

# MEMORANDUM

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

**DATE:** April 24, 2014

**TO:** Planning Commission

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

**FILE NO.:** AME2014 0004

**PROPOSAL:** Amendment to remote subdivision area map to include Hidden Valley Tract B in the upper Lemon Creek Valley.

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:** Initiated by City and Borough of Juneau; Zachary Worrell

**Property Owner:** Zachary Worrell and Jim Eliason

**Property Address:** Upper Lemon Creek Valley

**Legal Description:** Hidden Valley Tract B

**Parcel Code No.:** 3-M00-0-LEM-CRK-3

**Site Size:** 66.08 Acres

**Comprehensive Plan Future Land Use Designation:** REC – Recreational Resource

**Zoning:** RR – Rural Reserve

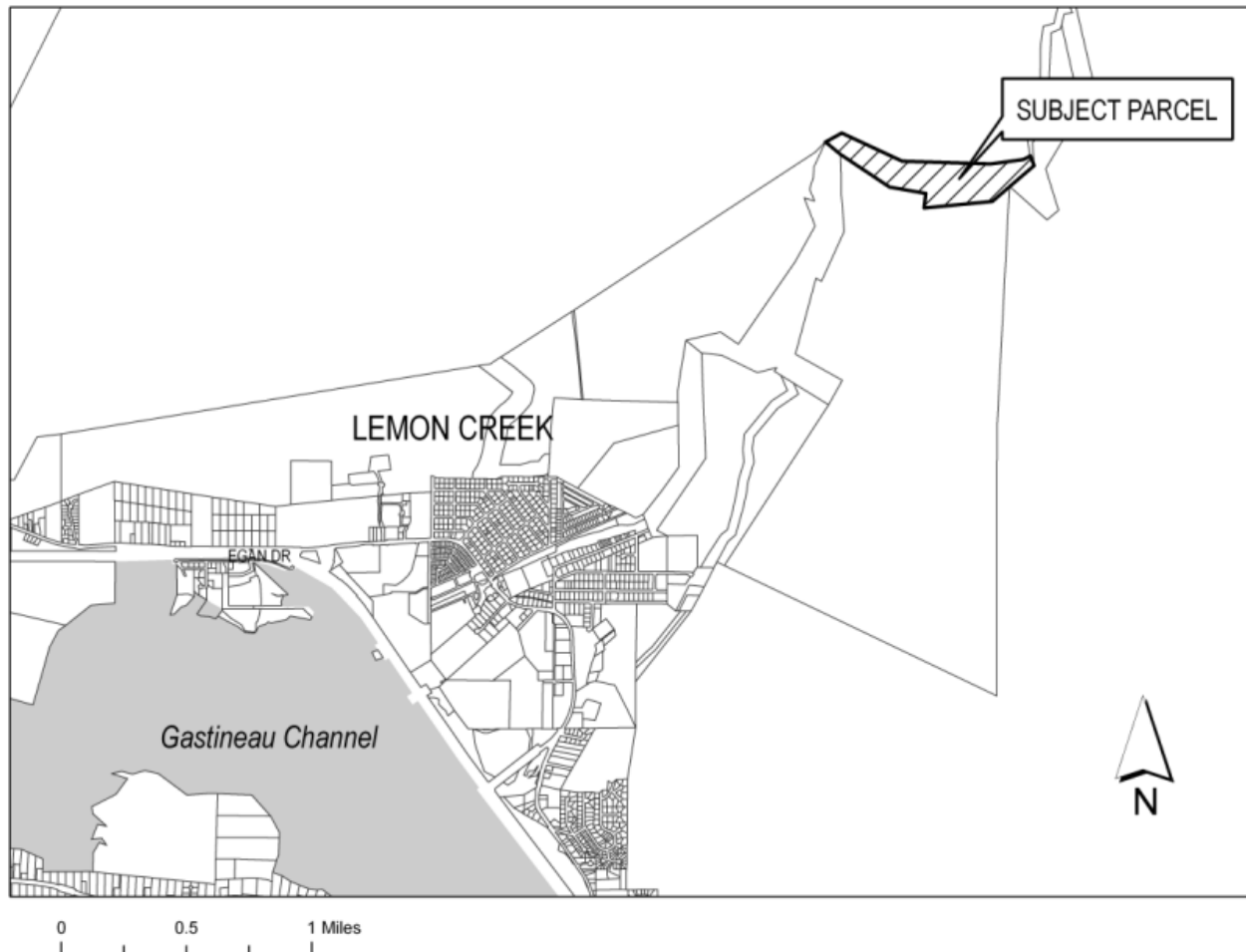
**Utilities:** No Water or Sewer – Outside of Urban Service Boundary

**Access:** Non-vehicular access through Lemon Creek Trail and Access Easement through Hidden Valley Tract A

**Existing Land Use:** Vacant

Surrounding Land Use:      North RR – Vacant  
   South RR – SECON Gravel Quarry  
   East RR – CBJ; Vacant  
   West RR – Vacant

### **VICINITY MAP**



### **ATTACHMENTS**

- Attachment A – Map Amendment and Development Permit Applications
- Attachment B – Applicant's Narratives
- Attachment C - Proposed Subdivision and Current Plat
- Attachment D – Remote Subdivision Areas, Land Use, Comprehensive Plan and Fire Service Boundary Maps
- Attachment E – Agency and City Review Comments
- Attachment F – Public Notice

## **PROPOSAL**

The proposed ordinance would amend the Remote Subdivision Areas map in the Zoning Atlas of the City and Borough of Juneau (CBJ), see Attachment D. In a letter written to Hal Hart, Director of the Community Development Department (CDD), the applicant has asked that his parcel, with the legal description of Hidden Valley Tract B, be designated as “Remote” in the Remote Subdivision Areas map. Currently the lot is designated as “Not Remote”, but is adjacent to land designated as “Remote”. The applicant would like to subdivide his lot for remote cabin sites (see Attachment B for remote subdivision narrative).

## **COMPLIANCE WITH CBJ LAND USE CODE**

### **Title 49 Contents**

The following sections of Title 49 have been examined to determine whether or not the proposed ordinance is in compliance with the Code:

The applicant is asking that his parcel, in the upper Lemon Creek Valley, be classified as remote per the Remote Subdivision Areas map.

The following citation comes from Title 49 Chapter 70 Article XI Remote Subdivision Areas:

#### **49.70.1100 Purpose.**

*The purpose of the remote subdivision area classification is to provide for the waiver or reduction of submittal, design, and improvement requirements related to access and potable water for privately owned subdivisions in remote areas.*

#### **49.70.1110 Map.**

*There is adopted the remote subdivision area maps A—E, dated June 5, 2006, as the same may be amended from time to time by the assembly by ordinance. For purposes of this Code, a remote subdivision is one located within a remote subdivision area as shown on the maps. The director may recommend an amendment to the maps upon a finding that the area recommended for designation as a remote subdivision area conforms to the characteristics specified in section 49.70.1120.*

For an area to be classified as remote it must not meet any of the four criteria stated below:

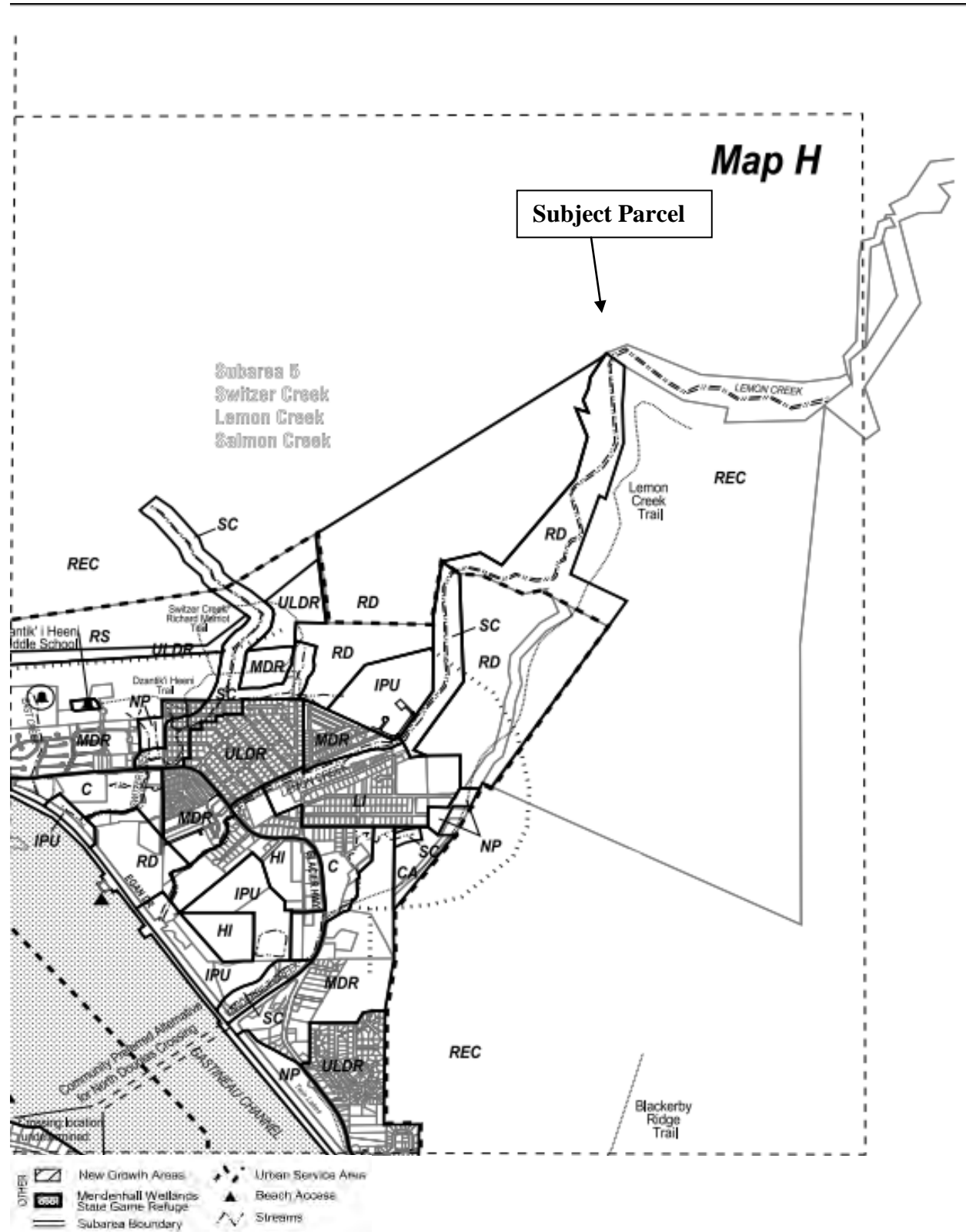
**49.70.1120 Characteristics.**

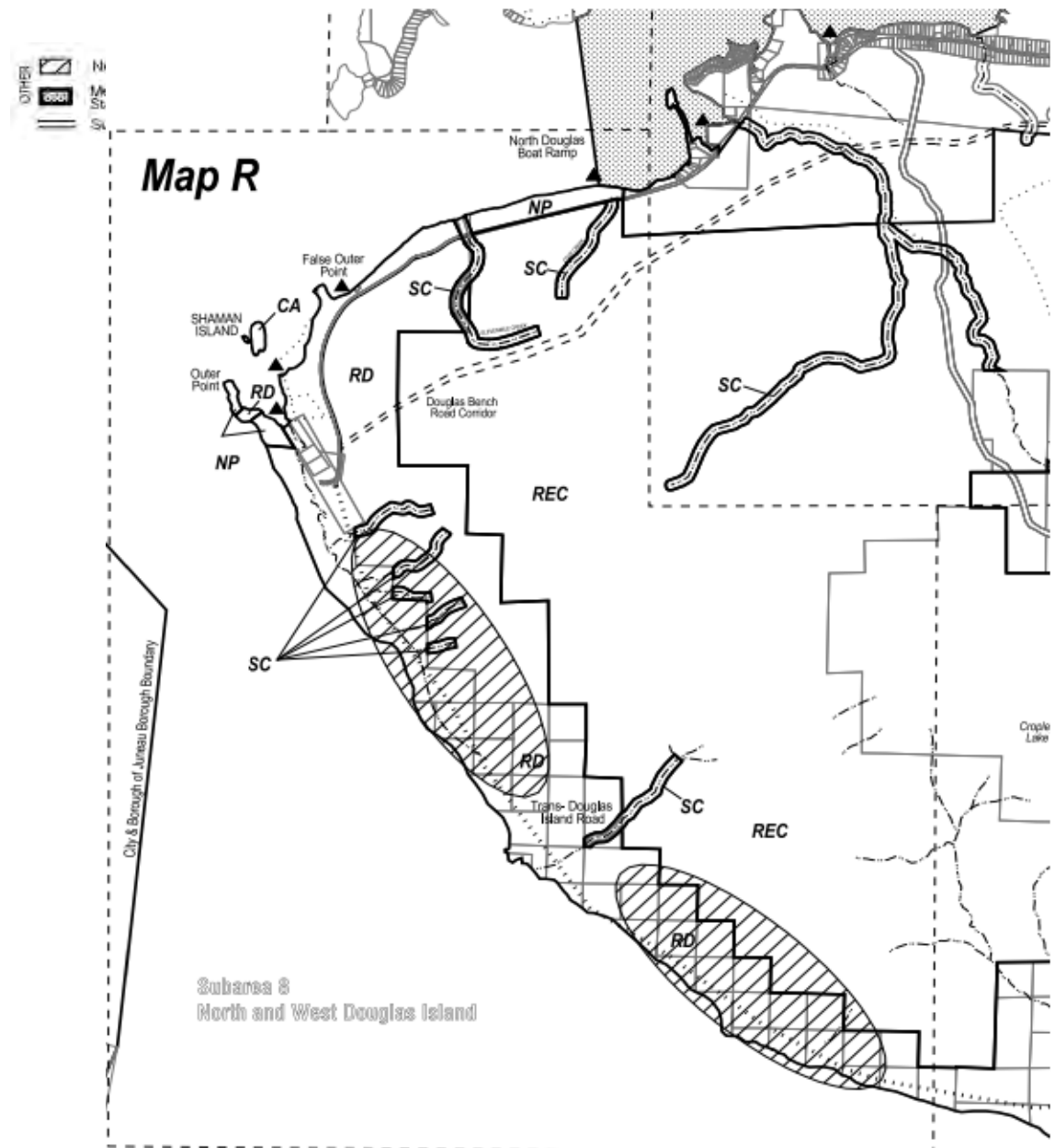
*Privately owned land proposed for inclusion within a remote subdivision area should not be:*

- (a) In the general proximity of a capital improvement listed in the current capital improvements program;*
- (b) Subject to a new growth area master plan, or other private plan adopted by the City and Borough;*
- (c) Connected to the road system; or*
- (d) Served by a right-of-way, sewer system, water system, fire protection service, or police protection service, operated or maintained by an agency of government.*

The upper Lemon Creek Valley and the applicants parcel is not near or in general proximity of a capital improvement project. The subject parcel is also not subject to a new growth area. Below are maps of the comprehensive plan; first is the map of the area where the subject parcel is located and second is a map showing areas that have been designated as New Growth Areas.

Map H below shows the subject parcel:





Map R is an example of a map with New Growth Areas identified (the area covered in an oval with lines), as outlined in the Comprehensive Plan Land Use maps. These ovals are missing in Map H, showing the property is not an identified New Growth Area.

The subject parcel is not connected to the road system of the CBJ. The parcel is only accessible by the Lemon Creek Trail, or by a trail through an access easement on Hidden Valley Tract A.

The subject parcel is outside the Urban Service Boundary and Fire Service Boundary (see Attachment D), and it is not served by public water or sewer. Concern for emergency medical response has been brought up by Capital City Fire Rescue and the Juneau Police Department, for the proposed future subdivision (see Attachment E). Careful consideration shall be given at the time of subdivision, so that the plat states that the subdivision is outside the Urban Service Boundary and Fire Service Boundary.

The applicants lot, Hidden Valley Tract B, does not meet the above criteria, therefore warrants classification as "Remote" on the Remote Subdivision Areas Map.

## **HABITAT**

### CBJ Title 49 Chapter 70 ARTICLE III. SENSITIVE AREAS

#### 49.70.310 Habitat.

*(a) Development in the following areas is prohibited:*

*(4) Within 50 feet of the banks of streams designated in Appendix B of the comprehensive plan of the City and Borough of Juneau, 2013 Update; and*

*(b) In addition to the above requirements there shall be no disturbance in the following areas:*

*(1) Within 25 feet of stream designated in Appendix B of the comprehensive plan of the City and Borough of Juneau, 2013 Update; and*

The applicants parcel contains Lemon Creek, which is an impaired water body. At the time of subdivision, a plat note shall be required on the face of the plat stating the 50 foot No Development Setback and the 25 foot No Disturb setback from Lemon Creek.

## **COMPLIANCE WITH THE COMPREHENSIVE PLAN**

### Comprehensive Plan Contents:

## **CHAPTER 3 COMMUNITY FORM**

### **Existing Character**

Rural Remote: The rural remote areas can be found in the non-roaded areas of South Douglas, Taku River, Shelter Island and other islands within the borough. These areas are characterized by natural resource management and conservation activities and extremely low density homestead-style cabins or homes. The areas are served by few

public services, no public water or sewer, and limited police and fire protection. Rural dispersed residential development is intended to occur at a density no greater than one dwelling unit per acre; in some circumstances, densities as low as one unit per 40 acres may be desired. In areas encompassing sensitive fish and wildlife habitat and other natural resources, subdivision of less than 40 acre lots may not be appropriate.

## **Descriptions of Land Use Categories**

### **Recreational Resource (REC).**

Land primarily under federal or state management for a range of resources, such as timber, minerals, fish and wildlife and recreational uses, including recreation cabins. Uses may include small-scale, visitor-oriented, and/or seasonal recreational facilities. These lands should be zoned to prevent residential, commercial, and industrial development.

The subject parcel is designated as REC on the Comprehensive Plan Land Use Maps.

## **APPENDIX A: GLOSSARY OF TERMS USED IN THE PLAN**

**REMOTE AREAS:** Lands located outside the Urban Service Area boundary and distant from a public road. Remote areas may be used for subsistence hunting and harvesting and for homestead homes or cabins but, generally, contain natural resources in need of protection from development.

The subject proposed amendment to the Remote Subdivision Areas map meets the above definitions and is in general compliance with the Comprehensive Plan.

## **HABITAT**

### **Subarea 5: Switzer Creek, Lemon Creek, & Salmon Creek (Maps G, H, & K)**

#### **Guidelines and Considerations for Subarea 5:**

12. Jordan Creek, Lemon Creek and Vanderbilt Creek are listed as impaired water bodies by the Alaska Department of Environmental Conservation (DEC) and, therefore, careful review of all future development proposals that could affect the volume, velocity, cleanliness, and overall water quality of these creeks and their watersheds and tributaries is warranted. Coordinate all development within the sphere of influence of Jordan, Lemon, and Vanderbilt Creeks with DEC to ensure that development meets the guidelines of the creeks' restoration plans, called the TMDL Document.



The applicant is aware of no disturbance and no development setbacks from Lemon Creek. Currently there are not development or building permits for the area. Once a building permit is applied for the applicant will need to work with DEC and obtain permits for any onsite sewer and water. The applicant is working with the Department of Fish and Game to apply for a Fish Habitat permit to determine where bridges would be built over and any fill would be placed in Lemon Creek for access to the subject parcel (see Attachment E).

### **RECOMMENDATION**

Based upon the proposed project (identified as Attachments A, B, and C), and the findings and conclusions stated above, the Community Development Director **RECOMMENDS** the Planning Commission **RECOMMEND APPROVAL** to the Assembly for the map amendment proposal.

# ZONE CHANGE APPLICATION

Project Number	Project Name (15 characters)	Case Number AME 20140004	Date Received 4/1/2014
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## LEGAL DESCRIPTION(S) AND LIMITS OF PROPERTY TO BE REZONED:

3M000 LCM CRK 3 (Hidden Valley Tract B)

## IS THIS AN EXPANSION OF AN EXISTING ZONE?

☐ Yes ☒ No

Total Land Area of Proposed Change 66 acres      Comp Plan Designation \_\_\_\_\_

Current Zone(s) Rural Reserve      Comp Plan Map \_\_\_\_\_

New Zone Requested Rural Reserve

## TYPE OF ZONE CHANGE REQUESTED:

☐ Regular N/A      ☐ Transition

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

☐ Yes ☒ No

## UTILITIES AVAILABLE:

WATER: ☐ Public ☐ On Site N/A (Not Available)      SEWER: ☐ Public ☐ On Site

## PURPOSE OF THE REQUESTED ZONE CHANGE:

Not requesting a zone change, only requesting a change to the Remote Subdivision "Area" map

## 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):

Remote Recreational Cabin Sites

## DESCRIBE ANY POTENTIAL IMPACTS TO PUBLIC INFRASTRUCTURE:

STREETS: None

WATER: None

SEWER: None

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.

## ZONE CHANGE FEES

	Fees	Check No.	Receipt	Date
Application Fees	\$ _____	_____	_____	_____
Admin. of Guarantee	\$ _____	_____	_____	_____
Adjustment	\$ _____	_____	_____	_____
Pub. Not. Sign Fee	\$ _____	_____	_____	_____
Pub. Not. Sign Deposit	\$ _____	_____	_____	_____
Total Fee	\$ _____	_____	_____	_____

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

# DEVELOPMENT PERMIT APPLICATION

Project Number: <b>AME20140004</b>	CITY and BOROUGH of JUNEAU	Date Received: <b>4/1/2014</b>
Project Name (City Staff to Assign Name)		

INFORMATION

Project Description: <u>Remove Subdivision in upper Lemay Cr. valley</u>		
<b>PROPERTY LOCATION</b>		
Street Address: <u>N/A</u>	City/Zip: <u>99801</u>	
Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, etc.): <u>Hilton Valley Tract B</u>		
Assessor's Parcel Number(s): <u>3M0001EMCRK3</u>		
<b>LANDOWNER/LESSEE</b>		
Property Owner's Name: <u>Zack Wortell, Jim Eliason</u>	Contact Person: <u>Zack W.</u>	Work Phone: <u>(907) 209-5875</u>
Mailing Address: <u>155 Cordova St. Juneau, AK</u>	Home Phone: <u>(907) 209-5875</u>	Fax Number: <u>N/A</u>
E-mail Address: <u>Sandusk4BCD@yahoo.com</u>	Other Contact Phone Number(s): <u>N/A</u>	

PROJECT / APPLICANT

<b>LANDOWNER/LESSEE CONSENT</b> ***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	Landowner/Lessee Signature	<u>2-27-2014</u> Date
X	Landowner/Lessee Signature	<u>2-27-2014</u> Date
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.		
<b>APPLICANT</b> If the same as OWNER, write "SAME" and sign and date at X below		
Applicant's Name: <u>SAME</u>		Contact Person: _____
Mailing Address: _____		Home Phone: _____
E-mail Address: _____		Fax Number: _____
Other Contact Phone Number(s): _____		
X	Applicant's Signature	<u>2-27-2014</u> Date of Application

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

STAFF APPROVALS

✓	Permit Type	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		
X	Zone Change Application <u>Amendment</u>	<u>4/1/2014</u>	<u>AME20140004</u>
	Other (Describe): _____		

Comments:

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

Permit Intake Initials

February 26, 2014  
Mr. Hal Hart, CDD Director  
230 South Franklin St  
4th Floor Marine Center  
Juneau, AK 99801

Dear Mr. Hart,

I co-own a tract of land legally known as Hidden Valley Tract B, with formal parcel number of 3M000LEMCRK3. The land in question has been excluded by the 2006 CBJ Remote Subdivision Zoning Overlay District Map. The purpose of this letter is to request that the property described above be included within the CBJ Remote Zoning Overlay District.

CBJ Code 49.70.1120 States that Privately owned land proposed for inclusion within a remote subdivision area should not be:

- a. In the general proximity of a capital improvement listed in the current capital improvements program;
- b. Subject to a new growth area master plan, or other private plan adopted by the City and Borough;
- c. Connected to the road system; or
- d. Served by a right-of-way, sewer system, water system, fire protection service, or police protection service, operated or maintained by an agency of government.

The parcel of land in question does not meet any of the criteria listed above, thus qualifies for inclusion in the Remote Subdivision Area.

In CBJ Code 49.70.1110, the Director of the CBJ Community Development Department has been designated the authority to amend the Remote Subdivision Map when a qualifying parcel has been excluded.

I appreciate your consideration and time.

Sincerely,

Zack Worrell  
155 Cordova St.  
Juneau, AK 99801  
(907) 209-5875

ATTACHMENT B

## **Hidden Valley Tract B Cabin Site**

### **Remote Subdivision Narrative**

#### **Purpose:**

It is our intention to subdivide a portion of Hidden Valley Tract B (CBJ parcel number: 3M000LEMCRK3) in order to create approximately 20 remote cabin sites in the upper Lemon Creek Valley. Each cabin site would be between .85 and 1.70 acres in size.

At present, the options for semi-remote cabins near Juneau are limited to Lucky Me, Spuhn Island, Horse Island, Colt Island, or Shelter Island. A boat, or very long walk is required to access any of the existing areas suitable for this type of use. During the winter months, accessing island cabins can be difficult due to adverse weather conditions. For this reason, the majority of these cabins are not frequently used during winter months.

We believe that a remote cabin setting in the Upper Lemon Creek Valley would offer owners an easy weekend getaway that is accessible by foot all months of the year.

#### **Site History:**

Hidden Valley Tract B was originally platted as a gold claim in the year 1900. Over the years, the site has been used for gold mining, gravel extraction, and was logged of all coniferous trees in 1987. Today, the property is heavily treed with young Alder.

#### **Access:**

Access is via the Lemon Creek Trail (approx. 2 miles), or via currently overgrown trail from Hidden Valley Tract A (approx ½ mile).

Our access through Hidden Valley Tract A is guaranteed by a non-exclusive easement, and can be verified by viewing Plat 99-35, and recording Book 526 page 147. These documents can be searched on the ADNR's Recorders Database on the web.

In recent years Lemon Creek has eroded away a short stretch of our old access trail via Hidden Valley Tract A, requiring us to relocate a portion of the route onto the adjacent CBJ land. The

area required is minimal (approx .4 of an acre). We have had the land appraised, and are now in the process of purchasing the access easement through CBJ Lands.

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**CBJ Compliance:**

Hidden Valley Tract B has a zoning code of "Rural Reserve". The intended use code is appears to be REC, although the intended use map is unclear in this area. Given an intended use code of RECREATION, and Rural Reserve Zoning, a cabin site subdivision is an allowable use for this parcel of land.

One area of concern, is the Current CBJ Remote Subdivision Zoning Overlay District Map narrowly excludes our parcel. Hidden Valley Tract B does meet the requirements for a remote subdivision as written in CBJ 49.70.1120, so we should be able to resolve this with the CBJ Community Development Department.

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**Moving forward:**

This Spring we plan to reclaim the existing access route through Hidden Valley Tract A and Tract B. The property corners of Hidden Valley Tract B will then be located by survey, and a preliminary plat will be prepared. We hope to have the preliminary plat and all requirements of the subdivision satisfied by May of 2014.





Image © 2014 DigitalGlobe

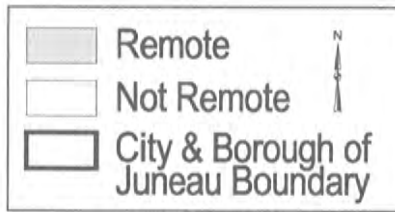
Google earth

Imagery Date: 6/17/2005 58°22'47.37" N 134°27'06.48" W elev 330 ft eye alt 4147 ft

**ATTACHMENT C**

# Remote Subdivision Areas

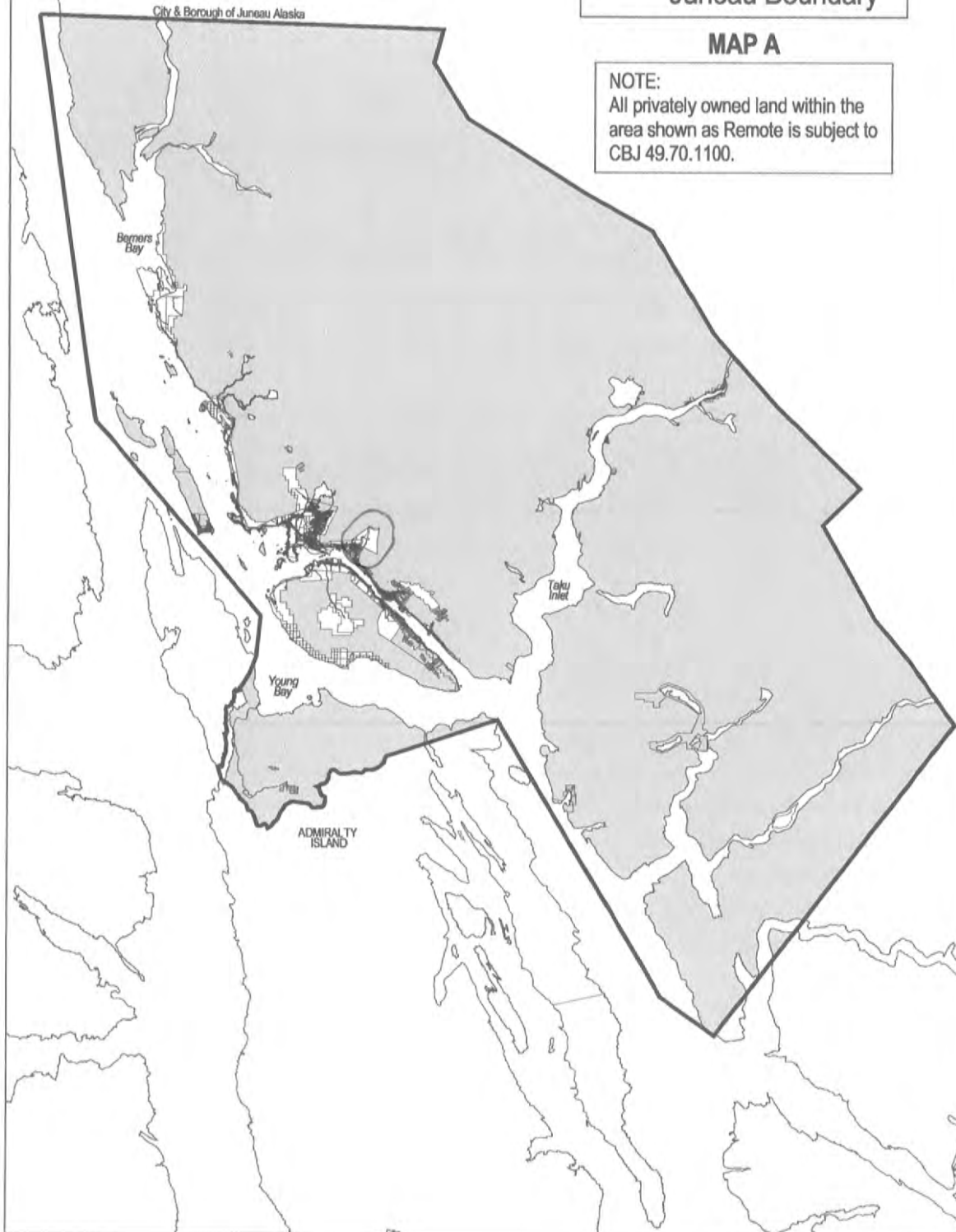
0 0 8 Miles



**MAP A**

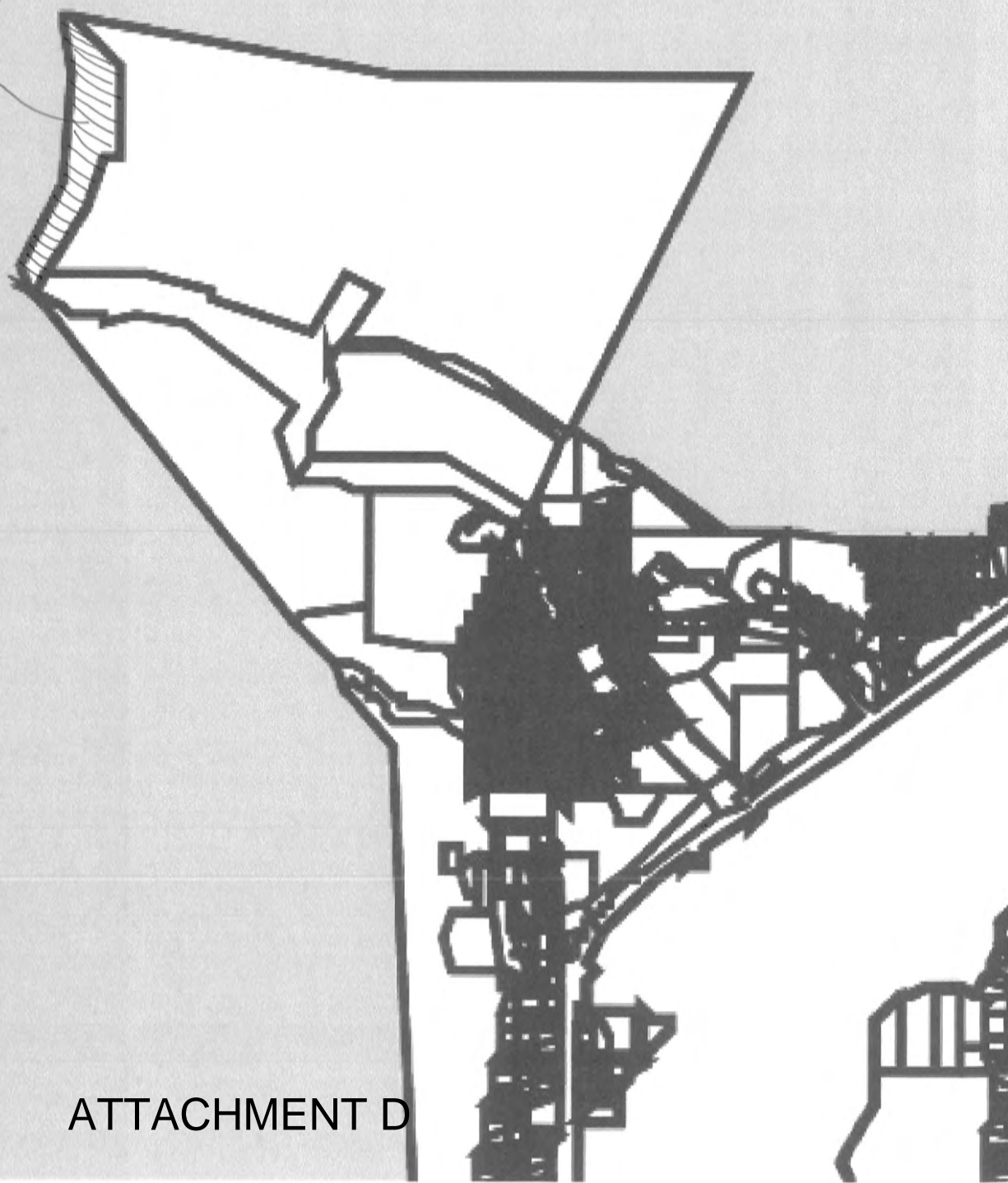
**NOTE:**

All privately owned land within the area shown as Remote is subject to CBJ 49.70.1100.

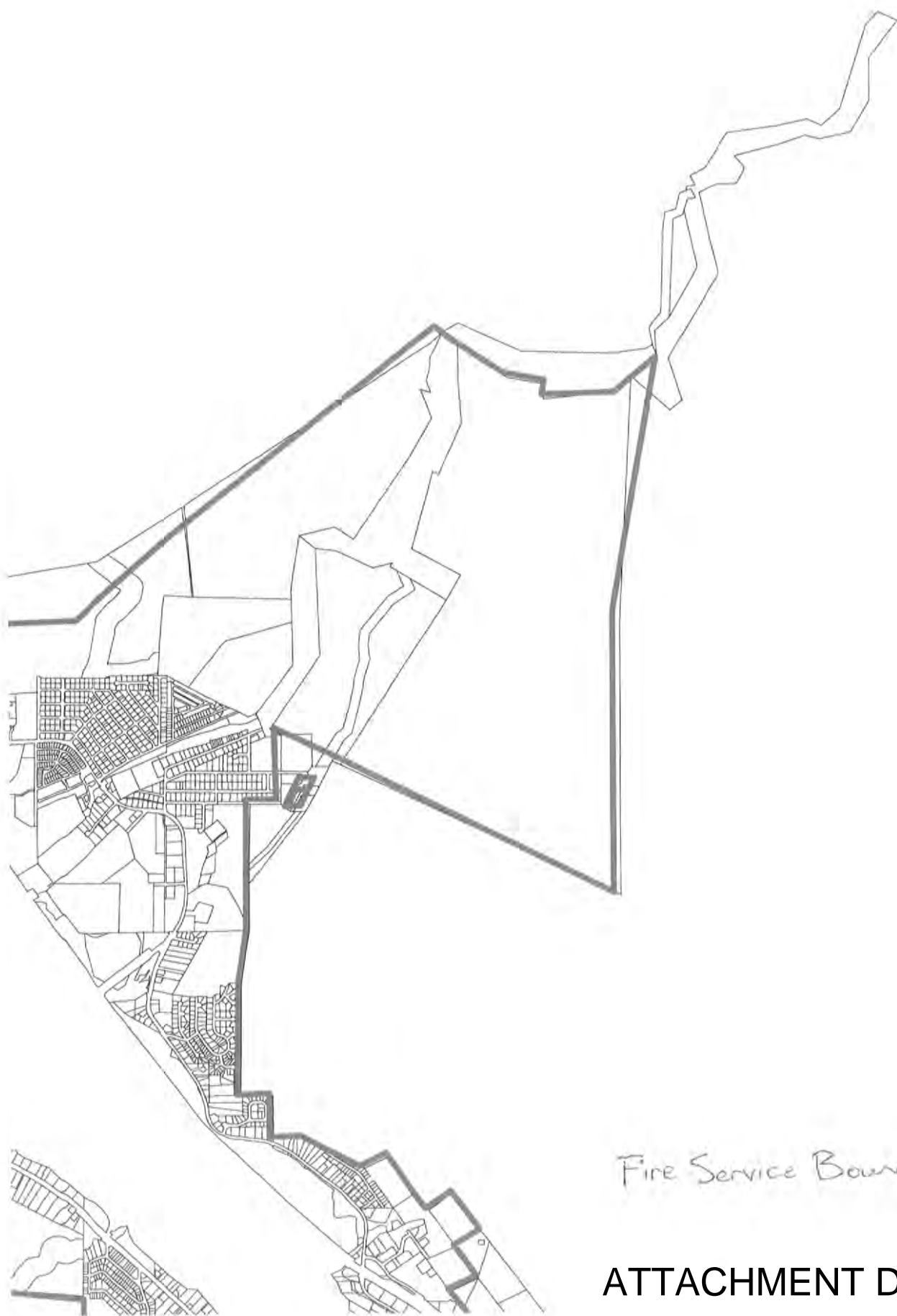




Hidden Valley Tract B

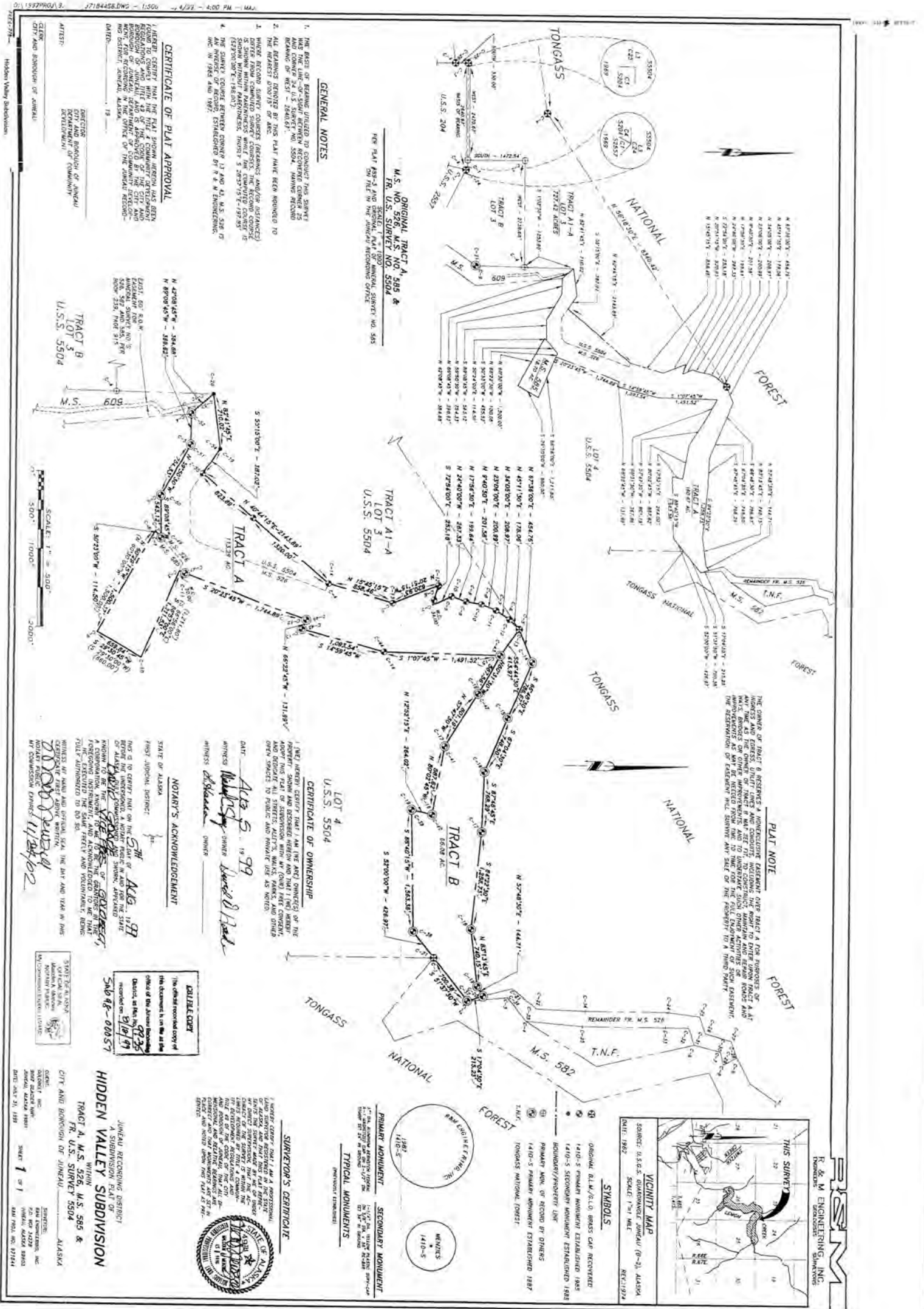


ATTACHMENT D





Fire Service Boundary

ATTACHMENT D

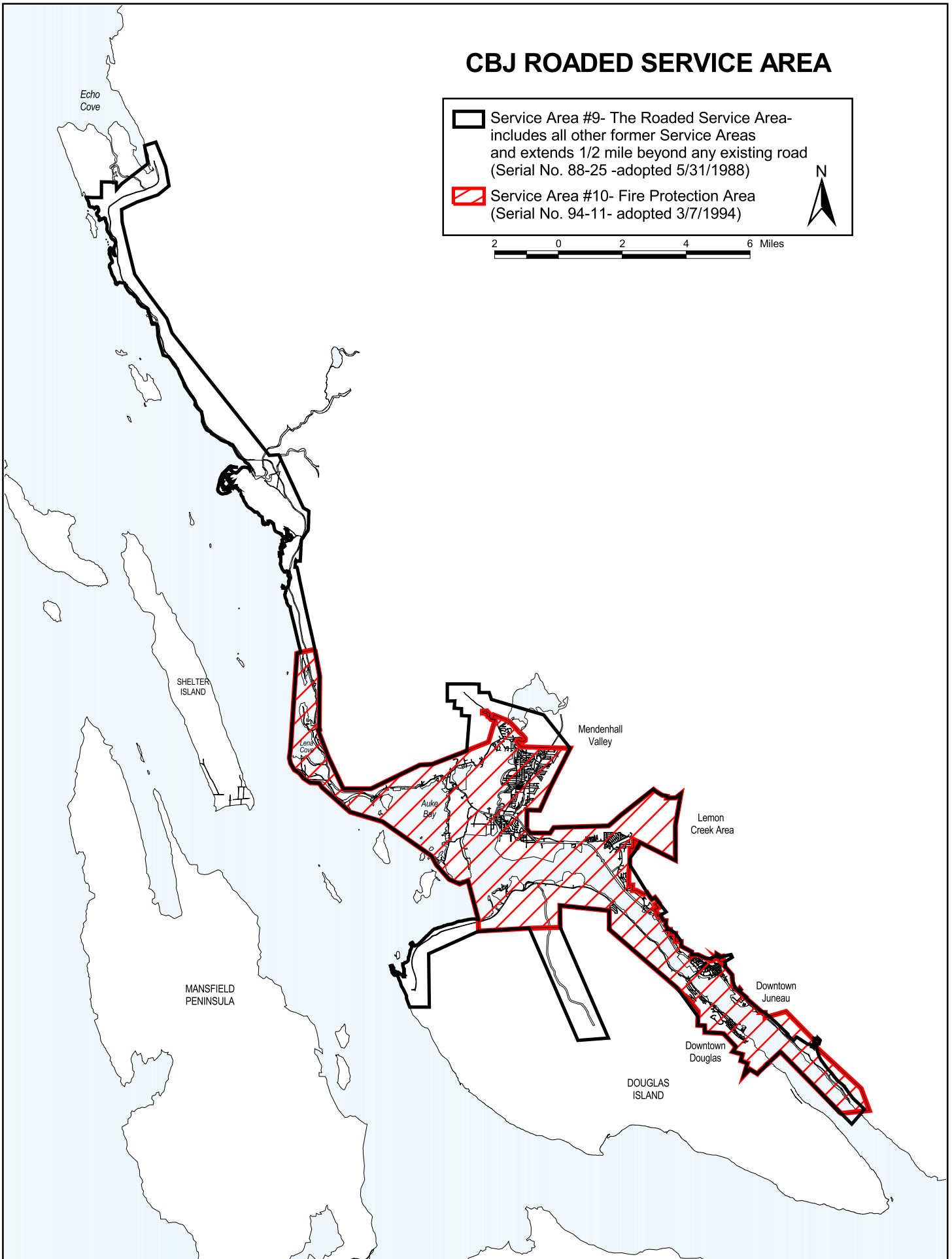


## CBJ ROADED SERVICE AREA

-  Service Area #9- The Roaded Service Area- includes all other former Service Areas and extends 1/2 mile beyond any existing road (Serial No. 88-25 -adopted 5/31/1988)
-  Service Area #10- Fire Protection Area (Serial No. 94-11- adopted 3/7/1994)



2 0 2 4 6 Miles



## Jonathan Lange

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**From:** Ron King  
**Sent:** Monday, April 14, 2014 3:28 PM  
**To:** Jonathan Lange; Ed Mercer; Dan Jager; Rich Etheridge; Charlie Ford  
**Subject:** RE: AME2014 000 - Amendment to remote subdivision area map to include Hidden Valley Tract B in the upper Lemon Creek Valley.

I support the concept. The area is remote in the terms of maintained infrastructure. I view this property as I would Shelter Island.

RON KING, PLS  
GENERAL ENGINEERING  
CITY AND BOROUGH OF JUNEAU  
907-586-0881

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**From:** Jonathan Lange  
**Sent:** Monday, April 14, 2014 3:11 PM  
**To:** Ed Mercer; Dan Jager; Rich Etheridge; Charlie Ford; Ron King  
**Subject:** AME2014 000 - Amendment to remote subdivision area map to include Hidden Valley Tract B in the upper Lemon Creek Valley.

**Subject:** Please review the attached documents related to a map amendment to include Hidden Valley Tract B in the remote subdivision area map.  
**File:** AME2014 0004  
**Parcel:** 3-M00-0-LEM-CRK-3

The proposal is to change the Land Use Remote Subdivision Areas Map to include Hidden Valley Tract B. Currently the map shows the parcel as not remote. For a parcel to qualify as remote it must not meet the following criteria:  
**ARTICLE XI. REMOTE SUBDIVISION AREAS**

### 49.70.1120 Characteristics.

Privately owned land proposed for inclusion within a remote subdivision area should not be:

- (a) In the general proximity of a capital improvement listed in the current capital improvements program;
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Please see the attached application and proposed plan.

Please send me comments by April 28<sup>th</sup> or as soon as possible.

I look forward to receiving your comments.

Let me know if you require any additional information for this project or have any questions.

**Jonathan Lange**, Planner I  
Community Development Department  
City & Borough of Juneau, Alaska  
Ph: (907) 586-0218  
Fax: (907) 586-4529  
Email: [jonathan.lange@ci.juneau.ak.us](mailto:jonathan.lange@ci.juneau.ak.us)



## Jonathan Lange

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**From:** Charlie Ford  
**Sent:** Tuesday, April 15, 2014 7:52 AM  
**To:** Jonathan Lange; Ed Mercer; Dan Jager; Rich Etheridge; Ron King  
**Subject:** RE: AME2014 000 - Amendment to remote subdivision area map to include Hidden Valley Tract B in the upper Lemon Creek Valley.

The Building Department has no issues with this map amendment.  
Thanks,

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](mailto:charlie_ford@ci.juneau.ak.us)  
Web page [www.juneau.org/permits](http://www.juneau.org/permits)

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**From:** Jonathan Lange  
**Sent:** Monday, April 14, 2014 3:11 PM  
**To:** Ed Mercer; Dan Jager; Rich Etheridge; Charlie Ford; Ron King  
**Subject:** AME2014 000 - Amendment to remote subdivision area map to include Hidden Valley Tract B in the upper Lemon Creek Valley.

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### ARTICLE XI. REMOTE SUBDIVISION AREAS

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Please see the attached application and proposed plan.

Please send me comments by April 28<sup>th</sup> or as soon as possible.

I look forward to receiving your comments.

Let me know if you require any additional information for this project or have any questions.

**Jonathan Lange**, Planner I  
Community Development Department  
City & Borough of Juneau, Alaska

## Jonathan Lange

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**From:** Jonathan Lange  
**Sent:** Tuesday, April 15, 2014 11:12 AM  
**To:** Dan Jager; Ed Mercer; Rich Etheridge; Charlie Ford; Ron King; Sven Pearson  
**Subject:** RE: AME2014 000 - Amendment to remote subdivision area map to include Hidden Valley Tract B in the upper Lemon Creek Valley.  
**Attachments:** CBJ ROADED SERVICE AREA\_WITH FIRE\_20051014.pdf; [Untitled]\_2014041518580800.pdf

Dan,  
Thank you for your comments on the proposed map amendment.  
I believe the attached map was the map we were trying to find the day of the Pre-application Conference, that shows the Fire Service area. I have also attached a close up of the Fire Service area map with the subject parcel, and it shows the parcel as being just outside the Fire Service and Roaded Service areas.  
Does this help clarify the service area boundary?  
I do understand that there are still concerns about emergency medical responses to this area if the proposed subdivision goes through.

**Jonathan Lange**, Planner I  
Community Development Department  
City & Borough of Juneau, Alaska  
Ph: (907) 586-0218  
Fax: (907) 586-4529  
Email: [jonathan\\_lange@ci.juneau.ak.us](mailto:jonathan_lange@ci.juneau.ak.us)

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**From:** Dan Jager  
**Sent:** Monday, April 14, 2014 6:13 PM  
**To:** Jonathan Lange; Ed Mercer; Rich Etheridge; Charlie Ford; Ron King; Sven Pearson  
**Subject:** Re: AME2014 000 - Amendment to remote subdivision area map to include Hidden Valley Tract B in the upper Lemon Creek Valley.

Just to clarify, the fire department does not oppose this we are just sharing our concerns about it.  
Dan

Sent from my iPhone

On Apr 14, 2014, at 4:44 PM, "Dan Jager" <[Dan\\_Jager@ci.juneau.ak.us](mailto:Dan_Jager@ci.juneau.ak.us)> wrote:

The one criteria we brought up on this in past meetings was that this is still within the CCFR fire service protection area. So it is served by a fire protection service. In the letter provided by the applicant, it states that none of the characteristics criteria are met.  
Our concern was that numerous (20 or more) cabin structures would be built in this area and that there is a higher level of concern about a wild land fire issue (it does happen even in a rain forest) as well as a challenge to response for medical emergencies as well. The main concern would be emergency medical responses.  
Let me know if I am reading things wrong or interpreting things differently from others.  
Dan

Daniel M. Jager, EFO, CFI  
Fire Marshal

---

Capital City Fire/Rescue  
820 Glacier Avenue  
Juneau, Ak 99801  
907-586-0260  
(Fax) 907-586-8323

"If it is predictable then it is preventable,  
if it is preventable then it is not an accident"

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**From:** Jonathan Lange  
**Sent:** Monday, April 14, 2014 3:11 PM  
**To:** Ed Mercer; Dan Jager; Rich Etheridge; Charlie Ford; Ron King  
**Subject:** AME2014 000 - Amendment to remote subdivision area map to include Hidden Valley Tract B in the upper Lemon Creek Valley.

Subject: Please review the attached documents related to a map amendment to include Hidden Valley Tract B in the remote subdivision area map.  
File: AME2014 0004  
Parcel: 3-M00-O-LEM-CRK-3

The proposal is to change the Land Use Remote Subdivision Areas Map to include Hidden Valley Tract B. Currently the map shows the parcel as not remote. For a parcel to qualify as remote it must not meet the following criteria:

**ARTICLE XI. REMOTE SUBDIVISION AREAS**

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**49.70.1120 Characteristics.**

Privately owned land proposed for inclusion within a remote subdivision area should not be:

- (a) In the general proximity of a capital improvement listed in the current capital improvements program;
- (b) Subject to a new growth area master plan, or other private plan adopted by the City and Borough;
- (c) Connected to the road system; or
- (d) Served by a right-of-way, sewer system, water system, fire protection service, or police protection service, operated or maintained by an agency of government.

Please see the attached application and proposed plan.

Please send me comments by April 28<sup>th</sup> or as soon as possible.

I look forward to receiving your comments.

Let me know if you require any additional information for this project or have any questions.

**Jonathan Lange**, Planner I  
Community Development Department  
City & Borough of Juneau, Alaska  
Ph: (907) 586-0218  
Fax: (907) 586-4529  
Email: [jonathan\\_lange@ci.juneau.ak.us](mailto:jonathan_lange@ci.juneau.ak.us)



## Jonathan Lange

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**From:** Timothy, Jackie L (DFG) <jackie.timothy@alaska.gov>  
**Sent:** Thursday, April 17, 2014 11:02 AM  
**To:** Jonathan Lange  
**Cc:** Albrecht, Gregory T (DFG)  
**Subject:** RE: AME2014 0004 - Amendment to remote subdivision area map to include Hidden Valley Tract B in the upper Lemon Creek Valley.

Hi Mr. Lange –

The Alaska Department of Fish and Game has been working with Mr. Worrell to determine where bridges would be built over, and fill would be placed for a road, in Lemon Creek, an anadromous water body. These activities will require a Fish Habitat permit from ADF&G.

If you have any questions about impacts to Lemon Creek, please contact Habitat Biologist Greg Albrecht at 465-6384. We will not be commenting on the CBJ amendment, as it is outside our area of expertise.

Thanks. . .Jackie

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**From:** Jonathan Lange [[mailto:Jonathan\\_Lange@ci.juneau.ak.us](mailto:Jonathan_Lange@ci.juneau.ak.us)]  
**Sent:** Wednesday, April 16, 2014 10:07 AM  
**To:** Timothy, Jackie L (DFG)  
**Subject:** AME2014 0004 - Amendment to remote subdivision area map to include Hidden Valley Tract B in the upper Lemon Creek Valley.

**Subject:** Please review the attached documents related to a map amendment to include Hidden Valley Tract B in the remote subdivision area map.  
**File:** AME2014 0004  
**Parcel:** 3-M00-0-LEM-CRK-3

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Please see the attached application and proposed plan.

The proposed area of subdivision is in the upper Lemon Creek Valley and is proposed along Lemon Creek. The applicant is proposing rural cabin sites.

Please send me comments by April 28<sup>th</sup> or as soon as possible.

I look forward to receiving your comments.

Let me know if you require any additional information for this project or have any questions.

## Jonathan Lange

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**From:** Ed Mercer <emercer@juneaupolice.com>  
**Sent:** Tuesday, April 22, 2014 3:51 PM  
**To:** Jonathan Lange; Dan Jager; Rich Etheridge; Charlie Ford; Ron King  
**Cc:** Bryce A. Johnson  
**Subject:** RE: AME2014 000 - Amendment to remote subdivision area map to include Hidden Valley Tract B in the upper Lemon Creek Valley.

Hi Jonathan,

JPD does not have any issues with this application but shares the same concern that CCFR presented regarding accessibility of first responders to the area.

Thanks, Ed

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**From:** Jonathan Lange [[mailto:Jonathan\\_Lange@ci.juneau.ak.us](mailto:Jonathan_Lange@ci.juneau.ak.us)]  
**Sent:** Monday, April 14, 2014 3:11 PM  
**To:** Ed Mercer; Dan Jager; Rich Etheridge; Charlie Ford; Ron King  
**Subject:** AME2014 000 - Amendment to remote subdivision area map to include Hidden Valley Tract B in the upper Lemon Creek Valley.

**Subject:** Please review the attached documents related to a map amendment to include Hidden Valley Tract B in the remote subdivision area map.  
**File:** AME2014 0004  
**Parcel:** 3-M00-0-LEM-CRK-3

The proposal is to change the Land Use Remote Subdivision Areas Map to include Hidden Valley Tract B. Currently the map shows the parcel as not remote. For a parcel to qualify as remote it must not meet the following criteria:

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Please see the attached application and proposed plan.

Please send me comments by April 28<sup>th</sup> or as soon as possible.

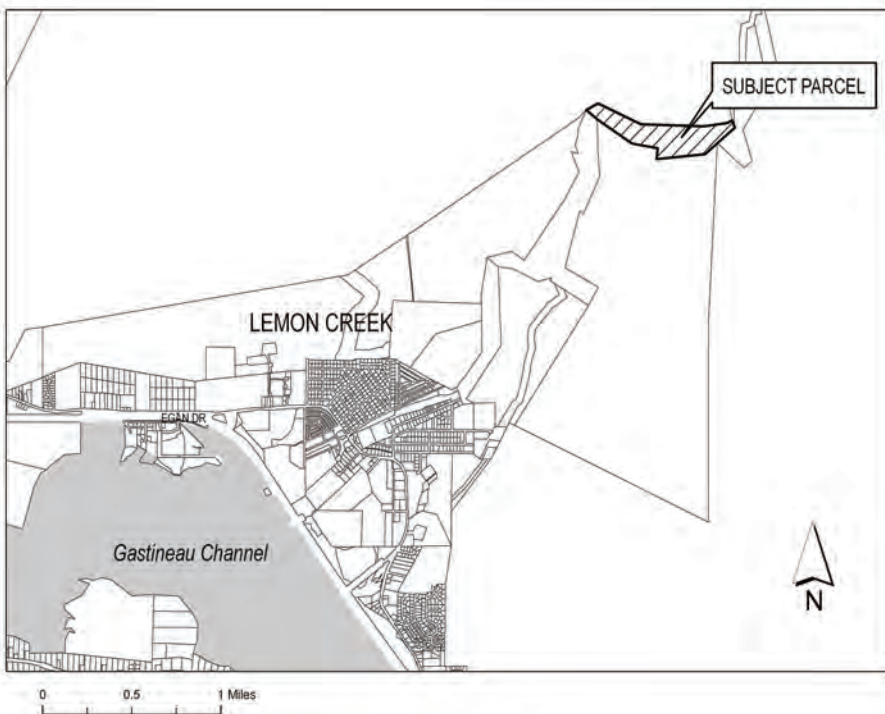
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Let me know if you require any additional information for this project or have any questions.

**Jonathan Lange**, Planner I  
Community Development Department  
City & Borough of Juneau, Alaska  
Ph: (907) 586-0218



# NOTICE OF PUBLIC HEARING



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

**SHIP TO:**



**PROPOSAL:** Amendment to remote subdivision area map to include Hidden Valley Tract B in the upper Lemon Creek Valley.

<b>File No:</b>	<b>AME2014 0004</b>	<b>Applicant:</b>	<b>Zack Worrell &amp; Jim Eliason</b>
<b>To:</b>	<b>Adjacent Property Owners</b>	<b>Property PCN:</b>	<b>3-M00-0-LEM-CRK-3</b>
<b>Hearing Date:</b>	<b>May 13, 2014</b>	<b>Owner:</b>	<b>Zack Worrell &amp; Jim Eliason</b>
<b>Hearing Time:</b>	<b>7:00 PM</b>	<b>Size:</b>	<b>66.08 Acres</b>
<b>Place:</b>	<b>Assembly Chambers</b>	<b>Zoned:</b>	<b>Rural Reserve</b>
	<b>Municipal Building</b>	<b>Site Address:</b>	<b>Upper Lemon Creek Valley</b>
	<b>155 South Seward Street</b>	<b>Accessed Via:</b>	<b>Lemon Creek Trail &amp; Access Easement through Hidden Valley Tract A</b>
	<b>Juneau, Alaska 99801</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 Jonathan Lange at [jonathan\\_lange@ci.juneau.ak.us](mailto:jonathan_lange@ci.juneau.ak.us) or at 586-0218.*



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

## ATTACHMENT F

*Date notice was printed: April 10, 2014*