

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: Charlie Ford
Sent: Friday, August 23, 2013 10:23 AM
To: Jonathan Lange; Ron King; 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

The Building Department has no issues with the proposed lease.

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: 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

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
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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: Friday, August 23, 2013 5:32 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

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

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Ph: (907) 586-0218
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Email: jonathan_lange@ci.juneau.ak.us

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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: Shawn Williams
Sent: Monday, December 30, 2013 4:09 PM
To: Jonathan Lange
Subject: RE: Sewer Service for 11029 Mendenhall Loop Road - Proposed Landscape Alaska Site

Jonathan,

After reviewing the number of plumbing fixtures in the house, and looking in the plumbing code, I see no problem with the number of fixtures on the 6" line. According to the 2009 UPC you can carry up to 720 drainage fixture units on a 6" line.

From: Jonathan Lange
Sent: Monday, December 30, 2013 12:58 PM
To: Shawn Williams
Subject: RE: Sewer Service for 11029 Mendenhall Loop Road - Proposed Landscape Alaska Site

Sorry about that, try this one.

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: Shawn Williams
Sent: Monday, December 30, 2013 12:55 PM
To: Jonathan Lange
Subject: RE: Sewer Service for 11029 Mendenhall Loop Road - Proposed Landscape Alaska Site

That water line information sheet was empty.

From: Jonathan Lange
Sent: Monday, December 30, 2013 11:57 AM
To: Shawn Williams
Subject: Sewer Service for 11029 Mendenhall Loop Road - Proposed Landscape Alaska Site

Shawn,

I have received the below concern about the existing sewer service being inadequate for the proposed new site for Landscape Alaska. The current home at 11029 shares their sewer service with 11027 Mendenhall Loop Road. I have also attached the Water Line Information with the existing fixture count for 11029 Mendenhall Loop Road. The proposed commercial operation will not add any additional fixtures. They are proposing to use a port potty during the summer months for customers.

Concern from neighbor:

- 4) When Bonnie subdivision was created, the developer installed inadequate water and sewer pipe to support a commercial greenhouse operation. If a conditional-use permit were considered, Landscape Alaska should be

responsible for upgrading water and sewer in the subdivision to adequate levels to support their greenhouse operation, without negatively impacting other subdivision residents.

- 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.

Could you help me determine if the existing sewer service is adequate for the existing and proposed use?
Thank you for your help!

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: Dave Crabtree
Sent: Wednesday, January 08, 2014 4:05 PM
To: Jonathan Lange; Samantha Stoughtenger
Subject: RE: USE2013 0027 - A Conditional Use Permit for a Commercial Greenhouse on a Residential Lot

Jonathan,

Those are all good points. Metering comes to mind, cross connection is a concern, as is water use and the capacity of the current line to support those services.

Though the applicant proposes adding no additional fixtures, I am assuming that the use of an existing garden hose bib for a 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 if that is what they intend to do.

I believe that more information is needed in regards to the water use and it's impact on the neighboring customers.

Thanks,

*Dave Crabtree
Water Utility Superintendent
CBJ Water Utility
Office 780-6888 - fax 780-4637
Cell 321-4430*

From: Jonathan Lange
Sent: Wednesday, January 08, 2014 3:02 PM
To: Dave Crabtree; Samantha Stoughtenger
Subject: USE2013 0027 - A Conditional Use Permit for a Commercial Greenhouse on a Residential Lot

From: Jonathan Lange
Sent: Thursday, July 25, 2013 9:58 AM
To: Ron King; Charlie Ford; Dan Jager; Sven Pearson; Ed Mercer; Ed Foster
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The applicant is not proposing any additional water fixtures for the proposed CUP; he plans on using the existing water fixtures and utilities. Below you will find a comment by a neighbor that shares the water line at the curb stop with the applicant.

- 1) When Bonnie subdivision was created, the developer installed inadequate water and sewer pipe to support a commercial greenhouse operation. If a conditional-use permit were considered, Landscape Alaska should be responsible for upgrading water and sewer in the subdivision to adequate levels to support their greenhouse operation, without negatively impacting other subdivision residents.
 - 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.

I look forward to receiving your comments. Please send any comments for this proposal by January 23, 2014. 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: Mark Mow
Sent: Tuesday, January 21, 2014 8:45 AM
To: Samantha Stoughtenger; Bill Cameron
Cc: Jonathan Lange
Subject: RE: USE2013 0027 - A Conditional Use Permit for a Commercial Greenhouse on a Residential Lot

This project should not adversely affect the operations of the CBJ Sanitary Sewer System. Thanks Mark...

From: Samantha Stoughtenger
Sent: Sunday, January 19, 2014 8:29 PM
To: Mark Mow; Bill Cameron
Cc: Jonathan Lange
Subject: FW: USE2013 0027 - A Conditional Use Permit for a Commercial Greenhouse on a Residential Lot

Mark and Bill,

Can you please look at this document and see if we have any issues? I see the deadline is short (1/23) so this might need to be somewhat of a priority for you this week.

Thanks,

Sam

From: Jonathan Lange
Sent: Wednesday, January 08, 2014 3:02 PM
To: Dave Crabtree; Samantha Stoughtenger
Subject: USE2013 0027 - A Conditional Use Permit for a Commercial Greenhouse on a Residential Lot

From: Jonathan Lange
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- 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.
-

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Sincerely,

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City & Borough of Juneau, Alaska
Ph: (907) 586-0218
Fax: (907) 586-3365
Email: jonathan_lange@ci.juneau.ak.us

Comment regarding Landscape Alaska Conditional-Use Permit

As a resident of 11027 Mendenhall Loop Road, I request that the planning commission deny the owners of Landscape Alaska a conditional use permit to conduct business at 11029 Mendenhall Loop Road for the following reasons:

- 1) Prior conditional-use permits filed by Landscape Alaska noted that 50 to 75 vehicle visits per day can be expected. Although the owners of Landscape Alaska recently state publicly that only approximately 20 visits per day (guests and employees) can be expected, this increased traffic in the neighborhood would negatively impact everyone, especially those that are directly impacted, that live adjacent to the private road that Landscape Alaska plans to use for access. Vehicle traffic noise, neighborhood security, and public safety issues are real considerations. The private road in question is located at the bend in Mendenhall Loop Road near Goat Hill Road. A State of Alaska transportation study has not been conducted addressing real and potential safety concerns. In addition, the private road in question is in no shape to support two-way traffic safely. It is lightly graveled, steep at points, and periodically has drainage issues. If a conditional-use permit were considered, Landscape Alaska should be responsible for upgrading the private road to public road standards.
- 2) Prior to Landscape Alaska arriving, the neighborhood in question has been an ideal place to raise a family, share experiences, and work together to better lives. Since arrival, owners of Landscape Alaska have imposed their will upon residents, cutting trees, requesting neighbors to cut trees to provide THEM with better views, etc. Unfortunately it has become about THEM, and not what's best for the neighborhood as a whole. We all understand that they have done some good things for the borough. But now, they have purchased a residential property in a D3 zone not to live in harmony with others but to better their own bottom line, in order to run their business. Put yourself in the shoes of residents of our neighborhood when making a decision.
- 3) 11029 Mendenhall Loop Road is at the top of the hill and all runoff would be directed to surrounding properties below. The likelihood of fertilizers, etc. from escaping and leaching into the soil to bedrock and travelling to neighborhood residents is a real concern. Many residents below the subject property have pets that drink surface water and would be negatively impacted. If a conditional-use permit were considered, Landscape Alaska should be responsible for supplying adequate drainage away from all impacted properties into one or more CBJ approved drainage system/s. A pipe that shoots water downhill or a ditch that will washout is inadequate.
- 4) When Bonnie subdivision was created, the developer installed inadequate water and sewer pipe to support a commercial greenhouse operation. If a conditional-use permit were considered,

Landscape Alaska should be responsible for upgrading water and sewer in the subdivision to adequate levels to support their greenhouse operation, without negatively impacting other subdivision residents.

- 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.
- 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.

Anthony Zenk

11027 Mendenhall Loop Road

Juneau, Alaska 99801



Box 210665

Quik Bay, Alaska
99821

September 20, 2013

Planning Commission

Re: Conditional Use Permit for a Commercial
Greenhouse in D3

I am opposed to the Conditional Use
Permit.

The path to the requested Commercial
greenhouse is a shared driveway, it
is not even a rightaway. I don't
understand how a driveway can be
turned into a "road" for two way
traffic to a commercial enterprise in
a family neighborhood. Granted D3
allows for some exception for commercial
use. It seems sad that it be at
the great expense to the town that
others have built. Were the establishment
to face and enter the Back loop, there
might be some reason for discussion
although there is a strong curve there.

I find the situation sad and disrespectful.
I hope that every Commission member
will drive out to see the site.

Attachment F

Kathy Weltzien
789-0288

Jonathan Lange

From: Ruth Baumgartner <boogbomb1@gci.net>
Sent: Saturday, August 17, 2013 12:19 PM
To: Jonathan Lange
Subject: Re: Conditional use permit 11029 MLR
Attachments: Request for Denial Petition 11029 Mendenhall Loop Road.2.pdf; ATT00001.htm; Request for Denial Petition 11029 Mendenhall Loop Road.pdf; ATT00002.htm

Thank you Jonathan for replying to my questions. I appreciate your help and ask for a truly neutral response to the conditional use permit.

The last item I would request that you put in your staff report is the fact that Mr. Lendrum and Ms. Tharp stated they had their neighbors approval for use of the road in their application, which is not true. Mr. Lendrum took a statement made after a neighborly first meeting as approval for putting a business up top. Never once has he come to my door or property to share of he and his wife's plan to put their business in above us and impact our access road. This seems to be a common thread in the way he does business. In addition the comment about not disturbing anyone in their lease application is false as well. The additional traffic, drainage, noise, etc. is a significant impact to everyone around him. in addition, the hours that Mr. Lendrum spoke of as well will impact us all as some of the neighbors are retired and are around all day and those of us that work would love to relax without the noise and additional traffic on the weekends. Each of the neighbors with bordering properties will be directly affected and **no amount of** mitigation will allow for no impact to our neighborhood and the locations and lot sizes we have chosen to build on and live our lives here in Juneau.

In addition, I am attaching petitions signed by the neighbors directly impacted (within 500 feet). Please include these in your report as well. I am scanning them in, but will also put the hard copies in the mail to you. I may have additional signatures coming at the beginning of the week.

Again, thank you for your help in getting questions answered as well as insuring our comments and concerns are heard and addressed.

Ruth Baumgartner

Jonathan Lange

From: Carol Schirmer <carol.schirmer06@gmail.com>
Sent: Monday, August 19, 2013 3:16 PM
To: Jonathan Lange
Subject: Comment on Conditional Use Permit For Commercial Greenhouse in D3 Zoning-Lendrum

Hello Jonathan-

I attended the Neighborhood Meeting for David Lendrum's Proposed Commercial Greenhouse last Thursday, August 15.

First off, I wish to congratulate you and the rest of the CBJ staff in attendance for conducting the meeting with professionalism and good time management. I apologize for not mentioning the other two by name—I was late to the meeting and missed the introductions.

My home is right on the corner of Spring Way and Back Loop. I expect I will see extra car traffic from folks who overshoot the owner's driveway, miss the sign and need to loop around. I don't foresee that being too big an issue for me. My view will certainly not be affected.

I did walk up to the Lendrum's property last week for the first time via the road in question. It does appear to be too narrow for more than a few passes a day. I expect if that problem could be taken care of by widening the road that would solve one of the issues.

As to obstruction of views I have no comment.

I voice no objection to Dave Lendrum's commercial greenhouse.

I only hope you can solve the issue with all parties concerned. There does appear to be quite a bit of testiness in the neighborhood. I only met my "neighbors" after seven years when they came by to tell me all about this issue!

Good luck,
Carol Schirmer
11017 Mendenhall Loop Road
Juneau, AK 99801

Jonathan Lange

From: Carol Schirmer <carol.schirmer06@gmail.com>
Sent: Monday, September 09, 2013 7:50 AM
To: Jonathan Lange
Subject: Request for name removal

Good morning Jonathan-

This email is a follow-up to our brief conversation last Friday.

Please remove my name (Carol Schirmer) from the neighborhood petition I signed and that you have on file regarding Lendrum's application for a Conditional Permit to erect commercial green houses on his property. After attending your meeting I became more informed including the area's D-3 zoning. I have no objection to the Lendrum commercial green hous conditional permit.

Thank you,
Carol Schirmer

Name: David W. Wilson

Phone: 209-2344 or 789-1005 Email: jailguy@gci.net

Mailing Address: 11155 Goat Hill Rd, Juneau, AK 99801

My wife and I built our home in 2008 on Goat Hill Rd and purchased an additional acre of land bordering our property so we could reside in a private neighborhood with beautiful views of the Mendenhall Glacier. Granting the conditional use permit and allowing a retail business with large structures, heavy traffic at times and drainage concerns, will drastically reduce the value of our property and diminish the things we love so much about our home.

The CBJ lot that the Lendrum's would like to lease for their retail greenhouse business, is the first immediate property bordering our 2 acres of land and we therefore would like to express the following concerns:

Safety Concerns:

The road leading up to the Lendrum's property and the CBJ lot in consideration, is a single lane dirt road with a gradually increasing steep slope. The existing road and the Back Loop Road cannot handle the increased traffic (peak season in the spring) on a single lane driveway. There already are great concerns with the blind corners that exist on Back Loop Rd coming onto Goat Hill Rd. With the new trail around Auke Lake, bicycle tours and summer traffic, we have seen increased vehicle and bicycle traffic with daily occurrences of near misses and screeching tires. The location of the Lendrum's road is not situated in a place that can handle vehicles coming down the single lane road and traffic plugged up on Back Loop Rd waiting for room to travel up the driveway. Huge safety concerns!

Devaluing Adjacent Property:

The upper portion of our property has a great unobstructed view of the Mendenhall Glacier, which we plan to develop in the future. If the conditional use permit is granted by the city for the Lendrum's to bring their retail business into our quiet neighborhood, the only view we will have is of greenhouses. Our view from our deck will also be of greenhouses and we will have people looking into our once private residence. We purchased both acres of property so that we could enjoy the peaceful quiet neighborhood that we love so much.

We are also concerned about drainage of chemicals or other hazardous materials that may be used by the Lendrum's in their retail business. The smell and odor that comes with using fertilizers and other organic material is certainly of concern.

Please have comments submitted by Noon August 22nd

Email comments to: jonathan_lange@ci.juneau.ak.us

Attachment F

Jonathan Lange

From: Garri Constantine <garriconstantine@icloud.com>
Sent: Tuesday, August 20, 2013 3:37 AM
To: Jonathan Lange
Cc: rep_cathy_munoz@legis.state.ak.us
Subject: My Testimony Regarding Landscape Alaska's Relocation to The Back Loop Road

My Name: Garri Constantine
Mail Addy: 11255 Goat Hill Road; Juneau; 99801
E-Mail: garriconstatnine@icloud.com
Telephone: 1 + 907 - 789 - 5108

TESTAMENT TO THE CITY AND BOROUGH OF JUNEAU PLANNING COMMISSION August 20, 2013

I am a 61 year old - 40 YEAR RESIDENT of the Goat Hill Neighborhood, and a property owner in the City and Borough of Juneau since June 1970, at which time I decided to move to the big city, having grown up in Sitka.

In 1952, when I was born, the world population was 2.5 Billion; today it is over 7 Billion, and climbing exponentially.

The last time I testified before the planning commission was regarding the Back Loop Sewer project. Those "neighbors" who objected to my "ramming this down their throats" have either left Juneau after retiring, or have randomly apologized and THANKED ME for my persistence in seeing the sewer and water project become a reality. The rest of that bunch would have left us lifetime residents swimming in our overloaded individual septic systems.

Therefore, as far as I am concerned, those objecting to this small business relocating into OUR neighborhood are living in some sort of dream world where they want everything to remain the same. The access road to this property will see increased traffic, BUT SO HAVE ALL JUNEAU ROADS. And this is not THEIR neighborhood; the neighborhood is OURS, and that includes OUR newest neighbors, Margaret Tharp and David Lendrum, AND their premier Juneau beautification business, Landscape Alaska.

I'm testifying to let it be known that I support small business in general, and in this instance, Landscape Alaska, and their wish to locate their small business on their ample sized, large semi-rural property they just purchased. It makes me very sad to see the backwards thinking objections of those people, who themselves, were once "outsiders" attempting to sabotage this business.

Would these people, who appear to see themselves as some EXCLUSIVE CLUB of "pioneers" have located in OUR neighborhood had they been greeted with the organized viciousness I witnessed at that meeting... I THINK NOT.

The traffic on Goat Hill Road has increased 300% in the last 40 years, and there are two commercial businesses located on this road. One is an excavation and trucking business and the other is a tourism business that uses their property as a bunkhouse and bus parking yard. My quality of life is ENHANCED by all new neighbors whom I consistently welcome without reservation. I do not object to either of these businesses, in fact I SUPPORT THEM BOTH. I hardly think the small increase in traffic that MAY occur on the road to Landscape

Alaska's property will destroy their "neighbors" quality of life, or that of the general area NEIGHBORHOOD.

I feel the negative reactions and vitriol directed at the owners of Landscape Alaska, by the "so-called neighbors" I listened to at the 1st meeting, were selfish, child-like, self-absorbed, and typical of the NOT-IN-MY-BACK-YARD bully-bunch. This over-reaction to a simple request by their NEW neighbors, Landscape Alaska, IS CERTAINLY NOT NEIGHBORLY, given the NIMBY'S repetitious and insincere use of the term "neighborhood". The D-3 Zoning of this neighborhood was created to ALLOW FOR businesses that are "neighborhood friendly" to locate on the same parcel as their homes. Allowing this SMALL CADRE OF WHINING "PROTECTIONISTS" block this proposal will merely subvert the intent of the D-3 Zoning, that was designed to allow businesses like Landscape Alaska to operate in these semi-rural environs, and potentially destroy opportunities for future small businesses to enjoy the benefit of D-3 Zoning. These objectioners were fully aware of the zoning of this area when they decided to relocate here. Therefore, their volley of objections just lends to their appearance of being exclusive, at worst, or stupid and misinformed, at best.

Landscape Alaska is a great, and entirely appropriate, business that will blend in well in this semi-rural area neighborhood. I welcome them AND their business, with FRIENDLY OVERTONES, in prejudicial opposition to the shameless reaction of their nattering negative "neighbors".

I REPEAT FOR EMPHASIS: the impact on "THIS NEIGHBORHOOD" of Landscape Alaska making this their new home, will NOT diminish ANYONES' quality of life, or safety; CERTAINLY not that of their unwelcoming "neighbors".

I IMPLORÉ this commission to endorse this community development project, both as an expression of support for our small business community, and as support for the continued beautification of our lovely town. Juneau is a rare jewel, perhaps a national treasure, and the owners of Landscape Alaska have made, and will continue to make, THE MOST prominent and significant contribution to this, and OUR NEIGHBORHOOD'S, august beauty.

Most Sincerely and Respectfully Submitted;

GARRI CONSTANTINE
11255 GOAT HILL ROAD
JUNEAU 99801
907 - 789 - 5108

Dear Mr. Lange,

I'd like to take this opportunity to comment on the proposed Conditional Use Permit being considered for Landscape Alaska for their property near Goat Hill Road on Back Loop. I didn't receive a mailing for this proposal, but I attended the public meeting held August 15, 2013.

First, I'd like to commend you on a very informative public meeting. I came with the goal of learning more about the specific proposal by Landscape Alaska, but also to learn about the Conditional Use Permit review process; I came away with a fair understanding of both.

I live about ¼ mile away from Landscape Alaska's property. Through listening to other neighbors at the meeting, it seemed to me that there were several valid concerns ranging from traffic and safety to viewsheds and property values. For me, the principle issues related to Landscape Alaska's proposal for a Conditional Use Permit to build and operate a commercial greenhouse and nursery are traffic, parking, and the condition of the existing driveway that accesses several properties, including Landscape Alaska's property.

I support issuance of a Conditional Use Permit to Landscape Alaska for their proposed operation, provided the permit is appropriately conditioned to address the existing driveway. I suggest the driveway be brushed back to its designed limits to improve visibility for incoming and outgoing traffic, and then improved and/or maintained in a condition that would allow for both residential and commercial uses, as proposed.

Based on the information provided at the public meeting, Landscape Alaska plans to provide five parking spaces. The conversation at the meeting seemed to imply that five parking spaces may not be sufficient to facilitate peak season activities. I suggest conditioning the permit in a way that would allow for additional parking on Landscape Alaska's property in the event the five parking spaces are occupied. Obviously the goal would be to avoid parking anywhere on the driveway that would interfere with access to neighboring properties.

Thank you for the opportunity to provide comments on this permit. If you have any questions, please let me know.

Sincerely,



Kyle Moselle
10860 Lilac Dr.
209-9759

Jonathan, please distribute to all planning commission members. Thank you.
USE2013 0027

Our names are G.Ole Olson and Elizabeth Miyasato and our home is located at 4121 Spring Way. We live in a beautiful and quiet residential neighborhood. Our lot is adjacent to Margaret Tharpe and Dave Lendrum's residential house. We built our house 17 years ago and have no intentions to leave or sell our house. This is a peaceful and secluded area of Juneau and is an appealing factor to all of our neighbors. A petition was prepared and distributed to the city with signatures opposing a Margaret and David Lendrum's commercial retail business to be located in an already well-established residential neighborhood.

We adamantly oppose the Conditional Use Permit (CUP) that the Lendrum's are pursuing for a commercial greenhouse in a D3 zoning district.

If a commercial retail business moves in, this will create a negative impact on the harmony of our neighborhood.

1. There will be increased vehicle traffic, increased people (customers, employees, delivery and business people) frequenting the neighborhood. According to the Lendrums, there will only be 3-4 customers daily. Even if 3-4 customers are accurate, what needs to be included is the 4-5 employees coming to work every day, porta potty regularly serviced, landscape product deliveries (coming and going), trips to the lumber yards for green house maintenance, etc., so as you can see, the added traffic and noise will increase drastically and just not the 3-4 customers (vehicles) per day. This will be very disrupting to the neighborhood. This will negatively impact the harmony of our neighborhood and our privacy will be greatly impacted.

If the planning commission approves this CUP, I would recommend that the Lendrums build and pay for a solid six-foot fence around their perimeter of their property to provide for a privacy barrier and a reduced noise-canceling barrier for their neighbors as part of the conditions of the CUP.

2. There is a future element associated with the CUP. As Liz and I understand from the city, the conditional use permit remains with the property. If and when David and Margaret decide to sell their house and property, what will the future business look like? This is very disconcerting as the retail business could expand and the neighboring property owners would have no avenue of recourse. New owners could expand their business and try to compete with local landscape businesses.

If the planning commission approves this CUP, I would recommend that the planning commission place a sunset clause (the CUP is voided upon the sale of the property) as part of the conditions of the CUP.

If a commercial retail business moves in, there will be a public health and safety issues directly related to the CUP.

1. There will be increased traffic turning off and on the Mendenhall Loop road onto the driveway going up to the proposed landscape business. There are several road curves between Goat Hill and Montana Creek and the proposed retail business driveway is between these areas. Unfortunately, a few years ago, there was a fatality on this curve. The speed limit is 30 MPH and unfortunately not everyone drives the speed limit and with the increased traffic going up to the business, there could realistically be vehicles at a dead stop on the main loop road, waiting to turn off or on to the driveway accessing landscape Alaska. The road accessing the Lendrum's is a long one-lane driveway. It is foreseeable that an accident(s) could easily occur. The ownership of this road is ½ Lendrum and ½ CBJ. The driveway is not a commercial road, it is a driveway. If an accident does occur would the city be liable for lawsuits resulting from an accident?
2. Landscape businesses use significant amounts of fertilizers. The possible leaching of these fertilizers could contaminate the ground water and surrounding streams (Montana Creek and Auke Lake). This has a potential health impact to the surrounding habitat and damage to watersheds.
3. Employees and patrons will be using Porta-Pots. Are there rules guiding these types of facilities. How often do they get pumped? Can they be permanent? Sanitation is a concern.

If a commercial retail business moves in, there will be a decrease in property values related to the CUP.

1. Our property values will most likely decrease with a commercial retail business located adjacent to our property. It will be more difficult to sell our property and would in all likely be a reduced amount due to the commercial business located in the immediate area. As with most families, we have a significant financial investment in our property and would like to see this investment maintain its value.

On August 15, 2013 the city organized a neighborhood meeting for the proposed commercial greenhouse. In the neighborhood meeting, David and Margaret stated that there would be **no commercial lighting and heating in the green houses, no special catering events, such as graduations and anniversaries, no spring plant or fall plant sales, no tractor trailers delivering product, and specific hours of operation.** Again, if the planning commission approves this permit, I would like to see these items as **specific conditions included in the conditional use permit.** I would assume this would not be a problem as both Margaret and David are the ones who conveyed this information in the meeting held in August.

Since the planning commission has the authority to place conditions on the CUP. I would also like to have a condition to revoke a CUP if David and Margaret do not meet the conditions of the CUP.

The bottom line here is that this is a well-established neighborhood and a commercial retail business should not be located here. This will destroy the harmony of the neighborhood, there will be public health and safety issues, potential damage to the surrounding watershed and habitat, and an invasion of personal privacy. A commercial retail business needs to be located in a commercially zoned area and not in this neighborhood.

Please do not approve this conditional use permit,
Respectfully,
G.Ole Olson and Elizabeth Miyasato
4121 Spring Way

PO Box 210293
Auke Bay, AK. 99821

Home: 907-790-2456

Attachment F

Jonathan, please distribute to all planning commission members. Thank you.
CSP2013 0024

Our names are G.Ole Olson and Elizabeth Miyasato and our home is located at 4121 Spring Way. We live in a beautiful and quiet residential neighborhood. Our lot is adjacent to Margaret Tharpe and Dave Lendrum's residential house. We built our house 17 years ago and have no intentions to leave or sell our house. This is a peaceful and secluded area of Juneau and is an appealing factor to all of our neighbors. A petition was prepared and distributed to the city with signatures opposing a CUP Margaret and David Lendrum's commercial retail business to be located in an already well-established residential neighborhood and the lease of the city lot adjacent to Margaret Tharpe and David Lendrum's residence.

We adamantly oppose the Conditional Use Permit (CUP) that the Lendrum's are pursuing leasing a CBJ lot to Landscape Alaska for a commercial greenhouse and nursery operation.

We oppose the lease of city owned property to support and promote a commercial retail business in a well-established residential neighborhood. I have previously talked with city employees that have conveyed that this would be very unusual if the city does move forward in supporting the lease of this property to a retail commercial business. This will destroy the harmony of the neighborhood; there will be public health and safety issues, potential damage to the surrounding watershed and habitat, and an invasion of personal privacy. A commercial retail business needs to be located in a commercially zoned area and not in this residential neighborhood.

If the planning commission moves forward with this lease, I would assume the city should have a procurement obligation to first advertise citywide for other interested parties to lease this property, also. This could be a precedent that could have unintended consequences for residential neighborhoods.

Please do not approve leasing CBJ property to Margaret Tharpe and David Lendrum.

Respectfully,

G.Ole Olson and Elizabeth Miyasato
4121 Spring Way

PO Box 210293
Auke Bay, AK. 99821

Home: 907-790-2456

Petition to Deny Landscape Alaska to Conduct Business at 11029 Mendenhall Loop Road

The owners of Landscape Alaska purchased the residence at 11029 Mendenhall Loop Road. They have expressed interest in moving their commercial business to the above address.

If approved this would increase traffic (50-75 vehicles per day in prior conditional-use permit applications), possibly result in harmful runoff from pesticides and fertilizers, and increase noise and result in other issues related to increased traffic.

The signatures below represent those opposed to the owners of Landscape Alaska conducting a commercial Landscape business at 11029 Mendenhall Loop Road.

Printed Name	Resident Address	Date	Signature
DAVID WILSON	1155 GOAT HILL ROAD		<i>[Signature]</i>
Edeltraud Rodewald	11251 Goat Hill Rd	8/11/13	<i>[Signature]</i>
Gregory Fitz	11251 Goat Hill Rd	8/11/13	<i>[Signature]</i>
Anthony Zwick	11027 Mendenhall Loop Rd	8/15/13	<i>[Signature]</i>
Hannah Gove	11025 Mendenhall Loop Rd	8/17/13	<i>[Signature]</i>
Robbie Herring	11025 Mendenhall Loop Rd.	8/17/13	<i>[Signature]</i>
Rhio HAEPER	11230 Mendenhall Loop	8/17/13	<i>[Signature]</i>
Thomas Imboden	11230 Mendenhall Loop	8/17/13	<i>[Signature]</i>
Thomas Imboden	11027 Mendenhall Loop	8/17/13	<i>[Signature]</i>
Ruth Baumgartner			

REC'D
AUG 27 2013
PL 0211

Petition to Deny Landscape Alaska to Conduct Business at 11029 Mendenhall Loop Road

The owners of Landscape Alaska purchased the residence at 11029 Mendenhall Loop Road. They have expressed interest in moving their commercial business to the above address.

If approved this would increase traffic (50-75 vehicles per day in prior conditional-use permit applications), possibly result in harmful runoff from pesticides and fertilizers, and increase noise and result in other issues related to increased traffic.

The signatures below represent those opposed to the owners of Landscape Alaska conducting a commercial Landscape business at 11029 Mendenhall Loop Road.

Printed Name	Resident Address	Date	Signature
MIKE ANTONIOLI	4100 SPRINGWAY	7-19-13	<i>[Signature]</i>
G. Ole Olson	4121 Spring Way	7-19-13	<i>[Signature]</i>
Elizabeth Miyasato	4121 Spring Way	7-20-13	<i>[Signature]</i>
Shawn Johnson	4120 Spring Way	7-20-13	<i>[Signature]</i>
Vickie Johnson	4120 Spring Way	7-20-13	<i>[Signature]</i>
Rita Antonali	4100 Spring Way	7-20-13	<i>[Signature]</i>
CAROL SCHIRMER	11029 Mendenhall Loop	7-21-13	<i>[Signature]</i>
Ducey Littlestell	4101 Springway	7-22-13	<i>[Signature]</i>
Kevin Stell by RITA	4101 Springway	7-22-13	Kevin Stell by Ducey Littlestell
Shawn Horton	11029 Black Bear Road	7-23-13	<i>[Signature]</i>

Name added to be removed



Travis Goddard

From: Ruth Baumgartner <boogbomb1@gci.net>
Sent: Monday, February 03, 2014 6:51 PM
To: Travis Goddard
Subject: Inaccuracies/Incomplete information re: USE2013 0027 and CSP2013 0024

Travis -

Please find below information we (Anthony Zenk and I) would like corrected in the staff report prior to the Planning Commission receiving their packet. I have attached a drawing we made to reference the correct measurements of the "shared driveway" from our property line at the base of the hill to our property line at the top of the hill. If you have any questions or comments, please contact Anthony (best if between 8 and 2) at 209-1887 or myself at 723-8007.

Also, if you would please confirm you received this message, it would be appreciated.

Thank you for your time.

Ruth Baumgartner

After review of the CBJ Staff Report in relation to USE2013 0027 and CSP2013 0024, the information below needs to be added or corrected:

- 1) Page 4 - Incorrect Information: "The driveway is at a slight incline....at roughly a 12% to 13% slope" Correct information: "The shared driveway varies in slope from 6.5 to 14.5 degree slope. From the posts at the bottom of the hill where it is level, it slopes up to 6.5 degrees to approximately the center of the 11027 driveway, roughly 300 ft., where it increases to 12.5 degree slope for about 20 ft. after which the slope increases to 14.5 degrees for about 40 ft. where it begins to level off at the 11029 the driveway. (see attached)
- 2) Page 5 – Incorrect Information: "CBJ Water Utilities Superintendent See Attachment E" Correct Information: CBJ Water Utilities Superintendent has stated and I quote "Those are all good points. Metering comes to mind, cross connection is a concern, as is water use and the capacity of the current line to support those services. Though the applicant proposes adding no additional fixtures, I am assuming that the use of an existing garden hose bib for a 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 if that is what they intend to do. I believe that more information is needed in regards to the water use and it's impact on the neighboring customers."

Include Autumn Sapp's email that requests UPC analysis for water and wastewater fixtures and state in the report that the information is unavailable if that is the case.

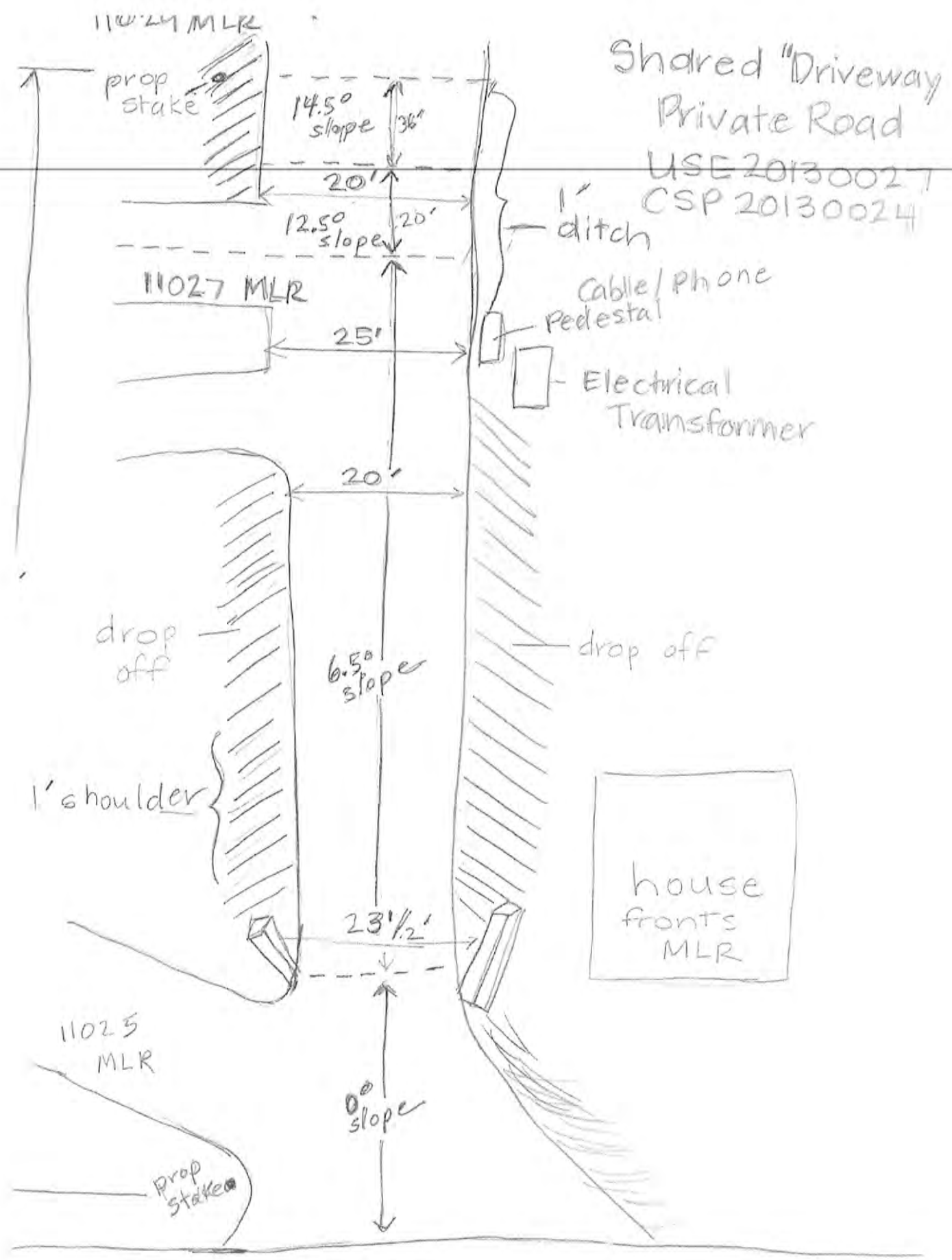
- 3) Page 5 – make traffic section understandable. Are you estimating 153 to 277 visits per day?
- 4) Page 6 – Incorrect Information – "Staff received proposed project review at peak hour" Correct Information: DOT based their driveway permit on a maximum number of ten vehicles per hour. Residents in the neighborhood come and go each day, each of the three households having two vehicles. With 4 employees coming and going and their work truck that makes deliveries all day long the estimate below might be more realistic and believable:

Attachment F

- a. Current resident trips – 6 vehicles @ 4 trips per day X 2 (coming and going) = 48 trips
- b. Four employees – 4 vehicles @ 4 trips per day X 2 (coming and going including lunch) = 32 trips
- c. Work truck – 1 vehicle @ 6 trips per day for deliveries X 2 (coming and going) = 12 trips
- d. Customers – 4 cars per hour X 9 hour/day @ 1 trips per customer day X 2 (coming and going) = 72 trips

The maximum number of trips per day cannot exceed 90 per the DOT permit (9 hours of operation X 10 trips per hour). The total estimate above which is realistic is 164 trips which far exceeds the permitted amount.

Also, make it clear the Driveway and right of way permit is for the 25' adjacent to Mendenhall Loop Road. It doesn't address issues with the shared driveway whatsoever.



M I R,

Name: David W. Wilson
Phone: 209-2344 or 789-1005 Email: jailguy@gci.net
Mailing Address: 11155 Goat Hill Rd, Juneau, AK 99801

Regarding:

Written Testimony for inclusion in the information packet given to the Planning Commission preceding the Public Hearing on the Conditional Use Permit for a commercial greenhouse and Lease of a CBJ lot – USE2013 0027 and CSP2013 0024. Public hearing is scheduled for 2/11/14.

My wife and I built our home in 2008 on Goat Hill Rd and purchased an additional acre of land bordering our property so we could reside in a private neighborhood with beautiful views of the Mendenhall Glacier. Granting the conditional use permit and allowing a retail business with four large structures, heavy traffic at times and drainage concerns, will drastically reduce the value of our property and diminish the things we love so much about our home.

The CBJ lot that the Lendrum's would like to lease for their retail greenhouse business, is the first immediate property bordering our 2 acres of land and we therefore would like to express the following concerns:

Traffic Concerns:

Comments made by Marie Heidemann with the Department of Transportation states that traffic impacts would only be a *few* additional cars from the current residential use, each day and not at any peak hour. Yet the estimates made by CBJ staff show substantially more cars than a *few additional cars* and CBJ's estimates were for Saturday only. Please explain the huge differences.

According to the document published by the Planning Commission on January 30, 2014 File No. USE2013 0027, the traffic estimates were:

- Daily trip estimates for 4 employees = 153 trips on a Saturday.
- Calculations for gross floor area per 1,000 square foot buildings:
 - Daily trip estimate for the 1,800 square foot building open to the public = 131 trips on Saturday.
- Calculations for acres:
 - Daily trip estimates for owner's property and CBJ land = 281 on Saturday.
 - Daily trip estimates for land open to the public = 124 trips on Saturday.

It does not appear that CBJ or DOT is realistically looking at the vulnerability of the location of the driveway that will be used to access the greenhouse business. The driveway is located on an area of Mendenhall Loop Rd that has a blind corner coming from the Auke Bay side and then potentially blocking traffic coming from the Montana Creek side. As residents of this area, we know how many near accidents already occur on that small area of the road and the amount of traffic that travels that road in the summer, especially construction trucks, tourism vehicles, bikers, runners, foot traffic, etc. There are huge safety concerns, whether or not CBJ believes

that a 24ft. wide driveway is sufficient for two cars to pass safely. It is the location of the driveway and the potential traffic delays or surprises to approaching traffic that will be the impact.

Parking and Circulation and Noise:

The CBJ land that would be used for overflow parking and loading space, is adjacent to our property at 11155 Goat Hill Rd. We will literally have traffic and the public at a stones throw length from our property. This certainly will impact our privacy and property value.

Devaluing Adjacent Property:

The upper portion of our property has a great unobstructed view of the Mendenhall Glacier, which we plan to develop in the future. If the conditional use permit is granted by the city for the Lendrum's to bring their retail business into our quiet neighborhood, the only view we will have is of greenhouses. The largest of four mentioned being 1,200 square feet and I believe they'll be 16ft tall. The view from our living room and deck will also be of greenhouses and we will have people looking into our once private residence. We purchased both acres of property so that we could enjoy the peaceful quiet neighborhood that we love so much.

The Lendrum's, after purchasing their property last summer, left a note on our door asking to speak with us about trees on our property and neighboring property. When we spoke with them, they asked if we'd mind if they cut down trees on the CBJ lot and the neighboring property belonging to Katherine Lizich. We told them it was not our property and they'd have to check with the property owners. They then asked about the trees on our property that border the CBJ land in their proposal. We responded that we didn't have any immediate plans to cut down any additional trees at this time but may in the future. They then responded by saying "if we notify you that your trees are a hazard to our property and you do nothing about it, you will be liable for the damages incurred." That statement to us meant that the Lendrum's are only concerned about themselves and their desires and that they will eventually try and require surrounding neighbors to alter their properties and lifestyle to accommodate theirs.

Removing additional trees on our property adjacent to the CBJ lot does devalue our property and certainly diminishes our privacy even more. This is most definitely a concern to us and almost of feeling of violation that we would have to alter our property to accommodate the Lendrum's. Very disappointing and impacts neighborhood harmony in a huge way.

The individual making the statement "*the description of the subject project does not suggest the proposed commercial activity would generate such a condition*" certainly did not visit our property and view the impacts by physically standing on our property or they would have understood the decreased property value and decrease in neighborhood harmony this project will have on us.

Environmental Concerns:

We are also concerned about drainage of chemicals or other hazardous materials that may be used by the Lendrum's in their retail business. With adjacent property, the drainage onto our property and into the nearby ponds is a concern. The smell and odor that comes with using fertilizers and other organic material and composting will certainly be unpleasant for the whole neighborhood and restrict our outdoor activities.

How will the city address these concerns? If the permits are granted, will plans for regular testing of ground water, neighboring soils, city and pond water be in place? Will there be compensation for any damages occurred to neighboring properties?

In closing, we hope that the city is taking a neutral approach and truly considering all the negative impacts this retail business will have on our homes and the value of our properties. Most of the folks in this neighborhood have built their own homes and chose these locations because of the beauty and peaceful surroundings. We all have invested much in our community and enjoy being able to relax at home, in a quiet peaceful neighborhood. If granted, we will have retail business out our back door 5 days a week. This hardly promotes high property values and a harmonious neighborhood.

Date: February 4, 2014

Comments from Anthony Zenk, 11027 Mendenhall Loop Road regarding CUP and Land lease of CBJ lot to Landscape Alaska. File: USE20130027 and CSP20130024. The current resident is opposed to the CUP and Land Lease. Below is information for consideration:

Neighborhood Harmony:

1. Water usage – The applicant plans to drip irrigate plants within 2400 sq. ft. of green houses, using hose bibs located from lot 11029. The proposed water usage will significantly impact water pressure to existing houses in the subdivision. Any pump installed to boost water pressure for the applicant will also significantly impact neighboring water pressures. 11025 and 11027 currently have 35 PSI and 28 PSI water pressures at the house inlets. Lot 11027 is about 30 ft. higher elevation than lot 11025. Normal CBJ water pressures range from 40 to 65 PSI, with 40 PSI at the Bonnie subdivision curb stop.

Dave Crabtree (CBJ Water Utility Superintendent) sent staff at CBJ Planning the following statement on January 8, 2014: "Though the applicant proposes adding no additional fixtures, I am assuming that the use of an existing garden hose bib for a 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 if that is what they intend to do. I believe that more information is needed in regards to the water use and its' impact on the neighboring customers." (see attached email from Dave Crabtree)

The CBJ General Engineering Dept. agrees with Mr. Crabtree, indicating that more information is needed to assess impacts to current residents from applicant commercial operations. (see attached email from Autumn Sapp)

2. Increased Traffic –The significant increase in traffic proposed would adversely impact neighborhood harmony. The CBJ staff report estimates daily traffic trips to be between 124 and 277 for the applicants business. This would be a substantial increase from current traffic generated by residents at 11025, 11027, and 11029, each household having two cars.

Residents in the neighborhood come and go each day, each of the three households having two vehicles. With 4 employees coming and going and their work truck that makes deliveries all day long the estimate below might be more realistic and believable:

- a. Current resident trips – 6 vehicles @ 3 trips per day X 2 (coming and going) = 36 trips
- b. Four employees – 4 vehicles @ 3 trips per day X 2 (coming and going and lunch) = 24 trips
- c. Work truck – 1 vehicle @ 6 trips per day for deliveries X 2 (coming and going) = 12 trips
- d. Customers – 4 cars per hour X 9 hour/day @ 1 trips per customer day X 2 (coming and going) = 72 trips

The total estimate above, which is realistic on a Saturday or Sunday, results in 142 trips which far exceed harmonious levels. Residents in the neighborhood would like to enjoy their own weekend at home working in their yard, not having to dodge traffic.

3. Noise abatement – Without the installation of privacy fencing, along neighboring properties, there is a high probability for obnoxious noise from applicant commercial operations. Neighbors should not be subjected to staff communications, noise from loading and unloading vehicles, customer and staff communications, etc..

Public Safety and Security:

1. Runoff abatement – Landscape Alaska proposes 2400 Sq. ft. of greenhouses on the city owned lot. As proposed their use of fertilizers and other contaminants will leach into the ground surface at the top of the hill (at 11029 and city lot), flow down to bedrock and fracture points and exit cuts in the hill at properties at lower elevations. Without containment and treatment animal and public safety will be impacted.

In the fall of 2013, the applicant hired TW Hall (their contractor) who installed a french-drain to drain standing water from their 11029 property onto properties downhill to the north and south. Thus the applicant has installed a drainage system that circumvents containment of leached contaminants. The applicant is currently dumping leached water with/without contaminants onto neighborhood properties, downhill of their lot.

2. Traffic safety – When the Bobbie Subdivision was created, the developer punched a shared driveway to panhandle lots 2 and 3 which ranges in slope from 6.5 to 14.5 degrees. The shared driveway width ranges from 20 ft. (without a shoulder) to 25 ft. at the electrical transformer across from the 11027 driveway. The majority of the driveway width is 20 ft. with a 1-2 ft. shoulder on both sides, where the shoulders drop off dramatically. Two cars cannot currently travel in opposite directions safely on the shared driveway.

Decreased Property Values:

As stated in the CBJ Planning Dept. Staff Report, the Director and/or assessor shy away from providing an estimate of the degree upon which adjacent property values would decrease with approval of the CUP. Yet, it has been documented that residential lots adjacent to some commercial operations are not as prized for resale and consequently have lower values. This is caused by the many adverse impacts associated with commercial operations. Increased traffic, increased noise, security issues, etc. all combine to reduce property values of residential properties adjacent to some commercial businesses and make the properties more difficult to sell.

Due to the short time frame between the posting of the CBJ Staff Report and the scheduled Planning Commission meeting, the current resident was unable to find an appraisal service in Juneau who had the time to analyze the specific amount of property value decline. However one appraiser called by the current resident did mention some residential property values in Juneau have declined, from

neighboring commercial operations, the degree of decline depended upon proximity of the residential property to the commercial operation, where more expensive properties declined in value at a higher percentage than less expensive properties.

It has also been brought to my attention by CBJ Planning Dept. staff that with CUP approval Bonnie Subdivision lots 2 and/or lot 3 would be zoned commercial. My financial lender is concerned that any rezoning will significantly impact the value of our property, which they have secured. (See email from Connie Karst, with Venture Bank).

“Commercial property located close to residential development can impact both sale and rental prices, according to the Homebase/The Center for Common Concerns report.”

“Quality of the environment is also another factor that affects the values of land. Land value does not only depend on the physical characteristics of a building but also the environment that surrounds the building.” *International Journal of Economy, Management and Social Sciences*, 2(8) August 2013, Pages: 639-643

2008 Comprehensive Plan and General Conformity to Land use Plan:

Can the CBJ Planning Director honestly admit that he considered these policies? I think not.

“POLICY 10.4 IT IS THE POLICY OF THE CBJ 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.

And:

10.1.IA1 Identify CBJ-owned lands that are suitable to release for development of affordable housing and develop a procedure, by grant, lottery or sale, to convey this land to a residential builder who would produce the affordable housing as soon as possible after necessary infrastructure is in place.

Mitigation Factors:

The 2008 CBJ Comprehensive Plan states “ 10.10.DG1 Maintain provisions in the Land Use Code for neighborhood commercial developments such as convenience grocery stores, including standards and limitations governing permitted uses, hours of operation and that mitigate potential adverse impacts such as traffic, safety, noise, litter, glare and loss of privacy to adjacent residential uses.”

The CBJ Planning Dept. staff report states that the applicant plans to run its’ commercial operation 6 months per year from April through Sept., at 43 hours per week. Yet in the CBJ Staff report they don’t address mitigation issues, or any factors to help mitigate damage to current residential property owners.

Although the current resident opposes this CUP and land lease, due to the many negative impacts to current residents of the neighborhood, the following mitigation factors should be implemented prior to applicant operations beginning, if the CUP is approved:

1. To ensure the publics' safety and the safety of current residents and their pets in Bonnie Subdivision and neighbors directly affected by the increased traffic, the CBJ Planning Commission should insist, as a mitigation factor, that Landscape Alaska upgrade the shared driveway to "CBJ public road standards" prior to beginning operations.
2. To mitigate noise and loss of privacy, in the neighborhood, the CBJ Planning Commission should impose a restriction on the number of busses, the number of cars, and the hours of operation that are allowed per day, especially on the weekend when current residents would like to enjoy their own outdoor lives. Also the applicant should be required to install privacy fencing along residential property lines to help mitigate noise from commercial operations.
3. To mitigate negative impacts to water utilities and more specifically water pressure within existing Bonnie Subdivision households, the CBJ Planning Commission should insist that the applicant hire a mechanical engineer, as suggested by CBJ General Engineering, to evaluate future water pressure and consumption issues as a result of their commercial operation. The applicant should also be required to adopt recommendations by said licensed mechanical engineer prior to beginning operations. If adopted recommendations cause detrimental effects to current resident water utilities the CBJ Planning Commission should require the applicant to mitigate damage, based upon an impartial analysis and/or review by CBJ General Engineering.
4. To mitigate negative impacts to the wastewater system within the Bonnie Subdivision, a system that wasn't designed or sized to support a commercial business similar to that proposed by the applicant, the Planning Commission should impose restrictions on the publics' use of bathroom facilities at 11029. Also, if failure of the wastewater system should occur after beginning operations, the applicant should be directly responsible for ALL costs associated with repairing said wastewater system. The applicant should also be responsible for all repair costs incurred by properties 11025 and/or 11027, since any damage will backup wastewater into these properties first.
5. To mitigate leached fertilizer runoff and untreated wastewater runoff, the Planning Commission should require the applicant to install a water containment system in each greenhouse to prevent leaching of fertilizer contaminated water and other contaminants into the soil. Left unabated, any wastewater that hits the ground surface will travel to neighboring properties, all located at lower elevations. In addition, the CBJ Planning Commission should require the applicant to install and maintain a system which will ensure that all water runoff from greenhouses and sheds that store contaminants, such as fertilizers, slope away from the French-drain the applicant installed on their property in the fall of 2013.

Attachment F

Anthony Zenk

From: Colleen Karst <CKarst@venturebankonline.com>
Sent: Tuesday, February 04, 2014 12:10 PM
To: Anthony Zenk (aezenk@gci.net)
Subject: zoning

Hi Tony,

Venture Bank is aware that the property adjacent to your property is being considered for re-zoning. As your lender we are concerned what impact this may have on the value of your home and the property we have secured. There are many factors that will impact value such as the level of commercial zoning. Is it going to be changed to light commercial, retail or industrial commercial? Any re-zoning will affect the value of your property that we have secured. Re-zoning can also bring into question whether your property will still be the highest and best use as is.

As you are updated with any new information, please share it with us for consideration.

Thank you,
colleen



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Attachment F

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 utilizing 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 C&J 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

Fley Autumn,

Attachment E

Attachment F

Anthony Zenk

From: Dave Crabtree <Dave_Crabtree@ci.juneau.ak.us>
Sent: Monday, February 03, 2014 2:36 PM
To: 'Anthony Zenk'
Subject: RE: water utility pressure on the back loop

Mr. Zenk,

Here is an excerpt from what was sent to the permitting agency.

Please address any additional questions with Community Development in regards to this issue.

Thank you,

*Dave Crabtree
Water Utility Superintendent
CBJ Water Utility
Office 780-6888 - fax 780-4657
Cell 521-4480*

From: Dave Crabtree
Sent: Wednesday, January 08, 2014 4:05 PM
To: Jonathan Lange; Samantha Stoughtenger
Subject: RE: USE2013 0027 - A Conditional Use Permit for a Commercial Greenhouse on a Residential Lot

Jonathan,

Those are all good points. Metering comes to mind, cross connection is a concern, as is water use and the capacity of the current line to support those services.

Though the applicant proposes adding no additional fixtures, I am assuming that the use of an existing garden hose bib for a 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 if that is what they intend to do.

I believe that more information is needed in regards to the water use and it's impact on the neighboring customers.

Attachment F

Anthony Zenk

From: Hughes, Andrew N (DOT) <andy.hughes@alaska.gov>
Sent: Monday, February 03, 2014 3:17 PM
To: Anthony Zenk
Cc: Heidemann, Marie E (DOT)
Subject: RE: Future plans to develop access road across Peterson Hill

Anthony,

The Department currently has no plans to construct an Auke Bay bypass road within the next ten year nor the foreseeable future.

Andy Hughes,
Regional Planning Chief,
SE Region, DOT&PF

From: Anthony Zenk [<mailto:aezenk@gci.net>]
Sent: Monday, February 03, 2014 11:21 AM
To: Hughes, Andrew N (DOT)
Subject: Future plans to develop access road across Peterson Hill

Andy:

Does DOT have any future plans (within the next 10 years) to build a road across Peterson Hill, bypassing Auke Lake?

Planning Commission:

I am writing to ask for your denial of the Conditional Use Permit (CUP) (CSP20130024) and non-support of the lease of CBJ land (USE20130027) by Landscape Alaska at 11029 Mendenhall Loop Road. Please find my arguments against this development and supporting documents that detail why this is not a good fit for my neighborhood and as a next door neighbor with a shared private road/driveway.

Both the CUP and lease applications the applicant turned in included inaccuracies. In the lease document it states, "we would not disturb anyone as we pursue ..." and in the CUP it states "... no close neighbors ...". I assume everyone's definition of disturbing and close would differ, but we will be disturbed as their employees, trucks, customers and deliveries go up and down the road. We are also close enough to hear when someone is talking on the applicant's property, so the noise of workers and customers would be disturbing as well. I question which neighbors the applicant spoke with in relation to the access road. I never spoke to either resident of 11029 Mendenhall Loop Road prior to seeing the CUP and lease application though the application states "Access from Mendenhall Loop Road ... which our neighbors have approved, ...". My boyfriend and I are the owners of 11025 and 11027 and the only neighbors that utilize the road reference. We did not ever give an approval verbally or in writing.

These inaccuracies carry over into Landscape Alaska's business practice as well. I have read and heard numerous times this would be more of a web based business. In so hearing, I decided to check out their webpage (Friday, January 31, see attachment), to see how they advertise and what services they will offer. To my surprise and disbelief, they have all ready referenced that they will be open for business in the spring at 11029 Mendenhall Loop Road. Have I misinterpreted the process? Does the Planning Commission not have the authority to deny a CUP? How can a business state this if they have not been told otherwise through the city?

Again, the city has not done their due diligence to insure facts are accurate. In the staff report, it states "... include three greenhouses" yet only two were included on the applicant's application. The applicant states there would be only 4 cars per hour during peak business season, but how is this taken as fact and not researched further when previous conditional use permits by the applicant have stated 50 - 75 cars per day. Has any staff member counted cars at their business? What is the true number of cars that will be travelling the road daily, impacting our way of life?

Additionally, the "applicant states the driveway is 24' wide ..." was stated in the staff report which is inaccurate. Does anyone check the applicant's statements? As you can see on the enclosed document, by my measurements, the road's width varies from the entrance on Mendenhall Loop Road to the top of the road at their property 23 1/2 feet to 20 feet. The actually property line may be at 24 feet, but on either side of the road is a significant drop off. Allowing two cars to use the road at the same time would most likely push someone over the edge on either side. Needless to say, a pedestrian would feel very unsafe if two cars were on the road and they were walking as well. Did staff take into account pedestrians and/or bicyclists in their analysis?

What effect does the business at 11029 Mendenhall Loop Road have on public health or safety?

- The traffic on Mendenhall Loop Road at the driveway is extremely quick and comes around the curves at a quick pace. Those wanting/waiting to turn from MLR and not accustom to the road may pose greater traffic hazards, thus causing more accidents

- The “shared driveway” is not suitable for more traffic than it was original built for, which is for residential use of 2 – 3 homes.
- The width as stated by the applicant is not 24’ in all locations and thus will not allow two cars to be passing on the road without one pulling far to the right and at a complete stop (see drawing and pictures)
- No room to house pedestrians or bicyclists on the road in addition to cars travelling up and down
- Steep drop offs on either side
- Slope at top is significantly greater than at the bottom or middle of the road. Many cars get to this point and if its rainy/muddy it takes a few tries to get up the slope at the top. This would not allow fluid traffic flow especially with people driving it that are not used to the steep incline at the top.
- Run-off from fertilizers, water, etc. will cause damage to property below, unless well mitigated. This includes the road as there are areas that are eroding due to the run-off from the property at 11029 as well as rain water.
- Run-off from fertilizers leaching into the soil as well as pooling on lower property. My dogs drink standing water frequently and I do not want them harmed
- Safety and security of my home. A business above us, encourages more traffic. It opens up our yard and home to unwanted guests. At present very few people come up to just browse at what’s up here. That number I’m sure will increase as they look to see what’s up the road and thus opens our property to more chances for something unwanted to occur.
- Safety of my pets. They are allowed to roam in our yard off leash when we are with them. The increased traffic will prohibit this due to it being unsafe. We throw a frisbee with them daily, this will also be made unsafe as the dogs use the road to traverse between the lower half of our property.

What effect does the business at 11029 Mendenhall Loop Road have on neighborhood harmony and property values

- Review the petitions for denial. A significant number of neighbors have asked for denial.
- Hours of operation - scheduled hours won’t allow me to enjoy my yard without traffic going by. I’m home on the weekends and in the summer and would like to enjoy my yard with my dogs and no traffic. When will this happen? When can I enjoy my yard without people driving by? When can I enjoy time on my deck without the noise of business, looks and noise from people? (see comprehensive plan 7.10 as well as the paragraph prior to 10.4)
- My dogs would need to be leashed at all times as the traffic would be too much to trust them not getting hurt or wanting to check it out
- Noise from the business, traffic, trucks and people. We have noise, but I am able to enjoy the birds and nature’s solitude which will be taken away with more traffic and noise.
- Not allowing me to do what I want when I want to as I have to take into consideration when I can do so without interruption from the business
- We all ready have helicopter noise every 20 minutes throughout the tourist season, now we will have more noise and inconvenience.
- We built our house up on the hill to enjoy the views and solitude. Why should that be taken from us for the profit of one company?
- Research has shown that the closer proximity a residential property is to a commercial development, property values decrease especially with an increase in traffic (Hughes and Siemans, 1992). Grether and Mieskowski (1980) (as reviewed in Aydin, Crawford and Smith, 2011) refer to this as the “next door” phenomenon
- Many houses located in the neighborhood were built by the residents or the residents specifically had them built away from businesses, traffic, noise and pollutants. Why should Landscape Alaska be afforded the opportunity to ruin our harmonious neighborhood?

Attachment F

What does the Comprehensive plan say?

- Policy 7.10. It is the policy of the CBJ to minimize the exposure of residents to the harmful effects of excessive and/or obtrusive noise, and to control the level of noise pollution in a manner that will be compatible with commerce and public safety, the use, the value and enjoyment of property, sleep and repose, and the quality of the environment. (see harmony)
- A major concern expressed by residents of the CBJ is the need to protect the character of existing neighborhoods from incompatible uses. Their primary concern is to minimize the intrusion of heavy traffic on neighborhood streets and avoid conflicts related to parking congestion, noise, glare, loss of privacy and other factors associated with higher intensity uses. (see harmony)
- Policy 10.4 It is the policy of the CBJ 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.
- 10.4.IA2 Maintain and consider enhancing Title 49 Land Use Code requirements for buffering and screening between residential and commercial/industrial uses and careful review of site development plans. Great care should be taken to incorporate design features, materials and good neighbor operating practices into the non-residential development permit in order to mitigate potential adverse noise, dust, odor and glare impacts to adjacent residential neighbors. Such operating practices should be incorporated as conditions of any permit for a non-residential land use located within 200 feet of a residential use or neighborhood.
- 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.
(see public safety and property values)

If you feel the preponderance of the evidence supports the need to house a commercial business in an established neighborhood, I ask that you look into ways to help mitigate the effects the business will have on the adjacent neighbors. The following are items I feel are necessary to maintain "good neighbor operating practices".

Public Health and Safety

- "Shared Driveway" Private road needs to be made to meet public road standards – sidewalk, gutters, lights, paved
- Fence built along road where it impacts other residents' privacy and safety
- Identify and hold true the party liable if anything undo happens on the road or causes harm to surrounding properties
- Insure proper drainage so run-off doesn't erode road nor impact adjacent properties

Property values and neighborhood harmony

- Further limit the hours of operation to insure residents are able to enjoy their properties on their off time (weekends) without intrusion
- To insure property values remain intact, deny the CUP

Comprehensive Plan

- Reduced hours of operation to insure limited noise to allow neighbors the use, the value and enjoyment of property, sleep and repose, and the quality of the environment

Other

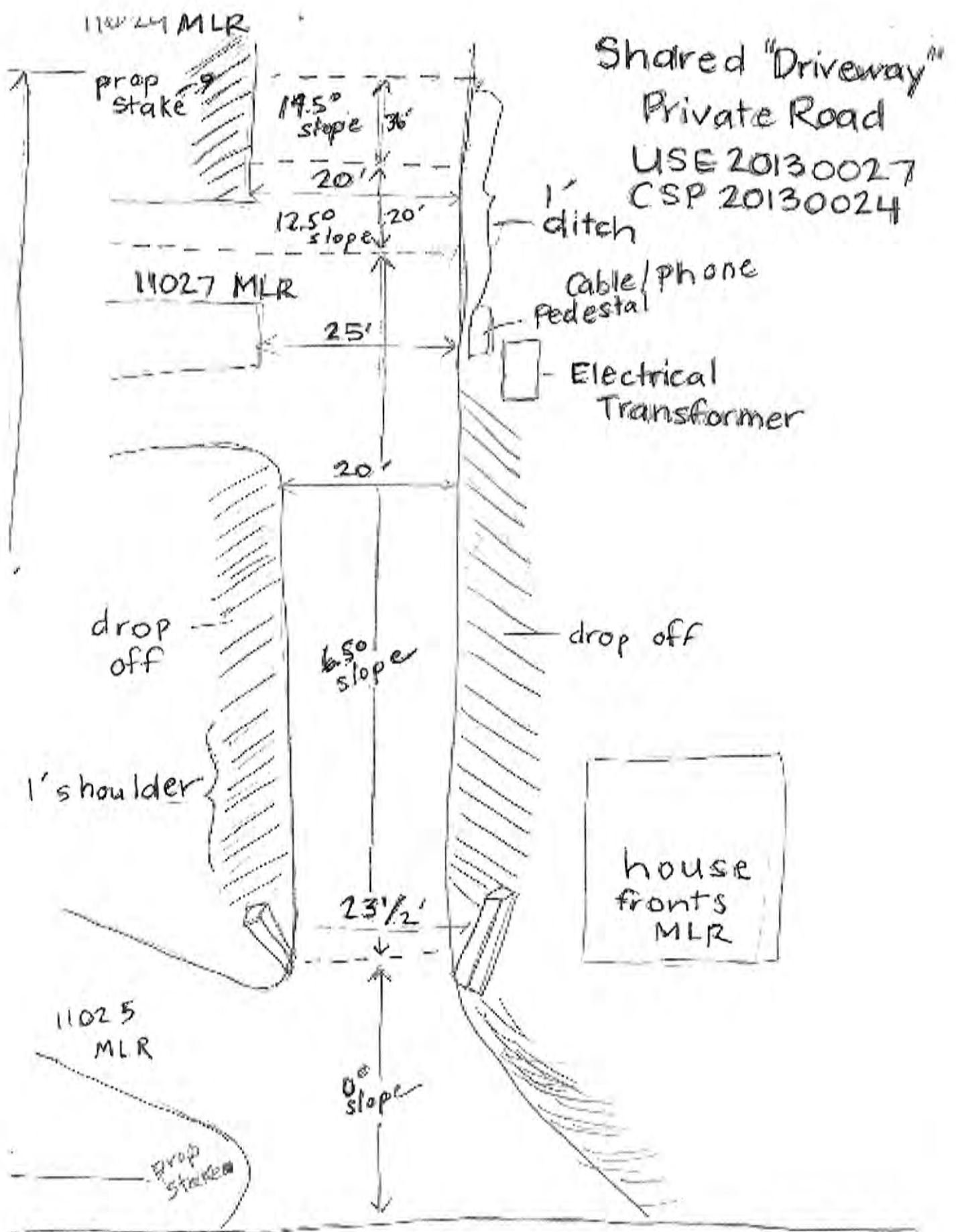
- Please have in writing the CUP is null and void if business changes ownership, even if it is a family member
- Limit the vehicles using the road to solely private parties or owned by Landscape Alaska to complete landscaping contracts or move stock off site. No bus or tourist vehicles may access the property
- Privacy fence surrounding adjacent properties to reduce noise and intrusion of customers and workers.

I appreciate you taking the time to read my arguments. Please put yourself in our shoes after living in your house and a neighbor goes forth to operate a commercial business next door to you. Living where we do, will never be the same with the increased traffic, noise, odors, safety issues and inability to enjoy our home and property as we have for the past 4 years. Deny the CUP and send not-support of the lease of CBJ land to the assembly and help us preserve the tranquil neighborhood in which we reside.

Sincerely,

Ruth Baumgartner

Owner, 11025 and 11027 Mendenhall Loop Road





Home

[Landscape Design and Installation](#)

[Garden Center](#)

[About Us](#)

[Regional Gardening Basics](#)

[Favorite Plants](#)

[Products](#)

[Portfolio](#)

[Contact Us](#)

Welcome!

This is an exciting time for Landscape Alaska! We moved our Garden Center! We have purchased a home at 11020 Mendenhall Loop Rd. on the back loop. It's just past Goat Hill and up a driveway to a meadow on top of the hill overlooking the whole valley. We're still setting it up but we'll be open for business this spring, so come and see us!

We are redesigning our website to make it easier for you to purchase the very best plants and landscape products for our zone and climate. Send us an email at landscap@alaskadotcom.com and give us suggestions about what you would like to see. If you would like to be contacted about a landscape project, send an email and we will contact you.

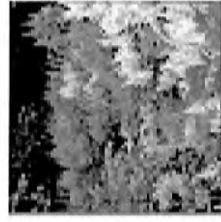
Remember that Landscape Alaska gift certificates make great gifts! Contact us and we'll make sure you get just what you need for the gardener in your life.

Spring is here! Write to us today with your gardening questions.

Dee and Margaret's resin program will start up again in April, contact KINY and tell them how much you're looking forward to our program. Tune to KINY radio (800 AM) at 8:30 every Saturday morning to listen to us talk about gardening with our guests. Be sure to call in with your questions and comments during the show.

Thanks for 30 years of pleasure, and the opportunity to practice what we love to do.

Margaret Therp, MLA



Cordova Pleasants

From: Jonathan Lange
Sent: Wednesday, February 05, 2014 8:45 AM
To: Holly Kveum; Cordova Pleasants
Subject: FW: CSP2013 0024 and USE2013 0027

From: Ruth Baumgartner [<mailto:boogbomb1@gci.net>]
Sent: Tuesday, February 04, 2014 8:40 PM
To: PC_Comments
Subject: CSP2013 0024 and USE2013 0027

These photos should be attached to my previous comments. Thank you for your attention to this matter.

Ruth Baumgartner



1 1025 - 11027 Mendenhall Loop Road Shared Driveway.JPG



Side of Shared Driveway showing drop-off.JPG

CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

Project Number	Project Name (15 characters)	Case Number CSP20130024	Date Received 08/20/13
----------------	------------------------------	-----------------------------------	----------------------------------

TYPE OF PROJECT REVIEW:

City Project Review
 City Land Acquisition /Disposal
 State Project Review

DESCRIPTION OF PROJECT

Landscape Alaska greenhouse and nursery business. See USE2013 0027 for project details. This City/State Project review only applies to the portion of the project that will occur on parcel 4-B26-0-101-002-1.

Please attach a cover letter to fully explain the project if there is not adequate space on this form.

CURRENT USE OF LAND OR BUILDING(S):

Vacant

PROPOSED USE OF LAND OR BUILDING(S):

Greenhouse and nursery business utilizing an unlighted and non-mechanically ventilated greenhouse as well as associated plants and equipment. The leased area will be used primarily for growing and rehabilitating plants, overflow parking and loading.

PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:

Is this project associated with any other Land Use Permits? No Yes Case No.: USE2013 0027

Capital Improvement Program # (CIP) _____

Local Improvement District # (LID) _____

State Project # _____

ESTIMATED PROJECT COST: \$ Lease \$9,000 annually or less

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.

CITY/STATE PROJECT FEES				
	Fees	Check No.	Receipt	Date
Application Fees	\$ <u> </u>	_____	_____	_____
Total Fee	\$ _____	_____	_____	_____

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM & EVEN IF THE PROPOSED PROJECT IS ASSOCIATE WITH OTHER LAND USE PERMITS, THIS APPLICATION MUST BE FILLED OUT

TO BE COMPLETED BY THE APPLICANT

DEVELOPMENT PERMIT APPLICATION

Project Number <i>CSP 20130024</i>	CITY and BOROUGH of JUNEAU	Date Received: <i>08/20/13</i>
Project Name (City Staff to Assign Name)		

INFORMATION	Project Description Lease of a CBJ lot to Landscape Alaska for a commercial greenhouse and nursery operation.		
	PROPERTY LOCATION		
	Street Address 11031 Mendenhall Loop Road	City/Zip Juneau Alaska 99801	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) Bonnie Lot 3		
	Assessor's Parcel Number(s) 4-B26-0-101-002-1		
	LANDOWNER/ LESSEE		
	Property Owner's Name City and Borough of Juneau	Contact Person: Greg Chaney	Work Phone: 586-0205
	Mailing Address 155 South Seward Street, Juneau, Alaska 99801	Home Phone:	Fax Number:
	E-mail Address greg_chaney@ci.juneau.ak.us	Other Contact Phone Number(s): Jessica Beck 586-0617	
	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		<i>Greg Chaney</i> _____ Landowner/Lessee Signature	<i>Aug 20 2013</i> _____ Date
X		_____ Landowner/Lessee Signature	_____ Date
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
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	_____ Applicant's Signature	_____ 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			
	X	City/State Project Review and City Land Action		<i>08/20/13</i>	<i>CSP 20130024</i>
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
		Mining Case (Small, Large, Rural, Extraction, Exploration)			
		Sign Approval (If more than one, fill in all applicable permit #'s)			
		Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
		Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
		Variance Case (De Minimis and all other Variance case types)			
		Wetlands Permits			
	Zone Change Application				
	Other (Describe)				
***Public Notice Sign Form filled out and in the file.					
Comments:				Permit Intake Initials	
_____ _____ _____					

INVOICE

Date: 7/26/13

File No. 2243

Case No.

Prepared for:

David Lendrum
11029 Mendenhall Loop Road
Juneau Alaska, 99801

Property Appraised:

n/a
(NHN) Mendenhall Loop Road
Juneau, AK 99801, Alaska 99801

Work Performed:

Appraisal of Lot 3 Bonnie Subdivision with proposed leased.	\$ 800.00
	\$
CBJ Tax	\$ 40.00
	\$
	\$
	\$
	\$
Total Amount Due:	\$ 840.00

Please make checks payable to:

Kasberg Appraisal Services
P O Box 33514
Juneau, AK 99803

LAND APPRAISAL REPORT

File No. 2243

Case No.

IDENTIFICATION

Borrower n/a Census Tract 0001 00 Map Reference Plat 2006-55
 Property Address (NHN) Mendenhall Loop Road
 City Juneau, AK 99801 County CBJ State Alaska Zip Code 99801
 Legal Description Lot 3, Bonnie Subdivision
 Sale Price \$ N/A Date of Sale _____ Loan Term _____ yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ N/A (yr) _____ Loan Charges to be paid by seller \$ _____ Other Sales Concessions _____
 Lender/Client David Lendrum Address 11028 Mendenhall Loop Road, Juneau Alaska 99801
 Occupant _____ Appraiser Mark D. Kasberg Instructions to Appraiser Estimate market land lease rate for a portion of
Lot 3, Bonnie Subdivision

NEIGHBORHOOD

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Employment Stability	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Avg	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
Built Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Growth Rate	<input type="checkbox"/> Fully Dev	<input checked="" type="checkbox"/> Rapid	<input type="checkbox"/> Steady	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demand/Supply	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marketing Time	<input checked="" type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Present Land Use	<u>60</u> % 1 Family	<u>10</u> % 2-4 Family	<u> </u> % Apts	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<u> </u> % Industrial	<u> </u> % Vacant	<u>30</u> %	Property of Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	(*) From _____ To _____			Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Predominate Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<u> </u> % Vacant	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Price Range	\$ <u>250,000</u> to \$ <u>700,000</u>	Predominant Value \$ <u>350,000</u>		Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Age	<u> </u> New yrs to <u>60</u> yrs.	Predominant Age <u>30</u> yrs.						

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): Subject is located in area commonly referred to as the "Back Loop Road Area". Shopping, banking, the airport and other services of the Mendenhall Valley are located within three miles of the subject. Major employment centers in downtown Juneau are located approximately 12 miles distant.

SITE

Dimensions See Site Map for Area Calculation = 47,363 SF Corner Lot
 Zoning Classification D-3 (Single Family and Duplex-12,000 SF Minimum) Present Improvements do do not conform to zoning regulations
 Highest and best use Present use Other (specify) _____
 Eiec. Public Other (Describe) _____ OFF SITE IMPROVEMENTS
 Gas N/A Street Access Public Private Topo Gentle slope from a moderately steep private driveway
 Water Surface Paved Size 47,363 SF
 San Sewer Maintenance Public Private Shape Irregular-See Site Map
 Storm Sewer Curb/Gutter View Distant mountain and glacier view
 Sidewalk Street Lights Drainage Appears adequate
 Is the property located in a HUD identified Special Flood Hazard Area? No Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions): Access is via a moderately steep private driveway from Mendenhall Loop Road. Public water and sewer are available at Mendenhall Loop Road. Site area is taken from City and Borough of Juneau Assessor records. The appraiser is unaware of any special assessments, adverse easements or encroachments, however, a title report was not available for review. It appears that the yard from Lot 2 encroaches on the subject property.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject

	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	(NHN) Mendenhall Loop Road Juneau, AK 99801	Lot 81, USS 3268 (NHN) Point Stephens Spur	Lot 3, Horst Subdivision (NHN) Mendenhall Loop Road	Lot 4A, Block B, All Season 4029 All Season Drive
Proximity to Subject				
Sales Price	\$ N/A	\$ 95,000	\$ 85,000	\$ 90,000
Price / SF	\$	\$ 2.27	\$ 3.48	\$ 4.97
Data Source	Inspected	Lender & Listing Agent	MLS & Inspected	MLS & Inspected
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION ^{+/-IS} Adjustment	DESCRIPTION ^{+/-IS} Adjustment	DESCRIPTION ^{+/-IS} Adjustment
Location	Suburban	Suburban	Suburban	Suburban
Site/View	47,363 SF	41,818 SF	24,416 SF +10,000	18,099 SF +10,000
View	Good Mountain & Glacier	Filtered View	Wetlands +10,000	No View +10,000
Topography	Gentle Slope	Gentle to Moderate Slope +5,000	Nearly Level	Gentle Slope
Utilities	W & S	W +10,000	W & S	W & S
Sales or Financing Concessions		Cash to Seller	Cash	Cash
Net Adj. (Total)		<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ 15,000	<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ 20,000	<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ 20,000
Indicated Value of Subject	Net=16% Gross=16% \$ 110,000	Net=24% Gross=24% \$ 105,000	Net=22% Gross=22% \$ 110,000	

Comments on Market Data _____

Comments and Conditions of Appraisal: Extraordinary Assumption: that the owner of Lot 3 would be able to access the property through the existing private driveway.

RECONCILIATION

Final Reconciliation: After warranted adjustments, the three lot sales have indicated a value range of \$105,000 to \$110,000 for the subject property. Although comparable #3 is an older sale, it is the most recent sale known to the appraiser from the nearby All Season's Subdivision. Comparable #2 is a recent sale of a smaller lot that has inferior soils. Comparable sale #1 is a pending sale of a similar lot, which is scheduled to close July 27, 2013.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF July 12, 2013 to be \$ 110,000

Appraiser(s) Mark D. Kasberg Review Appraiser (if applicable) Did Did Not Physically
 Date Report Signed 7/26/13 State AK Inspection Date _____ State _____
 State Certification # 24 State AK Or State License # _____ State _____
 Expiration Date of License or Certification 06/30/2015 Expiration Date of License or Certification _____

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest, (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. If the appraiser has based his or her appraisal report and valuation conclusion for an appraisal subject to certain conditions, it is assumed that the conditions will be met in a satisfactory manner.

Attachment G

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject property. I reported the site characteristics in factual, specific terms.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
10. I have knowledge and experience in appraising this type of property in this market area.
11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
16. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
19. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
20. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions, without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

21. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature *Mark D. Kasberg*
 Name Mark D. Kasberg
 Company Name Kasberg Appraisal Services
 Company Address P O Box 33514
Juneau, AK 99803
 Telephone Number 907-500-9010
 Email Address kasbergappraisal@gci.net
 Date of Signature and Report 7/26/13
 Effective Date of Appraisal July 12, 2013
 State Certification # 24
 or State License # _____
 or Other (describe) _____ State # _____
 State AK
 Expiration Date of Certification or License 06/30/2015

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED

(NHN) Mendenhall Loop Road
Juneau, AK 99801, Alaska 99801

APPRAISED VALUE OF SUBJECT PROPERTY \$ 110,000

LENDER/CLIENT

Name _____
 Company Name David Lendrum
 Company Address 11029 MendeHall Loop Road
Juneau Alaska, 99801
 Email Address _____

SUBJECT PROPERTY

- Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Kasberg Appraisal Services
SUBJECT PHOTO ADDENDUM

File No. 2243
Case No.

Borrower	n/a							
Property Address	(NHN) Mendenhall Loop Road							
City	Juneau, AK	99801	County	CBJ	State	Alaska	Zip Code	99801
Lender/Client	David Lendrum		Address		11029 Mendenhall Loop Road, Juneau Alaska, 99801			



Attachment G

Kasberg Appraisal Services
SUBJECT PHOTO ADDENDUM

File No. 2243
Case No.

Borrower	n/a						
Property Address	(NHN) Mendenhall Loop Road						
City	Juneau, AK 99801	County	CBJ	State	Alaska	Zip Code	99801
Lender/Client	David Lendrum	Address	11029 Mendenhall Loop Road, Juneau Alaska, 99801				



Subject's View

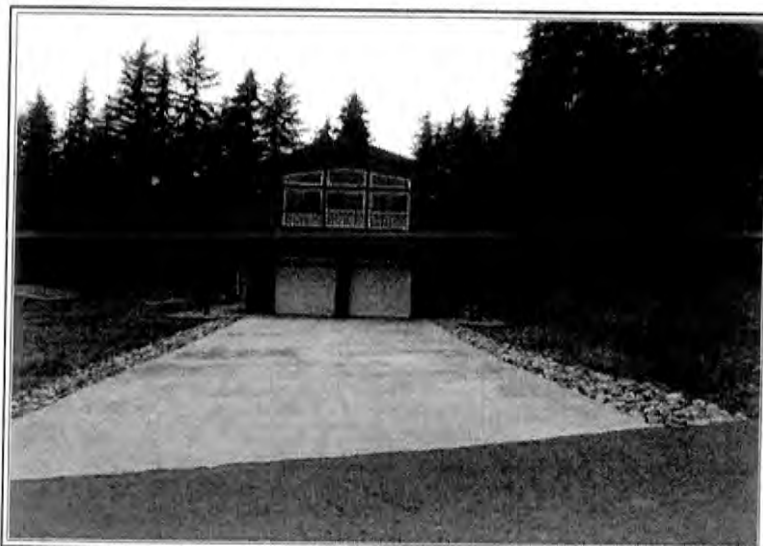
Borrower	n/a						
Property Address	(NHN) Mendenhall Loop Road						
City	Juneau, AK 99801	County	CBJ	State	Alaska	Zip Code	99801
Lender/Client	David Lendrum	Address 11029 Mendenhall Loop Road, Juneau Alaska, 99801					



COMPARABLE SALE # 1
Lot 81, USS 3268
(NHN) Point Stephens Spur



COMPARABLE SALE # 2
Lot 3, Horst Subdivision
(NHN) Mendenhall Loop Road



COMPARABLE SALE # 3
Lot 4A, Block B, All Season
4029 All Season Drive

Kasberg Appraisal Services
COMMENT ADDENDUM

File No. 2243
Case No.

Borrower n/a

Property Address (NHN) Mendenhall Loop Road

City Juneau, AK 99801 County CBJ State Alaska Zip Code 99801

Lender/Client David Lendrum Address 11029 Mendehall Loop Road, Juneau Alaska, 99801

Per USPAP requirements:

I have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediate preceding acceptance of this assignment.

Per USPAP requirements:

Under the hypothetical condition that the subject is being sold, a reasonable exposure time is approximately 60-90 days, in the subject market, for the property to sell at appraised value. Exposure time is defined by USPAP as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Proposed lease and lease rate:

The client is proposing to lease a portion of the Subject property from the City and Borough of Juneau for a landscaping business. Terms of the lease and a proposed lease area has not been provided to the appraiser. Typical lease terms are typically for a five year period.

Lease rates typically vary from 8-10%. This lease range is very common for various municipalities, State of Alaska agencies and the Alaska Railroad Corporation. The appraiser has interviewed two local real estate brokers who have indicated a lease rate for a property of the subject's type would range from 6-8%.

Under the extraordinary assumption that approximately 1/2 of the Northerly section of the subject property would be rented to David Lendrum for the purposes of a landscaping business for a five year period, a lease rate of 8% would be reasonable.

Estimated Lease Area: $47,363 \text{ SF} \times .50 = 23,681.5 \text{ SF}$

Value per Square Foot of Lot: $\$110,000/47,363 \text{ SF} = \2.32 per SF

Annual lease: $23,681.5 \text{ SF} \times \$2.32 \text{ per SF} \times 8\% = \$4,395.29$

Attachment G

Borrower n/a

Property Address (NHN) Mendenhall Loop Road

City Juneau, AK 99801

County

CBJ

State Alaska

Zip Code

99801

Lender/Client David Lendrum

Address 11029 Mendehall Loop Road, Juneau Alaska, 99801

No. 24

Effective 09/03/2013

Expires 09/30/2015

STATE OF ALASKA

DEPARTMENT OF COMMERCE, COMMUNITY, & ECONOMIC DEVELOPMENT

Division of Corporations, Business and Professional Licensing

P.O. Box 110806, Juneau, Alaska 99811-0806

BOARD OF CERTIFIED REAL ESTATE APPRAISERS

Certifies that

MARK D. KASBERG

Is a Certified

GENERAL REAL ESTATE APPRAISER

Commissioner: Susan K. Bell

Attachment G

Borrower n/a

Property Address (NHN) Mendenhall Loop Road

City Juneau, AK 99801

County

CBJ

State Alaska

Zip Code

99801

Lender/Client David Lendrum

Address 11029 MendeHall Loop Road, Juneau Alaska, 99801

**Qualifications of Mark D. Kasberg
General Real Estate Appraiser
State of Alaska Certification No. 24**

Education

Graduated Montana State University (1979-1983)-Bachelor of Science in Business (Finance Option)

Graduated Flathead High School 1979

Appraisal Courses Successfully Completed

- | | |
|--------|---|
| AIREA | Real Estate Appraisal Principles, San Diego, California, 1985
Residential Valuation, San Diego, California, 1985
Standards of Professional Practice, Orlando, Florida, 1986 |
| AI | Standards of Professional Practice, Parts A & B, Anchorage, Alaska, 1991
Basic Valuation Procedures, Athens, Georgia, 1991
Capitalization Theory and Techniques, Parts A & B, Portland, Oregon, 1992
Report Writing and Valuation Analysis, Anchorage, Alaska, 1992
Advanced Applications, Portland, Oregon, 1993
Advanced Sales Comparison & Cost Approach, Kirkland, Washington, 1996
Income Valuation of Small, Mixed-Use Properties, Marylhurst, Oregon, 1998
Highest and Best Use and Market Analysis, San Antonio, Texas, 2001
The Appraiser as an Expert Witness, Tempe, Arizona, 2002
Litigation Appraising, Tempe, Arizona, 2002
General Appraiser Sales Comparison Approach, Las Vegas, Nevada 2010 |
| IRWA | Principles of Real Estate Acquisition, Juneau, Alaska, 1990
Ethics and the Right of Way Profession, Juneau, Alaska, 1992
Valuation of Environmentally Impacted Properties, Anchorage, Alaska, 1993
Skills of Expert Testimony, Anchorage, Alaska, 1993
Business Relocation, Anchorage, Alaska, 1994 |
| NHI | Appraisal and Appraisal Review for Federal-Aid Highway Programs, Phoenix, Arizona, 1991 & Anchorage, Alaska, 2007
Business Relocation, Anchorage, Alaska, 1994 |
| ASFMRA | Advanced Rural Appraisal, Reno, Nevada, 2004 |

Attachment G

Borrower n/a

Property Address (NHN) Mendenhall Loop Road

City Juneau, AK 99801

County

CBJ

State Alaska

Zip Code

99801

Lender/Client David Lendrum

Address 11029 Mendenhall Loop Road, Juneau Alaska, 99801

Professional Qualifications of
Mark D. Kasberg
Page 2 of 3

Seminars and Workshops

2009	USPAP Update, Appraisal Institute, Anchorage, Alaska
2009	Forecasting Revenue, Appraisal Institute, Anchorage, Alaska
2009	The Appraiser as an Expert Witness: Preparation and Testimony Appraisal Institute, Anchorage, Alaska
2009	Appraisal Challenges: Declining Markets and Sales Concessions Appraisal Institute, Anchorage, Alaska
2006	USPAP Update, Appraisal Institute, Las Vegas, Nevada
2006	Litigation Skills for the Appraiser, Las Vegas, Nevada
2005	USPAP Update, Appraisal Institute, Girdwood, Alaska
2005	Rates & Ratios: Making Sense of GIMs, OARs, and DCFs, Appraisal Institute, Girdwood, Alaska
1996	Advanced Relocation Workshop, National Highway Institute, Kirkland, Washington
1994	Alaska Land Titles, International Right of Way Association
1994	Uniform Relocation Act Workshop, Interagency Acquisition and Relocation Committee, Portland, Oregon
1992	Appraising the Tough Ones, Appraisal Institute, Anchorage, Alaska Feasibility Analysis & Highest & Best Use, Appraisal Institute, Anchorage, Alaska General & Residential Certification Review, Appraisal Institute, Anchorage, Alaska
1985	Uniform Energy Rating System, Western Institute

Professional License

State of Alaska: Certified General Real Estate Appraiser (AA24)

Employment History

2007 to Present	Kasberg Appraisal Services	Owner/Appraiser
	P. O. Box 33514, Juneau, AK 99803	
	Phone: (907) 500-9010	
	Fax: (907) 500-9020	
1990 to Present	State of Alaska DOT/PF	Review Appraiser
1988-1990	Kasberg & Associates	Owner/Appraiser

Attachment G

Borrower n/a

Property Address (NHN) Mendenhall Loop Road

City Juneau, AK 99801

County

CBJ

State Alaska

Zip Code

99801

Lender/Client David Lendrum

Address 11029 Mendehall Loop Road, Juneau Alaska, 99801

Professional Qualifications of
Mark D. Kasberg
Page 3 of 3

1986-1988	P.D. & T Appraisers	Staff Appraiser
1984-1986	Appraisal Associates of Juneau	Staff Appraiser

Attachment G

Cordova Pleasants

From: Jonathan Lange
Sent: Wednesday, February 05, 2014 8:44 AM
To: Holly Kveum; Cordova Pleasants
Subject: FW: Landscape Alaska Planning Commission Packet - error

From: Heidemann, Marie E (DOT) [<mailto:marie.heidemann@alaska.gov>]
Sent: Tuesday, February 04, 2014 2:27 PM
To: Jonathan Lange
Cc: Good, Sheila D (DOT); Epstein, David B (DOT); Hughes, Andrew N (DOT)
Subject: Landscape Alaska Planning Commission Packet - error

Hi Jonathon,

We noticed there is a reference to DOT allowing a maximum of 10 vehicles per hour, this is incorrect. The applicant stated on their driveway application that there would be a maximum of 10 vehicles per hour. We do not dictate nor enforce the vehicles per hour, we collect that information to determine if further action is required due to the increase of traffic.

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.

Thanks for your attention to this matter.

Marie Heidemann
Transportation Planner
State of Alaska DOT&PF - Southeast Region
Phone: (907)-465-1775