

# MEMORANDUM

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

**DATE:** March 13, 2014

**TO:** Planning Commission

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

**FILE NO.:** AME2014 003

**PROPOSAL:** Rezone of land in the Pederson Hill area from D1(T)D5 to a mix of D10 and D10SF.

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

**Applicant:** City & Borough of Juneau, Lands and Resources Department

**Property Owner:** City and Borough of Juneau

**Property Address:** Pederson Hill

**Legal Description:** USS 3406 FR

**Parcel Code No.:** 4-B22-0-101-001-0, 4-B22-0-101-001-1

**Site Size:** 152 acres approximately

**Zoning:** D1(T)D5

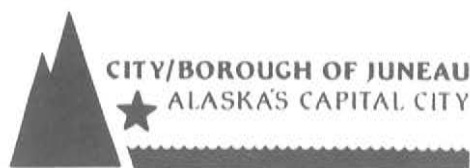
**Comprehensive Plan:** Medium Density Residential (MDR) Map F

**Utilities:** CBJ Water & Sewer to edge of site

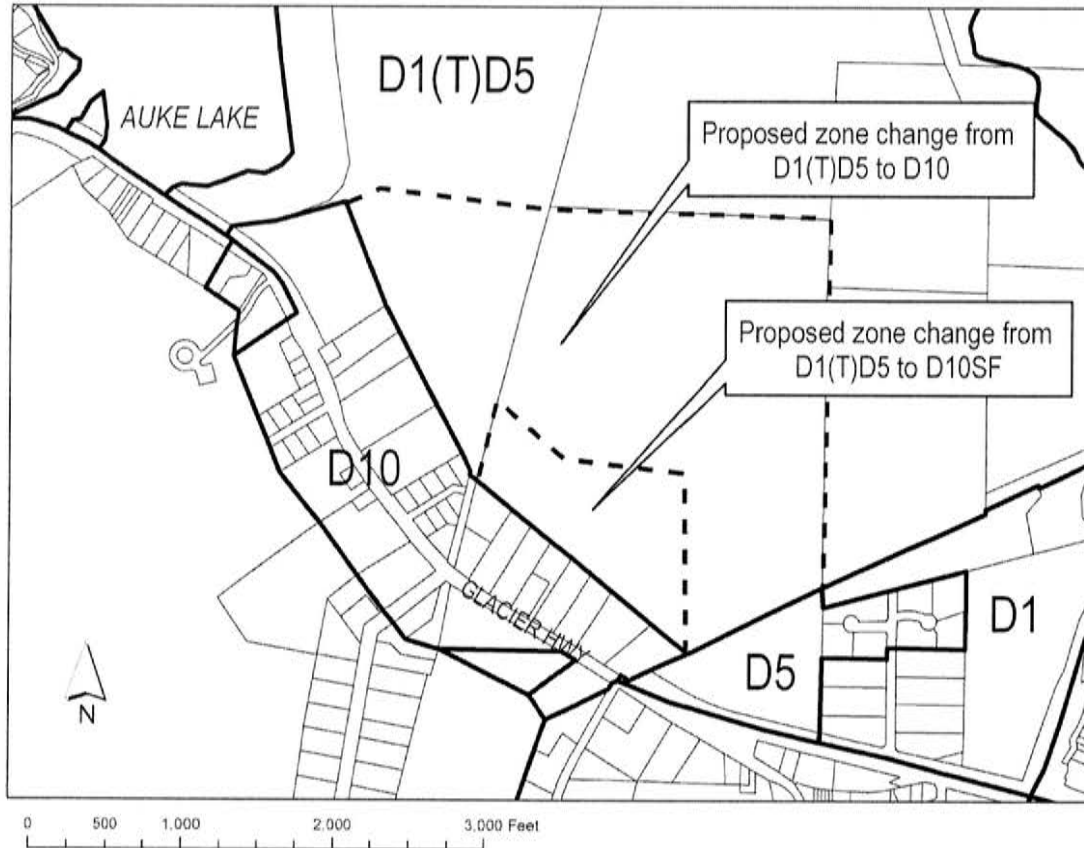
**Access:** To be developed from Glacier Highway

**Existing Land Use:** Vacant

**Surrounding Land Use:** Surrounding lands to the Northeast are generally undeveloped. Southeast is a mix of single family residential, vacant and across Glacier Highway is an Industrial Zone and Engineers Cutoff. To the Northwest is the crest of Pederson Hill and Auke Lake.



VICINITY MAP



ATTACHMENTS

- A – Original rezone request
- B – Revised rezone request
- C – Comprehensive Plan Map F
- D – Invitation to neighborhood meeting
- E – Letter from Esther Epperly
- F – Current zoning map

## **PROPOSAL**

This is a request to rezone approximately 152 acres from D1(T)D5 to a mix of D10 and D10SF (attachment A). Since the rezone request was initiated CBJ Lands Manager, Greg Chaney has modified the area slightly so that the area being rezoned does not include any land within the Auke Lake watershed (attachment B).

## **BACKGROUND**

The Pederson Hill area rezone was initiated by Community Development staff. The Planning Commission received a presentation from the CBJ Lands and Resources Manager, Greg Chaney, in the fall of 2013 and indicated that they were interested in considering this rezone. The area is classified as a transition zone, D1(T)D5 and sewer installation was completed in the fall of 2010.

Transition rezones are decided by the Planning Commission. CBJ 49.70.700 states that a transition zone is an overlay zoning district for certain lands that are set aside for higher density development after public water and sewer have been provided. It further states that the increase in density will take place at the time public services are provided. However, this application is for a mix of D10 and D10SF not the identified overlay of D5. Therefore, the proposal is reviewed as an ordinary rezone request and it must be approved by the Assembly.

Prior to 1984 the area was zoned R40. The purpose of this zoning district was for low density rural development, and the minimum lot size was 40,000 square feet. In 1984 a major update of the Comprehensive Plan for the CBJ was completed. The subject parcels were designated RDR(T)MDR on the Comprehensive Plan land use maps. This is Rural Dispersed Residential Transition to Medium Density Residential. In 1987 zoning districts were amended on a borough wide scale to implement the Plan. The zoning for these parcels was changed to D1(T)D5.

In 2010 the CBJ Lands Division commissioned the Pederson Hill Access Study. The purpose of the study was to evaluate potential development areas, potential development densities, and transportation access for future residential development of the area. The well documented housing crisis was the motivation behind this study. Development of this area for future housing has been made a CBJ priority.

**ZONE CHANGE INITIATION**

*CBJ 49.75.110. INITIATION. A rezoning may be initiated by the director, the commission or the assembly at any time during the year. A developer or property owner may initiate a request for rezoning in January or July only. Adequate public notice shall be provided by the director to inform the public that a rezoning has been initiated.*

1. *Was the proposed zone change initiated by the property owner during the appropriate time frame?*

**Yes.** The rezoning was initiated by the Commission and the Director.

2. *Has the director provided adequate public notice through newspaper advertising, property owner mailings and requiring a public notice sign to be posted on-site*

**Yes.** The public was notified through newspaper advertising published on March 14, 2014 and March 24, 2014, mailings to owners of all properties within 500 feet of the subject property, and a public notice sign posted on-site for two weeks prior to the Planning Commission hearing on the rezone request.

*CBJ 49.75.130 – PROCEDURE. A rezoning shall follow the procedure for a major development permit except for the following:*

- (1) The commission decision for approval shall constitute only a recommendation to the assembly.*
- (2) As soon as possible after the commission's recommendation, the assembly shall provide public notice and hold a public hearing on the proposed rezoning. A rezoning shall be adopted by ordinance, and any conditions thereon shall be contained in the ordinance. Upon adoption of any such ordinance, the director shall cause the official zoning map to be changed in accordance therewith.*
- (3) The commission decision for denial shall constitute a final agency decision on the matter which will not be presented to the assembly unless it is appealed to the assembly in accordance with CBJ 49.20.120.*

**49.70.900-49.70.1097 Coastal Development, Habitat, and Wetlands**

The Pederson Hill Access Study identified many site constraints including habitat and wetlands. The boundary of the requested rezone has been modified so as to not encroach into the Auke Lake watershed. Whatever development is proposed on the subject property will have to follow the applicable permitting requirements, at which time impacts to habitat will be reviewed.

## **COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The 2013 Comprehensive Plan (map F) shows the area as MDR, Medium Density Residential. MDR is described as follows (attachment C):

*These lands are characterized by urban residential lands for multi-family dwelling units at densities ranging from 5 to 20 units per acre. Any commercial development should be of a scale consistent with a residential neighborhood.*

The requested rezone is in subarea 3. Guideline and consideration 14 recommends, in part that areas served by newly extended public sewer systems should be up-zoned to accommodate higher density development.

There are a number of policies, standard operating procedures and implementing actions in the 2013 Comprehensive Plan that support this proposal.

*Policy 10.1 To facilitate availability of sufficient land with adequate public facilities and services for a range of housing types and densities to enable the public and private sectors to provide affordable housing opportunities for all Juneau residents.*

*10.1 - SOP1 Monitor land use designations to ensure sufficient land available to meet current and projected needs for residential development in areas with existing or projected municipal water and sewer service, arterial access, public transit service, and other adequate public facilities and services.*

*10.1 - SOP4 Use CBJ-owned lands as an important means of providing sufficient land for low- to moderate income affordable residential development while ensuring that the new, affordable units remain so long-term. Implement the CBJ Land Management Plan, which phases disposal of such lands in accord with projected needs and bases their use on applicable policies of the Comprehensive Plan, such as housing, economic development, natural resource protection, hazard abatement, natural areas, community gardens and parks.*

*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.*

*10.1 - IA2 Identify, with neighborhood participation, development plans, densities and design parameters of development projects suitable for CBJ-owned buildable sites identified per 10.1 - IA1 and re-zone the land with performance standards to assure its development according to the recommended design and densities.*

*10.1 - IA3 Identify, design, fund and complete the construction of capital improvements needed to facilitate the development of affordable housing on CBJ-owned lands.*

The requested zoning precisely aligns with the MDR designation of the Comprehensive Plan maps, which calls for densities of 5-20 units per acre. The D10 zoning allows for multifamily development at a density of 10 units per acre and D10SF allows for small scale single family development, also at a density of ten units per acre. Furthermore, the higher density of D10 and D10SF, compared to the transition zone of D5 (five units per acre) better implements the identified goals of providing low and moderate income housing.

#### LAND USE

CBJ 49.25.210 (a) describes the D-1 zoning district as follows:

*The D-1, residential districts, is intended to accommodate primarily single-family and duplex residential development in areas outside the urban service boundary at a density of one dwelling unit per acre. Certain D-1 zoned lands, however, may exist within the urban service boundary in transition areas if public sewer or water are absent but planned for. The D-1 classification will be changed to a higher density upon delivery of these services.*

CBJ 49.25.201(c) describes the D-5 zoning district as follows:

*The D-5 residential district, is intended to accommodate primarily single family and duplex residential development at a density of five dwelling units per acre. D-5 zoned lands are located in the urban service boundary and are served by water and sewer or can be served by water and sewer.*

CBJ 49.25.210 (d) describes the D-10SF zoning district as follows:

*The D-10SF, residential district, is intended to accommodate primarily single-family residential development at a density of ten dwelling units per acre. This is the highest density single-family residential district.*

CBJ 49.25.210 (e) describes the D-10 zoning district as follows:

*The D-10 and D-15, residential districts, are intended to accommodate primarily multi-family residential development at ten to 15 units per acre respectively. These are relatively low-density multi-family districts.*

<b>Minimum</b>	<b>D5</b>	<b>D10</b>	<b>D10SF</b>
<b>Lot Area</b>	7,000 sf	6,000 sf	3,600 sf (may include 50% of alley)
<b>Lot Width</b>	70'	50'	40'
<b>Lot Depth</b>	85'	85'	85' (may include 50% of alley)
<b>Front Setback</b>	20'	20'	20' (10' if lot abuts an alley)
<b>Street Side yard</b>	13'	13'	10'
<b>Side Yard Setback</b>	5'	5'	3'
<b>Rear Setback</b>	20'	20'	10'

<b>Uses</b>	<b>D5</b>	<b>D10</b>	<b>D10SF</b>
<b>Single Family</b>	Allowed w/B.P	Allowed w/ B.P.	Allowed w/ B.P.
<b>Accessory Apt.</b>	Allowed w/ B.P	Allowed w/ B.P.	Allowed w/ B.P.
<b>Duplex</b>	Allowed w/B.P	Allowed w/ B.P.	No
<b>B&amp;B 8 Bedrooms</b>	Public Hearing	w/ B.P.	Public Hearing
<b>Day Care 13+</b>	Public Hearing	Public Hearing	No
<b>Restaurant 1,000 sf max</b>	No	Public Hearing	No
<b>Multifamily</b>	No	Allowed w/ B.P.	No

### DENSITY

As mentioned above, the Pederson Hill Access Study identified buildable areas, as well as many site constraints. The area presents many challenges for development, including slopes and wetlands. The area that the applicant is seeking to rezone D10 is the more steeply sloped area. The benefit of zoning this D10 is that the density can be clustered in the areas most suitable for development. This allows for the maximum number of housing units while preserving and protecting sensitive areas. The area identified for D10SF is more gently sloping, which allows for a more traditional neighborhood design.

At approximately 152 acres the requested D10 and D10SF zoning could potentially allow for 1,520 units. However, because of the site constraints and the area needed for infrastructure, such as streets, sidewalks and parks it is not likely this many units will be built. If the area was zoned D5, which is the zoning district this area could transition to, the maximum number of units that could be built is 945. (152 acres X 43,560/7,000). Again, this is unlikely given the site constraints and need for infrastructure.

### ACCESS

The proposed rezone has access to Glacier Highway in multiple locations. One of the purposes of the Pederson Hill Access Study was to consider and evaluate where the best locations for

access to the highway could be. It is likely that over time multiple accesses will be developed, but for the first phase of development access will likely be in the vicinity of Engineers Cutoff or Sherwood Lane. Permits will be required from AkDOT&PF before the access can be developed. Staff did receive one public comment, verbally, that Glacier Highway will need center turn lanes in this area before addition traffic is added. As discussed below, this will be reviewed with a subdivision application.

#### TRAFFIC

It is likely that when subdivisions or substantial multifamily development is proposed for this area a traffic impact analysis will be required.

#### PUBLIC COMMENTS

On August 20, 2013 the CBJ Lands Division staff and planning staff held a neighborhood meeting at the Mendenhall Public Library. A letter of invitation was sent to property owners within 500 feet of the lot (attachment D), and an ad was placed in the Juneau Empire. The meeting was well attended, with over 20 people. Planning staff described the rezone review process and Lands Division staff explained the proposal and answered questions about it. At the time of the writing of this staff report staff received one letter (attachment E). The individual is not in favor of the increased density.

#### COMPLIANCE WITH CBJ LAND USE CODE

##### RESTRICTIONS AND PROCEDURE

*CBJ 49.75.120. RESTRICTIONS ON REZONINGS. Rezoning requests covering less than two acres shall not be considered unless the rezoning constitutes an expansion of an existing zone. Requests which are substantially the same as a rezoning request rejected within the previous twelve months shall not be considered. A rezoning shall only be approved upon a finding that the proposed zoning district and the uses allowed therein are in substantial conformance with the land use maps of the comprehensive plan.*

The intent of the Land Use Code 49.05.100 is shown below.

*(1) To achieve the goals and objectives, and implement the policies, of the Juneau comprehensive plan, and coastal management program;*

*(2) To ensure that future growth and development in the City and Borough is in accord with the values of its residents;*



*(3) To identify and secure, for present and future residents, the beneficial impacts of growth while minimizing the negative impacts;*

*(4) To ensure that future growth is of the appropriate type, design and location, and is served by a proper range of public services and facilities such as water, sewage, and electrical distribution systems, transportation, schools, parks and other public requirements, and in general to promote public health, safety and general welfare;*

*(5) To provide adequate open space for light and air; and*

*(6) To recognize the economic value of land and encourage its proper and beneficial use.*

The request unmistakably meets two of requirements of 49.75.120 to be considered for rezoning as the parcel is greater than 2 acres and the request is not substantially the same as a rezone request rejected in the past 12 months. When considering whether or not the request substantially conforms to the maps of the Comprehensive Plan the discussion can become more complicated. However, as discussed above, this rezone request precisely conforms to the maps of the Comprehensive Plan and the MDR designation. Furthermore, there are numerous policies in the plan that support CBJ assisting and making land available in the effort to provide affordable housing.

Current zoning districts appropriate to Medium Density Residential (MDR) are D5 through D18. Certain commercial uses are allowed in these zoning districts. The area between the requested rezone and Glacier Highway was recently transitioned from D1 to D10. It is primarily developed with low density residential development consistent with the previous D1 zoning. Now that sewer services have been provided and the zoning has been changed it is expected that development will change over time to reflect the current D10 zoning.

## **FINDINGS**

The CBJ Land Use Code provides minimum restrictions for zone change requests. This proposal conforms to these restrictions as follows:

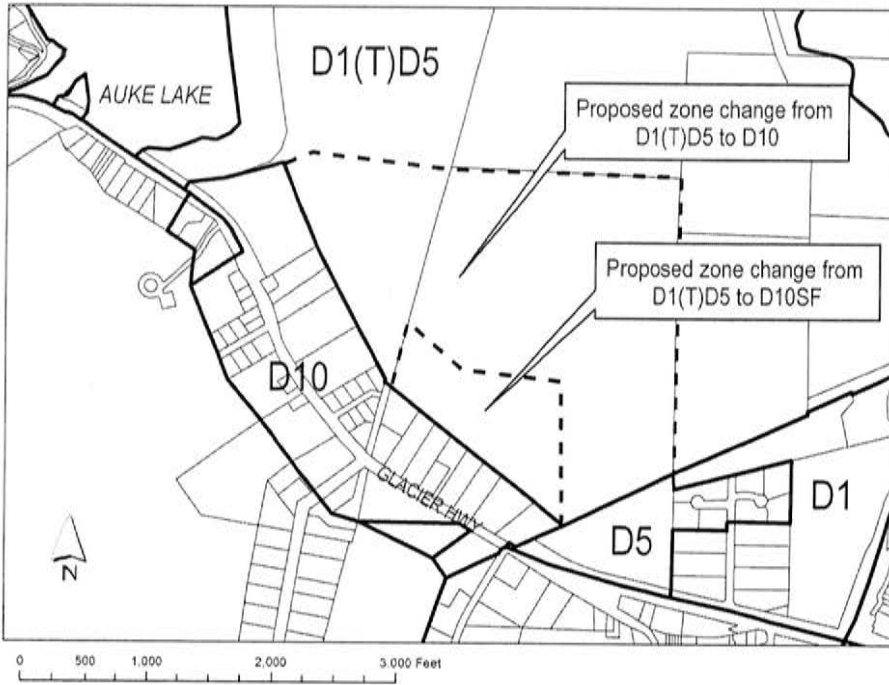
- 1) The request is more than 2 acres.
- 2) No similar request has been made in the past year.
- 3) The proposed D10 and D10SF zones are consistent with the maps of the 2013 Comprehensive Plan.

## **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission adopt the Director's analysis and findings and recommend **approval** of the rezone request.

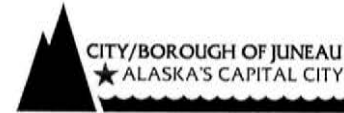


# NOTICE OF PUBLIC HEARING



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

**SHIP TO:**



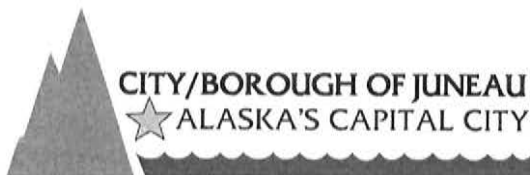
**PROPOSAL:** Rezone request from D1(t)D5 to a mix of D10 & D10SF as requested by CBJ Planning Commission.

<b>File No:</b>	<b>AME2014 0003</b>	<b>Applicant:</b>	<b>City &amp; Borough of Juneau Lands &amp; Resources Dept.</b>
<b>To:</b>	<b>Adjacent Property Owners</b>	<b>Property PCN:</b>	<b>4-B22-0-101-001-0 4-B22-0-101-010-0</b>
<b>Hearing Date:</b>	<b>March 25, 2014</b>	<b>Owner:</b>	<b>City &amp; Borough of Juneau Lands &amp; Resources Dept.</b>
<b>Hearing Time:</b>	<b>7:00 PM</b>	<b>Size:</b>	<b>152 Acres</b>
<b>Place:</b>	<b>Assembly Chambers Municipal Building 155 South Seward Street Juneau, Alaska 99801</b>	<b>Zoned:</b>	<b>D-1 (T) D-5</b>
		<b>Site Address:</b>	<b>Pederson Hill</b>
		<b>Accessed Via:</b>	<b>Pederson Hill</b>

**PROPERTY OWNERS PLEASE NOTE:**

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department 14 days prior to the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact Beth McKibben at [beth\\_mckibben@ci.juneau.ak.us](mailto:beth_mckibben@ci.juneau.ak.us) or at 586-0465.



Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at [www.juneau.org/plancomm](http://www.juneau.org/plancomm).

# DEVELOPMENT PERMIT APPLICATION

Project Number: CITY and BOROUGH of JUNEAU Date Received: 2/10/14

Project Name (City Staff to Assign Name): Planning Commission initiated

Project Description: rezone from D1 (T)OS to mix D10 & D10SF

INFORMATION

**PROPERTY LOCATION**

Street Address: \_\_\_\_\_ City/Zip: \_\_\_\_\_

Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot): \_\_\_\_\_

Assessor's Parcel Number(s): 4B2201010010 4B2201010100

**LANDOWNER/LESSEE**

Property Owner's Name: CBS Lands Contact Person: Greg Chaney Work Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Home Phone: \_\_\_\_\_ Fax Number: \_\_\_\_\_

E-mail Address: greg-chaney@ci.juneau.ak.us Other Contact Phone Number(s): 0205

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 Gregory Paul Chaney CBS LANDS MANAGER Feb. 26 2014  
 Landowner/Lessee Signature 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: \_\_\_\_\_ 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

✓	Permit Type	Status	Date Received	Application Number(s)
	Building/Grading Permit			
	City/State Project Review and City Land Action			
	Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
	Mining Case (Small, Large, Rural, Extraction, Exploration)			
	Sign Approval (If more than one, fill in all applicable permit #'s)			
	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
	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		<u>2/10/14</u>	<u>AME 14-003</u>
	Other (Describe)			

Comments: \_\_\_\_\_

Permit Intake Initials: Bm

# ZONE CHANGE APPLICATION

Project Number	Project Name (15 characters)	Case Number AME 14-003	Date Received 2/10/14
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**LEGAL DESCRIPTION(S) AND LIMITS OF PROPERTY TO BE REZONED:**

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**IS THIS AN EXPANSION OF AN EXISTING ZONE?**  Yes  No

Total Land Area of Proposed Change \_\_\_\_\_ acres      Comp Plan Designation \_\_\_\_\_

Current Zone(s) P1(G)DS      Comp Plan Map \_\_\_\_\_

New Zone Requested P10 & P10SF

**TYPE OF ZONE CHANGE REQUESTED:**

Regular       Transition

**HAS THIS OR A SIMILAR ZONE CHANGE BEEN REQUESTED IN THE PREVIOUS 12 MONTHS?**

Yes       No

**UTILITIES AVAILABLE:**      WATER:  Public  On Site      SEWER:  Public  On Site

**PURPOSE OF THE REQUESTED ZONE CHANGE:**

for high or density housing

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**IS THERE A PROPOSED USE OF THE LAND?**  Yes  No

**PROPOSED BUFFERS TO ADJACENT ZONES?**  Yes  No

**DESCRIBE (INCLUDING TYPE AND DENSITY OF PROPOSED DEVELOPMENT):**

P10 & P10SF

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**DESCRIBE ANY POTENTIAL IMPACTS TO PUBLIC INFRASTRUCTURE:**

**STREETS:** intersection w/ Alameda Hwy, increased demand w/s

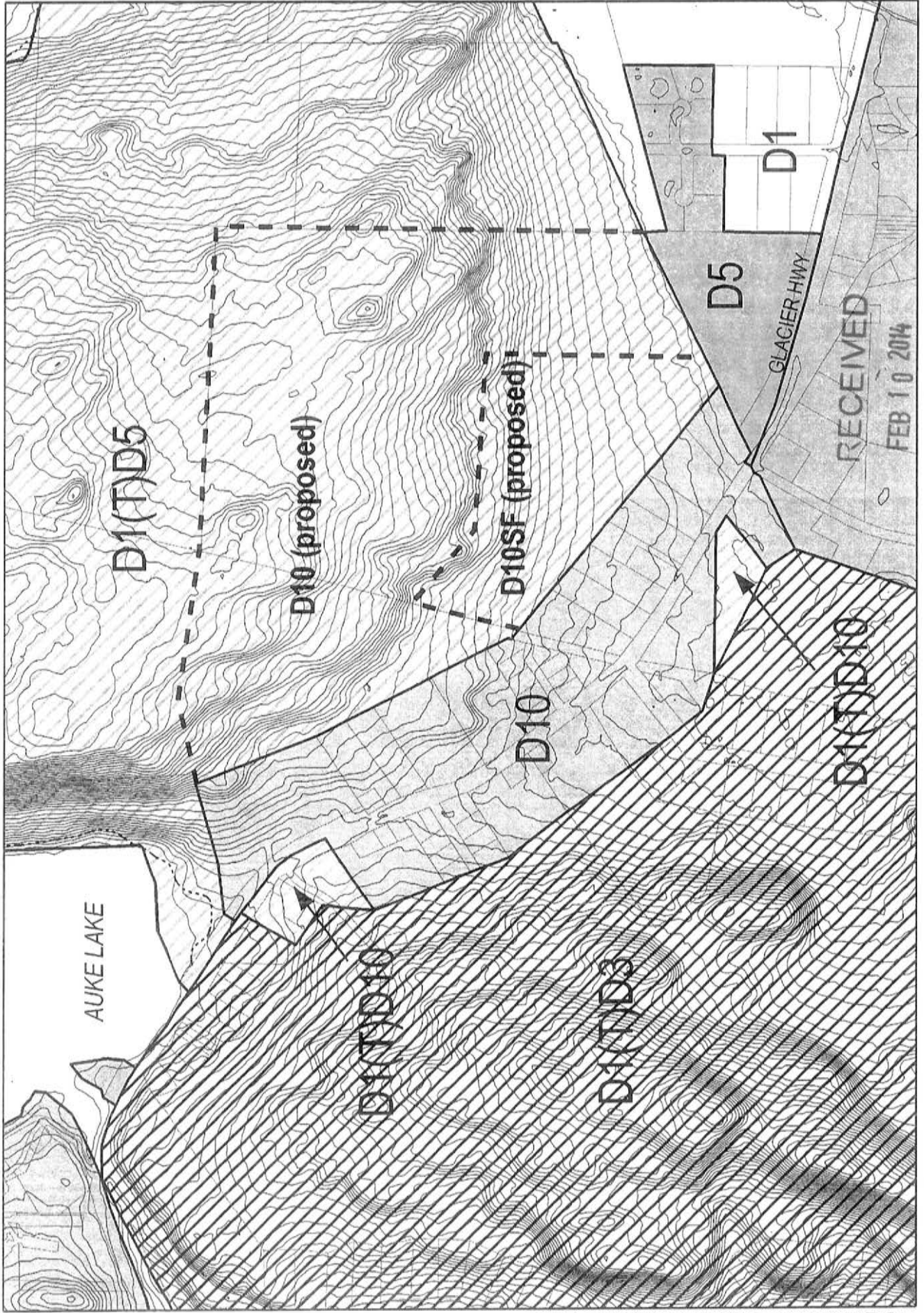
**WATER:** \_\_\_\_\_

**SEWER:** \_\_\_\_\_

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.	<b>ZONE CHANGE FEES</b>				
		Fees	Check No.	Receipt	Date
	Application Fees	\$ <u>600</u>	_____	_____	_____
	Admin. of Guarantee	\$ _____	_____	_____	_____
	Adjustment	\$ _____	_____	_____	_____
	Pub. Not. Sign Fee	\$ <u>100</u>	_____	_____	_____
	Pub. Not. Sign Deposit	\$ <u>50</u>	_____	_____	_____
<b>Total Fee</b>	<b>\$ <u>750</u></b>	_____	_____	_____	

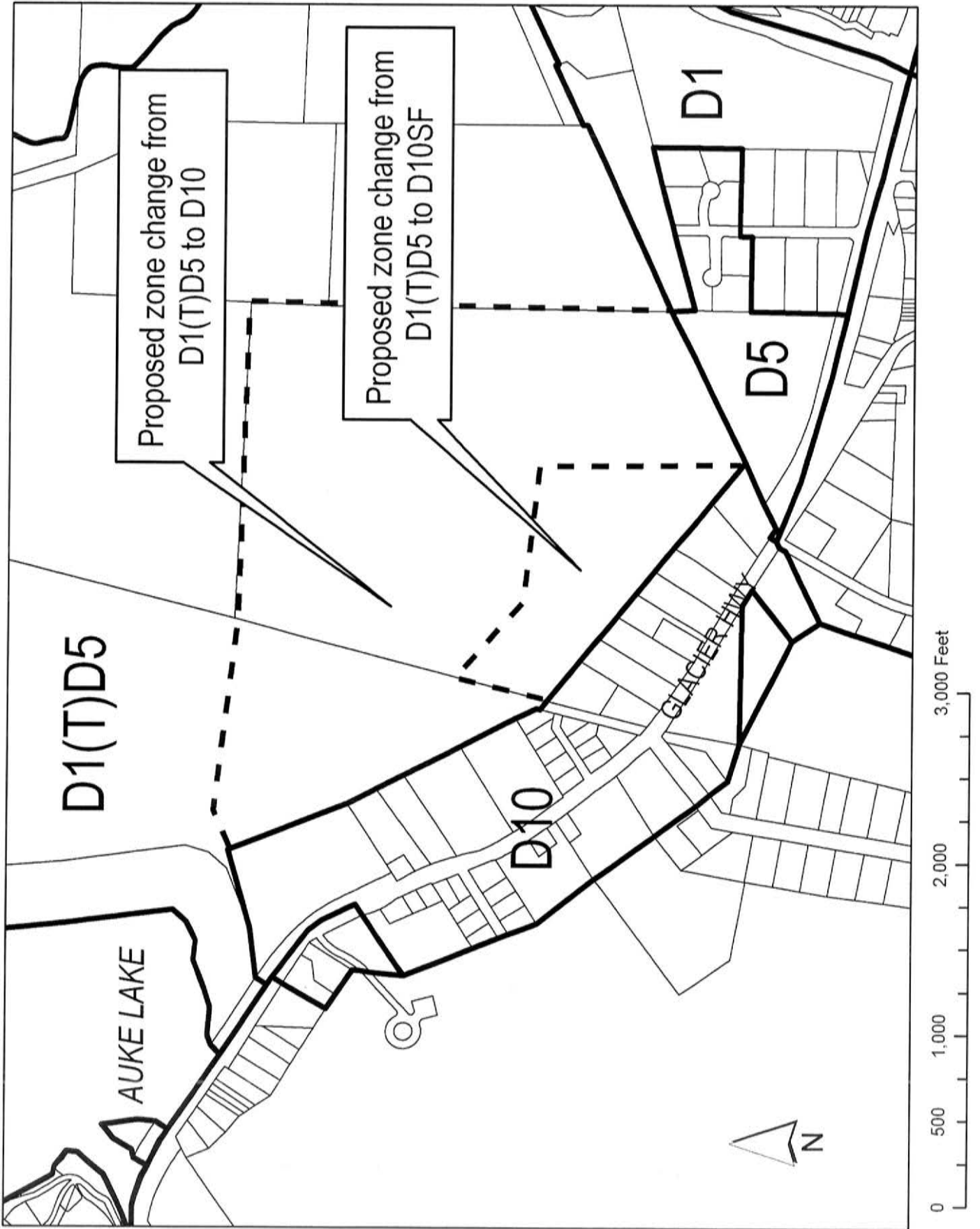
**NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM**

TO BE COMPLETED BY THE APPLICANT

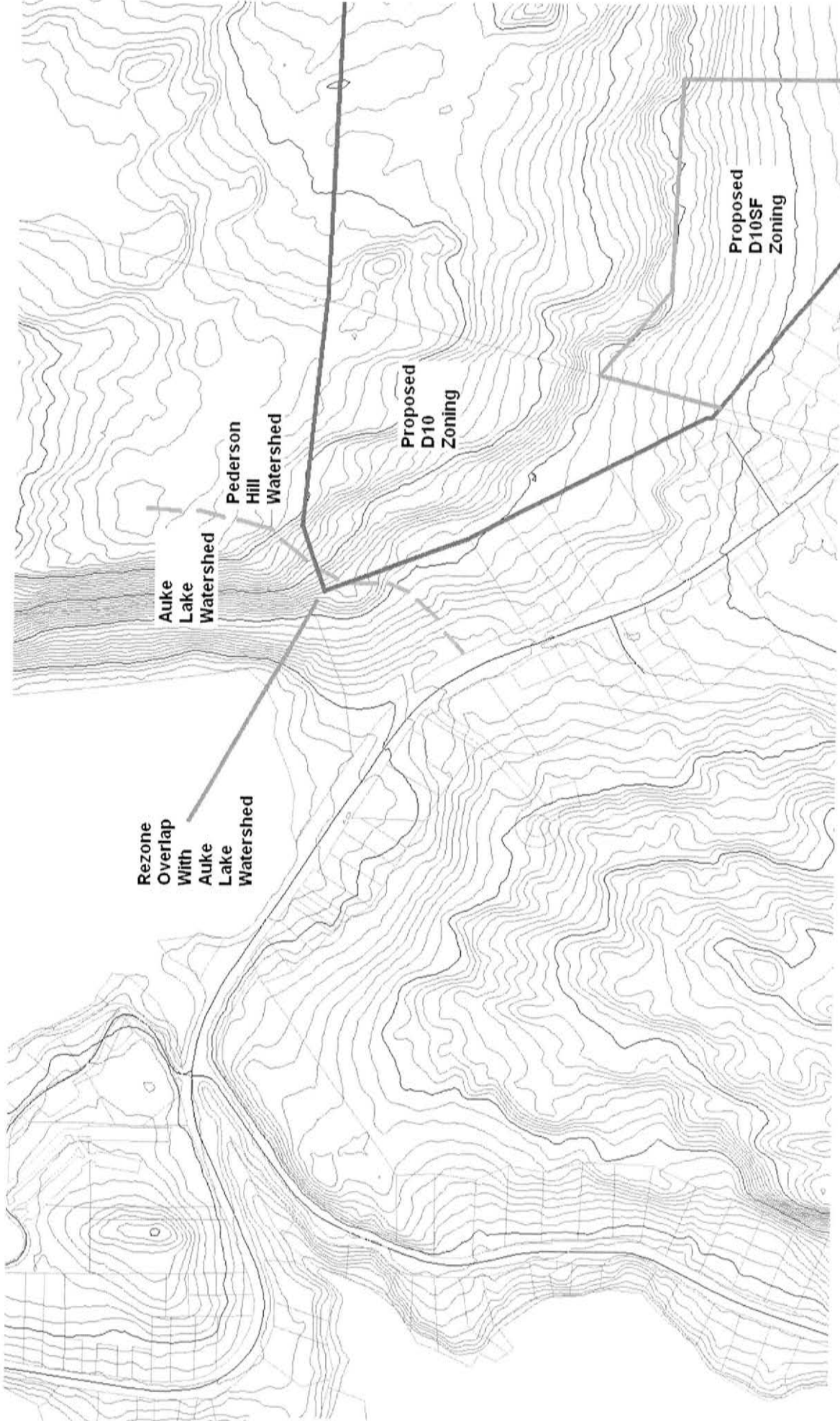


F:\gis\_work\Quinn\Projects\CDD\vicinity maps 13.mxd

Map created: June 28th, 2013  
Contours are at 10ft intervals.



ATTACHMENT A



Rezone  
Overlap  
With  
Auke  
Lake  
Watershed

Auke  
Lake  
Watershed

Pederson  
Hill  
Watershed

Proposed  
D10  
Zoning

Proposed  
D10SF  
Zoning

# ATTACHMENT B

# COMPREHENSIVE PLAN MAP

**CITY & BOROUGH OF JUNEAU  
COMPREHENSIVE PLAN**  
 Adopted October 20th, 2008  
 Ordinance No. 2008-20

<b>RESIDENTIAL</b>	RDR Rural Dispersed Residential	IPU Institutional and Public Use
RLDR Rural Low Density Residential	LD Low Density Residential	ES Existing School
ULDR Urban Low Density Residential	MS Medium Density Residential	PS Potential School Location
MDRSF Medium Density Residential - Single Family	HR High Density Residential	PA Potential Arterial (alignment not specific)
MDR Medium Density Residential	U Urban	PR Potential Road (alignment not specific)
MDR High Density Residential	M/MU Medium Mixed Use	T Trails
U Urban		

<b>RECREATIONAL RESOURCE</b>	REC Recreational Resource	<b>TRAFFIC</b>	TS Traffic
RD Resource Development	SP State Park	TS Traffic	TS Traffic
NP NP Natural Area Park	CSU Conservation Service Park	TS Traffic	TS Traffic
RS RS Recreational Service Park	CA Conservation Area	TS Traffic	TS Traffic
CA CA Conservation Area	SC Stream Protection Corridor	TS Traffic	TS Traffic
SC Stream Protection Corridor		TS Traffic	TS Traffic

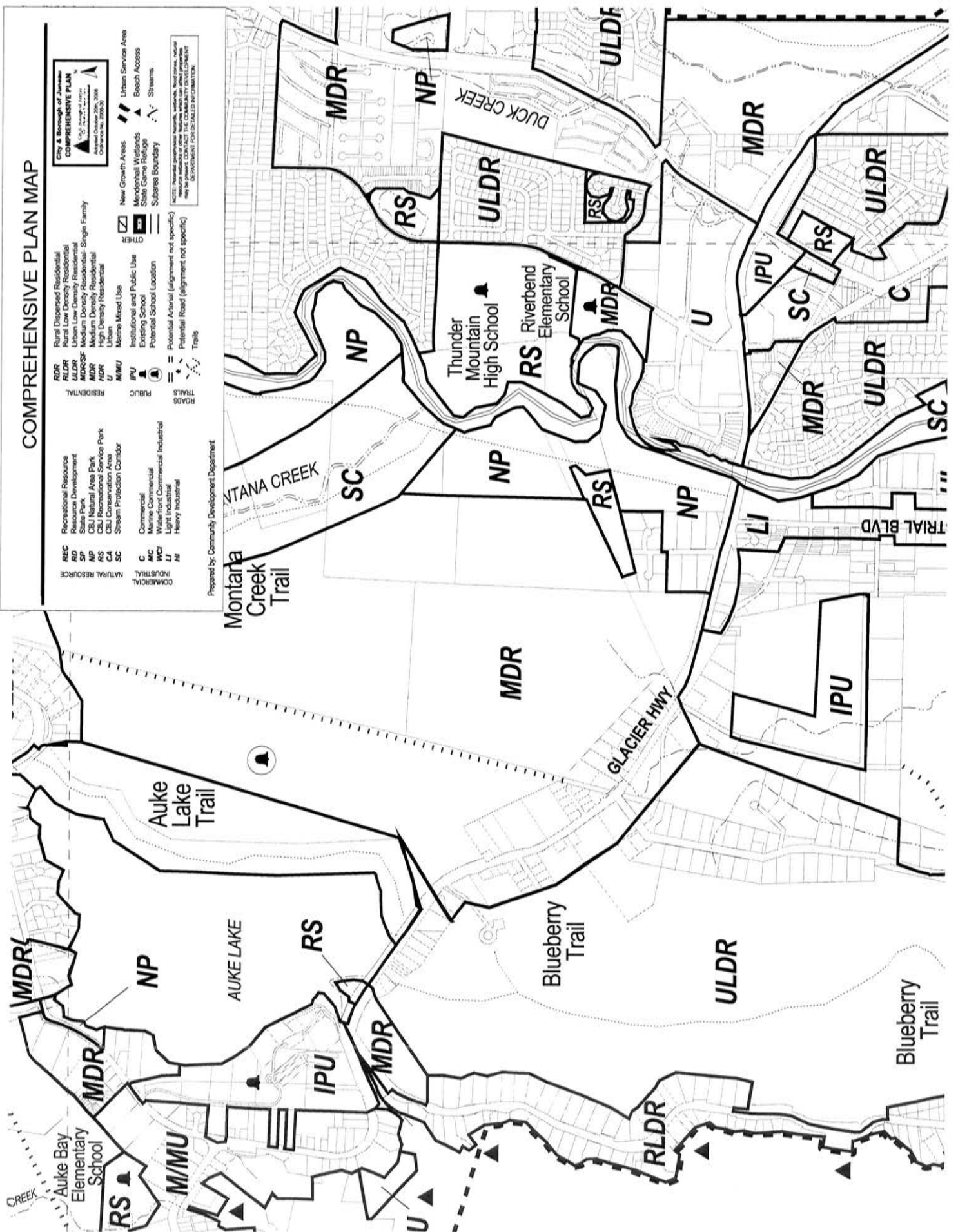
  

<b>COMMERCIAL</b>	C Commercial	<b>ROADS</b>	PA Potential Arterial (alignment not specific)
MC Medium Commercial	LI Light Industrial	PR Potential Road (alignment not specific)	PR Potential Road (alignment not specific)
LI Light Industrial	HI Heavy Industrial	T Trails	T Trails
HI Heavy Industrial			

<b>NEW GROWTH AREAS</b>	NGA New Growth Areas	<b>WATERWAYS</b>	W Waterways
NGA New Growth Areas	W Waterways	W Waterways	W Waterways
W Waterways	W Waterways	W Waterways	W Waterways

Prepared by: Community Development Department



ATTACHMENT C



**NOTICE OF NEIGHBORHOOD MEETING  
FOR PROPOSED RE-ZONE**

Mendenhall Library

Tuesday, August 20, 2013, 5:30- 7:00 p.m.

August 13, 2013

Dear Resident,

The CBJ Community Development Department and the CBJ Land and Resources Division are hosting a neighborhood meeting. The purpose of the meeting is to discuss a possible rezone of City and Borough owned lands in the Pederson Hill area. You are receiving an invitation to this meeting because you own property near the area of the proposed rezone. This proposal is only to rezone borough owned land.

At this neighborhood meeting CBJ staff will explain the details and the CBJ review process. This meeting will be held on Tuesday, August 20, 2013, 5:30 to 7:00 p.m. in the Mendenhall Library conference room.

The purpose of the August 20th meeting is to provide information, respond to questions, and to get a sense of concerns that the neighborhood might have so that issues may be addressed in advance of the formal public hearing with the CBJ Planning Commission. After the project has been scheduled for review by the Planning Commission, all landowners within 500 feet of the proposed rezone will receive a separate notice with details on how and where to submit comments or testify in regards to the proposal.

If you have questions or would like more information, please contact Beth McKibben, CDD Planner, at 586-0465 or e-mail: [beth\\_mckibben@ci.juneau.ak.us](mailto:beth_mckibben@ci.juneau.ak.us).

**ATTACHMENT D**

August 28, 2013



City & Borough of Juneau  
Community Development  
155 South Seward St.  
Juneau, Alaska 99801

Attn: Beth McKibben CDD Planner

RE: Proposed Rezone of C/B/J property

Your letter of 8/13/13 regarding the proposed re-zone was not received until 8/19/13. Due to the short notice I was unable to attend the meeting on 8/20/13 @ 5:30PM. The Pederson Hill C/B/J property rezone area is right behind my land Parcel#4B2201020060 which is adjacent to Swampy Acres. I feel high density housing is a poor choice for this area. There is not adequate access to Glacier Highway as the heavy traffic past our driveway makes for a wait of 6 to 8 minutes in order to pull out safely. As Swampy Acres is Juneau's only functioning farm it would increase our liability if there was a subdivision behind us. I object to the C/B/J property being rezoned & developed as D10SF or D10.

If this area is rezoned, I feel that it would be in every ones best interest if there was a 300 ft. green belt between the C/B/J property and the 8 parcels directly below it.

It took the US postal service 5 days to deliver your notice, which was postmarked 8/14/13, to my box number in the Valley. More timely notification would be appreciated.

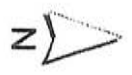
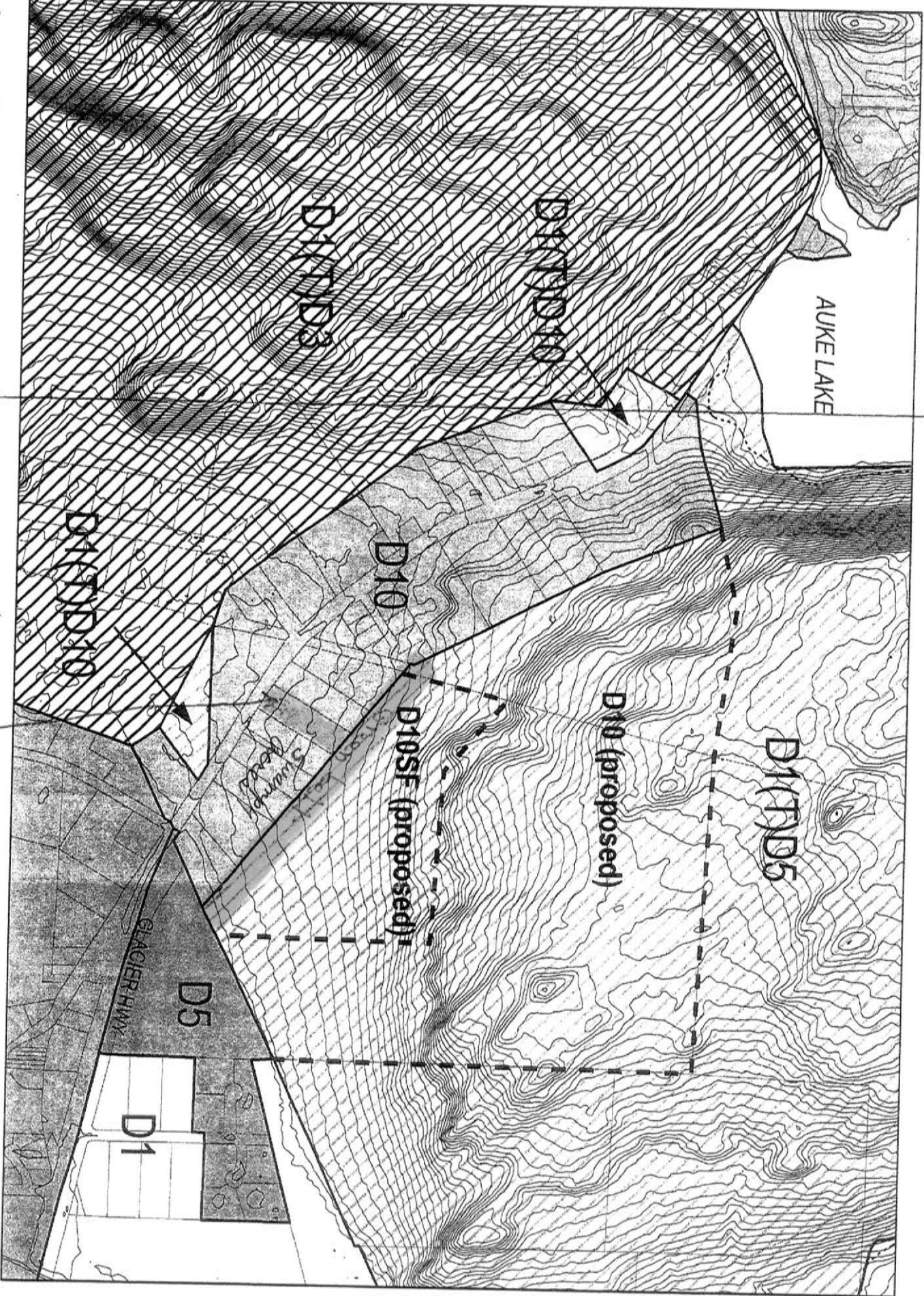
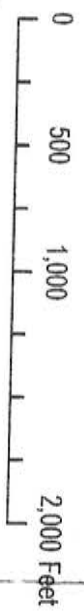
Sincerely,

A handwritten signature in cursive script that reads "Esther K. Epperly".

Esther K. Epperly  
Box 34358  
Juneau, Alaska 99803  
907-789-5659 hm  
907-790-8693 wk

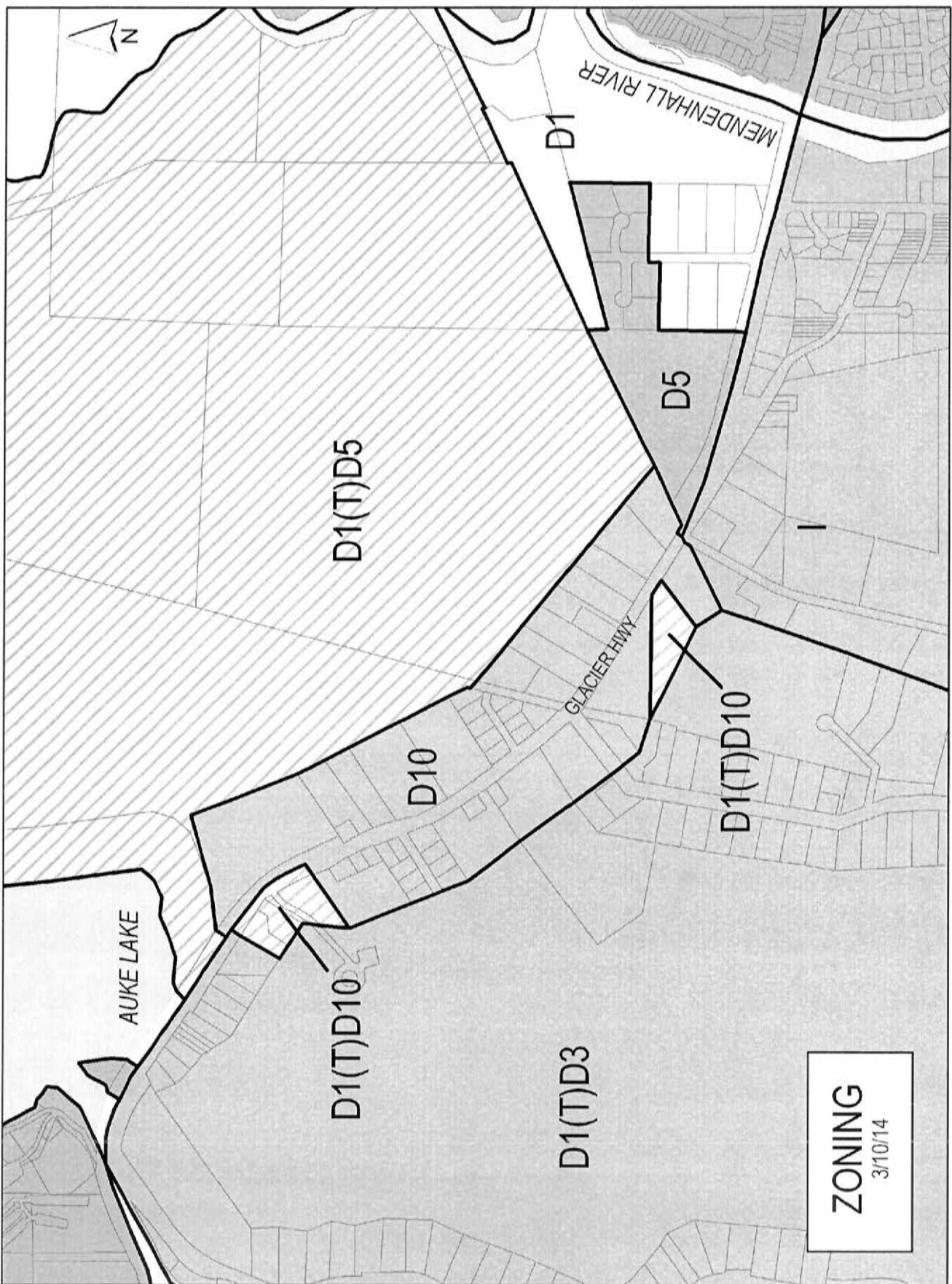
*\* see attachment*

**ATTACHMENT E**



POW# 482201020060  
C.K. Epperly

Map created: June 28th, 2013  
Contours are at 10ft intervals.



# ATTACHMENT F