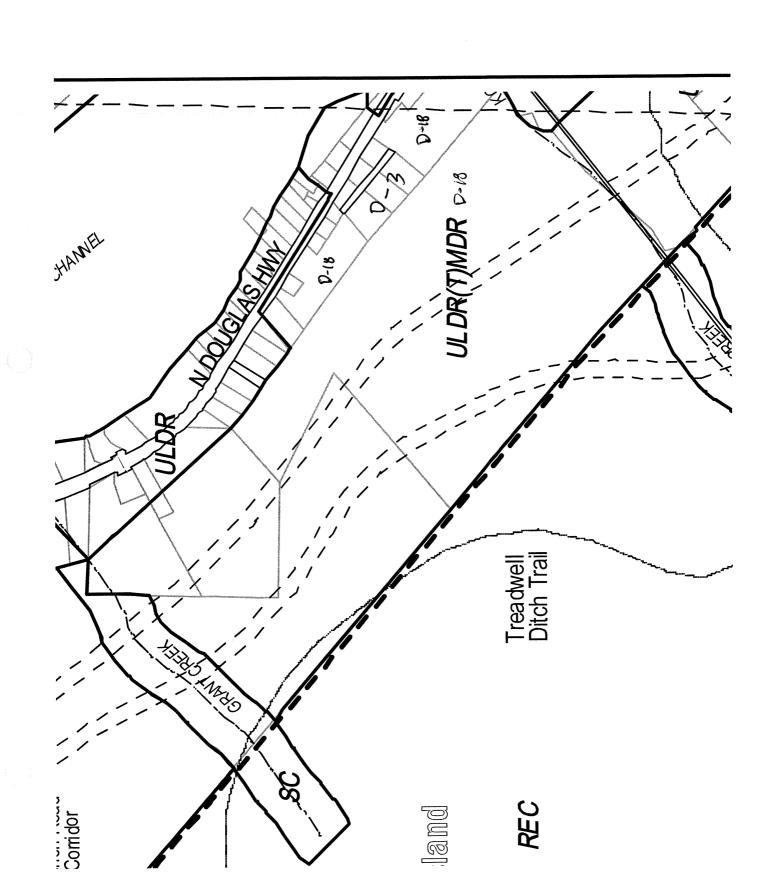
Legal Description 2

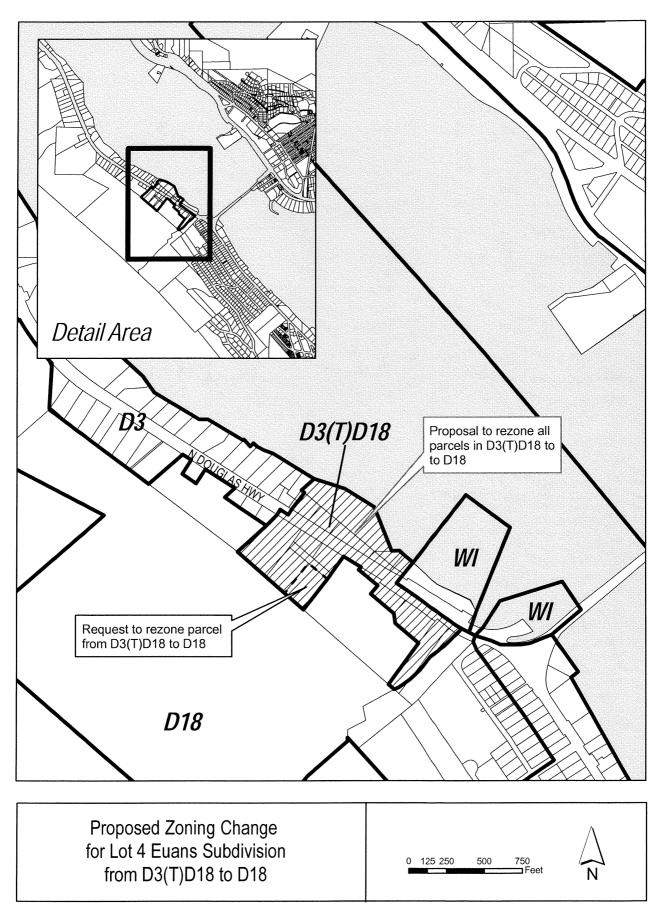
YOUNG KITTREDGE & BONK 1216 2ND ST DOUGLAS AK 99824

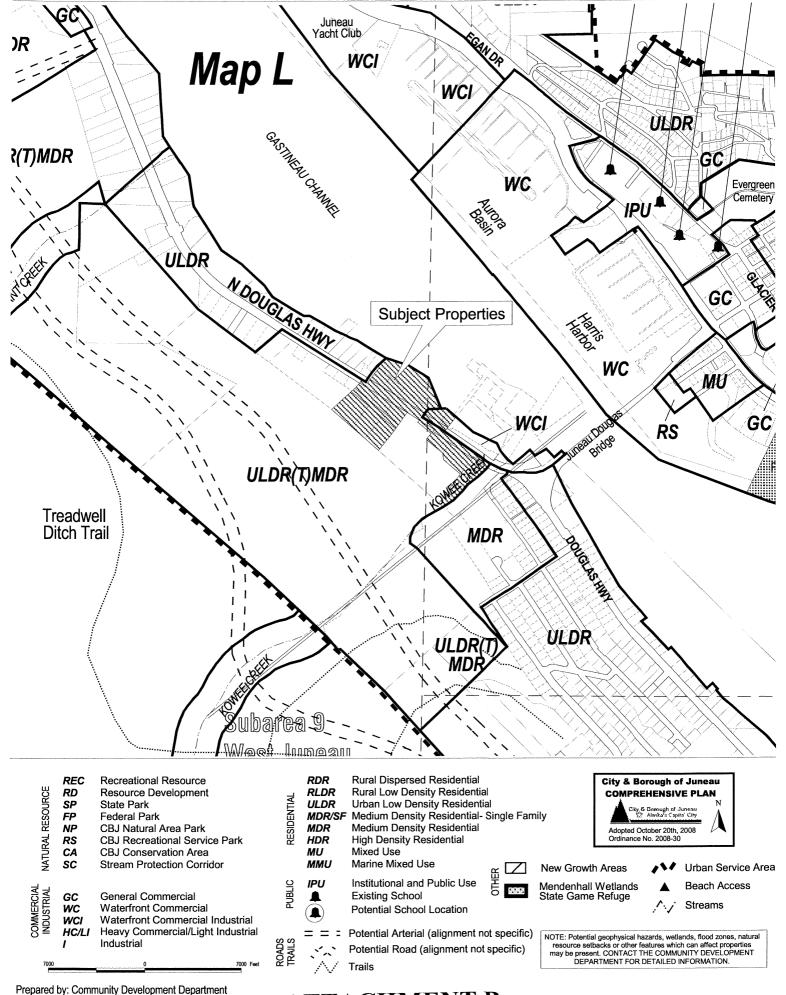
JJ024			
Previous Owner	Site Value	Building PV	Total PV
YOUNG & KITTREDGE	\$50000.00	$^{\prime\prime}$ N/A $^{\prime\prime}$	\$ 50000.00
Use Code	Exempt	Zoning	Tax Year
Vacant	No Data	-Single Family and Duplex -12,000 sq.ft minimum lot size -3 units per acre	2010
Number of Units	Year Built	Effective Age	Style
N/A	N/A	N/A	No Data
Total Rooms	Bedrooms	Baths	Total FIN Sq. Ft.
N/A	N/A	N/A	N/A
Total Basement	Attic	Attic Area	Garage Type
N/A	N/A	N/A	N/A
Garage Description	Garage Area	Lot Size	Last Trans
N/A	N/A	43560 sq. ft.	8408
City Water Available	City Sewer Available	Water System	Sewer System
No	No	N/A	N/A
Exempt Land	Exempt Building	Exempt Total	Road/No Road
N/A	N/A	N/A	Roaded

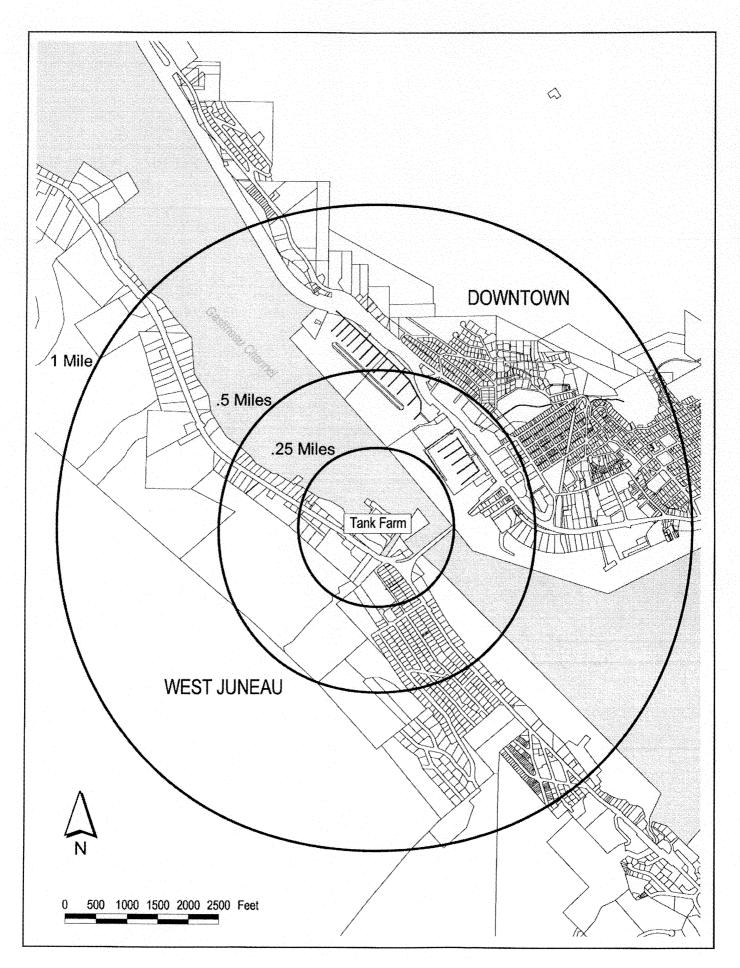
Back

ition Area include water, sewer, $\underline{\text{and}}$ ek bridge by the developer. 072 USMS 1072 USMS 1096 U.SM.S 1072 U.S.S. U.S.S. 971









ATTACHMENT C

Beth McKibben

From: Thorsteinson, Fredrik J (DOT) [fred.thorsteinson@alaska.gov]

Sent: Wednesday, September 07, 2011 12:12 PM

To: Beth McKibben

Subject: RE: review requested - rezone from D3 to D18

Beth

I really don't have any issues with rezoning from D3 to D18. The biggest concern will be the development concept for the property. I would like to see the number of access points to the North Douglas Highway minimized. Rather than allowing separate access to each parcel. There really isn't much to comment on since the owner doesn't have a specific plan for the property at this time.

Fred

From: Beth McKibben [mailto:Beth_McKibben@ci.juneau.ak.us]

Sent: Wednesday, September 07, 2011 11:49 AM

To: Thorsteinson, Fredrik J (DOT); Epstein, David B (DOT) **Subject:** FW: review requested - rezone from D3 to D18

Importance: High

Hello Fred and David

I don't have any comments from you regarding the proposed rezone. I am wrapping up my staff report and would appreciate hearing back from you ASAP. Thanks!

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.

From: Beth McKibben

Sent: Tuesday, August 23, 2011 4:30 PM

To: Ron King; Dan Jager; Brent Fischer; Charlie Ford; 'Steve Brockmann, US Fish & Wildlife'; 'Timothy, Jackie L (DFG)'; 'ryan.scott@alaska.gov'; 'brock.tabor@alaska.gov'; 'jill.weitz@alaska.gov'; 'Epstein, David

B (DOT)'; 'Fred Thorsteinson, DOT'; John Bohan; Ed Foster; Dave Crabtree

Subject: review requested - rezone from D3 to D18

Please review the attached information and return any comments you may have by Sept 6th

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.

Beth McKibben

From: Epstein, David B (DOT) [david.epstein@alaska.gov]

Sent: Wednesday, September 07, 2011 1:07 PMTo: Beth McKibben; Thorsteinson, Fredrik J (DOT)

Subject: RE: review requested - rezone from D3 to D18

Sorry, Beth. This one got away from me. Thanks for the memory jog.

I'd like to say that I have no objection but the information provided is not sufficient to get me there.

While it appears unlikely that the proposed rezoning would result in development of the magnitude that would generate significant traffic and/or cause further congestion on North Douglas Highway, all I can do is guess, and I don't like doing that. It's not good engineering practice.

I don't see where the proponent identifies how many units and of what type he would be establishing. Indeed, he says improvements could be condos, multi-family rentals, a boarding house, etc.

If I'm missing something, please let me know.

I'll also give you comments on the other issue sent at the same time this one was.

Best,

David B. Epstein, P.E.

Regional Traffic & Safety Engineer Alaska DOT&PF - Southeast Region Design & Engineering Services - Preconstruction 6860 Glacier Highway, Juneau, AK 99811-2506

Phone: 907-465-4483 Mobile: 907-209-7995 Fax: 907-465-3506

Email: david.epstein@alaska.gov

"Get Alaska Moving through service and infrastructure"

From: Beth McKibben [mailto:Beth_McKibben@ci.juneau.ak.us]

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Importance: High

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