



CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION

Date: November 14, 2012

File No.: AME2010 0008

City and Borough of Juneau
City and Borough Assembly
155 South Seward Street
Juneau, AK 99801

Application For: Re-zone of area recently connected to city water and sewer along Glacier Highway on Pederson Hill from D1 to D10 zoning.

Legal Description: Hilltop Lot 1, Lot 2; Lot 3, Lot 4; McGhee Lot 1A, Lot 1B; USS 2136 Lot 1; USS 2386 & 3817 Tract Ah; USS 2386 Block A Lot 1, Lot 2, Lot 3, A Lot 4, Lot 4, Lot 5; Block B Lot 1, Lot 2, Lot 3, Lot 5; USS 2386 Lot 1, Lot B, Lot C, Lot D Tract 1, Lot D1, Lot D2, Lot F Lot 1, Lot F Lot 2, Lot F Lot 3, Lot F Lot 4A, Lot F Lot 4B, Lot F Lot 5, Lot F Lot 6, Lot F Lot 7, Lot F Lot 8, Lot G Tract 1, Lot G Tract 2, Lot H Fraction; USS 2570; USS 3260 Lot 11, Lot 2, Lot 3, Lot 4A, Lot 4B, Lot 5, Lot 6, Lot 7 & 8, Lot 9; USS 3406 Fraction

Property Address: Glacier Highway, Hamilton Street and Wilma Avenue

Parcel Code No.: 4B2201010010; 4B2201050132; 4B220105013;
4B2201070010; 4B2201060070; 4B2201050100; 4B2201050020;
4B2201020080; 4B2201060020; 4B2201040020;
4B2201040010; 4B2201060020; 4B1701130010; 4B2201070090;
4B2201070080; 4B2201050140; 4B2201070070; 4B2201050120;
4B2201070060; 4B2201070020; 4B2201070030; 4B2201070040;
4B2201050110; 4B2201070050; 4B2201060080; 4B2201060090;
4B2201060050; 4B2201060100; 4B2201050060; 4B2201060060;
4B2201050070; 4B2201050080; 4B2201020090; 4B2201050090;
4B2201020080; 4B2201060040; 4B2201050050; 4B2201060030;
4B2201050040; 4B2201050030; 4B2201020070; 4B2201050010;
4B2201020060; 4B2201020050; 4B2201020030; 4B2201020040;
4B2201020020; 4B2201020012; 4B2201020011.

Hearing Date: November 13, 2012

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated November 8, 2012, and approved staff's recommendation for immediate zone change requested. This zone change would allow the current D1(T)D10 zoning to transition to D10.

The Commission per CBJ§49.70.720 adopts this zone change

Attachments: November 8, 2012 memorandum from Beth McKibben, Community Development, to the CBJ Planning Commission regarding AME2010 0008.

This Notice of Decision does not authorize any construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain a building permit for any and all improvements requiring such.

This Notice of Decision constitutes a final decision of the Planning Commission in accordance with CBJ§49.70.720. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ §49.20.120).

Project Planner: Beth McKibben
Beth McKibben, Planner
Community Development Department

Dennis Watson
Dennis Watson, Vice-Chair
Planning Commission

Cynthia J. Moore 11/16/2012
Filed With City Clerk Deputy Clerk Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this recommended text amendment. ADA regulations have access requirements above and beyond CBJ - adopted regulations. Contact an ADA - Tractained architect or other ADA Tractained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.