

**ADDITIONAL MATERIALS FOR THE
PLANNING COMMISSION MEETING**

Assembly Chambers

7:00 PM

MEETING DATE: March 27, 2012

1. CSP2012 0006

- a. Memo dated March 27, 2012 from Beth McKibben, CDD Planner, regarding correction to staff's recommended condition.

2. AME2012 0002

- a. Public Comment received March 20, 2012

3. VAR2012 0003

- a. E-mail correspondence between Nicole Jones, CDD Planner, and Kent Crabtree (applicant), dated March, 27, 2012.

MEMORANDUM

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

DATE: March 27, 2012

TO: Planning Commission

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

FILE NO.: CSP2012 0006

PROPOSAL: Expansion of parking lot at Juneau Hunter-Education Facility

CORRECTION

Staff's recommended condition should read as corrected below. The applicant's representative has been notified and has no concerns.

Furthermore, staff recommends a condition that native spruce and/or hemlock be planted along the ~~eastern~~ [WESTERN] edge of the expanded parking lot at 10 foot intervals. Over time these trees will grow and provide the needed buffer between the outdoor trap range and the residentially zoned property to the south and ~~west~~ [EAST].



Suggestion
Date: 3/20/200102
Time: na
Location: na

Contact Information
Name: Phyllis
Telephone: 209-4935
Email:
Address:
City: Juneau
Zip Code: 99801

Department Involved: Community_Development **Person**
Notified: [Dawn Raab@ci.juneau.ak.us](mailto:Dawn_Raab@ci.juneau.ak.us)

This comment is in reference to the many studies that suggest that affordable housing can be done by building multiple small condo or apartments. One of the costs not addressed is that of general liability for the builder. At this time the general contractor I am employed with cannot build any condos, or multiple dwelling units, or for that matter playgrounds. The cost to include coverage for such kind of construction is prohibitive and although we build single family homes, cannot possibly consider condos or apartments. Even bungalow type structures that CBJ requires to be built as a multiple unit subdivision are prohibited just for being built within adjoining property lines. The excessive cost of insurance would raise the cost of an affordable apartment to once again be unaffordable to build. Unless the city can find a way for builders to obtain liability insurance for these type of buildings there is not any incentive for a builder explore those ventures. There is very little profit available and what is there is taken by the insurance company to cover liability. On another note, the bungalow PUD format has too many restrictions on appearance (3 colors)(porch-living area restrictions) to allow builders to make them affordable even if we could afford the insurance to build them as they are required to be in the same area. If allowed in other areas as separate structures the insurance companies would not disallow them, but not as a described PUD. I am commenting as a person, not as representative of the company at which I am employed.

Nicole Jones

From: Crabtree, Kent F (DFG) [kent.crabtree@alaska.gov]

Sent: Tuesday, March 27, 2012 3:18 PM

To: Nicole Jones

Subject: "Alternative B" RE: VAR2012 0003

"Alternative B"

Concerns have been expressed by the CCD regarding the potential for a three story height residence in the area of the reduced setback. To address this concern the following adjustment to the variance request is proposed as a PREFERRED second-choice alternative. I will call this alternative B.

The initial variance request seeks to change the side street set-back from 13 feet to 7 feet.

Alternative B Variance request: Reduce the side street setback from 13 feet to 10 feet for the third story only. Reduce the side street setback from 13 feet to 7 feet for the first and second levels.

Alternative B addresses the concern raised regarding the height and bulk of a structure within the standard setback area by limiting the full intrusion of the third floor into the space at issue.

From: Nicole Jones [mailto:Nicole_Jones@ci.juneau.ak.us]

Sent: Tuesday, March 27, 2012 12:08 PM

To: Crabtree, Kent F (DFG)

Subject: VAR2012 0003

Hi Kent,

I just wanted to touch base and see if you have any questions regarding the meeting tonight? The meeting starts at 7 pm in the Assembly Chambers at City Hall. It looks to be a full meeting, but I would advise that you are there from the start of the meeting. If you don't have any questions I will see you tonight.

If you do want to go over what to expect please give me a call or we can talk right before the meeting.

Kind Regards,

Nicole Jones, Planner I, CFM
CBJ Community Development Department
155 S. Seward St.
Juneau, AK 99801
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3/27/2012