



REGULAR PLANNING COMMISSION AGENDA

October 22, 2024 at 6:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/87288626638> or 1-253-215-8782 Webinar ID: 872 8862 6638

A. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

B. ROLL CALL

C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. ITEMS FOR RECONSIDERATION

H. CONSENT AGENDA

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

1. **AME2024 0003: Proposed rezone of 2.3 acres at the end of Davis Avenue from D10 to D15. - RECOMMENDED FOR APPROVAL AS AMENDED**

Applicant: Chilkat Vistas LLC

Location: 1925 Davis Ave

DIRECTOR'S REPORT

This rezone request would facilitate the addition of eleven (11) units to this lot. The neighboring Alaska Department of Corrections is concerned that increased density would result in development closer to the common lot line, for which mitigation would be challenging due to terrain. While rezone conditions are limited to health and safety, the development will require a new or updated Conditional Use Permit. The lot had been rezoned D15 but was downzoned due to intersection concerns at Davis Avenue and Glacier Highway. Since then, the intersection has been signalized.

STAFF RECOMMENDATION

Staff recommends the Planning Commission forward a recommendation of APPROVAL to the Assembly.

2. **AME2024 0002: Rezone of 39 acres of CBJ land south of Grant Creek on Douglas from D3 to D18. - RECOMMENDED FOR APPROVAL AS AMENDED**

Applicant: City & Borough of Juneau

Location: North Douglas Highway

DIRECTOR'S REPORT

The applicant requests to rezone 39 acres of CBJ land south of Grant Creek from D3 to D18. A fraction of these 39 acres was subject to a 2022 Property Acquisition and Disposal (PAD2022 0002) that received a recommendation of approval from the Planning Commission and Assembly Lands Housing and Economic Development Committee.

STAFF RECOMMENDATION

Staff recommends the Planning Commission forward a recommendation of APPROVAL to the Assembly.

3. **AME2024 0009: Rezone of approximately 87 acres of CBJ-owned land north of Grant Creek. - RECOMMENDED FOR APPROVAL AS AMENDED**

Applicant: City & Borough of Juneau

Location: North Douglas Highway

DIRECTOR'S REPORT

The applicant requests to rezone approximately 87 acres of undeveloped land north of Grant Creek from D3 to D15. Rezone is consistent with the adjacent zoning district.

STAFF RECOMMENDATION

Staff recommends the Planning Commission forward a recommendation of APPROVAL to the Assembly.

4. **AME2024 0008: Proposed rezone for rezone approximately 77 acres of RR to D3 in the vicinity of Fish Creek on North Douglas Highway. - DENIED**

Applicant: City & Borough of Juneau

Location: North Douglas Highway

DIRECTOR'S REPORT

This rezone would provide 57 acres with slopes less than 18 percent and no mapped wetlands. Closest sewer is approximately 3,000 feet away. The Alaska Department of Fish and Game has asked that development accommodate Western Toad habitat by providing buffers around seeps and streams.

STAFF RECOMMENDATION

Staff recommends the Planning Commission forward a recommendation of APPROVAL to the Assembly.

5. **AME2024 0004: Proposed rezone of 66 acres uphill (southwest) of 6101 through 6615 North Douglas Highway from RR to D3. - RECOMMENDED FOR APPROVAL AS AMENDED**

Applicant: City & Borough of Juneau

Location: North Douglas Highway

DIRECTOR'S REPORT

This proposed rezone is consistent with development to the west and north. Bonnie Brae and Blacktail Subdivisions to the west are zoned D3. Lots to the north along North Douglas Highway are also zoned D3. Development will be challenging due to mapped wetlands and slopes in excess of 18 percent.

STAFF RECOMMENDATION

Staff recommends the Planning Commission forward a recommendation of APPROVAL to the Assembly.

6. **AME2024 0005: Proposed rezone of 36 acres uphill (north) of 11900 through 12170 Glaciers Highway from D3 to D15. - RECOMMENDED FOR APPROVAL AS AMENDED**

Applicant: City & Borough of Juneau

Location: 11860 Glacier Highway

DIRECTOR'S REPORT

This proposed rezone is uphill from the Auke Bay community core. Staff recommends reducing the applicant's scope to eliminate incompatible Comprehensive Plan land use designations, resulting in a total of approximately 29.5 acres for rezone. Mapped wetlands cover most of the proposed rezone, which will increase development costs.

STAFF RECOMMENDATION

Staff recommends the Planning Commission reduce the scope of the rezone and forward a recommendation of APPROVAL to the Assembly.

7. **AME2024 0006: CBJ property Rezone request from RR to D3. - RECOMMENDED FOR APPROVAL AS AMENDED**

Applicant: Dan Bleidorn, City & Borough of Juneau

Location: 15700 Auke Rec Bypass Road

DIRECTOR'S REPORT

The applicant requests a rezone of approximately 33 acres uphill (north) of 15700 Glacier Highway from RR to D3 (in the Auke Bay area).

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the Assembly.

8. **AME2024 0007: Rezone request of a portion of Parcel No. 4B2201010102 from D10SF to D10. - RECOMMENDED FOR APPROVAL AS AMENDED**

Applicant: Dan Bleidorn, City & Borough of Juneau

Location: Karl Reishus Boulevard

DIRECTOR'S REPORT

Applicant requests a rezone for approximately six acres at the end of Karl Reishus Boulevard from 10SF to D10.

STAFF RECOMMENDATION

Staff recommends the Planning Commission forward a recommendation of APPROVAL to the Assembly.

K. OTHER BUSINESS

L. STAFF REPORTS

M. COMMITTEE REPORTS

N. LIAISON REPORT

O. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

P. PLANNING COMMISSION COMMENTS AND QUESTIONS

Q. EXECUTIVE SESSION

R. SUPPLEMENTAL MATERIALS

9. Additional Materials

S. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.gov.