

MEMORANDUM

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

DATE: January 31, 2014

TO: Planning Commission

FROM: Jonathan Lange, Planner *ATB*
Community Development Department

FILE NO.: USE2013 0027 & CSP2013 0024

PROPOSAL: A Conditional Use Permit for a commercial greenhouse in a D-3 zoning district; and a City Project Review for the lease of a CBJ lot to Landscape Alaska.

GENERAL INFORMATION

Applicant: David Lendrum

Property Owner: Margaret Tharp & David Lendrum (and CBJ)

Property Address: 11029 Mendenhall Loop Road

Legal Description: Bonnie Lot 2; Bonnie Lot 3 (CBJ Owned Parcel)

Parcel Code Number: 4-B26-0-101-002-2; 4-B26-0-101-002-1 (CBJ Owned Parcel)

Site Size: 0.86 Acres; 1.09 Acres (CBJ Owned Parcel)

Comprehensive Plan Future Land Use Designation: ULDR – Urban Low Density Residential

Zoning: D3

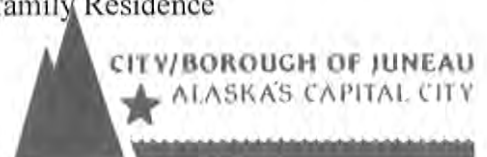
Utilities: City water and sewer

Access: Mendenhall Loop Road

Existing Land Use: Single-family Residential

Surrounding Land Use:

North	-	D-3; Single-family Residence
South	-	D-1(T)D-5; Vacant CBJ land
East	-	D-3; Single-family Residence
West	-	D-3; Single-family Residence



PROJECT DESCRIPTION

The applicant requests a Conditional Use permit for the development of a commercial greenhouse in a D-3 zoning district. The applicant resides at the subject parcel in a single-family home. The applicant proposes to run his commercial business, Landscape Alaska, from the site. In Attachment C, the applicant's narrative, it states:

"We plan to focus on web based sales, and on our design and construction business. We will still have a small retail operation, mostly during the spring bedding plant season,closed during the winter."

The proposed development would include three greenhouses, two measuring 600 square feet (one open to the public and one not open to the public), that will be located on the applicants property and one measuring 1200 square feet (open to the public), to be located on the CBJ leased parcel. Also proposed is a 288 square foot building to be onsite used for design and office space, and a 480 square foot seed house. Neither of which will be open to the public.

The nursery business will employ two resident family members, two seasonal non-family employees, and five employees as the landscaping crew. The landscaping crew primarily works offsite and would come to the site to get plants and materials for their projects.

The proposed business hours of operation are proposed to be Monday through Saturday, 9:00am to 6:00pm, and Sunday 12:00pm to 5:00pm, during the growing season of April through September. The commercial retail business would be closed during the winter.

The applicant's property, the applicant proposes to lease the vacant City and Borough of Juneau's land south of the applicant's parcel as additional area for their business (See Attachment G for City/State Project and Land Action Review Permit). The proposed use of the leased land would support one of the proposed greenhouses, a movable tool building, and have additional space for plant storage, native plant salvage for restoration, and food crop production. If the lease of the CBJ land is not granted the greenhouses would remain on the applicant's property.

BACKGROUND

The applicant has operated his business, Landscape Alaska, since 1982. His business has been in several locations, the latest location being at 5372 Commercial Boulevard. The land at their latest location has been sold to the Alaska Brewery and the applicant is looking for a new location for the business. The applicants recently purchased the home and land at 11029 Mendenhall Loop Road and want to operate their business from this property.

Landscape Alaska has received four Allowable Use Permits at three previous locations (USE1997-00060, USE2000-00052, USE2003-000013, and USE2007-00059).

The applicant applied for their Conditional Use Permit application on July 17, 2013. Staff scheduled and held a neighborhood meeting on August 15, 2013 from 6:30pm – 8:00pm at the Mendenhall River Community School library. The neighborhood meeting was attended by 16 members of the community and the applicants. Staff members Jonathan Lange and Beth McKibben ran the meeting, with Dan Bleidorn of the Lands and Resources office of the CBJ in attendance. Staff scheduled the proposed Conditional Use Permit and City Review Land Lease to go before the Planning Commission at the August 27, 2013 Regular Meeting, but due to insufficient information from the applicant the permit was rescheduled to the September 10, 2013 Commission meeting. Staff did not receive the required information from the applicant, including a DOT Driveway and Approach Road permit, for this reason the case was postponed until this hearing.

ANALYSIS

Project Site – The site is located in a D-3 zoning district accessible by a driveway with a common access and utilities easement off of Mendenhall Loop Road. According to the Table of Permissible Uses of the City and Borough of Juneau’s Land Use Code Title 49.25.300.19.210, retail sales in nurseries and commercial greenhouses require a Conditional Use Permit.

The lot currently has a single-family home and is 37,584 square feet or 0.86 Acres which far exceeds the 12,000 square foot minimum lot size for a single-family home in a D-3 zoning district. The proposed greenhouses and office will meet the 25 foot front and rear yard setbacks and the 10 foot side yard setbacks; the 25 foot maximum height standard; and is far less than the 35% maximum lot coverage standard for the zone at approximately 10% lot coverage.

The site is located at the end of a panhandle driveway (see Attachment C). The driveway is shared with Lot 1 of Bonnie Subdivision, which has two single-family homes addressed as 11025 and 11027 Mendenhall Loop Road. The driveway is at a slight incline up from Mendenhall Loop Road until it passes 11027 Mendenhall Loop Road, where the driveway becomes steeper, at roughly a 12% to 13% grade.

The applicant is proposing to lease the City and Borough of Juneau property immediately south of their property. The CBJ land is zoned D-3 and is 47,363 square feet or 1.09 acres at the end of a 30 foot wide panhandle driveway.

Project Design – The proposed development, as mentioned above in the Project Description, would consist of three greenhouses, each around 16 feet in height, one measuring 1,200 square feet, one 600 square feet (open to the public), and one measuring 600 square feet (not open to the public). The proposed greenhouses will not have lights or fans. The proposal also includes a 288 square foot building for design and office space, and a 480 square foot seed house which will also not be open to the public.

The applicant has proposed native vegetation as a buffer to adjacent lots. They have proposed display gardens and tables and areas for nursery stock. In the applicants proposal they state that they

plan to have a food producing component with demonstration gardens as an educational component of their business.

Utilities - The project is required to have an accessible restroom facility for their customers. The applicant will provide an accessible port-a-potty for their customers. The accessible restroom will be located near their parking spaces. The sewer line is more than adequately sized for the proposed use, and the customers to the commercial business will be using the accessible port-a-potty.

The applicant does not propose any additional water fixtures to be used for the proposed commercial greenhouses. They propose to use the existing hose bibs on their home for drip irrigation of the green houses and plants. Concern has been brought up by a neighboring property owner that the usage of water will reduce water pressure. Two homes on the water line below and the applicant's home on the project site, all come off a 2" main at the curb stop. CBJ Water Utilities Superintendent has stated that the "commercial greenhouse application could potentially cause water availability issues impacting their own home more so than the homes on the lower end of the system.." (See Attachment E). The applicant has stated that due to the wet weather of the area, drip irrigation will be adequate for their operation. The site also contains an unused water well. It should also be noted that the CBJ property to be leased has an unused water pipe to it from the curb stop down at the road. Metering of water is required for commercial businesses.

Traffic – Staff has estimated traffic for the proposed use using the Institute of Transportation Engineers (ITE) Trip Generation Manual. Staff decided to use the trip generation calculations for a Nursery (Garden Center) on Saturday trips, as this would most likely be the busiest day for the proposed business (Sunday trips were less per the ITE manual). Staff estimated calculations for three categories to determine trip generation: per employees, gross floor area of building, and acreage.

Calculation for employees, the daily trip estimate for 4 employees is 153 (50% entering, 50% exiting) trips on a Saturday.

Calculation for gross floor area per 1,000 square foot buildings, the daily trip estimate for the 1,800 square foot greenhouse open to the public is 131 (50% entering, 50% exiting) trips on a Saturday.

Calculation for acres, the daily trip estimate for 11029 Mendenhall Loop Road at 0.86 acres and the proposed leased CBJ land at 1.09 acres is 281 (50% entering, 50% exiting) trips on a Saturday. The leased land is proposed for growing of plants and rehabilitation of plants. The estimated use for the proposed business would be the land open to the public, the 0.86 acres of land, which would estimate the daily trip of 124 (50% entering, 50% exiting) trips on a Saturday.

Per CBJ Land Use Code Title 49.40.300(a)(3):

(a) A traffic impact analysis (TIA) shall be required as follows:....

(3) A development projected to generate more than 250 ADT but fewer than 500 ADT shall be required to have a traffic impact analysis if the Community Development Department Director

determines that an analysis is necessary based on the type of development, its location, the likelihood of future expansion, and other factors found relevant by the director.

The Director of the Community Development Department (CDD) has the discretion per code to determine if the proposed development requires a Traffic Impact Analysis (TIA). Due to the fact that the proposed business and land that would be open to the public or for public use would only generate an estimate of 124 (50% entering, 50% exiting) daily trips, and that the highest estimated is per employees at 153 (50% entering, 50% exiting) daily trips CBJ 49.40.300(a)(2) states:

A development projected to generate fewer than 250 ADT shall not be required to have a traffic impact analysis.

An TIA is not required for a development that is projected to generate less than 250 average trips in a day.

Staff received proposed project review comments from Marie Heidemann with the Department of Transportation and Public Facilities (see Attachment E), which stated that the proposed impact to the existing driveway due to the change in use and customers for the proposed development will only be a few additional cars, from the current residential use, each day and not at any peak hour.

The applicant has received an approved Driveway and Approach Road Permit from the State of Alaska Department of Transportation and Public Facilities for the proposed commercial use of the driveway that accesses Mendenhall Loop Road which is a State of Alaska Right-of-Way.

The applicant has stated that the existing driveway width is 24 feet wide. The CBJ Land Use Code Title 49 points to Title 62, Engineering Code of Ordinances, for Public Ways and Property, section 36 Driveway that provides maximum limits for commercial driveways at 32 feet, but does not give minimum foot requirements. Staff has determined that the driveway at 24 feet wide is sufficient for two vehicles to pass each other on the driveway.

As mentioned above in the Project Site section the driveway is at a grade of approximately 12% to 13%. Per CBJ 49.420(h)(1)(D) about panhandle subdivisions it states:

Any portion of a driveway not located in a public right-of-way shall have a maximum grade not exceeding 15 percent.....

The driveway has been determined to not exceed 15 percent. Staff used a topographical and aerial photo map and the existing plat to determine an approximate grade percentage of the existing driveway. The driveway per the plat and aerial photo is approximately 384 feet long, and using the topographical map to determine how many feet of elevation gain is along the driveway, determined to be approximately 45 feet of elevation gain. Staff divided the elevation gain along the driveway (approximately 45 feet) by the approximate 384 foot long driveway and came up with 11.7% grade (See Attachment E for determination of grade percentage).

As stated above in the Project Description the applicant states that the business will focus on web based sales. The applicant has stated that the business will use their own truck to make deliveries and that on day-to-day operations it will only be their personal truck making deliveries off-site. Freight deliveries will be made to the site. The applicant has stated that the truck that makes the deliveries is roughly the size or smaller than the truck that currently makes oil deliveries to their home.

The applicant has stated that there are usually 4 cars per hour at peak business season. The Driveway and Approach Permit from DOT has stated that they would allow a maximum of 10 vehicles per hour.

Parking and Circulation – The parking requirement for the proposed development has been calculated based on a mix of retail and wholesale uses. The reason for this mixed calculation is that business includes one greenhouse open to the public and one greenhouse and an office not open to the public but used for the business. According to the CBJ Land Use Code 49.40.210(a) retail uses require 1 parking space per 300 square feet of retail space, whereas wholesale uses require 1 parking space per 1,000 square feet of floor area. The project plan shows the greenhouse that would be open to the public at 1,800 square feet, requiring 6 spaces. The smaller greenhouse at 900 square feet and the office at 180 square feet would require 2 parking spaces. The single-family home on the lot requires 2 parking spaces. One of the 8 parking spaces required for the business must be a van accessible space. One loading space is also required. The applicant plans to have the loading space and additional overflow parking on the leased CBJ land.

Exterior Lighting – As mentioned above in the Project Design section, the applicant has stated that there will be no exterior or interior lighting of the greenhouses or business in any way.

Noise – As mentioned above in the Project Design section the applicant has stated that there will be no fans connected to the greenhouses. The description of the proposed project does not suggest the proposed commercial activity would generate significant noise issues. The applicant has stated that the proposed business does not include any heavy machinery and that in day-to-day operations they will only use hand tools for landscaping.

The proposed business hours of operation would open in April at the beginning of the growing season, from Monday through Saturday, 9:00am to 6:00pm, and Sunday 12:00pm to 5:00pm, and will close in September. The commercial retail business would be closed during the winter.

Staff proposes as a condition of approval that the hours of operation be limited to Wednesday through Sunday 9:00am to 6:00pm (closed Mondays and Tuesdays). After the peak growing season the applicant would then open from 10:00am to 6:00pm; Closed October through March. Or if the Commission determines the hours could be restricted further to Wednesday through Friday 9:00am to 6:00pm, Saturday and Sunday 10:00am to 5:00pm, and Closed Mondays and Tuesdays. After the peak growing season the business would be open 10:00am to 6:00pm Wednesday through Friday and closed October through March.

Public Health or Safety – The structures associated with the proposed project meet all zoning requirements for height and setback and will meet all applicable building code requirements for fire safety.

Safety concerns have arisen about the increase in traffic for the shared driveway. The applicant has stated that the current driveway is 24 feet in width. This is adequate for two vehicles to pass.

Health concerns were also raised about the use of fertilizers and pesticides and that runoff might occur from the proposed greenhouse business. The applicant has stated that pesticides will not be used. The grading and drainage for this proposed project will meet all applicable standards. The applicant will apply for a grading and drainage permit, to address possible drainage issues.

As mentioned above, this proposed development has brought up safety concerns, especially concerning traffic on Mendenhall Loop Road. Staff has received a “Petition to Deny Landscape Alaska to Conduct Business at 11029 Mendenhall Loop Road” (see Attachment F) with 18 signatures of neighboring citizens. After attending the neighborhood meeting one neighbor asked for her name to be removed from the petition. The petition is in concern for “increased traffic, possibly result in harmful runoff from pesticides and fertilizers, and increase noise and result in other issues related to increased traffic.”

Habitat – The site of the proposed development is not within 330 feet of an eagles nest, and is not in wetlands or in an intertidal area. There are no habitat issues associated with this development.

Property Value or Neighborhood Harmony – Please see Attachment E which includes a CBJ staff review from John Sahnou, Appraiser III with the Finance Department of the Assessor Division of the CBJ. John was asked to give information about how the proposed project might affect property values for adjacent properties. John states,

.....I have read the provided information regarding the proposed project from the standpoint of affect upon tax assessment. My acknowledgment of having read the information does not constitute an appraisal, an appraisal review, an opinion of value or a basis for developing an opinion of value.

In general, with a large data set of good, historic sales information, quantifying economic effects of any change in use on surrounding values is very difficult. Given our lack of a large data set of sales information, Alaska being a non-disclosure state, it is not possible to make such a determination with the information available to the Assessor's Department. Also in general, one would anticipate a discernible negative effect only to arise from significant conditions such as noise, noxious odor, traffic, excessive night lighting, or aesthetic deterioration. The description of the subject project does not suggest the proposed commercial activity would generate such a condition.

With the available information that staff has obtained through the application and review, and with the use being allowed in the D-3 zoning district, with a Conditional Use Permit, no available evidence indicates that the proposed development will have a negative impact on property value.

Conditions – i.e. hours of operation/grading and drainage permit will help mitigate the negative impact that the proposed project might have on neighborhood harmony.

Signs – A separate permit process per CBJ 49.45, Signs, requires that all signs proposed by the development be submitted to CDD staff for review and approval. No sign application has been received by the CDD at this point.

Conformity with Adopted Plans – The proposed project substantially conforms to the 2008 Juneau Comprehensive Plan in Policy 5.1. as follows:

POLICY 5.1. TO DEVELOP AND SUSTAIN A DIVERSE ECONOMY, PROVIDING OPPORTUNITIES FOR EMPLOYMENT FOR ALL RESIDENTS.

The proposed greenhouse meets the intent of this policy by providing opportunities for employment and by developing a diverse economy.

The proposed conditions of approval for the conditional use permit are to help mitigate conflicts or issues that might arise with the proposed development of a commercial greenhouse in a primarily residential D-3 zoning district. The conditions conform to the Comprehensive Plan in Policy 10.4. as follows:

POLICY 10.4. TO MINIMIZE CONFLICTS BETWEEN RESIDENTIAL AREAS AND NEARBY RECREATIONAL, COMMERCIAL, OR INDUSTRIAL USES THAT WOULD GENERATE ADVERSE IMPACTS TO EXISTING RESIDENTIAL AREAS THROUGH APPROPRIATE LAND USE LOCATIONAL DECISIONS AND REGULATORY MEASURES.

Implementing Action 10.7.IA1 also speaks to the need of review and procedures to mitigate effect of proposed projects on surrounding properties;

10.7.IA1 Maintain and improve design review procedures to ensure that proposals for commercial (retail, office and institutional) development are evaluated with regard to site design, building placement, parking, landscaping, exterior lighting, screening and buffers, signage and other factors related to surrounding properties, land uses and public facilities.

FINDINGS

CBJ §49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete;

2. Whether the proposed use is appropriate according to the Table of Permissible Uses; and,
3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

CBJ §49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area; or,
3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

Per CBJ §49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. Is the application for the requested conditional use permit complete?

Yes. The application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, and substantially conforms to the requirements of CBJ Chapter 49.15.

2. Is the proposed use appropriate according to the Table of Permissible Uses?

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300, Section 19.210 for the D-3 zoning district.

3. Will the proposed development comply with the other requirements of this chapter?

Yes. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the January 31, 2014 and February 10, 2014 issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right of Way.

4. Will the proposed development materially endanger the public health or safety?

No. Based on the above analysis the proposed development, with conditions, will not materially endanger public health and safety.

5. Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?

No. Based on the above analysis the use, with conditions, will maintain values and will not be out of harmony with the neighboring area.

6. Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

Yes. As discussed above, the proposed development is in general conformity with the land use plan, particularly Policy 5.1, 10.4, and 10.7.IA1.

Per CBJ §49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

7. Will the proposed development comply with the Juneau Coastal Management Program?

Not Applicable.

RECOMMENDATION

USE2013 0027 - It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. Further, it is recommended the Planning Commission recommend approval of the City/State Project Review. The permit would allow the development of a commercial greenhouse in a D-3 zoning district; and a recommendation for approval of a City Project Review for the lease of a CBJ lot to Landscape Alaska. The approval is subject to the following conditions:

1. The operator of the site shall employ Best Management Practices to protect the adjacent properties from contamination from storm water runoff.
2. Runoff from the site after project completion shall not contribute to the impairment of water quality. Additional water quality mitigation requirements may be placed on the project if the CBJ Engineer finds that this condition has been violated.
3. Prior to any site preparation or construction activity, the applicant shall obtain a grading permit, issued by the Community Development Department.

4. Prior to Certificate of Occupancy improvements to driveway required per DOT Driveway and Approach Road permit are required.
5. The hours of operation shall be limited to Wednesday through Sunday 9:00am to 6:00pm (closed Mondays and Tuesdays). After the peak growing season the applicant would then open from 10:00am to 6:00pm, and closed October through March.

Or

The hours of operation shall be limited to Wednesday through Friday 9:00am to 6:00pm, Saturday and Sunday 10:00am to 5:00pm, and Closed Mondays and Tuesdays. After the peak growing season the applicant would then open 10:00am to 6:00pm Wednesday through Friday, and closed October through March.

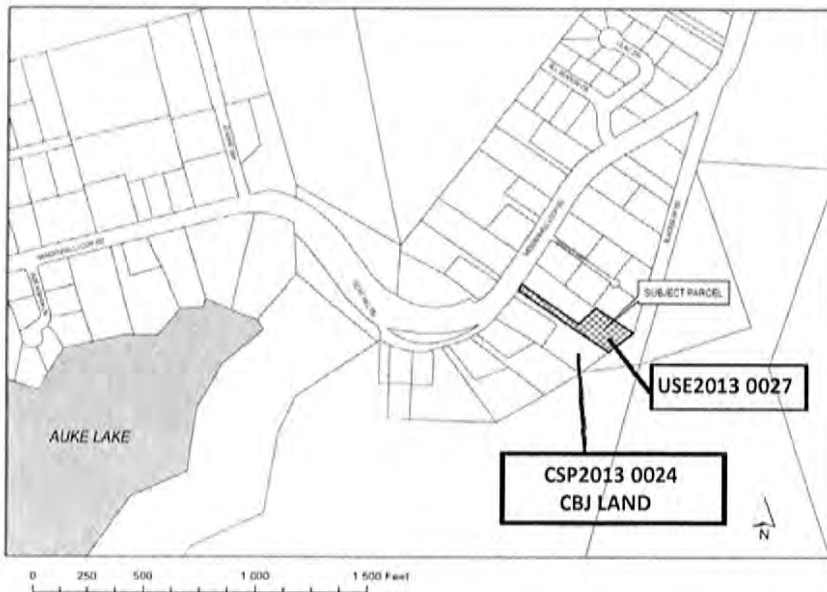
6. CBJ-approved signage shall be posted for the accessible parking space and required loading zone prior to commencement of the proposed use.
7. Prior to Certificate of Occupancy water utilities shall be metered.
8. Should USE2013 0027 be approved and the CSP2013 0024 approved, A commercial use agreement with CBJ Lands & Resources shall be required prior to issuance of a building permit, and commencement of commercial operations on the CBJ owned land. In addition, any conditions of approval for CSP2013 0024 shall be implemented.

CSP2013 0024 – Should USE2013 0027 be approved, staff recommends the Planning Commission find the project consistent with comprehensive plan and the land use title and therefore recommend approval of the City/State Project review (CSP2013 0024). This would allow for the potential lease of the CBJ lot identified in this review. The recommendation would be subject to the following conditions:

1. A commercial use agreement with CBJ Lands & Resources shall be required prior to issuance of a building permit, and commencement of commercial operations on the CBJ owned land. A copy of said agreement shall be provided to the CDD for inclusion in the CSP and USE file. The maximum number of vehicles per hour shall be established under the commercial use agreement. If the commercial use agreement is modified at any time, for any reason, a copy of the modified agreement shall be provided to the CDD by the applicant by hand delivery or certified mail no later than seven days after the agreement is modified, or the use permit shall be suspended until such time as the agreement is provided to the CDD. The CDD shall review the modified agreement and make a determination if a modified use permit is required. If a modified Conditional Use Permit is required, the use shall not commence operation under the modified agreement until the modified Conditional Use Permit is approved.

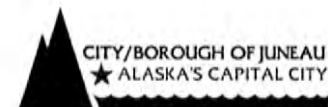


NOTICE OF PUBLIC HEARING



City & Borough of Juneau
Community Development Department
155 S Seward Street • Juneau, Alaska 99801

SHIP TO:



PROPOSAL: USE2013 0027: A Conditional Use Permit for a commercial greenhouse in a D3 zoning district.

CSP2013 0024: Lease of a CBJ lot to Landscape Alaska for a commercial greenhouse and nursery operation.

File No:	USE2013 0027 & CSP2013 0024	Applicant:	David Lendrum & CBJ
To:	Adjacent Property Owners	Property PCN:	4-B26-0-101-002-2; 002-1
Hearing Date:	February 11, 2014	Owner:	David Lendrum & CBJ
Hearing Time:	7:00 PM	Size:	0.86 Acres & 1.09 Acres
Place:	Assembly Chambers	Zoned:	D3
	Municipal Building	Site Address:	Mendenhall Loop Road
	155 South Seward Street	Accessed Via:	Mendenhall Loop Road
	Juneau, Alaska 99801		

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.

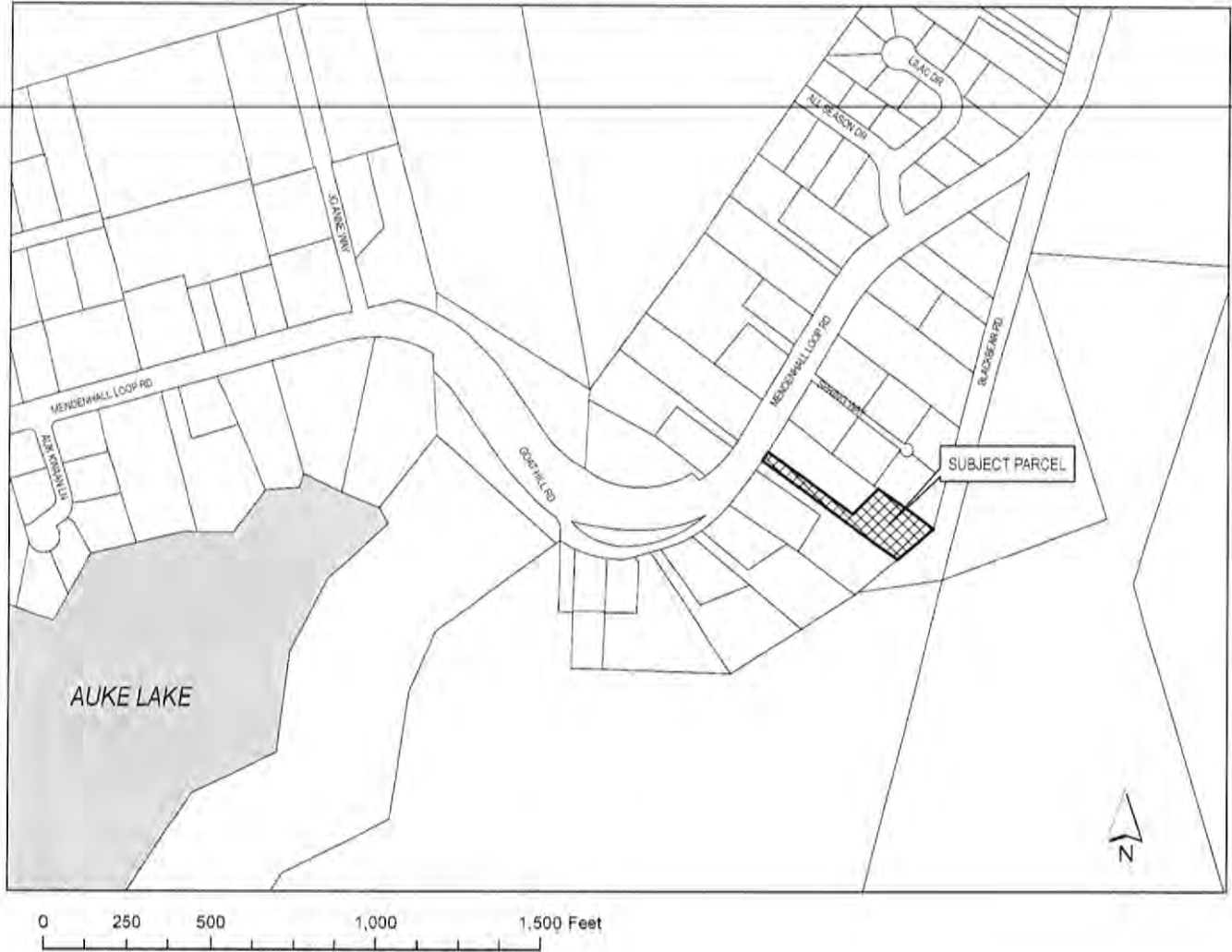
If you have questions, please contact Jonathan Lange at jonathan_lange@ci.juneau.ak.us or at 586-0218.

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

Date notice was printed: January 10, 2014

Attachment A

NOTICE OF PUBLIC HEARING



PROPOSAL: A Conditional Use Permit for a commercial greenhouse in a D3 zoning district.

File No:	USE2013 0027	Applicant:	David Lendrum
To:	Adjacent Property Owners	Property PCN:	4-B26-0-101-002-2
Hearing Date:	August 27, 2013	Owner:	David Lendrum
Hearing Time:	7:00 PM	Size:	0.86 Acres
Place:	Assembly Chambers Municipal Building 155 South Seward Street Juneau, Alaska 99801	Zoned:	D3
		Site Address:	Mendenhall Loop Road
		Accessed Via:	Mendenhall Loop Road

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If you have questions, please contact Jonathan Lange at jonathan_lange@ci.juneau.ak.us or at 586-0218.

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****RESCHEDULED from August 27, 2013 to SEPTEMBER 10, 2013****

NOTICE OF PUBLIC HEARING



PROPOSAL: A Conditional Use Permit for a commercial greenhouse in a D3 zoning district.

File No: USE2013 0027	Applicant: David Lendrum
To: Adjacent Property Owners	Property PCN: 4-B26-0-101-002-2
Hearing Date: September 10, 2013	Owner: David Lendrum
Hearing Time: 7:00 PM	Size: 0.86 Acres
Place: Assembly Chambers Municipal Building 155 South Seward Street Juneau, Alaska 99801	Zoned: D3
	Site Address: Mendenhall Loop Road
	Accessed Via: Mendenhall Loop Road

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 Jonathan Lange at jonathan_lange@ci.juneau.ak.us or at 586-0218.

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Attachment A

Date notice was printed: August 20, 2013



August 19, 2013

Dear Resident,

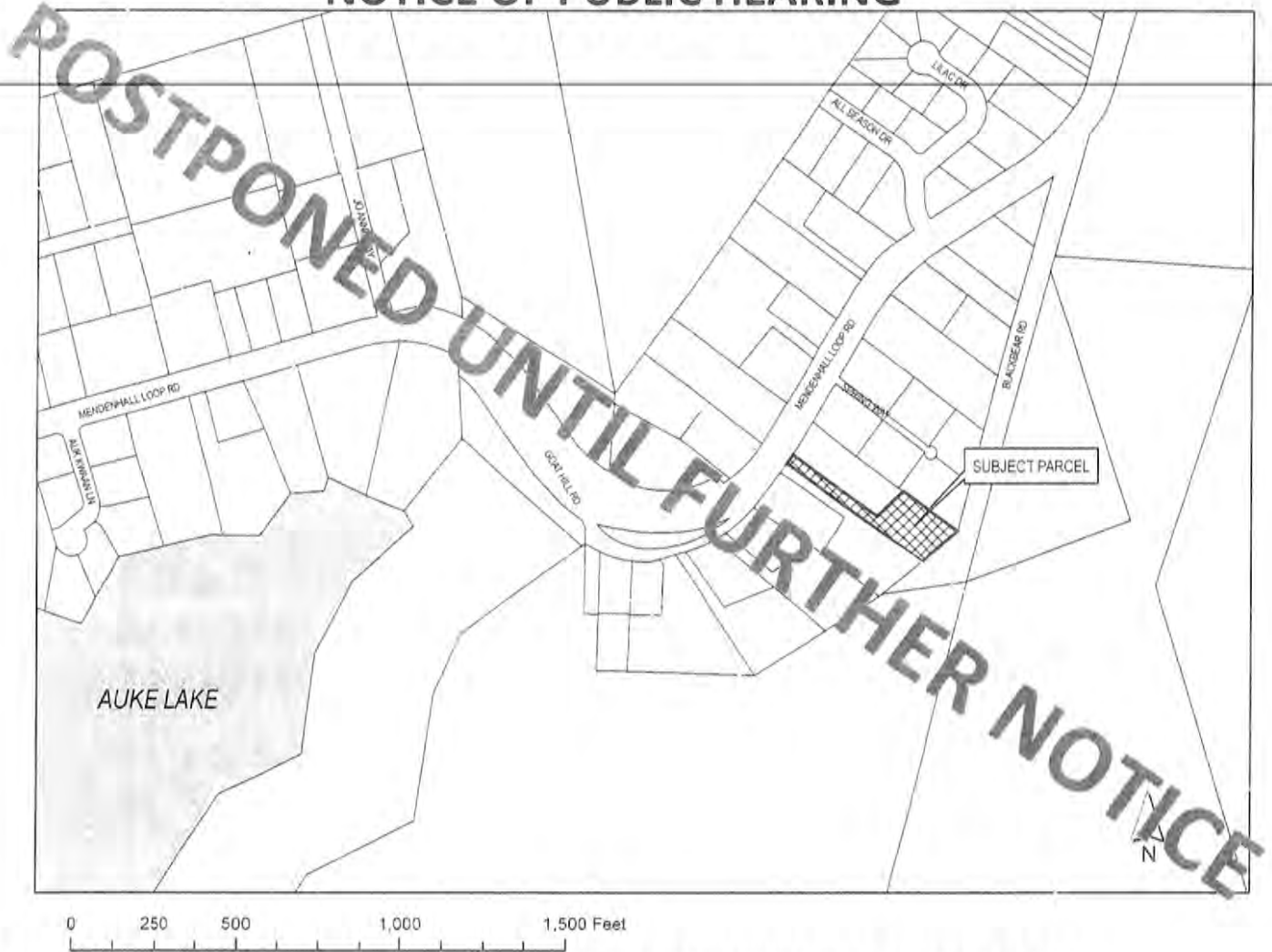
You were recently invited to a neighborhood meeting about a Conditional Use Permit application for a proposed commercial greenhouse on a D-3 zoned residential lot at 11029 Mendenhall Loop Road. The Conditional Use Permit was scheduled to go before the City and Borough of Juneau Planning Commission for a public hearing on August 27, 2013. I am writing to inform you that we are rescheduling the public hearing to the September 10, 2013, Planning Commission Meeting at 7:00pm in City Hall, in the Assembly Chambers located at 155 S. Seward St. This will be the time when the Planning Commission will hear any public testimony on the proposed project. Any comments that have been received thus far regarding the proposed Conditional Use Permit will be provided at the September 10, 2013 meeting. You will also receive another Notice of Public Meeting in the mail prior to the meeting.

If you have questions or would like more information, please contact Jonathan Lange, CDD Planner, at 586-0218 or e-mail: jonathan_lange@ci.juneau.ak.us.

cc: File number USE2013 0027

Attachment A

**** POSTPONED FROM SEPTEMBER 10, 2013
REGULAR PLANNING COMMISSION MEETING **
NOTICE OF PUBLIC HEARING**



PROPOSAL: A Conditional Use Permit for a commercial greenhouse in a D3 zoning district.

File No:	USE2013 0027	Applicant:	David Lendrum
To:	Adjacent Property Owners	Property PCN:	4-B26-0-101-002-2
Hearing Date:	Postponed Until Further Notice	Owner:	David Lendrum
Hearing Time:	7:00 PM	Size:	0.86 Acres
Place:	Assembly Chambers Municipal Building 155 South Seward Street Juneau, Alaska 99801	Zoned:	D3
		Site Address:	Mendenhall Loop Road
		Accessed Via:	Mendenhall Loop Road

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 Jonathan Lange at jonathan_lange@ci.juneau.ak.us or at 586-0218.

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

Attachment A

**NOTICE OF NEIGHBORHOOD MEETING
FOR PROPOSED COMMERCIAL GREENHOUSE**

Mendenhall River Community School Library
Thursday, August 15, 2013, 6:30-8:00 p.m.

August 9, 2013

Dear Resident,

The CBJ Community Development Department received an application for a Conditional Use Permit for a proposed commercial greenhouse on a residential lot 11029 Mendenhall Loop Road. The applicants plan to lease CBJ land adjacent to their property to create a large area for two greenhouses.

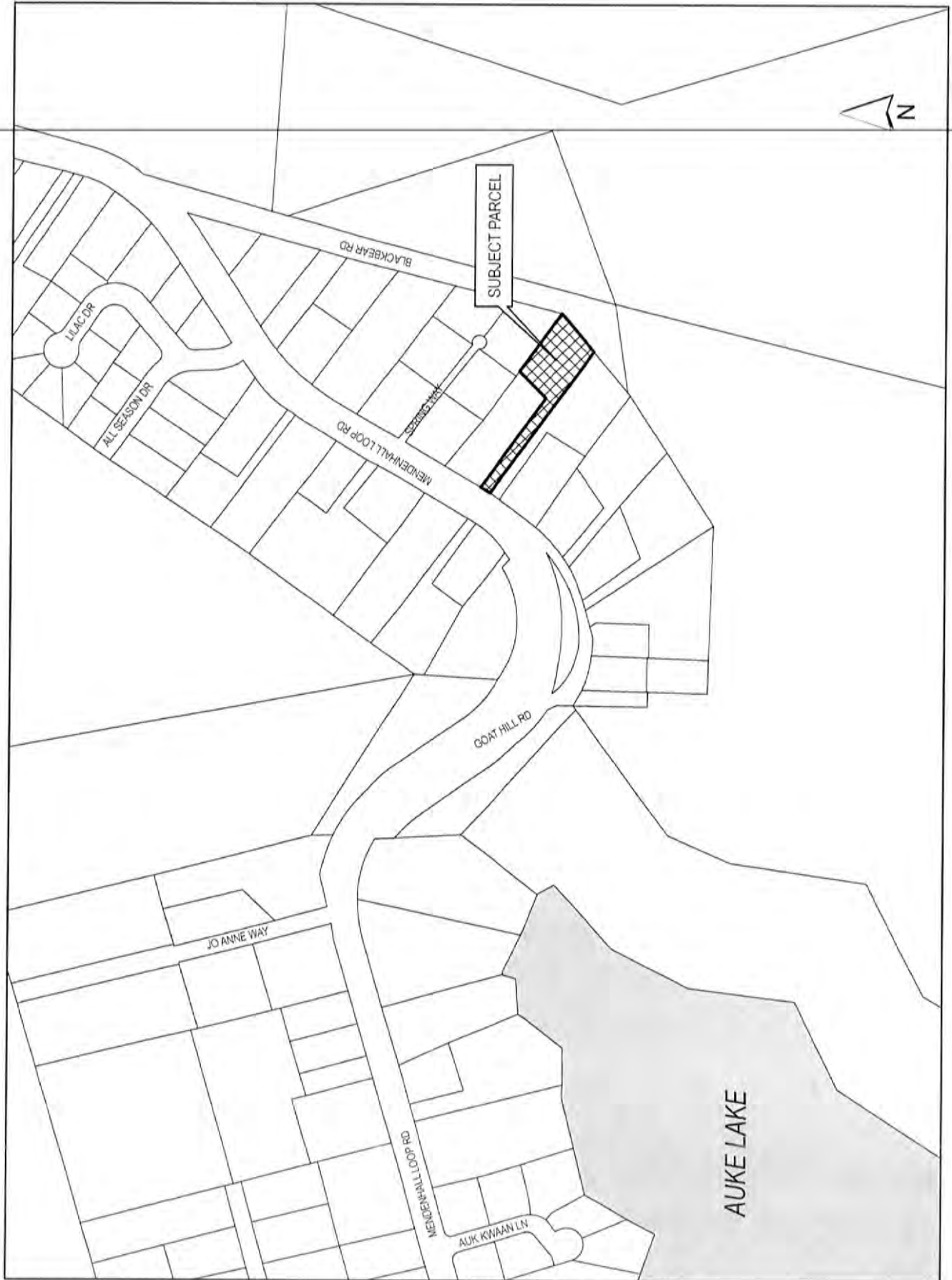
The CBJ Community Development Department is hosting a neighborhood meeting to explain the details and the CBJ review process. This meeting will be held on Thursday, August 15, 2013, 6:30 to 8:00 p.m. in the library at the Mendenhall River Community School.

The purpose of the August 15th meeting is to provide information, respond to questions, and to get a sense of concerns that the neighborhood might have, so issues may be addressed in advance of the formal public hearing with the CBJ Planning Commission. The project has been scheduled for review by the Planning Commission at the August 27th Regular Meeting, prior to the meeting 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 on the proposal.

If you have questions or would like more information, please contact Jonathan Lange, Community Development Planner, at 586-0218 or e-mail: jonathan_lange@ci.juneau.ak.us.

cc: File number USE2013 0027

Attachment A



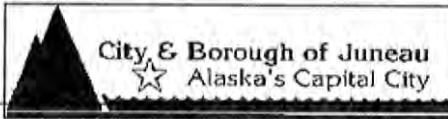
Attachment A

AGENDA

Neighborhood Meeting For Proposed Commercial Greenhouse In a D-3 Zoning District

August 15, 2013
Mendenhall River Community School, Library
6:30-8:00pm

- Welcome – Introductions
- Why we are here? – Application and Conditional Use Permit Process
 - Lands and Resources - Dan
- Proposed Project –
 - Applicant
- What happens next? –
 - Staff Report – Please have comments in by
Noon on August 22nd
To: Jonathan Lange or jonathan_lange@ci.juneau.ak.us
155 S. Seward St.
Juneau, AK 99801
Ph: (907)586-0218
Fax: (907)586-3365
 - August 27th at 7pm, Planning Commission Meeting –
City Hall, Assembly Chambers
-Public Testimony
- Questions, Comments, and Concerns -



City and Borough of Juneau
Community Development Department
155 South Seward Street
Juneau, Alaska 99801
Telephone: 586-0780
FAX: 586-3365

JUNEAU PERMIT CENTER, 4TH FLOOR MARINE VIEW CENTER

CONDITIONAL USE APPROVAL

What is a Conditional Use Approval?

Zoning consists of dividing the community into zoning districts and regulating the use of the land, dimensional standards (i.e. yard setbacks and height limits) and design standards within each zone. Some land uses are automatically allowed within the appropriate zone and require only confirmation by staff at the City and Borough of Juneau (CBJ), Community Development Department. One example of this would be the construction of a single-family home in a residential zone. However, other uses may be allowed in a particular zone only if the CBJ Planning Commission issues a Conditional Use Approval. For example, the construction of a library, church or school in a residential zone would require a Conditional Use Approval.

The CBJ Land Use Code includes a Table of Permissible Uses. This table lists the zoning districts in Juneau and indicates which land uses are automatically allowed, which require an Allowable Use Approval (described in a separate handout), and which require a Conditional Use Approval. Staff from the Department will refer to the Table of Permissible Uses to help you determine if your proposed use needs to obtain a Conditional Use Approval. Copies of the Table of Permissible Uses are also available from the Community Development Department (CDD) Permit Center for your reference.

What is the process to get a Conditional Use Permit?

- (1) Fill out an Allowable/Conditional Use application form and Development Permit Application form and submit it to the Community Development Department with the appropriate fee. The amount of the fee will depend on the type and size of project that you are proposing. CDD staff will help you determine the fee for your project. Each application packet must include a site plan (showing existing and proposed structures and parking areas), proposed traffic plan, landscaping plan, sign and lighting plan, architectural rendering of structures including building elevation, include a cover letter to fully describe the proposed project. The Development Permit application must also be signed by the owner of the land on which the project will be constructed. A more specific list of what is required can be found on the back of the Conditional Use Approval application form. Applications are accepted 8:00 a.m. to 4:00 p.m., Monday through Friday except holidays.

application?

The Land Use Code requires the Planning Commission to consider the following when deciding whether to issue a Conditional Use Approval:

- (1) Effect on public health or safety,
- (2) Effect on property values and whether the project is in harmony with other uses in the neighborhood,
- (3) Conformity with the CBJ Comprehensive Plan and other adopted land use and transportation plans and
- (4) Compliance with the Juneau Coastal Management Program, a section of the CBJ Land Use Code that addresses possible impacts to coastal resources, such as fish and wildlife habitat and water quality.

If the project does not meet these criteria, and cannot be modified through conditions placed on the Conditional Use Approval, the Approval will be denied.

What types of conditions could the Planning Commission place on my project?

In general, the Planning Commission can require that your project be modified, if necessary, to make it comply with the criteria listed above. The CBJ Land Use Code states that conditions can be placed on the Conditional Use Approval to address the following: development schedule, restriction on the exact use of the development, formation of an owners association, required dedications (i.e. easements), performance bonds, commitment letter from a public utility, need for covenants, landslide and avalanche risks, habitat protection, noise restrictions, traffic, public access to waterbodies, landscaping, lot size and lot coverage, drainage, lighting and any other conditions necessary to meet the approval criteria.

How much will this process cost?

The application fee for Conditional Use Approval varies based on the scope of the project. The minimum fee is \$300.00. The maximum fee is generally \$1,350.00 for very large projects. CDD staff will assist you in determining the fee for your project. The fee is charged regardless of whether or not you eventually receive a Conditional Use Approval from the Planning Commission. If you decide to rent a public notice sign from the CDD, a rental fee of \$50 will be charged plus an additional sign deposit fee of \$100.00 which is refundable. All charges can be combined in one check or paid by VISA/Master Card.

Will the project be subject to other reviews?

The following is a list of considerations that you should keep in mind in the overall plan for your development. A 'yes' answer indicates that you may need additional permits. The Planning and Building Divisions of the Community Development Department or the Engineering Department can elaborate on those items that you check off below. The checklist is intended as a guide for you as you plan your development. It is not an exhaustive list, and other approvals or requirements may also apply.

Do you need a development permit of any kind? (Allowable Use Approval, Conditional Use

TABLE OF PERMISSIBLE USES - CBJ 49.25.300

Use Description	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	Zones					WI			
									GC	MU	MU2	WC	I				
1.000 RESIDENTIAL																	
1.100 Single-family dwellings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1 ^A
1.110 Single-family detached, one dwelling per lot	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1 ^A
1.120 Single-family detached, two dwellings per lot	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1 ^A
1.130 Single-family detached, accessory apartments	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X
1.135 Two single-family detached, one or two accessory apartments	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
1.200 Duplex	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1.300 Multifamily dwellings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1.400 Group homes	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1.450 Halfway houses	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
1.500 Day care homes	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1.510 Child; 8 or fewer children under the age of 12	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
1.520 Child; 9 to 12 children under the age of 12	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1.530 Adult; 8 or fewer people, 12 years and older	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
1.540 Adult; 9 to 12, people 12 years and older	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1.550 Child care residence, 6 to 9 children under 18 years of age	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
1.600 Miscellaneous; rooms for rent situations	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
1.610 Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, and temporary residences. Owner or manager must live on site.	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
1.620 Hotels, motels	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
1.630 Single room occupancies with private facilities	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
1.700 Home occupations	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1.800 Mobile homes	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1.810 Residential mobile homes on individual lots ^E	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
1.815 Caretakers mobile homes on individual lots ^E	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
1.820 Mobile home parks ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F
1.830 Mobile home subdivision ^E	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F
1.840 Recreational vehicle parks ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F	3 ^F

Use Description	Zones														
	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
6.000 RECREATION, AMUSEMENT, ENTERTAINMENT															
6.100 Indoor activity conducted entirely within building or substantial structure															
6.110 Bowling alleys, billiard, pool halls									1, 3	1, 3	1, 3	1, 3			3
6.120 Tennis, racquetball, squash courts, skating rinks, exercise facilities, swimming pools, archery ranges		3		3	3	3	3	3	1, 3	1, 3	1, 3	1, 3			3
6.130 Theaters seating for 200 or fewer	3 ^F					3	3	3	1	1	1	1	3 ^N		3
6.135 Theaters seating from 201 to 1,000									3	1	1	1	3 ^N		3
6.140 Coliseum, stadiums, and other facilities in the 6.100 classification seating more than 1,000 people										3	3	3	3 ^N		
6.150 Indoor shooting range	1, 3									3					3
6.200 Outdoor activity conducted outside enclosed buildings or structures															
6.210 Recreational facilities such as golf, country clubs, swimming, tennis courts not constructed pursuant to a permit authorizing the construction of a school	3	3	3	3	3	3	3	3	3	1, 3			3 ^N		3
6.220 Miniature golf courses, skate-board parks, water slides, batting cages	3	3	3	3	3	3	3	3	3	1, 3	3	3	3 ^N		3
6.240 Automobile, motorcycle racing tracks, off-highway vehicle parks	3									3					3
6.250 <i>Reserved</i>															
6.260 Open space	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
6.262 Parks with improved facilities, not approved in conjunction with a major subdivision															
6.264 Capacity for up to 20 people ^w	1 ^F	1	1	1	1	1	1	1	1	1	1	1	1	1	3 ^N
6.266 Capacity for more than 20 people ^w	3 ^F	3	3	3	3	3	3	3	3	3	3	3	3 ^N	3 ^N	
6.270 Aerial conveyances and appurtenant facilities	3	3	3	3	3	3	3	3	3	3	3	3	3 ^N	3 ^N	3
6.280 Shooting ranges	3														3
7.000 INSTITUTIONAL DAY OR RESIDENTIAL CARE, HEALTH CARE FACILITIES, CORRECTIONAL FACILITIES															
7.100 Hospital															
7.150 Health care clinics, other medical treatment facilities providing out-patient care															

Use Description	Zones														
	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
7.200 Nursing care, assisted living, sheltered care		3	3	3	3	3	3	3	3	1,3	1,3	1,3			
7.300 Day care centers for children and adults															
7.400 Halfway houses															
7.500 Correctional facilities	3	3	3	3	3	3	3	3	3	3	3	3			
8.000 RESTAURANTS, BARS, NIGHTCLUBS															
8.050 Small restaurants, less than 1,000 ft. ² without drive through service	3 ^T					3	3	3	1	1	1	1	1 ^N		3
8.100 Restaurants, bars without drive through service	3 ^T								1,3	1	1,3	1,3	1 ^N , 3 ^N	3 ^N	3
8.200 Restaurants, coffee stands with drive through service									1,3	1		3	1 ^N , 3 ^N	3 ^N	3
8.300 Seasonal open air food service without drive through	3								1,3	1	1,3	1,3	1 ^N , 3 ^N	3 ^N	
9.000 BOAT OR MOTOR VEHICLE, SALES AND SERVICE OPERATIONS															
9.050 Motor vehicle, mobile home sale or rental									1,3	1,3	3	3			1,3
9.100 Motor vehicle repair and maintenance, including body work										3					1
9.200 Automotive fuel station	3 ^T														
9.300 Car wash									3	1					1
9.400 Boat sales or rental	3 ^T								3	1					1
9.450 Boat repairs and maintenance	3 ^T								3	1			1	1	1
9.500 Marine fuel, water sanitation	3 ^T									3			1	1	1
9.600 Marine commercial facilities including fisheries support, commercial freight, passenger traffic	3												1,3	1,3	1,3
10.000 STORAGE, PARKING, MOORAGE															
10.100 Automobile parking garages or parking lots not related to a principal use on the lot									3	1	1,3	1,3			1
10.200 Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored															
10.210 All storage within completely enclosed structures	1, 3	3							3	1	1 ^U , 3 ^U	1 ^U , 3 ^U	1 ^N , 3 ^N	1 ^N	1
10.220 General storage inside or outside enclosed structures	1, 3	3								1,3			1 ^N , 3 ^N	1 ^N	1
10.230 Snow storage basin															
10.232 Neighborhood, less than 1/2 acre	3	3	3 ^Z	3 ^Z	3 ^Z	3 ^Z	3 ^Z	3 ^Z	3 ^Z	1			3 ^Z	1	1
10.235 Regional, 1/2 to 1 acre	3	3	3 ^Z						3 ^Z	3			3 ^Z	1	1
10.237 Area wide, over 1 acre	3	3 ^Z	3 ^Z						3 ^Z						
10.300 Parking of vehicles or storage of equipment outside enclosed structures where they are owned and used by the user of the lot and parking and storage is more than a minor and incidental use of the lot	1, 3	3							1,3				1 ^N , 3 ^N	3	1

Use Description	Zones														
	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
10.400 Temporary contractor's storage connected with construction project off-site for a specified period of time	1, 3	3	3	3	3	3	3	3	3	1, 3	3	3	3	1 ^N	1
10.500 Moorage															
10.510 Public, commercial	3	3	3						3	3	3	3	1, 3	1, 3	1, 3
10.520 Private	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3
10.600 Floating structures supporting seasonal, commercial recreation	3	3	3										3	3	
11.000 MATERIALS SALVAGE YARDS, WASTE MANAGEMENT															
11.100 Recycling operations															
11.110 Enclosed collection structures ^o of less than 80 square feet total and less than six feet in height	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1	1 ^P	1 ^P	1	1	1
11.120 Enclosed structures for recyclable materials collection	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3 ^P	1 ^P , 3 ^P	3	3	1	1	1 ^P
11.130 Sorting, storage, preparation for shipment occurring outside an enclosed structure														1 ^N	1
11.200 Reclamation landfill not associated with a specific use	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3 ^N	3 ^N	1, 3
11.300 Sanitary landfill	3														3
12.000 SERVICES AND ENTERPRISES RELATED TO ANIMALS															
12.100 Veterinary clinic	3	3	3						3	1, 3	3	3	1 ^N , 3 ^N	1 ^N , 3 ^N	1
12.200 Kennel	3	3							3	3					1, 3
12.250 Day animal services, grooming, walking, day care	3	3	3		3				3	3	3	3			1, 3
12.300 Zoos, aquaria, or wild animal rehabilitation facilities with a visitor component	3	3							3	3	3	3			3
12.310 Wild animal rehabilitation facilities without a visitor component	3	3	3	3					3	3					3
12.400 Horseback riding stables, dog team yards	3	3							3	3					3
13.000 EMERGENCY SERVICES															
13.100 Fire, police, ambulance	3	3	3	3	3	3	3	3	3	3	3	3	3 ^N	3 ^N	1, 3
14.000 AQUACULTURE, AGRICULTURE, SILVICULTURE, MINING, QUARRYING OPERATIONS, SPRING WATER BOTTLING															
14.100 Aquaculture	3	3	3						3	3	3	3			3
14.150 Weirs, channels, and other fisheries enhancement	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1	1	1
14.200 Commercial agricultural operations															
14.210 Excluding farm animals	1, 3	1, 3	3	3	3	3	3	3	3	3	3	3			1, 3
14.220 Including farm animals ^M	1, 3	3													1, 3
14.230 Stabling of farm animals ^M	3	3	3	3					3	3					1, 3
14.250 Personal use agriculture															1, 3
14.253 Hens, 6 maximum	1	1	1	1	1	1	3	3	1	1	3	3	1	1	1
14.300 Silviculture and timber harvesting ^r	3	3													3
14.400 Mining operations	2, 3 ^K	3	3										3 ^N	3 ^N	2

Use Description	Zones														
	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
14.500 Sand and gravel operations ¹	3	3	3										3 ^N	3 ^N	3
14.800 Spring water bottling	3	3	3												
15.000 MISCELLANEOUS PUBLIC AND SEMIPUBLIC FACILITIES															
15.100 Post office	3	3	3	3	3	3	3	1,3	1,3	1,3	1,3	1,3	3 ^N	3 ^N	1,3
15.200 Airport	3														
15.400 Military reserve, National Guard centers	3	3	3												
15.500 Heliports, helipads	3														
15.600 Transit facilities															
15.610 Transit center															
15.620 Transit station	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
15.630 Park and ride not associated with transit station	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
15.700 Public works facility	3	3	3	3											
16.000 DRY CLEANER, LAUNDROMAT															
16.100 Drop off and pickup only, no onsite laun-								1,3	1,3	1,3	1,3	1,3	1 ^N , 3 ^N	1 ^N , 3 ^N	1,3
16.200 dry or dry cleaning process															
16.200 Full service onsite laundry and/or dry cleaning															
17.000 UTILITY FACILITIES															
17.100 Minor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
17.150 Intermediate	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
17.200 Major	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
17.300 Driveways and private roads															
17.310 Access driveways on public rights-of-way adjoining one to four existing lots	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
17.320 Access driveways on public rights-of-way adjoining five or more existing lots	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
18.000 TOWERS AND RELATED STRUCTURES															
18.100 Towers and antennas 35 feet or less	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
18.200 Towers and antennas 35 to 50 feet	1	3	3	3	3	3	3	3	3	3	3	3	3	3	3
18.300 Towers and antennas more than 50 feet in height	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
18.400 Amateur (ham) radio towers and antennas more than 35 feet in height ²	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
19.000 OPEN AIR MARKETS, NURSERIES, GREENHOUSES															
19.100 Open air markets (farm, craft, flea, and produce)	1,3	1,3													
19.200 Nurseries, commercial greenhouses															
19.210 Retail sales	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
19.220 Nonretail sales	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3
20.000 CEMETERY, CREMATORIUM, MORTUARY															
20.100 Cemetery	1,3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
20.200 Crematorium	3														



Use Description	Zones												
	RR	D-1	D-3	D-5	D-10 SF	D-15	D-18	LC	GC	MU	MU2	WC	WI
20.300 Funeral home	3	3	3	3	3	3							
21.000 VISITOR-ORIENTED, RECREATIONAL FACILITIES													
21.100 Resort, lodge													
21.200 Campgrounds	3	3	3	3	3	3							
21.300 Visitor, cultural facilities related to features of the site	1, 3	3											
22.000 TEMPORARY STRUCTURES ASSOCIATED WITH ONSITE CONSTRUCTION													
22.100 Temporary structures used in connection with construction	1	1	1	1	1	1	1	1	1	1	1	1	1

Key:

1. Department approval requires the department of community development approval only.
2. Allowable use permit requires planning commission approval.
3. Conditional use permit requires planning commission approval.

Notes:

- A. A single-family residence is allowed as an owner or caretaker residence that is accessory to an existing permitted use in the industrial zone.
- B. *Reserved.*
- C. *Reserved.*
- D. *Reserved.*
- E. See special use regulations for mobile homes, chapter 49.65, article III.
- F. See special use regulations for recreational vehicles, chapter 49.65, article IV. This use allowed by service area designation not zoning district.
- G. All uses subject to additional performance standards, chapter 49.65, article VIII.
- H. *Reserved.*
- I. *Reserved.*
- J. Applies to over 2 acres of harvest area.
- K. See special use regulations, chapter 49.65, article I. Mining operations are a conditional use in the urban mining district and an allowable use in the rural mining district.
- L. See special use regulations, chapter 49.65.200, article II.
- M. Only applicable to the commercial or private stabling of more than three farm animals, or where the running or stabling area is closer than 100 feet to the nearest residence other than the owner for any number of farm animals.
- N. Use must be water-dependent, water-related, or water-oriented.

- O. Standards for collection structures: containers must be well maintained and allow no spillage of contents; a specific person or group must be responsible for maintenance of the structure and that person or group shall have a contact telephone number posted on the collection structure; collection structure must be situated so as to not affect traffic or parking; directional signs shall be limited to six square feet and identification signs shall be limited to 24 square feet; such signs will not be included in total sign area allowed for a complex, and the structure shall not exceed a height of six feet. Identification is to be in the following format: greater prominence, the City and Borough recycling logo and the recyclable material identification, lesser prominence, the sponsor name and the contact phone number.
- P. Preexisting allowable or conditional use permit. If recycling activity is determined by the director to be an accessory use to a use previously permitted under either an allowable or a conditional use permit, the activity may be approved by the department. Other conditions may be required before recycling activity is permitted.
- Q. Must be in conjunction with an approved state or municipal public road construction project, and must be discontinued at the completion of the project. Road construction by private parties for subdivision development is excluded except as provided in this title. Rock crushed on-site must be used on-site. Crushing shall be limited to 8:00 a.m.—5:00 p.m. unless the director authorizes otherwise.
- R. Towers shall: be for amateur use only, meet the setback requirements of the zoning district, be unlit except as required by the Federal Aviation Administration. Towers shall be installed in conformance with a valid building permit, application for which shall include a copy of the applicant's amateur station license.
- S. Limited to lots directly fronting on Glacier Highway West of Industrial Boulevard.
- T. Must be associated with a unique site specific feature in order to function. Example: glacier research station - Juneau Icefield location
- U. No storage permitted on the first floor of a building.
- V. Primarily intended for rooftop locations in urban areas.
- W. The capacity of a park shall be determined by the Director of the Community Development Department or designee in consultation with the Director of the Parks and Recreation Department.
- X. Special requirements apply to accessory apartment applications. See CBJ49.25.510(d)(2).
- Z. Snow storage may be permitted for a maximum of five years. After five years a new application must be filed (Serial No. 2002-14, § 2, 4-1-5-2002; Serial No. 2002-29, § 2, 11-4-2002; Serial No. 2003-27am, § 5, 6-16-2003; Serial No. 2003-41, § 2, 9-22-2003; Serial No. 2003-41, § 2, 9-8-2003; Serial No. 2004-09, § 2, 4-12-2004; Serial No. 2006-07, § 2, 4-3-2006; Serial No. 2007-39, § 8, 6-25-2007; Serial No. 2009-22(b), § 2, 10-12-2009; Serial No. 2010-22, § 3(Exh. A), 7-19-2010)

Neighborhood Meeting - Mendenhall River Community School, Library
August 15th, 2013 6:30pm-8:00pm

NAME	ADDRESS	PHONE NUMBER
Ruth BrunningArthur	11027 Mendenhall Loop Rd.	723-8007
Anthony Zink	11027 Mendenhall Loop Rd.	209-1687
Chloe Jean	4121 Springs Day	790-2456
Wade Johnson	4120 Spring Day	790-2205
Elizabeth Miyasato	4121 Spring Way	790-2456
Lynn Spurr-Salkin	948a Riverbend Ct	301-4477
Laurie Wilson	1155 Goat Hill Rd	209-8816
Dawn Wilson	1155 Goat Hill Road	209-2344
GRACE CONSTANCE	11255 Goat Hill Rd.	789-5100
Jim + Maca Housley	11220 Mendenhall Loop Rd (last mile)	789-9131
Rita Antonelli	4100 Spring Way	780-5241
Kyle Moselle	10800 Lilac Dr	209-9759
Edy Bodenwald	11351 Geathill Rd. Jensen AK	500-2734
Ariel Sattimer	11017 Mendenhall Loop Rd. Jensen	790-3638
David Anderson	11029 Spring Mendenhall Loop	321-4149
Greg Pate	11251 Goat Hill Road	789-2521

11290¹⁰²⁹ Mendenhall Loop Rd
ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

Project Number	Project Name (15 characters)	Case Number	Date Received
		USE20130027	7/17/13

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

- Accessory Apartment*** (AAP) Driveway in Right-of-Way (ADW)
 Use Listed in §49.25.300 (USE)
 (Table of Permissible Uses)

Please list the Table of Permissible Uses Category: _____

***An Accessory Apartment Application will also be required.

REC'D
 JUL 17 2013
 PERMIT

DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED.

Commercial Greenhouse

IS THIS A MODIFICATION OF AN EXISTING APPROVAL?

- NO YES - Case # _____

CURRENT USE OF LAND OR BUILDING(S):

Residence

PROPOSED USE OF LAND OR BUILDING(S):

Residence w/ Retail Greenhouse

UTILITIES PROPOSED:

WATER: Public On Site

SEWER: Public On Site

SITE AND BUILDING SPECIFICS:

Total Area of Lot _____ square feet Total Area of Existing Structure(s) 1600 square feet
 Total Area of Proposed Structure(s) 2280 square feet

EXTERNAL LIGHTING:

- Existing to remain No Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures
 Proposed No Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures

PROJECT NARRATIVE AND SUBMITTAL CHECKLIST:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Existing and proposed parking areas (including dimensions) and proposed traffic circulation |
| <input type="checkbox"/> Floor Plan of proposed buildings | <input checked="" type="checkbox"/> Existing Physical Features of the site (drainage, habitat, hazard areas, etc.) |
| <input checked="" type="checkbox"/> Elevation view of existing and proposed buildings | |
| <input checked="" type="checkbox"/> Proposed Vegetative Cover | |

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

ALLOWABLE/CONDITIONAL USE FEES

Fees	Check No.	Receipt	Date
Application Fees \$ <u>500.00</u>	<u>1157</u>	<u>CD04015</u>	<u>7/17/13</u>
Admin. of Guarantee \$ _____	_____	_____	_____
Adjustment \$ _____	_____	_____	_____
Pub. Not. Sign Fee \$ <u>50.00</u>	<u>1158</u>	<u>CD04015</u>	_____
Pub. Not. Sign Deposit \$ <u>100.00</u>	<u>1158</u>	<u>CD04015</u>	_____
Total Fee \$ <u>650.00</u>	_____	_____	_____

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

DEVELOPMENT PERMIT APPLICATION

Project Number USE20130027	CITY and BOROUGH of JUNEAU	Date Received: 7/17/2013
Project Name (City Staff to Assign Name)		

INFORMATION	Project Description Commercial Greenhouse in Residential Area
--------------------	---

PROJECT / APPLICANT	PROPERTY LOCATION	
	Street Address 1029 City Mendenhall Loop Rd	City/Zip Juneau AK 99803
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) Bonnie Lot 2	
	Assessor's Parcel Number(s) 4B26 01010022	
	LANDOWNER/ LESSEE	
	Property Owner's Name Margaret Sharp & David Lendon	Contact Person: David Lendon Work Phone: 907 321 4149
	Mailing Address POB 32654 Juneau 99803	Home Phone: 3227 Fax Number:
	E-mail Address landscapealaska@gmail.com	Other Contact Phone Number(s):

PROJECT / APPLICANT	LANDOWNER/ LESSEE CONSENT ****Required for Planning Permits, not needed on Building/ Engineering Permits****	
	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 <u>David Lendon</u> Landowner/Lessee Signature	<u>7/17/2013</u> Date
	X <u>Margaret Sharp</u> Landowner/Lessee Signature	<u>7/17/2013</u> 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.	

PROJECT / APPLICANT	APPLICANT If the same as OWNER, write "SAME" and sign and date at X below	
	Applicant's Name Same	Contact Person: Work Phone:
	Mailing Address	Home Phone: Fax Number:
	E-mail Address	Other Contact Phone Number(s):
	X <u>David Lendon</u> Applicant's Signature	<u>7/13/2013</u> Date of Application

-----OFFICE USE ONLY BELOW THIS LINE-----

STAFF APPROVALS	<input checked="" type="checkbox"/>	Permit Type	***SIGN	Date Received	Application Number(s)
		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)			
	X	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)		7/17/13	USE20130027
		Variance Case (De Minimis and all other Variance case types)			
		Wetlands Permits			
		Zone Change Application			
		Other (Describe)			

***Public Notice Sign Form filled out and in the file.

Comments:	Permit Intake Initials TC
-----------	-------------------------------------

PA-13-027

USE 20130027

Development plan for Landscape Alaska at 11029 Mendenhall Loop Rd

Lot 2 Bonnie Subdivision

.8 Acre w existing 1600 ft sq house



This site is at the top of a private drive with no close neighbors and on a site with sufficient space for a smaller operation than the one we currently have. It is .8 acre and has a house on it, it is our residence, and is not open to the public.

We plan to focus on web based sales, and on our design and construction business. We will still have a small retail operation, mostly during the spring bedding plant season, closed during the winter.

We plan to reduce our covered space, using our existing greenhouse, measuring 30x50, and 30x 30, our 10x18 office building will be on the site, used for design and office space, not open to the public. The rest of the space will be devoted to gardens and display areas.

The parking area is sufficient for 6-8 cars at a time, and we will provide a handicap accessible port a potty during the spring and summer.

Access from Mendenhall Loop Rd is via a shared drive, which our neighbors have approved, no additional outdoor lighting is planned.

We have operated our business, Landscape Alaska, since 1982, and during that time we have helped transform Juneau from a community of houses in muddy lots to the beautifully planted and landscaped tourist destination we all love. We began in our front yard on Mark Alan Avenue, and have moved around as the properties we occupied were sold or developed, our present location has just been sold to the Alaskan Brewery and we are moving again.

We have looked for several years for a suitable site, one that had access, space, light, and where we would not disturb anyone as we pursued our fascination with the Alaskan landscape.

We purchased a home at the end of a private drive, at 11029 Mendenhall Loop in the Bonnie Subdivision with the intent of moving our nursery and home onto the site. Our intent is to refocus our activities towards local food production, and propagation of native plants for the remediation and restoration needs of Southeast Alaska, as well as supplying the ornamental and amenity landscaping demands of the local area.

We plan to move our greenhouses and design studio onto the land, and to operate in a modern manner concentrating on Web based sales, native plant salvage and our landscape work.

This property adjoins a property owned by CBJ which drains onto our lot, the water is diverted by a drainage ditch which winds through the City's property, but empties onto ours, this property is presently cleared but unused.

We would like to lease a portion of the property, improve the drainage, and place suitable fill to support a greenhouse and a movable tool

building. The Code asks some particular questions, here are our answers

Purpose of lease:

We plan to use the space for greenhouse work, plant storage, native plant salvage for restoration, and food crop production.

Use, value, and nature of improvements:

Currently CBJ property drainage empties onto our property, we will manage the water crossing the property so our lot is more usable, Filling with suitable material for placing our movable structures, the value of these improvements is approximately 20,000.00

Type of construction

Clearing of vegetation, salvaging what plants are useful, placing gravel fill, and placing our existing temporary structures

Dates of commencement,

As soon as possible

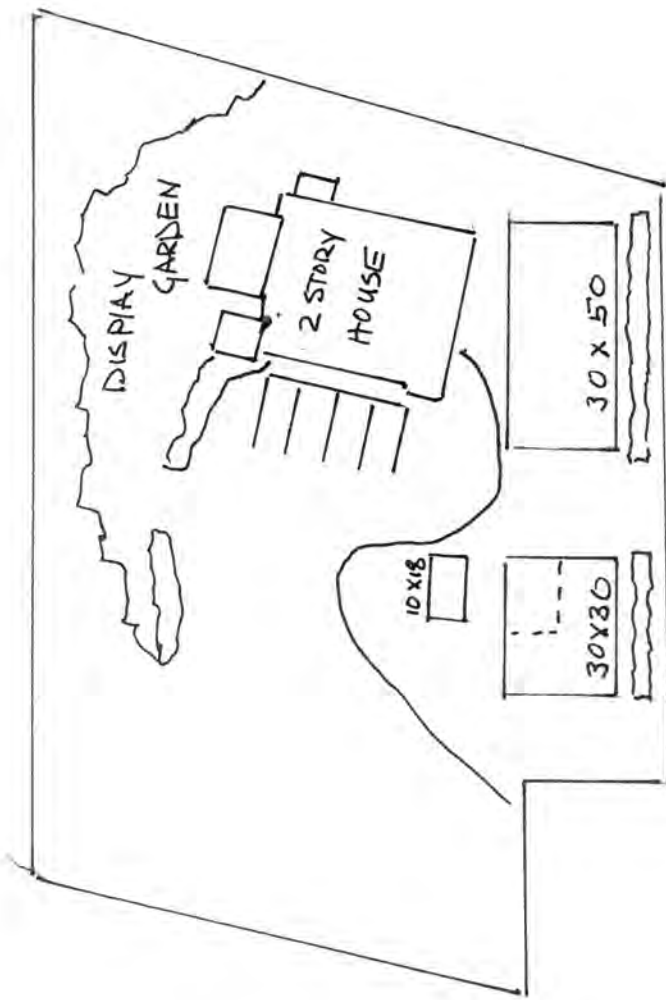
Complies with use plan

Application for conditional use for commercial greenhouse is in process, if granted we will operate that way, if not we will pursue our private interests in the field

Upon direction we had the property appraised by Kasburg Appraisal, and have submitted that document.

Thank you for your time

David Lendrum



PROPOSED
LANDSCAPE
ALASKA 2013

REGD
SHE 17
PERM

Development plan for Landscape Alaska at 11029 Mendenhall Loop Rd

Lot 2 Bonnie Subdivision



.8 Acre w existing 1600 ft sq house

We will move our design and plant sales operation to our home.

We plan to focus on web based sales, and on our design and construction business. We will still have a small retail operation, mostly during the spring bedding plant season, April to September we will be open Monday through Saturday, 9-6, and Sunday 12-5, we will be closed during the winter.

This site is at the top of a private drive with no close neighbors, visible from only one other house and that fairly distant. It adjoins a vacant 1.5 acre piece of land owned by CBJ which we have applied to lease. Together they comprise a site with sufficient space for a smaller operation than the one we currently have. Our parcel is .8 acre and has a house on it, it is our residence, and is not open to the public.

We plan to reduce our covered space, we will have one greenhouse, measuring 30 x 40 accessible to the public, we will have another measuring 15 x 30, but it will be for propagation and not open to the public. Our 10x18 office building will be on the site, used for design and office space, not open to the public. The rest of the space will be devoted to gardens and display areas.

We plan to have a food producing component with demonstration gardens as part of an educational component.

We will provide parking for 7 cars at a time, one being the van accessible handicapped parking required, and we will have a truck loading space for deliveries and freight receiving. We have another site for container deliveries and expect trucks of 20 ft and less to be delivering to our new site.

This is the design parameter we provided to the Alaska DOT for our Commercial Driveway Permit, which has now been issued.

We will provide a handicap accessible port a potty during the spring and summer.

ATTACHMENT C

Access from Mendenhall Loop Rd is via a shared drive, owned by this parcel and the CBJ parcel, access to the drive is allowed to lot 1.

The drive is 22 feet wide, and can be widened to 24 ft if so required, (it sits in a 60 ft easement) and we will provide a ADOT approved turning radius designed to handle the 20 ft delivery trucks, the maximum size we expect for plant deliveries. These are smaller than the oil and gas delivery vehicles that now use the driveway.



We are above all an environmentally conscious business; we are professionals in land and environmental management. David is on the board of the Statewide Invasive Species Management group, and the Southeast Alaska Soil and Water Conservation District, and was a founding member of the Mendenhall Watershed Partnership. Margaret's Master's Degree in Landscape Architecture is based on her work in Salvaging and Reusing the Native Understory in Juneau Alaska. Our life's work has been to preserve and manage the natural heritage we all enjoy

Our operation is very low impact, our greenhouses are not heated, and ventilation is provided passively by side wall openings, there are no powered ventilation systems, and we do not light them since we are closed during the winter. We use minimal amounts of fertilizer, fertilizer runoff is wasteful and anti-environmental, our choices of fertilizers focuses on low dosage, slow release materials, designed by a Canadian firm for revegetation in the cold wet mineral poor soils that we have, and we use organic chicken manure.

We salvage and grow native plants for the restoration work that is being carried on all over Southeast Alaska; we design and install vegetated bio-swales for commercial and industrial sites as well as habitat restoration for Wildlife Management Agencies.

David is a licensed pesticide applicator, and is authorized to apply restricted use pesticides according to the laws of the State of Alaska. This is part of being a professional horticulturist, and it also ensures compliance with all state and federal codes. Realistically we almost never apply pesticides, believing that a

ATTACHMENT C

healthy environment is maintained by encouraging predators rather than by eliminating everything.

The runoff from our growing areas, greenhouses and display gardens will be filtered through biological areas, planted with wetland grasses and native shrubs that will collect and use any nutrients that are carried by the water, before being allowed to leave the site. The surrounding forested areas, all owned by CBJ, will receive runoff only after it has been filtered through these areas.

The areas adjacent to our neighbors will be planted in vegetated barriers, screening their views of our activities. We will maintain these as part of the landscape and as part of the Demonstration Gardens we plan to build.



ATTACHMENT C

Murray & Associates, P. C. Consulting Engineers

PO Box 21081, Juneau, Alaska 99802-1081 (907) 780-6151 Fax: (907) 780-6182

To: Mr Jonathan Lange
Community Development Department
City & Borough of Juneau

Date: February 4, 2014

Subject: 11029 Mendenhall Loop Road Residence Water Pressure Impact

Dear Mr. Lange:

I have reviewed the CBJ Planning commission file USE2013 0027 Proposed Commercial Greenhouse material in regards to water pressure concerns from adjacent neighbors.

The existing water main serving the three lots (11025, 11027, and 11029) is a 1-1/2 inch HDPE branch off a 2" copper main that then connects to city water service main at the Mendenhall Back Loop Road. The adjacent CBJ property is served off of the same 2" copper main but has a separate 1-1/2" HDPE main that is currently capped and not being used. The two 1-1/2" HDPE mains are apparently are located immediately adjacent to each other buried under the access road. The 1-1/2" HDPE water piping to the furthest lot (11029) is approximately 450 feet with two service takeoffs below; a 3/4" size (11025) and a presumed size 3/4" or 1" (11027) prior to the Lendrums' property (11029) water service entrance. The 11029 property is approximately 45 feet above the Mendenhall Loop road where the city service is located. The Lendrums' building has an existing water pressure booster system with approximately 30 gallon pressurized storage, which boost their water pressure to approximately 50 psi.

In interviewing the owner, Dave Lendrum, it was determined that a reasonable expectation of water usage by the Greenhouse operation would be via approximately 100 drip emitters. Each emitter reportedly can discharge 0.5 gallons per hour for a total discharge of roughly 50 gallons per hour. 50 gph equates to less than 1 gpm. Water velocities in the service pipe are anticipated to be within normal range and not appreciably affect current pressure drops in the service piping.

The addition of the greenhouse operation at property #11029 with the anticipated minimal increase in water usage for the Greenhouse operation should not affect the water pressure for neighbors on the same 1-1/2" water service under the access road.

Cordially,

Douglas Murray, P.E.



Murray & Associates, P. C.

ATTACHMENT C

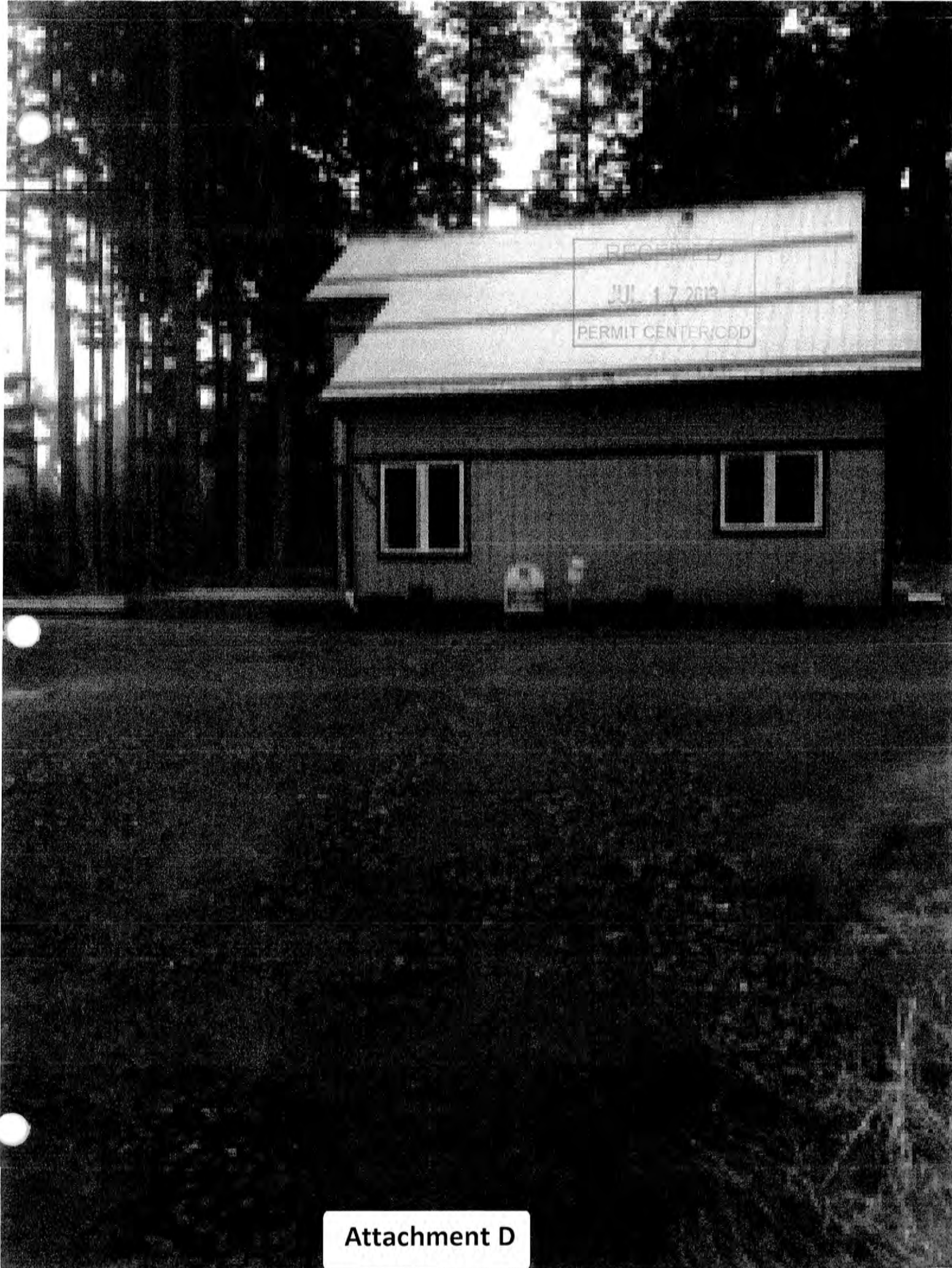
RECEIVED
JUL 17 2013
PERMIT CENTER/CDD

Attachment D

RECEIVED
JUL 17 2013
PERMIT CENTER/CDD



Attachment D



Attachment D

Jonathan Lange

From: Charlie Ford
Sent: Thursday, July 25, 2013 10:02 AM
To: Jonathan Lange; Ron King; Dan Jager; Sven Pearson; Ed Mercer; Ed Foster
Subject: RE: USE2013 0026 - A Conditional Use Permit for a Commercial Greenhouse on a Residential Lot

The Building Department has no issues with this project.

Charlie Ford, Building Official
Community Development Dept.
City and Borough of Juneau
Tel (907)586-0767 Fax(907)586-3365
email charlie_ford@ci.juneau.ak.us
Web page www.juneau.org/permits

From: Jonathan Lange
Sent: Thursday, July 25, 2013 9:58 AM
To: Ron King; Charlie Ford; Dan Jager; Sven Pearson; Ed Mercer; Ed Foster
Subject: USE2013 0026 - A Conditional Use Permit for a Commercial Greenhouse on a Residential Lot

Subject: Please review attached documents related to a conditional use permit for a proposed commercial greenhouse to be operated on a residential lot at 11029 Mendenhall Loop Road
File: USE2013 0027
Parcel: 4-B26-O-101-002-2

The applicant has applied for a conditional use permit for a proposed commercial greenhouse on a residential lot.

Please see the attached permit application documents that include a narrative from the applicant and a proposed site plan. I have also attached a vicinity map.

I look forward to receiving your comments. Please send any comments for this proposal by August 2, 2013. Let me know if you require any additional information for this conditional use permit or have any questions.

Sincerely,

Jonathan Lange, Planner I
Community Development Department
City & Borough of Juneau, Alaska
Ph: (907) 586-0218
Fax: (907) 586-3365
Email: jonathan_lange@ci.juneau.ak.us

Jonathan Lange

From: Dan Jager
Sent: Thursday, July 25, 2013 10:09 AM
To: Jonathan Lange; Ron King; Charlie Ford; Sven Pearson; Ed Mercer; Ed Foster
Subject: RE: USE2013 0026 - A Conditional Use Permit for a Commercial Greenhouse on a Residential Lot

The fire dept. does not have any issues with this project. Thanks.
Dan

From: Jonathan Lange
Sent: Thursday, July 25, 2013 9:58 AM
To: Ron King; Charlie Ford; Dan Jager; Sven Pearson; Ed Mercer; Ed Foster
Subject: USE2013 0026 - A Conditional Use Permit for a Commercial Greenhouse on a Residential Lot

Subject: Please review attached documents related to a conditional use permit for a proposed commercial greenhouse to be operated on a residential lot at 11029 Mendenhall Loop Road
File: USE2013 0027
Parcel: 4-B26-0-101-002-2

The applicant has applied for a conditional use permit for a proposed commercial greenhouse on a residential lot.

Please see the attached permit application documents that include a narrative from the applicant and a proposed site plan. I have also attached a vicinity map.

I look forward to receiving your comments. Please send any comments for this proposal by August 2, 2013. Let me know if you require any additional information for this conditional use permit or have any questions.

Sincerely,

Jonathan Lange, Planner I
Community Development Department
City & Borough of Juneau, Alaska
Ph: (907) 586-0218
Fax: (907) 586-3365
Email: jonathan_lange@ci.juneau.ak.us

Jonathan Lange

From: Ron King
Sent: Thursday, July 25, 2013 10:12 AM
To: Charlie Ford; Jonathan Lange; Dan Jager; Sven Pearson; Ed Mercer; Ed Foster
Subject: RE: USE2013 0026 - A Conditional Use Permit for a Commercial Greenhouse on a Residential Lot

No concerns with Use Permit, will address grading and drainage during the building permit review.

From: Charlie Ford
Sent: Thursday, July 25, 2013 10:02 AM
To: Jonathan Lange; Ron King; Dan Jager; Sven Pearson; Ed Mercer; Ed Foster
Subject: RE: USE2013 0026 - A Conditional Use Permit for a Commercial Greenhouse on a Residential Lot

The Building Department has no issues with this project.

Charlie Ford, Building Official
Community Development Dept.
City and Borough of Juneau
Tel (907)586-0767 Fax(907)586-3365
email charlie_ford@ci.juneau.ak.us
Web page www.juneau.org/permits

From: Jonathan Lange
Sent: Thursday, July 25, 2013 9:58 AM
To: Ron King; Charlie Ford; Dan Jager; Sven Pearson; Ed Mercer; Ed Foster
Subject: USE2013 0026 - A Conditional Use Permit for a Commercial Greenhouse on a Residential Lot

Subject: Please review attached documents related to a conditional use permit for a proposed commercial greenhouse to be operated on a residential lot at 11029 Mendenhall Loop Road
File: USE2013 0027
Parcel: 4-B26-0-101-002-2

The applicant has applied for a conditional use permit for a proposed commercial greenhouse on a residential lot.

Please see the attached permit application documents that include a narrative from the applicant and a proposed site plan. I have also attached a vicinity map.

I look forward to receiving your comments. Please send any comments for this proposal by August 2, 2013. Let me know if you require any additional information for this conditional use permit or have any questions.

Sincerely,

Jonathan Lange, Planner I
Community Development Department
City & Borough of Juneau, Alaska
Ph: (907) 586-0218
Fax: (907) 586-3365
Email: jonathan_lange@ci.juneau.ak.us

Jonathan Lange

From: Ed Mercer <emercer@juneaupolice.com>
Sent: Thursday, July 25, 2013 10:15 AM
To: Jonathan Lange; Ron King; Charlie Ford; Dan Jager; Sven Pearson; Ed Foster
Subject: RE: USE2013 0026 - A Conditional Use Permit for a Commercial Greenhouse on a Residential Lot

JPD has no issues with this permit request.

From: Jonathan Lange [mailto:Jonathan_Lange@ci.juneau.ak.us]
Sent: Thursday, July 25, 2013 9:58 AM
To: Ron King; Charlie Ford; Dan Jager; Sven Pearson; Ed Mercer; Ed Foster
Subject: USE2013 0026 - A Conditional Use Permit for a Commercial Greenhouse on a Residential Lot

Subject: Please review attached documents related to a conditional use permit for a proposed commercial greenhouse to be operated on a residential lot at 11029 Mendenhall Loop Road
File: USE2013 0027
Parcel: 4-B26-0-101-002-2

The applicant has applied for a conditional use permit for a proposed commercial greenhouse on a residential lot.

Please see the attached permit application documents that include a narrative from the applicant and a proposed site plan. I have also attached a vicinity map.

I look forward to receiving your comments. Please send any comments for this proposal by August 2, 2013. Let me know if you require any additional information for this conditional use permit or have any questions.

Sincerely,

Jonathan Lange, Planner I
Community Development Department
City & Borough of Juneau, Alaska
Ph: (907) 586-0218
Fax: (907) 586-3365
Email: jonathan_lange@ci.juneau.ak.us

Jonathan Lange

From: Ed Foster
Sent: Thursday, July 25, 2013 1:52 PM
To: Jonathan Lange
Subject: RE: USE2013 0026 - A Conditional Use Permit for a Commercial Greenhouse on a Residential Lot

No issues from Streets and Fleet Division.

ED

From: Jonathan Lange
Sent: Thursday, July 25, 2013 9:58 AM
To: Ron King; Charlie Ford; Dan Jager; Sven Pearson; Ed Mercer; Ed Foster
Subject: USE2013 0026 - A Conditional Use Permit for a Commercial Greenhouse on a Residential Lot

Subject: Please review attached documents related to a conditional use permit for a proposed commercial greenhouse to be operated on a residential lot at 11029 Mendenhall Loop Road
File: USE2013 0027
Parcel: 4-B26-0-101-002-2

The applicant has applied for a conditional use permit for a proposed commercial greenhouse on a residential lot.

Please see the attached permit application documents that include a narrative from the applicant and a proposed site plan. I have also attached a vicinity map.

I look forward to receiving your comments. Please send any comments for this proposal by August 2, 2013. Let me know if you require any additional information for this conditional use permit or have any questions.

Sincerely,

Jonathan Lange, Planner I
Community Development Department
City & Borough of Juneau, Alaska
Ph: (907) 586-0218
Fax: (907) 586-3365
Email: jonathan_lange@ci.juneau.ak.us

Jonathan Lange

From: John Sahnaw
Sent: Monday, August 19, 2013 4:31 PM
To: Jonathan Lange
Cc: Robin Potter
Subject: RE: Proposed Commercial/Retail Greenhouse affect on Property Values? - 11029 Mendenhall Loop Road
Attachments: 11290 Mendenhall Loop Rd.pdf; 11029 Mendenhall Loop Rd vicinity map.jpg

Jonathan,

Robin Potter forwarded your email to me. I have been asked to review certain information relating to a Conditional Use Permit application for a commercial/retail greenhouse at 11029 Mendenhall Loop Road.

It is my understanding that this information is provided to departments within the City and Borough as a request for feedback specific to those departments, feedback that may be relevant to the project overall. In that light, I have read the provided information regarding the proposed project from the standpoint of affect upon tax assessment. My acknowledgment of having read the information does not constitute an appraisal, an appraisal review, an opinion of value or a basis for developing an opinion of value.

In general, with a large data set of good, historic sales information, quantifying economic effects of any change in use on surrounding values is very difficult. Given our lack of a large data set of sales information, Alaska being a non-disclosure state, it is not possible to make such a determination with the information available to the Assessor's Department. Also in general, one would anticipate a discernible negative effect only to arise from significant conditions such as noise, noxious odor, traffic, excessive night lighting, or aesthetic deterioration. The description of the subject project does not suggest the proposed commercial activity would generate such a condition.

John Sahnaw
Appraiser III
Finance Department, Assessor Division
City and Borough of Juneau
907-586-0331

From: Jonathan Lange
Sent: Monday, August 19, 2013 12:15 PM
To: Robin Potter
Cc: Beth McKibben
Subject: Proposed Commercial/Retail Greenhouse affect on Property Values? - 11029 Mendenhall Loop Road

Good afternoon Robin,

I have been assigned to the below Conditional Use Permit application. Could I get information from your department about how this proposed business might affect property values for adjacent properties? I would like to use this information in my staff report that would go before the Planning Commission.

Subject: Please review attached documents related to a conditional use permit for a proposed commercial greenhouse to be operated on a D-3 zoned residential lot at 11029 Mendenhall Loop Road
File: USE2013 0027

Attachment E

Parcel: 4-B26-0-101-002-2

The applicant has applied for a conditional use permit for a proposed commercial greenhouse on a D-3 zoned residential lot.

Please see the attached permit application documents that include a narrative from the applicant and a proposed site plan. I have also attached a vicinity map.

I look forward to receiving your comments. I have scheduled this case to go before the Planning Commission at their September 10th regular meeting.

Let me know if you require any additional information for this conditional use permit or have any questions.

Sincerely,

Jonathan Lange, Planner I
Community Development Department
City & Borough of Juneau, Alaska
Ph: (907) 586-0218
Fax: (907) 586-3365
Email: jonathan_lange@ci.juneau.ak.us

Jonathan Lange

From: Heidemann, Marie E (DOT) <marie.heidemann@alaska.gov>
Sent: Tuesday, July 30, 2013 12:28 PM
To: Jonathan Lange
Subject: RE: Proposed Driveway usage increase at 11029 Mendenhall Loop Road

Jonathan,

Our permit specialist has spoken to Mr. Lendrum and advised him that as a major change in use, he will need to apply for a driveway permit modification. The proposed impact to the existing driveway due to his customers will only be a few additional cars each day and not at any peak hour. We will need to look at his modification plans and determine if the driveway will need to be constructed to commercial standards.

Short answer he will need to apply for and possibly modify the existing driveway.

Thanks for the opportunity to comment,

Marie Heidemann

From: Jonathan Lange [Jonathan_Lange@ci.juneau.ak.us]
Sent: Thursday, July 25, 2013 10:15 AM
To: Heidemann, Marie E (DOT)
Subject: Proposed Driveway usage increase at 11029 Mendenhall Loop Road

Good morning Marie,

I am reviewing a conditional use permit for a proposed commercial greenhouse on a residential lot and was wondering if you have any comments about the increase in usage of the existing shared driveway.

Subject: Please review attached documents related to a conditional use permit for a proposed commercial greenhouse to be operated on a residential lot at 11029 Mendenhall Loop Road
File: USE2013 0027
Parcel: 4-B26-0-101-002-2

The applicant has applied for a conditional use permit for a proposed commercial greenhouse on a residential lot.

Please see the attached permit application documents that include a narrative from the applicant and a proposed site plan. I have also attached a vicinity map.

I look forward to receiving your comments. Please send any comments for this proposal by August 2, 2013. Let me know if you require any additional information for this conditional use permit or have any questions.

Sincerely,

Jonathan Lange, Planner I
Community Development Department
City & Borough of Juneau, Alaska
Ph: (907) 586-0218
Fax: (907) 586-3365
Email: jonathan_lange@ci.juneau.ak.us

State of Alaska
Department of Transportation and Public Facilities

**Driveway and Approach Road
 Permit**

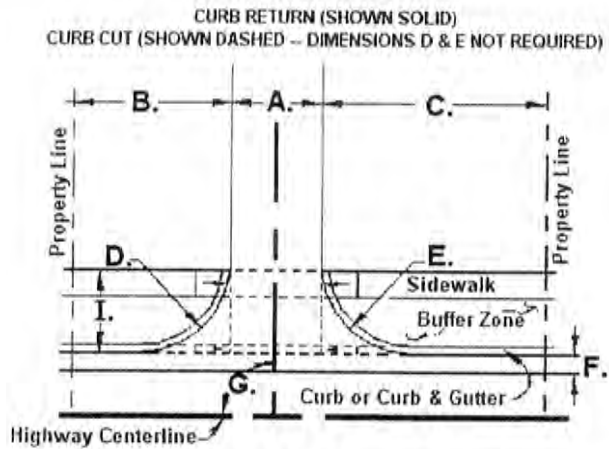
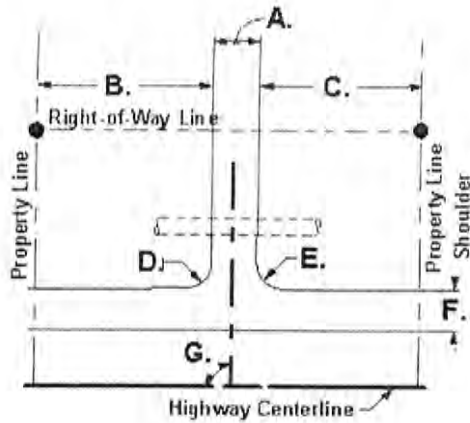
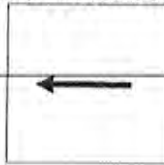


This permit allows the permittee to construct and maintain a driveway or approach road within a State owned highway Right of Way.

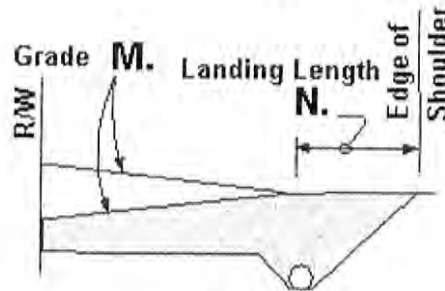
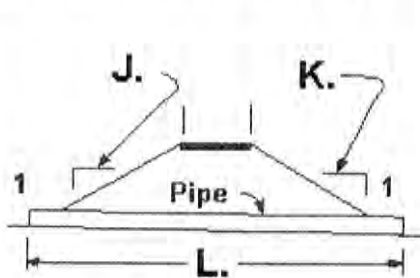
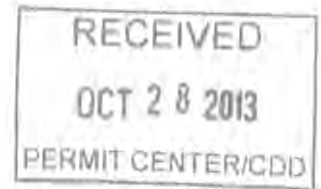
<input type="checkbox"/> Residential/Private <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Government Agency	
Applicant:	David Lendrum
Mailing Address:	6205 Glacier Highway Juneau, AK 99801
Contact Name:	David Lendrum
E-mail Address:	mpusich@rmjuneau.com
Phone:	(907) 321-4149 Fax: (907) 780-4611
Driveway or Approach Road location (highway, subdivision, legal description milepost, etc.) 11029 Mendenhall Loop Road Juneau 99801 4B26010100	
Proposed or Existing:	Anticipated Completion Date:
EXISTING	05/01/2014
Number of lots served:	Max. number of vehicles in any 1 hour:
4	10
Zoning Designation:	Proposed Land Use:
D-1(T) D-5	Landscape Business (Seasonal)

Driveway Specifications

Direction of North in relation to the drawing.



- | | | |
|-----------|---------------------------|------------|
| A. | Driveway width | 24 feet |
| B. | Left edge clearance | 24 feet |
| C. | Right edge clearance | 11 feet |
| D. | Left return radius | 40 feet |
| E. | Right return radius | 40 feet |
| F. | Shoulder width | 8 feet |
| G. | Approach angle | 90 degrees |
| H. | Curb type | None |
| I. | Curb to sidewalk distance | feet |



- | | | |
|-----------|--------------------------|-----------|
| J. | Left driveway foreslope | 4 :1 |
| K. | Right driveway foreslope | 4 :1 |
| L. | Culvert length | Feet |
| M. | Landing grade | 1 Percent |
| N. | Landing length | 39 Feet |
| O. | Culvert size | inches |
| P. | Culvert type | None |
| Q. | Ditch depth | feet |
| R. | Shoulder type | Gravel |
| S. | Pavement type | Paved |
| T. | Driveway surface type | Asphalt |

Permittee upon signing this permit acknowledges and agrees to the following provisions:

This permit applies only to the State right of way.

~~This permit grants permission for a driveway allowing access to and from your property onto a State maintained highway. It does not permit the following within the right of way or within that portion of a driveway that is within the right of way: (1) Parking of vehicles "for sale"; (2) Obstructions of any kind (i.e. logs, cables, fencing, etc.); (3) Advertising signs or banners/flags; (4) Parking vehicles with signs/advertising on the side.~~

A driveway or approach road constructed under permit within a highway right-of-way is the property of the State, but all cost and liability arising from the construction, operation, or maintenance of a driveway or approach road is at the sole expense of those lands served. The Department is not obligated to change its maintenance practices to accommodate a driveway or approach road constructed under a permit, or to incur any additional expense removing snow berms or other obstructions from a driveway or approach road within a right of way resulting from the Department's activities, or activities under a permit issued under 17 AAC 15.

Permittee is responsible for adjusting or relocating the driveway or approach road without cost or liability to the Department if the use or safety of the highway requires that the driveway or approach road be adjusted or relocated.

This permit is not a property right but a temporary authorization, revocable by the State upon violation of any permit terms or conditions, or for other reasons. All reasonable attorney's fees and costs associated with legal or enforcement actions related to the terms and conditions of this permit will be borne by the Permittee.

Any survey monument or monument accessory that is disturbed or destroyed during construction or maintenance of the driveway will be restored or replaced by a Land Surveyor licensed in the State of Alaska.

The Permittee will be responsible for all necessary Federal, State, and Municipal permits and licenses required by law, pay all taxes and special assessments lawfully imposed upon the permitted area, and pay other fees and charges assessed under applicable law.

Placement of fill material in waters of the U.S., including wetlands and streams, requires prior authorization from the U.S. Army Corps of Engineers. It is the responsibility of the owner to contact the Corps before filling activities take place.

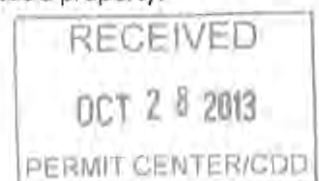
The Permittee shall construct and maintain a driveway in such a manner that the highway, and all of the highway's appurtenances or facilities, including drainage facilities, pipes, culverts, ditches, traffic control devices, street lights, pathways, and sidewalks are not impaired or endangered in any way by the construction or maintenance. (17 AAC 10.020(b) If you damage any improvements within the State owned right of way, you will be responsible for returning them to their previous condition. The Department will inspect and approve the restored improvements. (17 AAC 10.065)

Permittee shall indemnify, defend and hold harmless the State, and its officers, employees, and contractors, from any and all claims or actions resulting from injury, death, loss, or damage sustained by any person or personal property resulting directly or indirectly from Permittee's use of or activities in the permitted area.

Landings from all paved roads must be paved and maintained from edge of the road to the length of the landing as stipulated in this permit.

If a culvert is required by this driveway permit, culvert ends must be installed at the time of installation and maintained continuously by the owner.

No person shall place, leave or deposit upon any street, avenue, alley, sidewalk or other public right of way any snow or ice which has been removed from a private driveway, private parking area, or the adjacent property. Permittee is responsible for his snow removal contractor's actions concerning placement of snow from Permittee's property.



If driveway construction or maintenance interferes with the public's safety and/or use of facilities within State owned right of way, you will be directed to stop work until adjustments are made.

While doing construction or maintenance activities do not park equipment or stockpile material on the shoulder during non-working hours.

Permittee is responsible for sight distance clearing of brush and obstructions adjacent to their property.

Driveway landings as stipulated in the permit must be paved and maintained from pavement edge on all paved roads.

Please contact the Department for information about acceptable driveway markers (i.e., size, materials, distance, etc.) for placement within the right of way.

The State will not change its maintenance practices to accommodate your driveway or incur additional expense to clear snow berms or other obstacles resulting from the Department's activities.

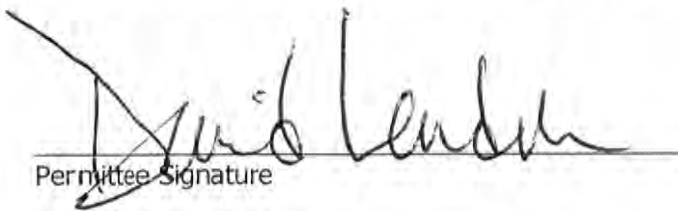
Entire driveway apron to be asphalt from edge of pavement to the back of the landing. No asphalt patch will be accepted.

Attachments included as part of this permit are:

REQUIRED for ALL DRIVEWAYS:

- Plat including notes of the placement of the driveway.
- Site plan.
- Proof of ownership.
- Traffic control plan.

I, **David Lendrum**, acknowledge that I am acting on behalf of the above named organization with the full authority to do so. I further acknowledge and accept that I shall comply with all the provisions and conditions that the Department of Transportation and Public Facilities has included as a condition of issuing this permit.


 Permittee Signature

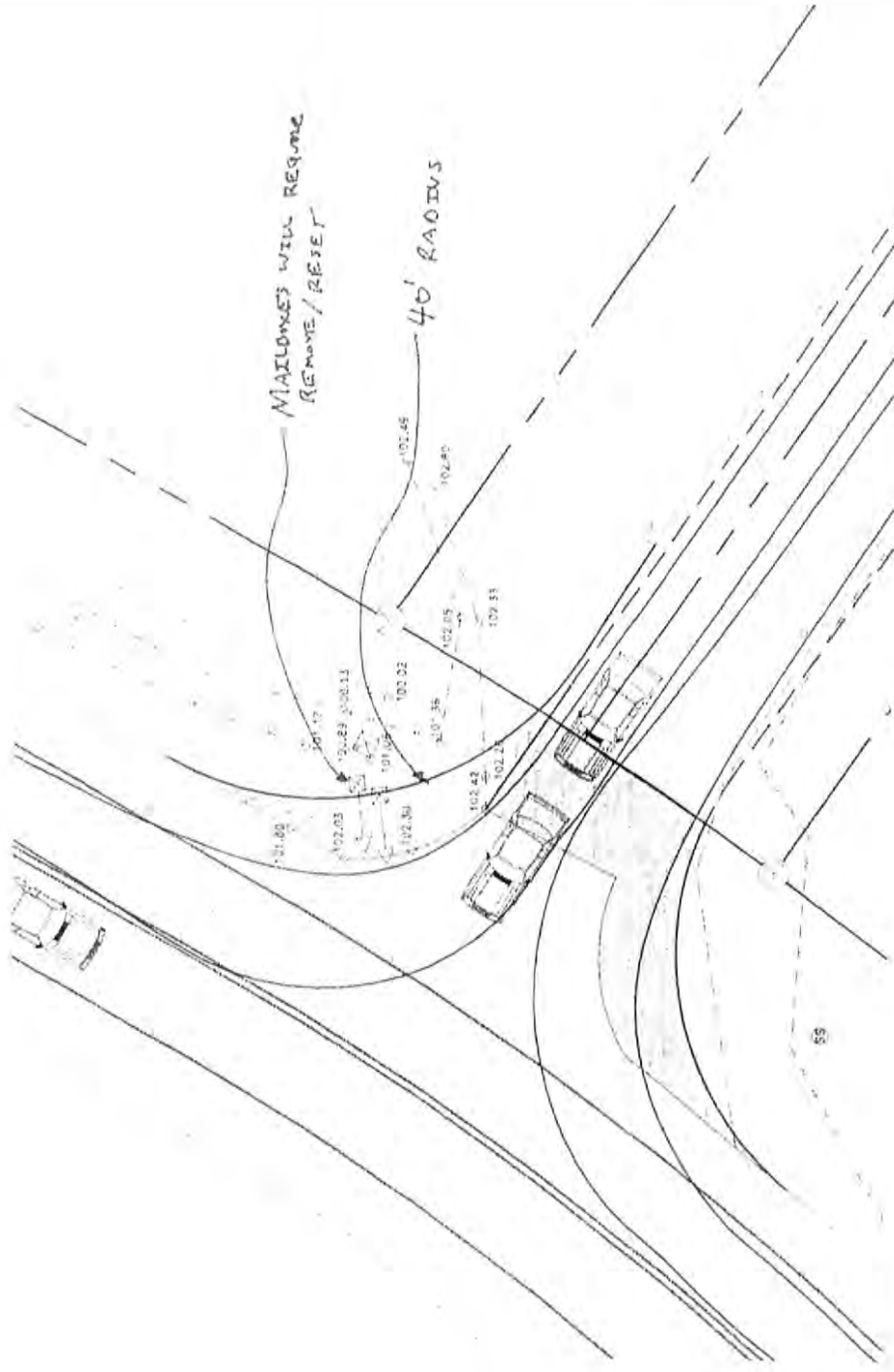
10/14/13
 Date




 DOT&PF Signature

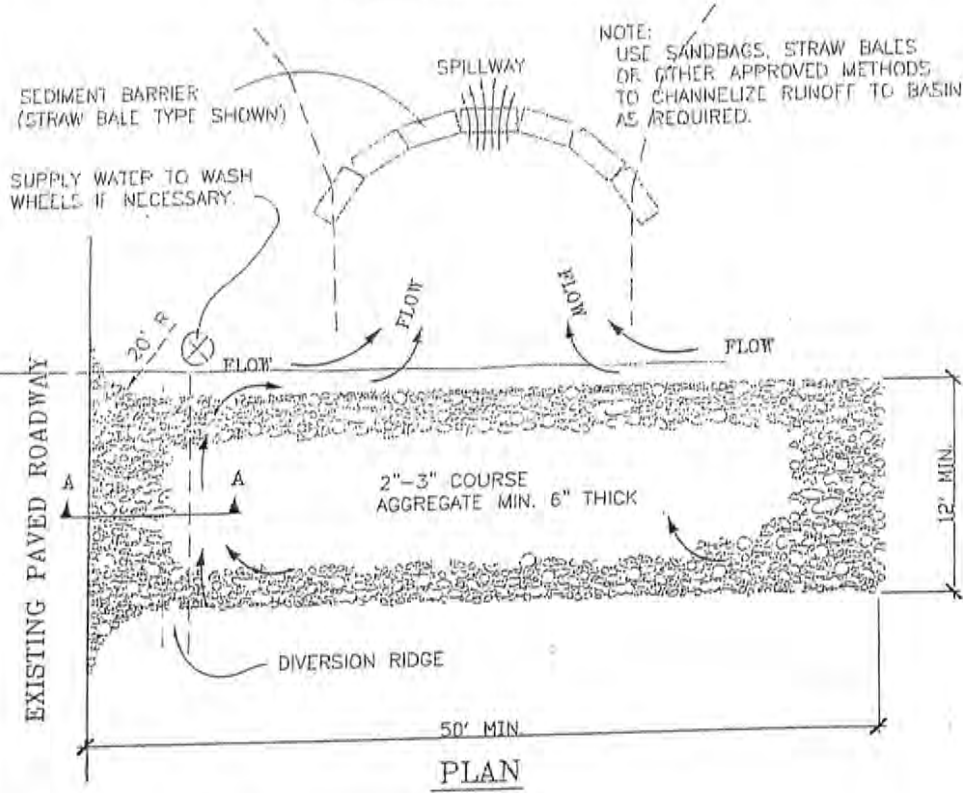
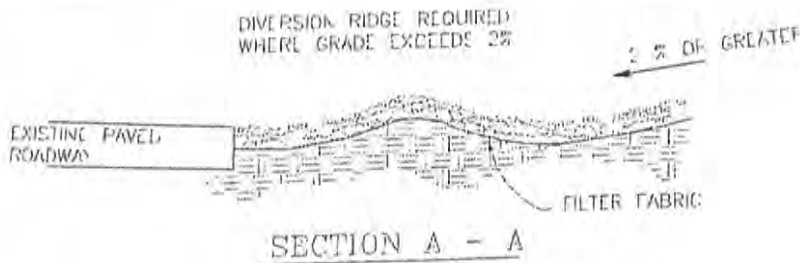
10-10-13
 Date

9-24-13 1 of 1



LENDRUM DRIVEWAY

RECEIVED
 OCT 28 2013
 PERMIT CENTER/CDI



RECEIVED
 OCT 28 2013
 PERMIT CENTER/CDD

- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

VEHICLE
 TRACKING
 ENTRANCE/EXIT

Jonathan Lange

From: Autumn Sapp
Sent: Monday, September 16, 2013 12:22 PM
To: Jonathan Lange
Cc: General Engineering; Shawn Williams; Charlie Ford
Subject: RE: Landscape Alaska USE2013 0027 - 11029 Mendenhall Loop Road
Attachments: Comment regarding Landscape Alaska Conditional.docx; 11290 Mendenhall Loop Rd.pdf

- a. Currently, 1.5" poly provides water to the three lots in the subdivision from each respective curb stop. Water is supplied to each curb stop from a 2" copper main. Lot 1 currently has two residents, 11025 and 11027 Mendenhall Loop Road. 11025 has about 35 psi water pressure at the house and 11027 has about 25 psi water pressure at the house. A commercial greenhouse at 11029 Mendenhall Loop Road will likely require water pumps to maintain adequate water pressure. Any additional water use beyond a single family dwelling will negatively impact water pressure to current residents in the subdivision.

The applicant will need to submit a Water Line information sheet which will be evaluated utilized the UPC. If it is determined that the system is inadequate per the UPC or does not meet UPC allowances the applicant has two options. They can hire a mechanical engineer to determine if the system is adequate or obtain proper permits to modify the current water service and/or customer line to adhere to what is allowed in the UPC. In short this is determined by the Plumbing Code.

- b. In addition, when the subdivision was created, the developer installed 8" wastewater pipe from the top of the hill where 11029 exists, to the bottom of the hill where it connects to the city wastewater main. Unfortunately, the developer cut corners when laying pipe. At the bottom of the hill where bends exist to connect to the wastewater main, the 8" wastewater pipe is reduced to 4", where it bends in a lateral and vertical direction. This issue has not been a problem so far because only 3 residents have been using the system and the grade is steep enough to clean out the pipe. A commercial greenhouse with numerous employees and guests would likely result in system failure.

Being a commercial structure, the applicant will need to submit a Drainage Fixture count. This will determine, utilizing the UPC, the required line size. Again the applicant may be directed to obtain the services of a mechanical engineer to calculate allowed loads and lengths of pipe. If it is determined the lines are inadequate the applicant will be required to obtain the necessary permits and modify the current sewer service and/or customer line to adhere with the UPC. In short, once again this is determined by the Plumbing Code.

It should be noted that these items are typically discussed in a preapp prior to the submission of the building permit. Additionally, the inquiring party may have valid concerns as he was out of compliance for many years and due to his inability to be in compliance with CBJ code may have added undue stress the water and sewer lines.

Hopefully this helps, but this is all we are able to determine until there is a plan and information submitted from the applicant.

-Autumn

From: Jonathan Lange
Sent: Monday, September 16, 2013 11:37 AM
To: Autumn Sapp
Subject: Landscape Alaska USE2013 0027 - 11029 Mendenhall Loop Road

Hey Autumn,

Attached is the letter from the neighbor with their concerns. The concerns about the waterline and wastewater are on the second page.

I have also attached the project application and narrative.

Subject: Please review attached documents related to a conditional use permit for a proposed commercial greenhouse to be operated on a residential lot at 11029 Mendenhall Loop Road

File: USE2013 0027

Parcel: 4-B26-0-101-002-2

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I look forward to receiving your comments.

Let me know if you require any additional information for this conditional use permit or have any questions.

Sincerely,

Jonathan Lange, Planner I
Community Development Department
City & Borough of Juneau, Alaska
Ph: (907) 586-0218
Fax: (907) 586-3365
Email: jonathan_lange@ci.juneau.ak.us

Jonathan Lange

From: Ron King
Sent: Friday, August 23, 2013 10:16 AM
To: Jonathan Lange; Charlie Ford; Dan Jager; Sven Pearson; Ed Mercer; Ed Foster
Cc: Greg Chaney
Subject: RE: USE2013 0026 - A Conditional Use Permit for a Commercial Greenhouse on a Residential Lot

No issues with use, grading, drainage and utilities will be address with a Building/Util Permit.

Ron

From: Jonathan Lange
Sent: Friday, August 23, 2013 9:47 AM
To: Ron King; Charlie Ford; Dan Jager; Sven Pearson; Ed Mercer; Ed Foster
Cc: Greg Chaney
Subject: RE: USE2013 0026 - A Conditional Use Permit for a Commercial Greenhouse on a Residential Lot

Good morning,

I would like to thank you again for the comments that I received from you in July or early August about the below Conditional Use Permit for Landscape Alaska to relocate their commercial greenhouse to a D-3 zoning district. I am sending this email to see if you have any comments about the proposed leasing of City and Borough of Juneau land just South of 11029 Mendenhall Loop Road, parcel #4-B26-0-101-002-2. The applicant plans on leasing this land, 1.09 acres, for additional area for his business. The leased land would be for one of the proposed greenhouses, a movable tool building, and have additional space for plant storage, native plant salvage for restoration and planting of plants. The applicant also would use the leased land for overflow parking and loading of plants to take for off-site projects.

Please respond as soon as possible with any comments or concerns about the leasing of the CBJ land.

Thank you!

Sincerely,

Jonathan Lange, Planner I
Community Development Department
City & Borough of Juneau, Alaska
Ph: (907) 586-0218
Fax: (907) 586-3365
Email: jonathan_lange@ci.juneau.ak.us

From: Jonathan Lange
Sent: Thursday, July 25, 2013 9:58 AM
To: Ron King; Charlie Ford; Dan Jager; Sven Pearson; Ed Mercer; Ed Foster
Subject: USE2013 0026 - A Conditional Use Permit for a Commercial Greenhouse on a Residential Lot

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Sincerely,

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Community Development Department
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Ph: (907) 586-0218
Fax: (907) 586-3365
Email: jonathan_lange@ci.juneau.ak.us

Jonathan Lange

From: Dan Jager
Sent: Friday, August 23, 2013 10:21 AM
To: Ron King; Jonathan Lange; Charlie Ford; Sven Pearson; Ed Mercer; Ed Foster
Cc: Greg Chaney
Subject: RE: USE2013 0026 - A Conditional Use Permit for a Commercial Greenhouse on a Residential Lot

I do not see any fire dept. issues with this. Thanks.

Dan

From: Ron King
Sent: Friday, August 23, 2013 10:16 AM
To: Jonathan Lange; Charlie Ford; Dan Jager; Sven Pearson; Ed Mercer; Ed Foster
Cc: Greg Chaney
Subject: RE: USE2013 0026 - A Conditional Use Permit for a Commercial Greenhouse on a Residential Lot

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