

MEMORANDUM

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

DATE: April 4, 2013
TO: Planning Commission
FROM: Beth McKibben, Planner
Community Development Department
FILE NO.: AME2013 0007

*Greg Chaney for
Beth McKibben*

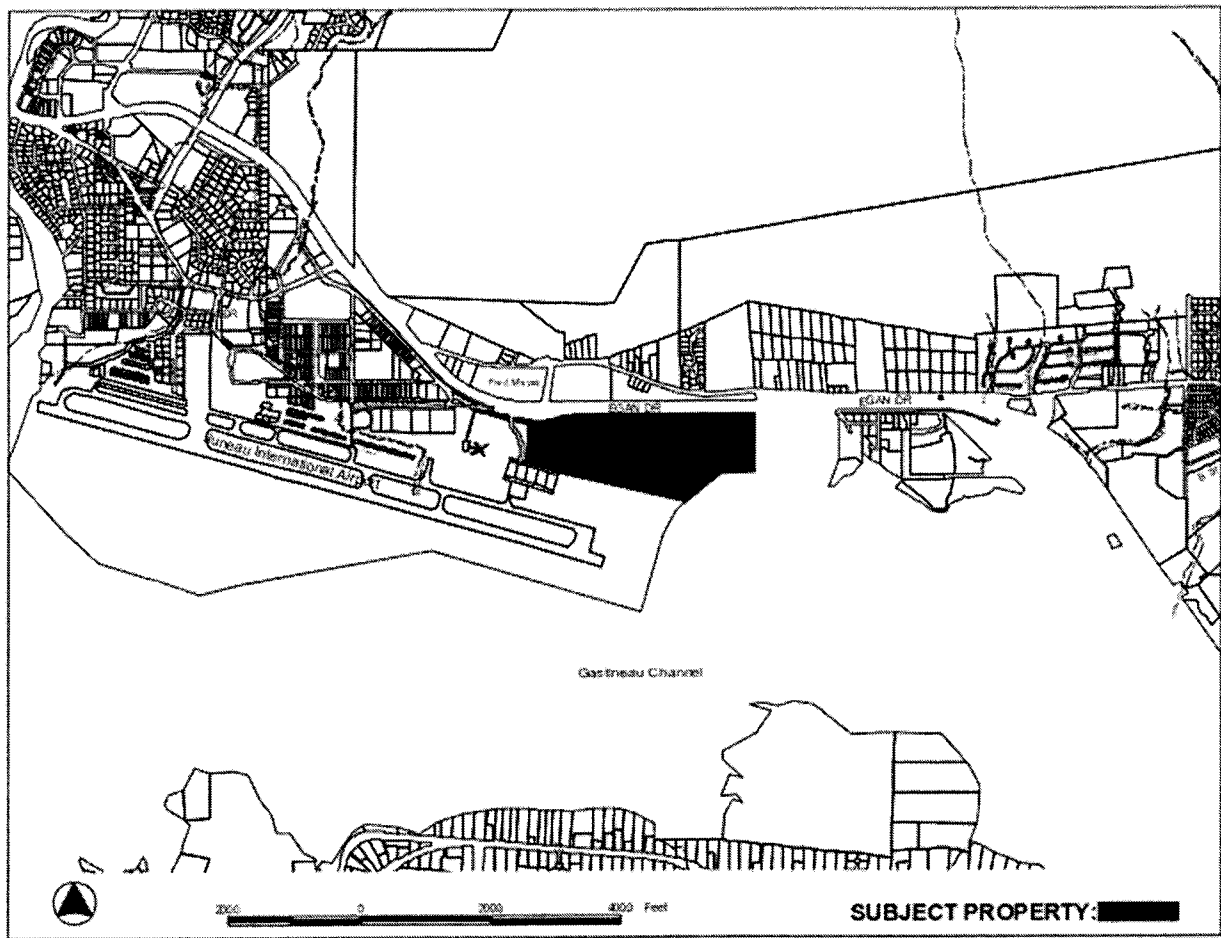
PROPOSAL: Amend the comprehensive plan map – “Map G” from *Resource Development* to mix of *Industrial, General Commercial, and Resource Development* in the area of Honsinger Pond.

The City and Borough of Juneau Land Use Code states in CBJ §49.10.170(d) that the Commission shall make recommendations to the Assembly on all proposed amendments to this title, zonings and re-zonings, indicating compliance with the provisions of this title and the Comprehensive Plan.

Applicant: Bicknell Inc
Property Owner: Bicknell Inc
Property Address: Glacier Hwy
Legal Description: USS 1568 TR B
Parcel Code No.: 5-B14-0-102-007-0
Site Size: 82.66 acres
Zoning: RR, Rural Reserve
**Comprehensive Plan Future
Land Use Designation:** RD (Resource Development)
Utilities: City water & sewer
Access: Yandunkin Way/Egan Drive

Existing Land Use: vacant/dredge pond

Surrounding Land Use:
North-(D-5) Juneau Christian Church
N.W. -(LC) Fred Meyer of Alaska
South -(Industrial) Juneau Municipal Airport
East -Mendenhall Wetlands State Game Refuge
West -(Industrial) Juneau Municipal Airport



ATTACHMENTS

- A- Map showing proposed amendments to Map G of Comprehensive Plan
- B- Current zoning map
- C- Proposed amendments shown overlaying an aerial photo
- D- Letter and photos from Jackie Triplette
- E- Email and photo submitted by Frank Rue
- F- Map showing staff's recommendation

PROPOSAL

The proposed ordinance would amend Map G of the 2008 Comprehensive Plan as it relates to this specific parcel. The area is currently RD, or Resource Development. The applicant is requesting the map be amended as shown in attachment A to a mix of Industrial, General Commercial and Resource Development.

If the comprehensive plan map amendment is approved the applicant intends to apply for a rezone of a portion of the parcel to Industrial and General Commercial. The area shown as remaining in Resource Development would remain zoned Rural Reserve.

The proposed amount of land would be approximately 26 acres of General Commercial and 30 acres of Industrial. This leaves approximately 37 acres of Rural Reserve.

BACKGROUND

The site has a long history of sand and gravel extraction and the operation was extended with USE2007-00013. According to the staff report for that conditional use permit the site served as a sand and gravel extraction site since the late 1970s. Ownership of the parcel has changed since that permit was issued.

The site abuts the airport on the east, Egan Drive on the north and south, and the Mendenhall Wetlands State Game Refuge on the south and west. While the site is adjacent to Egan Drive, physical access is via Yandunkin Way.

In July 2012 the applicant submitted an application to rezone the subject parcel from Rural Reserve to a combination of Industrial and Light Commercial zones. This rezone request was scheduled for a public hearing in front of the Planning Commission in December of 2012. When the applicant realized the Comprehensive Plan maps did not support the application he withdrew the proposal and has instead brought forward a request to amend comprehensive plan Map G.

Comprehensive Plan

As discussed above, the site is currently designated as Resource Development in the 2008 Comprehensive Plan. Furthermore, the Plan recommends CBJ purchase of a portion of this site.

It specifically states the area outside the pond. This generally corresponds to the area which the applicant is proposing to leave as RD. The Comprehensive Plan also addresses the Honsinger Pond area elsewhere. In Chapter 11, Comprehensive Plan Land Use Maps, the plan states:

Industrial districts were designated according to the type of industrial use therein or based on the location criteria of industrial businesses. Due to the incremental, yet significant, encroachment of commercial retail, office and service uses into industrially-zoned districts in Lemon Creek and near the airport, these areas were re-designated from industrial use to heavy commercial/light industrial use. Other lands that had previously been designated for future park use near the airport (an abandoned land and gravel pit) and for resource development in Lemon Creek (an active gravel pit) were designated Resource Development; these areas are expected to be available for development in the long-term. (emphasis added)

Chapter 10, Land Use discusses commercial and industrial land use as well as the availability of land for these uses. Juneau is far from national markets and serves as a regional hub for goods and services. This section of the plan says that much of Juneau's industrially zoned land within the urban service area contains wetlands and are largely unsuitable for development. The buildable lands inventory that was done for the 2008 plan found that lands suitable for development in the near future include current and former gravel extraction sites.

Chapter 5, Economic Development also discusses commercial and industrial development. This chapter also articulates the need for additional industrially zoned lands and again suggests that "areas around gravel extraction activities can convert to industrial districts once the land is leveled and the gravel extraction on those lands is complete." Furthermore, Standard Operating Procedure 5.7.SOP2 states:

When additional land is needed for commercial or industrial uses or when there are particular locational requirements for certain activities, initiate appropriate amendments to the Comprehensive Plan and Zoning maps to accommodate this need. These new commercial and industrial zones should be evaluated in relation to all applicable policies of the Comprehensive Plan.

The area under discussion is within Subarea 4. There are a number of guidelines and considerations for Subarea 4 listed in the 2008 Comprehensive Plan. On page 204 of the plan guideline/consideration 12 specifically mentions this site:

The Parks and Recreation Comprehensive Plan, Chapter 8, recommends a number of parks, trail, community garden and stream corridor improvements. Those recommendations include... (i) acquisition of Smith/Honsinger parcel outside of the pond area for natural area and scenic corridor conservation; (j) develop a community garden site; and (k) review the area for suitability for mini-parks. Work with the FAA to ensure that these projects do not negatively affect flight safety due to impacts on bird habitat. (emphasis added)

The 2013-2018 CBJ Capital Improvement Plan shows \$750,000 in the Parks and Recreation budget in FY15 for land acquisition of Smith/Honsinger Property.

Subarea 4, Guideline/consideration 7 addresses industrially zoned land:

Seek new industrial zoning districts to compensate for the encroachment of existing industrial districts by retail, office and other non-industrial commercial uses. Designate the industrial districts that have a visual connection from and vehicular access to major thoroughfares and that have already been encroached upon by retail and office uses as heavy commercial/light industrial districts within each industry may remain and non-industrial commercial uses can expand. In other industrial districts, prohibit retail, office, residential and other non-industrial on non-Public uses.

When considering this request it is important to understand what the Comprehensive Plan intends when describing land use designations. The plan states the designations are intended to describe the overall character of development for each land use category and are not intended to be firm or restrictive definitions, such as with zoning district permitted and conditional uses. The designations are to be used to guide the formation of zoning regulations. The land use categories and their uses reflect cultural values and economic and societal needs, and over time, the Comprehensive Plan descriptions of land use categories will change to reflect changing values and circumstances.

As mentioned above, the parcel is currently designated as Resource Development (RD). The applicant proposes that the comprehensive plan maps be amended and that the undisturbed portion of the site remain RD. The remainder of the parcel would be designated General Commercial and Industrial.

The intent of the RD designation:

Land to be managed primarily conserve natural resources are identified and developed. Such specific uses may include, where appropriate, resource extraction and development, recreational and visitor-oriented facilities, and residential uses. The area outside the study area of this Comprehensive Plan is considered to be designated Resource Development.

The intent of the Industrial designation:

Land to be developed for heavy industrial uses such as large scale food production and/or processing; large scale or industrial-related repair activities; metal fabrication; wholesale trade; manufacturing processes; warehousing; outdoor storage; trucking; animal kennels; crematoria; repair and maintenance uses; resource extraction and processing such as gravel pits, rock crushing facilities, cement batch plants, asphalt plants, fuel tanks, stump dumps, salvage yards, landfill sites, aircraft facilities; and other

similar large scale or noisy and or noxious industrial activities. Some recreational uses should be permitted, including sport vehicle, all-terrain vehicle (ATV) or snowmobile motor course facilities, shooting ranges and other similar noise generating uses. Residential, office, retail and personal service uses are not allowed.

The intent of the General Commercial designation:

Lands devoted to retail, office, food service or personal service uses, including neighborhood retail and community commercial centers, such as shopping centers and malls, office complexes or other large employment centers. Mixed retail/residential/office uses are allowed and encouraged. Residential and non-residential uses could be combined within a single structure, including off-street parking. Residential densities ranging from 18-60 units per acre are appropriate in this area. Ground floor retail space facing roads with parking behind the retail and housing above would be an appropriate and efficient use of the land.

The site is not appropriate for residential uses due to its proximity to the airport runway and adjacent airport/heliport.

The Mendenhall Wetlands State Game Refuge immediately adjacent to this parcel is an identified Scenic Viewshed/Corridor (SVC) in the 2008 Comprehensive Plan. The plan states that this designation is suitable for CBJ owned and other public land. Page 162 of the 2008 Comprehensive Plan describes SCV areas as follows, with emphasis added:

This designation is suitable for CBJ owned and other public lands whose views of, or whose near and/or distant views from the locale, are deemed as spectacular and/or represent a significant and important representation of the visual character of the CBJ. The views of, or from, the designated SCV land area toward public vista points or viewscapes; demonstrate a scenic view of great natural beauty, a spectacular landscape, an important historic building, or site; provide views of the aurora borealis, sea, harbors, or of cityscape that is a "signature" viewscape of the CBJ; and is valued by residents and visitors alike and conveys the CBJ as a special place. Lands in the scenic corridor or veiwscap should be protected from visual intrusion or obstructions from structures, night light and glare, invasive flora and/or other similar elements that would diminish the visual prominence of the viewscape. Lands within the SCV designations may be zoned for a mix of zoning districts, most particularly the same district as the surrounding lands; however, any new zoning request or rezoning application should identify specific view corridors that would be protected by any new development therein. Land uses that do not require view-blocking structures should be permitted, such public vista plazas and seating areas, community gardens, boat launch facilities, fishing areas or utility poles. (emphasis added)

The map and definition refer to both Scenic Corridor and Viewshed (SCV), however only the scenic corridor is specifically mapped; the viewshed is not. Neither the definition nor the map

state or demonstrate which views are subject to protection. It seems unlikely that the intention of the Planning Commission and the Assembly would have been to apply viewshed protection to all areas visible from mapped scenic corridors, since this would encompass large privately-owned areas within Borough, including the airport and areas with expanding commercial development.

The area immediately adjacent to the subject parcel is identified as Institutional and Public Use (IPU); page 163 of the 2008 Comprehensive Plan describes IPU as follows:

Lands that are in public ownership and dedicated for a variety of public uses, such as the University of Alaska Southeast; local, State and Federal government uses; and for such public facilities as community gardens, schools, libraries, fire stations, treatment plants, and public sanitary landfills. Included are potential sites for future boat harbors, schools, parks, farmers markets, publicly supported arts events, permitted arts or food-service kiosks or sales activities, parking facilities may also be accommodated within Transit Corridors. Transit Corridors can be expected to support Affordable Housing, and Transit Oriented Development overlay districts.

Although not specifically listed, the airport is a public facility and is an appropriate use in this area.

Agency Comments

The Wetlands Review Committee discussed this site at the May 17, 2012 meeting. They made the following motion:

The Wetlands Review Board recommends that the best use of this parcel would be to restore the developed portions to their natural state and to not disturb the undeveloped area. The benefits of this approach would be to increase the safety of the airport by removing the pond that attracts large birds and also to provide additional buffer for the Mendenhall State Game Refuge.

For the original rezone request The Alaska Department of Fish and Game did not offer any comments. However, they did provide copies of a letter and memorandum regarding their Habitat Division's investigation of Honsinger Pond as juvenile salmonid overwintering habitat (attachment E). This investigation was done at the request of Murray Walsh on behalf of Bicknell Inc. The conclusion of this investigation is that Honsinger Pond is not suitable as overwintering habitat for juvenile salmonids.

In a telephone conversation, an airport representative told staff that the pond is a bird attractant and creates a safety issue for the airport.

Public Comment

At the time of the writing of this staff report the following public comments have been received:

Jackie Triplette –provided photos of high tide in the vicinity as well as a letter (attachment D) expressing disappointment about development in wetlands.

Frank Rue – email and photo of high tide in the vicinity (attachment E).

Mary Lou King- telephone call – primarily with questions and requested a copy of the staff report when it became available.

LAND USE

As discussed above, this site has historically been used for gravel extraction. This resulted in the borrow pit that is locally known as Hongsiner Pond. The site is vacant. The current zoning of Rural Reserve (RR) allows a wide variety of land uses.

The airport is the nearest use of land. It is zoned Industrial and are shown as Institutional and Public Use (IPU) in the Comprehensive Plan. There are commercial, church, and residential uses across Egan Drive from this site. Egan Drive in this location is four travel lanes, two turn lanes and two acceleration lanes, creating a significant delineation between the areas and also prohibiting pedestrian crossing. The Mendenhall Wetlands State Game Refuge was established in 1976 to protect habitat and game populations and to provide recreation.

Discussion

The 2008 Comprehensive Plan clearly identifies a need for additional industrial and commercial lands. The plan also specifically recommends CBJ purchase of a portion of this site for natural area and scenic corridor conservation. It specifically states the area outside the pond. The Wetlands Review Board has recommended that the best use of this parcel would be to restore the developed portions to their natural state and to not disturb the undeveloped area. This is further supported by the safety concerns of the airport staff that the pond attracts large waterfowl which are a serious hazard to low flying aircraft.

Staff received large amount of public comment when the applicant requested rezoning the entire parcel. The majority of those comments identified the wetlands as being important and expressed concerns with developing the wetlands.

With this requested comprehensive plan amendment, the applicant is proposing to leave the wetland portion of the site in its current RD designation. Only the disturbed areas of the site would be designated Industrial and General Commercial.

Because of the proximity to the airport residential uses are not appropriate. Residential uses are anticipated in General Commercial areas. Therefore the request to change a portion of this site to General Commercial on the Comprehensive Plan Map G is, in staff's opinion, unsuitable. Staff recommends that the area the applicant has proposed to be designated in the comprehensive plan as Industrial and be amended as requested. Staff further recommends the line delineating the area between the proposed Commercial and Resource Development be adjusted so that it runs contiguous with the existing berm. This minor adjustment would leave all of the undisturbed areas in the current RD designation.

As Standard Operating Procedure 5.7.SOP2 states new commercial and industrial zones should be evaluated in relation to all applicable policies of the Comprehensive Plan and staff has attempted to review all the applicable policies. The proposed Comprehensive Plan map amendment is consistent with maintaining the undisturbed wetland areas in their current state, which will facilitate scenic corridor conservation. It will further facilitate development of additional industrial land which is noted as necessary throughout the plan.

Findings

Maintaining RD is appropriate in the undisturbed area per Subarea 4, Guideline/Consideration 12, and Chapter 11(page 160).

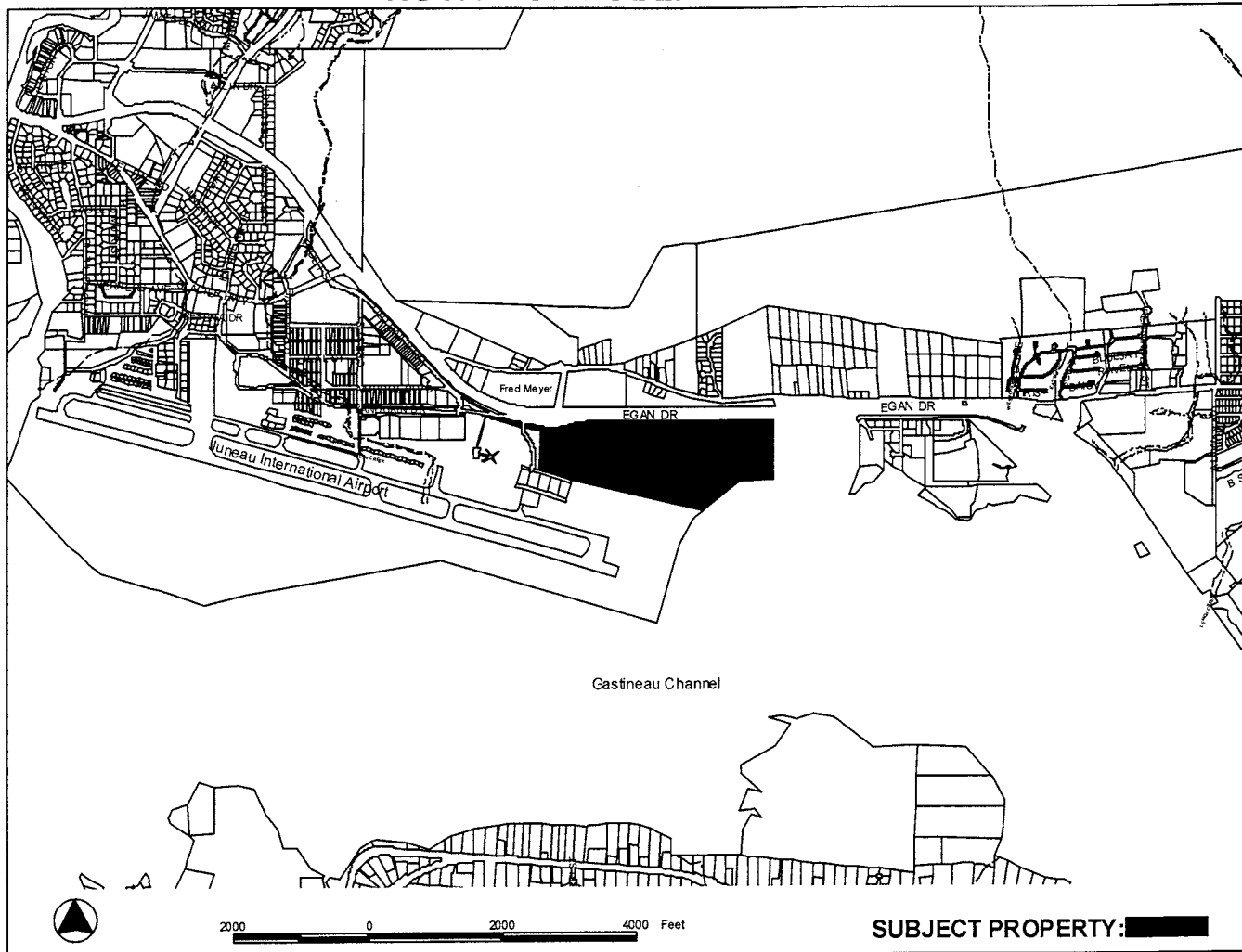
Converting undisturbed areas to Industrial is appropriate per Chapter 5 (page 56) and 5.7SOP2.

General Commercial is not appropriate due to proximity to the airport.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the Director's analysis and findings and recommend the Assembly approve amending Comprehensive Plan Map G as shown on attachment F, which changes the disturbed areas of the site to Industrial and leaves the undisturbed areas as Resource Development.

NOTICE OF PUBLIC HEARING



SUBJECT PROPERTY: [REDACTED]

PROPOSAL: Amend the Comprehensive Plan map from Resource Development to mix of Industrial, General Commercial, and Resource Development in the area of Honsinger Pond.

<p>FILE NO: AME2013 0007</p> <p>TO: Adjacent Property Owners</p> <p>HEARING DATE: Apr 09, 2013</p> <p>HEARING TIME: 7:00 PM</p> <p>PLACE: ASSEMBLY CHAMBERS Municipal Building 155 South Seward St Juneau, Alaska 99801</p>	<p>APPLICANT: BICKNELL INC</p> <hr/> <p>Property PCN: 5-B14-0-102-007-0</p> <p>Owner: BICKNELL INC</p> <p>Size: 82.66 acres</p> <p>Zoned: Rural Reserve</p> <p>Site Address: GLACIER HWY</p> <p>Accessed via: GLACIER HWY</p>
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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 beth_mckibben@ci.juneau.ak.us or at 586-0465.

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

DEVELOPMENT PERMIT APPLICATION

Project Number <i>AME 13-007</i>	CITY and BOROUGH of JUNEAU	Date Received:
Project Name <small>(City Staff to Assign Name)</small>		

PROJECT / APPLICANT INFORMATION	Project Description Amendment to the Comprehensive Plan Land Use Maps		
	Street Address 0 Glacier Hwy		City/Zip Juneau 99801
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) USS 1568 TR B		
	Assessor's Parcel Number(s) 5B1401020070		
	Property Owner's Name Bicknell Inc	Contact Person: David Blommer	Work Phone: 907-789-5727
	Mailing Address PO Box 33517 Juneau, AK 99803	Home Phone:	Fax Number: 907-789-2644
	E-mail Address Sales@bicknellinc.com	Other Contact Phone Number(s):	
	PLANNING COMMISSION CONSENT		
	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	<u>2-4-13</u> Date
X	Landowner/Lessee Signature	Date	
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 hearing date.			
X	Applicant's Signature	<u>2-1-13</u> Date of Application	
Applicant's Name David Blommer			
Mailing Address PO Box 33517 Juneau, AK 99803		Contact Person: David	
E-mail Address dblommer@bicknellinc.com		Work Phone: 907-789-5727	
		Home Phone:	
		Fax Number: 907-789-2644	
		Other Contact Phone Number(s):	

OFFICE USE ONLY BELOW THIS LINE

STAFF APPROVALS	<input checked="" type="checkbox"/>	Building/Grading Permit			
		City/State Project Review and City Land Action			
		Inquiry Case <small>(Fee In Lieu, Letter of ZC, Use Not Listed)</small>			
		Mining Case <small>(Small, Large, Rural, Extraction, Exploration)</small>			
		Sign Approval <small>(If more than one, fill in all applicable permit #'s)</small>			
		Subdivision <small>(Minor, Major, PUD, St. Vacation, St. Name Change)</small>			
		Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
		Variance Case <small>(De Minimis and all other Variance case types)</small>			
		Wetlands Permits			
	<input checked="" type="checkbox"/>	Zone Change Application	<u>2/4/13</u>	<u>AME 13-007</u>	
	Other <small>(Describe)</small>				
***Public Notice Sign Form filled out and in the file.					
Comments:					

David Blommer
Bicknell Inc
PO Box 33517
Juneau, AK 99803
January 28, 2013

Hal Hart
Director
City and Borough of Juneau
230 South Franklin St
Juneau, AK 99801

Mr. Hart:

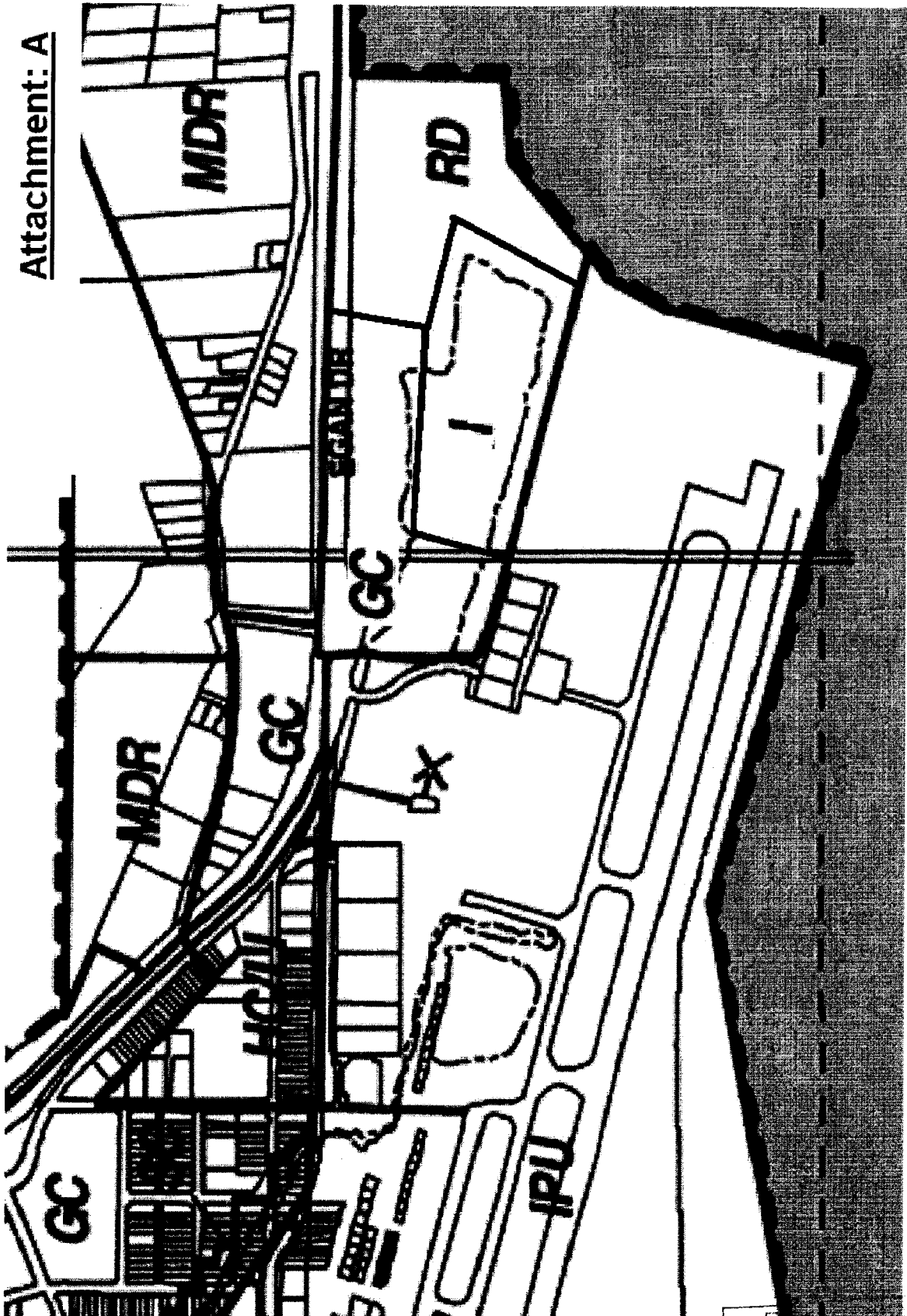
I am writing to ask you to initiate an amendment to the Comprehensive Plan. This is in accordance with 5.7 SOP2 on page 57 in the Comprehensive Plan. We are requesting that the existing Resource Development land use encompassing Parcel # 5B1401020070 (also known as the Honsinger Pond property) be changed to a more appropriate designation. Our proposed plan includes changing the land use to a mixture of General Commercial, Industrial and Resource Development (see attachment A). There is currently a shortage of industrial and commercial land in Juneau and this land would help meet the need for this type of development.

Sincerely,


David Blommer



Attachment: A



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FEB 02 2013
PERMIT CENTER/ODD

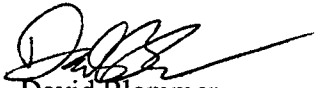
David Blommer
Bicknell Inc
PO Box 33517
Juneau, AK 99803
February 20, 2013

Hal Hart
Director
City and Borough of Juneau
230 South Franklin St
Juneau, AK 99801

Mr. Hart:

Please see attached narrative addressing the proposed change of the Comprehensive Plan
Land Use Maps.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Blommer', with a long horizontal stroke extending to the right.

David Blommer
Bicknell Inc.

We have requested that the city amend the Comprehensive Plan Land Use Maps to have the current land use of Resource Development be changed to a mixture of General Commercial, Industrial and Resource Development (See attachment A). With this amendment to the Comprehensive Plan, it would open up approximately 20 acres of General Commercial and 30 acres of Industrial land.

It is well known that there is a shortage of General Commercial and Industrial zoned land available for development. The need for this type of land is discussed in the Comprehensive Plan (Policy 5.7) and is shown below:

POLICY 5.7. IT IS THE POLICY OF THE CBJ TO DESIGNATE SUFFICIENT AND SUITABLE LAND FOR ANTICIPATED COMMERCIAL AND INDUSTRIAL DEVELOPMENT AS PART OF ITS OVERALL ECONOMIC DEVELOPMENT PROGRAM.

The standard operating procedure when suitable land is available is found in 5.7 SOP2 of the Comprehensive Plan:

5.7.SOP2 When additional land is needed for commercial or industrial uses or when there are particular locational requirements for certain activities, initiate appropriate amendments to the Comprehensive Plan and Zoning maps to accommodate this need. These new commercial and industrial zones should be evaluated in relation to all applicable policies of the Comprehensive plan.

The location of this property is ideal for industrial land as it is close to the airport, close to the highway and noise will not be a concern. The airport has had some concerns about waterfowl from the Honsinger Pond creating a safety issue. By allowing the pond to be filled in, it would alleviate these concerns. Also, mentioned on Page 149 of the Comprehensive Plan, it states that current and former sand and gravel areas are suitable for development in the near future.

Pg 149 Comp Plan

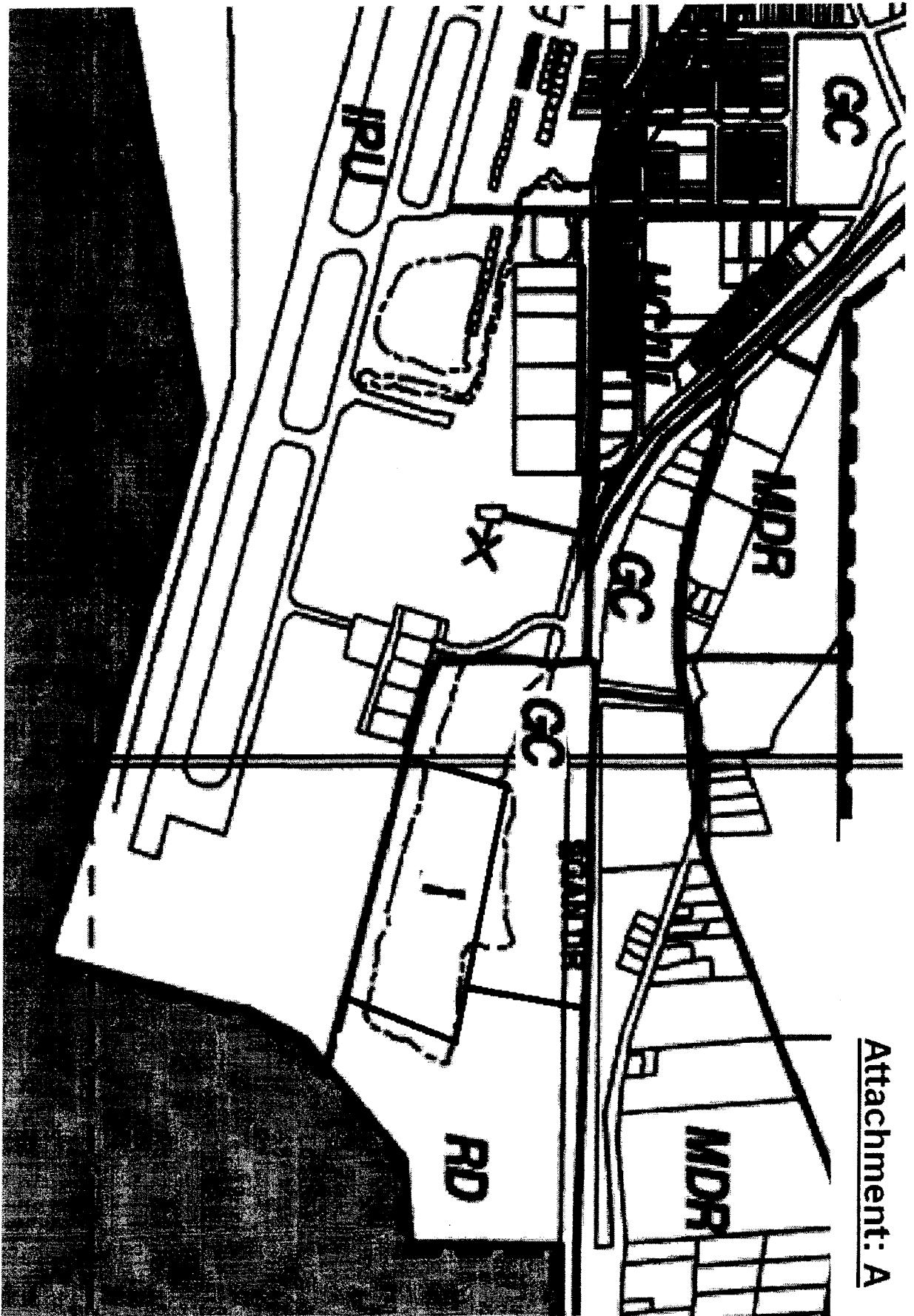
“Unfortunately, about half of the industrially-zoned lands within the Urban Service Area are or contain wetlands and are largely unsuitable for development. Unfortunately, too, the search for buildable lands conducted for this Plan Update identified very little potential industrial land suitable for development in the short-term; lands found to be suitable for development in the near future include current and former gravel extraction areas.”

Not only does the Comprehensive Plan address the need for Industrial and Commercial land, it specifically mentions the Honsinger Pond and former sand and gravel areas as land that would be suitable for development.

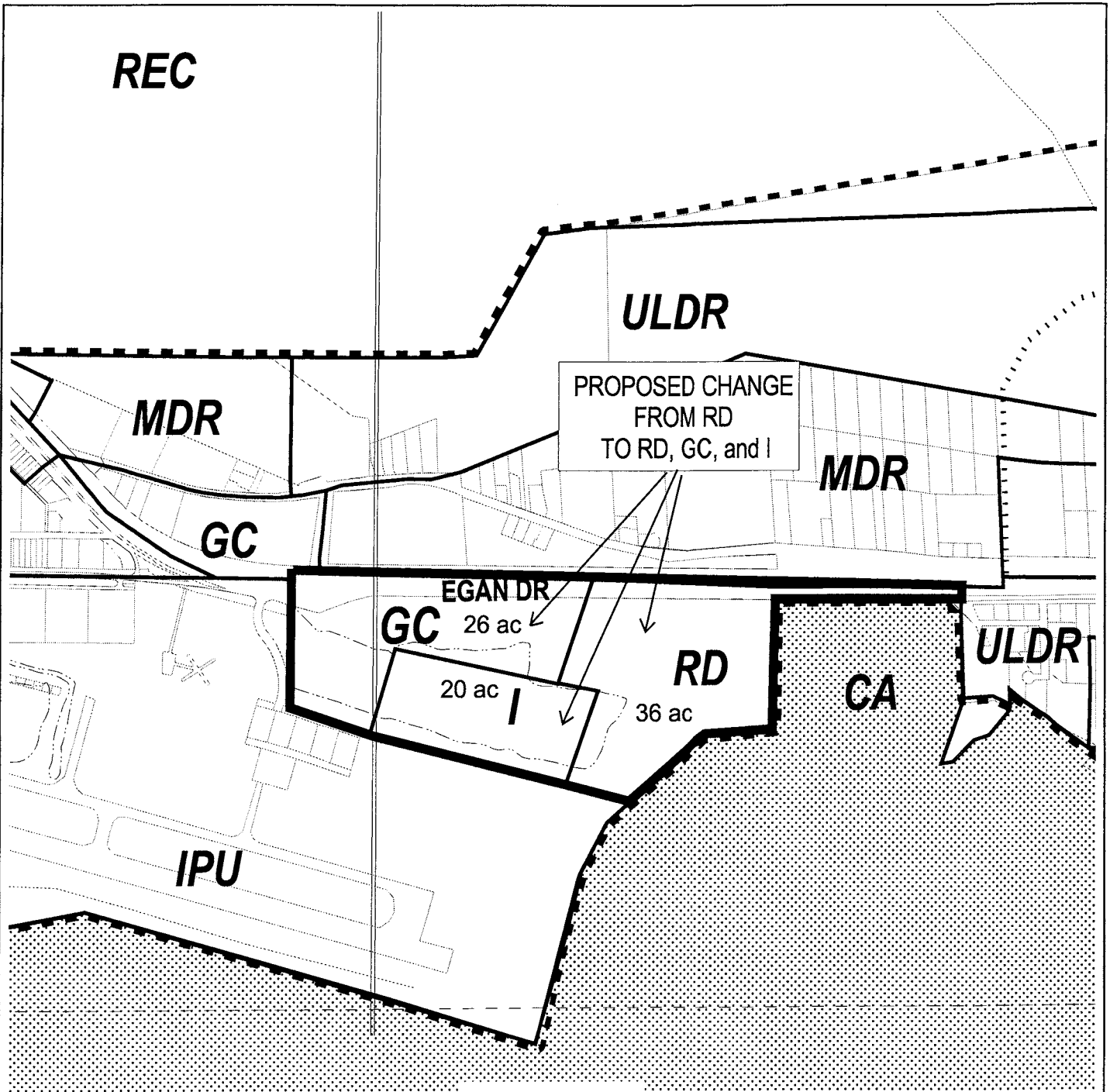
Pg 159 Comp Plan

*“Industrial districts were designated according to the type of industrial use therein or based on the location criteria of industrial businesses. Due to the incremental, yet significant, encroachment of commercial retail, office and service uses into industrially-zoned districts in Lemon Creek and near the airport, these areas were re-designated from industrial use to heavy commercial/light industrial use. **Other lands that had previously been designated for future park use near the airport (an abandoned sand and gravel pit) and for resource development in Lemon Creek (an active gravel pit) were designated for Resource Development; these areas are expected to be available for development in the long-term.**”*

From the Comprehensive Plan it seems the best use of this land would be Commercial, Industrial and Rural Reserve. This amendment would add approximately 50 acres of Commercial and Industrial land for development. This amount of land would meet the current need for this type of land and also meet the need future development.



Attachment: A



PROPOSED CHANGE
FROM RD
TO RD, GC, and I

- | | | | |
|------------------|-----------------------|-----------------------------------|-----------------------|
| NATURAL RESOURCE | REC | Recreational Resource | |
| | RD | Resource Development | |
| | SP | State Park | |
| | FP | Federal Park | |
| | NP | CBJ Natural Area Park | |
| | RS | CBJ Recreational Service Park | |
| | CA | CBJ Conservation Area | |
| | SC | Stream Protection Corridor | |
| | COMMERCIAL INDUSTRIAL | GC | General Commercial |
| | | WC | Waterfront Commercial |
| WCI | | Waterfront Commercial Industrial | |
| HC/LI | | Heavy Commercial/Light Industrial | |
| I | | Industrial | |



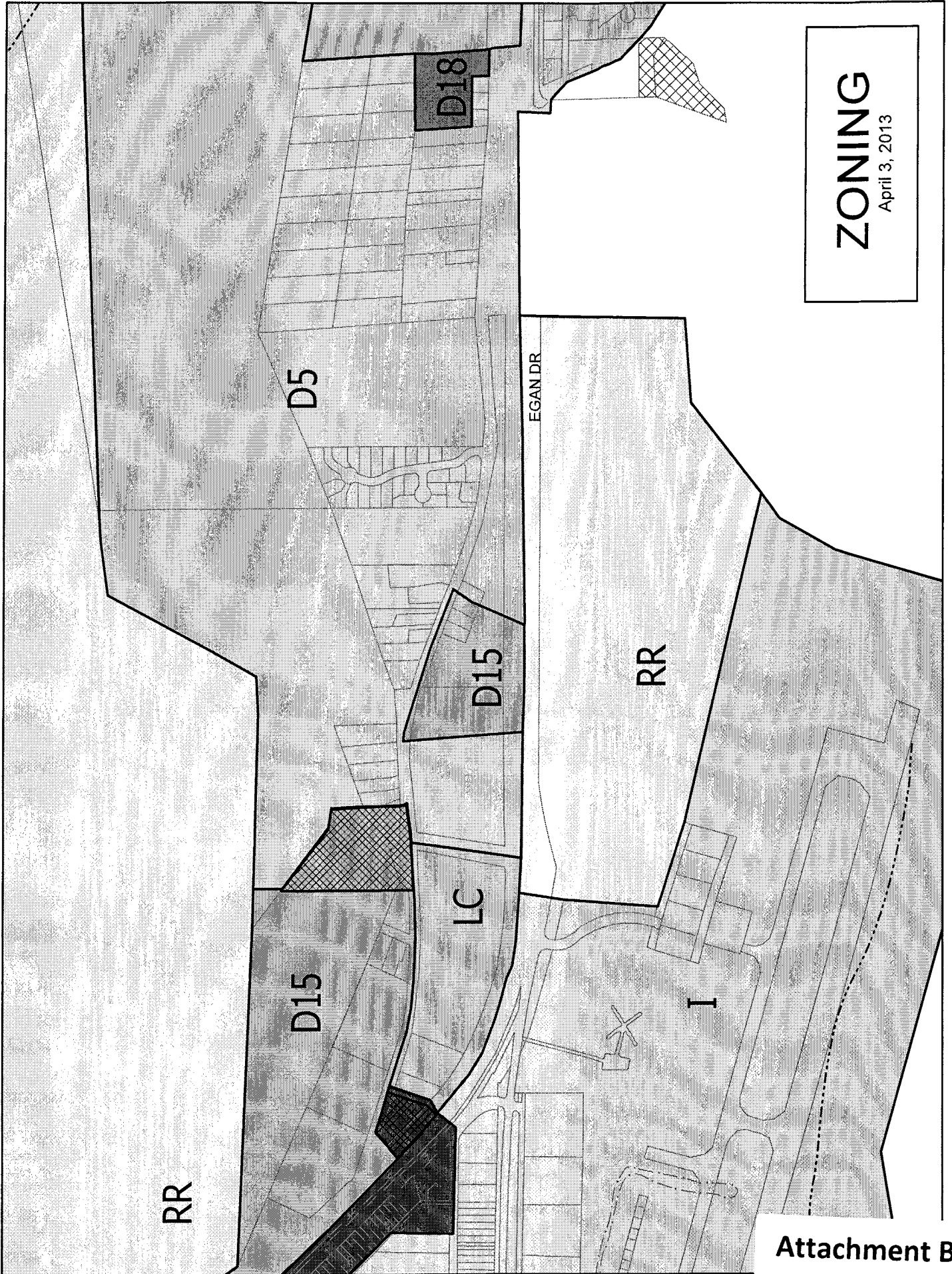
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|--------------|---------------|---|------------------------------|
| RESIDENTIAL | RDR | Rural Dispersed Residential | |
| | RLDR | Rural Low Density Residential | |
| | ULDR | Urban Low Density Residential | |
| | MDR/SF | Medium Density Residential- Single Family | |
| | MDR | Medium Density Residential | |
| | HDR | High Density Residential | |
| | MU | Mixed Use | |
| | MMU | Marine Mixed Use | |
| | PUBLIC | IPU | Institutional and Public Use |
| | | | Existing School |
| | | Potential School Location | |
| ROADS TRAILS | | Potential Arterial (alignment not specific) | |
| | | Potential Road (alignment not specific) | |
| | | Trails | |

City & Borough of Juneau
COMPREHENSIVE PLAN
City & Borough of Juneau
A State Capital City
Adopted October 20th, 2008
Ordinance No. 2008-30

- | | | | |
|--|---------------------|--|--------------------|
| | New Growth Areas | | Urban Service Area |
| | Mendenhall Wetlands | | Beach Access |
| | State Game Refuge | | Streams |

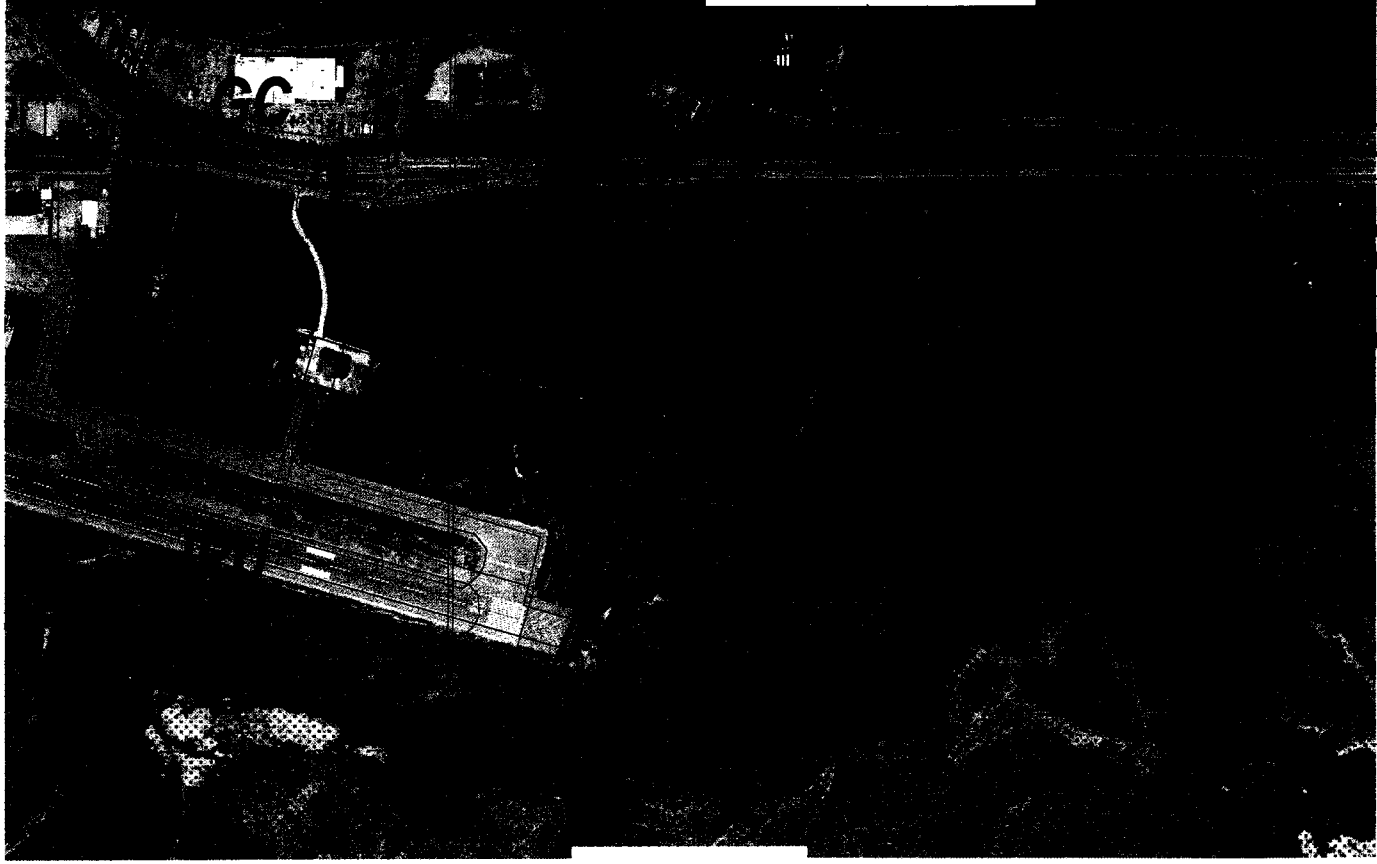
NOTE: Potential geophysical hazards, wetlands, flood zones, natural resource setbacks or other features which can affect properties may be present. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.

Prepared by: Community Development Department



ZONING
April 3, 2013

**PROPOSED CHANGE
FROM RD
TO RD, GC, and I**



- COMMERCIAL INDUSTRIAL**
- GC** General Commercial
 - WC** Waterfront Commercial
 - WCI** Waterfront Commercial Industrial
 - HCLI** Heavy Commercial/Light Industrial
 - I** Industrial
- NATURAL RESOURCE**
- REC** Recreational Resource
 - RD** Resource Development
 - SP** State Park
 - FP** Federal Park
 - NP** CBJ Natural Area Park
 - RS** CBJ Recreational Service Park
 - CA** CBJ Conservation Area
 - SC** Stream Protection Corridor

- RESIDENTIAL**
- RDR** Rural Dispersed Residential
 - RLDR** Rural Low Density Residential
 - ULDR** Urban Low Density Residential
 - MDR/SF** Medium Density Residential- Single Family
 - MDR** Medium Density Residential
 - HDR** High Density Residential
 - MU** Mixed Use
 - MMU** Marine Mixed Use
- PUBLIC**
- IPU** Institutional and Public Use
 - Existing School
 - Potential School Location
- ROADS TRAILS**
- Potential Arterial (alignment not specific)
 - Potential Road (alignment not specific)
 - Trails

City & Borough of Juneau
COMPREHENSIVE PLAN

City & Borough of Juneau
200 A. J. Davis Capital City
Adopted October 20th, 2008
Ordinance No. 2008-30

- OTHER**
- New Growth Areas
 - Mendenhall Wetlands
 - State Game Refuge
 - Urban Service Area
 - Beach Access
 - Streams

NOTE: Potential geophysical hazards, wetlands, flood zones, natural resource setbacks or other features which can affect properties may be present. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.

Prepared by: Community Development Department

P O. Box 20610
Juneau, AK 99802
Phone 789-2669

April 3, 2013

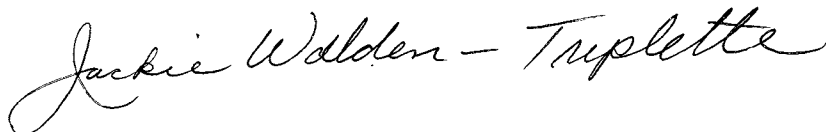
Beth McKibben
City/Borough of Juneau
Marine View Building

Dear Beth,

This disk contains pictures at high tide in December 2012 of wetlands near or in the planned development of the Honsinger Pond property. These pictures were taken from Sunny Point and the road and highway adjacent to the property. I have also furnished some of these pictures to Diane Mayer at the Southeast Land Trust.

It is very disappointing that we are continuing to develop these important areas that encroach upon the wetlands. Surely there are better locations for industrial, general commercial and resource development. All shorelines are important.

Jackie Triplette

A handwritten signature in cursive script that reads "Jackie Walden - Triplette". The signature is written in black ink and is positioned below the typed name.

