



# 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](mailto:city.clerk@juneau.gov).



**PLANNING COMMISSION STAFF**  
**REZONE: AME2024 0003**  
**HEARING DATE: OCTOBER 22, 2024**

(907) 586-0715  
CDD\_Admin@juneau.gov  
www.juneau.org/community-development  
155 Heritage Way • Juneau, AK 99801

**DATE:** October 9, 2024  
**TO:** Mandy Cole, Chair, Planning Commission  
**BY:** Irene Gallion, Senior Planner *Irene Gallion*  
**THROUGH:** Jill Lawhorne, Director, AICP

**PROPOSAL:** Applicant requests a rezone of 2.3 acres at the end of Davis Avenue from D10 to D15.

**STAFF RECOMMENDATION:** Staff recommends the Planning Commission forward a recommendation of APPROVAL to the Assembly.

**KEY CONSIDERATIONS FOR REVIEW:**

- If rezoned, an additional 11 units could be constructed on the lot. A conditional use permit would be required.
- The Alaska Department of Corrections is concerned about increasing density. Detailed mitigation could be considered under the conditional use permit process.

**ALTERNATIVE ACTIONS:**

1. **Amend:** recommend an amended rezone boundary; recommend an alternative zoning district; or recommend conditions.
2. **Deny:** recommend denial of the requested rezone. Planning Commission must make its own findings.
3. **Continue:** continue the hearing to a later date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

**ASSEMBLY ACTION REQUIRED:**

Assembly action is required for this rezone.

**STANDARD OF REVIEW:**

- Quasi-legislative decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
  - CBJ 49.75.120
  - CBJ 49.10.170(d)
  - CBJ 49.80

INFORMATION	
Property Owner	William Heumann
Applicant	Chilkat Vistas LLC
Property Address	1925 Davis Ave
Legal Description	MENDOTA PARK PARCEL 1B
Parcel Number	5B1201070043
Zoning	D10
Land Use Designation	Medium Density Residential
Lot Size	2.2885 acres, 99,685 square feet
Water/Sewer	CBJ / CBJ
Access	Davis Avenue
Existing Land Use	Residential
Associated Applications	None

**The Commission shall hear and decide the case per CBJ 49.75.120 - Restrictions on rezoning.** *Rezoning requests covering less than two acres shall not be considered unless the rezoning constitutes an expansion of an existing zone. Rezoning requests which are substantially the same as a rezoning request rejected within the previous 12 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.*

**SITE FEATURES AND ZONING**

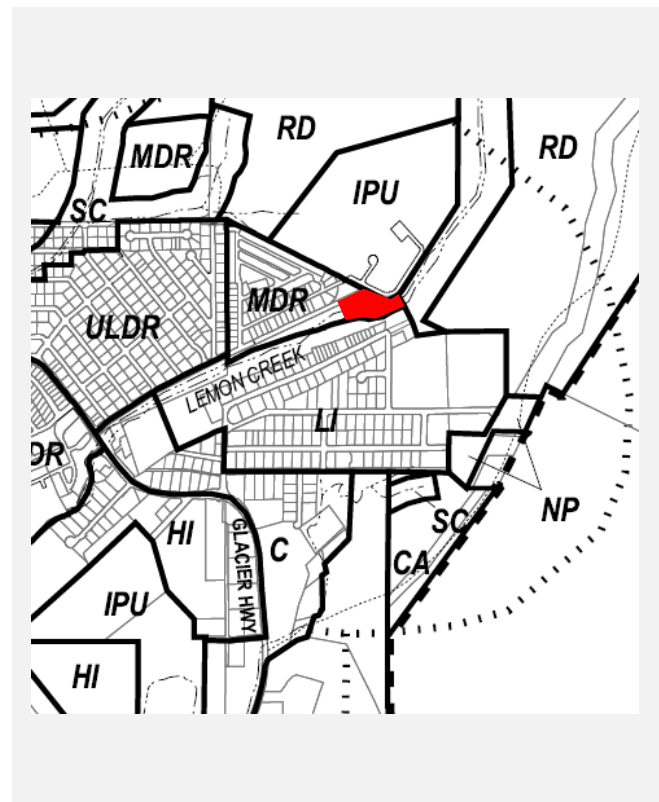


SURROUNDING ZONING AND LAND USES	
North (D5/D15)	Institutional/Residential
South (I)	Light Commercial
East (I)	Industrial
West (D10)	Residential

SITE FEATURES	
Anadromous	Lemon Creek
Flood Zone	AE 35.1 feet
Hazard	No
Hillside	No
Wetlands	Yes
Parking District	No
Historic District	No
Overlay Districts	None

**CURRENT ZONING MAP**

**LAND USE DESIGNATION MAP**



**BACKGROUND INFORMATION**

**Project Description** – The Applicant requests a rezone from D10 to D15 (**Attachment A**). The proposed rezone is for 1925 Davis Avenue, to the east of Riveredge Park Condominiums. Currently 23 apartment units are constructed on the property. The rezone would allow 11 more units.

A proposed ordinance is attached (**Attachment B**).

The property currently has a conditional use permit for 23 units (USE2013 0005). If additional units are added, a new or updated conditional use permit will be required.

**Background** – The permitting documents associated with this project can be found at the “Short Term Projects” web site: <https://juneau.org/community-development/short-term-projects>

1925 Davis and the Riveredge Park Condominiums used to be on one lot (red line in image below).



In 2003, the lot was approved for transitional zoning to D15. “Transitional” means the rezone could happen once certain improvements were made. In this case, the improvements included pedestrian accommodation construction along Davis Avenue, and a traffic study that showed the Davis Avenue/Glacier Highway intersection would operate effectively after full-build out.

The Developer was unable to meet requirements for the Davis Avenue/Glacier Highway intersection performance. In 2005, the Developer revised the rezone request from D15 to D10. Less density means less traffic, and reduces impacts on the intersection. The Planning Commission approved the revision, requiring a pedestrian easement along Lemon Creek, and \$25,000 to be applied to neighborhood park construction.

In 2005, the developer got a conditional use permit to develop a driveway in the unused portion of the Davis Avenue right-of-way. The conditional use permit recognized the driveway would be used for up to 50 units.

Development of 21 Riveredge Park Condominiums began in 2005.

In 2013 the lot was subdivided, creating Lot 1A (Riveredge Park Condominiums), and Lot 1B (1925 Davis Avenue). A variance was required to subdivide a lot on a right-of-way that was not publicly maintained.

The Commission also approved 23 apartments on the newly created Lot 1B (1925 Davis Avenue).

1925 Davis Avenue currently has two multi-family structures, with a total of 23 units.

**Permit and Parcel History** - The below table summarizes relevant history for the lot and proposed development.

Item	Summary
MAP2003 0002	Approval for transitional zoning to D15.
MAP2005 0003	Approval for zoning to D10.
USE2005 0017	Permission to develop a driveway in the unused portion of Davis Avenue right-of-way.
VAR2012 0031	Variance to subdivide a lot without access to an improved right-of-way (not allowed under current code).
Plat 2013-8	Subdivision into Lot 1A and Lot 1B. The plat includes access and utility easements.
USE2013 0015	Approval of 23 apartments on Lot 1B (1925 Davis Avenue).

**Zoning History** – The below table summarizes zoning history for the lot.

Year	Zoning	Summary
1969	RML	Low Density Multi-family residential district. This district provides areas for the development of low density multi-family housing. It is designed to be located adjacent to single-family areas and will often be used as a buffer to provide for an orderly transition of development adjoining high density multi-family, commercial or industrial districts or along major streets where such areas, because of traffic, noise, or other characteristics, may not be conducive to the development of desirable single-family environments.
1987	RR(T)D10	The RR, rural reserve zoning district, is intended for lands primarily in public ownership managed for the conservation and development of natural resources and for future community growth. In addition, recreation cabins, lodges and small seasonal recreational facilities may be allowed.  With construction of utilities, the lot could transition to D10.  The D-10 and D-15, residential districts, are intended to accommodate primarily multi-family residential development at ten and 15 units per acre respectively. These are relatively low-density multi-family districts.
2003	D15	See above.
2005	D10	See above.

**ZONING ANALYSIS**

The 2013 Comprehensive Plan has mapped this lot Medium Density Residential, urban residential lands for multi-family dwelling units at densities ranging from 5 to 20 units per acre. Commercial development of a scale consistent with a residential neighborhood is allowed [Table of Permissible Uses, CBJ 49.25.300].



**Zoning Districts Defined** – The intent for D10 and D15 zoning are combined in CBJ 49.25.210(e).

Current Zoning – D10	Proposed Zoning – D15
The D-10 and D-15, residential districts, are intended to accommodate primarily multi-family residential development at ten and 15 units per acre respectively. These are relatively low-density multi-family districts.	The D-10 and D-15, residential districts, are intended to accommodate primarily multi-family residential development at ten and 15 units per acre respectively. These are relatively low-density multi-family districts.

**CBJ 49.25.300 Table of Permissible Uses Comparison** – The existing use on this lot is multi-family residential. The use is allowed in D10 and D15.

Differences between D10 and D15 are summarized below.

- Blank – not allowed
- 1 – allowed
- 3 – conditional use permit required

	Use Description	D-10	D-15
4	MANUFACTURING, PROCESSING, CREATING, REPAIRING, RENOVATING, PAINTING, CLEANING, ASSEMBLING OF GOODS <sup>G</sup>		
4.05	Light manufacturing		3
6	RECREATION, AMUSEMENT, ENTERTAINMENT		
6.1	Indoor activity conducted entirely within building or substantial structure		
	6.13      Theaters seating for 200 or fewer		3
7	INSTITUTIONAL DAY OR RESIDENTIAL CARE, HEALTH CARE FACILITIES, CORRECTIONAL FACILITIES		
7.15	Health care clinics, other medical treatment facilities providing out-patient care		3
14	AQUACULTURE, AGRICULTURE, SILVICULTURE, MINING, QUARRYING OPERATIONS, SPRING WATER BOTTLING		
14.25	Personal use agriculture		
	14.253      Hens, 6 maximum	1	3
20	CEMETERY, CREMATORIUM, MORTUARY		
20.3	Funeral home	3	

Note G states that all uses subject to additional performance standards, chapter 49.65, article VIII.

Manufacturing, light, means the processing and/or fabrication of materials or products where no process involved will produce noise, vibration, air pollution, fire hazard or noxious emission that will disturb or endanger neighboring properties [CBJ 49.80].

**CBJ 49.25.400 Dimensional Standards –**

Standard		Current Zoning (D10)	Proposed Zoning (D15)
<b>Lot</b>	Size, square feet	6,000	5,000
	Width	50	50
<b>Setbacks</b>	Front	20	20
	Rear	20	15
	Side	5	5
	Side	5	5
	Street Side	13	13
<b>Lot Coverage</b>		50%	50%
<b>Height</b>	Permissible	35	35
	Accessory	25	25

A 50-foot no development setback from Lemon Creek is required [CBJ 49.70.330(a)].

Foundation Setback Verification forms signed by CBJ inspectors document setback compliance for both structures. No as-built is provided for the project.

Each structure is approximately 33 feet deep by 129 feet long, for total lot coverage of 8,514 square feet, or nine percent.

The roof ridge is 27 feet high.

**CBJ 49.25.500 Density –**

	Current Zoning D10 (10 units/acre)	Proposed Zoning D15 (15 units/acre)	Existing
<b>Maximum Number of Dwelling Units</b>	23	34	23

**Potential for Subdivision** – Under current code, the lot is not subdividable. CBJ 49.35.250 (a) requires that subdivided lots directly access a publicly-accepted right-of-way. CBJ 49.35 cannot be varied [CBJ 49.20.200]. Code has changed since the variance for access was approved in 2012.

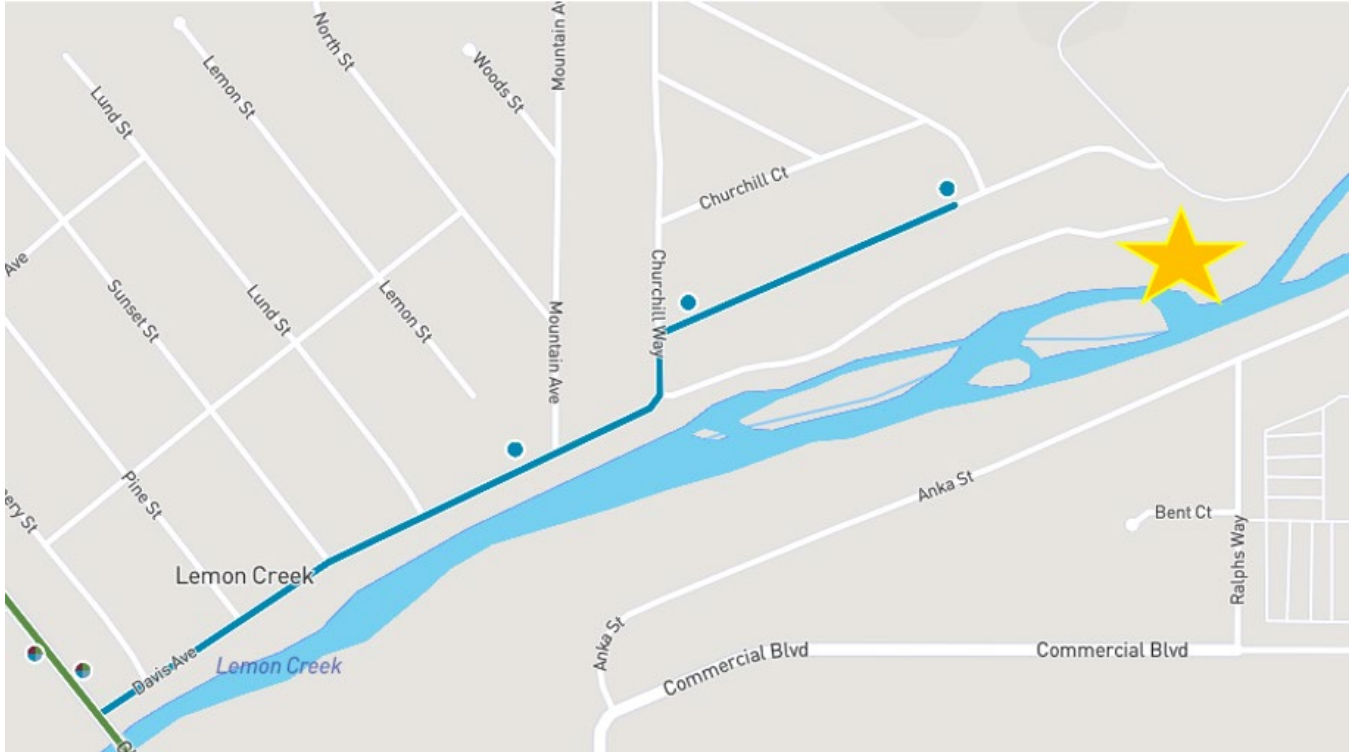
**TRAFFIC AND TRANSPORTATION**

Access	Roadway Classification	Current Level of Service
Davis Avenue	Local	
Old Glacier Highway	Collector	

The intersection of Davis Avenue and Old Glacier Highway was signalized in 2022.

**Non-motorized transportation** – Davis Avenue has sidewalks on the northwest side, and a trail on the southeast side.

**Proximity to Public Transportation** – Nearby bus stops have one morning departure into town, and two afternoon arrivals.



**COMMUNITY SERVICES**

The table below summarizes community services that may be affected by the proposed rezone.

Service	Summary
Water/Sewer	Water/sewer in the Davis Avenue right-of-way is considered a “private system” where the utilities cross the lot line.
Fire Service	Not impacted.
Schools	Not impacted.
Recreation	The trail along Davis Avenue continues onto the rezone property.

**ENVIRONMENTAL, CONSERVATION, HISTORIC, AND ARCHEOLOGICAL RESOURCES**

The table below summarizes conservation, historic, and archeological resources which may be affected by the proposed rezone.

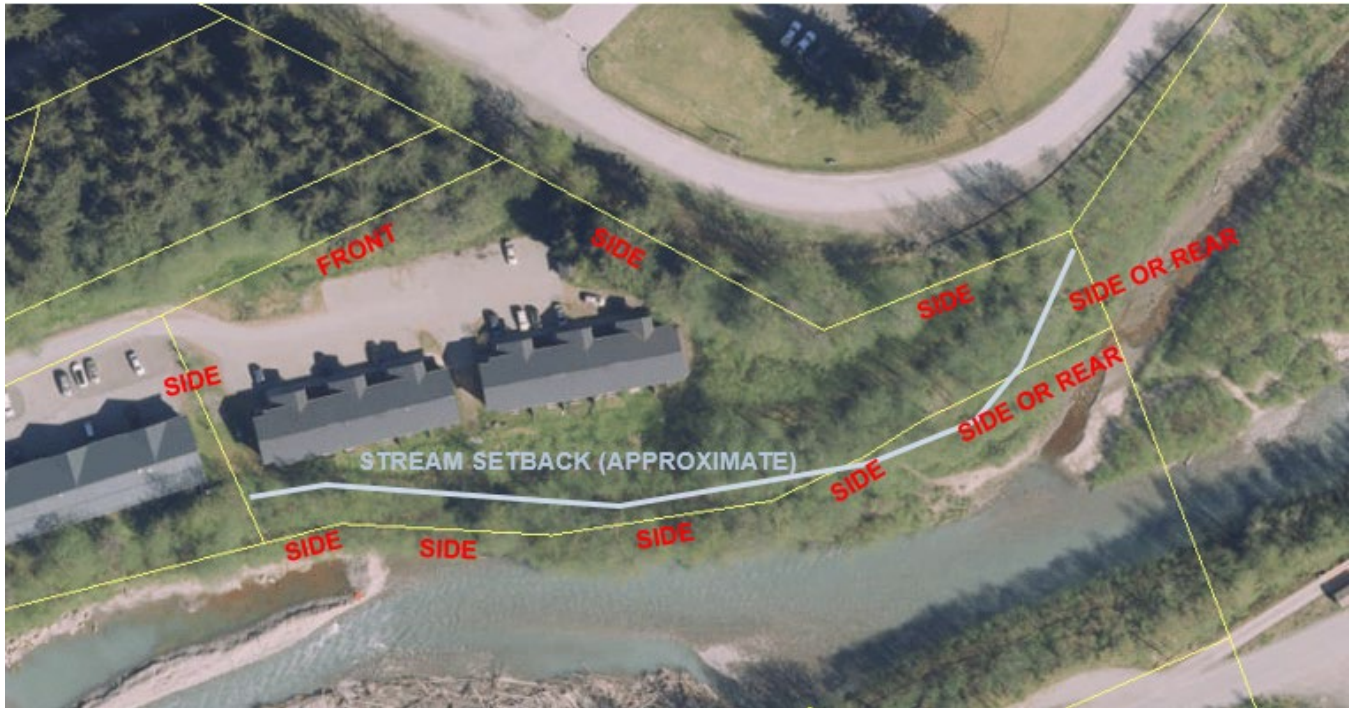
Resource	Summary
Conservation	None.
Wetlands	Protected (50’ anadromous setback).
Anadromous	Protected (50’ anadromous setback).
Historic	None known.
Archeological	None known.

Lot 1B south lot line is mapped with a one percent annual chance of inundation flooding (AE) by the Federal Emergency Management Agency.



Lemon Creek is listed in the Alaska Department of Environmental Conservation Impaired Water Bodies (AK\_R\_1030106\_017\_001) for sedimentation, siltation, and turbidity. The 2007 Lemon Creek Watershed Recovery and Management Plan suggests assessing and improving stormwater and runoff water quality (Objective 1.4) by working with landowners, improving riparian buffers, and maintaining habitat.

Lemon Creek is an anadromous water body with a 50-foot development setback. Staff will delineate the setback when development is proposed. The image below estimates the 50-foot setback based on GIS imagery available, to show where the anadromous setback would be controlling for development.



**CONFORMITY WITH ADOPTED PLANS**

**2013 COMPREHENSIVE PLAN VISION:** *The City and Borough of Juneau is a vibrant State Capital that values the diversity and quality of its natural and built environments, creates a safe and satisfying quality of life for its diverse population, provides quality education and employment for its workers, encourages resident participation in community decisions and provides an environment to foster state-wide leadership.*

**2013 COMPREHENSIVE PLAN** - The proposed amendment conforms to the 2013 Comprehensive Plan.

Chapter	Page No.	Item	Summary
7	84	Table 7.1	Lemon Creek is a 2011 impaired water body due to turbidity, sediment, and habitat modification from debris.
	96	Gravel Resources	Lemon Creek is a source of gravel. Note that SECON has annual permitted gravel extraction from the creek adjacent to this development.
8	118	Implementing Actions	Improve nonmotorized transportation facilities to address high average annual daily traffic and industrial traffic. ADOT&PF completed an improvement project along Glacier Highway in 2022, with sidewalks on both sides and refuge islands in the middle. Davis Avenue has curb and sidewalk on one side, and a multi-use trail on the other.
11	182	Subarea 5	3. Restrict residential development that would be impacted by gravel extraction uses.
			11. The Commission considers if the development will impact volume, velocity, cleanliness, and overall water quality of Lemon Creek.

<b>2018 Lemon Creek Area Plan</b> - The proposed amendment complies with the 2018 Lemon Creek Area Plan			
Chapter	Page No.	Item	Summary
5/6	47	Goal 3 Action	Advocate for intersection improvements at Davis Avenue and Glacier Highway (complete in 2022).
			Advocate for pedestrian access across Lemon Creek between industrial area and Davis Avenue.
			New trail on both sides of Davis Avenue, from the top to the wetlands (completed north of Glacier Highway, along Davis Avenue).

<b>2016 HOUSING ACTION PLAN</b> - The proposed amendment complies with the 2016 Housing Action Plan			
Chapter	Page No.	Item	Summary
	23		Higher density in Lemon Creek could help address housing.
	47		Consider upzoning.
	2		Streamline permitting to encourage density.

**AGENCY REVIEW**

CDD conducted an agency review comment period between August 12, 2024 and September 23, 2024. Agency review comments can be found in **Attachment C**.

Agency	Summary
Alaska Department of Transportation and Public Facilities	No comment.
Alaska Department of Corrections	Security concerns about development proximity to security perimeter. Mitigation requested, but challenges to preferred mitigation are noted.

Alaska Department of Corrections concerns may impact proposed development and would be considered under a subsequent Conditional Use Permit.

**PUBLIC COMMENTS**

CDD conducted a public comment period between August 19, 2024, and October 20, 2024.

An informational meeting was held via ZOOM on September 12, 2024 (**Attachment D**). One member of the public attended, and no questions were asked. Meeting materials and a recording of the meeting can be found at the Short Term Planning web site: <https://juneau.org/community-development/short-term-projects>

Public notice was mailed to property owners within 500 feet of the proposed rezone (**Attachment E**). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment F**). Public comments submitted at time of writing this staff report can be found in **Attachment G**.

Name	Summary
Sue Trivette	Informational, caution about shared infrastructure.
Kathy Ensor	Strongly opposed due to disagreements about shared infrastructure.

**ZONE CHANGE OPTIONS AND ALTERNATIVES**

As stated in CBJ 49.75.130(a), the Commission may recommend approval, approval with modifications or denial of a rezone request. The Commission may recommend approval to the Assembly for different zoning districts than requested by the applicant or recommended by staff. Additionally, the Commission can recommend modifications to the boundaries of the area to be rezoned. This means that if the Commission wishes to do so, the zoning district boundary line may be moved from its current location, if it conforms with the Comprehensive Plan and Title 49 – Land Use Code. Zoning district boundary lines are intended to follow property lines, centerlines of streets, alleys, streams (CBJ 49.25.110(f)).

**FINDINGS**

In accordance with CBJ 49.75 the Director makes the following findings on the proposed rezone:

**1. Was the rezone application filed timely in accordance with CBJ 49.75.110?**

**Analysis:** No additional analysis required.

**Finding:** Yes. The rezone application was filed in July of 2024.

**2. Was adequate public notice provided in accordance with CBJ 49.75.110?**

**Analysis:** CDD staff held a public meeting on September 12, 2024; mailed written notice to property owners within 500 feet of the proposed rezone for the public meeting and the Commission hearing; and a public notice sign was posted on-site two weeks prior to the Commission hearing.

**Finding:** Yes. Adequate public notice was provided in accordance with CBJ 49.75.110.

**3. Is this request for an area covering more than two acres or an expansion of an existing zoning district as required by CBJ 49.75.120?**

**Analysis:** The rezone request is for 2.2885 acres.

**Finding:** Yes. The proposed rezone meets the minimum area.

**4. Has a similar request been made within the previous 12 months, contrary to CBJ 49.75.120?**

**Analysis:** No additional analysis required.

**Finding:** No. A similar rezone request has not been filed within the previous 12 months.

**5. *Is the proposed zoning district and the uses allowed therein found to be in substantial conformance with the land use maps of the comprehensive plan and policies of the comprehensive plan, in accordance with CBJ 49.75.120?***

**Analysis:** No additional analysis required.

**Finding: Yes.** The proposed rezone conforms with the land use maps and policies of the 2013 Comprehensive Plan, the 2018 Lemon Creek Area Plan, and the 2016 Housing Plan.

**6. *Is the proposed zoning district and the uses allowed therein conforming with Title 49 – Land Use Code, in accordance with CBJ 49.75.120?***

**Analysis:** No further analysis needed.

**Finding: Yes.** The proposed rezone conforms with Title 49 – Land Use Code.

**RECOMMENDATION**

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the Assembly for the requested rezone of 2.3 acres at the end of Davis Avenue from D10 to D15.

**STAFF REPORT ATTACHMENTS**

<b>Item</b>	<b>Description</b>
<b>Attachment A</b>	Application Packet.
<b>Attachment B</b>	Proposed ordinance.
<b>Attachment C</b>	Agency Review Comments.
<b>Attachment D</b>	Informational meeting items.
<b>Attachment E</b>	Abutters information.
<b>Attachment F</b>	Public Notice sign posted.
<b>Attachment G</b>	Public comments.





# DEVELOPMENT PERMIT APPLICATION

**NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.**

To be completed by Applicant	<b>PROPERTY LOCATION</b>								
	Physical Address <b>1925 DAVIS AVE</b>								
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <b>Mendota Park Parcel 1 B</b>								
	Parcel Number(s) <b>SB1201070043</b>								
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____								
	<b>LANDOWNER/ LESSEE</b>								
	Property Owner <b>William Heumann</b>	Contact Person <b>William Heumann</b>							
	Mailing Address <b>6000 Thane RD</b>	Phone Number(s) <b>(907) 723-4540</b>							
	E-mail Address <b>chickatvistas@gmail</b>								
	<b>LANDOWNER/ LESSEE CONSENT</b>								
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.									
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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.									
<table style="width:100%;"> <tr> <td style="width:50%;"><u>William Heumann</u> Landowner/Lessee (Printed Name)</td> <td style="width:50%;"><u>Landowner</u> Title (e.g.: Landowner, Lessee)</td> </tr> <tr> <td>X <u>[Signature]</u> Landowner/Lessee (Signature)</td> <td><u>7/30/24</u> Date</td> </tr> <tr> <td>_____ Landowner/Lessee (Printed Name)</td> <td>_____ Title (e.g.: Landowner, Lessee)</td> </tr> <tr> <td>X _____ Landowner/Lessee (Signature)</td> <td>_____ Date</td> </tr> </table>		<u>William Heumann</u> Landowner/Lessee (Printed Name)	<u>Landowner</u> Title (e.g.: Landowner, Lessee)	X <u>[Signature]</u> Landowner/Lessee (Signature)	<u>7/30/24</u> Date	_____ Landowner/Lessee (Printed Name)	_____ Title (e.g.: Landowner, Lessee)	X _____ Landowner/Lessee (Signature)	_____ Date
<u>William Heumann</u> Landowner/Lessee (Printed Name)	<u>Landowner</u> Title (e.g.: Landowner, Lessee)								
X <u>[Signature]</u> Landowner/Lessee (Signature)	<u>7/30/24</u> Date								
_____ Landowner/Lessee (Printed Name)	_____ Title (e.g.: Landowner, Lessee)								
X _____ Landowner/Lessee (Signature)	_____ Date								
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.									
<b>APPLICANT</b>									
If same as LANDOWNER, write "SAME"									
Applicant (Printed Name) <b>SAME</b>	Contact Person								
Mailing Address	Phone Number(s)								
E-mail Address									
X _____ Applicant's Signature	_____ Date of Application								

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

Intake Initials <b>[Signature]</b> 7/31
--

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number <b>AME24-003</b>	Date Received <b>7/31/24</b>
---------------------------------	---------------------------------



# ZONE CHANGE APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

**NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.**

To be completed by Applicant

<b>PROJECT SUMMARY</b> <u>Rezone D10 to D15 to allow additional units</u>	
<b>IS THIS AN EXPANSION OF AN EXISTING ZONE?</b> <input checked="" type="radio"/> Yes <input type="radio"/> No	
Total Land Area of Proposed Change <u>2.3</u> acres	Comprehensive Plan Land Use Designation <u>MDR</u>
Current Zone(s) <u>D10</u>	Comprehensive Plan Map Letter <u>H</u>
New Zone Requested <u>D15</u>	
<b>TYPE OF ZONE CHANGE REQUESTED</b> <input checked="" type="radio"/> Regular <input type="radio"/> Transition	
<b>Has this or a similar zone change been requested in the previous 12 months?</b> <input type="radio"/> Yes Case # _____ <input checked="" type="radio"/> No	
<b>UTILITIES AVAILABLE</b> WATER: <input checked="" type="checkbox"/> Public <input type="checkbox"/> On Site SEWER: <input checked="" type="checkbox"/> Public <input type="checkbox"/> On Site	
<b>ALL REQUIRED MATERIALS ATTACHED</b>	
<input type="checkbox"/> Complete application <input checked="" type="checkbox"/> Pre-Application Conference notes <input type="checkbox"/> Narrative including: <input type="checkbox"/> Purpose of the requested zone change <input type="checkbox"/> Any potential impacts to public infrastructure (streets, water, & sewer) <input type="checkbox"/> How the requested zone change comply with the maps and policies of the Comprehensive Plan <input type="checkbox"/> Site Plan and/or map of proposed zone change (details on reverse side)	

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

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

This form and all documents associated with it are public record once submitted.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number <u>AME24-003</u>	Date Received <u>7/31/24</u>
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Pre-Application Conference Final Report

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- 1. Zone Change: \$600.00
  - 2. Public Notice Sign: \$150, with \$100 refundable if the sign is brought back by Monday following the Planning Commission meeting.
- 

For informational handouts with submittal requirements for development applications, please visit our website at [www.juneau.org/community-development](http://www.juneau.org/community-development).

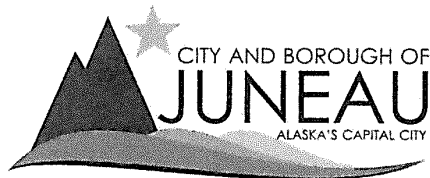
**Submit your Completed Application**

You may submit your application(s) online via email to [permits@juneau.gov](mailto:permits@juneau.gov)  
OR in person with payment made to:

City & Borough of Juneau, Permit Center  
230 South Franklin Street  
Fourth Floor Marine View Center  
Juneau, AK 99801

Phone: (907) 586-0715  
Web: [www.juneau.org/community-development](http://www.juneau.org/community-development)

Attachments:  
49.70 Article IV – if in a flood zone



# JUNEAU HOUSING PROGRAMS

## Juneau Affordable Housing Fund (JAHF) *up to \$50,000 per unit*

The Juneau Affordable Housing Fund was created to promote the creation of affordable housing in the Capital City. This program runs annually in the Fall.

To review the requirements and guidelines and to learn more about the next funding competition round, please visit:

[juneau.org/community-development/grants-juneau-affordable-housing-fund](http://juneau.org/community-development/grants-juneau-affordable-housing-fund)

## Mobile Home Down Payment Assistance (MHDPA) *up to \$10,000*

CBJ has partnered with True North Federal Credit Union (TNFCU) to create a program that will provide low interest loans to qualified residents for up to 50% of the down payment. Residents must be able to match the other 50%. Loans will be available at 1% interest. The borrower will have up to five (5) years to pay back the loan.

[juneau.org/community-development/grants-mobile-home-down-payment-assistance](http://juneau.org/community-development/grants-mobile-home-down-payment-assistance)

## Accessory Dwelling Unit Grant program (ADUG)

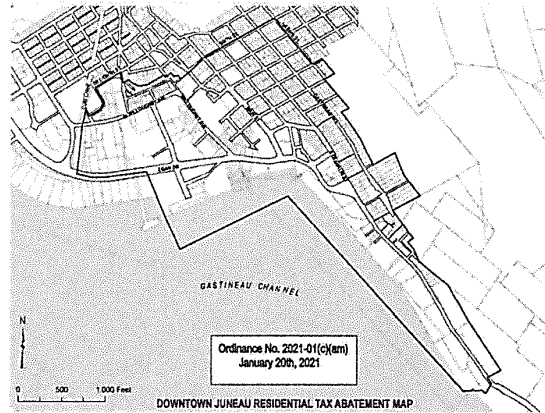
*Amount to be determined; program pending approval*

The Accessory Apartment Grant Program is a one time grant to homeowners creating an eligible accessory apartment. The resulting unit cannot be used as a short-term rental for three years.

<https://juneau.org/community-development/grants-aappg>

## Tax Abatement Programs

- **Downtown Tax Abatement:** Provides 12-year tax abatement for projects that develop four or more new residential units in the mapped area.



- **Senior Assisted Living Tax Abatement:** Provides 12-year tax abatement for projects that provide at least 15 new residential units of assisted living for senior citizens in the urban service area.

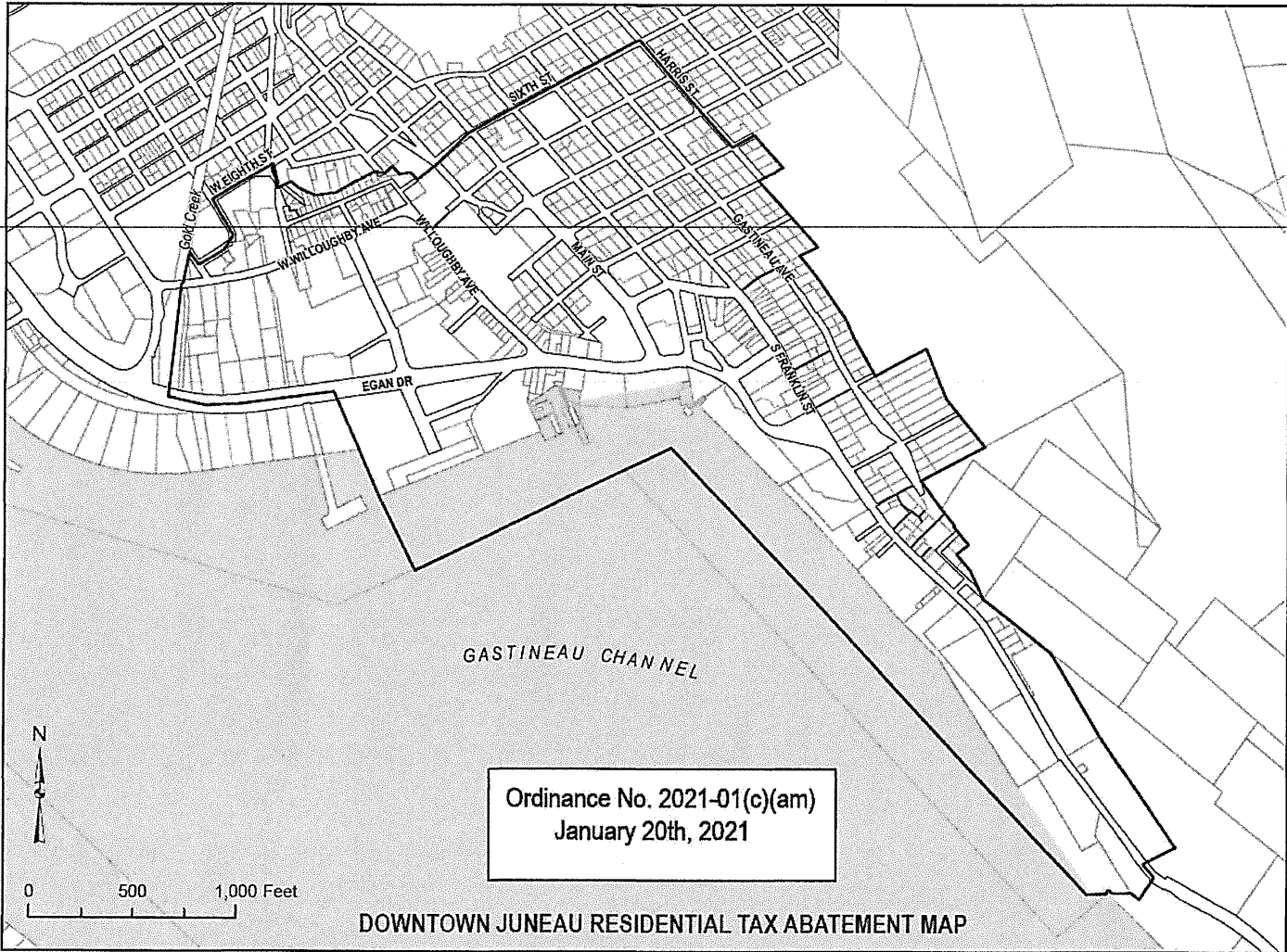
- **Subdivision Property Tax Abatement:** 5-year tax abatement program for improvements related to subdivision of one lot into three or more lots.

- **High Density Tax Abatement:** 12-year tax abatement for projects that develop at least four new residential units within the Urban Service Area.

For more information on CBJ tax abatement program eligibility criteria and to apply, please visit:

[juneau.org/community-development/grants-cbj-tax-abatement-programs](http://juneau.org/community-development/grants-cbj-tax-abatement-programs)

For more information on CBJ Housing programs, please contact:  
Joseph Meyers, Housing & Land Use Specialist at:  
[joseph.meyers@juneau.gov](mailto:joseph.meyers@juneau.gov)  
(907) 586-0753 x4200



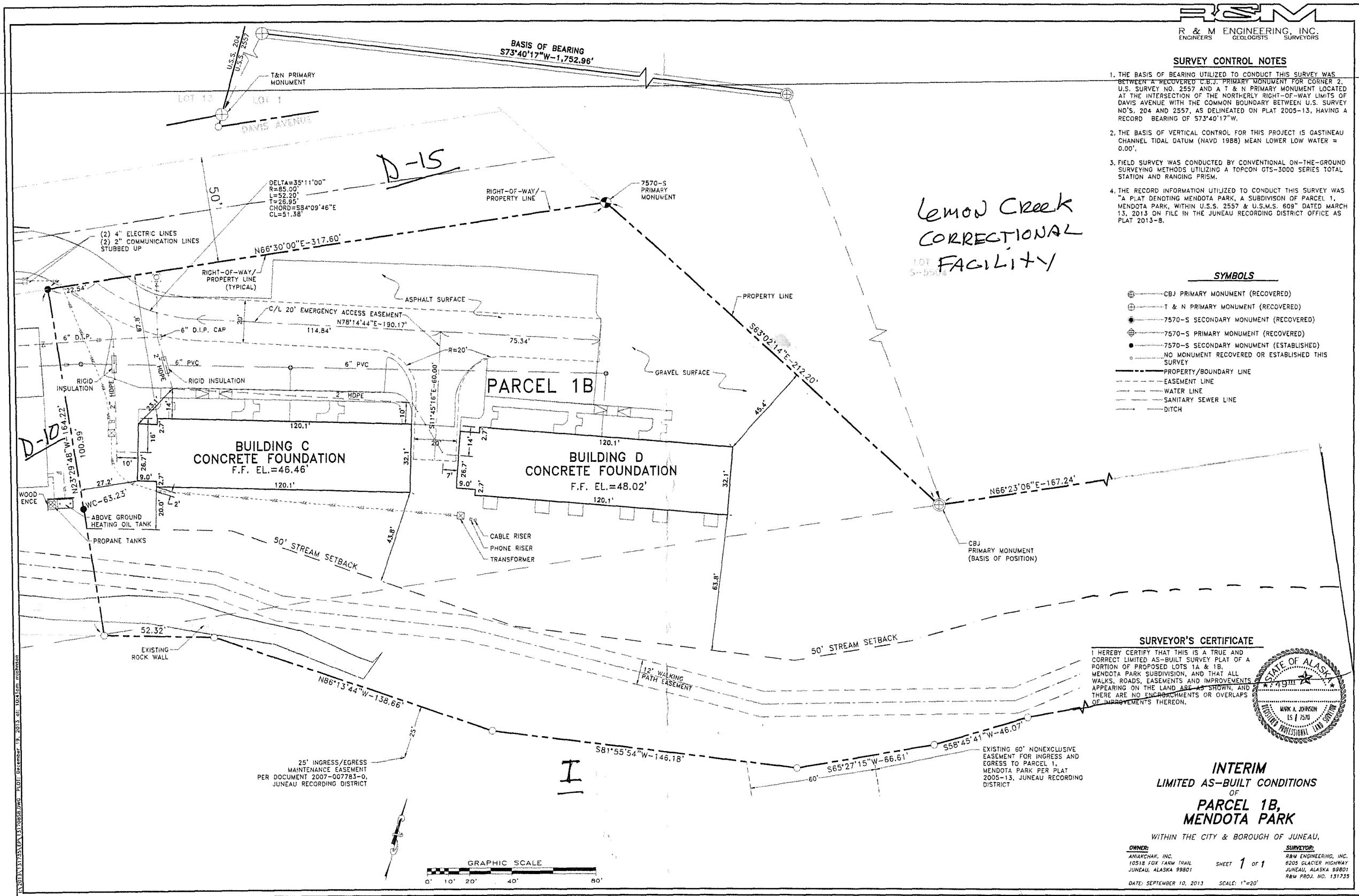
1925 Davis Avenue Rezone Narrative

7-29-2024

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The Purpose of this rezone is to allow for the construction of additional residential units on a parcel that is currently at maximum density but has lots of space left for additional units. This parcel, along with a neighboring parcel developed in the same era, is spot-zoned D-10, sandwiched between D-15 and industrial. As we all know, Juneau has a crisis-level housing shortage and this parcel has existing, underutilized, infrastructure that could be used to address the crisis. Impacts to the existing infrastructure would include slightly more use of the existing water, sewer and street system. A traffic light was recently added at the nearest intersection with Glacier Highway which alleviates that issue.

The requested zone change complies with the comprehensive plan as the current map allows for up to 20 units/acre and we are only requesting 15. As mentioned above, multiple studies of Juneau's housing issues have all pointed to maximizing infill development and upzoning wherever possible in order to make full use of the existing infrastructure.



**RSM**  
**R & M ENGINEERING, INC.**  
 ENGINEERS GEOLOGISTS SURVEYORS

**SURVEY CONTROL NOTES**

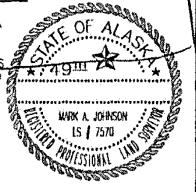
1. THE BASIS OF BEARING UTILIZED TO CONDUCT THIS SURVEY WAS BETWEEN A "RECOVERED" C.B.J. PRIMARY MONUMENT FOR CORNER 2, U.S. SURVEY NO. 2557 AND A T & N PRIMARY MONUMENT LOCATED AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LIMITS OF DAVIS AVENUE WITH THE COMMON BOUNDARY BETWEEN U.S. SURVEY NO'S. 204 AND 2557, AS DELINEATED ON PLAT 2005-13, HAVING A RECORD BEARING OF S73°40'17"W-1,752.96'.
2. THE BASIS OF VERTICAL CONTROL FOR THIS PROJECT IS GASTINEAU CHANNEL TIDAL DATUM (NAVD 1988) MEAN LOWER LOW WATER = 0.00'.
3. FIELD SURVEY WAS CONDUCTED BY CONVENTIONAL ON-THE-GROUND SURVEYING METHODS UTILIZING A TOPCON GTS-3000 SERIES TOTAL STATION AND RANGING PRISM.
4. THE RECORD INFORMATION UTILIZED TO CONDUCT THIS SURVEY WAS "A PLAT DENOTING MENDOTA PARK, A SUBDIVISION OF PARCEL 1, MENDOTA PARK, WITHIN U.S.S. 2557 & U.S.M.S. 609" DATED MARCH 13, 2013 ON FILE IN THE JUNEAU RECORDING DISTRICT OFFICE AS PLAT 2013-8.

**SYMBOLS**

- ⊕ CBJ PRIMARY MONUMENT (RECOVERED)
- ⊕ T & N PRIMARY MONUMENT (RECOVERED)
- 7570-S SECONDARY MONUMENT (RECOVERED)
- ⊕ 7570-S PRIMARY MONUMENT (RECOVERED)
- 7570-S SECONDARY MONUMENT (ESTABLISHED)
- NO MONUMENT RECOVERED OR ESTABLISHED THIS SURVEY
- PROPERTY/BOUNDARY LINE
- - - EASEMENT LINE
- - - WATER LINE
- - - SANITARY SEWER LINE
- - - DITCH

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT LIMITED AS-BUILT SURVEY PLAT OF A PORTION OF PROPOSED LOTS 1A & 1B, MENDOTA PARK SUBDIVISION, AND THAT ALL WALKS, ROADS, EASEMENTS AND IMPROVEMENTS APPEARING ON THE LAND ARE AS SHOWN, AND THERE ARE NO ENCROACHMENTS OR OVERLAPS OF IMPROVEMENTS THEREON.



**INTERIM LIMITED AS-BUILT CONDITIONS OF PARCEL 1B, MENDOTA PARK**

WITHIN THE CITY & BOROUGH OF JUNEAU,

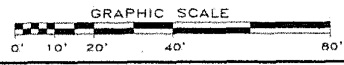
**OWNER:**  
 ANAKCHAK, INC.  
 10518 FOX FARM TRAIL  
 JUNEAU, ALASKA 99801

**SURVEYOR:**  
 R&M ENGINEERING, INC.  
 6205 GLACIER HIGHWAY  
 JUNEAU, ALASKA 99801  
 R&M PROJ. NO. 131225

DATE: SEPTEMBER 10, 2013

SHEET 1 OF 1

SCALE: 1"=20'





(907) 586-0715  
 CDD\_Admin@juneau.org  
 www.juneau.org/community-development  
 155 S. Seward Street • Juneau, AK 99801

**Case name**                    **Davis ReZone**

Case Number:                    PAC2023 0035

Applicant:                        Chilkat Vistas LLC, William Heumann

Property Owner:                William Heumann

Property Address:               1925 Davis Ave

Parcel Code Number:           5B1201070043

Site Size:                         99,685 sq ft. Or 2.2885 acres

Zoning:                             D10

Existing Land Use:               23 Apartment Units

Conference Date:                16 August 2023

Report Issued:                   23 August 2023

***DISCLAIMER: Pre-application conferences are conducted for the purpose of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application and are not a guarantee of final project approval.***

**List of Attendees**

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
William Heumann, Mike Heumann, and Cassandra Suryan	Applicant	<a href="mailto:chilkatvistas@gmail.com">chilkatvistas@gmail.com</a>
Irene Gallion	Planning	<a href="mailto:irene.gallion@juneau.gov">irene.gallion@juneau.gov</a>
Forrest Courtney	Planning	<a href="mailto:forrest.courtney@juneau.gov">forrest.courtney@juneau.gov</a>
David Sevdv	Permitting	<a href="mailto:David.sevdv@juneau.gov">David.sevdv@juneau.gov</a>



**Conference Summary**

**Questions/issues/agreements identified at the conference that weren't identified in the attached reports.**

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Applicant requested the definition of development: CBJ 49.80.120

*Development* means any of the following:

- (1) Construction, reconstruction or enlargement of a structure involving more than 120 square feet;
- (2) A subdivision;
- (3) Conduct of a home occupation;
- (4) Change in use of a lot, including any structure thereon;
- (5) Installation or emplacement of a mobile or modular home;
- (6) Removal of substantial vegetative cover;
- (7) Excavation, dredge or fill activity;
- (8) Installation of a sign;
- (9) For the purposes of chapter 49.65, article I, the work performed in relation to a deposit, subsequent to exploration but prior to extraction of commercial quantities of a mineral commodity, aimed at, but not limited to, preparing the site for mining, defining an ore deposit, conducting pilot plant operations, and construction of roads or ancillary facilities;
- (10) Any site work in preparation or anticipation of the above;
- (11) For the purposes of chapter 49.70, article IV, flood hazard areas, means any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

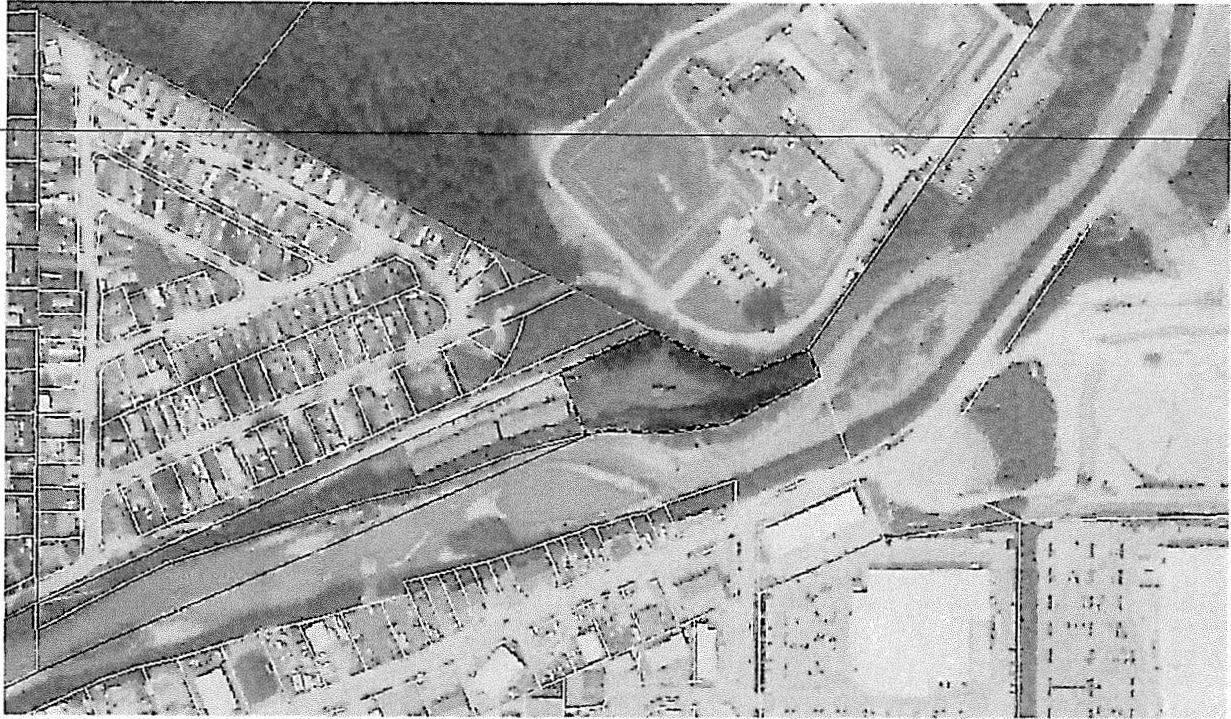
*Structure* means anything which is constructed or erected and located on or under the ground, or attached to something fixed to the ground, including the following:

- (1) A building, regardless of size, purpose, or permanence;
- (2) A tower, sign, antenna, pole or similar structure;
- (3) A basement, foundation, or mobile home pad;
- (4) A fence;
- (5) A sign;
- (6) A street, road, sidewalk, driveway, parking area, or storage area.

Applicant said their intention was to construct affordable units for Juneau's workforce. Applicant discussed applying for the Juneau Affordable Housing Fund. Applicant's narrative for this project should include how this project and JAHF funds will meet requirements for rent or sale prices meet workforce level income. Some tax and loan programs are run through different departments, see attached information sheet for details.

**Project Overview**

The applicant is requesting the rezoning of Mendota Park Parcel 1B (1925 Davis Ave) from D10 to D15. There are presently 23 apartment units on site. The intention of the rezone is to accommodate additional apartment construction. With D15 zoning, up to 11 units could be added to the property.



**History**

In 2005 Parcel 1 of Mendota Park was rezoned to D10, Multi-Family Residential. Rezone required dedication of easements for pedestrian walkways, parks, playgrounds, storm-water drainage facilities, and fire apparatus access.

Mendota Park Parcel 1 was subdivided into 1A and 1B in 2013. 23 apartments were constructed.

**Documents**

**USE2003-00048:** Construction of a driveway in the undeveloped section of Davis Avenue.

**USE2005-00017:** Extending the length of the driveway in the undeveloped section of Davis Avenue.

**SMN2013 0003:** Subdivision of Parcel 1 into 1A and 1B.

**USE2013-0015:** 23-unit apartment complex.

**REZONE PROCESS**

- Apply for the rezone in January or July [CBJ 49.75.110].
- Work with Community Development on organizing a public meeting. Community Development would present on the regulatory details, and Chilkat Vistas would be able to present based on the vision for the area. Note that CBJ is unable to participate in the meeting until an application has been received.
- Modify the proposal as warranted by public comments.

Pre-Application Conference Final Report

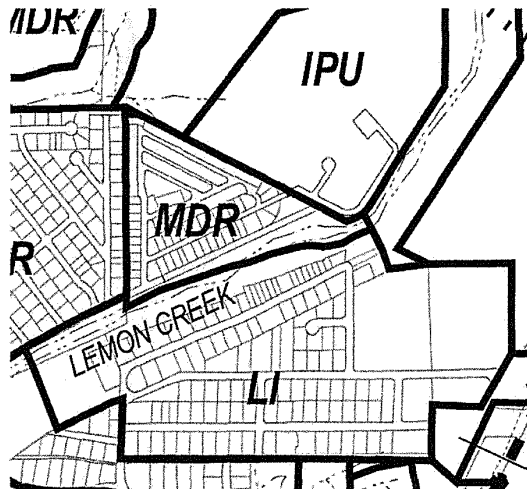
- Present the proposal to the Planning Commission. They will forward to the Assembly, and:
  - Recommend approval, OR
  - Recommend approval with conditions, OR
  - Recommend denial, OR
  - If they need more information, they will “continue.”
- The Assembly will most likely consider the rezone:
  - At a subcommittee, probably Lands, Housing and Economic Development.
  - At a Committee of the Whole (work group), then
  - At a regular Assembly Meeting, where the rezone will be voted on.

**Planning Division**

**1. Zoning –**

Parcel 1B is presently zoned D10, intended to accommodate multifamily residential development [CBJ 49.25.210(e)].

Map H of the CBJ Comprehensive Plan (2013) shows lot is planned for Medium Density Residential.



The Comprehensive Plan defines Medium Density Residential:

*These lands are characterized by urban residential lands for multifamily 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, as regulated in the Table of Permissible Uses (CBJ 49.25.300).*

The adjacent lot to the West is zoned D10 and the lot to the Northwest across Davis Avenue is zoned D15.

**2. Table of Permissible Uses –**

1.300 Multi-family dwellings: A major development requires a Conditional Use Permit (CUP). Additional units would require update of an existing CUP. A pre-application conference specific to that development would be required [CBJ 49.25.300].

**3. Setbacks – CBJ 49.25.400**

Feature	D10	D15
Front Setback	20'	20'
Side Yard Setback	5'	5'

Pre-Application Conference Final Report

Rear Yard Setback	20'	15'
Street Side Setback	13'	13'

4. Height – CBJ 49.25.400

Feature	D10	D15
Permissible	35'	35'
Accessory	25'	25'

5. Access –

The property is accessed via Davis Avenue through the Riveredge Condominium driveway (recorded document 2013-001962-0).

6. Parking & Circulation–

Parking is not directly related to rezoning.

Multifamily units require 1 space per one-bedroom unit, 1.5 spaces per two-bedroom unit, and 2 spaces per three or more bedroom units [CBJ 49.40.210(a)].

7. Lot Coverage – CBJ 49.25.400

Feature	D10	D15
Permissible	50%	50%
Conditional	50%	50%

8. Vegetative Coverage –

30% vegetation coverage is required for both D10 and D15 zoned lots [CBJ 49.50.300].

9. Lighting –

Not applicable to this application. Lighting is reviewed during the building permit process. Lighting should be downward cast and not on neighboring lots.

10. Noise –

The noise difference between D10 and D15 is not expected to be substantial.

11. Flood –

The south lot line appears to be in an AE floodway. Any development in this area would have to comply with CBJ floodway standards. Please contact this office if you are going to be developing anything in this area.

Pre-Application Conference Final Report



**12. Hazard/Mass Wasting/Avalanche/Hillside Endorsement –**

The property is not in a mapped hazard area.

**13. Wetlands –**

A wetlands fill may require a United States Army Corps of Engineers permit, you can contact them at 907-753-2689 for additional information.

**14. Habitat –** Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling.

Lemon creek is an anadromous waterbody. No disturbance is allowed within 25ft and no development within 50ft of the waterbody [CBJ 49.70.310].

**15. Plat Restrictions – Plat 2013-8**

1. Stormwater runoff drainage as presently exists may not be modified without CBJ engineering approval.
2. Water and sewer disposals systems are private utilities and are managed by the existing maintenance and hold harmless agreement.
3. Lot 1B is responsible for the extension of private water and sewer lines as needed.
4. Special regulations may apply to the lot as parts of the subdivision may be located in a special flood hazard area according to community panel #020009885B.

**16. Traffic** A Traffic Impact Analysis is not required [CBJ 49.40.300].

If zoning is changed, up to 11 units could be added to the property. Per unit Average Annual Daily Traffic (AADT) is 6.65 (Institute of Traffic Engineers' Trip Generation Manual, 9<sup>th</sup> Edition, Volume 2, page 333). If the maximum allowed units were built it would provide an additional AADT of 73.15. Considering the existing 23 units, AADT would go as high as 226.

**17. Nonconforming situations –** Not applicable.

Pre-Application Conference Final Report

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**Building Division**

- 18. Building –
  - 19. Outstanding Permits – None
- 

**General Engineering/Public Works**

- 20. Engineering –
- 21. Drainage –
- 22. Utilities – (water, power, sewer, etc.)

**Fire Marshal**

- 23. Fire Items/Access –

**Other Applicable Agency Review**

- 24. DOT&PF / Alcohol Beverage Control Board / Army Corps / DEC (wastewater) / DNR / USF&W / F&G / FAA / Corrections...
- 25.

**List of required applications**

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

- 1. Development Permit Application
- 2. Zone Change Application
- 3. (Add notes as necessary)

**Additional Submittal Requirements**

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

- 1. A copy of this pre-application conference report.
- 2. (Add any necessary supporting documents required in the application forms OR that may be useful supporting information)

**Exceptions to Submittal Requirements**

Submittal requirements that staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

- 1. (Add any items required with the forms that are not applicable to the Conditional Use application)
- 2.

**Fee Estimates**

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

Presented by:  
Introduced:  
Drafted by: CDD Gallion

**ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**  
**Serial No. 2024-XX DRAFT**

**An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of Mendota Park Parcel 1B; Located on Davis Avenue.**

WHEREAS, the area of the proposed rezone to D15, located on Davis Avenue, is currently zoned as D10; and

WHEREAS, the CBJ Comprehensive Plan maps this area for Medium Density Residential; and

WHEREAS, the proposed rezone conforms to the Medium Density Residential; and

WHEREAS, in 2005 the lot was downzoned from D15 to D10 due to concerns about the performance of the Davis Avenue intersection with Glacier Highway; and

WHEREAS, a 2022 project by the Alaska Department of Transportation and Public Facilities installed a light at the intersection; and

WHEREAS, housing is the Assembly’s top priority;

NOW, THEREFORE, BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

**Section 1. Classification.** This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

**Section 2. Amendment to the Official Zoning Map.** The official zoning map of the City and Borough, adopted pursuant to CBJ 49.25.110, is amended to change the zoning of Mendota Park Lot 1B; located on Davis Avenue, from D10, to D15.

The described rezone is shown on the attached Exhibit “A” illustrating the area of the proposed zone change.

**Section 3. Effective Date.** This ordinance shall be effective 30 days after its adoption.

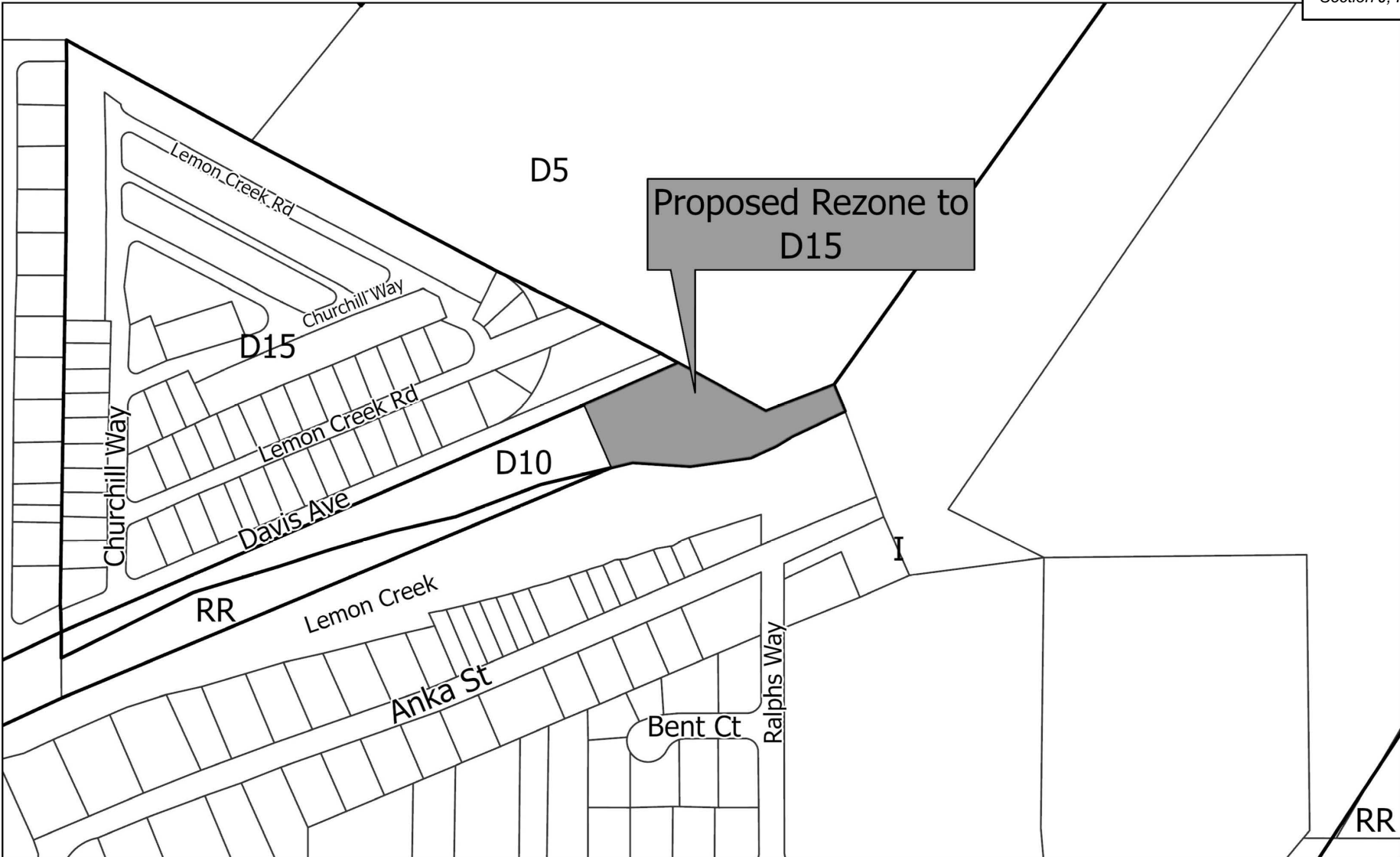
Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Beth Weldon, Mayor

Attest:

\_\_\_\_\_  
Beth McEwen, Municipal Clerk

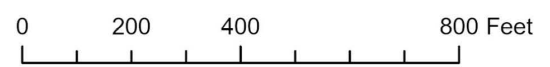




# Zone changes to Mendota Park Parcel 1B from D10 to D15



CDD Case: AME 2024 0003





(907) 586-0715  
 CDD\_Admin@juneau.gov  
 www.juneau.org/community-development  
 155 Heritage Way • Juneau, AK 99801

**COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT**

**DEPARTMENT:** DOT&PF  
**STAFF PERSON/TITLE:** Arthur Drown, Right of Way Property Management  
**DATE:** 09/10/2024  
**APPLICANT:** William Heuman  
**TYPE OF APPLICATION:** Rezone  
**PROJECT DESCRIPTION:**

Applicant requests a rezone of 2.3 acres at the end of Davis Avenue from D10 to D15.

**LEGAL DESCRIPTION:**  
**PARCEL NUMBER(S):** 5B1201070043  
**PHYSICAL ADDRESS:** 1925 Davis Avenue

**SPECIFIC QUESTIONS FROM PLANNER:**

**AGENCY COMMENTS:**

**AGENCY COMMENTS (CONTINUED):**



(907) 586-0715  
CDD\_Admin@juneau.gov  
www.juneau.org/community-development  
155 Heritage Way • Juneau, AK 99801

**COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT**

**DEPARTMENT:** Alaska Department of Corrections  
**STAFF PERSON/TITLE:** Daryl Webster, Superintendent  
**DATE:** 9/5/2024  
**APPLICANT:** William Heuman  
**TYPE OF APPLICATION:** Rezone  
**PROJECT DESCRIPTION:**

Applicant requests a rezone of 2.3 acres at the end of Davis Avenue from D10 to D15.

**LEGAL DESCRIPTION:**

**PARCEL NUMBER(S):** 5B1201070043  
**PHYSICAL ADDRESS:** 1925 Davis Avenue

**SPECIFIC QUESTIONS FROM PLANNER:**

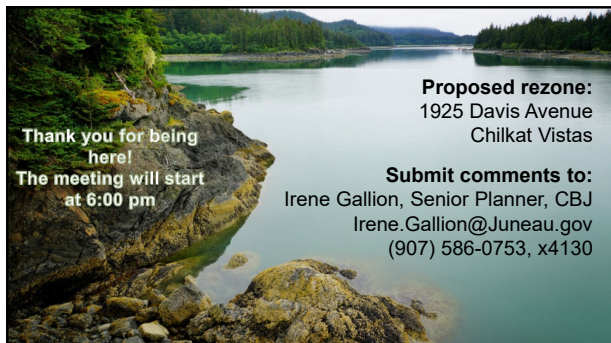
**AGENCY COMMENTS:**

While DOC supports, in principle, additional housing in communities like Juneau, rezoning in the vicinity of Lemon Creek Correctional Center raises significant security concerns, due to the potential for increased traffic and additional residential housing in very close proximity to the institution’s security perimeter and inmate housing units. Should rezoning lead to additional housing in the area adjacent to the security perimeter, significant structural mitigation would be required to reduce the risk of residents being in the line of fire from the institution’s security tower and to prevent the introduction of contraband into the institution.

At a minimum, an approximate 15 foot berm or wall, similar in appearance to a noise-cancelling highway wall, would need to be erected between the institution and new development, as a protective barrier. This barrier, spanning the length of any new development, would be difficult to erect on the Institutional side of the property line without impinging on the institution’s perimeter service road. It would be a challenge to erect the necessary barrier on the private property side of the property line, due to the steep topography, which declines at a sharp angle to the Lemon Creek riverbed.

We urge due consideration of these concerns, as the present re-zoning application is considered.

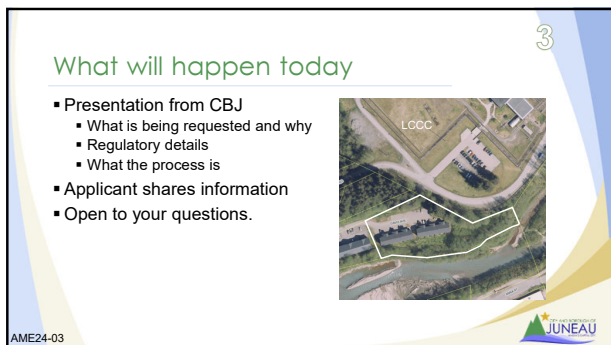
Full size slides can be found at the Short Term Planning web site: <https://juneau.org/community-development/short-term-projects>



1



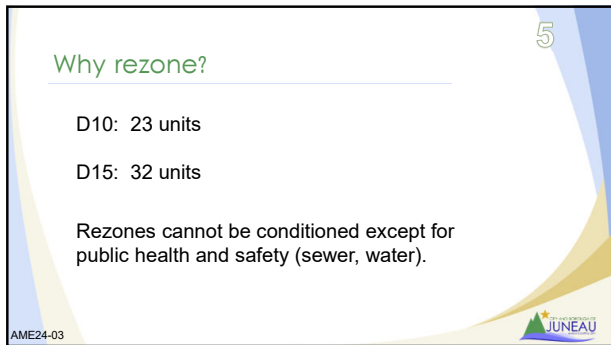
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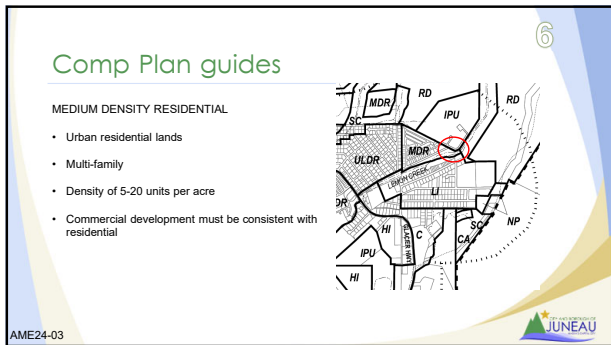
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6

### 2018 Lemon Creek Area Plan

- Intersection improvements at Davis Avenue and Glacier Highway (complete in 2022).
- Advocate for pedestrian access across Lemon Creek between industrial area and Davis Avenue.
- New trail on both sides of Davis Avenue, from the top to the wetlands (completed north of Glacier Highway, along Davis Avenue).

AME24-03

7

### Table of Permissible Uses

Use Description	D-10	D-15
<b>1 RESIDENTIAL</b>		
1.1 Single-family dwellings		
1.11 Single-family detached, one dwelling per lot	1	1
1.12 Single-family detached, two dwellings per lot		
1.13 Single-family detached, accessory apartment <sup>1</sup>	1, 3	1, 3
1.14 Single-family detached, two dwellings per lot, accessory apartments <sup>1</sup>		
1.2 Duplex	1	1
1.3 Multifamily dwellings	1, 3	1, 3
1.5 Child and Day care homes		
1.51 Child, 12 or fewer children under the age of 12	1	1
1.52 Reserved		
1.53 Adult, 12 or fewer people, 12 years and older	1	1
1.54 Reserved		
1.55 Child care residence, 6 to 9 children under 18 years of age	3	3
<b>Residences</b>	<b>Commercial Structure</b>	<b>Commercial Land</b>
>8	5,000 sf	10,000 sf

AME24-03

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### To find the details...

AME24-03

9

### To find the details...

AME24-03

10

### Similarities between D10 and D15

AME24-03

11

### D10 & D15: Requires Conditional Use Permit

AME24-03

12

13

Not allowed

AME24-03

13

### Differences between D10 and D15

14

USE	Current D10	Proposed D15
Light manufacturing	No	CUP
Theatres under 200 seats	No	CUP
Out-patient clinics	No	CUP
Hens, 6 maximum	Yes	CUP
Funeral Home	Yes	No

AME24-03

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### Dimensional Standards

15

	Current Actual	Current D10	Proposed D15
Minimum lot size, square feet	99,685	6,000	5,000
Minimum lot width, linear feet	1,630	50	50
Maximum lot coverage	9%	50%	50%
Maximum height, permissible	27'	35'	35'
Maximum height, accessory	--	25'	25'
Minimum front yard setback	Met	20'	20'
Minimum rear yard setback	Met	20*	15**
Minimum side yard setback	Met	5'	5'
Minimum street side setback	Met	13'	13'

Lemon Creek: 50' no development, 25' no disturb.

AME24-03

15

### Dimensional Standards

16

AME24-03

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### Process

- Neighborhood informational meeting
- Staff analysis and report
- Report posted week of October 14, 2024
- Planning Commission Hearing: October 22, 2024. Recommendation to:
  - Approve
  - Approve with conditions
  - Deny
  - Continue

Schedule with the Assembly (no post cards)

17

AME24-03

17

### Thank you!

- Michael Heumann, Chilkat Vistas

18

AME24-03

18

19

To comment:

<https://juneau.org/community-development/short-term-projects>

Planning Commission Hearing  
Hearing before the Planning Commission on October 22, 2024.

The staff report is anticipated to be posted the week of October 14, 2024, and can be found [here](#).

Comments received by September 23, 2024, will be included in a staff analysis and forwarded to the Commission.

Comments received between September 24, 2024, and October 17, 2024 at noon will be forwarded to the Commission.

LAST DAY FOR WRITTEN COMMENT: Thursday, October 17, 2024 at NOON  
*Note that Friday, October 18<sup>th</sup>, is the Alaska Day holiday.*

Please send comments to:  
[PC\\_comments@juneau.gov](mailto:PC_comments@juneau.gov)  
[kera.guttor@juneau.gov](mailto:kera.guttor@juneau.gov)  
(907) 586-0753 x4130

AME24-03




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20

Comment summary so far...

AME24-03



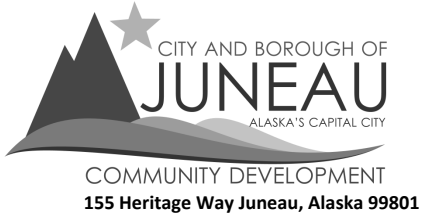
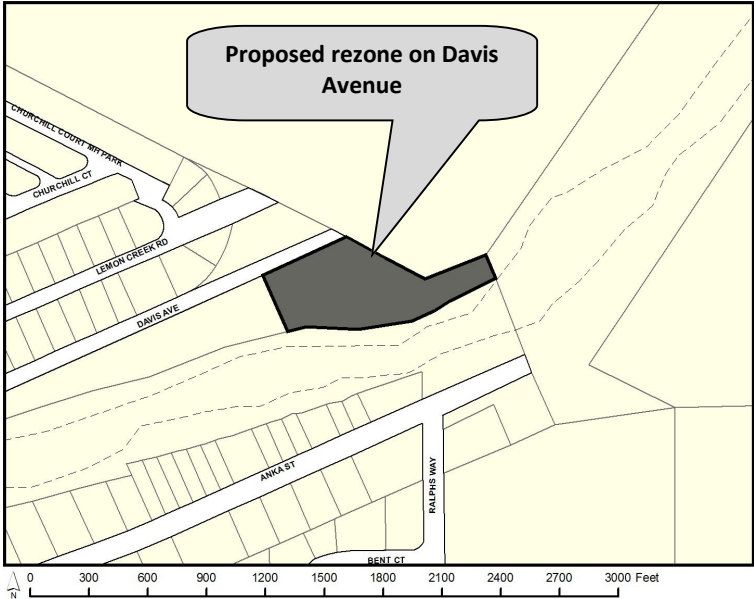
20



# Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

*Your Community, Your Voice*



TO

**Rezone application** has been submitted for consideration and public hearing by the Planning Commission to **rezone 2.3 acres** at the end of **Davis Avenue** from **D10 to D15**.

**PROJECT INFORMATION:**

Project Information can be found at:  
<https://juneau.org/community-development/short-term-projects>

**PLANNING COMMISSION DOCUMENTS:**

Staff Report expected to be posted **October 14, 2024** at  
<https://juneau.org/community-development/planning-commission>  
Find hearing results, meeting minutes, and more here, as well.

<b>Now through Sept. 23</b>	<b>Sept. 24— noon, Oct. 17</b>	<b>HEARING DATE &amp; TIME: 6:00 pm, Oct. 22 2024</b>	<b>October 23</b>
Comments received during this period will be sent to the Planner, <b>Irene Gallion</b> , to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <a href="https://juneau.zoom.us/j/87288626638">https://juneau.zoom.us/j/87288626638</a> and use the Webinar ID: 872 8862 6638 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).  You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.	The results of the hearing will be posted online.

**FOR DETAILS OR QUESTIONS,**

Phone: (907)586-0753 ext. 4130  
Email: [pc\\_comments@juneau.gov](mailto:pc_comments@juneau.gov) or [irene.gallion@juneau.gov](mailto:irene.gallion@juneau.gov)  
Mail: Community Development, 155 Heritage Way, Juneau AK 99801

**Case No.: AME2024 0003**  
**Parcel No.: 5B1201070043**  
**CBJ Parcel Viewer:** <http://epv.juneau.org>

**Irene Gallion**

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**From:** Chilkat Vistas <chilkatvistas@gmail.com>  
**Sent:** Monday, October 7, 2024 4:50 PM  
**To:** Irene Gallion  
**Subject:** Re: I saw you picked up the sign

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS



Attachment F - Public Notice sign posted.

**Irene Gallion**

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**From:** Sue Trivette <susietriv@gmail.com>  
**Sent:** Monday, September 9, 2024 9:04 AM  
**To:** Irene Gallion  
**Subject:** Re: Case No: AME20240003, Parcel No: 5B1201070043

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

Hi Ms Gallion--

I got a chance to read the detailed rezoning application; thanks for being patient with me in finding it!

Since, as you say, this is just preliminary to doing any development of the property, I think I'll just attend Thursday's Zoom meeting as a listener, with no participation planned. Even though I gave you some background info on what transpired during & after the development of the 1925 Davis Ave apartments, that's been several years ago & I don't want to just rely on my memory of what happened. At that time, I was the secretary on our Board of Directors & had available all our board minutes as well as annual meetings. I've since resigned that job & given my paper copies of these records onto the property manager. I also had file copies in my computer I could access as a backup, but unfortunately, I have a new computer. So, I'm not sure without searching if those files got transferred over.

If this application does get approved, I can then take the time to search for the files, or ask our property manager to help out.

Thanks again for your help,

Have a great day!

Sue

On Wed, Sep 4, 2024 at 3:08 PM Irene Gallion <[Irene.Gallion@juneau.org](mailto:Irene.Gallion@juneau.org)> wrote:

Hi Sue, glad to see you are back at the computer!

You are looking for the link circled in the image below. Keep in mind this application is just for the ability to expand, not for the expansion itself. If this rezone is approved, the applicant will need to apply for a building permit and have his plans reviewed.

I will not be in the office on Thursday, but am in on Friday. Do you want to make some time for a chat, or are you still working through the materials? I have a meeting from 10-11 but would otherwise be available.

Thanks!



Application: AME2024 0003

**History:**

The proposed rezone is for 1925 Davis Avenue, to the east of Riveredge Park Condominiums.

In 2003, 1925 Davis and the Riveredge Park Condominiums were on one lot. The lot was approved for transitional zoning to D15. "Transitional" means that certain improvements were made. In this case, the improvements included pedestrian accommodation construction along Davis Avenue, a study that showed the Davis Avenue/Glacier Highway intersection would operate effectively after full-build out.

**From:** Sue Trivette <[susietriv@gmail.com](mailto:susietriv@gmail.com)>  
**Sent:** Wednesday, September 4, 2024 2:53 PM  
**To:** Irene Gallion <[Irene.Gallion@juneau.org](mailto:Irene.Gallion@juneau.org)>  
**Subject:** Re: Case No: AME20240003, Parcel No: 5B1201070043

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hi Ms Gallion--

I don't know if you've tried to follow thru the steps you outlined on your website. I followed your directions and carefully clicked where you indicated; there's nothing new under the project image since 2013 when William Newmann was applying for building of the "new" apartments at 1925 Davis which were subsequently built. I see no evidence of more recent applications regarding this case number.

Did I miss something?

Thanks, Sue

PS: hope you're doing better; my typing is rough, but my hand is healing well.

On Tue, Aug 27, 2024 at 9:14 AM Irene Gallion <[Irene.Gallion@juneau.org](mailto:Irene.Gallion@juneau.org)> wrote:

Likewise to you. Get well soon!

IMG

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**From:** Sue Trivette <[susietriv@gmail.com](mailto:susietriv@gmail.com)>  
**Sent:** Tuesday, August 27, 2024 9:13 AM  
**To:** Irene Gallion <[Irene.Gallion@juneau.org](mailto:Irene.Gallion@juneau.org)>  
**Subject:** Re: Case No: AME20240003, Parcel No: 5B1201070043

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Thanks for the info, Ms Gallion. I'm about to report to Bartlett Hospital for trigger finger release surgery, so I'll most likely be away from my computer for a little while. I'll be sure to check the website out in a few days.

I hope you feel better soon,

Thanks, Sue

On Tue, Aug 27, 2024 at 8:40 AM Irene Gallion <[Irene.Gallion@juneau.org](mailto:Irene.Gallion@juneau.org)> wrote:

Hi Sue,

You can find the information we have available at this web site: <https://juneau.org/community-development/short-term-projects>

Right now, AME2024 0003 is the third plus-sign down. Click the plus sign to expand. The application packet is under the project image.

When thinking about addressing the Commission, consider:

- Are you opposed to the project based on its merits?
- Are there conditions you'd like to see imposed on the expansion?

Even if opposing the project, you might want to consider conditions that could mitigate impacts. Access is certainly something the Commission will be concerned with.

Take a look at that, and then let's chat. I'm out of the office today, but am hopeful about being in tomorrow (I'm a little under the weather at the moment).

Thank you,

**Irene Gallion | Senior Planner**

Community Development Department | City & Borough of Juneau, AK

Location: 230 S. Franklin Street | 4<sup>th</sup> Floor Marine View Building

Office: 907.586.0753 x4130



*Fostering excellence in development for this generation and the next.*

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**From:** Sue Trivette <[susietriv@gmail.com](mailto:susietriv@gmail.com)>  
**Sent:** Monday, August 26, 2024 10:32 AM  
**To:** Irene Gallion <[irene.gallion@juneau.org](mailto:irene.gallion@juneau.org)>  
**Subject:** Case No: AME20240003, Parcel No: 5B1201070043

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

Hello Mx. Gallion--

I've lived at 1901 Davis Ave (the Riveredge Condo complex), since 2012. I've tried for more than 30 minutes searching in the CBJ website for more details on this proposed development. I definitely plan to participate in the zoom meeting scheduled for 9/12/24. So I can better prepare for this meeting, would it be possible to view some details about what is planned & who the developer is? I was on the Board of Directors during the time the adjacent apartments were being planned & constructed. To say the communication & cooperation between our complex/property management & the developer was



anything but contentious would be misleading. There is more than 1 example but the most significant was the verbal promise from the developer that as soon as he got the apartments electricity hooked up, he would certainly establish a separate account with A E L & P, only "borrowing" our utilities for a short period of time. It took nearly taking this person to court to get this to happen. I'm not sure we ever got the many months refund of the time he used our electricity beyond his having his own power. If there's any way to view any details about this development, I would greatly appreciate being apprised of the website/source of getting this information. And I won't even go into the disintegration of the shared pavement from the construction vehicles which were not addressed.

Thanks for your time & consideration on this matter.

Sue Trivette

1901 Davis Ave #B9

**Irene Gallion**

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**From:** Kathy Petraborg Ensor <sitkakat@gmail.com>  
**Sent:** Sunday, September 22, 2024 1:34 PM  
**To:** PC\_Comments; Irene Gallion  
**Subject:** Case No: AME2024 0003

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

Hello,

As a homeowner in the Riveredge Condos, I am writing to express my strong opposition to the proposal that has been put forward to rezone and add additional apartment units at the end of Davis Avenue.

The installation of a traffic signal on Glacier and Davis Avenues has been suggested as addressing the traffic issue, but the private road leading to the units has been overlooked. This road is very narrow and heavily impacted by traffic to the apartments. There is a caved-in section at the top of the road and numerous large potholes along this road, which pose a significant risk to our vehicles. It is unjust that the maintenance of this road is funded by our Riveredge Condo HOA dues while the owner, Bill Heuman, has failed to fulfill his commitment to assist with road maintenance.

These issues will only worsen if the proposed additional apartments are added. Perhaps we could consider installing a toll gate for payment at the top of the road for the right to drive on this road to ensure we have funds for maintenance.

Thank you for your consideration of this matter.

Sincerely,

Kathy Ensor  
Riveredge Condo's B-8



**DATE:** October 11, 2024  
**TO:** Mandy Cole, Chair, Planning Commission  
**BY:** Ilsa Lund, Planner I *Ilsa Lund*  
**THROUGH:** Jill Lawhorne, Director, AICP

**PROPOSAL:** Applicant requests a rezone for 39 acres south of Grant Creek on Douglas from D3 to D18.

**STAFF RECOMMENDATION:** Staff recommends the Planning Commission forward a recommendation of APPROVAL to the Assembly.

**KEY CONSIDERATIONS FOR REVIEW:**

- This CBJ owned land is currently undeveloped.
- A portion of this lot was subject to a land swap and disposal (PAD2022 0002) that received recommendations of support to the Assembly from the Lands, Housing and Economic Development Committee and the Planning Commission in 2022. The full Assembly has not yet reviewed the land swap.
- For the Applicant, the completion of the land transfer is contingent on the property being rezoned so it is the same the zoning as the adjacent land owned by the purchaser.

**ALTERNATIVE ACTIONS:**

1. **Amend:** recommend an amended rezone boundary; recommend an alternative zoning district; or recommend conditions.
2. **Deny:** recommend denial of the requested rezone. Planning Commission must make its own findings.
3. **Continue:** continue the hearing to a later date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

**ASSEMBLY ACTION REQUIRED:**

Assembly action is required for this rezone.

**STANDARD OF REVIEW:**

- Quasi-legislative decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
  - CBJ 49.75.120
  - CBJ 49.10.170(d)
  - CBJ 49.80

GENERAL INFORMATION	
Property Owner	City & Borough of Juneau
Applicant	City & Borough of Juneau
Property Address	North Douglas Highway
Legal Description	USS 4605 FR
Parcel Number	6D0611000010
Zoning	D3
Land Use Designation	Medium Density Residential
Lot Size	28,519,168 sq. ft. / 654.71 acres
Water/Sewer	City / City
Access	To be determined
Existing Land Use	Undeveloped
Associated Applications	PAD2022 0002

**The Commission shall hear and decide the case per CBJ 49.75.120 - Restrictions on rezoning.** *Rezoning requests covering less than two acres shall not be considered unless the rezoning constitutes an expansion of an existing zone. Rezoning requests which are substantially the same as a rezoning request rejected within the previous 12 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.*

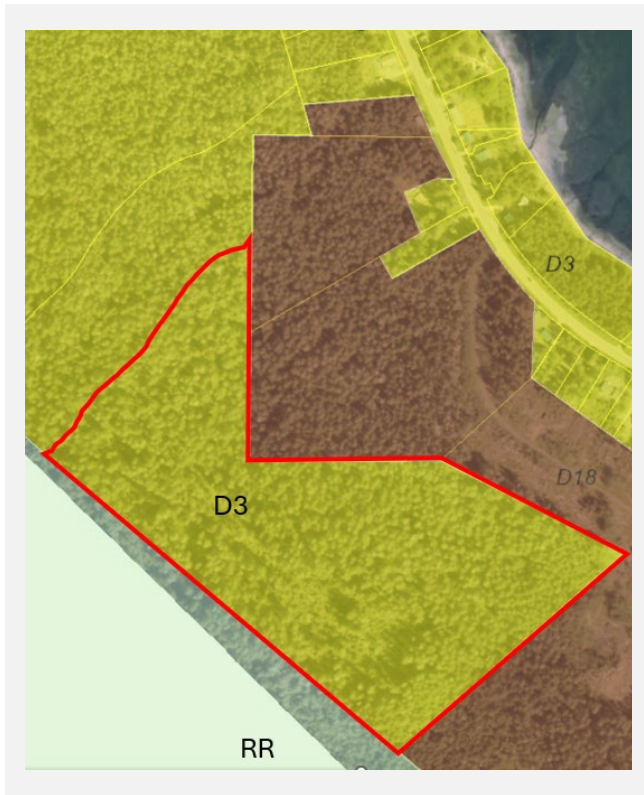
**SITE FEATURES AND ZONING**



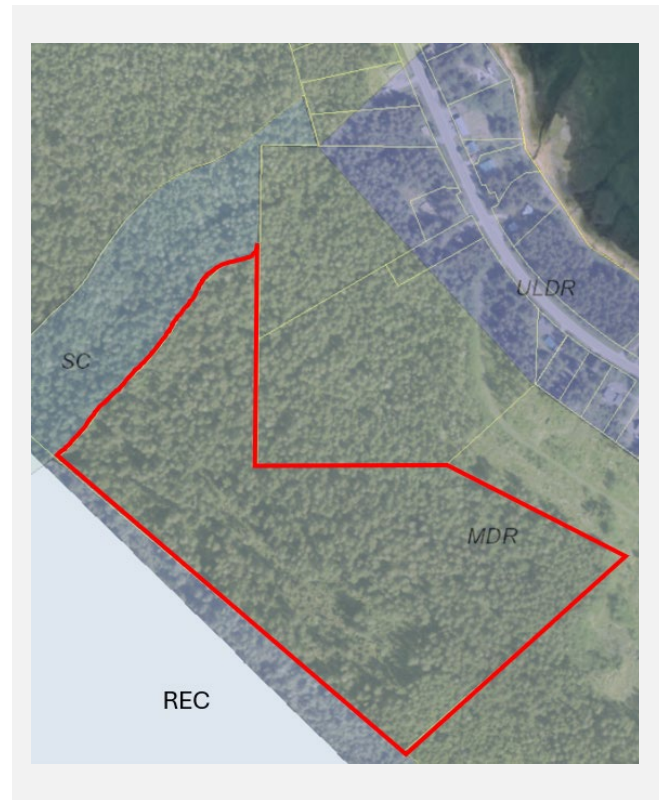
SURROUNDING ZONING AND LAND USES	
<b>North (D3)</b>	Grant Creek Stream Protection Corridor
<b>South (D18)</b>	Vacant (owned by CCTHITA)
<b>East (D18)</b>	Vacant (owned by THRHA and Grant Creek Homes LLC)
<b>West (RR)</b>	Undeveloped (owned by BLM)

SITE FEATURES	
<b>Anadromous</b>	None
<b>Flood Zone</b>	None, 02110C1562E
<b>Hazard</b>	None mapped
<b>Hillside</b>	Yes, ~22-34% slopes
<b>Wetlands</b>	None
<b>Parking District</b>	No
<b>Historic District</b>	No
<b>Overlay Districts</b>	Mining & Exploration Surface Activities Exclusion District, Urban/Rural Mining District Map, Recreational Vehicle Park Area

**CURRENT ZONING MAP**



**LAND USE DESIGNATION MAP**



**BACKGROUND INFORMATION**

**Rezone Description** – This rezone is one of seven coming before the Commission, selected by CBJ lands for upzoning after a review of Juneau’s land portfolio, the Land Management Plan, topography, access, road frontage, utilities, and wetlands. The applicant (CBJ Lands and Resources Division) requests to rezone 39 acres of a 654.71 acre parcel of CBJ owned land from D3 to D18 (Attachment A). The lot is adjacent to a D18 zoning district.

**Background** – The 39 acre area was originally platted in October 1962 as a part of U.S. Survey No. 4605 (Attachment B). In January of 1963, the federal government transferred the land to the State of Alaska through Patent (Attachment C). The land was then transferred by State Patent to the City and Borough of Juneau (CBJ) in April of 1982 (Attachment D). In 1985, the CBJ adopted an ordinance establishing a municipal open space and park system that included a greenbelt of 100 feet on either side of Grant Creek (Attachment E).

In 2022, a fraction of these 39 acres was the subject of a property disposal and land trade (PAD2022 0002)(Attachment F). The property owner of the adjacent land to the northeast (downslope) requested to purchase 140,394 square feet (sq. ft.) of land upslope from their property and to sell CBJ 105,347 sq. ft. of their property. The land to be acquired by CBJ would become part of the Grant Creek Stream Protection Corridor. The land currently owned by the interested purchaser is zoned D18. That property owner does not want to continue negotiating terms of the land swap if the area is not rezoned to match their current zoning district.



**Permit and Parcel History** - The below table summarizes relevant history for the lot and proposed development.

Item	Summary
Land use cases	PAD2022 0002- Land trade with adjacent property owner.

**Zoning History** – The below table summarizes zoning history for the lot.

Year	Zoning	Summary
1969	R12	<p>The purpose is to provide and preserve land for families who desire to live in low density areas and where smaller lots would tend to be detrimental to the area.</p> <p>Lot size: 12,000 square feet                      Lot width at front building line: 110 feet                      Lot depth*: 100 feet                      Lot coverage: 25%                      Building Height: 35 feet                      Front yard setback: 25 feet                      Rear yard setback: 25 feet                      Side yard setback: 10 feet</p>

Year	Zoning	Summary
		One off-street parking space per dwelling unit
1987	D3	<p>The D-3, residential district, is intended to accommodate primarily single-family and duplex residential development at a density of three dwelling units per acre. D-3 zoned lands are primarily located outside the urban service boundary where public utilities are not provided.</p> <p>Lot size: 12,000 square feet            Lot width at front building line: 100 feet            Lot depth*: 100 feet            Lot coverage: 35%            Building Height: 35 feet            Front yard setback: 25 feet            Rear yard setback: 25 feet            Side yard setback: 10 feet            Two off-street parking spaces per dwelling unit</p>
2021	*All zoning districts – lot depth repealed	On August 23, 2021, the CBJ Assembly adopted Ordinance 2021-28, repealing lot depth as a minimum dimensional standard. Other dimensional standards for D3 remain the same.

**ZONING ANALYSIS**

The 2013 Comprehensive Plan designates this land for Medium Density Residential (MDR).

Medium Density Residential (MDR). These lands are characterized by urban residential lands for multifamily 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, as regulated in the Table of Permissible Uses (CBJ 49.25.300).

Rezoning is appropriate since housing development is prioritized as a land use desire by the Assembly. D3 is two units less dense than that proposed in the Comprehensive Plan and D18 does not exceed the maximum density as indicated in the plan.

**CBJ 29.25.200 Zoning Districts Defined -**

Current Zoning – D3	Proposed Zoning – D18
<i>CBJ 49.25.210(b) The D-3, residential district, is intended to accommodate primarily single-family and duplex residential development at a density of three dwelling units per acre. D-3 zoned lands are primarily located outside the urban service boundary where public utilities are not provided. The density reflects the existing pattern of development of properties in the district. There is a limited amount of D-3 zoned lands located within the urban service boundary. These are lands for which a lower density is deemed appropriate or, in the case of transition zones,</i>	<i>CBJ 49.25.210(f) The D-18, residential district, is intended to accommodate primarily multifamily development at a density of 18 dwelling units per acre. This is a high density multifamily zoning district intended to accommodate midrise-type development.</i>

where the zoning will be changed to a higher density when sewer and water are provided.

**CBJ 49.25.300 Table of Permissible Uses Comparison** – An analysis of the differences between the existing and proposed zoning districts is in Attachment G.

**CBJ 49.25.400 Dimensional Standards** – There are no structures in the proposed rezone area.

Zoning Regulations	D-3	D18
Minimum Lot Size		
Permissible Uses	12,000	5,000
Bungalow	6,000	2,500
Duplex	18,000	
Common Wall Dwelling		2,500
Single-family detached, two dwellings per lot	24,000	
Minimum lot width	100'	50'
Bungalow	50'	25'
Common Wall Dwelling		20'
Maximum lot coverage		
Permissible uses	35%	50%
Conditional uses	35%	50%
Maximum height permissible uses	35'	35'
Accessory	25'	25'
Bungalow	25'	25'
Minimum front yard setback	25'	20'
Minimum street side yard setback	17'	13'
Minimum rear yard setback	25'	10'
Minimum side yard setback	10'	5'

**CBJ 49.25.500 Density** – No structures have been built in the proposed rezone area. Density is managed differently for single-family density versus multi-family density. For single-family zoning districts (D1, D3, D5) density is managed by limiting the number of units per lot, rather than per acre. For multifamily zoning districts (D10, D15, D18) the number of units is dependent on lot size. For instance, in D10, a one-acre lot could accommodate ten units.

	Current Zoning D3	Current Zoning (D3) Subdivided to minimum lot size	Proposed Zoning (18 DU/Acre)
Maximum Number of Dwelling Units	2	141	702



**Potential for Subdivision** – The table below shows the maximum number of lots subdivision could produce. The lot size is divided by the minimum lot size required for the zoning district. Achieving maximum number of lots is unlikely due to the need for rights-of-way, habitat protection, and slope.

<b>Current Zoning (D3)</b>	141 lots	<b>Proposed Zoning (D18)</b>	<b>339 lots</b>
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**TRAFFIC AND TRANSPORTATION**

Access	Roadway Classification	Current Level of Service
North Douglas Highway	Minor Arterial	Determined after Traffic Impact Analysis is performed, if required.

**Non-motorized transportation** – North Douglas Highway shoulders accommodate bike and pedestrian traffic. The Treadwell Ditch Trail is 0.12 miles upslope, and the closest access point to the trail is three (3) miles away on Pioneer Ave.

**Proximity to Public Transportation** – Capital Transit does not serve North Douglas. The closest transit stop is at the bridge.

**COMMUNITY SERVICES**

The table below summarizes community services that may be affected by the proposed rezone.

Service	Summary
Water/Sewer	CBJ lines in North Douglas Highway right-of-way
Fire Service	Downtown Juneau Fire Station (Station 1)
Schools	Downtown Juneau
Recreation	Eaglecrest, Treadwell Ditch Trail

**ENVIRONMENTAL, CONSERVATION, HISTORIC, AND ARCHEOLOGICAL RESOURCES**

The table below summarizes Conservation, Historic, and Archeological Resources which may be affected by the proposed rezone.

Resource	Summary
Conservation	Grant Creek Stream Corridor boundary abuts the northwest boundary of the proposed rezone.
Wetlands	Wetlands would require a fill permit from the United States Army Corps of Engineers.
Anadromous	No. While this land is adjacent to Grant Creek, Alaska Department of Fish and Game determined in 2006 that Grant Creek is only anadromous north (downslope) of Douglas Highway (Attachment H).
Historic	Not documented.
Archeological	Not documented.

**CONFORMITY WITH ADOPTED PLANS**

**2013 COMPREHENSIVE PLAN VISION:** *The City and Borough of Juneau is a vibrant State Capital that values the diversity and quality of its natural and built environments, creates a safe and satisfying quality of life for its diverse population, provides quality education and employment for its workers, encourages resident participation in community decisions and provides an environment to foster state-wide leadership.*

**2013 COMPREHENSIVE PLAN** - The proposed text amendment is in compliance with the 2013 Comprehensive Plan.

Chapter	Page No.	Item	Summary
4	33		Zoned appropriately, there is adequate vacant land to provide housing.
	35		10% of CBJ-owned land north of the bridge is developable.
	37	Policy 4.2	The proposed text amendment supports Policy 4.2 by creating flexibility in zoning requirements to allow for various housing types.
8	121	Implementing Action 8.8-IA21	Encourage ADOT&PF to upgrade the North Douglas highway corridor due to increased traffic. Include reduced speed limits, curve advisements, separated bike and pedestrian facilities, pull-offs for buses.
		IA22	Work with ADOT&PF to make improvements that will facilitate affordable housing development.
11	144		Sewer improvements warrant denser development.
	190	Subarea 8	Substantial development of North Douglas should trigger separated bike and pedestrian facilities along the highway, pull-outs for busses, and safe crossing areas.
11		#5	As sewer is provided, increase zoned density.
11		#13	When development is considered, it should not block direct vehicular access to Douglas Highway, nor obstruct access to an eventual bench road, nor obstruct access to Treadwell Ditch Trail.

**2016 HOUSING ACTION PLAN** - The proposed text amendment complies with the 2016 Housing Action Plan

Chapter	Page No.	Item	Summary
	10	Using CBJ Land	Disposing of CBJ land is a tool in righting the housing market.
	11		Adjust zoning, permitting and related land-use process to encourage moderate-density, clustered, mixed-use development.
6	43	Solutions	Use CBJ land to encourage a rational growth pattern, and create affordability.
7	48	Implementation	Evaluate areas for up-zoning.

<b>2016 LAND MANAGEMENT PLAN</b> - The proposed text amendment complies with the 2016 Land Management Plan			
<b>Chapter</b>	<b>Page No.</b>	<b>Item</b>	<b>Summary</b>
Goals and Objectives	7	Goal 1	Continue the land disposal program which systematically places CBJ land into private ownership. Make land available for community expansion. Maximize the CBJ’s return on its property.
		Goal 2	Set aside land for needed transportation, schools, public housing, storage, maintenance yards, and other public facilities & services. Identify and preserve open spaces to protect lands and shorelines which possess recreational, scenic, wildlife, and other critical habitat qualities.
		Goal 3	Conduct CBJ land disposals in a manner that promotes compact urban growth and efficient expansion of municipal utilities and services.
CBJ’s Land Holdings	65	North Douglas LND-1430	Retain/ Dispose
Supply & Demand-Housing	72	Strategic Rezoning	This region contains significant potential for increased housing density.

**AGENCY REVIEW**

CDD conducted an agency review comment period between August 12,2024, and September 23, 2024. Agency review comments can be found in Attachment I.

<b>Agency</b>	<b>Summary</b>
Alaska Department of Transportation	No specific comments at this time.
CBJ General Engineering	No comments received.
CBJ Building Division	No comments received.
CBJ Fire Department	No comments received.

**PUBLIC COMMENTS**

CDD conducted an informational meeting on September 25, 2024 (Attachment J). Public notice was mailed to property owners within 500 feet of the proposed rezone (Attachment K). A recording of the meeting was posted at the Short Term Planning web site: <https://juneau.org/community-development/short-term-projects>

CDD conducted a public comment period between September 3, 2024, and September 26, 2024. Public notice was mailed to property owners within 500 feet of the proposed rezone (Attachment L). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (Attachment M). Public comments submitted at time of writing this staff report can be found in Attachment N.

<b>Name</b>	<b>Summary</b>
Kaysa Korpela	Opposed to the rezone until a second crossing is constructed.
Jason Keedy	Opposed to the rezone.

Name	Summary
Karen Lechner	Concerned about increased traffic on Douglas Highway and access.
Murray Walsh	Local representative of Gary Tigar of Grant Creek Homes, LLC. (PAD2022 0002 Applicant). Request approval of the rezone.

**ZONE CHANGE OPTIONS AND ALTERNATIVES**

As stated in CBJ 49.75.130(a), the Commission may recommend approval, approval with modifications or denial of a rezone request. The Commission may recommend approval to the Assembly for different zoning districts than what is requested by the applicant or recommended by staff. Additionally, the Commission can recommend modifications to the boundaries of the area to be rezoned. This means that if the Commission wishes to do so, the zoning district boundary line may be moved from its current location, as long as it is found to be in substantial conformance with the Comprehensive Plan and Title 49 – Land Use Code. Zoning district boundary lines are intended to follow property lines, centerlines of streets, alleys, streams (CBJ 49.25.110(f)).

**Staffs analysis does not include a zoning district as an alternative to the applicant’s request.**

**FINDINGS**

In accordance with CBJ 49.75 the Director makes the following findings on the proposed rezone:

**1. Was the rezone application filed timely in accordance with CBJ 49.75.110?**

**Analysis:** No additional analysis required.

**Finding:** **Yes.** The rezone application was filed in July.

**2. Was adequate public notice provided in accordance with CBJ 49.75.110?**

**Analysis:** CDD staff held a public meeting on September 25, 2024, mailed written notice to property owners within 500 feet of the proposed rezone; and a public notice sign was posted on the site two weeks prior to the scheduled hearing.

**Finding:** **Yes.** Adequate public notice was provided in accordance with CBJ 49.75.110.

**3. Is this request for an area covering more than two acres or an expansion of an existing zoning district as required by CBJ 49.75.120?**

**Analysis:** The rezone request is for 39 acres.

**Finding:** **Yes.** The proposed rezone meets the minimum area and is an expansion of an existing zoning district.

**4. Has no similar request been made within the previous 12 months as required by CBJ 49.75.120?**

**Analysis:** No additional analysis required.

**Finding:** **Yes.** No similar rezone request has been filed within the previous 12 months.

**5. *Is the proposed zoning district and the uses allowed therein found to be in substantial conformance with the land use maps of the comprehensive plan and policies of the comprehensive plan, in accordance with CBJ 49.75.120?***

**Analysis:** The Comprehensive Plan recognizes increased density zoning in areas where utilities, particularly wastewater, are provided.

**Finding: Yes.** The proposed rezone is in substantial conformance with the land use maps and policies of the comprehensive plan.

**6. *Is the proposed zoning district and the uses allowed therein found to be in substantial conformance with Title 49 – Land Use Code, in accordance with CBJ 49.75.120?***

**Analysis:** No additional analysis required.

**Finding: Yes.** The proposed rezone is in substantial conformance with Title 49 – Land Use Code.

**RECOMMENDATION**

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the Assembly for the requested rezone application of 39 acres south of Grant Creek from D3 to D18.

**STAFF REPORT ATTACHMENTS**

Item	Description
Attachment A	Application Packet
Attachment B	U.S. Survey No. 4605
Attachment C	1963 Federal Patent Transfer to State of Alaska
Attachment D	1982 State Patent Transfer to CBJ
Attachment E	CBJ Ordinance 85-76am
Attachment F	Notice of Recommendation for PAD2022 0002
Attachment G	Table of Permissible Uses Comparison D3 vs D18
Attachment H	Alaska Department of Fish and Game Waterbody Nomination
Attachment I	Agency Comments
Attachment J	Neighborhood Meeting Presentation
Attachment K	Neighborhood Meeting Postcard Notice
Attachment L	Abutters Notice
Attachment M	Public Notice Sign Photo
Attachment N	Public Comments
Attachment O	Map of Rezone Area
Attachment P	Draft Ordinance



# DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant	<b>PROPERTY LOCATION</b>				
	Physical Address <b>Douglas Highway &amp; Grant Creek</b>				
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <b>USS 4605 FR</b>				
	Parcel Number(s) <b>6D0611000010</b>				
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____				
	<b>LANDOWNER/ LESSEE</b>				
	Property Owner <b>CBJ</b>	Contact Person <b>Dan Bleidorn</b>			
	Mailing Address <b>155 Heritage Way</b>	Phone Number(s) <b>9075865252</b>			
	E-mail Address <b>Lands_Office@juneau.gov</b>				
	<b>LANDOWNER/ LESSEE CONSENT</b>				
Required for Planning Permits, not needed on Building/ Engineering Permits.					
Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.					
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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.					
<table style="width:100%; border:none;"> <tr> <td style="width:50%; text-align:center;"><b>Dan Bleidorn</b></td> <td style="width:50%; text-align:center;"><b>Land Manager</b></td> </tr> <tr> <td style="text-align:center; font-size:small;">Landowner/Lessee (Printed Name)</td> <td style="text-align:center; font-size:small;">Title (e.g.: Landowner, Lessee)</td> </tr> </table>		<b>Dan Bleidorn</b>	<b>Land Manager</b>	Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)
<b>Dan Bleidorn</b>	<b>Land Manager</b>				
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X Landowner/Lessee (Signature)	Date				
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.					
<b>APPLICANT</b>					
If same as LANDOWNER, write "SAME"					
Applicant (Printed Name) <b>Dan Bleidorn</b>	Contact Person <b>Dan Bleidorn</b>				
Mailing Address <b>155 Heritage Way</b>	Phone Number(s) <b>586-5252</b>				
E-mail Address <b>lands_office@juneau.org</b>					
<table style="width:100%; border:none;"> <tr> <td style="width:50%; border-bottom: 1px solid black;"><i>Daniel Bleidorn</i></td> <td style="width:50%; border-bottom: 1px solid black;"><b>3/7/24</b></td> </tr> <tr> <td style="font-size:small;">X Applicant's Signature</td> <td style="font-size:small;">Date of Application</td> </tr> </table>		<i>Daniel Bleidorn</i>	<b>3/7/24</b>	X Applicant's Signature	Date of Application
<i>Daniel Bleidorn</i>	<b>3/7/24</b>				
X Applicant's Signature	Date of Application				

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.

Intake Initials <b>JPM</b>	
Case Number <b>AME24-002</b>	Date Received <b>7/3/24</b>



# ZONE CHANGE APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

**NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.**

To be completed by Applicant

**PROJECT SUMMARY**  
 Rezone CBJ property at Grant Creek

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

Total Land Area of Proposed Change 39 acres    Comprehensive Plan Land Use Designation MDR

Current Zone(s) D3    Comprehensive Plan Map Letter L

New Zone Requested D18

**TYPE OF ZONE CHANGE REQUESTED**     Regular     Transition

**Has this or a similar zone change been requested in the previous 12 months?**     Yes Case # \_\_\_\_\_     No

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

**ALL REQUIRED MATERIALS ATTACHED**

- Complete application
- Pre-Application Conference notes
- Narrative including:
  - Purpose of the requested zone change
  - Any potential impacts to public infrastructure (streets, water, & sewer)
  - How the requested zone change comply with the maps and policies of the Comprehensive Plan
- Site Plan and/or map of proposed zone change (details on reverse side)

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

ZONE CHANGE FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>600<sup>00</sup></u>			
Admin. of Guarantee	\$ <u>—</u>			
Adjustment	\$ <u>—</u>			
Pub. Not. Sign Fee	\$ <u>50</u>			
Pub. Not. Sign Deposit	\$ <u>100</u>			
<b>Total Fee</b>	<b>\$ <u>750<sup>00</sup></u></b>			

This form and all documents associated with it are public record once submitted.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
<u>AME 24-002</u>	<u>7/3/24</u>

**Zone Change Application Information**

Zone changes are outlined in CBJ 49.75 article I

**Pre-Application Conference:** A pre-application conference is encouraged prior to submitting an application. The applicant shall meet with City & Borough of Juneau (CBJ) staff to discuss the Zone Change process and analysis. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via email at [Permits@juneau.org](mailto:Permits@juneau.org).

**Application:** An application for a Zone Change will not be accepted by the CBJ until it is determined to be complete. **Zone Change may only be applied for during January and July.** The items needed for a complete application are:

1. **Forms:** Completed Zone Change Application and Development Permit Application.
2. **Fees:** The fee for Zone Change Application is \$600.00. No work can be approved with a Zone Change. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the purpose for the requested zone change.
4. **Plans:** A site plan showing the following information:
  - A. The boundaries of the existing and proposed zone change and proposed buffers;
  - B. The location of existing structures (i.e. buildings, fences, signs, parking areas, etc.); and
  - C. The location of existing physical features of the site (i.e. drainage, topography, eagle trees, hazard areas, salmon streams, wetlands, etc.).
5. A traffic study may be required for zone changes.

**Document Format:** All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

**Application Review & Hearing Procedure:** Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

**Review:** The Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the Zone Change request, the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department will coordinate the review of this application by other agencies, as necessary. **Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed Zone Change.**

**Hearing:** Once an application has been reviewed by all applicable parties the Community Development Department will schedule the zone change for the next appropriate Planning Commission meeting. All Zone Change Applications will be reviewed by the Planning Commission who will send a recommendation to the Assembly. Following a recommendation of approval by the Planning Commission, the Community Development Department will coordinate the zone change review by the Assembly. In order for zone changes to become effective, they must be adopted by ordinance by the CBJ Assembly.

**Public Notice Responsibilities:** All Zone Change requests must be given the following public notice as outlined in CBJ 49.15.230:

**Community Development Department:** Will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, the department will mail notices to all property owners within 500-feet of the project site.

**The Applicant** will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of \$50, and a \$100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing \$50 may be refunded. The Applicant may make and erect their own sign. Please contact the Community Development Department for more information.

---

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**



## Applicant Information

### Business / Individual \*

Gary Tigar, Grant Creek Homes

### Address \*

1765 Palo Verde Blvd. S.

#### Street Address

Lake Havasu City

#### City

AZ

#### State / Province / Region

86403

#### ZIP / Postal Code

### Phone \*

(928) 566-4007

### Email

garytigar@sbcglobal.net

Add Another Business/Individual

### Business / Individual - 2 \*

Murray Walsh, Walsh Planning & Development Services

### Address \*

2974 Foster ave

#### Street Address

Juneau

#### City

AK

#### State / Province / Region

99801

#### ZIP / Postal Code

Phone \*

(907) 723-8444

Email

murray@acsalaska.net

### CBJ Land Information

The CBJ Assessor's Database will provide information regarding site address and legal description. The CBJ Parcel Viewer tool can provide necessary maps needed to complete this application.

Site Address \*

4205 North Douglas Highway and the 8 acres parcel to the south



Legal Description \*

USS 2135 TR 1 TRA

Provide Brief Description of Your Proposal \*

To trade a portion of the Applicant's property to the CBJ in exchange for a portion of CBJ-owned land above USS 2135 TR 1 TRA as shown on the attached drawing. The newly configured property will then be subdivided for small single family homes on small lots.

Provide a Map of CBJ Land you wish to Purchase \*

Grant-Crk-Ph-III-7142021-TradeMap.pdf  

Have you mailed the \$500.00 filing fee? \*

- Yes
- Not Yet

Applications can only be processed when the \$500 fee is received. All checks are made out to "The City and Borough of Juneau" and can be sent to:  
The City and Borough of Juneau  
Attn: Lands and Resources Division  
155 S. Seward St.  
Juneau, AK 99001

"By submitting this form, I agree all information is accurate. Submission of this request is NOT approval by the City and Borough of Juneau. I understand that staff will review my application and follow up with questions. Once staff have reviewed my application, ultimate determination of my request to purchase City property will be made by the City Assembly."

Legal Representative of Business / Individual \*

Gary  
First

WTigar  
Last

Legal Representative of Business / Individual -2 \*

Murray  
First

Walsh  
Last

# MEMORANDUM

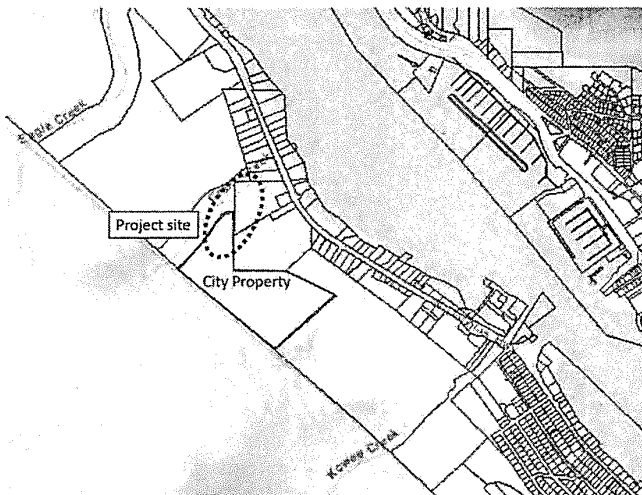
CITY/BOROUGH OF JUNEAU

Lands and Resources Office  
155 S. Seward St., Juneau, Alaska 99801  
Dan.Bleidorn@juneau.org  
(907) 586-5252

**TO:** Michelle Hale, Chair of the Assembly Lands Housing and Economic Development Committee  
**FROM:** Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*  
**SUBJECT:** Gary Tigar Grant Creek Homes Request to Purchase City Property through a Land Trade  
**DATE:** April 28, 2022

The Lands Office has received a request for a land trade from Gary Tigar and Grant Creek Homes. The applicant is requesting to sell the City a 105,347 square foot area of property that is within the floodplain and buy a City owned 140,394 square foot uplands parcel. Both values would be determined by appraisal. The application states that the newly configured property would be subdivided into small single family lots.

The City owned property being requested in this application is a fraction of a 654-acre parcel in North Douglas. The location is southeast of Bonnie Brae Subdivision and Falls Creek, 4-mile North Douglas Highway, Eagle Creek and Grant Creek run through this property. The Land Management Plan designates this property as retain/dispose, and it is managed by the Lands Office.



**53.09.260 - Negotiated sales, leases, and exchanges.**

(a) *Application, initial review, assembly authority to negotiate.* Upon application, approval by the manager, and payment of a \$500.00 fee, a person or business entity may submit a written proposal to lease, purchase, exchange, or otherwise acquire City and Borough land for a specified purpose. The proposal shall be

reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the

assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land.

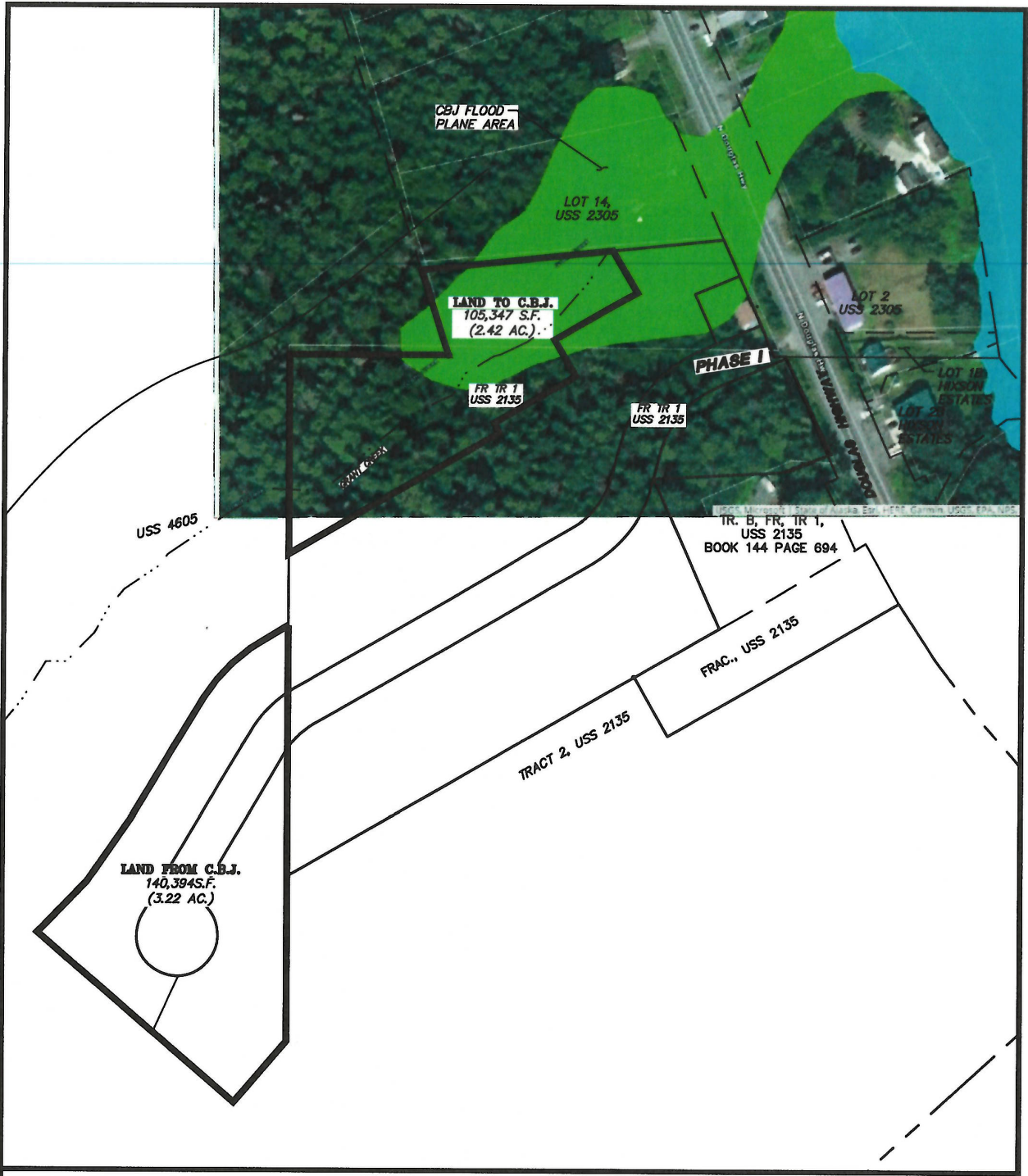
If approved by the LHED Committee, this application will be forwarded to the Assembly as New Business to make a determination under 53.09.260 (a). In order to dispose of this property, the Assembly must adopt an ordinance authorizing the sale after the Planning Commission has had the opportunity to review it.

The Applicant is concurrently working through permitting process for the proposed subdivision. A pre-application meeting has already taken place and Lands, CDD and the Applicant were able to discuss the proposal, ask questions and provide direction on how to proceed. Based on the outcome of the subdivision review and subsequent negotiations the actual square footage and property boundaries of the proposed land trade would likely change if this proceeds.

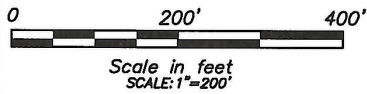
**Staff request that the Lands, Housing and Economic Development Committee forward this application to the Assembly with a motion of support for disposal of City property to Gary Tigar and Grant Creek Homes through a negotiated disposal or land trade.**

Attachments:

- 1. Gary Tigar Grant Creek Homes Application to Purchase City Property
- 2. Draft Report from the Subdivision Pre-application Meeting



9/03/2020 1:43:08 PM AST  
E:\GDM\VALSH\GRANT CREEK\GRANT CRK PH-II-II-7142021.DWG



**A PLAT  
FOR PROPOSED LAND TRADE  
BETWEEN GRANT CREEK HOMES  
AND THE CITY AND BOROUGH OF  
JUNEAU, ALASKA**

DRAWN BY: GDM GRAPHICS DATE: 9/03/2021

PAGE 1 of 1

WALSH PLANNING & DEVELOPMENT



Planning Commission

(907) 586-0715

PC\_Comments@juneau.org

[www.juneau.org/community-development/planning-commission](http://www.juneau.org/community-development/planning-commission)

155 S. Seward Street • Juneau, AK 99801

**PLANNING COMMISSION  
NOTICE OF RECOMMENDATION**

Date: September 1, 2022  
File No.: PAD2022 0002

City and Borough of Juneau  
CBJ Assembly Members  
155 S Seward Street  
Juneau, AK 99801

Proposal: Property Acquisition and Disposal review for the acquisition and disposal of land by the CBJ

Property Address: 4305 North Douglas Highway and North Douglas Highway

Legal Description or ROW name: USS 2135 Tract 1 Tract A, USS 2305 Lot 15, USS 4605 Fraction

Parcel Code No.: 6D0601110020, 6D0601130010, 6D0611000010

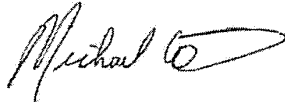
Hearing Date: August 23, 2022

The Planning Commission, at a regular public meeting, adopted the analysis and findings listed in the attached memorandum dated August 11, 2022, and recommended that the Assembly direct CBJ staff to initiate the proposed land swap.

Attachments: August 11, 2022, memorandum from Joseph Meyers, Community Development, to the CBJ Planning Commission regarding PAD2022 0002.

This Notice of Recommendation constitutes a recommendation of the CBJ Planning Commission to the City and Borough Assembly. Decisions to recommend an action are not appealable, even if the recommendation is procedurally required as a prerequisite to some other decision, according to the provisions of CBJ 01.50.020(b).

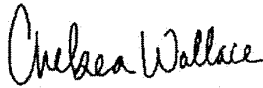
City and Borough of Juneau  
CBJ Assembly  
File No.: PAD2022 0002  
September 1, 2022  
Page 2 of 2



\_\_\_\_\_  
Michael LeVine, Chair  
Planning Commission

September 6, 2022

\_\_\_\_\_  
Date



\_\_\_\_\_  
Filed With Municipal Clerk

September 6, 2022

\_\_\_\_\_  
Date


cc: Plan Review

**NOTE:** The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ - adopted regulations. The CBJ and project designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.



PLANNING COMMISSION STAFF REPORT  
PROPERTY ACQUISITION & DISPOSAL PAD2022 0002  
HEARING DATE: AUGUST 23, 2022

(907) 586-0715  
CDD\_Admin@juneau.org  
www.juneau.org/community-development  
155 S. Seward Street • Juneau, AK 99801

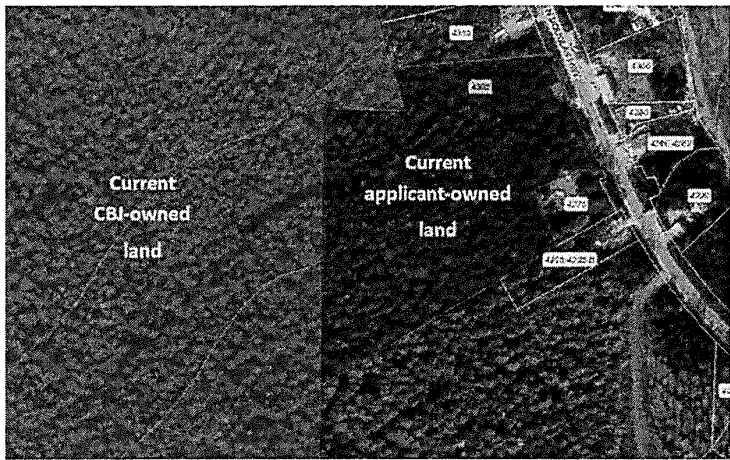
DATE: August 11, 2022  
TO: Michael LeVine, Chair, Planning Commission  
BY: Joseph Meyers, Planner II   
THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Applicant requests a Property Acquisition and Disposal review for the acquisition and disposal of land by the CBJ.

STAFF RECOMMENDATION: Approval

KEY CONSIDERATIONS FOR REVIEW:

- Land disposal is in general conformity with the 2013 Comprehensive Plan, the 2016 Housing Action Plan, and the 2016 CBJ Land Management Plan.
- The Land Management Plan designates this city property as retain/dispose.
- The applicant is seeking to purchase 140,394 square feet of CBJ land and would like to sell the CBJ 105,347 square feet of land.
- Creation of buildable lots is in the public interest.
- Currently, there is no requirement that the development qualify for affordable housing as defined by the Department of Housing and Urban Development standards.



- ALTERNATIVE ACTIONS:
1. **Amend:** Amend the recommendation to include conditions and recommend approval to the Assembly.
  2. **Deny:** Recommend denial of the proposed project. Planning Commission must make its own findings.
  3. **Continue:** Continue the hearing to a later date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:  
A Notice of Recommendation will be forwarded to the Assembly for further action.

- STANDARD OF REVIEW:
- Quasi-legislative decision
  - Requires five (5) affirmative votes for approval
  - Code Provisions:
    - CBJ 53.09.260

Fostering excellence in development for this generation and the next.



Grant Creek Homes / City & Borough of Juneau  
 File No: PAD2022 0002  
 August 11, 2022  
 Page 2 of 8

GENERAL INFORMATION	
<b>Property Owner</b>	Grant Creek Homes / City & Borough of Juneau
<b>Applicant</b>	Murray Walsh, WPDS/ City & Borough of Juneau
<b>Property Address</b>	4305 North Douglas Highway & North Douglas Highway
<b>Legal Description</b>	USS 2135 Tract 1 Tract A, USS 2305 Lot 15, USS 4605 FR
<b>Parcel Number</b>	6D0601110020, 6D0601130010, and 6D0611000010
<b>Zoning</b>	D18 and D3
<b>Land Use Designation</b>	Medium Density Residential (MDR) & Urban Low-Density Residential (ULDR)
<b>Lot Size</b>	Approximately 699,524 square feet (16.06 acres)
<b>Water/Sewer</b>	CBJ
<b>Access</b>	North Douglas Highway
<b>Existing Land Use</b>	One single-family structure
<b>Associated Applications</b>	N/A

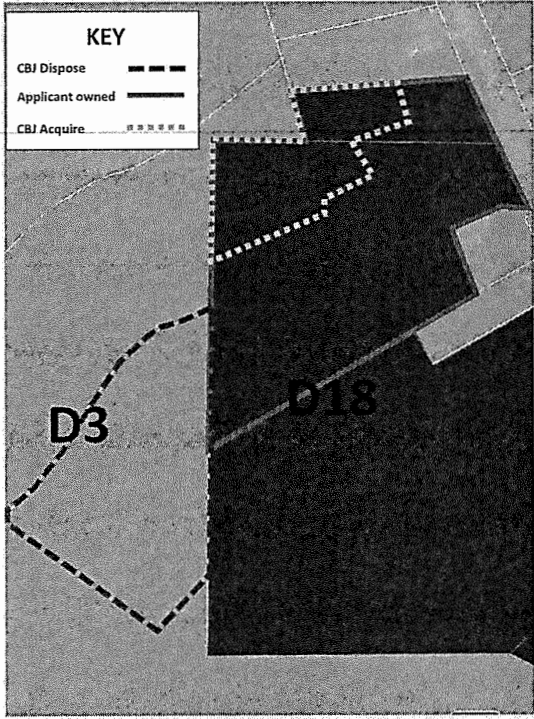
***The Commission shall hear and decide the case per CBJ 53.09.260 – Negotiated sales, leases, and exchanges:***

- (a) Application, initial review, assembly authority to negotiate. Upon application, approval by the manager, and payment of a \$500.00 fee, a person or business entity may submit a written proposal to lease, purchase, exchange, or otherwise acquire City and Borough land for a specified purpose. The proposal shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land.*
  
- (b) Review and approval process. Upon satisfactory progress in the negotiation or competition undertaken pursuant to subsection (a) of this section, after review by the planning commission for disposals other than leases, after review by the assembly lands committee, and authorization by the assembly by ordinance, the manager may conclude arrangements for the lease, sale, exchange, or other disposal of City and Borough land. The final terms of a disposal pursuant to this section are subject to approval by the assembly unless the minimum essential terms and the authority of the manager to execute the disposal are set forth in the ordinance enacted pursuant to this subsection. The disposal may not be executed until the effective date of the ordinance.*

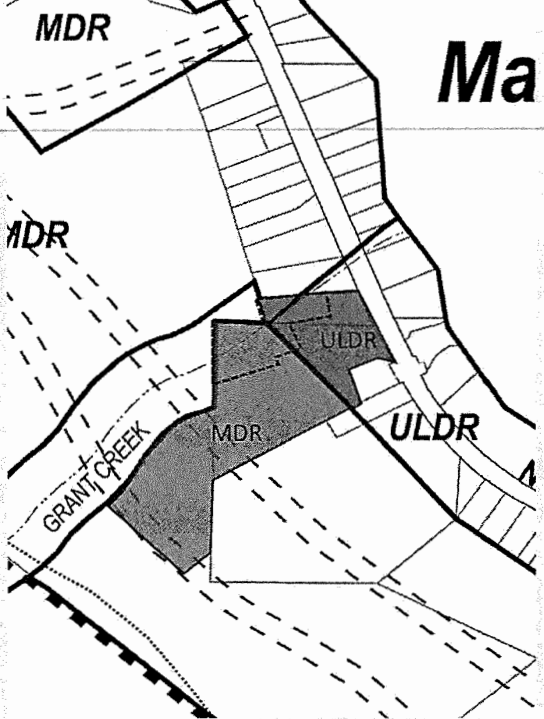
***CBJ 49.10.170(c) Planning Commission Duties:*** *The commission shall review and make recommendations to the assembly on land acquisitions and disposals as prescribed by CBJ Title 53, or capital improvement project by any City and Borough agency. The report and recommendation of the commission shall be based upon the provisions of this title, the comprehensive plan, and the capital improvements program.*

Grant Creek Homes / City & Borough of Juneau  
 File No: PAD2022 0002  
 August 11, 2022  
 Page 3 of 8

**CURRENT ZONING MAP**



**LAND USE DESIGNATION MAP**



**SURROUNDING LAND USES AND ZONING**

Direction	Zoning District	Land Use
North	D3 – Residential	Single-family structure
South	D18 & D3 – Residential	Vacant
East	Right-of-Way	North Douglas Highway
West	D3 – Residential	Vacant

Grant Creek Homes / City & Borough of Juneau  
 File No: PAD2022 0002  
 August 11, 2022  
 Page 4 of 8

**BACKGROUND INFORMATION**

**Project Description** – The applicant is seeking to sell 105,347 square feet of land to the CBJ ① and purchase 140,394 square feet of land from the CBJ ②. This land swap is being proposed as a means of creating additional buildable lots within the CBJ, in conformity with the 2013 CBJ Comprehensive Plan. In addition, the land being conveyed to CBJ would be included in the existing designated stream buffer to extend protection of Grant Creek, an anadromous waterbody. This effort is also in conformity with the 2013 Comprehensive Plan.



**Background** – The table below summarizes relevant history for the subject parcel and proposed development.

Item	Summary
Rezone ORD2010-14am	Rezoned three lots on North Douglas Highway from D3 to D18 in 2010.

**Existing Conditions** – In order to more efficiently describe the project, each section is labelled with a number corresponding to the action that will be taken by this land swap. These parts are not discrete units following property lines, and include portions of three separate lots. In addition, the maps contained within this report are approximate and meant solely for illustrative purposes.

Grant Creek Homes / City & Borough of Juneau  
 File No: PAD2022 0002  
 August 11, 2022  
 Page 5 of 8

The lot is currently vacant and forested with 12% slopes according to the provided preliminary site plan. A single-family dwelling exists on the northeast portion of the lot at 4305 North Douglas Highway.

***CBJ 53.09.200(b) – Purpose and intent. The purpose and intent of CBJ Title 53.09.200(b) is:***

- 1. Inclusion in Land Management Plan. Except for property acquired by tax foreclosure or reconveyance agreement, real property should not be conveyed prior to inclusion in a land management plan.*

The Land Management Plan designates this city property for disposal as retain/dispose.

**ZONING ANALYSIS FOR INFORMATIONAL PURPOSE**

**Zoning Generally** – The proposed area for disposal and acquisition encompasses 245,741 square feet of land and spans two zoning districts – D3 and D18 Residential. Density on the lot will need to meet the standards of each respective zoning district, including using the stricter standard when lots within two different zoning districts abut one another. To maximize the density of the lot, a rezone may be sought.

**Table of Permissible Uses** – The proposed use of the land is for single-family residential lots. This use is appropriate for the D3 zoning district and is also a permissible use in the D18 zoning district. The CBJ encourages maximizing density where possible, particularly in areas zoned for multi-family developments within the urban service area.

**Table of Dimensional Standards** – Depending on the density that the applicant is seeking, a rezone may be necessary to fully take advantage of these lots, as there are currently two zoning districts regulating the lot, D3 and D18.

Zoning District	Minimum lot size	Bungalow Lots	Duplex	Commonwall
D3	12,000 square feet	6,000 square feet	18,000 square feet	N/A
D18	5,000 square feet	2,500 square feet	N/A	2,500 square feet

**Other Required Permits** – A major subdivision permit will be required for future subdivision of the site.

**Roadway Classification Maps** – The lots are adjacent to North Douglas Highway which is classified as a minor arterial.

**Hazard Areas** – A portion of USS 2135 Tract 1 Tract A and USS 2305 Lot 15 are within the Zone A flood zone.

**COMMUNITY SERVICES**

Service	Summary
Urban Service Boundary	Within the urban service area
Water/Sewer	CBJ
Fire Service Area	Within the fire service area
Schools	Juneau School District

Grant Creek Homes / City & Borough of Juneau  
 File No: PAD2022 0002  
 August 11, 2022  
 Page 6 of 8

**ENVIRONMENTAL, CONSERVATION, HISTORIC, AND ARCHEOLOGICAL RESOURCES**

The table below summarizes Conservation, Historic, and Archeological Resources which may be affected by the acquisition and disposal of approximately 16 acres of land between the CBJ and the applicant.

Resource	Summary
Conservation Areas	None
Wetlands	No known wetlands on site.
Anadromous	An on-site stream is only anadromous below North Douglas Highway, and is not anadromous on the lots being reviewed. Streams are only anadromous where designated by Alaska Department of Fish & Game.
Impaired Waterbodies	None known.
Historic	None.
Archeological	None known.
Comprehensive Plan View sheds	None

This land purchase by the CBJ would extend the 200-foot designated stream corridor surrounding Grant Creek, in line with the 2013 Comprehensive Plan.

**CONFORMITY WITH ADOPTED PLANS**

**2013 COMPREHENSIVE PLAN VISION:** *The City and Borough of Juneau is a vibrant State Capital that values the diversity and quality of its natural and built environments, creates a safe and satisfying quality of life for its diverse population, provides quality education and employment for its workers, encourages resident participation in community decisions and provides an environment to foster state-wide leadership.*

**2013 COMPREHENSIVE PLAN –** The proposed text amendment is in compliance with the 2013 Comprehensive Plan.

Chapter	Page No.	Item	Summary
4	37	Policy 4.2	<i>To facilitate the provision of an adequate supply of various housing types and sizes to accommodate present and future housing needs for all economic groups.</i>
7	79	DG2	<i>On publicly-owned lands, designated on the Land Use Code Maps as not appropriate for development an area extending 200 feet from the Ordinary High Water Mark of the shorelines or stream corridors of the anadromous fish creeks, streams, and lakes listed in the most recently CBJ-adopted Alaska Department of Fish and Game inventory of anadromous fish streams.</i>
17	226	Policy 17.2	<b>SOP4:</b> <i>Base decisions regarding disposal of CBJ-owned lands on demonstrated market demand and evidence that disposal will be in the public interest and, particularly, for projects that would provide affordable housing or that would create jobs that pay a living wage. Coordinate activities with an orderly system for extending and constructing the public facilities and services called for in the transportation/public facilities and services element of the Plan.</i>

Grant Creek Homes / City & Borough of Juneau  
 File No: PAD2022 0002  
 August 11, 2022  
 Page 7 of 8

<b>2013 COMPREHENSIVE PLAN</b> – The proposed text amendment is in compliance with the 2013 Comprehensive Plan.			
			This application is in conformity with the Adopted 2013 Comprehensive plan Policy 17.2 SOP4. The stated intent of the application is to subdivide the land for future housing development. There is a significant demand for all types of housing in the CBJ. This purchase would be in the broader public interest to provide more buildable lands for housing development.

<b>2016 HOUSING ACTION PLAN</b> – The proposed text amendment complies with the 2016 Housing Action Plan			
Chapter	Page No.	Item	Summary
Part 2	36	Develop Housing Choices to Accommodate Juneau’s Workforce Needs	The applicant has stated that they are seeking to create, “small, affordable lots” through this land purchase. Currently, there is no requirement that the development qualify for affordable housing as defined by the Department of Housing and Urban Development standards.

<b>2016 CBJ Land Management Plan</b> – The proposed text amendment complies with the 2016 CBJ Land Management Plan			
Chapter	Page No.	Item	Summary
N/A	7	Goal 1	Continue the land disposal program which systematically places CBJ land into private ownership.
N/A	112	Recommendations	<i>Disposal of large tracts to private developers.</i> This proposal is in conformity with the 2016 CBJ Land Management Plan by providing disposal of large tracts of land to private developers. The plan designates this tract as retain/dispose.

**AGENCY REVIEW**

CDD conducted an agency review comment period between July 13, 2022 and July 27, 2022. Agency review comments can be found in Attachment C.

Agency	Summary
General Engineering	No concerns with the land swap.
Assessor	No comments received.
Alaska Department of Transportation & Public Facilities	No comments received.

**PUBLIC COMMENTS**

CDD conducted a public comment period between July 19, 2022 and August 1, 2022. Public comments can be found in Attachment D.

Grant Creek Homes / City & Borough of Juneau  
File No: PAD2022 0002  
August 11, 2022  
Page 8 of 8

**FINDINGS**

In accordance with CBJ 49.15.580, staff finds the proposed acquisition and disposal of land by the CBJ complies with the Title 49 Land Use Code and is in general conformity with adopted plans, specifically the 2013 Comprehensive Plan, the Housing Action Plan, and the CBJ Land Management Plan.

**RECOMMENDATION**

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the CBJ Assembly for the acquisition and disposal of land by the CBJ.

**STAFF REPORT ATTACHMENTS**

<b>Item</b>	<b>Description</b>
<b>Attachment A</b>	Application Packet
<b>Attachment B</b>	Public Notice Materials
<b>Attachment C</b>	Agency Comments
<b>Attachment D</b>	Public Comments
<b>Attachment E</b>	Reviewed Materials



# DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant	<b>PROPERTY LOCATION</b>	
	Physical Address 4305 North Douglas Highway	
	Legal Description (if applicable, Survey Block, Tract, etc.) USS 2135 TR 1 TRA, 11SS 2305 LT 15, USS 4605 FR, USS 4605 FR	
	Parcel Number(s) 6D0601130010, 6D0601110020, 6D0601100010, 6D0601100011	
	<input type="checkbox"/> This property located in the downtown historic district	
	<input type="checkbox"/> This property located in a mapped hazard area, if so, which _____	
	<b>LANDOWNER/LESSEE</b>	
	Property Owner Gary Tigar, Grant Creek Homes/ City and Borough of Juneau	Contact Person Murray Walsh, WPDS
	Mailing Address 1765 Palo Verde Blvd S. Lake Havasu City, AZ 86403-4735	Phone Number(s) 907-723-8444
	E-mail Address garttigar@sbcglobal.net / murray@acsalaska.net / Dan.Bleidorn@juneau.org	
<b>LANDOWNER/LESSEE CONSENT</b> <small>Required on Planning Permits, not needed on Building/Engineering Permits</small>		
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.		
X	<u>Murray Walsh</u> Landowner/Lessee Signature	5-27-22 Date
X	<u>Daniel Bleidorn</u> Landowner/Lessee Signature	5/25/22 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> <small>If the same as OWNER, write "SAME"</small>		
Applicant WPDS	Contact Person Murray Walsh	
Mailing Address 2974 FOSTER AVE	Phone Number(s) 907-723-8444	
E-mail Address garttigar@sbcglobal.net / murray@acsalaska.net		
X	<u>Murray Walsh</u> Applicant's Signature	5-27-22 Date of Application

DEPARTMENT USE ONLY BELOW THIS LINE

This form and all documents associated with it are public record once submitted.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.

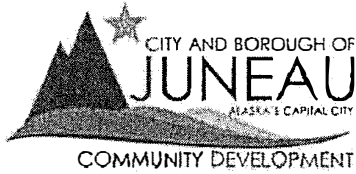
FORMS\PLANFORM\DPFA.docx

Intake Initials AS
Date Received 5/31/22

Case Number <del>CS22-003</del> PAD 22-002
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Updated 2017 - Page 1 of 1





# CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.  
**NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.**

To be completed by Applicant

**PROJECT SUMMARY**  
See attached Memo to the LHED Committee of the Assembly

**TYPE OF PROJECT REVIEW:**  
 City Project Review     City Land Acquisition / Disposal     State Project Review

**PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:**  
Is this project associated with any other Land Use Permits?     YES Case No.: \_\_\_\_\_     NO  
Capital Improvement Program # (CIP) \_\_\_\_\_  
Local Improvement District # (LID) \_\_\_\_\_  
State Project # \_\_\_\_\_

**ESTIMATED PROJECT COST:** \$ \_\_\_\_\_

**ALL REQUIRED MATERIALS ATTACHED**  
 Complete application  
 Pre-Application notes (if applicable)  
 Narrative including:  
     Current use of land or building(s)  
     Proposed use of land or building(s)  
     How the proposed project complies with the Comprehensive Plan  
     How the proposed project complies with the Land Use Code (Title 49)  
 Site Plan (details on page 2)

**NOTE: This application is required even if the proposed project is associated with other Land Use permits.**

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

CITY/STATE PROJECT FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>150</u>			

\$100 sign deposit  
\$50 sign fee

This form and all documents associated with it are public record once submitted.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number <u>CSP12-003</u>	Date Received <u>5/3/06</u>
---------------------------------	--------------------------------

**City/State Project and Land Action Review Information**

City and State project review is outlined in CBJ 49.15.580

Each application for a City/State Project is reviewed by the Planning Commission at a public hearing. The permit procedure is intended to provide the Commission the flexibility necessary to make recommendations tailored to individual applications.

**Application:** An application for a City/State Project Review will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

- 1.e **Forms:** Completed City/State Project Review Application and Development Permit Application forms.e
- 2.e **Fees:** No fee required for projects that cost less than \$2.5 million. For projects costing more than this amount, the fee is \$1,600.00. All fees are subject to change.e
- 3.e **Project Narrative:** A detailed narrative describing the project.e
- 4.e **Plans:** All plans are to be drawn to scale and clearly show the items listed below:e
  - a.e Plat, site plan, floor plan and elevation views of existing and proposed structures and land;e
  - b.e Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances;e
  - c.e Proposed traffic circulation within the site including access/egress points and traffic control devices;e
  - d.e Existing and proposed lighting (including cut sheets for each type of lighting);e
  - e.e Existing and proposed vegetation with location, area, height and type of plantings; and,e
  - f.e Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)e

**Document Format:** All materials submitted as part of an application shall be submitted in either of the following formats:

- 1.e Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).e
- 2.e Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).e

**Application Review & Hearing Procedure:** Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

**Review:** As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the permit request the application may be required to be reviewed by other municipal boards and committees. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

**Hearing:** All City/State Project Review Permit Applications must be reviewed by the Planning Commission. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting. The Planning Commission will make a recommendation based on staff's analysis and forward it to the Assembly for final approval/denial.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**



# PROPERTY ACQUISITION AND DISPOSAL REVIEW APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

**NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.**

To be completed by Applicant

**PROJECT SUMMARY:**  
 Gary Tigar and Grant Creek Homes are requesting to sell the City a 105,347 square foot area of property that is within the floodplain and buy 140,394 square foot of uplands from the CBJ  
*- See attached memo to the LHED Committee of the Assembly*

**TYPE OF PROJECT REVIEW:** Property Acquisition Review Property Disposal Review

**PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:**

Is this project associated with any other Land Use Permits?  YES Case No.: \_\_\_\_\_  NO

Capital Improvement Program # (CIP) \_\_\_\_\_

**ESTIMATED PROJECT COST:** \$ \_\_\_\_\_

**ALL REQUIRED MATERIALS ATTACHED**

Complete application

Pre-Application notes (if applicable)

Narrative including:

- Current use of land or building(s)
- Proposed use of land or building(s)
- How the proposed project complies with the Comprehensive Plan
- How the proposed project complies with the Land Use Code (Title 49)

**Site Plan** (details on page 2)

**NOTE: This application is required even if the proposed project is associated with other Land Use permits.**

DEPARTMENT USE ONLY BELOW THIS LINE

PROPERTY ACQUISITION & DISPOSAL FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ _____			

This form and all documents associated with it are public record once submitted.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received

**Property Acquisition & Disposal Review Information**

Property Acquisition & Disposal project review is outlined in CBJ 53.04 and 53.09

Each application for a Property Acquisition & Disposal project is reviewed by the Planning Commission at a public hearing. The permit procedure is intended to provide the Commission the flexibility necessary to make recommendations tailored to individual applications.

**Application:** An application for a Property Acquisition & Disposal project review will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

- 1.e **Forms:** Completed Property Acquisition & Disposal Project Application, and Development Permit Application forms.e
- 2.e **Fees:** No fee required for projects that cost less than \$2.5 million. For projects costing more than this amount, the fee is \$1,600.00. All fees are subject to change.
- 3.e **Project Narrative:** A detailed narrative describing the project.e
- 4.e **Plans:** All plans are to be drawn to scale and clearly show the items listed below:e
  - a.e Plat, site plan, floor plan and elevation views of existing and proposed structures and land;e
  - b.e Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances;e
  - c.e Proposed traffic circulation within the site including access/egress points and traffic control devices;e
  - d. Existing and proposed lighting (including cut sheets for each type of lighting);e
  - e.e Existing and proposed vegetation with location, area, height and type of plantings; and,e
  - f.e Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)e

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**Hearing:** Property Acquisition & Disposal project Applications must be reviewed by the Planning Commission. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting. The Planning Commission will make a recommendation based on staff's analysis and forward it to the Assembly for final approval/denial.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

1765 Palo Verde Blvd. S.  
Lake Havasu City, AZ 86403  
(928) 566-4007e

Grant Creek Homes, LLC

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July 8, 2022

Mr. Joseph Meyers  
Community Development Department  
City & Borough of Juneau  
155 South Seward Street  
Juneau, AK 99801

RE: PAD 2022 0002  
CBJ Parcel USS 2135 TR 1 TR A, PCN 6D0601110020 and  
CBJ Parcel USS 2305 LT 15, PCN 6D0601130010

Dear Mr. Meyers:

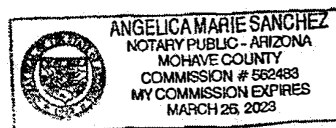
I instructed Murray Walsh, Walsh Planning & Development Services, to submit a Development Permit Application form and acknowledge his submittal as applicant for the benefit of Grant Creek Homes, LLC, as owner. I further agree to the land use action according to the Project Overview in Case Number PAC2022 0018 which has been assigned to a new file type PAD 2022 0002.

I do indeed approve the application to trade portions of these two properties, which are adjacent to Grant Creek, for a similar-sized portion of land owned by the CBJ to the south. This will enable creation of a new parcel that will be subdivided into small affordable lots, most with shared driveways.

I reside in Arizona and can be reached by phone, email or letter as shown above/below. I am represented in Juneau by Murray Walsh, Walsh Planning & Development Services and have been for many years. I am sure you have his contact information. I am available, if necessary to communicate on this matter in any manner you wish.

Sincerely,

  
Gary Tigar, Member  
Grant Creek Homes, LLC



# ARIZONA NOTARY ACKNOWLEDGMENT

State of Arizona

County of Mohave

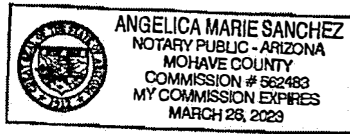
The foregoing instrument entitled DP. A was

acknowledged before me this July 8, 2020 (date) by

Gary Tiger (name of person acknowledged). The person has

personally appeared before me and presented identification to establish his or identity as required by law.

(Seal)



*Angelica Marie Sanchez*

Signature of Notary Public



Angelica Marie Sanchez  
Branch Manager Sr  
NMLS ID 222313  
T 928-855-1513 F 928-855-0700  
angelica.sanchez511@pnc.com

Member of The PNC Financial Services Group  
1992 McCulloch Boulevard V9-E134-01-1  
Lake Havasu City Arizona 86403  
pnc.com/locator

NOTARY ACKNOWLEDGEMENT FORM

Attachment A - Application Packet

Attachment A- Application Packet

# MEMORANDUM

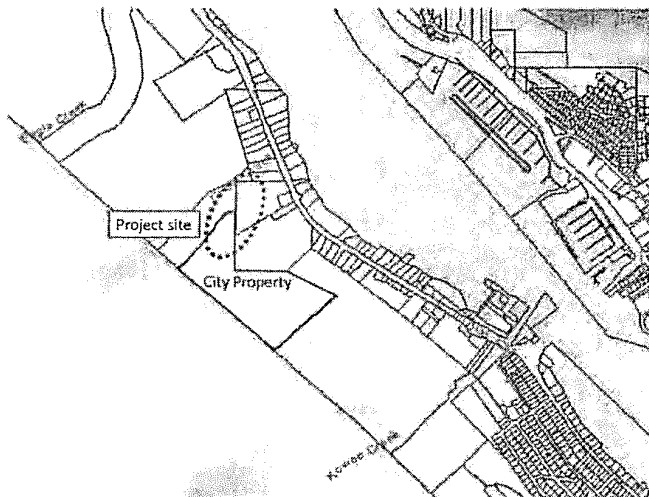
CITY/BOROUGH OF JUNEAU

Lands and Resources Office  
155 S. Seward St., Juneau, Alaska 99801  
Dan.Bleidorn@juneau.org  
(907) 586-5252

**TO:** Michelle Hale, Chair of the Assembly Lands Housing and Economic Development Committee  
**FROM:** Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*  
**SUBJECT:** Gary Tigar Grant Creek Homes Request to Purchase City Property through a Land Trade  
**DATE:** April 28, 2022

The Lands Office has received a request for a land trade from Gary Tigar and Grant Creek Homes. The applicant is requesting to sell the City a 105,347 square foot area of property that is within the floodplain and buy a City owned 140,394 square foot uplands parcel. Both values would be determined by appraisal. The application states that the newly configured property would be subdivided into small single family lots.

The City owned property being requested in this application is a fraction of a 654-acre parcel in North Douglas. The location is southeast of Bonnie Brae Subdivision and Falls Creek, 4-mile North Douglas Highway, Eagle Creek and Grant Creek run through this property. The



Land Management Plan designates this property as retain/dispose, and it is managed by the Lands Office.

**53.09.260 - Negotiated sales, leases, and exchanges.**

(a) *Application, initial review, assembly authority to negotiate.* Upon application, approval by the manager, and payment of a \$500.00 fee, a person or business entity may submit a written proposal to lease, purchase, exchange, or otherwise acquire City and Borough land for a specified purpose. The proposal shall be

reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the

assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land.

If approved by the LHED Committee, this application will be forwarded to the Assembly as New Business to make a determination under 53.09.260 (a). In order to dispose of this property, the Assembly must adopt an ordinance authorizing the sale after the Planning Commission has had the opportunity to review it.

The Applicant is concurrently working through permitting process for the proposed subdivision. A pre-application meeting has already taken place and Lands, CDD and the Applicant were able to discuss the proposal, ask questions and provide direction on how to proceed. Based on the outcome of the subdivision review and subsequent negotiations the actual square footage and property boundaries of the proposed land trade would likely change if this proceeds.

**Staff request that the Lands, Housing and Economic Development Committee forward this application to the Assembly with a motion of support for disposal of City property to Gary Tigar and Grant Creek Homes through a negotiated disposal or land trade.**

Attachments:

1. Gary Tigar Grant Creek Homes Application to Purchase City Property
2. Draft Report from the Subdivision Pre-application Meeting





(907) 586-0715  
 CDD\_Admin@juneau.org  
 www.juneau.org/CDD  
 155 S. Seward Street • Juneau, AK 99801

### Grant Creek Major Subdivision

Case Number: PAC2022 0018  
 Applicant: Murray Walsh  
 Property Owner: Grant Creek Homes, LLC  
 Property Address: Unassigned  
 Parcel Code Number: 6D060111002  
 Site Size: 8.78 acres or 382,457 Square Feet  
 Zoning: D18  
 Existing Land Use: Vacant

Conference Date: March 18, 2022  
 Report Issued: April 29, 2022  
**DISCLAIMER: Pre-application conferences are conducted for purposes of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application, and are not a guarantee of final project approval.**

### List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Murray Walsh	Applicant	<a href="mailto:Murray@acsalaska.net">Murray@acsalaska.net</a>
Beth McKibben, AICP	Senior Planner	<a href="mailto:Beth.mckibben@juneau.org">Beth.mckibben@juneau.org</a>
David Peterson	Planner 2/Plat Reviewer	<a href="mailto:David.Peterson@juneau.org">David.Peterson@juneau.org</a>
Scott Ciambor	Planning Manager	<a href="mailto:Scott.ciambor@juneau.org">Scott.ciambor@juneau.org</a>
Ken Hoganson	General Engineering	<a href="mailto:Ken.hoganson@juneau.org">Ken.hoganson@juneau.org</a>
Dan Bleidorn	Lands Manager	<a href="mailto:Dan.Bleidorn@juneau.org">Dan.Bleidorn@juneau.org</a>
Eddie Quinto	Permit Specialist	<a href="mailto:Edward.quinto@juneau.org">Edward.quinto@juneau.org</a>

### Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports. The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

#### Project Overview

The applicant seeks to subdivide an 8.78 acre parcel into 63 lots in the D18 zoning district. The applicant also seeks a land trade with CBJ. Attachment A shows the conceptual land trade. The land trade would have to precede the proposed subdivision. To pursue the proposed land trade the applicant will have to apply to acquire CBJ property through a negotiated land trade. (more here based on DB notes).

A major subdivision application is required for the proposed subdivision. A major subdivision is a two-step process – the preliminary plat and the final plat. Both steps require a public hearing and approval by the Planning Commission. Due to the overall potential number of dwelling units on the parcel and the trips generated, a Traffic Impact Analysis will be needed and is required with submittal of the preliminary plat.

Requirements for the preliminary plat are listed at CBJ 49.25.411 and final plat requirements are at CBJ 49.25.412. Because this project is projected to be part of a major subdivision development, pursuant to CBJ 49.15.401(a) (1) (A), a major subdivision must be applied for.

Because the property is zoned D-18, uses would need to be consistent with the Table of Permissible Uses, CBJ 49.25.300. The lots would need to be consistent with the Table of Dimensional Standards, CBJ 49.25.400. Conceptual subdivision shows 22 pairs of panhandle lots and 19 standard lots.

During the pre-application conference the applicant mentioned the project may be phased. CBJ 49.15.411(f)(3)(D) states that if phasing is proposed then the boundaries and number of each phase, sequential lot numbering, and a subdivision name consistent with previous phases shall be shown.

#### Planning Division

- 1.e Zoning –D-18 (18 du/acre) with a maximum density of 158 dwelling units (8.78 acres X 18 du/acre)e
- 2.e Subdivision – (if a subdivision, provide lot dimensions)e

Dimension	Minimum	Commonwall	Bungalow
Lot size, square feet	5,000	2,500	2,500
Lot width, feet	50 feet	20	25

Additionally:

CBJ 49.15.421 establishes dimensional standards specific to lots fronting a cul-de-sac or similar curved ROW – the Commission (for major subdivisions) makes a determination that meeting minimum lot width at the front building line in accordance with the TPU is impractical, may be reduced as necessary to achieve a reasonable lot configuration.

CBJ 49.15.423(a)(1) establishes dimensional standards specific to panhandle lots as follows:

(1)Dimensional requirements.e

- A) The front and panhandle lots must meet all the dimensional and area requirements of this title.
- (B) No part of the panhandle portion of the lot shall be less than 20 feet wide.
- (C) The panhandle portion of the lot shall not be longer than 300 feet.
- (D) No buildings are allowed to be built or placed in the panhandle portion of the lot.
- (E) In a D-1 zoning district, 30 feet of the width of the panhandle of the rear lot may be used in determining the width of the front lot.
- (F) The lot width for the panhandle lot shall be the distance between its side lot lines measured behind the back lot line of the front lot.

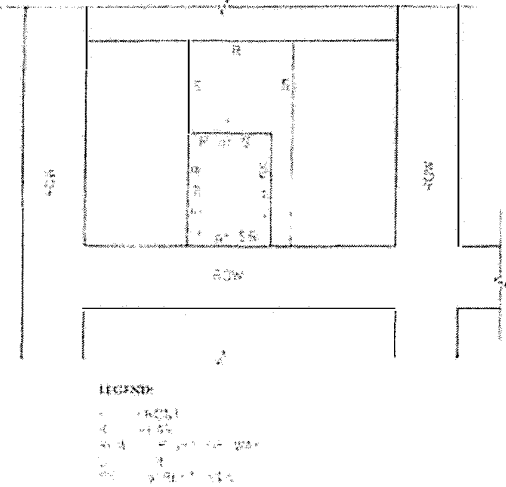
3. Setbacks –

- a. **Front:** 20 feet
- b. **Side:** 5 feet (commonwall 0' and 5')
- c. **Street side:** 13 feet
- d. **Rear:** 10 feet

CBJ 49.25.400 (TPU) note 3 – where one district abuts another, the greater of the two setbacks is required for both uses on the common property line. A portion of the site of the proposed project abuts a D3 zone. Setbacks for the D3 zone are as follows:

- a. **Front:** 25 feet
- b. **Side:** 10 feet
- c. **Street side:** 17 feet
- d. **Rear:** 25 feet

The image below indicates where setbacks are measured on panhandle lots.



4. Height –

a.e Permissible use: 35 feete

b.e Accessory use: 25 feete

5.e Access – via a new public right-of-way from Douglas Highway. AKDOT permits will be required for accesse to the state road.e

Proposed access within the subdivision is shown as a 60-foot wide public right-of-way, ending in a cul-de-sac.e

CBJ 49.35.240 Improvement Standards (Attachment G). Of note related to the proposal:e

- e CBJ 49.35.240(d)(1) requires grades on streets other than arterials must not exceed 12%. Firee Department requires no more than 10% w/out approval by the Fire Department.e
- e CBJ 49.35.240(d)(3) requires the minimum cross slope on all streets is 3%.e
- e CBJ 49.35(240)(g) limits the length of streets designed to be have one end permanently closed to *no more than 600 feet in length*. Concept submitted for preapplication conference shows a cul-de-sac ine excess of 600 feet. CBJ 49.35.240(g) (1) the Commission (for major subdivisions) may authorize ae longer or shorter cul-de-sac if it is found that unique characteristics of the site warrant modifications.e
- e Additionally, CBJ 49.35.120(a) requires the developer must install all of the required improvementse within the boundaries of the development, and may be required to make improvements beyond thee development boundary in order for all of the improvements to function properly. In addition,e *improvements must be designed and constructed to provide for future extension to adjoining lands*.
- CBJ Lands Division indicated access to adjoining CBJ land from the proposed subdivision would be needed to gain support for the requested land trade.
- e CBJ 49.35.240(g)(2) Temporary cul-de-sac may be allowed where a street can be practically beee extended to provide for connecting streets into adjoining undeveloped land. CBJ 49.35.240 requires ae minimum diameter 120 feet for temporary cul-de-sacs. Temporary cul-de-sac may be permitted if alle of the following are met per CBJ 49.35.240(g)(2):e
  - (A)The temporary portions of the cul-de-sac shall be easements on the plat rather than ase dedicated right-of-way. Such easements shall allow for public access and maintenance as ife it were dedicated right-of-way until such time the easements are vacated. The easements shall not contribute towards lot area.
  - (B)All of the cul-de-sac must be constructed to permanent street construction standards except as noted in (G) below.
  - (C)The CBJ will record a release of the easements for the temporary portions of the cul-de-sac ate the state recorder's office at Juneau at the time the cul-de-sac is removed and the streete improvements have been extended.
  - (D)Easement lines for the temporary cul-de-sac will be considered front property lines fore determining building setbacks.e
  - E) All improvements, including utilities and private driveways, must be designed to accommodatee the eventual extension of the street and reversion of the temporary cul-de-sac to adjoininge properties. The construction plans shall demonstrate those improvements connecting through a temporary cul-de-sac will still comply with CBJ standards after the temporary cul-de-sac is removed.
  - (F)Temporary cul-de-sacs must provide required access and minimum frontage on a publicallye maintained right-of-way to all lots using the cul-de-sac as access. If the cul-de-sac is note extended to the adjoining property, the maximum length of an unconstructed right-of-way

between the temporary cul-de-sac and the adjoining property shall be the minimum lot width for the zoning district. If the right-of-way is located in more than one zoning district, the shortest minimum lot width shall be used. The right-of-way between the constructed temporary cul-de-sac and the adjoining property shall be subject to the stub street requirements of this Title (See Figure 3). Attachment B  
<https://mcclibrary.blob.core.usgovcloudapi.net/codecontent/13307/398872/49.35.240.g.2.png>

(G)The temporary cul-de-sac may be located on property within the subdivision intended for a future subdivision phases in conjunction with a platted right-of-way. It may also be located outside the subdivision boundary entirely within an easement (See Figure 4). If the temporary cul-de-sac is constructed on property outside of the subdivision boundary, then curb, gutter, and sidewalks are not required for the temporary cul-de-sac. Figure 4 Attachment C

<https://mcclibrary.blob.core.usgovcloudapi.net/codecontent/13307/398872/49.35.240.g.2.g.png>

(H)The plat shall include the following note "Temporary cul-de-sac easement shall be vacated upon extension of street unless the director determines all or a portion of the cul-de-saca may remain."

(I)When the developer of adjoining property is required to connect to the temporary cul-de-sac, the temporary portions of the cul-de-sac shall be removed. The director, after considering public safety, costs, and recommendations of the director of engineering and public works department and of the fire marshal, shall determine if the developer may leave all or part of the temporary portions of the cul-de-sac. If any temporary cul-de-sac portion is removed, then the resulting constructed right-of-way shall conform to CBJ standards.

(3)Hammerhead turnarounds. Hammerhead turnarounds may be built in lieu of a temporary cul-de-sac, upon approval by the director of engineering and public works.

CBJ 49.35.240(I)(2) The Commission (for major subdivisions) may waive full construction of a roadway w/in a ROW that is required to provide access to a bordering property, and does not provide required access to any lot w/in the subdivision. Developer is required to demonstrate a stub street can be reasonably constructed to CBJ standards in the ROW. The Commission may require provision of a roadbed, utility line extensions, or other appropriate improvements.

With an Average Daily Trip (ADT) of more than 500 ADT the public ROW will require sidewalks on both sides, a 26 foot wide travel way width, street lights at all intersections, a 60 foot public ROW, paved and publically maintained.

**6.a Parking & Circulation**— CBJ 49.15.423(3) addresses parking for panhandle lots as follows:

(3)Access and parking.a

(A)Access for the lots shall be located in the panhandle. A lot fronting a right-of-way may have a separate and additional access if approved by the government entity that controls rights-of-way. Access to each lot shall be designated on the plat in the form of an easement.

(B)Off-street parking shall be provided in an amount sufficient to meet the requirements of CBJ 49.40, article II.a

(C)A driveway and parking plan that shows the feasibility of off-street parking shall be submitted and approved by the director prior to recording the plat.a

(D)Back out parking is prohibited unless approved by the director.a

(E)The applicant must provide assurance in the form of an easement, plat note referencing the maintenance agreement, and a maintenance agreement that is recorded with the subdivision, on forms acceptable to the director, ensuring the required access and parking areas will be constructed and maintained by all future property owners.

(F)Any portion of a driveway not located in a public right-of-way shall comply with emergency service access as required by CBJ 19.10. A profile of the proposed driveway centerline shall be submitted as part of the plat application, and must meet Alaska Department of Transportation and Public Facilities or CBJ driveway standards, as appropriate based on ownership of the right-of-way.

(G)Existing driveways and access points not meeting the requirements of this section must be abandoned, and improvements thereto removed and relocated prior to plat recordation.

(H)The portion of the driveway in the right-of-way or the first 20 feet from the edge of the public roadway shall be paved, whichever length is greater.

7.e Lot Coverage – maximum lot coverage is 50%

8.e Vegetative Coverage – minimum vegetative cover is 30%

9.e Lighting – With an estimated Average Daily Trips (ADT) of more than 500 ADT street lights will be required at all intersections.

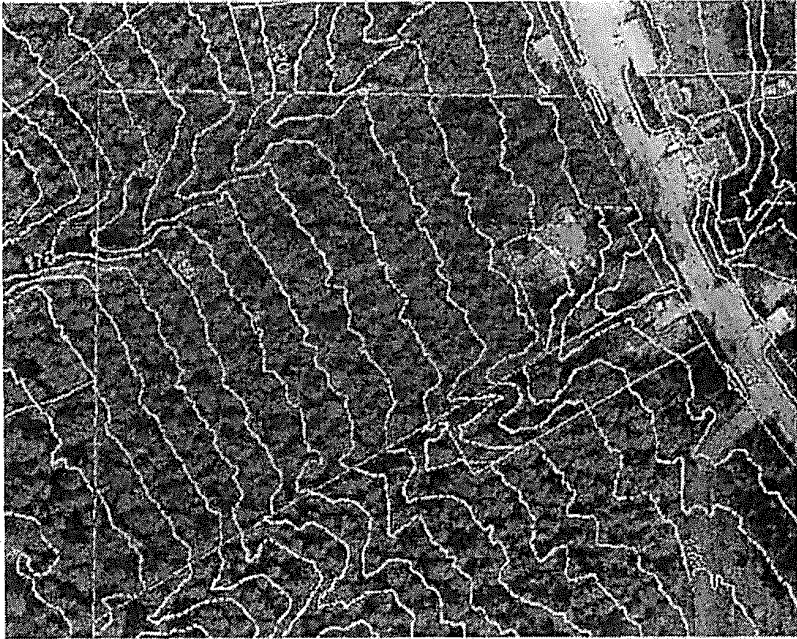
10.e Noise – N/A

11.e Flood – FIRM panel 02110C1562E - A portion of the project site is in the A flood zone. It is also in the area of land the applicant proposes to trade to CBJ. Any development within the flood zone would require a Floodplain Development Permit from CDD. CBJ 49.70 Article IV – Flood Hazard Areas (attachment E) Issuance of a Floodplain Development Permit requires certification from the applicant that all required state and federal permits have been obtained for the development. This would include obtaining the Corps of Engineers permit to fill the area. Depending on area of the land swap –if the proposed subdivision includes areas within the flood zone the following plat note will be required:

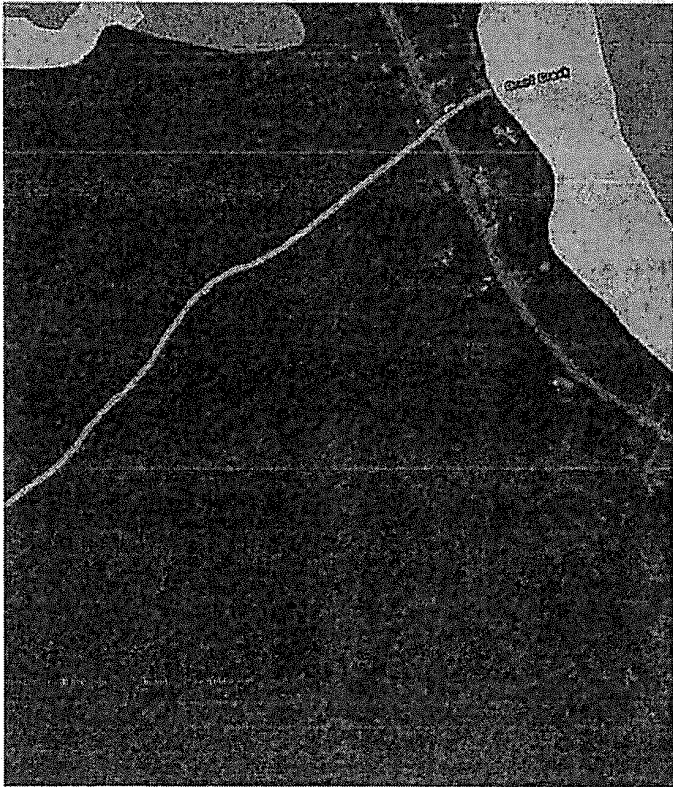
PARTS OF THIS SUBDIVISION ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE CITY AND BOROUGH OF JUNEAU FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL #XXXXXXXX, DATED XXXXX X, AND XXXX. SPECIAL REGULATIONS MAY APPLY, INCLUDING DEVELOPMENT STANDARDS IN CITY AND BOROUGH OF JUNEAU TITLE 49, LAND USE CODE.



12. Hazard/Mass Wasting/Avalanche/Hillside Endorsement – Some portions of the site may exceed 18% slope. A Hillside Endorsement may be required. A plat note may be required. Attachment.D - CBJ 49.70 Article II, Hillside Endorsement.



13. Wetlands – According to the US Fish & Wildlife Service National Wetlands Inventory no wetlands are mapped on the site.



14. Habitat –



- a.e Anadromous waterbodies: Grant Creek, which runs through the property, is an anadromouse waterway and will require a 50 foot buffer from the Ordinary High Water Mark (OHWM). Thee area required for the 50 foot anadromous water body buffer is in the area proposed for tradede with the CBJ.e
- b.e Eagle Nests: Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. Thee presence of eagle nests may impact construction scheduling.e

15.ePlat or Covenant Restrictions – N/Ae

16.eTraffic – A single-family dwelling creates 9.52 average daily trips (ADTs). Based on the proposede subdivision, the applicant is seeking to create 63 individual lots for an estimated 599 ADT for thee subdivision. *CBJ 49.40.300 requires a Traffic Impact Analysis (TIA) for developments projected to generate 500 or more ADT.* (Attachment F)e

17.eNonconforming situations – None noted.e

**Building Division**

18.eBuilding – N/Ae

19.eOutstanding Permits – Nonee

**General Engineering/Public Works**

20.eEngineering –

- a. At the time of preliminary plat submittal, submit an erosion control report explaining the methode by which the applicant proposes to control erosion and manage runoff, and potential impacts toe adjacent properties or water bodies. The report shall include a plan for preservation of groundee cover in areas where runoff and resulting erosion need to be minimized.e
- b.e Construction plans to be submitted after the approval of the preliminary plat and before finale plat submission. Construction plans must adhere to 49.35.140, CBJ Standard Specifications fore Civil projects and Subdivision improvements, CBJ Standard Details and must be signed ande stamped by Alaskan licensed engineers for each discipline. Construction plans for this layout ofe development does not need to include all phases of full buildout of development. For specifice requirements, please refer to CBJ code by visiting: CBJ Code – City and Borough of Juneau ande referencing chapter 49.35 – Public and Private Improvements.e
- c.e Prior to final plat, an Engineer’s estimate for the installation of public improvements must bee submitted. Once this is received, a performance bond amount will be determined and must bee paid/posted prior to recording of the final plat. Further discussion regarding the bond can takee place once the project phasing is determined. For all options regarding the financial guarantee,e please refer to 49.55 – Financial Responsibility.e
- d.e Dependent on the construction plan and schedule an inspection deposit will be required and ae private inspector may be hired.e
- e.e Easements: Site plan and plat shall include all existing and proposed easements for drainage,e utility lines including plumbing lines, access, snow storage, trash (dumpster) storage, or any othere shared use that requires crossing the property line.e
- f.e Permits required will be determined by the subdivision process you follow. They may includee Right-of-way permit, grading permit, water utility permit, and sewer utility permit.e

**21.e Drainage –**

- a.e Drainage report with the submittal of the preliminary plat does not need to be engineered. At time of construction plan submittals a drainage plan with calculations must be submitted and must be signed and stamped by an Alaskan licensed engineer.e
- b.e Preliminary plat requirements do need to be followed, see 49.15.411 - Preliminary plate requirements for full listing. Please do note that topographic information shall be shown ase outlined under 48.15.411, (6) – Topographic Information.e

**22.e Utilities – (water, power, sewer, etc.)e**

- a.e At time of preliminary plat, a draft plan for the proposed water and sewer lines shall bee submitted showing existing installed utilities including line sizing and connection points with elevations.e
- b.e A report by a registered engineer or geologist that clearly supports the legal and physicale availability of adequate water. Methods for proof of water availability and the standards fore quantity are listed in CBJ 49.35, article III. Specifically for your project, it may require additionale upgrades to the existing water system.e

**Fire Marshal**

**23.e Fire Items/Access –**

- 24.e Fire apparatus turn around when greater than 150 foot in length.e
- 25.e Due to only one road in or out of subdivision, and anything greater than 30 homes, then every home builte will have to have a residential sprinkler system installed.e
- 26.e Additional fire hydrants minimum of every 500 feet, even with residential sprinkler systems installede additional hydrants must be provided to augment sprinkler oppression capability.e
- 27.e Adequate water pressure will need to be verified. Possible need a booster pump for most remote homee or lot to be built on.e

**Lands Department**

- 28.e The process for applying to purchase city property was outline to the Applicant at this meeting.e  
The applicant should consider maximizing density on CBJ property involved in a trade and the CBJ is alsoe looking to gain an access route to CBJ property in this area. The Assembly authorizes disposals bye adopting ordinances. A completed application is needed prior to starting the Assembly review process.e

**Other Applicable Agency Review**

- 29.e AKDOT & PFe
- 30.e U.S. Army Corps of Engineers – (907) 753-2689e
- 31.e U.S. Fish & Wildlifee

**List of required applications**

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

- 1.e Development Permit Applicatione
- 2.e Subdivision Applicatione

3.e Preliminary Plat Check Liste

**Additional Submittal Requirements**

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

- 1.e A copy of this pre-application conference report.e
- 2.e Traffic Impact Analysis in accordance with CBJ 49.40.300 (attachment F)e
- 3.e Preliminary drainage plane
- 4.e Preliminary water and sewer plane
- 5.e A driveway and parking plan that shows the feasibility of off-street parking for panhandle lots.e
- 6.e Draft maintenance agreement ensuring the required access and parking areas will be constructed and maintained by all future property owners for panhandle lots.e
- 7.e Applicable items listed under the General Engineering section of this reporte
- 8.e

**Exceptions to Submittal Requirements**

Submittal requirements staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed. \

- 1.e Nonee

**Fee Estimates**

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

- 1.e Major Subdivision Preliminary Plat - \$110.00 per lote
- 2.e Major Subdivision Final Plat - \$70.00 per lote
- 3.e Public Notice Sign Fee - \$50.00 plus \$100.00 refundable deposit (x2). (one for the preliminary plat ande one for the final plat)e
- 4.

For informational handouts with submittal requirements for development applications, please visit our website at [www.juneau.org/community-development](http://www.juneau.org/community-development).

**Submit your Completed Application**

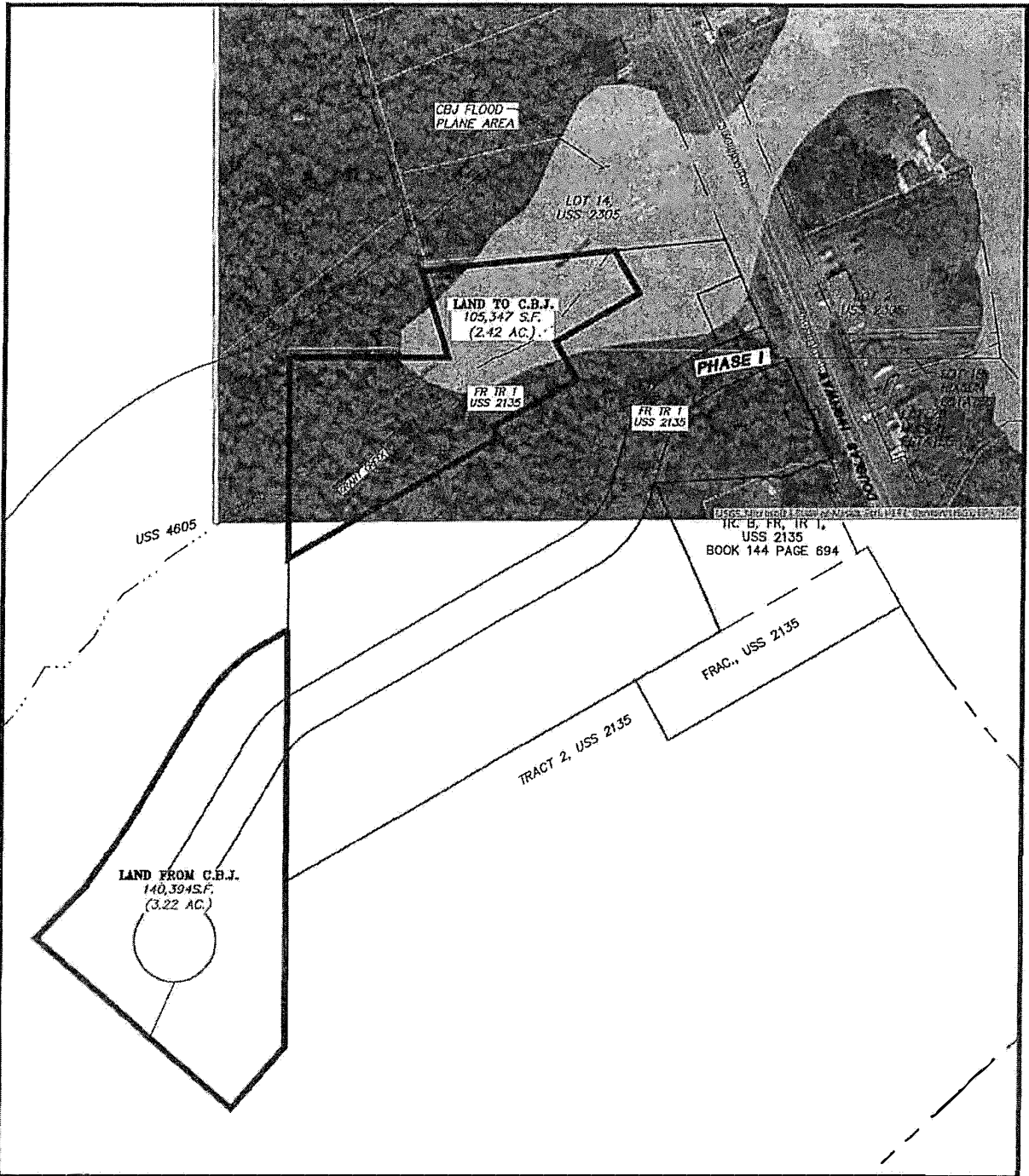
You may submit your application(s) online via email to [permits@juneau.org](mailto:permits@juneau.org)  
OR in person with payment made to:

City & Borough of Juneau, Permit Center  
230 South Franklin Street  
Fourth Floor Marine View Center  
Juneau, AK 99801

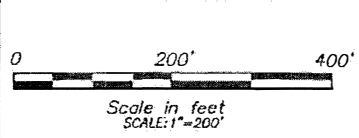
Phone: (907) 586-0715  
Web: [www.juneau.org/community-development](http://www.juneau.org/community-development)

Attachments:

- A – Proposed Land Trade
- B – Figure 3 –temporary cul-de-sac
- C – Figure 4 – temporary cul-de-sac
- D – 49.70 Article II Hillside Development
- E - 49.70 Article IV Flood Hazard Areas
- F- 49.40 Article III Traffic
- G- 49.35.240 Improvement Standards
- H- 49.15.423 Panhandle Lots



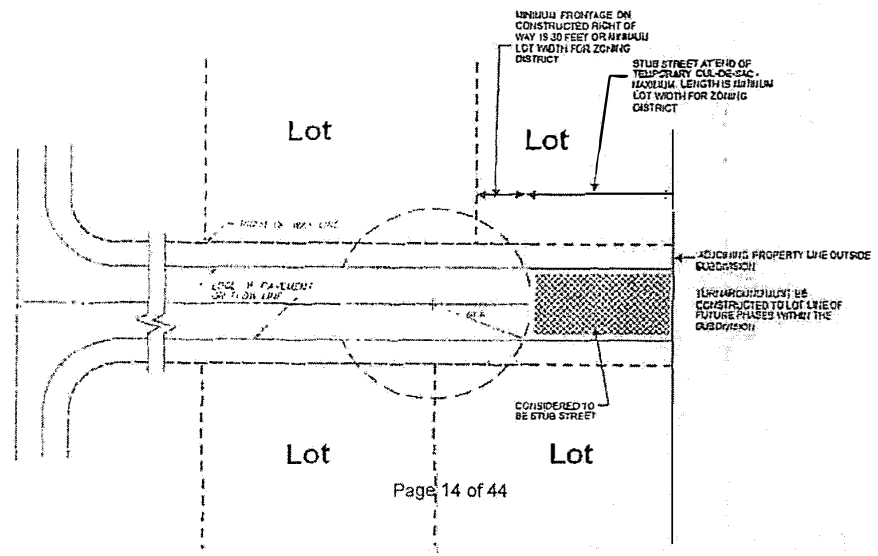
9/03/2020 14:308 PH AST  
ENDRY.VAL.SHN GRANT CREEK GRANT CRK PH-141-714202.DWG

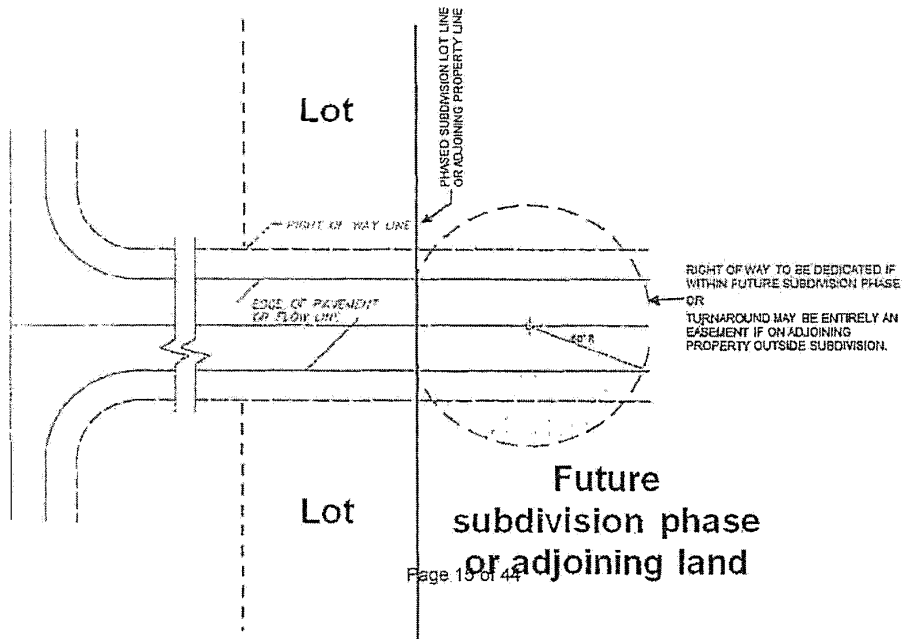


A PLAT  
FOR PROPOSED LAND TRADE  
BETWEEN GRANT CREEK HOMES  
AND THE CITY AND BOROUGH OF  
JUNEAU, ALASKA

DRAWN BY: GDM GRAPHICS DATE: 9/13/2021

WALSH PLANNING & DEVELOPMENT





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## ARTICLE II. HILLSIDE DEVELOPMENT

### 49.70.200 Purposes.

The purposes of this article are to:

- (1) Ensure that hillside development provides erosion and drainage control to protect adjoining parcels;
- (2) Protect waterways from sedimentation and pollution;
- (3) Minimize injury or damage to people or property from natural or artificial hazards in hillside development; and
- (4) Minimize any adverse aesthetic impact of hillside development.

(Serial No. 87-49, § 2, 1987)

### 49.70.210 Applicability and scope.

- (a) This article applies to all development on hillsides in the City and Borough that involves the following:
  - (1) Removal of vegetative cover;
  - (2) Excavation of any slope in excess of 18 percent;
  - (3) Creation of a new slope in excess of 18 percent for a vertical distance of at least five feet; or
  - (4) Any hazard area identified on the landslide and avalanche area maps dated September 9, 1987, consisting of sheets 1—8, as the same may be amended from time to time by the assembly by ordinance or any other areas determined to be susceptible to geophysical hazards.
- (b) All hillside development endorsement applications shall be reviewed by the planning commission, except the following may be reviewed by the director:
  - (1) An excavation below finished grade for basements and footings of a building, a retaining wall or other structure authorized by a building permit, provided that this shall not exempt any fill made with the material from such excavation nor any excavation having an unsupported height greater than two feet after the completion of the associated structure.
  - (2) Graves.
  - (3) Mining, quarrying, excavating, processing, or stockpiling of rock, sand, gravel, aggregate or clay provided such operations do not affect the location or peak volume of runoff, the location or amount of standing water, or the lateral support for, the stresses in, or the pressure upon, any adjacent or contiguous property.
  - (4) Exploratory excavations less than 200 square feet in area and under the direction of a civil engineer with knowledge and experience in the application of geology in the design of civil work.
  - (5) An excavation which:
    - (A) Is less than two feet in depth and covers less than 200 square feet; or



(B)e Does not create a cut slope greater than five feet in height or steeper than one and one-half horizontal to one vertical.e

(6)e A fill less than one foot in depth and intended to support structures which fill is placed on naturale terrain with a slope flatter than five horizontal to one vertical, which does not exceed 20 cubic yards one any one lot and which does not obstruct a drainage course.e

(7)e A fill less than three feet in depth and not intended to support structures which fill is placed on naturale terrain on a slope flatter than five horizontal to one vertical, which does not exceed 50 cubic yards on e any one lot and which does not obstruct a drainage course.e

(8)e Minor development.e

(Serial No. 87-49, § 2, 1987; Serial No. 2006-15, § 22, 6-5-2006; Serial No. 2015-03(c)(am), § 51, 8-31-2015 )

**49.70.220 Hillside development endorsement application.**

(a)e All development on hillsides shall be pursuant to a hillside development endorsement.e

(b)e The developer shall apply for and obtain a hillside development endorsement prior to any site work othere than land and engineering surveys and soils exploration.e

(Serial No. 87-49, § 2, 1987; Serial No. 2015-03(c)(am), § 52, 8-31-2015 )

**49.70.230 Fees.**

The City and Borough shall charge the developer the gross hourly rate for professional review of the application and for inspection. The developer shall deposit one percent of the value of the site development, excluding that portion of the site determined by the engineer to be subject to a public transmission facility permit, in a specially designated reserve account, against which the City and Borough may bill its documented time and expenses. The developer shall promptly replenish this amount when requested, and no endorsement may be issued if there is any deficiency in the developer's reserve account. All unexpended funds in the reserve account shall be returned to the developer upon final approval of development or when the engineer is satisfied that the work under the hillside development endorsement has been completed and the requirements of this chapter have been met.

(Serial No. 87-49, § 2, 1987)

**49.70.240 Application.**

The application shall be accompanied by the following materials, which shall be signed and stamped by a civil engineer, architect, geologist or land surveyor licensed in the State of Alaska:

(1)e A vicinity map, at a clear and legible scale, showing roads, place and street names and naturale waterbodies.e

(2)e Site maps, showing the present condition of the site at a clear and legible scale compatible with thee size of the development and including:e

(A)e Two-foot contours for flat terrain or five-foot contours for steep terrain and extending 50 feet ine all directions beyond the development site; 12 percent line, 30 percent line;e

(B)e Water bodies, tidelands and drainage ways from the development site to accepting naturale waterbody;e

- (C)e Lot boundaries and easements for the site and adjacent lots; and
  - (D) Existing improvements on the site and adjacent lots, including structures, roads, driveways and utility lines.
- (3)e The application shall include a finished proposed site plan at a clear and legible scale that includes the following information:e
- (A)e Finished grade at two-foot contours for flat terrain or five-foot contours for steep terrain and extending 50 feet in all directions beyond the development site; 12 percent line, 30 percent line.e
  - (B)e Water bodies, tidelands and drainage ways, and temporary and permanent drainage systems from the development site to the accepting natural waterbody.e
  - (C)e Lot boundaries, easements and setback lines.e
  - (D)e The location of improvements including structures, roads, driveways, utility lines, culverts, walls and cribbing.e
  - (E)e Clearing limits of existing vegetative cover.e
  - (F)e A cross section of the development site.e
- (4)e The application shall include detailed engineering drawings of roads, driveways, parking areas, structural improvements for foundations, off-site stormwater runoff systems; cross sections and road elevations.e
- (5)e A description of the source and type of any off-site fill, and the site for depositing excess fill.e
- (6)e A landscaping plan, including all trees to be retained in excavation areas, all plant species and locations; temporary slope protection measures; erosion and siltation control measures; seeding or sodding materials, a planting and maintenance program; and methods of stabilization and protection of bare slopes.e
- (7)e An engineering geologic report, including a summary of the relevant surface and bedrock geology of the site, a discussion of active geologic processes with conclusions and recommendations regarding the effect of geologic factors on the proposed development; data regarding the nature, distribution and relevant parameters of existing soils, recommendations for grading procedures; design criteria for corrective measures as necessary, and recommendations covering the suitability of the site for the proposed development.e
- (8)e A work schedule, by phase.e
- (9)e Such other different or more detailed submissions as may be required.e
- (Serial No. 87-49, § 2, 1987; Serial No. 2015-03(c)(am), § 54, 8-31-2015 )

**49.70.250 Standards for approval.**

Hillside development shall meet the following minimum standards:

- (1)e *Roads.* The City and Borough road standards shall apply to hillside development, except that:e
  - (A)e *Modification of standards.* The engineer or planning commission may modify road standards as identified in subsections (1)(B) and (C) of this section, if:e
    - (i) The developer's traffic analysis and circulation, land ownership, and development patterns indicate future use of the roadway at less than collector street levels;

- (ii)e The modification would enable the development to meet, or more closely approximate, the criteria set forth in section 49.70.260; and either
  - (iii)e The proposed road or access in question would result in a permanent cul-de-sac; or
  - (iv)e A secondary access to the proposed development exists or will be developed as a part of the project.e
- (B)e **Road width.** The width of a section of residential roadway may be narrowed to 20 feet, with a single four-foot pedestrian way and underground storm drain system, if:
- (i)e The section is not more than 200 feet in length, and is separated from other such sections by at least 100 feet of standard roadway;
  - (ii)e No entrances, intersections or parking are allowed in the section;
  - (iii)e Guard rails, if any, are designed to permit the passage of plowed snow;
  - (iv)e There is at least a 200-foot line of sight along the centerline of the section;
  - (v)e The section enables the development to meet, or more closely approximate, the criteria set forth in section 49.70.260;
  - (vi) Grouped off-street parking spaces are provided at the entry to the section; and
  - (vii) Adequate provision is made for storage of snow.e
- (C)e **Road grade.** The grade of a section of residential roadway may be increased to a maximum of 15 percent if:
- (i)e The section is not more than 200 feet in length and separated from other such sections by at least 100 feet of roadway;
  - (ii)e No entrances or intersections are allowed in the section;
  - (iii)e Through intersections at the end of the section have approaches at least 50 feet long measured from the edge of the traveled way of the crossroad and are at a grade of eight percent or less; intersections requiring a full stop have approaches no less than 20 feet long at a grade of two percent or less, or no less than 50 feet long at a grade between two and six percent;
  - (iv)e Any guard rails are designed to permit the passage of plowed snow;
  - (v)e All sight distances conform to standards of the American Association of State Highway and Transportation Officials; and
  - (vi)e The section enables the development to meet, or more closely approximate, the criteria set forth in section 49.70.260.e
- (2)e **Weather.** The engineer may prohibit a developer from earthmoving during periods of very wet soil conditions, in which case the permit shall be extended by a like period.e
- (3)e **Sediment.** The developer shall not allow any increase in sediment to flow off-site during or after construction if such would be likely to cause an adverse impact on a down slope lot or waterbody.e
- (4)e **Peak discharge.** The developer shall ensure that during and after construction of major development, the peak discharge of all streams and natural drainage ways at the down slope boundary shall be no greater than that occurring prior to excavation.e

(Serial No. 87-49, § 2, 1987)

**49.70.260 Criteria.**

The commission or director shall consider the extent to which the development meets the following criteria:

- (1)e *Soil erosion.* Soil disturbance and soil erosion shall be minimized and the effects thereof mitigated.e
- (2)e *Existing vegetation.* Depletion of existing vegetation shall be minimized.e
- (3) *Contours.* The developer shall recontour the finished grade to natural-appearing contours which are at or below 30 percent or the natural angle of repose for the soil type, whichever is lower, and which will hold vegetation.
- (4)e *Time of exposure and soil retention.* The developer shall minimize the period of time that soil is exposed and shall employ mats, silt blocks or other retention features to maximize soil retention.e
- (5)e *Replanting.* The developer shall mat, where necessary, and plant all exposed soil in grass or other soil-retaining vegetation and shall maintain the vegetation for one full growing season after planting.e
- (6)e *Drainage.* The developer shall minimize disturbance to the natural course of streams and drainage ways. Where disturbance is unavoidable, the developer shall provide a drainage system or structures which will minimize the possibility of sedimentation and soil erosion on-site and downstream and which will maintain or enhance the general stream characteristics, spawning quality, and other habitat features of the stream and its receiving waters. Where possible, development shall be designed so lot lines follow natural drainage ways.e
- (7)e *Foundations.* The developer shall ensure that buildings will be constructed on geologically safe terrain.e
- (8) *Very steep slopes.* The developer shall minimize excavation on slopes over 30 percent.
- (9)e *Soil retention features.* The developer shall minimize the use of constructed retention features. Where used, their visual impact shall be minimized through the use of natural aggregate or wood, variation of facade, replanted terraces, and the like.e
- (10)e *Wet weather periods.* The developer shall minimize exposure of soil during the periods of September 1—November 30 and March 1—May 1.e

(Serial No. 87-49, § 2, 1987; Serial No. 2015-03(c)(am), § 54, 8-31-2015)

**49.70.270 Conditions on approval.**

The commission or director may place conditions upon a hillside development endorsement as necessary or desirable to ensure that the spirit of this chapter will be implemented in the manner indicated in the application. Fulfillment of conditions shall be certified by the engineer. The conditions may consist of one or more of the following:

- (1)e *Development schedule.* The commission or director may place a reasonable time limit on or require phasing of construction activity associated with the development or any portion thereof, in order to minimize construction-related disruption to traffic and neighbors or to ensure that the development is not used or occupied prior to substantial completion of required improvements.e
- (2)e *Dedications.* The commission or director may require conveyances of title or other legal or equitable interests to public entities, public utilities, a homeowner's association, or other common entities. The developer may be required to construct any public facilities, such as drainage retention areas, to City and Borough standards prior to dedication.e

- (3) *Construction guarantees.* The commission or director may require the posting of a bond or other surety or collateral providing for whole or partial releases, in order to ensure that all required improvements are constructed as specified in the approved plans.
  - (4) *Lot size.* If justified by site topography, the commission or director may require larger lot areas than prescribed by zoning requirements.
- (Serial No. 87-49, § 2, 1987; Serial No. 2015-03(c)(am), § 55, 8-31-2015 )

ARTICLE IV. FLOOD HAZARD AREAS<sup>1</sup>

49.70.400 Floodplain.

- (a)e *Purpose.* The purpose of this article is to promote the public health, safety, and general welfare and to minimize public and private losses due to flood conditions in specific areas. Other purposes are to:
  - (1)e Reserved;
  - (2)e Prevent the erection of structures in areas unfit for human usage by reason of danger from flooding, unsanitary conditions, or other hazards;
  - (3)e Minimize danger to public health by protecting the water supply and promoting safe and sanitary drainage;
  - (4)e Reduce the financial burdens imposed on the community, its governmental units, and its individuals by frequent and periodic floods and overflow of lands;
  - (5)e Reserved;
  - (6)e Ensure that potential buyers are notified that property is in a special flood hazard area; and
  - (7)e Ensure that those who occupy the special flood hazard area assume financial responsibility for their development.
- (b)e *Interpretation.*
  - (1) In the interpretation and application of this article, all provisions are considered minimum requirements and are liberally construed in favor of the governing body.
  - (2)e This article is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. Where the provisions of this article and another ordinance conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
  - (3)e This article shall apply to all areas of special flood hazard areas (SFHAs) within the jurisdiction of the City and Borough of Juneau.
  - (4)e The special flood hazard areas identified by the Federal Insurance Administrator (FIA) in a scientific and engineering report entitled the "Flood Insurance Study" (FIS) and the flood insurance rate maps (FIRMs) dated September 18, 2020 for the City and Borough of Juneau, Alaska are adopted. The FIS and FIRMs shall be on file with the community development department and available to the public at 155e South Seward Street, Juneau, Alaska.
- (c)e *Implementation.* The director is responsible for administering and implementing the provisions of this chapter and is responsible for maintaining for public use and inspection appropriate records and information relevant to implementation of this chapter. Such records and information must include:

<sup>1</sup>Cross reference(s)—Building regulations, tit. 19.

- (1)e Actual elevations, in relation to mean lower low water, of the lowest floor, including basement, of all new or substantially improved structures located in the special flood hazard area (SFHA), and whether or not such structures have basements;
  - (2)e Actual elevations, in relation to mean lower low water, of all new and substantially improved floodproofed structures and the required floodproofing certifications;
  - (3)e Flood insurance studies (FISs);
  - (4)e Flood insurance rate maps (FIRMs);
  - (5)e Any reports or studies on flood hazards in the community, such as written reports by the U.S. Army Corps of Engineers, U.S. Geological Survey, or private firms provided to the director; and
  - (6)e A file of all floodplain permit applications, permits, exceptions, and supporting documentation.
- (d)e *Enforcement.* Enforcement of this chapter is per CBJ 49.10.600—49.10.660.
- (e) *Floodplain development permit required.* A floodplain development permit is required for any development or industrial uses located within a special flood hazard area, including placement of manufactured homes. The director must:
- (1) Review all floodplain development permit applications for development in the special flood hazard area for compliance with the provisions of this chapter, and to determine if other permits may be necessary from local, state, or federal governmental agencies.
  - (2) Interpret the location of the special flood hazard area boundaries and regulatory floodway. If there appears to be a conflict between a mapped boundary and actual field conditions, the director must determine and interpret the documents. When base flood elevation data has not been provided, the director shall obtain, review, and reasonably utilize base flood elevation and floodway data available from any federal, state, municipal, or any other source to implement the provisions of this chapter.
  - (3) If the director determines that a proposed development is within a special flood hazard area, a permit fee must be collected and the following information must be provided before processing a floodplain development permit:
    - (A) Elevation of the lowest floor, including a basement, of all structures;
    - (B) Elevation to which any structure has been floodproofed;
    - (C) Certification by an engineer or architect that the floodproofing methods for any nonresidential structure meet generally accepted floodproofing standards;
    - (D) Description of the extent to which any watercourse will be altered or relocated as a result of proposed development;
    - (E) Description of the plan for maintenance of the altered or relocated portion of the watercourse so that the flood-carrying capacity is not diminished; and
    - (F) When base flood elevation data have not been provided, the director shall obtain, review and reasonably apply any base flood elevation and floodway data available from federal, state or other sources.
- (f) *Methods of reducing losses.* In order to accomplish its purpose, this article includes methods and provisions to:
- (1) Restrict or prohibit uses that are dangerous to health, safety, and property due to water or erosion hazards, or that result in damaging increases in erosion or flood heights or velocities;

- (2)e Require that uses vulnerable to floods, including facilities that serve such uses, be protected against flood damage at the time of initial construction;
  - (3) Control the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;
  - (4)e Control filling, grading, dredging, and other development that may increase flood damage; and
  - (5)e Prevent or regulate the construction of flood barriers that will unnaturally divert floodwaters or that may increase flood hazards in other areas.
- (g)e *General standards for flood hazard protection.* In special flood hazard areas the following standards apply:
- (1)e *Anchoring.*
    - (A)e Design, modify, and anchor new construction and substantial improvements to prevent flotation, collapse, or lateral movement of the structure(s).
    - (B)e A manufactured home must be anchored to prevent flotation, collapse, or lateral movement and be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors.
    - (C)e An alternative method of anchoring may be used if the system is designed to withstand a wind force of 90 miles per hour or greater. Certification must be provided to the director that this standard is met.
  - (2)e *Construction materials and methods.*
    - (A)e Construct new construction and substantial improvements with materials and utility equipment resistant to flood damage.
    - (B)e Use methods and practices that minimize flood damage for new construction and substantial improvements.
    - (C)e Design or locate electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities so as to prevent water from entering or accumulating within these components during conditions of flooding.
    - (D)e Require adequate drainage paths around structures on slopes to guide floodwaters away from existing and proposed structures for new construction and substantial improvements within zones AH and AO.
  - (3)e *Utilities.*
    - (A)e Design new and replacement water supply systems to minimize or eliminate infiltration of floodwaters into the system.
    - (B)e Design new and replacement sanitary sewage systems to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters.
    - (C)e Locate on-site waste disposal systems to avoid impairment to them or contamination from them during flooding.
  - (4)e *[Subdivision and development proposal criteria.]* Subdivision and development proposals must meet the following criteria:
    - (A)e Be designed to minimize flood damage;
    - (B)e Locate and construct utilities and facilities, such as sewer, gas, electrical, and water systems to minimize flood damage;



- (C)e Provide adequate drainage to reduce exposure to flood damage; and
- (D)e Include base flood elevation data if the development consists of at least 50 lots or five acres, whichever is the lesser. If base flood elevation data is not available, the proposal must provide the data and backup information for how the base flood elevation data was generated for the proposal.
- (5)e *[Floodplain development permit requirements.]* Review of floodplain development permits must include:
  - (A)e Review of the flood insurance rate map and flood insurance study for flood zone determination for new or substantially improved structures;
  - (B)e For new or substantially improved structures:
    - (i)e Submittal of the proposed and finished lowest floor elevations in zones A, AE, AO, and AH.
    - (ii)e Submittal of the proposed and finished bottom elevation of the lowest horizontal structural member of the lowest floor and its distance from the mean lower low water mark in zones V and VE; and
    - (iii)e Submittal of specific requirements for zones V and VE as set forth in subsection 49.70.400(i).
  - (C)e In zones A and V, where elevation data are not available through the flood insurance study or from another authoritative source, applications for floodplain development permit shall be reviewed to ensure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and may be based on historical data, high water marks, photographs of past flooding, and other similar or relevant data. Failure to elevate construction at least two feet above grade in these zones may result in higher insurance rates.
  - (D)e Provision of an elevation certificate to demonstrate that the lowest floor of a structure is at or above base flood elevation. The certification must be provided on a form approved by the National Flood Insurance Program and prepared by a registered land surveyor or professional engineer who is licensed in the State of Alaska and authorized to certify such information. This requirement may be waived by the director if an approved record elevation demonstrates that the lowest floor is substantially above the base flood elevation due to natural ground level.
- (6) *Other permits.* The applicant must certify that all other necessary permits have been obtained from any federal or state governmental agencies.
- (7)e *[Maintaining watercourse.]* Maintain altered or relocated portions of a special flood hazard area mapped watercourse so that the flood-carrying capacity is not diminished. The department must notify the state coordinating agency, if any, and the Federal Emergency Management Agency prior to issuance of a floodplain development permit that seeks to alter or relocate any watercourse within a special flood hazard area.
- (h)e *Specific standards for flood hazards protection.* In special flood hazard areas where base flood elevation data is provided, the following provisions are required:
  - (1)e *New structures or substantial improvements.* Fully enclosed areas below the lowest floor of new construction or substantial improvements, that are useable solely for parking of vehicles, building access, or storage in an area other than a basement, must automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect licensed in the State of Alaska or must meet or exceed the following minimum criteria:
    - (C)e Provide adequate drainage to reduce exposure to flood damage; and
    - (D)e Include base flood elevation data if the development consists of at least 50 lots or five acres, whichever is the lesser. If base flood elevation data is not available, the proposal must provide the data and backup information for how the base flood elevation data was generated for the proposal.

- (A)e Provide a minimum of two openings having a total net area of not less than one square inch fore every square foot of enclosed area subject to flooding;e
  - (B)e Height of the bottom of all openings must be no higher than one foot above grade; ande
  - (C)e Openings may be equipped with screens, louvers, or other coverings or devices provided that the automatic entry and exit of floodwaters is allowed.e
- (2) *Residential construction.* New construction and substantial improvement of any residential structure:
- (A)e Construct the lowest floor, including basement, elevated to or above the base flood elevation within zones A, AE, or AH; ore
  - (B) Construct the lowest floor elevated to the base flood depth number specified on the flood insurance rate map, or higher, or if no depth number is specified, at least two feet above the highest adjacent natural grade within zone AO.
- (3) *Manufactured homes.* New or substantially improved manufactured homes must:
- (A)e Be placed at or above, the base flood elevation, within zones A, AH, or AE, and shall be elevatede to, or above, the base flood elevation, and comply with subsection (g); ore
  - (B)e Elevate the lowest floor to the depth number specified on the flood insurance rate map, ore higher, or if no depth number is specified, at least two feet above the highest adjacent naturale grade within zone AO; and meet the provisions of subsection (g)(1).e
- (4)e *Recreational vehicles.* Recreational vehicles placed within any special flood hazard area must be:e
- (A) Situated on the site for fewer than 180 consecutive days;
  - (B)e Fully licensed, operational, and approved for road use; ore
  - (C)e Meet the requirements of subsection (h)(3).e
- (5)e *Nonresidential construction.* New construction or substantial improvement of any nonresidential structure must:e
- (A)e Elevate the lowest floor, including basement, to or above the base flood elevation within zones A,e AE, and AH;e
  - (B)e Elevate the lowest floor to the depth number specified on the flood insurance rate map, ore higher, or if no depth number is specified, at least two feet above the highest adjacent naturale grade within zone AO; ore
  - (C)e Floodproof the area below the base flood elevation within zones A, AE, AH, and AO, so that:e
    - (i)e The structure and utility and sanitary facilities are watertight with walls substantiallye impermeable to the passage of water;e
    - (ii)e Structural components shall have the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;e
  - (D)e A floodproof structure must be designed by an engineer or architect licensed in the State ofe Alaska, certifying that the design and methods of construction are in accordance with acceptede standards of practice for meeting provisions of this subsection based on the engineer's ore architect's development or review of the structural design, specifications, and plans. Certificatione must be provided to the director;e
  - (E)e Applicants proposing to floodproof nonresidential buildings must be notified at the time ofe floodplain development permit application that flood insurance premiums are based on ratese that are one foot below the floodproofed level.e

- (6)e *Industrial uses.* Industrial uses within the special flood hazard area are subject to the following provisions:
  - (A)e Sand and gravel operations, recreation activities, open space, and parking lots may be allowed in 100-year floodplains if the use does not increase the flood hazard.
  - (B) Industrial equipment and raw materials stored in 100-year floodplains must be adequately bermed or otherwise protected.
  - (C)e Disposal of hazardous materials in 100-year floodplains is prohibited. No new development that involves storage of hazardous materials will be permitted in the 100-year floodplain unless there is no feasible and prudent alternative and adequate safety measures are provided to prevent accidental discharge.
  - (D)e Establishment of sanitary landfills in floodplains is prohibited.
- (7)e *Increasing water surface elevation in special flood hazard area mapped watercourses where floodways are not mapped.* Notwithstanding any other provisions of this article, development in zones A, AE, and AH may increase the water surface elevation of the base flood:
  - (A) Up to one foot with the submittal of an analysis completed by an engineer licensed in the State of Alaska demonstrating the cumulative effects of the proposed, existing and anticipated, development to the base flood; or
  - (B)e By more than one foot only after a conditional letter of map revision and final letter of map revision is approved by the Federal Emergency Management Agency flood insurance administrator.
- (i)e *Additional provisions in floodways.*
  - (1)e Residential and nonresidential structures are prohibited in floodways, no exceptions apply. Culverts and bridges are not subject to this prohibition.
  - (2)e Encroachments, including fill, new construction, and other development, except subdivisions, within a floodway are prohibited unless an engineer licensed in the State of Alaska submits a hydrologic and hydraulic analyses to the director indicating that the encroachment would not result in any increase in flood levels during the occurrence of the base flood discharge. The hydrologic and hydraulic analyses must be performed in accordance with standard engineering practice acceptable by the Federal Emergency Management Agency.
  - (3)e Development along a floodway cannot increase the water surface elevation unless a conditional letter of map revision and final letter of map revision that revises the floodway are approved by the Federal Emergency Management Agency.
- (j)e *Additional provisions in zones VE and V.*
  - (1)e New construction and substantial improvements in zones V and VE must be elevated on pilings and columns so that:
    - (A)e The bottom of the lowest horizontal structural member of the lowest floor, excluding the pilings or columns, is elevated to or above the base flood elevation; and
    - (B)e The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values must each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval). Wind loading values used are those required by applicable state statute and local code. A registered professional engineer or architect licensed in the State of Alaska must develop or review these

structural design, specifications, and plans for the construction and must certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of subsections (j)(1)(A) and (B) of this section.

(C)e The use of fill for structural support of buildings is prohibited.e

(2)e In zones VE and V, new habitable construction must be located landward of the reach of mean high tide.e

(3)e In zones VE and V, new construction and substantial improvements must have the space below the lowest floor either free of obstruction or constructed with nonsupporting breakaway walls, open wood lattice work, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system.e

(4)e Breakaway walls must have a design safe loading resistance of not less than ten pounds per square foot and no more than 20 pounds per square foot. Use of breakaway walls that exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by local or state codes) may be permitted only if a registered professional engineer or architect licensed in the State of Alaska certifies that the designs proposed meet the following conditions:e

(A) Breakaway wall collapse must result from a water load less than that which would occur during the base flood; and

(B)e The elevated portion of the building and supporting foundation system must not be subject to collapse, displacement, or other structural damage due to the effects of wind and water load acting simultaneously on all building components (structural and nonstructural). Maximum wind and water loading values to be used in this determination must each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval). Wind loading values used shall be those required by applicable state statute and local code.e

(C)e Enclosed space within breakaway walls are limited to parking of vehicles, building access, or storage. Such space must not be used for human habitation.e

(k)e *Warning and disclaimer of liability.* The degree of flood protection required by this article is intended for minimum regulatory purposes only and is based on general scientific and engineering principles. Floods larger than expected, can and will occur. Flood heights may be increased by human or natural causes. This article does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This article shall not create liability on the part of the City and Borough, any officer or employee thereof for any flood damages that result from reliance on this article or any administrative decision made thereunder.e

(Serial No. 87-49, § 2, 1987; Serial No. 90-46, §§ 2–9, 1990; Serial No. 2013-19(b), § 2, 7-15-2013 ; Serial No. 2020-42, § 2, 8-24-2020, eff. 9-23-2020 ; Serial No. 2021-06, § 2, 4-26-2021, eff. 5-26-2021)

**49.70.410 Exceptions.**

(a)e The planning commission shall hear all applications for an exception from the provisions of this article, and are limited to the powers granted in this article and those necessarily implied to ensure due process and to implement the policies of this article.e

(b)e In passing upon such application, the planning commission must consider all technical evaluations, relevant factors, standards specified in other sections of this article, and:e

- (1)e The danger that materials may be swept onto other lands and cause injury to other persons or property;e
  - (2)e The danger to life and property due to flooding or erosion damage;e
  - (3) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
  - (4) The importance of the services provided by the proposed facility to the community;
  - (5)e The necessity to the facility of a waterfront location, where applicable;e
  - (6)e The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;e
  - (7)e The compatibility of the proposed use with existing and anticipated development;e
  - (8)e The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;e
  - (9)e The safety of access to the property in times of flood for ordinary and emergency vehicles;e
  - (10) The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
  - (11)e The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.e
- (c)e Exceptions may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing subsections (b)(1)—(b)(11) of this section have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the exception increases.e
- (d)e Upon consideration of the factors of subsection (b) of this section and the purposes of this article, the commission may deny or grant the application and may attach such conditions to the grant of an exception as it deems necessary to further the purposes of this article.e
- (e)e Exceptions may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the state inventory of historic places, without regard to the procedures set forth in the remainder of this section.e
- (f)e Exceptions must not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.e
- (g)e Exceptions must only be issued upon a determination that the exception is the minimum necessary, considering the flood hazard, to afford relief.e
- (h)e Exceptions must only be issued upon:e
- (1)e A showing of good and sufficient cause;e
  - (2)e A determination that failure to grant the exception would result in exceptional hardship to the applicant; ande
  - (3)e A determination that the granting of an exception will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances or conflict with existing local laws or ordinances.e
- (i)e Reserved.e

(j) Warning and disclaimer of liability. The degree of flood protection required by this article is intended for minimum regulatory purposes only and is based on general scientific and engineering principles. Floods larger than expected, can and will occur. Flood heights may be increased by manmade or natural causes. This article does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This article shall not create liability on the part of the City and Borough, any officer or employee thereof, or the Federal Insurance Administration for any flood damages that result from reliance on this article or any administrative decision lawfully made thereunder.

(Serial No. 87-49, § 2, 1987; Serial No. 90-46, § 10, 1990; Serial No. 2021-06, § 3, 4-26-2021, eff. 5-24-2021)

ARTICLE III. TRAFFIC<sup>1</sup>

49.40.300 Applicability.

- (a)e A traffic impact analysis (TIA) shall be required as follows:e
  - (1)e A development projected to generate 500 or more average daily trips (ADT) shall be required to have a traffic impact analysis.e
  - (2)e A development projected to generate fewer than 250 ADT shall not be required to have a traffic impact analysis.e
  - (3)e A development projected to generate more than 250 ADT but fewer than 500 ADT shall be required to have a traffic impact analysis if the Community Development Department Director determines that an analysis is necessary based on the type of development, its location, the likelihood of future expansion, and other factors found relevant by the director.e
  - (4) The applicant shall provide the traffic projections for the project, and the department will review and approve the final figures.
  - (5)e A TIA must be prepared by a licensed engineer, or a transportation planner, with traffic analysis experience, approved by the director.e
- (b)e The department shall require the applicant to contact the Alaska Department of Transportation and Public Facilities to determine whether a state permit or TIA will be required.e

(Serial No. 2008-01, § 2, 1-28-08)

49.40.305 Traffic impact analysis (TIA) requirements.

- (a)e A TIA prepared under this section must identify and assess the impacts of the proposed development on all affected transportation systems. The TIA shall identify any effective development design or operational measures that would mitigate impacts of a development on transportation systems. The study area for the TIA shall be that area in which it is anticipated that the proposed development will increase ADT by five percent or more.e
- (b)e A TIA must forecast traffic generated by a development in accordance with the most recent edition of the Institute of Traffic Transportation Engineers' Trip Generation Handbook.e
- (c)e A TIA must address the following items:e
  - (1)e Intersections and segments of roadways where the ADT on any approach to an intersection is anticipated to increase by five percent or more due to the proposed development;e

<sup>1</sup>Editor's note(s)—Serial No. 2008-01, § 2, adopted January 28, 2008, effective February 28, 2008, repealed former Art. III, §§ 49.40.300, 49.40.310 and enacted provisions designated as a new Art. III to read as herein set out.

Cross reference(s)—Traffic, CBJ Code tit. 72.

- (2)e Each driveway or approach road that will allow egress from or ingress to the proposed development;e
  - (3)e Existing and proposed pedestrian and bicycle facilities, if any, within the proposed development, and existing and proposed pedestrian and bicycle facilities to be used for access to the proposed development;e
  - (4)e Projected traffic at the development's anticipated opening date, and at full build out, both with and without the traffic generated by the development;e
  - (5)e Locations where road improvements are necessary to mitigate traffic impacts due to the development at the opening date, or where improvements are necessary to prevent the level of service (LOS) from deteriorating further at the opening date without the development;e
  - (6)e Road improvement alternatives or other measures that will achieve an acceptable LOS or minimize degradation of service below an already unacceptable LOS according to section 49.40.310 Traffic;e minimum standards;e
  - (7)e Internal circulation and parking plans; ande
  - (8)e An accident analysis that contains the following elements:e
    - (A)e An accident diagram showing accidents over the most recent three years of accident data, at all intersections or roadway segments identified as being impacted by the development, using the State of Alaska Department of Transportation's accident database, if available.e
    - (B)e An analysis of the type of accidents.e
    - (C)e An analysis of the accidents to determine if any pattern exists, and whether the accident pattern will be impacted by the development.e
    - (D) If an accident pattern exists that will be exacerbated by the development, a determination whether there is a cost-effective solution which would mitigate the problem and how it can be implemented.e
  - (d)e Level of service (LOS) and operational analysis for a traffic impact analysis prepared under this section must be performed in accordance with the most recent edition of the Transportation Research Board's publication Special Report 209, Highway Capacity Manual.e
- (Serial No. 2008-01, § 2, 1-28-08)

**49.40.310 Traffic; minimum standards.**

- (a)e The minimum acceptable LOS for a roadway segment or intersection within the area affected by the development, on the projected opening date of the development, or full build out of the development, is LOS D.e
  - (b)e If an intersection or roadway segment affected by the development has a pattern of accidents resulting in personal injuries, and the development will aggravate this accident pattern, then mitigation shall be required, regardless of the projected LOS.e
- (Serial No. 2008-01, § 2, 1-28-08)

**49.40.320 Traffic impact analysis review.**

- (a)e The department will review the traffic impact analysis prepared under this section.e



(b)e Mitigation measures may be subject to financial guarantee pursuant to Chapter 49.55, if appropriatee considering safety and scheduling.e

(Serial No. 2008-01, § 2, 1-28-08)

**49.40.330 Traffic impact mitigation.**

- (a)e Except as provided in 49.40.340, an applicant shall make improvements to a roadway or intersection to e achieve or maintain an acceptable LOS if a roadway or intersection has an:e
  - (1)e LOS D without traffic generated by the development; and would drop below LOS D with traffic generated by the development at the opening date of the development or full build out;e
  - (2)e If a roadway has an LOS below D without traffic generated by the development at the opening date of the development; ore
  - (3)e If the intersection or roadway segment has a pattern of accidents resulting in personal injuries, and the development would aggravate this accident pattern, then mitigation shall be required regardless of the LOS.e
- (b) An applicant for a project for which a traffic impact analysis report has been prepared and mitigation required, shall install signs and markings on approaches to roadways within the development that conform to the Manual on Uniform Traffic Control Devices and the Alaska Traffic Manual, 2003, described in 17 AAC 20.950(1), as it may be amended from time to time.
- (c) Internal circulation and parking layout must provide sufficient queuing distance within the development between the roadway and internal restrictions to ensure that no traffic backs up onto a roadway, including bicycle or pedestrian facilities (See Section 49.40.230 Parking and circulation standards).
- (d)e If a traffic impact analysis discloses impacts to pedestrian or bicycle traffic, an applicant shall make the necessary improvements to mitigate the impact.e

(Serial No. 2008-01, § 2, 1-28-08)

**49.40.340 Mitigation waiver.**

- (a)e The planning commission or community development department director may, in their discretion, waive ore partially waive the requirements for mitigation under this section if the planning commission finds at a public hearing, or the director finds in writing after reviewing a permit which does not require planning commission approval, that either of the following circumstances is true:e
  - (1) (A) Existing roadway facilities are only marginally achieving an LOS D without the traffic generated by the development, and would likely fall below LOS D within five years;e
    - (B)e Traffic generated by the development would result in an LOS below D without mitigation; ande
    - (C)e The costs of mitigating the impacts outweighs the benefits; ore
  - (2) (A) If the LOS is below D, before the development's opening date;e
    - (B)e If the operation of the roadway or intersection, within the affected area, would not deterioratee more than five percent in terms of delay time, a minimum LOS, LOS E may be acceptable;e
    - (C)e Does not result in an LOS below E; ande
    - (D)e The costs of mitigating the impacts outweighs the benefits.e

(Serial No. 2008-01, § 2, 1-28-08)

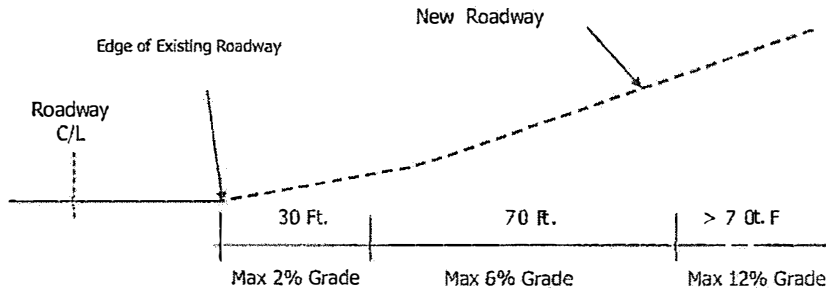
**49.35.240 Improvement standards.**

- (a)e *Right-of-way widths.* The minimum right-of-way width of proposed streets is as follows:
  - (1)e Arterials: 100 feet; minor, 80 feet.e
  - (2)e Collectors: 60 feet.e
  - (3)e Streets other than arterials and collectors: 60 feet.e
  - (4)e Cul-de-sacs: temporary or permanent turnaround: a diameter of 120 feet.e
  - (5)e Alleys: 20 feet.e
  - (6)e Stairways and other non-motorized access routes: 15 feet.e
  - (7)e Half streets. Whenever there exists a dedicated or platted half street or alley adjacent to the tract of land to be developed, the other half of the street or alley must be platted, dedicated, and the entire street or alley constructed to current improvement standards.e
  - (8)e Substandard width. Any previously platted right-of-way with less than the minimum standardse identified for the traffic generated shall be improved to meet the minimum requirements establishede by this title.e
- (b)e *Right-of-way minimum width reductions.* The director may reduce minimum right-of-way widthe requirements:
  - (1)e For a collector, the right-of-way width may be reduced by up to ten feet.e
  - (2)e For streets with less than 500 average daily trips, or a privately maintained access road in a right-of-way, the width may be reduced by up to 25 feet.e
  - (3)e Where the dedicated right-of-way abuts and runs parallel to an exterior property line, will serve as ae half-street, and will be developed as a low volume street or a driveway in a right-of-way, the width maye be reduced by up to 30 feet.e
  - (4)e Alleys and stairway right-of-ways may be reduced by up to five feet.e
  - (5)e The director shall make written findings supporting right-of-way minimum width reductions grantede under this section. The director's findings shall state that:
    - (A)e The applicant has provided room for electric utility features and demonstrates that if the road ise upgraded in the future to include additional sidewalks that there is sufficient right-of-way fore construction of the sidewalks without need for retaining walls over two feet in height.e
    - (B)e There is sufficient right-of-way or easements to allow for drainage improvements required bye construction of the sidewalks.e
    - (C) That any driveways shall be constructed to accommodate the elevations of future sidewalks.
    - (D) No additional right-of-way width will be required in order to provide for sufficient access to abutting lands.
    - (E) There is sufficient room for snow storage.e
- (c)e *Sight distance.* Sight distances for intersection, passing and stopping must be in accordance with thee specifications set forth in "A Policy on Geometric Design of Highways and Streets".e
- (d) *Street grades.* Street grades are as follows:

- (1) *Maximum.* Grades on arterial streets must not exceed six percent. Grades on other streets must not exceed 12 percent.
- (2) *Minimum.* The minimum grade for all streets is one-half percent.
- (3) *Cross slope.* The minimum cross slope on all streets is three percent.
- (4) *Exception.* Grades for all streets in hillside areas may be increased under certain circumstances according to chapter 49.70, article II, hillside development.

(e) *Intersections.*

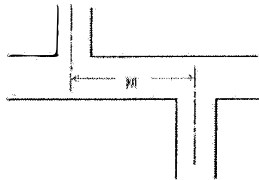
- (1) *Corner sight distance.* Corner sight distance must be in accordance with CBJ 49.35.240, however, in no case shall the sight distance be less than 200 feet.
- (2) *Intersection angle.* Intersections of right-of-way lines must not be less than 60 degrees. The intersection of the centerline of the constructed roadway must not be less than 80 degrees.
- (3) *Grade.* The grade for the approach leg of a new roadway at an intersection must not exceed two percent for the first 30 feet, measured from the edge of the existing roadway. The grade for the next 70 feet of the new roadway must not exceed six percent (See Figure 1).



Maximum Grades at the Intersection of a New Roadway

Figure 1

- (4) *Adjustment to grade.* In certain circumstances, the director of engineering and public works may require the centerline grade to be adjusted to ensure the grades along the edge of the intersecting street do not exceed the maximum grades listed above.
- (5) *Alignment.* A proposed street that will intersect with an existing cross street shall, whenever practicable, align with an existing street intersection on the opposite side of the cross street. Street jogs that have center line offsets of less than 100 feet, shall not be permitted (See Figure 2).



Street jogs shall be no less than 100' apart, measured from the center of the street.

Figure 2

(f)e Curves.

- (1)e *Design.* Curves shall be designed in accordance with "A Policy on Geometric Design of Highways and Streets."e
- (2)e *Vertical curve.* The minimum length of vertical curves is 200 feet unless otherwise approved by the director of engineering and public works.e

(g) *Cul-de-sacs.*

- (1)e *Length.* Streets designed to have one end permanently closed shall be no more than 600 feet and not less than 150 feet in length measured from the center of the intersection to the radius point of the turnaround. The director for minor subdivisions, and the commission for major subdivisions, may authorize a longer or shorter cul-de-sac if it is found that the unique characteristics of the site warrant modification to the length.
- (2) *Temporary cul-de-sacs.* Temporary cul-de-sacs will be allowed where a street can practically be extended to provide for connecting streets into an adjoining undeveloped land, is located in a right-of-way or in an easement for public access, and if the following are met:e
  - (A)e The temporary portions of the cul-de-sac shall be easements on the plat rather than as dedicated right-of-way. Such easements shall allow for public access and maintenance as if it were dedicated right-of-way until such time the easements are vacated. The easements shall not contribute towards lot area.
  - (B)e All of the cul-de-sac must be constructed to permanent street construction standards except as noted in (G) below.e
  - (C)e The CBJ will record a release of the easements for the temporary portions of the cul-de-sac at the state recorder's office at Juneau at the time the cul-de-sac is removed and the street improvements have been extended.e
  - (D)e Easement lines for the temporary cul-de-sac will be considered front property lines for determining building setbacks.e
  - (E)e All improvements, including utilities and private driveways, must be designed to accommodate the eventual extension of the street and reversion of the temporary cul-de-sac to adjoining

properties. The construction plans shall demonstrate those improvements connecting through a temporary cul-de-sac will still comply with CBJ standards after the temporary cul-de-sac is removed.

- (F) Temporary cul-de-sacs must provide required access and minimum frontage on a publically maintained right-of-way to all lots using the cul-de-sac as access. If the cul-de-sac is not extended to the adjoining property, the maximum length of an unconstructed right-of-way between the temporary cul-de-sac and the adjoining property shall be the minimum lot width for the zoning district. If the right-of-way is located in more than one zoning district, the shortest minimum lot width shall be used. The right-of-way between the constructed temporary cul-de-sac and the adjoining property shall be subject to the stub street requirements of this Title (See Figure 3).

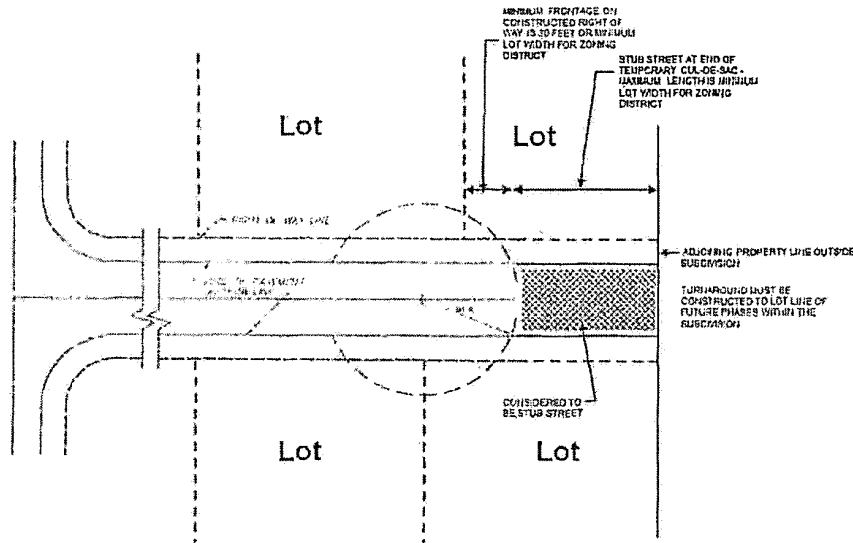


Figure 3

- (G) The temporary cul-de-sac may be located on property within the subdivision intended for future subdivision phases in conjunction with a platted right-of-way. It may also be located outside the subdivision boundary entirely within an easement (See Figure 4). If the temporary cul-de-sac is constructed on property outside of the subdivision boundary, then curb, gutter, and sidewalks are not required for the temporary cul-de-sac.

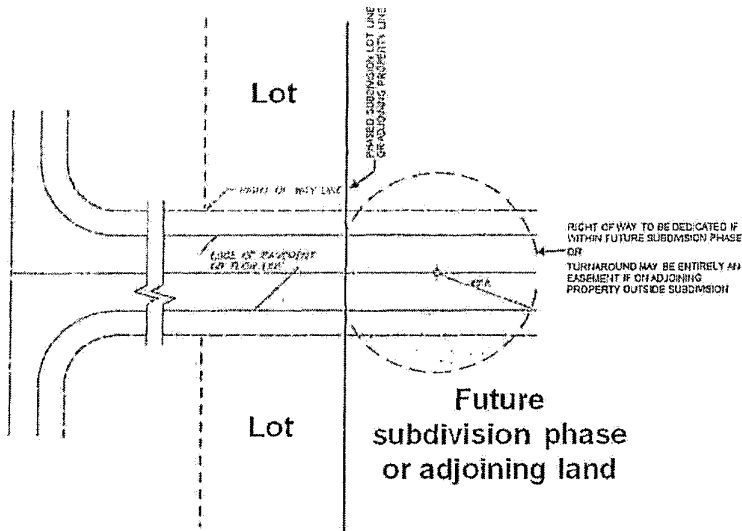


Figure 4

- (H) The plat shall include the following note "Temporary cul-de-sac easement shall be vacated upon extension of street unless the director determines all or a portion of the cul-de-sac may remain."
- (I) When the developer of adjoining property is required to connect to the temporary cul-de-sac, the temporary portions of the cul-de-sac shall be removed. The director, after considering public safety, costs, and recommendations of the director of engineering and public works department and of the fire marshal, shall determine if the developer may leave all or part of the temporary portions of the cul-de-sac. If any temporary cul-de-sac portion is removed, then the resulting constructed right-of-way shall conform to CBJ standards.
- (3) *Hammerhead turnarounds.* Hammerhead turnarounds may be built in lieu of a temporary cul-de-sac, upon approval by the director of engineering and public works.
- (h) *Streets construction standards.*
  - (1) *Arterials.* The subdivider is not responsible for the construction of arterial streets, but may be required to dedicate the necessary right-of-way during the platting process.
  - (2) *Other streets.* Other than arterials, street shall comply with the following:

Table 49.35.240 Table of roadway construction standards

Avg. Daily Trips (ADT)	Adopted Traffic Impact Analysis Required	Sidewalks	Travel Way Width	Street Lights	Width	Paved Roadway Required	Publicly Maintained

≥ 500	Yes	Both sides	26 ft.	At all intersections	60 ft. Public ROW <sup>ii</sup>	Yes	Yes
212 to 499	Maybe	One side	24 ft.	At all intersections	60 ft. Public ROW <sup>ii</sup>	Yes	Yes
0 to 211	No	Not required	22 ft.	At intersection of subdivision streets and external street system	60 ft. Public ROW <sup>ii</sup>	Yes	Yes
0 to 211	No	Not required	20 ft. <sup>i</sup>	At intersection of subdivision streets and external street system	60 ft. Public ROW <sup>ii</sup>	No, if outside the urban service area	No
0 to 70	No	Not required	20 ft. <sup>i</sup>	No	50 ft. private easement	No <sup>iii</sup>	No

<sup>i</sup> Or as required by the Fire Code at CBJ 19.10.

<sup>ii</sup> ROW width may be reduced as prescribed at CBJ 49.35.240.

<sup>iii</sup> Except as provided by CBJ 49.35.262(b)(9).

- (3)e *Signs and markings.* The subdivider must install street name signs, traffic control signs, and traffic control pavement markings in accordance with approved plans and the requirements of the current issue of the Manual on Uniform Traffic Control Devices, including the current Alaska Traffic Manual Supplement, published by the Alaska Department of Transportation and Public Facilities.e
- (i)e *Street waivers.* The director, after considering the recommendations of the director of the engineering and public works department and of the fire marshal, may waive the following and no other street improvement requirements:e
  - (1)e *Right-of-way relocation.* If a plat is submitted for the purpose of relocating a right-of-way, the director may waive all or some of the construction requirements under the following conditions:e
    - (A)e The proposed relocation will improve access to abutting or neighboring property not otherwise adequately served.e
    - (B)e The subdivider has provided sufficient engineering information to demonstrate to the director of engineering and public works the feasibility of constructing a public street at the location of the relocated right-of-way.e
    - (C)e The relocated right-of-way and the resulting subdivision layout will conform to all the other standards of this chapter.e
    - (D)e The improvements required in the new right-of-way will not be less than those in the existing right-of-way.e
    - (E)e No additional lots are being platted.e



(2)e *Stub streets.*

- (A) The director for minor subdivisions and the commission for major subdivisions may waive the full construction of a roadway within a right-of-way that is required to provide access to a bordering property, and does not provide required access to any lot within the subdivision. A developer requesting a stub street waiver shall demonstrate in the construction plans that a street can reasonably be constructed to CBJ standards in the right-of-way. The commission or director may require provision of a roadbed, utility line extensions, or other appropriate improvements (See Figure 5).

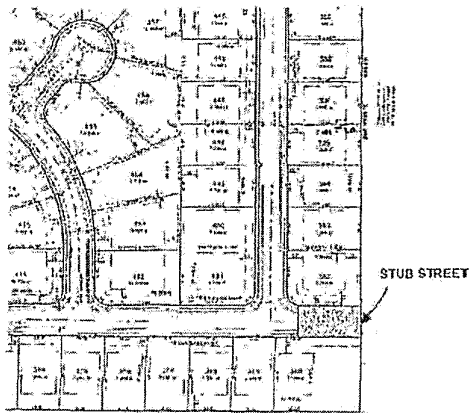


Figure 5

(B)e Reserved.e

- (C)e When the developer of adjoining property is required to connect to the stub street, then the developer of the adjoining property will be required to construct the stub street to City and Borough standards at the time.e

- (3)e *Remote subdivisions accessible by navigable water.* The commission and the director may waive roadway improvements and other street construction requirements for remote subdivisions accessed solely by navigable water.e

- (4)e *Roadway construction standards waivers.* Roadway construction standards identified in Table 49.35.240 may be waived in accordance with this subsection for any street reconstruction project, note including routine maintenance; or any new street construction project located in a right-of-way platted before 1987. Waivers shall be in writing.e

(A)e Roadway construction standards may be waived by the director if:e

- (i)e The existing roadway does not comply with the roadway construction standards identified in Table 49.35.240.e
- (ii)e There are unique circumstances that make compliance with the requirements of the table unreasonable.e
- (iii)e The proposed project will not aggravate the intent of the requirements of this chapter; and
- (iv)e The proposed project complies with the American Association of State Highway and Transportation Officials' guidelines.e

- (B) Roadway construction standards may be waived by the commission if:
  - (i) The existing roadway does not comply with the roadway construction standards identified in Table 49.35.240;
  - (ii) There are unique circumstances that make compliance with the requirements of the table unreasonable;
  - (iii) ~~The proposed project will not aggravate the intent of the requirements of this chapter; and~~
  - (iv) Unique circumstances make compliance with the American Association of State Highway and Transportation Officials' guidelines unreasonable, and the commission requires sufficient safeguards to protect public health, safety, and welfare under the circumstances.
- (j) *Pioneer path standards.* The following standards shall apply to remote subdivisions accessed by pioneer paths.
  - (1) Interior access shall be provided solely by pioneer path in a right-of-way. The right-of-way width of a pioneer path within a remote subdivision shall be 60 feet.
  - (2) Grades for pioneer paths must not exceed 18 percent. The maximum cross slope grade must not exceed five percent.
  - (3) The width of a pioneer path shall not exceed 54 inches of tread, and must be located within a six-foot corridor.
  - (4) Pioneer paths shall be designed and constructed to prohibit vehicular traffic wider than 48 inches from using the path, which may include the use of boulders, bollards, or any other similar structure.
- (k) *Responsibility for improvements.* Unless otherwise provided, it shall be the responsibility of the subdivider to pay the cost of all right-of-way and street improvements caused by any development, as determined by the director.

(Serial No. 87-49, § 2, 1987; Serial No. 88-30, § 2, 1988; Serial No. 2002-20, § 5, 8-5-2002; Serial No. 2006-15, § 8, 6-5-2006; Serial No. 2010-41, § 2, 1-10-2011; Serial No. 2015-03(c)(am), § 27, 8-31-2015 ; Serial No. 2016-26(b), 4-3-2017, eff. 5-4-2017 ; Serial No. 2018-08, § 2, 3-5-2018, eff. 4-5-2018 ; Serial No. 2019-08, § 2, 4-22-2019, eff. 5-23-2019 )

**49.15.423 Panhandle lots.**

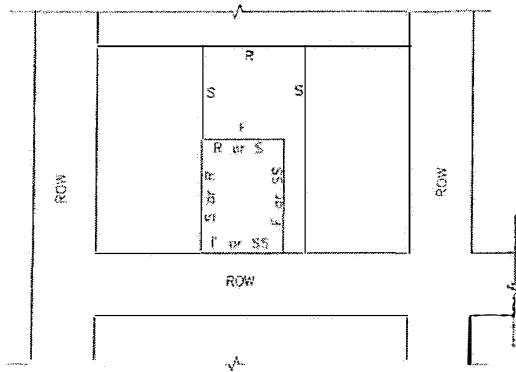
(a)e Panhandle lots may be created by subdivision under this section if the new lots meet the following requirements:e

(1)e *Dimensional requirements.*

- (A)e The front and panhandle lots must meet all the dimensional and area requirements of this title.e
- (B)e No part of the panhandle portion of the lot shall be less than 20 feet wide.e
- (C)e The panhandle portion of the lot shall not be longer than 300 feet.e
- (D)e No buildings are allowed to be built or placed in the panhandle portion of the lot.e
- (E)e In a D-1 zoning district, 30 feet of the width of the panhandle of the rear lot may be used in determining the width of the front lot.e
- (F)e The lot width for the panhandle lot shall be the distance between its side lot lines measured behind the back lot line of the front lot.e

(2)e *Setbacks*

- (A)e A lot fronting on a right-of-way may establish a front yard setback or a street side yard setback adjoining the right-of-way or the panhandle. (See Figure 1)e
- (B)e The front yard setback for the panhandle lot shall be measured from behind the back lot line of the front lot. (See Figure 1)e



LEGEND:  
F - FRONT  
R - REAR  
ROW - RIGHT OF WAY  
S - SIDE  
SS - STREET SIDE

Figure 1

(3) *Access and parking.*

- (A)e Access for the lots shall be located in the panhandle. A lot fronting a right-of-way may have a separate and additional access if approved by the government entity that controls rights-of-way. Access to each lot shall be designated on the plat in the form of an easement.e

- (B) Off-street parking shall be provided in an amount sufficient to meet the requirements of CBJ 49.40, article II.
  - (C) A driveway and parking plan that shows the feasibility of off-street parking shall be submitted and approved by the director prior to recording the plat.
  - (D) Back out parking is prohibited unless approved by the director.
  - (E) The applicant must provide assurance in the form of an easement, plat note referencing the maintenance agreement, and a maintenance agreement that is recorded with the subdivision, on forms acceptable to the director, ensuring the required access and parking areas will be constructed and maintained by all future property owners.
  - (F) Any portion of a driveway not located in a public right-of-way shall comply with emergency service access as required by CBJ 19.10. A profile of the proposed driveway centerline shall be submitted as part of the plat application, and must meet Alaska Department of Transportation and Public Facilities or CBJ driveway standards, as appropriate based on ownership of the right-of-way.
  - (G) Existing driveways and access points not meeting the requirements of this section must be abandoned, and improvements thereto removed and relocated prior to plat recordation.
  - (H) The portion of the driveway in the right-of-way or the first 20 feet from the edge of the public roadway shall be paved, whichever length is greater.
- (b) No lot resulting from a panhandle subdivision may be further divided into another panhandle subdivision.  
( Serial No. 2015-03(c)(am), § 10, 8-31-2015 ; Serial No. 2017-25, § 2, 11-6-2017, eff. 12-7-2017 ; Serial No. 2021-28 , § 3, 8-23-2021, eff. 9-22-2021)

### Applicant Information

**Business / Individual \***

Gary Tigar Grant Creek Homes

**Address \***

1765 Palo Verde Blvd S

Street Address

Lake Havasu City

City

AZ

State / Province / Region

86403

ZIP / Postal Code

**Phone \***

(928) 568-1097

**Email**

garytigar@stcglobal.net

Add Another Business/Individual

**Business / Individual - 2 \***

Murray Walsh Walsh Planning & Development Services

**Address \***

2974 Foster ave

Street Address

Juniata

City

AK

State / Province / Region

99801

ZIP / Postal Code

Phone \*

(907) 723-8444

Email

murray@acs.alaska.net

### CBJ Land Information

The CBJ Assessor's Database will provide information regarding site address and legal description. The CBJ Parcel Viewer tool can provide necessary maps needed to complete this application.

Site Address \*

4305 North Douglas Highway and the 8 acre parcel to the south



Legal Description \*

USS 2135 TR 1 TRA

Provide Brief Description of Your Proposal \*

To trade a portion of the Applicant's property to the CBJ in exchange for a portion of CBJ-owned land above USS 2135 TR 1 TRA as shown on the attached drawing. The newly configured property will then be subdivided for small single family homes on small lots.

Provide a Map of CBJ Land you wish to Purchase \*

Grant-Crk-Ph-III-7142021-TradeMap.pdf  

Have you mailed the \$500.00 filing fee? \*

Yes

Not Yet

Applications can only be processed when the \$500 fee is received. All checks are made out to "The City and Borough of Juneau" and can be sent to:  
The City and Borough of Juneau  
Attn: Lands and Resources Division  
155 S. Seward St.  
Juneau, AK 99081

"By submitting this form, I agree all information is accurate. Submission of this request is NOT approval by the City and Borough of Juneau. I understand that staff will review my application and follow up with questions. Once staff have reviewed my application, ultimate determination of my request to purchase City property will be made by the City Assembly."

Legal Representative of Business / Individual \*

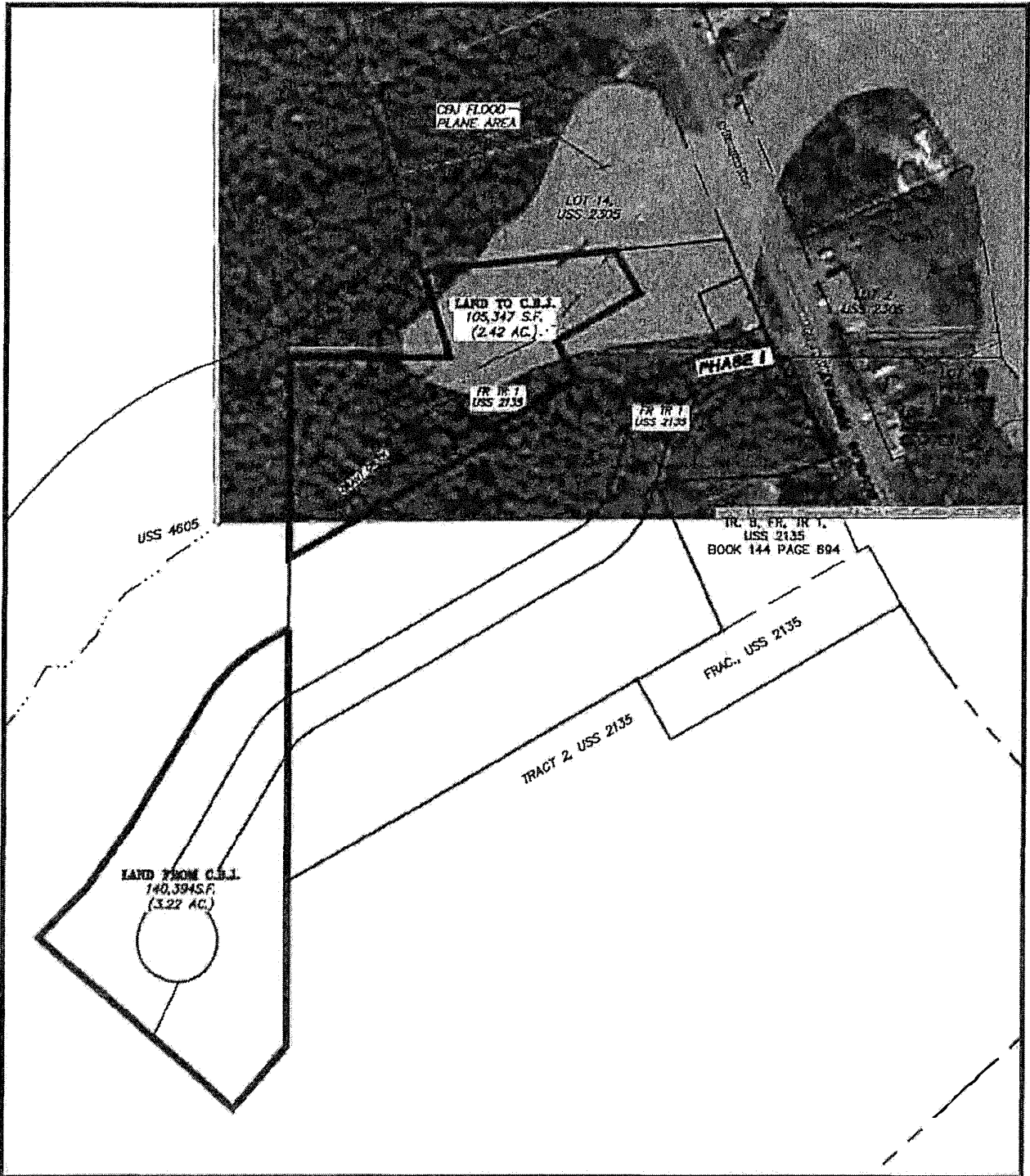
Gary  
First

WTIgar  
Last

Legal Representative of Business / Individual -2 \*

Murray  
First

Walsh  
Last



9/03/2020 14:30:08 PM AST  
ENGDMA\WALSH\GRANT CREEK\GRANT CRK PH-III-714262.DWG

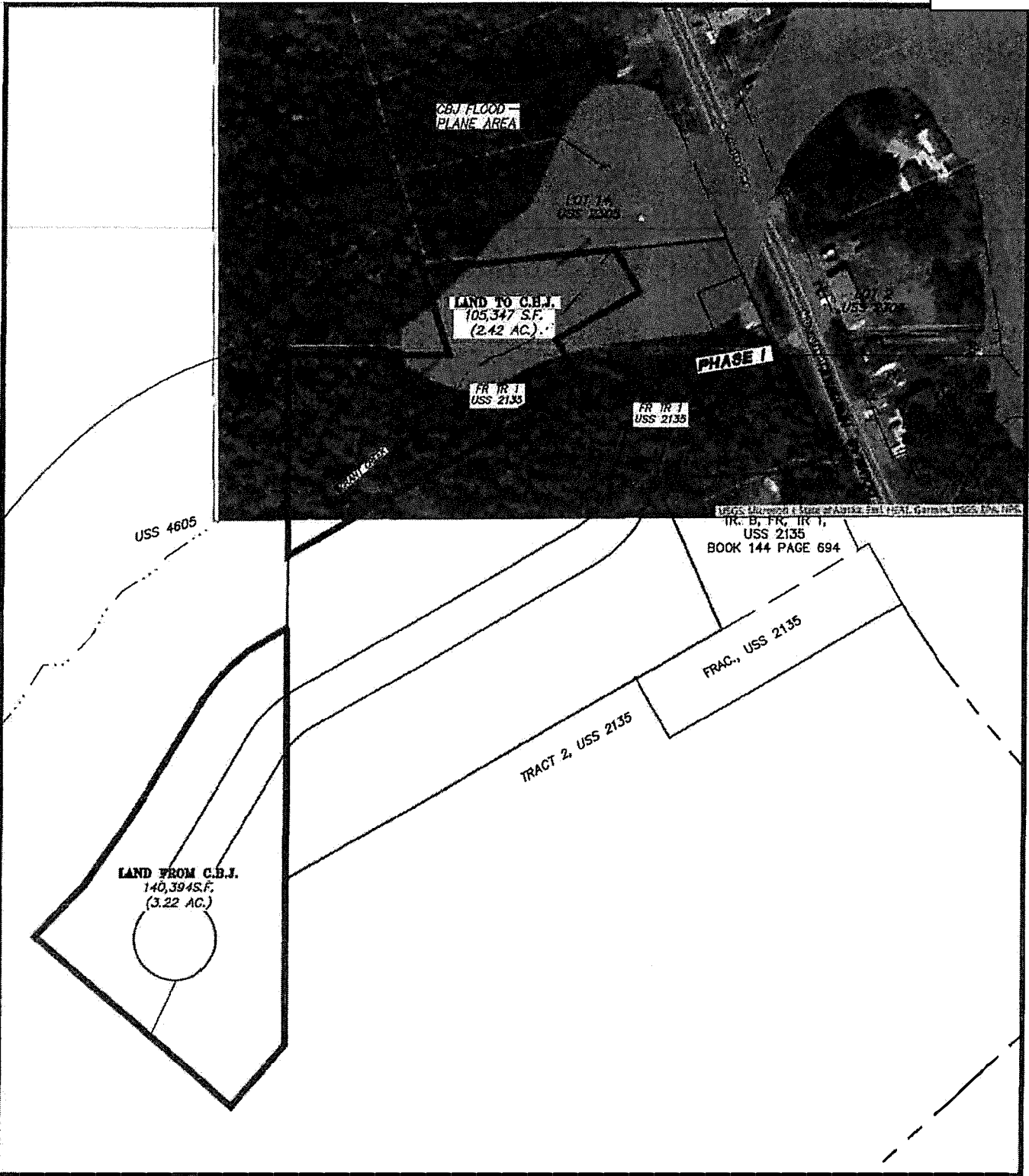
**A PLAT  
FOR PROPOSED LAND TRADE  
BETWEEN GRANT CREEK HOMES  
AND THE CITY AND BOROUGH OF  
JUNEAU, ALASKA**

0      200'      400'  
Scale in feet  
SCALE: 1"=200'

DRAWN BY: GDM GRAPHICS      DATE: 9/03/2021

PAGE 1 of 1

**WALSH PLANNING & DEVELOPMENT**



9/03/2020 14:308 PH AST  
ENDDM\WALSH\GRANT CREEK\GRANT CRK PH-I&II-7142021.DWG



# Lands, Housing & Economic Development Committee

May 02, 2022



Attachment A - Application Packet

Attachment A- Application Packet

## Grant Creek Homes Request to Purchase City Property through a Land Trade

- The Lands Office has received a request for a land trade from Gary Tigar and Grant Creek Homes.
- The applicant is requesting to sell the City a 105,347 square foot area of property that is within the floodplain and buy a City owned 140,394 square foot uplands parcel. Both values would be determined by appraisal.
- The application states that the newly configured property would be subdivided into small single family lots.

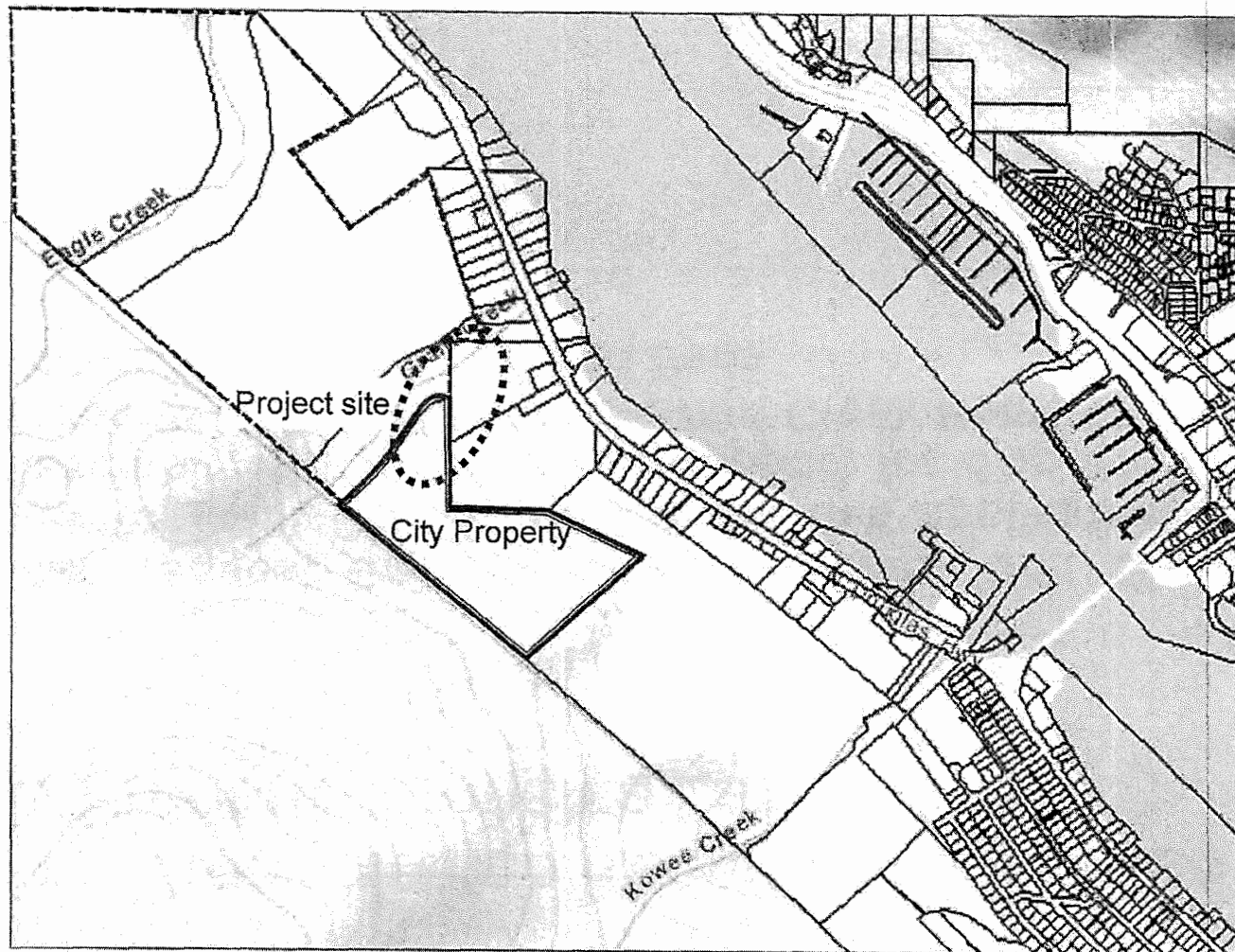
2



## Grant Creek Homes Request to Purchase City Property through a Land Trade

- The City property being requested in this application is a fraction of a 654-acre parcel in North Douglas. The location is southeast of Bonnie Brae Subdivision and Falls Creek, Eagle Creek and Grant Creek run through this property. The Land Management Plan designates this property as retain/dispose, and it is managed by the Lands Office.





Attachment A -Application Packet

Attachment A- Application Packet

# Grant Creek Homes Request to Purchase City Property through a Land Trade

**Staff request that the Lands, Housing and Economic Development Committee forward this application to the Assembly with a motion of support for disposal of City property to Gary Tigar and Grant Creek Homes through a negotiated disposal or land trade.**



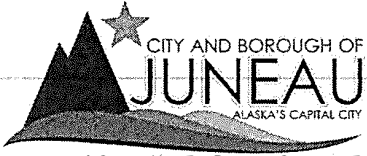
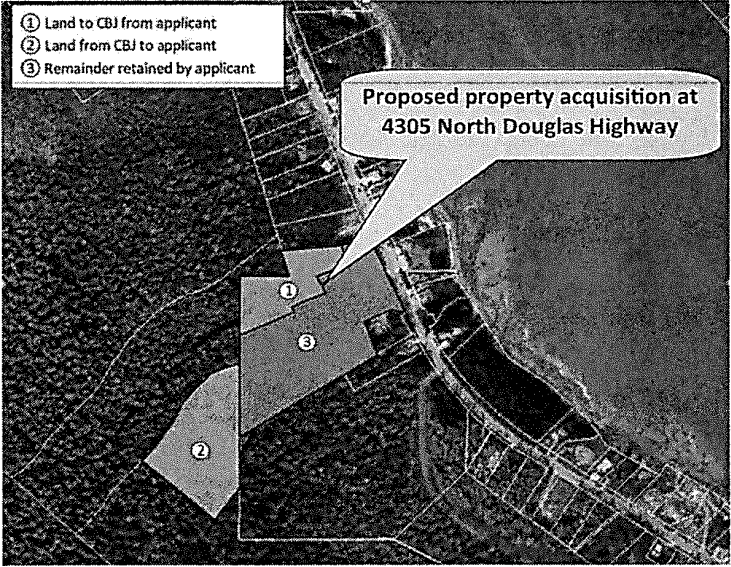
Attachment A - Application Packet

Attachment A- Application Packet



# Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission  
*Your Community, Your Voice*



COMMUNITY DEVELOPMENT  
155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for a **property acquisition and disposal review of land by the City and Borough of Juneau at 4305 North Douglas Highway** in a D18 & D5 zone.



## TIMELINE

Staff Report expected to be posted **August 15, 2022**, at <https://juneau.org/community-development/planning-commission>  
Find hearing results, meeting minutes and more here as well.

Now through Aug. 1	Aug. 2 — noon, Aug. 19	HEARING DATE & TIME: 7:00 pm, Aug. 23, 2022	Aug. 24
<p>Comments received during this period will be sent to the Planner, <b>Joseph Meyers</b>, to be included as an attachment in the staff report.</p>	<p>Comments received during this period will be sent to Commissioners to read in preparation for the hearing.</p>	<p>This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <a href="https://juneau.zoom.us/j/82017306873">https://juneau.zoom.us/j/82017306873</a> and use the Webinar ID: 820 1730 6873 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).</p> <p>You may also participate in person in City Hall Assembly Chambers, 155 S. Seward Street, Juneau, Alaska.</p>	<p>The results of the hearing will be posted online.</p>

**FOR DETAILS OR QUESTIONS,**  
 Phone: (907)586-0753 ext. 4209 ♦  
 Email: [pc\\_comments@juneau.org](mailto:pc_comments@juneau.org)  
 Mail: Community Development, 155 S. Seward St, Juneau AK 99801

**Case No.:** PAD2022 0002  
**Parcel No.:** 6D0601130010; 6D0601110020; 6D0611000010  
**CBJ Parcel Viewer:** <http://epv.juneau.org>

Printed July 19, 2022.



**From:** [Mark Millay](#)  
**To:** [Joseph Meyers](#); [John Bohan](#); [General Engineering](#)  
**Subject:** RE: Agency Review  
**Date:** Thursday, July 14, 2022 9:29:39 AM

---

Hello,  
Depending on the development configuration, grades for fire access may be a future issue as well.  
Otherwise no heartburn issues with the land swap here.  
Thanks Mark

**From:** Joseph Meyers <[Joseph.Meyers@juneau.org](mailto:Joseph.Meyers@juneau.org)>  
**Sent:** Thursday, July 14, 2022 9:24 AM  
**To:** John Bohan <[John.Bohan@juneau.org](mailto:John.Bohan@juneau.org)>; [General Engineering](#) <[General\\_Engineering@juneau.org](mailto:General_Engineering@juneau.org)>  
**Subject:** RE: Agency Review

Thank you John,

I am reaching out to the applicant now to make sure that he is aware of these potential issues.  
Thank you for your diligence on this!

**From:** John Bohan <[John.Bohan@juneau.org](mailto:John.Bohan@juneau.org)>  
**Sent:** Wednesday, July 13, 2022 10:18 AM  
**To:** Joseph Meyers <[Joseph.Meyers@juneau.org](mailto:Joseph.Meyers@juneau.org)>; [General Engineering](#) <[General\\_Engineering@juneau.org](mailto:General_Engineering@juneau.org)>  
**Subject:** RE: Agency Review

Hi Joseph,

I was reading through the PAC minutes / summary and noticed that there was vague wording about needing to address adequate water pressure and “may require additional upgrades to the existing water system”.

Am concerned that the developer is not fully aware that they **WILL NOT have water pressure above roughly 100’ above the highway** (per attached information provided to Ken Hoganson in preparation for the PAC). The LIDAR shows that all the new property being potentially traded to the owner would not meet required water pressures for Fire hydrant protection or residential water pressure.

Also while we are not supposed to worry how the developer is going to build on the property, a concern I see is regarding the steepness of the upper portion of the proposed land CBJ land for purchase and the proposed roadway going “straight up the hill”. Based on LIDAR, it has slopes in the 30%-40+% range. The approximate land slopes between Nowell and Blueberry Hills road is about 25%, so while buildable, the parcel is not nearly as wide, nor does it appear the parcel is wide enough to accommodate a roadway (switchback or sidehill) at a grade similar to Cordova Street



(12% or so). (Fairbanks Street (~15%) is a good summer street but closed in the winter due to the extreme grades.) It is not likely the CBJ would accept a street with substandard grade for maintenance.

I don't have any issues with the specific land disposal, just the constructability of the development as proposed.

**Mark, Eric** – are there any other issues you see with this proposed land disposal / development?

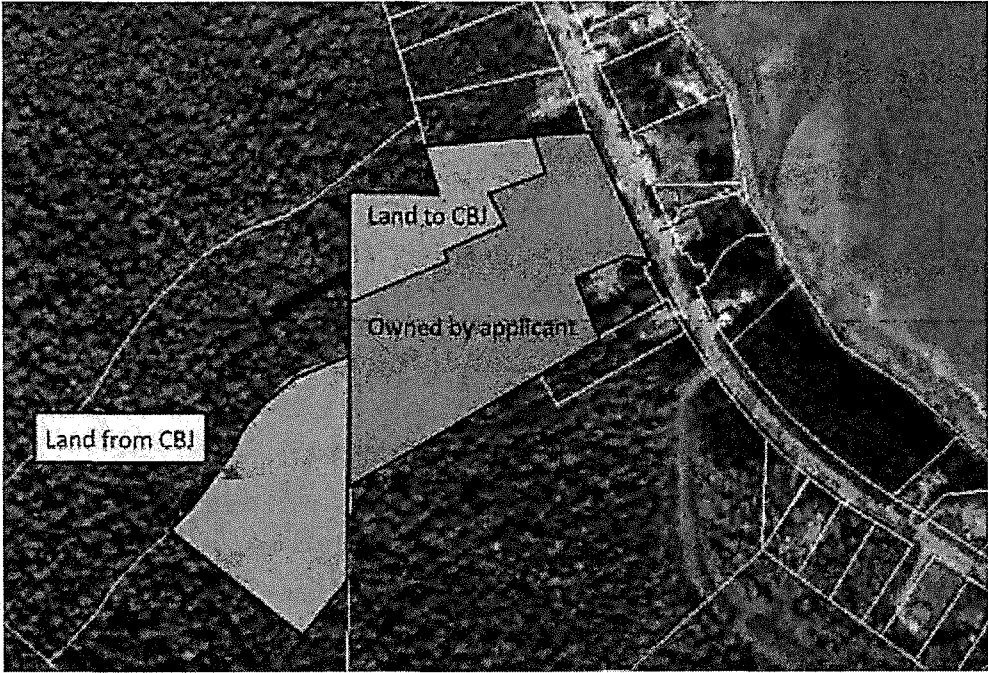
*Thanks*  
*John Bolan, PE*  
CBJ Chief CIP Engineer  
155 S. Seward St  
Juneau AK 99801  
(907)586-0800 x-4188  
fax 463-2606

**From:** Joseph Meyers <[Joseph.Meyers@juneau.org](mailto:Joseph.Meyers@juneau.org)>  
**Sent:** Tuesday, July 12, 2022 1:08 PM  
**To:** General Engineering <[General\\_Engineering@juneau.org](mailto:General_Engineering@juneau.org)>  
**Subject:** Agency Review

Good afternoon,

I am seeking comment from your department on a proposed land acquisition and land disposal on North Douglas Highway. The application for this action is attached.

The proposed project is outlined below:



The applicant would like to purchase 140,394 square feet from the CBJ and would like to sell 105,347 square feet of land to the CBJ. The land being sold to the CBJ is currently owned by the applicant.

The parcel numbers related to this transaction: 6D0601110020, 6D0601130010, 6D0611000010, and 6D0611000011.

Please submit comments and questions about the proposed land purchase and disposal by replying to this email by July 26, 2022.

Thank you,

**Joseph Meyers | Planner II**  
Community Development Department | City & Borough of Juneau, AK  
230 S. Franklin Street, 4<sup>th</sup> Floor Marine View Building  
Personal line: 907.586.0753; Ext: 4209  
He/him



July 27, 2022

Dear Juneau Planner

RE: case no.: PAD2022 0002

I'm assuming this 'land acquisition' is proposed for future construction and remove waterway land from the current property owner.

Background: The parcels contain both Grants Creek salmon creeks. In accordance with the Alaska Watershed Coalition and CBJ, require landowners living next to a salmon stream, adhere to no structures within 50 ft and an undisturbed vegetation duffer of 25 feet to any such waterway as a bare minimum riparian buffer.

However, more ecologic value is gained with each additional foot of buffer. I (adjacent landowner) have documented abundant wildlife adjacent to this parcel including deer, bear, porcupines, ravens & eagles. An EIS would be prudent prior to any development.

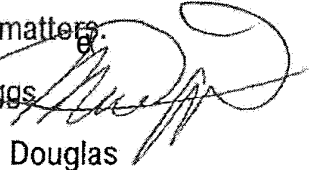
The CBJ water and sewer services end at this parcel. During the installation of these services, a section of muskeg has encountered at that location. I don't believe a wetlands permit is required but This is a noteworthy observation. If the land acquisition is for a 'proposed' D18 development.

If so, Please consider the following prior to land development:

- 1.e Salmon waterway setbacks.e
- 2.e Maybe an EIS will be required.e
- 3.e Consider an upgrade to the current utilities.e
- 4.e With the addition of a future development there will be an increase traffice congestion, a traffic assessment is warranted. Note the presence of an access roade for the already 'clear cut' property to the south.e

There may be additional considerations upon future development due to this acquisition.

Thank you for your consideration and attention to these matters.

Michael Higgs   
 4225 North Douglas

RECEIVED  
 AUG 01 2022

Permit Center/CDD Attachment D - Public Commentse

Presented by: The Manager  
Introduced: 04/26/2010  
Drafted by: J.W. Hartle

**ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**

**Serial No. 2010-14am**

**An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of U.S. Survey 2135, Tract 1, Tract A, U.S. Survey 2135, Tract II, and U.S. Survey 2305, Lot 15, Located in North Douglas, Currently Zoned D-3, to D-18.**

WHEREAS, the Comprehensive Plan of the City and Borough supports denser residential zoning adjacent to transit corridors; and

WHEREAS, the Comprehensive Plan identifies this area of North Douglas as both Low Density Residential (UDLR) and Urban Low Density Residential transition to Medium Density Residential (UDLR (T) MDR); and

WHEREAS, MDR is described as urban residential lands for multi-family dwelling units at densities ranging from 5 to 20 units per acre; and

WHEREAS, D-18 zoning provides for up to 18 units per acre.

NOW, THEREFORE, BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

**Section 1. Classification.** This ordinance is of a general and permanent nature and shall become a part of the City and Borough Code.

**Section 2. Amendment to the Official Zoning Map.** The Official Zoning Map of the City and Borough adopted pursuant to CBJ 49.25.110, is amended to change the zoning of U.S. Survey 2135, Tract 1, Tract A, U.S. Survey 2135, Tract II, and U.S. Survey 2305, Lot 15, currently zoned D-3, to D-18. The rezone described is shown on the attached Exhibit A map illustrating the area of proposed zone change.


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//  
  
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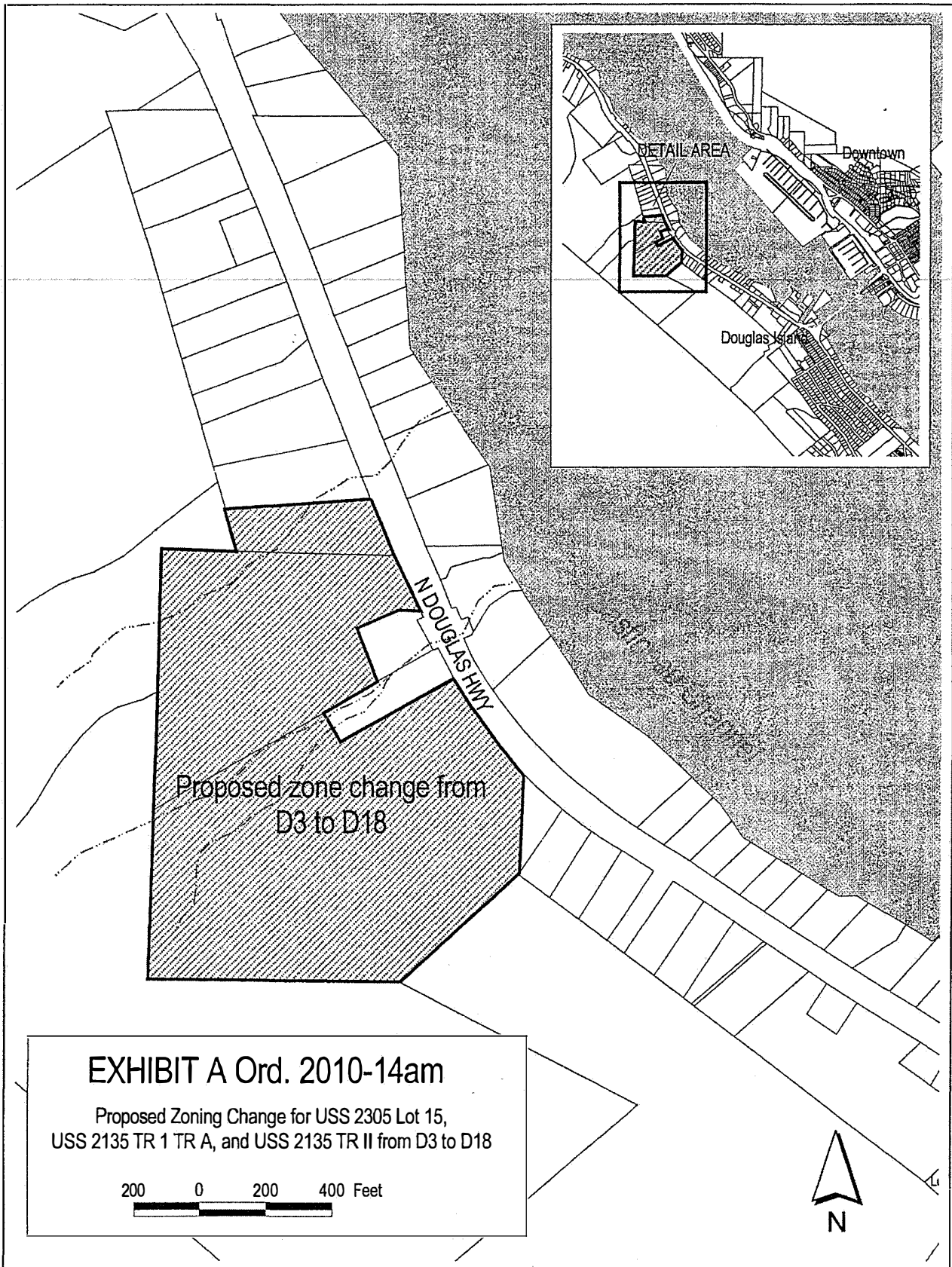
**Section 3. Effective Date.** This ordinance shall be effective 30 days after its adoption.

Adopted this 19<sup>th</sup> day of May, 2010.

  
Bruce Botelho, Mayor

Attest:

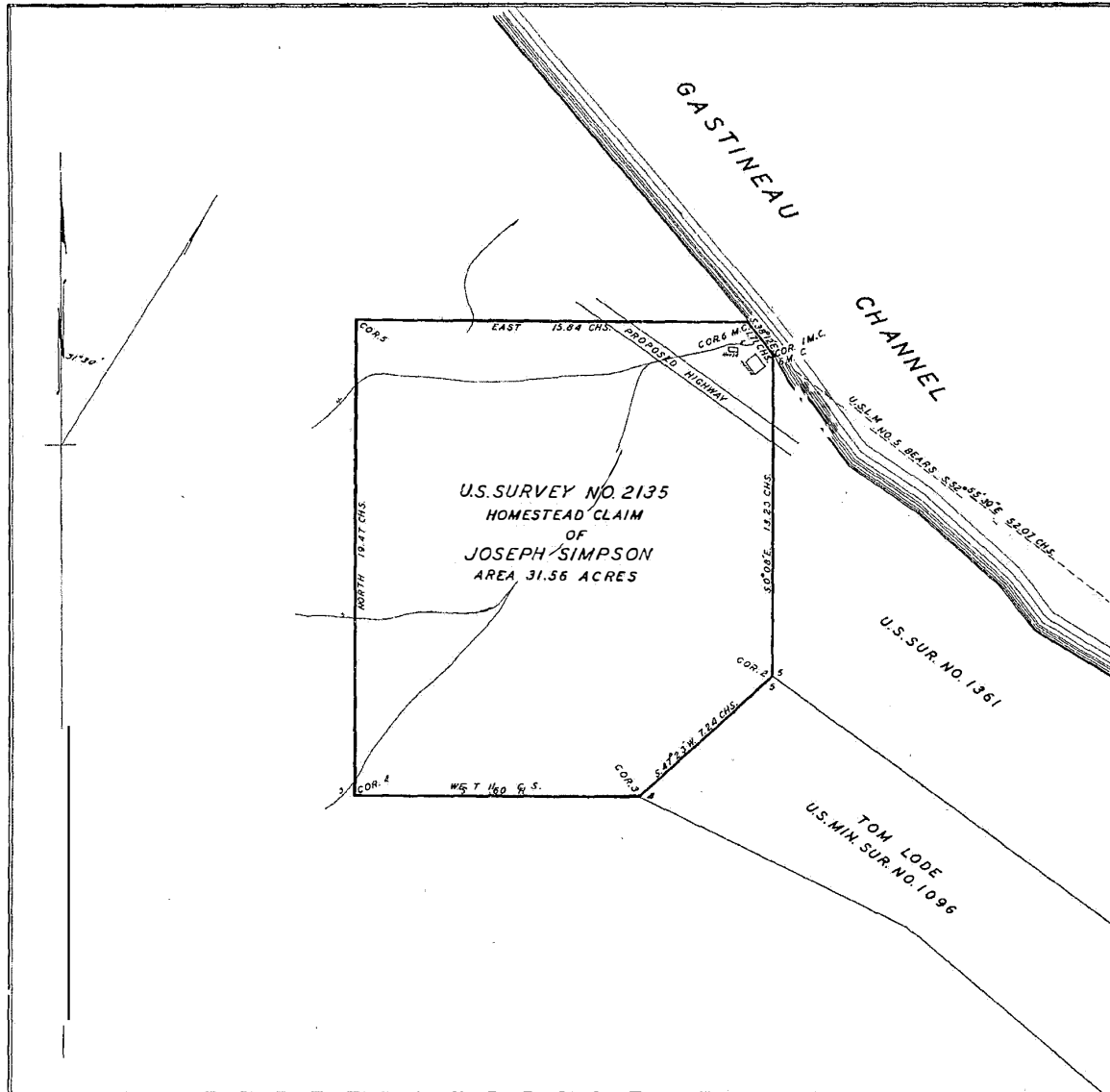
  
Laurie J. Siga, Clerk



Map created 3/22/2010, revised 4/21/2010, revised 5/21/2010

(4-653)

ORIGINAL



PLAT  
of  
U.S. SURVEY NO. 2135  
of the  
HOMESTEAD CLAIM  
of  
JOSEPH SIMPSON  
Executed under the Act of Congress,  
Approved JUNE 20, 1918  
situated  
ON DOUGLAS ISLAND ON GASTINEAU CHANNEL WEST  
OF AND ADJOINING U.S. SURVEY NO. 1361  
TERRITORY OF ALASKA

Area: 31.56 acres  
Declination: 3° 30' E  
Scale: 3 chains to the inch  
Latitude 56° 16' N. Longitude 134° 26' W.

Survey executed by  
CHARLES P. SEELYE, U.S. TRANSITMAN

AUGUST 19-20, 1932  
CERTIFICATE OF APPROVAL  
PUBLIC SURVEY OFFICE  
Juneau, Alaska, MAY 16, 1933

The original field notes of Survey No. 2135, of the  
HOMESTEAD CLAIM OF JOSEPH SIMPSON  
from which this plat has been made, have been examined  
and approved, and are on file in this office, and I hereby  
certify that they furnish such an accurate description of  
said claim as will, if incorporated into a patent, serve fully  
to identify the premises, and that such reference is made  
therein to natural objects and permanent monuments, as  
will perpetuate and fix the locus thereof.  
And I further certify that this is a correct plat of  
said claim, made in conformity with said original field  
notes of the survey thereof, and the same is hereby ap-  
proved.

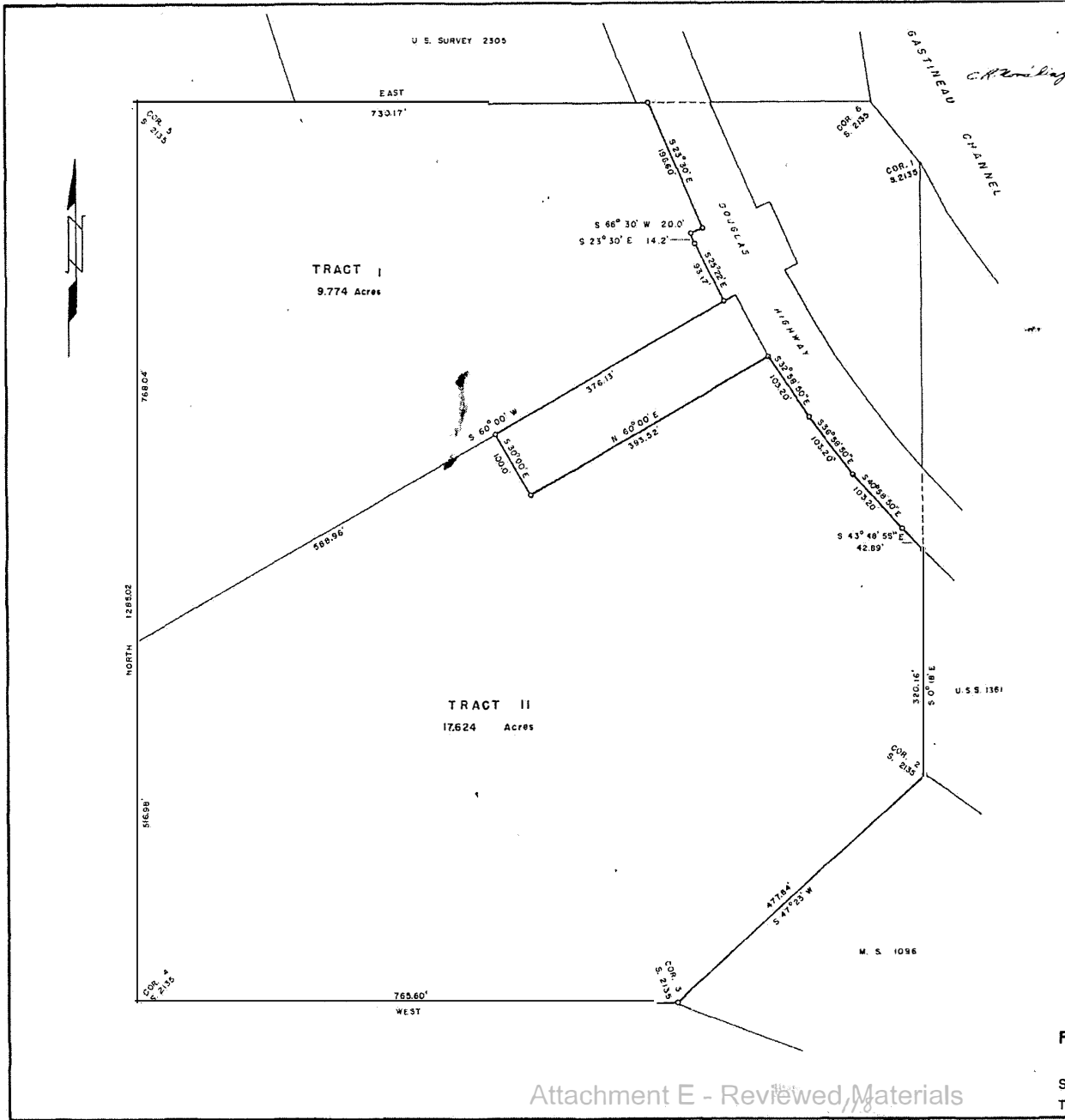
*Charles P. Seelye*  
Cadastral Engineer in Charge

DEPARTMENT OF THE INTERIOR  
GENERAL LAND OFFICE  
Washington, D.C., Dec. 18, 1933.

The survey represented by this plat having been cor-  
rectly executed in accordance with the requirements of  
law and the regulations of this office, is hereby accepted.

*J. H. ...*  
Acting Assistant Commissioner.

Attachment E - Reviewed Materials



**CERTIFICATE OF REGISTERED ENGINEER**  
 I hereby certify that I am a registered professional civil engineer and that this plat represents the survey made by me or under my direct supervision and that all dimensional and other details are correct to the best of my knowledge.  
 November 3, 1960  
*C. H. Nordling*  
 Registered Engineer

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 We hereby certify that we the owners of the property shown and described herein and that we hereby adopt this plat of subdivision with our free consent and dedicate all streets, alleys and other open spaces to public or private use as noted.  
 November 8, 1960  
 Witnessed by  
*C. H. Nordling*

**CERTIFICATE OF APPROVAL BY THE BOARD**  
 I hereby certify that the Subdivision Plat shown herein has been found to comply with the subdivision Regulations of the Juneau Douglas Planning Board and that said Plat was approved by Plat Resolution No. dated November 8, 1960 and that the Plat shown herein has been approved for recording in the office of the Magistrate, Civil and Recorder, Juneau.  
 November 8, 1960  
 Attest  
*Harold H. Miller*  
*Hanne Olsen*

#273

RECORDED - FILED  
 Juneau  
 Nov. 10 60  
 9:20  
*Fernanderson*  
 Nov 11 1960  
*Juneau*

SUBDIVISION OF  
**FRACTION OF U. S. SURVEY NO. 2135**  
 ON DOUGLAS ISLAND, ALASKA  
 SCALE 1" = 100' NOV. 1960  
 TONER & NORDLING - REG. ENGRS. - JUNEAU, ALASKA

Attachment E - Reviewed Materials

Plat # 273



203283

80-5W

CITY AND BOROUGH OF JUNEAU, ALASKA

PLATTING RESOLUTION NO. 714

WHEREAS, Applicant(s)

KENNETH PRICE

has applied to the City and Borough of Juneau Planning Commission in proper form for a waiver of platting requirements of the subdivision of the following described real property:

DESCRIPTION OF FRACTIONS OF TRACT 1, SUBDIVISION OF A FRACTION OF USS 2135

Tract A. A fraction of Tract 1, Subdivision of a Fraction of USS 2135, within the First Judicial District, State of Alaska, more particularly described as follows: Beginning at Corner No. 5 of USS 2135; thence East along line 5-6 of said survey 730.17 ft. to the R.O.W. line of the North Douglas Highway; thence along said R.O.W., S 23°30' E, 160.00 feet; thence S 66°30' W, 64.12 feet; thence S 87°00' W, 198.16 feet; thence S 24°13' E, 239.52 feet; thence S 60° W, 733.84 feet to a point on line 4-5 of USS 2135; thence North along said line 4-5 768.04 feet to the point of beginning, containing in all 8.785 acres, more or less.

Tract B. A fraction of Tract 1, Subdivision of a Fraction of USS 2135, within the First Judicial District, State of Alaska, more particularly described as follows: Beginning at the intersection of the west R.O.W. of the North Douglas Highway and line 5-6 of USS 2135, from whence Cor. 5 of USS 2135 bears West, 730.17 feet distant; thence S 23°30' E along said R.O.W. 160.00 feet to the true point of beginning of this tract; thence S 23°30' E along said R.O.W. 36.60a feet; thence S 66°30' W along said R.O.W. 20.00 feet; thence S 23°30' E along said R.O.W. 14.20 feet; thence S 25°22' E along said R.O.W. 93.17 feet; thence S 60° W, 231.25 feet; thence N 24°13' W, 239.52 feet; thence N 87° E, 198.16; thence N 66°30' E, 64.12 feet to the true point of beginning, containing in all 0.989 acre, more or less.

An easement for the purpose of widening, improving or protecting Grant Creek, which runs along the southerly boundary of said Tracts A and B.

according to the attached plat, sketch or diagram.

WHEREAS, the Commission finds that the proposed conveyance: (a) is not being made for the purpose of or in connection with a present or projected subdivision development; (b) is an isolated transaction which does not fall within the general intent of Title 40, Chapter 15, Alaska Statutes; and (c) does not involve or require any dedication of a street, alley thoroughfare, park or other public area.

BE IT RESOLVED BY THE CITY AND BOROUGH PLANNING COMMISSION AS THE PLATTING AUTHORITY FOR THE CITY AND BOROUGH OF JUNEAU, ALASKA:

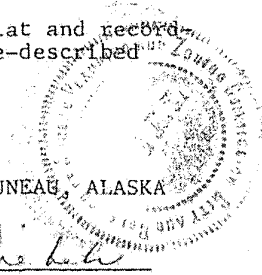
The said application for a statutory waiver of plat and recording requirements to a proposed conveyance of the above-described property is hereby granted.

Dated June 13, 1978

CITY AND BOROUGH OF JUNEAU, ALASKA PLANNING COMMISSION

Attest Clerk [Signature]

By [Signature] Chairman





Alaska Department of Fish and Game

Search nominations



State of Alaska  
Department of Fish and Game  
Sportfish Division

Nomination Details For  
Anadromous Waters Catalog  
Nomination Number 06-507

Region: Southeastern  
Upper Reach Latitude 0.0000  
Lower Reach Latitude 0.0000  
AWC Water body # 111-40-10910

USGS Quad: Juneau B-2  
Longitude 0.0000 (NAD83/WGS84)  
Longitude 0.0000 (NAD83/WGS84)  
AWC Water body Name Grant Creek

Observations

Species	Date Observed	Activity
coho salmon (anadromous)		Present

**Comments:** Jackie Timothy (HBIV) and Sheila Cameron (HBII) verified that Grant Creek is not anadromous above the Douglas Highway, on Monday, June 26, 2006. The ADF&G Juneau Fish Habitat Assessment states "A series of falls about 0.6 mile upstream from the mouth are believed to be a barrier to upstream migration" (Mike Bethers, 1995, page 53). The culvert under the Douglas highway is above the series of falls and is perched about five feet. We set minnow traps below the culvert during our field visit and caught several three-spine stickleback. We found a dead juvenile Dolly Varden near the mouth of Grant Creek. Will collect lat and long info later this week.

**Name of Observer:** Jackie Timothy  
**ADFG Biologist:**  
**Nomination Changes To The AWC**

**Submission Date:** 09/25/06  
**Nomination Status:** Change

Region Map(quad) AWC Stream #	Stream Name	Action Taken	Species*	Comments
Southeastern JUNEAU B-2 SE 111-40-10910	Grant Creek	Shortening existing upper reaches		Deleted upper portion of stream
Southeastern JUNEAU B-2 SE 111-40-10910	Grant Creek	Adding barrier to stream		Added barrier to stream representing a series of falls .6 mile from the mouth

This nomination is available as a PDF.



06-507.pdf

View the [area map for JUNEAU B2SE](#) (2,448 KB)

\*Species Codes:

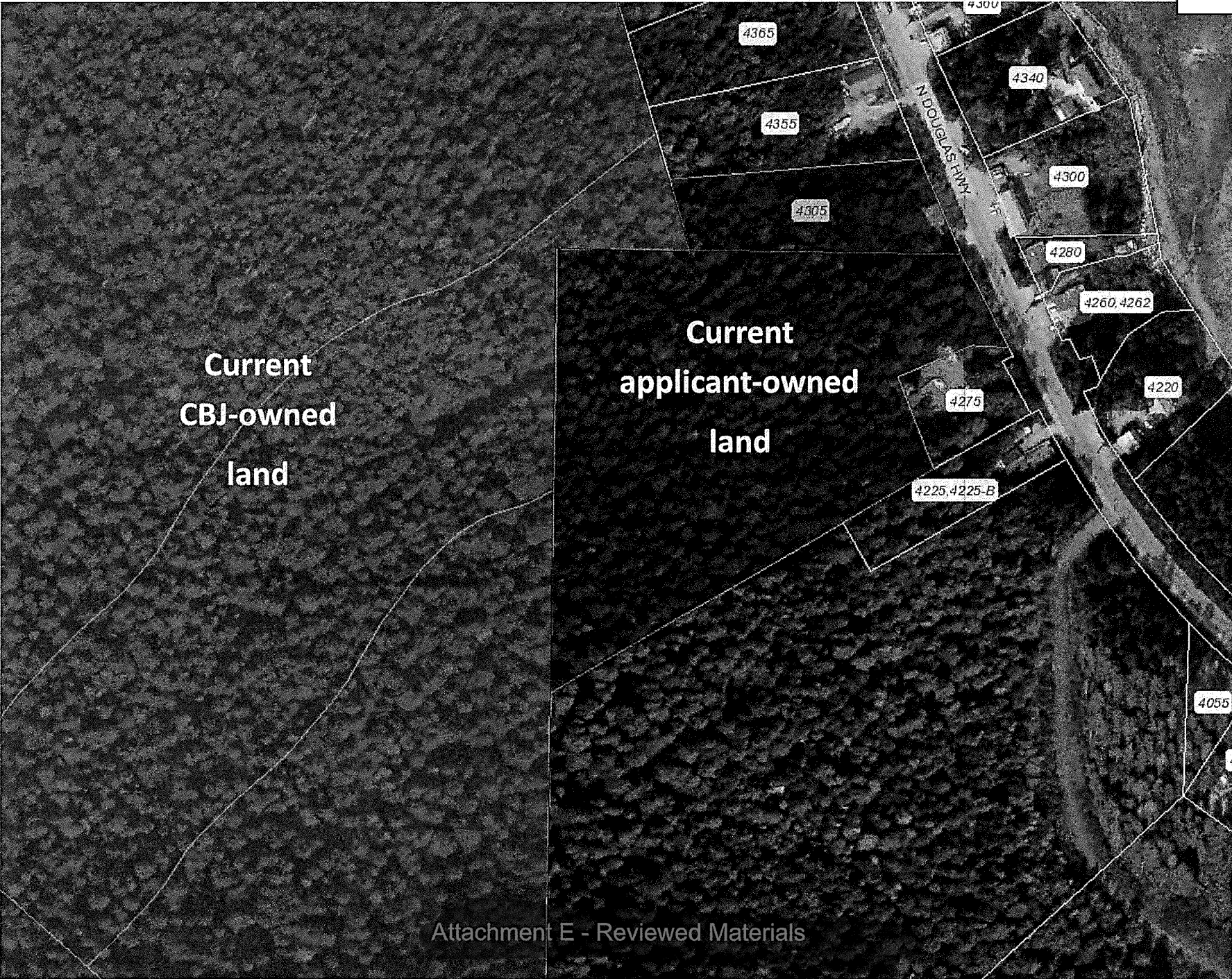
- AC - Arctic char
- BW - Bering cisco
- CH - chum salmon
- DV - Dolly Varden
- SF - inconnu
- OL - longfin smelt
- OP - pond smelt
- SM - smelt, undifferentiated
- ST - sturgeon, undifferentiated

- AW - Arctic cisco
- BC - broad whitefish
- CO - coho salmon
- OU - eulachon
- LP - lamprey, undifferentiated
- PC - Pacific lamprey
- OM - rainbow smelt
- S - sockeye salmon
- W - whitefish, undifferentiated

- AL - Arctic lamprey
- K - chinook salmon
- CT - cutthroat trout
- HW - humpback whitefish
- LC - least cisco
- P - pink salmon
- LV - river lamprey
- SH - Steelhead trout

\*Activity Codes:

s - spawning r - rearing p - present m - migration



Attachment E - Reviewed Materials

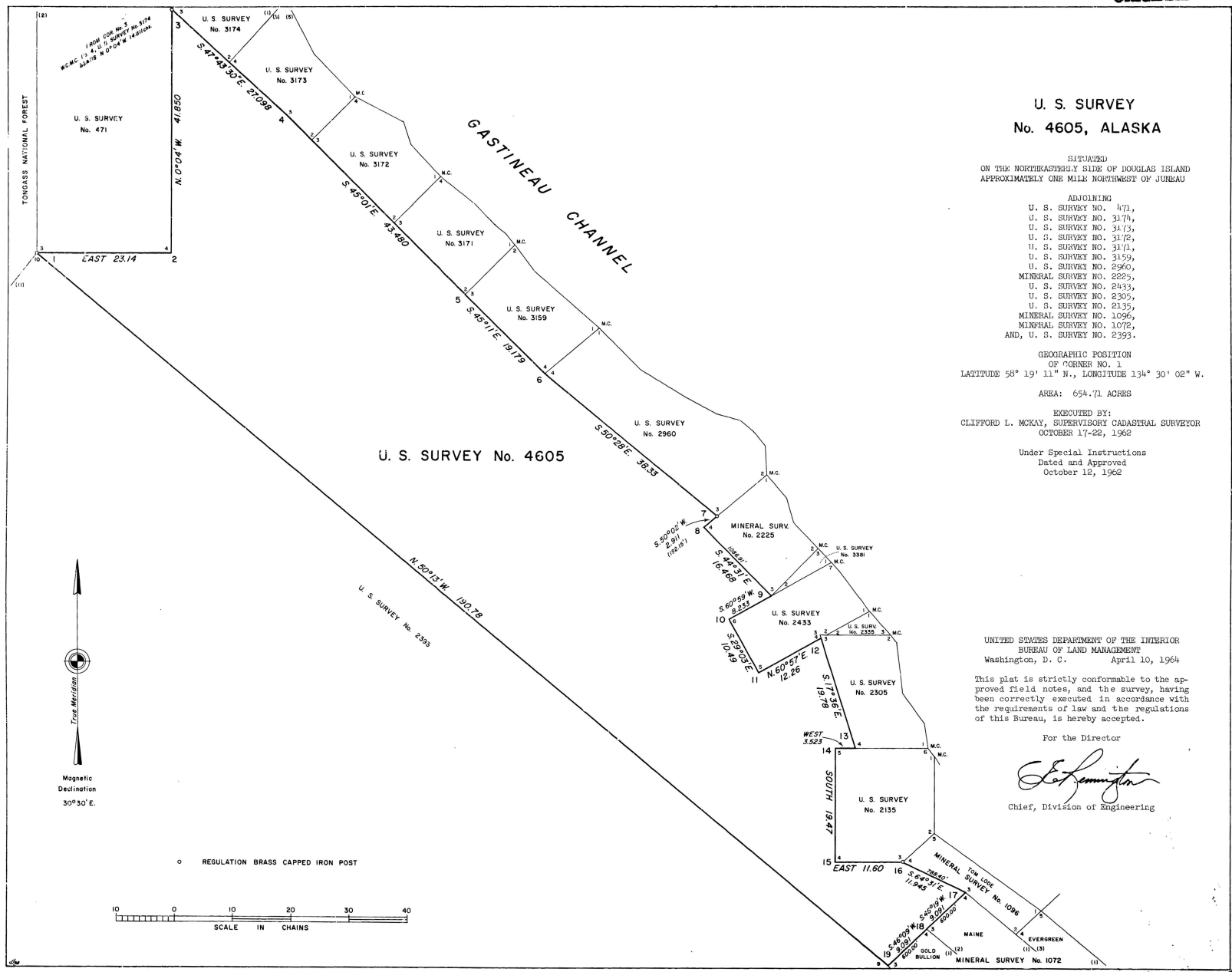


Attachment E - Reviewed Materials



Attachment E - Reviewed Materials

ORIGINAL



**U. S. SURVEY  
No. 4605, ALASKA**

SITUATED  
ON THE NORTHEASTERNLY SIDE OF DOUGLAS ISLAND  
APPROXIMATELY ONE MILE NORTHWEST OF JUNEAU

- ADJOINING
- U. S. SURVEY NO. 471,
  - U. S. SURVEY NO. 3174,
  - U. S. SURVEY NO. 3173,
  - U. S. SURVEY NO. 3172,
  - U. S. SURVEY NO. 3171,
  - U. S. SURVEY NO. 3159,
  - U. S. SURVEY NO. 2960,
  - MINERAL SURVEY NO. 2225,
  - U. S. SURVEY NO. 2935,
  - U. S. SURVEY NO. 2305,
  - U. S. SURVEY NO. 2135,
  - MINERAL SURVEY NO. 1096,
  - MINERAL SURVEY NO. 1072,
  - AND, U. S. SURVEY NO. 2395.

GEOGRAPHIC POSITION  
OF CORNER NO. 1  
LATITUDE 58° 19' 11" N., LONGITUDE 134° 30' 02" W.

AREA: 654.71 ACRES

EXECUTED BY:  
CLIFFORD L. MCKAY, SUPERVISORY CADASTRAL SURVEYOR  
OCTOBER 17-22, 1962

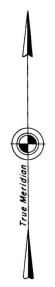
Under Special Instructions  
Dated and Approved  
October 12, 1962

UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
Washington, D. C. April 10, 1964

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

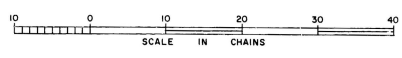
For the Director

*E. J. Hennigan*  
Chief, Division of Engineering



Magnetic Declination  
30° 30' E.

REGULATION BRASS CAPPED IRON POST



JUN 10 1964  
J.C. 30 2 1/2 1/10

Attachment B - U.S. Survey No. 4605

**ORIGINAL**

57

Form 4-679  
(January 1963)

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT

**FIELD NOTES**

OF

**U.S. SURVEY NO. 4605**

**SITUATED**

**ON THE NORTHEASTERLY SIDE OF DOUGLAS ISLAND**

**APPROXIMATELY ONE MILE NORTHWEST OF JUNEAU**

**ADJOINING U.S. SURVEY NO. 471, U.S. SURVEY NO. 3174,**

**U.S. SURVEY NO. 3173, U.S. SURVEY NO. 3172,**

**U.S. SURVEY NO. 3171, U.S. SURVEY NO. 3159,**

**U.S. SURVEY NO. 2960, MINERAL SURVEY NO. 2225,**

**U.S. SURVEY NO. 2433, U.S. SURVEY NO. 2305,**

**U.S. SURVEY NO. 2135, MINERAL SURVEY NO. 1096,**

**MINERAL SURVEY NO. 1072 AND U.S. SURVEY NO. 2393**

**IN**

**GEOGRAPHIC POSITION OF CORNER NO. 1**

**LATITUDE 58° 19' 11" N., LONGITUDE 134° 30' 02" W.**

Of the \_\_\_\_\_ Meridian,

In the State of **ALASKA**

**EXECUTED BY**

**CLIFFORD L. MCKAY, SUPERVISORY CADASTRAL SURVEYOR**

Under special instructions dated **OCTOBER 12**, 19 **62**, which provided for the surveys

**U.S. Survey**  
included under **CHUK Number 4605**, approved **OCTOBER 12, 1962**,

and assignment instructions dated **OCTOBER 15**, 19 **62**.

Survey commenced **OCTOBER 17**, 19 **62**

Survey completed **OCTOBER 22**, 19 **62**



U.S. SURVEY NO. 4605

CHAINS	<p>Survey commenced October 17, 1962 and executed with a W. and L. E. Gurley Transit, Serial No. 541397, of which the horizontal plate is read by double opposite verniers to single minutes of arc, which is also the least count of the vernier of the vertical circle. After satisfactory tests the instrument was found free from appreciable error.</p> <p>All measurements are made with a 1/8 in. steel tape, 5.00 chs. long, graduated in links throughout, with the first 10 links graduated in tenths of a link. The tape was compared with a 66 ft. standard steel tape and found correct. For all measurements made on the slope, the vertical angle of each interval is measured with the transit circle and the horizontal equivalents entered in the field note record.</p> <p>The geographic position of cor. No. 1, as determined from datum of U.S. Coast and Geodetic Triangulation Station "SALMON", is Latitude 58° 19' 11" N., Longitude 134° 30' 02" W.</p> <p>The azimuth for this survey was obtained from U.S. Coast and Geodetic Triangulation Stations "SALMON" and "CREEK", and carried to all parts of this survey by taking the mean of direct and reverse deflection angles at each instrument station.</p> <p>The observed magnetic declination is 30½° E.</p> <hr/> <p style="text-align: center;"><u>PRELIMINARY STATEMENT</u></p> <p>Lines of this survey are identical with corresponding lines of previous adjoining surveys. It was necessary to retrace and dependently resurvey lines of some of the previous adjoining surveys in order to close within the allowable limits.</p> <p>No corner monuments of previous adjoining surveys were marked for corners of this survey.</p> <hr/> <p>Begin at point for cor. No. 1, identical with cor. No. 3, U.S. Survey No. 471 and cor. No. 10, U.S. Survey No. 2393, monumented with a regulation brass capped iron post, 2 ins. diam., showing 10 ins. above the surface, firmly set, mkd. and witnessed as described in the official record.</p> <p>Thence on lines of this survey, identical with lines of previous adjoining surveys, as follows:</p> <p>East on line 1-2, identical with line 3-4, U.S. Survey No. 471.</p> <p>23.14 Point for cor. No. 2, identical with cor. No. 4, U.S. Survey No. 471, monumented with a stone, showing 6 x 6 x 3 ins. above the surface, firmly set, mkd. and witnessed as described in the official record.</p> <hr/> <p>N. 6° 04' W., on line 2-3, identical with a portion of line 4-1, U.S. Survey No. 471.</p> <p>Over nearly level land covered with pine, spruce and hemlock timber, with heavy brush undergrowth.</p>
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U.S. SURVEY NO. 4605

<p>CHAIN#</p> <p>9.483</p> <p>23.642</p> <p>37.788</p> <p>41.850</p>	<p>Start ascending 41½ ft. over southerly slope.</p> <p>Top of steep northerly slope bears N. 81° W., S. 81° E.</p> <p>Ascend 191 ft. to nearly level land.</p> <p>Start of nearly level land.</p> <p>Ascend 17 ft. over nearly level land to point for cor. No. 3.</p> <p>Point for cor. No. 3, identical with cor. No. 3, U.S. Survey No. 3174, monumented with a regulation brass capped iron post, 2½ ins. diam., showing 1 in. above the surface, firmly set, mkd. and witnessed as described in the official record of U.S. Survey No. 3174.</p> <p>from which</p> <p style="padding-left: 40px;">Witness meander cor. No. 4, U.S. Survey No. 3174, identical with witness meander cor. No. 1, U.S. Survey No. 471, bears N. 0° 04' W., 14.811 chs. dist.</p> <hr/> <p>Thence on lines of this survey, identical with lines of previous adjoining surveys, as follows:</p> <p>Line 3-4, identical with line 3-2, U.S. Survey No. 3174 and line 4-3, U.S. Survey No. 3173; line 4-5, identical with line 3-2, U.S. Survey No. 3173; line 3-2, U.S. Survey No. 3172 and line 3-2, U.S. Survey No. 3171; line 5-6, identical with line 3-4, U.S. Survey No. 3159; line 6-7, identical with line 4-3, U.S. Survey No. 2960.</p> <p>Point for cor. No. 7, identical with cor. No. 3, U.S. Survey No. 2960, monumented with a brass capped iron post, 2 ins. diam., firmly set, mkd. and witnessed as described in the official record of U.S. Survey No. 2960.</p> <hr/> <p>Thence on lines of this survey, identical with lines of adjoining Mineral Survey No. 2225, according to the record of Mineral Survey No. 2225, as follows:</p> <p>S. 50° 02' W., on line 7-8, identical with a portion of line 1-4, Mineral Survey No. 2225.</p> <p>2.911 (192.15 ft.) Cor. No. 8, identical with cor. No. 4, Mineral Survey No. 2225.</p> <p>S. 44° 31' E., on line 8-9, identical with line 4-3, Mineral Survey No. 2225.</p> <p>16.468 (1086.91 ft.) Cor. No. 9, identical with cor. No. 3, Mineral Survey No. 2225 and cor. No. 2, U.S. Survey No. 3381.</p> <hr/> <p>Thence on lines of this survey, identical with lines of previous adjoining surveys, as described in the official record, as follows:</p> <p>Line 9-10, identical with a portion of line 7-6, U.S. Survey No. 2433; line 10-11, identical with line 6-5, U.S. Survey No. 2433; line 11-12, identical with line 5-4, U.S. Survey No. 2433; line 12-13, identical with a portion of line 3-4, U.S. Survey No. 2305; line 13-14,</p>
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FIELD NOTE PAPER

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- 3 -

U.S. SURVEY NO. 4605

CHAINS	<p>Identical with a portion of line 6-5, U.S. Survey No. 2135; line 14-15, identical with line 5-4, U.S. Survey No. 2135; line 15-16, identical with line 4-3, U.S. Survey No. 2135.</p> <p>Point for cor. No. 16, identical with cor. No. 3, U.S. Survey No. 2135 and cor. No. 4, Tom Lode, Mineral Survey No. 1096, monumented with a regulation brass capped iron post, 1 in. diam., showing 9 ins. above the surface, firmly set, mkd. and witnessed as described in the official record.</p>
11.945	<p>Thence with lines of previous adjoining surveys according to the official record of Mineral Survey No. 1096 and Mineral Survey No. 1072 as follows:</p> <p>S. 64° 31' E., on line 16-17, identical with line 4-3, Tom Lode, Mineral Survey No. 1096.</p> <p>(788.40 ft.) Point for cor. No. 17, identical with cor. No. 3, Tom Lode, Mineral Survey No. 1096 and cor. No. 4, Maine Lode, Mineral Survey No. 1072.</p>
9.091	<p>S. 46° 19' W., on line 17-18, identical with line 4-3, Maine Lode, Mineral Survey No. 1072.</p> <p>(600.00 ft.) Point for cor. No. 18, identical with cor. No. 3, Maine Lode, and cor. No. 4, Gold Bullion, Mineral Survey No. 1072.</p>
9.091	<p>S. 46° 09' W., on line 18-19, identical with line 4-3, Gold Bullion, Mineral Survey No. 1072.</p> <p>(600.00 ft.) Point for cor. No. 19, identical with cor. No. 3, Gold Bullion, Mineral Survey No. 1072, and cor. No. 9, U.S. Survey No. 2393.</p>
	<p>Thence on line 19-1, identical with line 9-10, U.S. Survey No. 2393, according to the official record, to cor. No. 1 and point of beginning.</p> <p>Containing 654.71 acres.</p>
	<p style="text-align: center;"><b>IMPROVEMENTS</b></p> <p>At the time of this survey there were no improvements on the land.</p>
	<p style="text-align: center;"><b>GENERAL DESCRIPTION</b></p> <p>The land in this survey lies on the northeasterly side of Douglas Island and is mountainous to rolling land in a northeasterly direction. The land is covered with pine, spruce, hemlock and alder timber, with berry brush undergrowth. There are numerous muskeg meadows scattered throughout the survey. The soil is sand and gravel covered with forest mold and moss.</p>



62

CERTIFICATE OF SURVEY

I, Clifford L. McKay, HEREBY CERTIFY upon honor that, in pursuance of special instructions bearing date of the 12 day of October, 19 62, I have surveyed U.S. Survey No. 4605, situated on the northeasterly side of Douglas Island, approximately one mile northwest of Juneau,

of the Meridian, in the State of Alaska, which are represented in the foregoing field notes as having been executed by me and under my direction; and that said survey has been made in strict conformity with said special instructions, the Manual of Instructions for the Survey of the Public Lands of the United States, and in specific manner described in the foregoing field notes.

Dec. 18, 1963 (Date)

Clifford L. McKay (Cadastral Surveyor) Clifford L. McKay Supervisory Cadastral Surveyor

(Date)

(Cadastral Surveyor)

CERTIFICATE OF APPROVAL

BUREAU OF LAND MANAGEMENT, Washington, D. C.

The foregoing field notes of the survey of U.S. Survey No. 4605, situated on the northeasterly side of Douglas Island, approximately one mile northwest of Juneau.

executed by Clifford L. McKay, Supervisory Cadastral Surveyor having been critically examined and found correct, are hereby approved.

APR 10 1964 (Date)

E. E. Huntington (Chief, Division of Engineering)

CERTIFICATE OF TRANSCRIPT

I CERTIFY That the foregoing transcript of the field notes of the above-described surveys in is a true copy of the original field notes.

(Date)

(Chief, Division of Engineering)



**2006-001632-0**

Recording Dist: 101 - Juneau  
3/9/2006 10:36 AM Pages: 1 of 2

A  
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**U.S. Patent** **50-64-0219**

This conveyance document may have been recorded at a previous time, and if so, the prior recording date takes precedence.

Please record this cover page as the first page of the document. Document should be indexed as follows:

**RECORDING DISTRICT:** Juneau # 101

**DOCUMENT TYPE:** Deed

**FILE TYPE/NUMBER:** MH-50

**GRANTOR:**

- 1. United States of America
- 2. Department of the Interior
- 3. Bureau of Land Management

**LEGAL DESCRIPTION:**

- 1. See attached patent.

**GRANTEE:**

- 1. State of Alaska
- 2. Department of Natural Resources
- 3. Division of Mining Land and Water

**AFTER RECORDING RETURN TO:**

State of Alaska  
Department of Natural Resources  
Division of Mining, Land & Water  
Realty Services/Title Administration  
550 W. 7<sup>th</sup> Avenue, Suite 1050A  
Anchorage, AK 99501-3579

**STATE BUSINESS NO CHARGE**

Deed Book 23 Page 388  
Juneau Recording Dist.

This is to certify that this is a true and correct copy as the same appears in the records of the Department of Natural Resources.

*Nelly M. Paydock*  
Department of Natural Resources

Form 4-1040  
(January 1959)

Anchorage 060994 *MH-50*

Date 3/6/2006

# The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Anchorage, Alaska, is now deposited in the Bureau of Land Management, whereby it appears that pursuant to the grant of lands under the Act of Congress of July 28, 1956 (70 Stat. 711), as supplemented by the Act of July 7, 1958 (72 Stat. 339), the State of Alaska has selected the land embraced in U. S. Survey No. 4605, situated on the northeasterly side of Douglas Island approximately one mile northwest of Juneau, Alaska, containing 654.71 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the said Acts of Congress, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT, unto the said State of Alaska, and to its assigns, the tract of Land above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities and appurtenances, of whatsoever nature, thereunto belonging, unto the said State of Alaska, and to its assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States.

There is, also, reserved to the United States a right-of-way for the construction of railroads, telegraph and telephone lines in accordance with the Act of March 12, 1914 (38 Stat. 305; 48 U.S.C. Sec. 305).

RECORDED - FILED	
<i>Juneau</i> REC. DIST.	
DATE	<u>8-17</u> 19 <u>64</u>
TIME	<u>11:55</u> A.M.
Requested by	<i>Alaska</i>
Address	<i>Wash D.C.</i>

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476); has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in Anchorage, Alaska the EIGHTH day of JUNE in the year of our Lord one thousand nine hundred and SIXTY-FOUR and of the Independence of the United States the one hundred and EIGHTY-EIGHTH.

By *Roger B. Robinson*  
Alaska State Director

Patent Number 50-64-0219

16-21870-4 GPO 837,721

JUNEAU  
Serial No. 64-2858



# State of Alaska



# Patent

No. 6043

Know All Men By These Presents that the State of Alaska, in consideration of the sum of TEN AND NO/100----- DOLLARS

lawful money of the United States, and other good and valuable considerations, now paid, the receipt whereof is hereby acknowledged, does hereby grant to \_\_\_\_\_

CITY AND BOROUGH OF JUNEAU

155 South Seward Street, Juneau, Alaska 99801 and to

its successors and assigns, all that real property situated in the ~~Borough of~~ City and Borough of Juneau, State of Alaska, and described as follows:

U.S. SURVEY NO. 3172, ALASKA

LOT 38, containing 2.27 acres. Excluding the North Douglas Highway Right-of-Way Alaska Project No. S-0959(4). Subject to Water Right ADL 43324 (Certificate of Appropriation No. 43324-C).

LOT 37, containing 2.27 acres. Excluding the North Douglas Highway Right-of-Way Alaska Project No. S-0959(4).

ACCORDING TO U.S. SURVEY NO. 3172, ALASKA, ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C., ON MARCH 22, 1954.

U.S. SURVEY NO. 2960, ALASKA

LOT 16, containing 1.57 acres. Subject to Water Right ADL 43139 (Certificate of Appropriation No. 318) and Right-of-Way Permits ADL 20619 and ADL 21874.

ACCORDING TO U.S. SURVEY NO. 2960, ALASKA, GASTINEAU CHANNEL SMALL TRACT GROUP EMBRACING LOTS 1 TO 16; INCLUSIVE, ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C., ON JUNE 9, 1950.





1430

Presented by: Lands Committee  
Introduced: 10/07/85  
Drafted by: Lands Committee

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 85-76am

AN ORDINANCE PRESERVING CERTAIN MUNICIPAL LAND  
FOR THE JUNEAU OPEN SPACE AND PARK SYSTEM.

WHEREAS, the establishment of a municipal open space and park system would permit the more efficient and effective management and use of land classified for such purposes, and

WHEREAS, in accordance with CBJ 53.09, the Planning Commission has previously classified as "public use" those lands included in the list attached hereto as Appendix 1 and the maps attached hereto as Appendix 2, and

WHEREAS, such lands appear to be well suited for inclusion in an open space and park system, and

WHEREAS, the Planning Commission has reviewed and concurs with the objectives of this ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

\* Section 1. Classification. This ordinance is a non-code ordinance.

\* Section 2. Preservation of Land. (a) Those parcels of land listed in Appendix 1 and depicted in Appendix 2 are preserved from all other uses for the purpose of inclusion in the Juneau Open Space and Park System; provided, however, waterlines, utilities, access, roads, easements and similar incidental uses may be allowed, and provided further that appropriate present uses and adequate future space for major right-of-way alignments shall be maintained in those parcels designated in Appendix 1 as 0412B and 0520A.

(b) The manager or his designee, upon a finding that circumstances so warrant, may by regulation issued pursuant

PARK AND OPEN SPACE STATISTICAL SHEETS


General Location	CBJ Parcel Number	Property Description	Approx. Acreage	Classification	Comprehensive Plan Designation	Legal Description
Salmon Creek	0840B	Salmon Creek Greenbelt	2.25	Public Use - Greenbelt	Resource Reserve	Fraction of USHS 955, 50 feet each side of Salmon Creek
Douglas City Beach Land	1200A	Gastineau Channel Shoreline	13.80	Public Use - Beach Access	Open Space	Fraction of Lot 2 USS 3853, 200 feet upland from Gastineau Channel HWL
	1200D	Paris Creek Greenbelt	18.80	Public Use - Stream Access	Resource Reserve	Fraction of Lot 2, USS 3853, 100 feet each side of Paris Creek *
	1210A	Lawson Creek Greenbelt	10.55	Public Use -	Open Space	Fraction of Lot 1, USS 3853, 100 feet each side of Lawson Creek*
North Douglas	1420A	Neilson Creek Greenbelt	8.25	Public Use -	Open Space	Fraction of Lot 1, USS 3559, 100 feet each side of Neilson Creek *
	1420B	Hendrickson Creek Greenbelt	15.60	Public Use -	Open Space	Fraction of Lot 1, USS 3559, 100 feet each side of Hendrickson Creek*
	1420C	Johnson Creek Greenbelt	8.70	Public Use -	Open Space	Fraction of Lot 1, USS 3559, 100 feet each side of Johnson Creek*
	1430A	Grant Creek Greenbelt	5.50	Public Use - Open Space	Open Space	Fraction of USS 4605, 100 feet each side of Grant Creek*
	1430B	Eagle Creek Greenbelt	18.35	Public Use - Open Space	Open Space	Fraction of USS 4605, 100 feet each side of Eagle Creek*
	1430C	Falls Creek Greenbelt	14.65	Public Use - Open Space	Open Space	Fraction of USS 4605, 100 feet each side of Falls Creek*

\* Future road corridor will cross this parcel.  
 NOTE: Greenbelts for stream corridors are measured from HWL.

EXCERPT

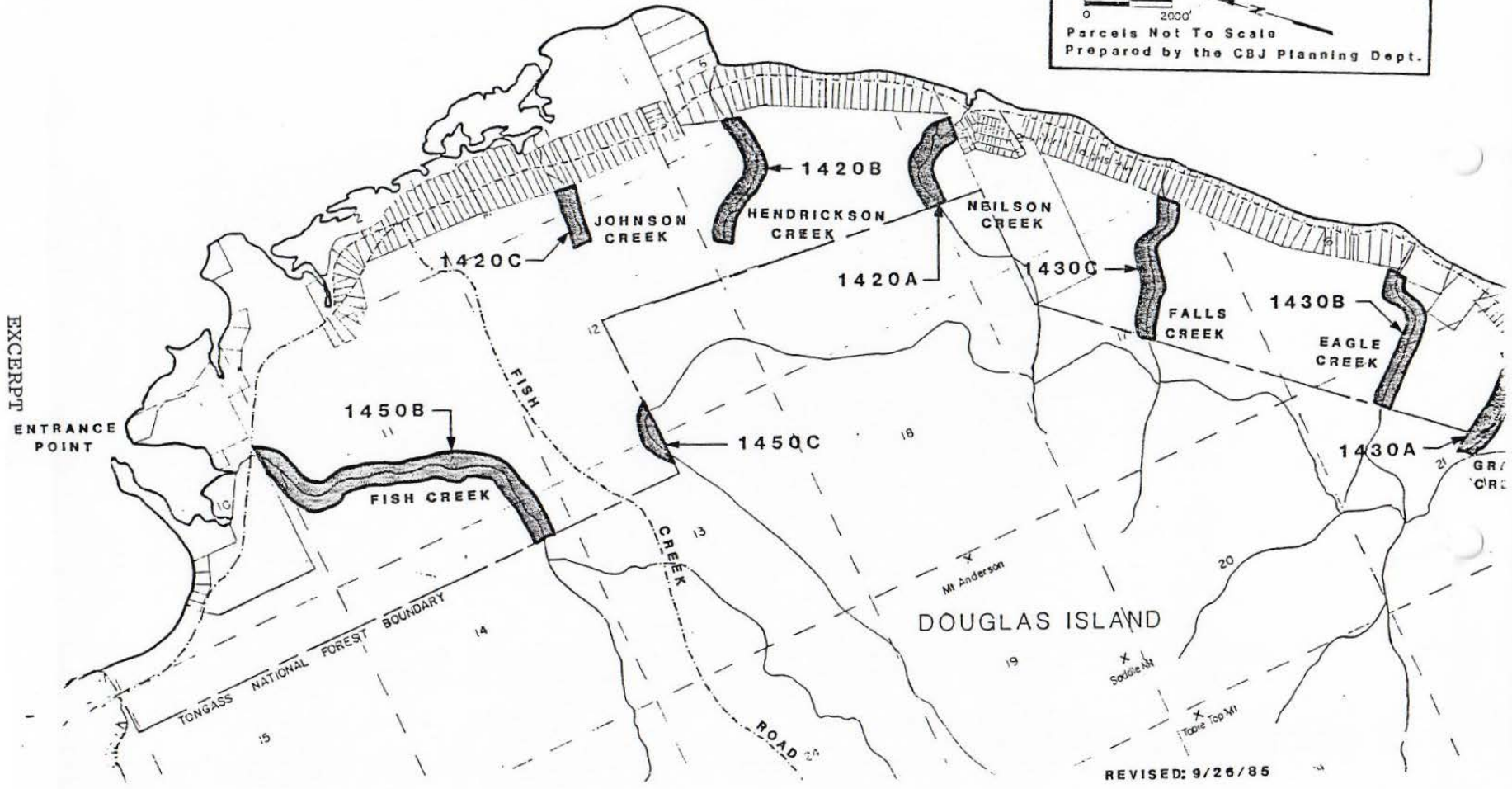
**CBJ Open Space and Park System  
Map 7  
North Douglas  
Sept. 1, 1985**

**LEGEND**

 PARCELS INCLUDED IN CBJ OPEN SPACE AND PARK SYSTEM

0 2000'

Parcels Not To Scale  
Prepared by the CBJ Planning Dept.



EXCERPT



**Planning Commission**

(907) 586-0715

PC\_Comments@juneau.org

www.juneau.org/community-development/planning-commission

155 S. Seward Street • Juneau, AK 99801

**PLANNING COMMISSION  
NOTICE OF RECOMMENDATION**

Date: September 1, 2022  
File No.: PAD2022 0002

City and Borough of Juneau  
CBJ Assembly Members  
155 S Seward Street  
Juneau, AK 99801

Proposal: Property Acquisition and Disposal review for the acquisition and disposal of land by the CBJ

Property Address: 4305 North Douglas Highway and North Douglas Highway

Legal Description or ROW name: USS 2135 Tract 1 Tract A, USS 2305 Lot 15, USS 4605 Fraction

Parcel Code No.: 6D0601110020, 6D0601130010, 6D0611000010

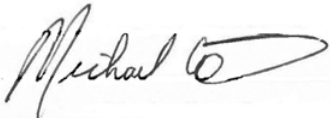
Hearing Date: August 23, 2022

The Planning Commission, at a regular public meeting, adopted the analysis and findings listed in the attached memorandum dated August 11, 2022, and recommended that the Assembly direct CBJ staff to initiate the proposed land swap.

Attachments: August 11, 2022, memorandum from Joseph Meyers, Community Development, to the CBJ Planning Commission regarding PAD2022 0002.

This Notice of Recommendation constitutes a recommendation of the CBJ Planning Commission to the City and Borough Assembly. Decisions to recommend an action are not appealable, even if the recommendation is procedurally required as a prerequisite to some other decision, according to the provisions of CBJ 01.50.020(b).

City and Borough of Juneau  
CBJ Assembly  
File No.: PAD2022 0002  
September 1, 2022  
Page 2 of 2



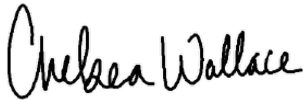
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Michael LeVine, Chair  
Planning Commission

September 6, 2022

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Date



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Filed With Municipal Clerk

September 6, 2022

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Date


cc: Plan Review

**NOTE:** The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ - adopted regulations. The CBJ and project designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.



**PLANNING COMMISSION STAFF REPORT**  
**PROPERTY ACQUISITION & DISPOSAL PAD2022 0002**  
**HEARING DATE: AUGUST 23, 2022**

(907) 586-0715  
 CDD\_Admin@juneau.org  
 www.juneau.org/community-development  
 155 S. Seward Street • Juneau, AK 99801

**DATE:** August 11, 2022  
**TO:** Michael LeVine, Chair, Planning Commission  
**BY:** Joseph Meyers, Planner II   
**THROUGH:** Jill Maclean, Director, AICP

**PROPOSAL:** Applicant requests a Property Acquisition and Disposal review for the acquisition and disposal of land by the CBJ.

**STAFF RECOMMENDATION:** Approval

**KEY CONSIDERATIONS FOR REVIEW:**

- Land disposal is in general conformity with the 2013 Comprehensive Plan, the 2016 Housing Action Plan, and the 2016 CBJ Land Management Plan.
- The Land Management Plan designates this city property as retain/dispose.
- The applicant is seeking to purchase 140,394 square feet of CBJ land and would like to sell the CBJ 105,347 square feet of land.
- Creation of buildable lots is in the public interest.
- Currently, there is no requirement that the development qualify for affordable housing as defined by the Department of Housing and Urban Development standards.

**ALTERNATIVE ACTIONS:**

1. **Amend:** Amend the recommendation to include conditions and recommend approval to the Assembly.
2. **Deny:** Recommend denial of the proposed project. Planning Commission must make its own findings.
3. **Continue:** Continue the hearing to a later date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

**ASSEMBLY ACTION REQUIRED:**

A Notice of Recommendation will be forwarded to the Assembly for further action.

**STANDARD OF REVIEW:**

- Quasi-legislative decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
  - CBJ 53.09.260



Grant Creek Homes / City & Borough of Juneau  
File No: PAD2022 0002  
August 11, 2022  
Page 2 of 8

GENERAL INFORMATION	
Property Owner	Grant Creek Homes / City & Borough of Juneau
Applicant	Murray Walsh, WPDS/ City & Borough of Juneau
Property Address	4305 North Douglas Highway & North Douglas Highway
Legal Description	USS 2135 Tract 1 Tract A, USS 2305 Lot 15, USS 4605 FR
Parcel Number	6D0601110020, 6D0601130010, and 6D0611000010
Zoning	D18 and D3
Land Use Designation	Medium Density Residential (MDR) & Urban Low-Density Residential (ULDR)
Lot Size	Approximately 699,524 square feet (16.06 acres)
Water/Sewer	CBJ
Access	North Douglas Highway
Existing Land Use	One single-family structure
Associated Applications	N/A

***The Commission shall hear and decide the case per CBJ 53.09.260 – Negotiated sales, leases, and exchanges:***

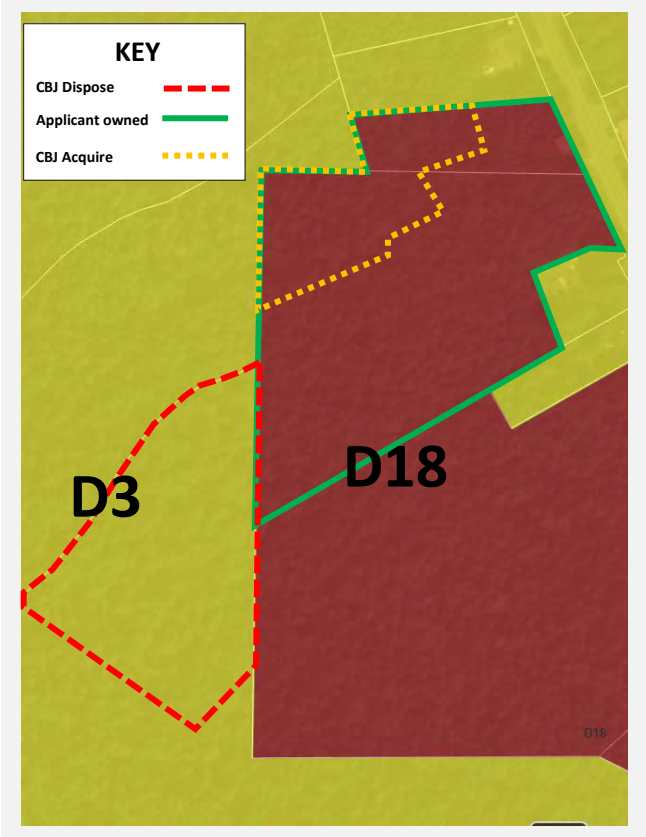
- (a) Application, initial review, assembly authority to negotiate. Upon application, approval by the manager, and payment of a \$500.00 fee, a person or business entity may submit a written proposal to lease, purchase, exchange, or otherwise acquire City and Borough land for a specified purpose. The proposal shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land.*
- (b) Review and approval process. Upon satisfactory progress in the negotiation or competition undertaken pursuant to subsection (a) of this section, after review by the planning commission for disposals other than leases, after review by the assembly lands committee, and authorization by the assembly by ordinance, the manager may conclude arrangements for the lease, sale, exchange, or other disposal of City and Borough land. The final terms of a disposal pursuant to this section are subject to approval by the assembly unless the minimum essential terms and the authority of the manager to execute the disposal are set forth in the ordinance enacted pursuant to this subsection. The disposal may not be executed until the effective date of the ordinance.*

***CBJ 49.10.170(c) Planning Commission Duties:*** *The commission shall review and make recommendations to the assembly on land acquisitions and disposals as prescribed by CBJ Title 53, or capital improvement project by any City and Borough agency. The report and recommendation of the commission shall be based upon the provisions of this title, the comprehensive plan, and the capital improvements program.*

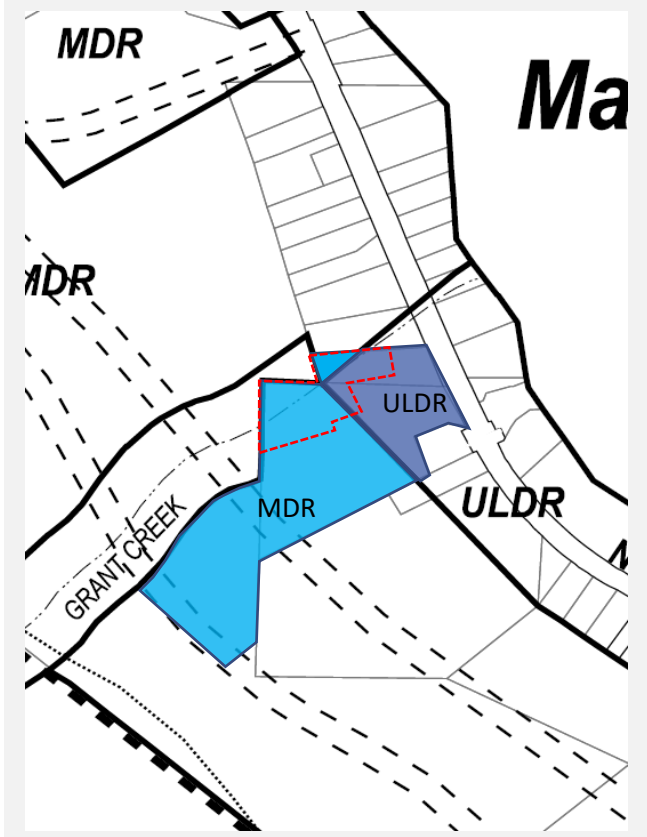


Grant Creek Homes / City & Borough of Juneau  
 File No: PAD2022 0002  
 August 11, 2022  
 Page 3 of 8

**CURRENT ZONING MAP**



**LAND USE DESIGNATION MAP**



**SURROUNDING LAND USES AND ZONING**

Direction	Zoning District	Land Use
North	D3 – Residential	Single-family structure
South	D18 & D3 – Residential	Vacant
East	Right-of-Way	North Douglas Highway
West	D3 – Residential	Vacant

Grant Creek Homes / City & Borough of Juneau  
 File No: PAD2022 0002  
 August 11, 2022  
 Page 4 of 8

**BACKGROUND INFORMATION**

**Project Description** – The applicant is seeking to sell 105,347 square feet of land to the CBJ ① and purchase 140,394 square feet of land from the CBJ ②. This land swap is being proposed as a means of creating additional buildable lots within the CBJ, in conformity with the 2013 CBJ Comprehensive Plan. In addition, the land being conveyed to CBJ would be included in the existing designated stream buffer to extend protection of Grant Creek, an anadromous waterbody. This effort is also in conformity with the 2013 Comprehensive Plan.



**Background** – The table below summarizes relevant history for the subject parcel and proposed development.

Item	Summary
Rezone ORD2010-14am	Rezoned three lots on North Douglas Highway from D3 to D18 in 2010.

**Existing Conditions** – In order to more efficiently describe the project, each section is labelled with a number corresponding to the action that will be taken by this land swap. These parts are not discrete units following property lines, and include portions of three separate lots. In addition, the maps contained within this report are approximate and meant solely for illustrative purposes.

Grant Creek Homes / City & Borough of Juneau  
 File No: PAD2022 0002  
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The lot is currently vacant and forested with 12% slopes according to the provided preliminary site plan. A single-family dwelling exists on the northeast portion of the lot at 4305 North Douglas Highway.

**CBJ 53.09.200(b) – Purpose and intent. The purpose and Intent of CBJ Title 53.09.200(b) is:**

*1. Inclusion in Land Management Plan. Except for property acquired by tax foreclosure or reconveyance agreement, real property should not be conveyed prior to inclusion in a land management plan.*

**The Land Management Plan designates this city property for disposal as retain/dispose.**

**ZONING ANALYSIS FOR INFORMATIONAL PURPOSE**

**Zoning Generally** – The proposed area for disposal and acquisition encompasses 245,741 square feet of land and spans two zoning districts – D3 and D18 Residential. Density on the lot will need to meet the standards of each respective zoning district, including using the stricter standard when lots within two different zoning districts abut one another. To maximize the density of the lot, a rezone may be sought.

**Table of Permissible Uses** – The proposed use of the land is for single-family residential lots. This use is appropriate for the D3 zoning district and is also a permissible use in the D18 zoning district. The CBJ encourages maximizing density where possible, particularly in areas zoned for multi-family developments within the urban service area.

**Table of Dimensional Standards** – Depending on the density that the applicant is seeking, a rezone may be necessary to fully take advantage of these lots, as there are currently two zoning districts regulating the lot, D3 and D18.

Zoning District	Minimum lot size	Bungalow Lots	Duplex	Commonwall
D3	12,000 square feet	6,000 square feet	18,000 square feet	N/A
D18	5,000 square feet	2,500 square feet	N/A	2,500 square feet

**Other Required Permits** – A major subdivision permit will be required for future subdivision of the site.

**Roadway Classification Maps** – The lots are adjacent to North Douglas Highway which is classified as a minor arterial.

**Hazard Areas** – A portion of USS 2135 Tract 1 Tract A and USS 2305 Lot 15 are within the Zone A flood zone.

**COMMUNITY SERVICES**

Service	Summary
Urban Service Boundary	Within the urban service area
Water/Sewer	CBJ
Fire Service Area	Within the fire service area
Schools	Juneau School District

Grant Creek Homes / City & Borough of Juneau  
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 Page 6 of 8

**ENVIRONMENTAL, CONSERVATION, HISTORIC, AND ARCHEOLOGICAL RESOURCES**

The table below summarizes Conservation, Historic, and Archeological Resources which may be affected by the acquisition and disposal of approximately 16 acres of land between the CBJ and the applicant.

Resource	Summary
Conservation Areas	None
Wetlands	No known wetlands on site.
Anadromous	An on-site stream is only anadromous below North Douglas Highway, and is not anadromous on the lots being reviewed. Streams are only anadromous where designated by Alaska Department of Fish & Game.
Impaired Waterbodies	None known.
Historic	None.
Archeological	None known.
Comprehensive Plan View sheds	None

This land purchase by the CBJ would extend the 200-foot designated stream corridor surrounding Grant Creek, in line with the 2013 Comprehensive Plan.

**CONFORMITY WITH ADOPTED PLANS**

**2013 COMPREHENSIVE PLAN VISION:** *The City and Borough of Juneau is a vibrant State Capital that values the diversity and quality of its natural and built environments, creates a safe and satisfying quality of life for its diverse population, provides quality education and employment for its workers, encourages resident participation in community decisions and provides an environment to foster state-wide leadership.*

**2013 COMPREHENSIVE PLAN –** The proposed text amendment is in compliance with the 2013 Comprehensive Plan.

Chapter	Page No.	Item	Summary
4	37	Policy 4.2	<i>To facilitate the provision of an adequate supply of various housing types and sizes to accommodate present and future housing needs for all economic groups.</i>
7	79	DG2	<i>On publicly-owned lands, designated on the Land Use Code Maps as not appropriate for development an area extending 200 feet from the Ordinary High Water Mark of the shorelines or stream corridors of the anadromous fish creeks, streams, and lakes listed in the most recently CBJ-adopted Alaska Department of Fish and Game inventory of anadromous fish streams.</i>
17	226	Policy 17.2	<b>SOP4:</b> <i>Base decisions regarding disposal of CBJ-owned lands on demonstrated market demand and evidence that disposal will be in the public interest and, particularly, for projects that would provide affordable housing or that would create jobs that pay a living wage. Coordinate activities with an orderly system for extending and constructing the public facilities and services called for in the transportation/public facilities and services element of the Plan.</i>

Grant Creek Homes / City & Borough of Juneau  
 File No: PAD2022 0002  
 August 11, 2022  
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<b>2013 COMPREHENSIVE PLAN</b> – The proposed text amendment is in compliance with the 2013 Comprehensive Plan.			
			This application is in conformity with the Adopted 2013 Comprehensive plan Policy 17.2 SOP4. The stated intent of the application is to subdivide the land for future housing development. There is a significant demand for all types of housing in the CBJ. This purchase would be in the broader public interest to provide more buildable lands for housing development.

<b>2016 HOUSING ACTION PLAN</b> – The proposed text amendment complies with the 2016 Housing Action Plan			
Chapter	Page No.	Item	Summary
Part 2	36	Develop Housing Choices to Accommodate Juneau’s Workforce Needs	The applicant has stated that they are seeking to create, “ <i>small, affordable lots</i> ” through this land purchase. Currently, there is no requirement that the development qualify for affordable housing as defined by the Department of Housing and Urban Development standards.

<b>2016 CBJ Land Management Plan</b> – The proposed text amendment complies with the 2016 CBJ Land Management Plan			
Chapter	Page No.	Item	Summary
N/A	7	Goal 1	Continue the land disposal program which systematically places CBJ land into private ownership.
N/A	112	Recommendations	<i>Disposal of large tracts to private developers.</i> This proposal is in conformity with the 2016 CBJ Land Management Plan by providing disposal of large tracts of land to private developers. The plan designates this tract as retain/dispose.

**AGENCY REVIEW**

CDD conducted an agency review comment period between July 13, 2022 and July 27, 2022. Agency review comments can be found in Attachment C.

Agency	Summary
General Engineering	No concerns with the land swap.
Assessor	No comments received.
Alaska Department of Transportation & Public Facilities	No comments received.

**PUBLIC COMMENTS**

CDD conducted a public comment period between July 19, 2022 and August 1, 2022. Public comments can be found in Attachment D.

Grant Creek Homes / City & Borough of Juneau  
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**FINDINGS**

In accordance with CBJ 49.15.580, staff finds the proposed acquisition and disposal of land by the CBJ complies with the Title 49 Land Use Code and is in general conformity with adopted plans, specifically the 2013 Comprehensive Plan, the Housing Action Plan, and the CBJ Land Management Plan.

**RECOMMENDATION**

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the CBJ Assembly for the acquisition and disposal of land by the CBJ.

**STAFF REPORT ATTACHMENTS**

<b>Item</b>	<b>Description</b>
<b>Attachment A</b>	Application Packet
<b>Attachment B</b>	Public Notice Materials
<b>Attachment C</b>	Agency Comments
<b>Attachment D</b>	Public Comments
<b>Attachment E</b>	Reviewed Materials



# DEVELOPMENT PERMIT APPLICATION

**NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.**

To be completed by Applicant	<b>PROPERTY LOCATION</b>	
	Physical Address 4305 North Douglas Highway	
	Legal Description (if Subdivision, Survey, Block, Tract, Lot) USS 2135 TR 1 TR A, USS 2305 LT 15, USS 4605 FR, USS 4605 FR	
	Parcel Number(s) 6D0601130010, 6D0601110020      6D0611000010      6D0611000011	
	<input type="checkbox"/> This property located in the downtown historic district <input type="checkbox"/> This property located in a mapped hazard area, if so, which _____	
	<b>LANDOWNER/ LESSEE</b>	
	Property Owner Gary Tigar, Grant Creek Homes/ City and Borough of Juneau	Contact Person Murray Walsh, WPDS
	Mailing Address 1765 Palo Verde Blvd S. Lake Havasu City, AZ 86403-4735	Phone Number(s) 907-723-8444
	E-mail Address garttigar@sbcglobal.net / murray@acsalaska.net / Dan.Bleidorn@juneau.org	
	<b>LANDOWNER/ LESSEE CONSENT</b> <small>Required on Planning Permits, not needed on Building/Engineering Permits</small>	
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.		
X <u>Murray Walsh</u> 5-27-22 Landowner/Lessee Signature      Date		
X <u>Daniel Bleidorn</u> 5/27/22 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.		
<b>APPLICANT</b> <small>If the same as OWNER, write "SAME"</small>		
Applicant WPDS	Contact Person Murray Walsh	
Mailing Address 2974 FOSTER AVE	Phone Number(s) 907-723-8444	
E-mail Address garttigar@sbcglobal.net / murray@acsalaska.net		
X <u>Murray Walsh</u> 5-27-22 Applicant's Signature      Date of Application		

DEPARTMENT USE ONLY BELOW THIS LINE

This form and all documents associated with it are public record once submitted.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.

I:\FORMS\PLANFORM\DPA.docx

Intake Initials AS
Case Number SP22-003
Date Received 5/31/22

Case Number PAD 22-002
---------------------------

Updated 2017 - Page 1 of 1



# CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

**NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.**

To be completed by Applicant

**PROJECT SUMMARY**  
See attached Memo to the LHED Committee of the Assembly

**TYPE OF PROJECT REVIEW:**  
 City Project Review     City Land Acquisition /Disposal     State Project Review

**PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:**  
 Is this project associated with any other Land Use Permits?     YES Case No.: \_\_\_\_\_     NO  
 Capital Improvement Program # (CIP) \_\_\_\_\_  
 Local Improvement District # (LID) \_\_\_\_\_  
 State Project # \_\_\_\_\_

**ESTIMATED PROJECT COST: \$** \_\_\_\_\_

**ALL REQUIRED MATERIALS ATTACHED**  
 Complete application  
 Pre-Application notes (if applicable)  
 Narrative including:  
      Current use of land or building(s)  
      Proposed use of land or building(s)  
      How the proposed project complies with the Comprehensive Plan  
      How the proposed project complies with the Land Use Code (Title 49)  
 Site Plan (details on page 2)

**NOTE: This application is required even if the proposed project is associated with other Land Use permits.**

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

CITY/STATE PROJECT FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>100</u>			

*\$100 sign deposit  
\$50 sign fee*

This form and all documents associated with it are public record once submitted.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number <i>CSP22-003</i>	Date Received <i>5/3/22</i>
---------------------------------	--------------------------------

*PAD 22-002*



**City/State Project and Land Action Review Information**

City and State project review is outlined in CBJ 49.15.580

Each application for a City/State Project is reviewed by the Planning Commission at a public hearing. The permit procedure is intended to provide the Commission the flexibility necessary to make recommendations tailored to individual applications.

**Application:** An application for a City/State Project Review will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed City/State Project Review Application and Development Permit Application forms.
2. **Fees:** No fee required for projects that cost less than \$2.5 million. For projects costing more than this amount, the fee is \$1,600.00. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the project.
4. **Plans:** All plans are to be drawn to scale and clearly show the items listed below:
  - a. Plat, site plan, floor plan and elevation views of existing and proposed structures and land;
  - b. Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances;
  - c. Proposed traffic circulation within the site including access/egress points and traffic control devices;
  - d. Existing and proposed lighting (including cut sheets for each type of lighting);
  - e. Existing and proposed vegetation with location, area, height and type of plantings; and,
  - f. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)

**Document Format:** All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

**Application Review & Hearing Procedure:** Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

**Review:** As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the permit request the application may be required to be reviewed by other municipal boards and committees. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

**Hearing:** All City/State Project Review Permit Applications must be reviewed by the Planning Commission. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting. The Planning Commission will make a recommendation based on staff's analysis and forward it to the Assembly for final approval/denial.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

Attachment A - Application Packet



# PROPERTY ACQUISITION AND DISPOSAL REVIEW APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

**NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.**

To be completed by Applicant

**PROJECT SUMMARY:**  
 Gary Tigar and Grant Creek Homes are requesting to sell the City a 105,347 square foot area of property that is within the floodplain and buy 140,394 square foot of uplands from the CBJ  
*- See attached memo to the LHED Committee of the Assembly*

**TYPE OF PROJECT REVIEW:** Property Acquisition Review  Property Disposal Review

**PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:**  
 Is this project associated with any other Land Use Permits?  YES Case No.: \_\_\_\_\_  NO  
 Capital Improvement Program # (CIP) \_\_\_\_\_

**ESTIMATED PROJECT COST:** \$ \_\_\_\_\_

**ALL REQUIRED MATERIALS ATTACHED**

Complete application  
 Pre-Application notes (if applicable)  
 Narrative including:  
 Current use of land or building(s)  
 Proposed use of land or building(s)  
 How the proposed project complies with the Comprehensive Plan  
 How the proposed project complies with the Land Use Code (Title 49)  
**Site Plan** (details on page 2)

**NOTE: This application is required even if the proposed project is associated with other Land Use permits.**

DEPARTMENT USE ONLY BELOW THIS LINE

PROPERTY ACQUISITION & DISPOSAL FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ _____			

This form and all documents associated with it are public record once submitted.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received

Attachment A - Application Packet

Attachment F - Notice of Recommendation for PAD2022 0002

**Property Acquisition & Disposal Review Information**

Property Acquisition & Disposal project review is outlined in CBJ 53.04 and 53.09

Each application for a Property Acquisition & Disposal project is reviewed by the Planning Commission at a public hearing. The permit procedure is intended to provide the Commission the flexibility necessary to make recommendations tailored to individual applications.

**Application:** An application for a Property Acquisition & Disposal project review will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

- 1. **Forms:** Completed Property Acquisition & Disposal Project Application, and Development Permit Application forms.
- 2. **Fees:** No fee required for projects that cost less than \$2.5 million. For projects costing more than this amount, the fee is \$1,600.00. All fees are subject to change.
- 3. **Project Narrative:** A detailed narrative describing the project.
- 4. **Plans:** All plans are to be drawn to scale and clearly show the items listed below:
  - a. Plat, site plan, floor plan and elevation views of existing and proposed structures and land;
  - b. Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances;
  - c. Proposed traffic circulation within the site including access/egress points and traffic control devices;
  - d. Existing and proposed lighting (including cut sheets for each type of lighting);
  - e. Existing and proposed vegetation with location, area, height and type of plantings; and,
  - f. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)

**Document Format:** All materials submitted as part of an application shall be submitted in either of the following formats:

- 1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
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**Hearing:** Property Acquisition & Disposal project Applications must be reviewed by the Planning Commission. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting. The Planning Commission will make a recommendation based on staff's analysis and forward it to the Assembly for final approval/denial.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

1765 Palo Verde Blvd. S.  
Lake Havasu City, AZ 86403  
(928) 566-4007

Grant Creek Homes, LLC

July 8, 2022

Mr. Joseph Meyers  
Community Development Department  
City & Borough of Juneau  
155 South Seward Street  
Juneau, AK 99801

RE: PAD 2022 0002  
CBJ Parcel USS 2135 TR 1 TR A, PCN 6D0601110020 and  
CBJ Parcel USS 2305 LT 15, PCN 6D0601130010

Dear Mr. Meyers:

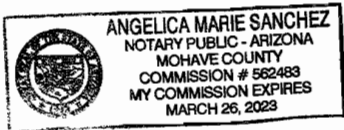
I instructed Murray Walsh, Walsh Planning & Development Services, to submit a Development Permit Application form and acknowledge his submittal as applicant for the benefit of Grant Creek Homes, LLC, as owner. I further agree to the land use action according to the Project Overview in Case Number PAC2022 0018 which has been assigned to a new file type PAD 2022 0002.

I do indeed approve the application to trade portions of these two properties, which are adjacent to Grant Creek, for a similar-sized portion of land owned by the CBJ to the south. This will enable creation of a new parcel that will be subdivided into small affordable lots, most with shared driveways.

I reside in Arizona and can be reached by phone, email or letter as shown above/below. I am represented in Juneau by Murray Walsh, Walsh Planning & Development Services and have been for many years. I am sure you have his contact information. I am available, if necessary to communicate on this matter in any manner you wish.

Sincerely,

  
Gary Tigar, Member  
Grant Creek Homes, LLC



# ARIZONA NOTARY ACKNOWLEDGMENT

State of Arizona

County of Mohave

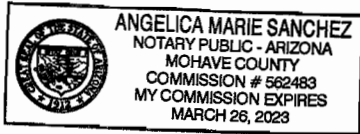
The foregoing instrument entitled DPA was

acknowledged before me this July 8, 2020 (date) by

Gary Tiger (name of person acknowledged). The person has

personally appeared before me and presented identification to establish his or identity as required by law.

(Seal)



*Angelica Marie Sanchez*

Signature of Notary Public



**Angelica Marie Sanchez**  
 Branch Manager Sr  
 NMLS ID 222313  
 T 928-855-1513 F 928-855-0700  
 angelica.sanchez511@pnc.com

**Member of The PNC Financial Services Group**  
 1992 McCulloch Boulevard V9-E134-01-1  
 Lake Havasu City Arizona 86403  
 pnc.com/locator

NOTARY ACKNOWLEDGEMENT FORM

# MEMORANDUM

CITY/BOROUGH OF JUNEAU  
Lands and Resources Office  
155 S. Seward St., Juneau, Alaska 99801  
Dan.Bleidorn@juneau.org  
(907) 586-5252

**TO:** Michelle Hale, Chair of the Assembly Lands Housing and Economic Development Committee  
**FROM:** Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*  
**SUBJECT:** Gary Tigar Grant Creek Homes Request to Purchase City Property through a Land Trade  
**DATE:** April 28, 2022

The Lands Office has received a request for a land trade from Gary Tigar and Grant Creek Homes. The applicant is requesting to sell the City a 105,347 square foot area of property that is within the floodplain and buy a City owned 140,394 square foot uplands parcel. Both values would be determined by appraisal. The application states that the newly configured property would be subdivided into small single family lots.

The City owned property being requested in this application is a fraction of a 654-acre parcel in North Douglas. The location is southeast of Bonnie Brae Subdivision and Falls Creek, 4-mile North Douglas Highway, Eagle Creek and Grant Creek run through this property. The

Land Management Plan designates this property as retain/dispose, and it is managed by the Lands Office.



**53.09.260 - Negotiated sales, leases, and exchanges.**

(a) *Application, initial review, assembly authority to negotiate.* Upon application, approval by the manager, and payment of a \$500.00 fee, a person or business entity may submit a written proposal to lease, purchase, exchange, or otherwise acquire City and Borough land for a specified purpose. The proposal shall be

reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the

assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land.

If approved by the LHED Committee, this application will be forwarded to the Assembly as New Business to make a determination under 53.09.260 (a). In order to dispose of this property, the Assembly must adopt an ordinance authorizing the sale after the Planning Commission has had the opportunity to review it.

The Applicant is concurrently working through permitting process for the proposed subdivision. A pre-application meeting has already taken place and Lands, CDD and the Applicant were able to discuss the proposal, ask questions and provide direction on how to proceed. Based on the outcome of the subdivision review and subsequent negotiations the actual square footage and property boundaries of the proposed land trade would likely change if this proceeds.

**Staff request that the Lands, Housing and Economic Development Committee forward this application to the Assembly with a motion of support for disposal of City property to Gary Tigar and Grant Creek Homes through a negotiated disposal or land trade.**

Attachments:

1. Gary Tigar Grant Creek Homes Application to Purchase City Property
2. Draft Report from the Subdivision Pre-application Meeting



(907) 586-0715  
 CDD\_Admin@juneau.org  
 www.juneau.org/CDD  
 155 S. Seward Street • Juneau, AK 99801

**Grant Creek Major Subdivision**

Case Number: PAC2022 0018  
 Applicant: Murray Walsh  
 Property Owner: Grant Creek Homes, LLC  
 Property Address: Unassigned  
 Parcel Code Number: 6D060111002  
 Site Size: 8.78 acres or 382,457 Square Feet  
 Zoning: D18  
 Existing Land Use: Vacant

Conference Date: March 18, 2022  
 Report Issued: April 29, 2022  
**DISCLAIMER: Pre-application conferences are conducted for purposes of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application, and are not a guarantee of final project approval.**

**List of Attendees**

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Murray Walsh	Applicant	<a href="mailto:Murray@acsalaska.net">Murray@acsalaska.net</a>
Beth McKibben, AICP	Senior Planner	<a href="mailto:Beth.mckibben@juneau.org">Beth.mckibben@juneau.org</a>
David Peterson	Planner 2/Plat Reviewer	<a href="mailto:David.Peterson@juneau.org">David.Peterson@juneau.org</a>
Scott Ciambor	Planning Manager	<a href="mailto:Scott.ciambor@juneau.org">Scott.ciambor@juneau.org</a>
Ken Hoganson	General Engineering	<a href="mailto:Ken.hoganson@juneau.org">Ken.hoganson@juneau.org</a>
Dan Bleidorn	Lands Manager	<a href="mailto:Dan.Bleidorn@juneau.org">Dan.Bleidorn@juneau.org</a>
Eddie Quinto	Permit Specialist	<a href="mailto:Edward.quinto@juneau.org">Edward.quinto@juneau.org</a>



### Conference Summary

#### Questions/issues/agreements identified at the conference that weren't identified in the attached reports.

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

#### Project Overview

The applicant seeks to subdivide an 8.78 acre parcel into 63 lots in the D18 zoning district. The applicant also seeks a land trade with CBJ. Attachment A shows the conceptual land trade. The land trade would have to precede the proposed subdivision. To pursue the proposed land trade the applicant will have to apply to acquire CBJ property through a negotiated land trade. (more here based on DB notes).

A major subdivision application is required for the proposed subdivision. A major subdivision is a two-step process – the preliminary plat and the final plat. Both steps require a public hearing and approval by the Planning Commission. Due to the overall potential number of dwelling units on the parcel and the trips generated, a Traffic Impact Analysis will be needed and is required with submittal of the preliminary plat.

Requirements for the preliminary plat are listed at CBJ 49.25.411 and final plat requirements are at CBJ 49.25.412. Because this project is projected to be part of a major subdivision development, pursuant to CBJ 49.15.401(a) (1) (A), a major subdivision must be applied for.

Because the property is zoned D-18, uses would need to be consistent with the Table of Permissible Uses, CBJ 49.25.300. The lots would need to be consistent with the Table of Dimensional Standards, CBJ 49.25.400. Conceptual subdivision shows 22 pairs of panhandle lots and 19 standard lots.

During the pre-application conference the applicant mentioned the project may be phased. CBJ 49.15.411(f)(3)(D) states that if phasing is proposed then the boundaries and number of each phase, sequential lot numbering, and a subdivision name consistent with previous phases shall be shown.

#### Planning Division

1. **Zoning** –D-18 (18 du/acre) with a maximum density of 158 dwelling units (8.78 acres X 18 du/acre)
2. **Subdivision** – (if a subdivision, provide lot dimensions)

Dimension	Minimum	Commonwall	Bungalow
Lot size, square feet	5,000	2,500	2,500
Lot width, feet	50 feet	20	25

Additionally:

CBJ 49.15.421 establishes dimensional standards specific to lots fronting a cul-de-sac or similar curved ROW – the Commission (for major subdivisions) makes a determination that meeting minimum lot width at the front building line in accordance with the TPU is impractical, may be reduced as necessary to achieve a reasonable lot configuration.

CBJ 49.15.423(a)(1) establishes dimensional standards specific to panhandle lots as follows:

- (1)Dimensional requirements.

- A) The front and panhandle lots must meet all the dimensional and area requirements of this title.
- (B) No part of the panhandle portion of the lot shall be less than 20 feet wide.
- (C) The panhandle portion of the lot shall not be longer than 300 feet.
- (D) No buildings are allowed to be built or placed in the panhandle portion of the lot.
- (E) In a D-1 zoning district, 30 feet of the width of the panhandle of the rear lot may be used in determining the width of the front lot.
- (F) The lot width for the panhandle lot shall be the distance between its side lot lines measured behind the back lot line of the front lot.

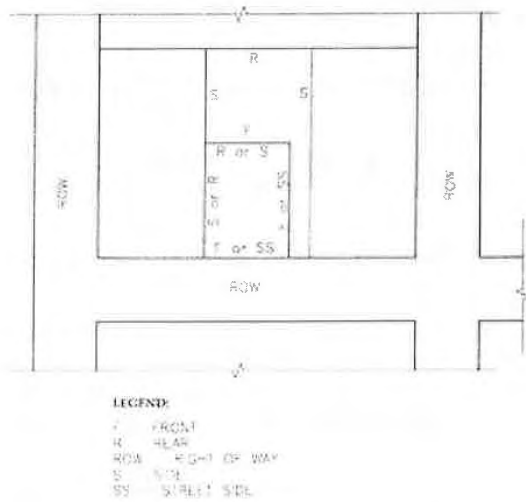
3. Setbacks –

- a. **Front:** 20 feet
- b. **Side:** 5 feet (commonwall 0' and 5')
- c. **Street side:** 13 feet
- d. **Rear:** 10 feet

CBJ 49.25.400 (TPU) note 3 – where one district abuts another, the greater of the two setbacks is required for both uses on the common property line. A portion of the site of the proposed project abuts a D3 zone. Setbacks for the D3 zone are as follows:

- a. **Front:** 25 feet
- b. **Side:** 10 feet
- c. **Street side:** 17 feet
- d. **Rear:** 25 feet

The image below indicates where setbacks are measured on panhandle lots.



4. Height –

- a. **Permissible use:** 35 feet
  - b. **Accessory use:** 25 feet
5. **Access** – via a new public right-of-way from Douglas Highway. AKDOT permits will be required for access to the state road.

Proposed access within the subdivision is shown as a 60-foot wide public right-of-way, ending in a cul-de-sac.

CBJ 49.35.240 Improvement Standards (Attachment G). Of note related to the proposal:

- CBJ 49.35.240(d)(1) requires grades on streets other than arterials must not exceed 12%. Fire Department requires no more than 10% w/out approval by the Fire Department.
- CBJ 49.35.240(d)(3) requires the minimum cross slope on all streets is 3%.
- CBJ 49.35(240)(g) limits the length of streets designed to be have one end permanently closed to *no more than 600 feet in length*. Concept submitted for preapplication conference shows a cul-de-sac in excess of 600 feet. CBJ 49.35.240(g) (1) the Commission (for major subdivisions) may authorize a longer or shorter cul-de-sac if it is found that unique characteristics of the site warrant modifications.
- Additionally, CBJ 49.35.120(a) requires the developer must install all of the required improvements within the boundaries of the development, and may be required to make improvements beyond the development boundary in order for all of the improvements to function properly. In addition, *improvements must be designed and constructed to provide for future extension to adjoining lands*.
- *CBJ Lands Division indicated access to adjoining CBJ land from the proposed subdivision would be needed to gain support for the requested land trade.*
- CBJ 49.35.240(g)(2) Temporary cul-de-sac may be allowed where a street can be practically be extended to provide for connecting streets into adjoining undeveloped land. CBJ 49.35.240 requires a minimum diameter 120 feet for temporary cul-de-sacs. Temporary cul-de-sac may be permitted if all of the following are met per CBJ 49.35.240(g)(2):
  - (A)The temporary portions of the cul-de-sac shall be easements on the plat rather than as dedicated right-of-way. Such easements shall allow for public access and maintenance as if it were dedicated right-of-way until such time the easements are vacated. The easements shall not contribute towards lot area.
  - (B)All of the cul-de-sac must be constructed to permanent street construction standards except as noted in (G) below.
  - (C)The CBJ will record a release of the easements for the temporary portions of the cul-de-sac at the state recorder's office at Juneau at the time the cul-de-sac is removed and the street improvements have been extended.
  - (D)Easement lines for the temporary cul-de-sac will be considered front property lines for determining building setbacks.
  - E) All improvements, including utilities and private driveways, must be designed to accommodate the eventual extension of the street and reversion of the temporary cul-de-sac to adjoining properties. The construction plans shall demonstrate those improvements connecting through a temporary cul-de-sac will still comply with CBJ standards after the temporary cul-de-sac is removed.
  - (F) Temporary cul-de-sacs must provide required access and minimum frontage on a publically maintained right-of-way to all lots using the cul-de-sac as access. If the cul-de-sac is not extended to the adjoining property, the maximum length of an unconstructed right-of-way

between the temporary cul-de-sac and the adjoining property shall be the minimum lot width for the zoning district. If the right-of-way is located in more than one zoning district, the shortest minimum lot width shall be used. The right-of-way between the constructed temporary cul-de-sac and the adjoining property shall be subject to the stub street requirements of this Title (See Figure 3). Attachment B  
<https://mcclibrary.blob.core.usgovcloudapi.net/codecontent/13307/398872/49.35.240.g.2.png>

(G)The temporary cul-de-sac may be located on property within the subdivision intended for future subdivision phases in conjunction with a platted right-of-way. It may also be located outside the subdivision boundary entirely within an easement (See Figure 4). If the temporary cul-de-sac is constructed on property outside of the subdivision boundary, then curb, gutter, and sidewalks are not required for the temporary cul-de-sac. Figure 4 Attachment C

<https://mcclibrary.blob.core.usgovcloudapi.net/codecontent/13307/398872/49.35.240.g.2.g.png>

(H)The plat shall include the following note "Temporary cul-de-sac easement shall be vacated upon extension of street unless the director determines all or a portion of the cul-de-sac may remain."

(I)When the developer of adjoining property is required to connect to the temporary cul-de-sac, the temporary portions of the cul-de-sac shall be removed. The director, after considering public safety, costs, and recommendations of the director of engineering and public works department and of the fire marshal, shall determine if the developer may leave all or part of the temporary portions of the cul-de-sac. If any temporary cul-de-sac portion is removed, then the resulting constructed right-of-way shall conform to CBJ standards.

(3)Hammerhead turnarounds. Hammerhead turnarounds may be built in lieu of a temporary cul-de-sac, upon approval by the director of engineering and public works.

CBJ 49.35.240(I)(2) The Commission (for major subdivisions) may waive full construction of a roadway w/in a ROW that is required to provide access to a bordering property, and does not provide required access to any lot w/in the subdivision. Developer is required to demonstrate a stub street can be reasonably constructed to CBJ standards in the ROW. The Commission may require provision of a roadbed, utility line extensions, or other appropriate improvements.

With an Average Daily Trip (ADT) of more than 500 ADT the public ROW will require sidewalks on both sides, a 26 foot wide travel way width, street lights at all intersections, a 60 foot public ROW, paved and publically maintained.

6. **Parking & Circulation**– CBJ 49.15.423(3) addresses parking for panhandle lots as follows:

(3)Access and parking.

(A)Access for the lots shall be located in the panhandle. A lot fronting a right-of-way may have a separate and additional access if approved by the government entity that controls rights-of-way. Access to each lot shall be designated on the plat in the form of an easement.

(B)Off-street parking shall be provided in an amount sufficient to meet the requirements of CBJ 49.40, article II.

(C)A driveway and parking plan that shows the feasibility of off-street parking shall be submitted and approved by the director prior to recording the plat.

(D)Back out parking is prohibited unless approved by the director.

(E)The applicant must provide assurance in the form of an easement, plat note referencing the maintenance agreement, and a maintenance agreement that is recorded with the subdivision, on forms acceptable to the director, ensuring the required access and parking areas will be constructed and maintained by all future property owners.

(F)Any portion of a driveway not located in a public right-of-way shall comply with emergency service access as required by CBJ 19.10. A profile of the proposed driveway centerline shall be submitted as part of the plat application, and must meet Alaska Department of Transportation and Public Facilities or CBJ driveway standards, as appropriate based on ownership of the right-of-way.

(G)Existing driveways and access points not meeting the requirements of this section must be abandoned, and improvements thereto removed and relocated prior to plat recordation.

(H)The portion of the driveway in the right-of-way or the first 20 feet from the edge of the public roadway shall be paved, whichever length is greater.

7. **Lot Coverage** – maximum lot coverage is 50%

8. **Vegetative Coverage** – minimum vegetative cover is 30%

9. **Lighting** – With an estimated Average Daily Trips (ADT) of more than 500 ADT street lights will be required at all intersections.

10. **Noise** –N/A

11. **Flood** – FIRM panel 02110C1562E - A portion of the project site is in the A flood zone. It is also in the area of land the applicant proposes to trade to CBJ. Any development within the flood zone would require a Floodplain Development Permit from CDD. CBJ 49.70 Article IV – Flood Hazard Areas (attachment E) Issuance of a Floodplain Development Permit requires certification from the applicant that all required state and federal permits have been obtained for the development. This would include obtaining the Corps of Engineers permit to fill the area. Depending on area of the land swap –if the proposed subdivision includes areas within the flood zone the following plat note will be required:

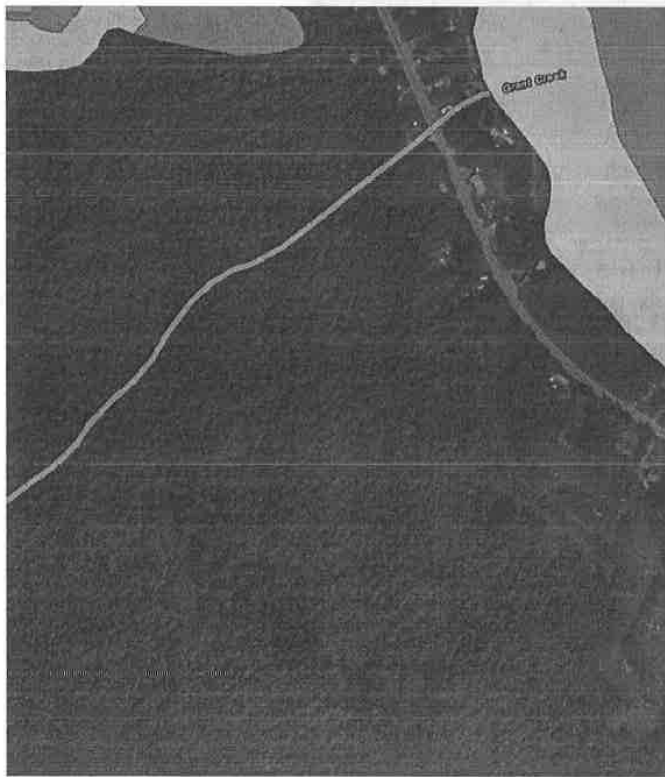
PARTS OF THIS SUBDIVISION ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE CITY AND BOROUGH OF JUNEAU FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL #XXXXXXXXX, DATED XXXXXX X, AND XXXX. SPECIAL REGULATIONS MAY APPLY, INCLUDING DEVELOPMENT STANDARDS IN CITY AND BOROUGH OF JUNEAU TITLE 49, LAND USE CODE.



12. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – Some portions of the site may exceed 18% slope. A Hillside Endorsement may be required. A plat note may be required. Attachment D - CBJ 49.70 Article II, Hillside Endorsement.



13. **Wetlands** – According to the US Fish & Wildlife Service National Wetlands Inventory no wetlands are mapped on the site.



14. **Habitat** –

- a. **Anadromous waterbodies:** Grant Creek, which runs through the property, is an anadromous waterway and will require a 50 foot buffer from the Ordinary High Water Mark (OHWM). The area required for the 50 foot anadromous water body buffer is in the area proposed for trade with the CBJ.
- b. **Eagle Nests:** Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling.

15. **Plat or Covenant Restrictions – N/A**

16. **Traffic –** A single-family dwelling creates 9.52 average daily trips (ADTs). Based on the proposed subdivision, the applicant is seeking to create 63 individual lots for an estimated 599 ADT for the subdivision. *CBJ 49.40.300 requires a Traffic Impact Analysis (TIA) for developments projected to generate 500 or more ADT.* (Attachment F)

17. **Nonconforming situations –** None noted.

**Building Division**

18. **Building –** N/A

19. **Outstanding Permits –** None

**General Engineering/Public Works**

20. **Engineering –**

- a. At the time of preliminary plat submittal, submit an erosion control report explaining the method by which the applicant proposes to control erosion and manage runoff, and potential impacts to adjacent properties or water bodies. The report shall include a plan for preservation of ground cover in areas where runoff and resulting erosion need to be minimized.
- b. Construction plans to be submitted after the approval of the preliminary plat and before final plat submission. Construction plans must adhere to 49.35.140, CBJ Standard Specifications for Civil projects and Subdivision improvements, CBJ Standard Details and must be signed and stamped by Alaskan licensed engineers for each discipline. Construction plans for this layout of development does not need to include all phases of full buildout of development. For specific requirements, please refer to CBJ code by visiting: CBJ Code – City and Borough of Juneau and referencing chapter 49.35 – Public and Private Improvements.
- c. Prior to final plat, an Engineer’s estimate for the installation of public improvements must be submitted. Once this is received, a performance bond amount will be determined and must be paid/posted prior to recording of the final plat. Further discussion regarding the bond can take place once the project phasing is determined. For all options regarding the financial guarantee, please refer to 49.55 – Financial Responsibility.
- d. Dependent on the construction plan and schedule an inspection deposit will be required and a private inspector may be hired.
- e. Easements: Site plan and plat shall include all existing and proposed easements for drainage, utility lines including plumbing lines, access, snow storage, trash (dumpster) storage, or any other shared use that requires crossing the property line.
- f. Permits required will be determined by the subdivision process you follow. They may include Right-of-way permit, grading permit, water utility permit, and sewer utility permit.



**21. Drainage –**

- a. Drainage report with the submittal of the preliminary plat does not need to be engineered. At time of construction plan submittals a drainage plan with calculations must be submitted and must be signed and stamped by an Alaskan licensed engineer.
- b. Preliminary plat requirements do need to be followed, see 49.15.411 - Preliminary plat requirements for full listing. Please do note that topographic information shall be shown as outlined under 48.15.411, (6) – Topographic Information.

**22. Utilities – (water, power, sewer, etc.)**

- a. At time of preliminary plat, a draft plan for the proposed water and sewer lines shall be submitted showing existing installed utilities including line sizing and connection points with elevations.
- b. A report by a registered engineer or geologist that clearly supports the legal and physical availability of adequate water. Methods for proof of water availability and the standards for quantity are listed in CBJ 49.35, article III. Specifically for your project, it may require additional upgrades to the existing water system.

**Fire Marshal**

**23. Fire Items/Access –**

- 24. Fire apparatus turn around when greater than 150 foot in length.
- 25. Due to only one road in or out of subdivision, and anything greater than 30 homes, then every home built will have to have a residential sprinkler system installed.
- 26. Additional fire hydrants minimum of every 500 feet, even with residential sprinkler systems installed additional hydrants must be provided to augment sprinkler oppression capability.
- 27. Adequate water pressure will need to be verified. Possible need a booster pump for most remote home or lot to be built on.

**Lands Department**

- 28. The process for applying to purchase city property was outline to the Applicant at this meeting. The applicant should consider maximizing density on CBJ property involved in a trade and the CBJ is also looking to gain an access route to CBJ property in this area. The Assembly authorizes disposals by adopting ordinances. A completed application is needed prior to starting the Assembly review process.

**Other Applicable Agency Review**

- 29. AKDOT&PF
- 30. U.S. Army Corps of Engineers – (907) 753-2689
- 31. U.S. Fish & Wildlife

**List of required applications**

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

- 1. Development Permit Application
- 2. Subdivision Application

3. Preliminary Plat Check List

**Additional Submittal Requirements**

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.
2. Traffic Impact Analysis in accordance with CBJ 49.40.300 (attachment F)
3. Preliminary drainage plan
4. Preliminary water and sewer plan
5. A driveway and parking plan that shows the feasibility of off-street parking for panhandle lots.
6. Draft maintenance agreement ensuring the required access and parking areas will be constructed and maintained by all future property owners for panhandle lots.
7. Applicable items listed under the General Engineering section of this report
- 8.

**Exceptions to Submittal Requirements**

Submittal requirements staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. None

**Fee Estimates**

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Major Subdivision Preliminary Plat - \$110.00 per lot
2. Major Subdivision Final Plat - \$70.00 per lot
3. Public Notice Sign Fee - \$50.00 plus \$100.00 refundable deposit (x2). (one for the preliminary plat and one for the final plat)
- 4.

For informational handouts with submittal requirements for development applications, please visit our website at [www.juneau.org/community-development](http://www.juneau.org/community-development).

**Submit your Completed Application**

You may submit your application(s) online via email to [permits@juneau.org](mailto:permits@juneau.org)

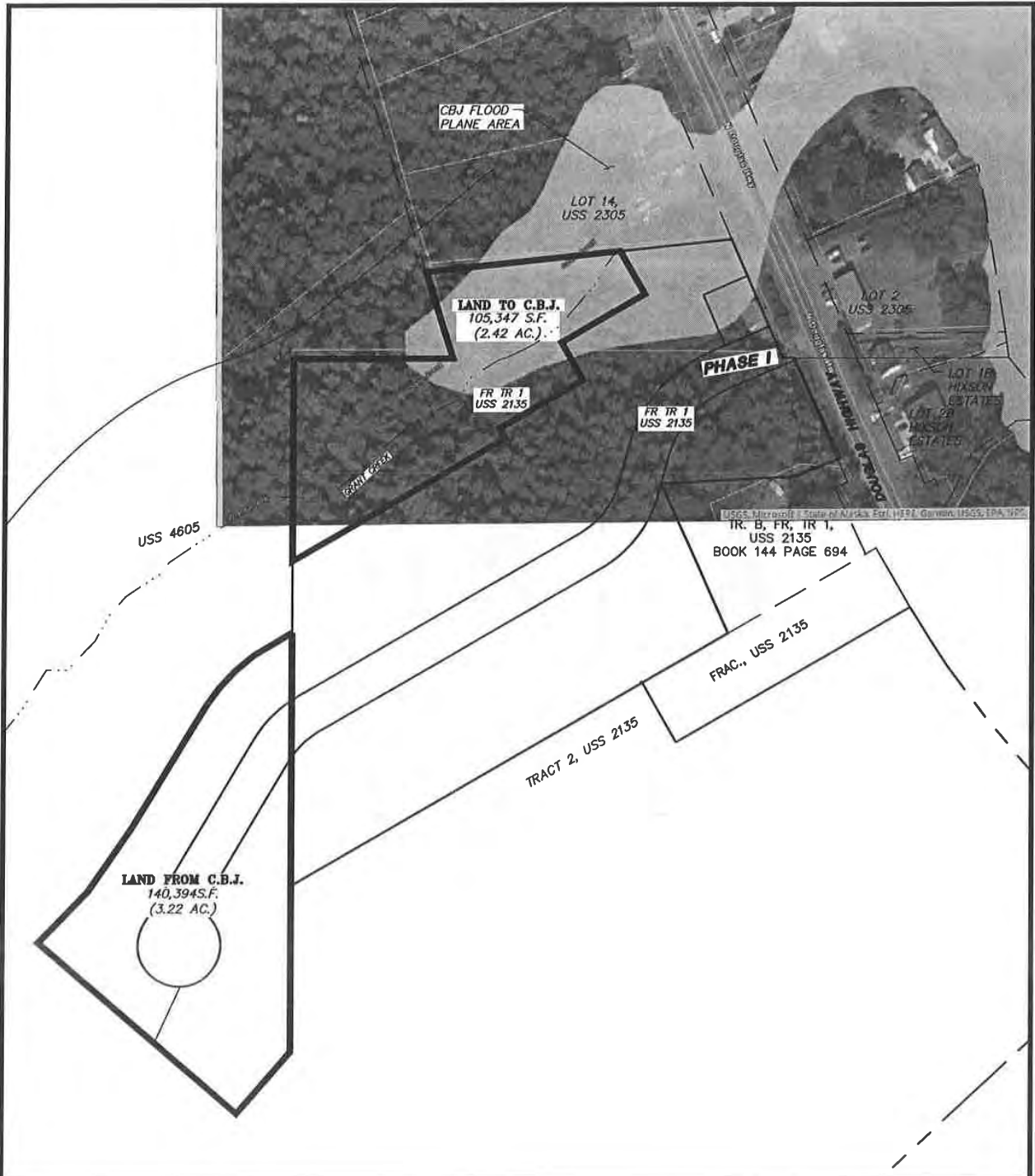
OR in person with payment made to:

City & Borough of Juneau, Permit Center  
 230 South Franklin Street  
 Fourth Floor Marine View Center  
 Juneau, AK 99801

Phone: (907) 586-0715  
 Web: [www.juneau.org/community-development](http://www.juneau.org/community-development)

Attachments:

- A – Proposed Land Trade
- B – Figure 3 –temporary cul-de-sac
- C – Figure 4 – temporary cul-de-sac
- D – 49.70 Article II Hillside Development
- E - 49.70 Article IV Flood Hazard Areas
- F- 49.40 Article III Traffic
- G- 49.35.240 Improvement Standards
- H- 49.15.423 Panhandle Lots



**A PLAT**  
**FOR PROPOSED LAND TRADE**  
**BETWEEN GRANT CREEK HOMES**  
**AND THE CITY AND BOROUGH OF**  
**JUNEAU, ALASKA**

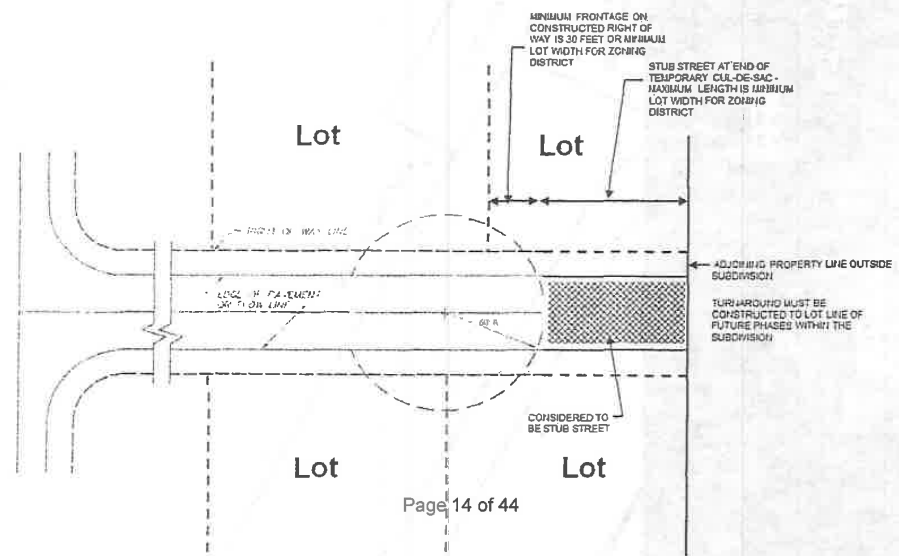
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 SCALE: 1"=200'

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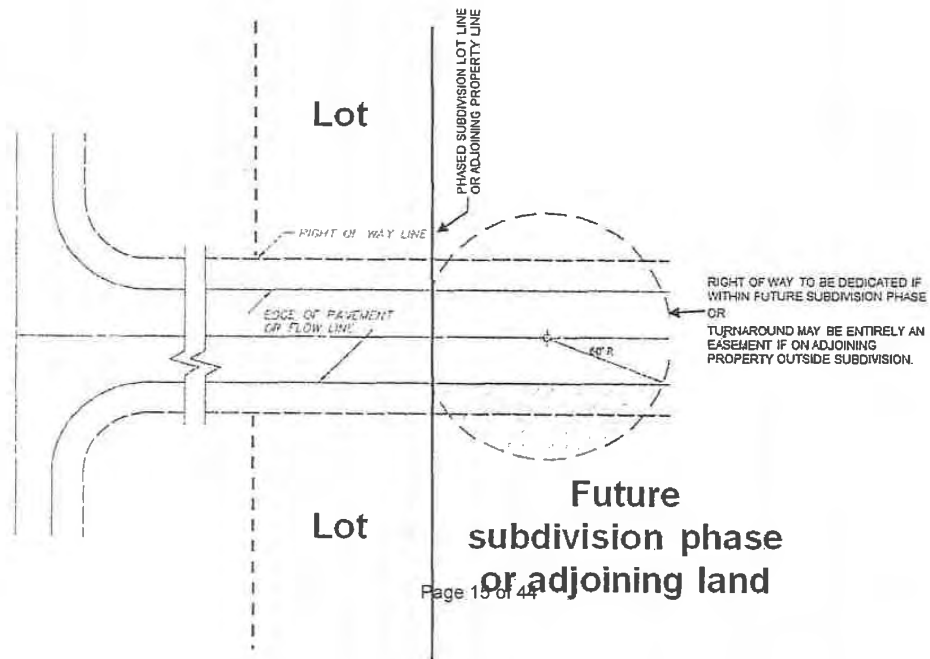
**PAGE 1 of 1**

**WALSH PLANNING & DEVELOPMENT**

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**ARTICLE II. HILLSIDE DEVELOPMENT**

**49.70.200 Purposes.**

The purposes of this article are to:

- (1) Ensure that hillside development provides erosion and drainage control to protect adjoining parcels;
- (2) Protect waterways from sedimentation and pollution;
- (3) Minimize injury or damage to people or property from natural or artificial hazards in hillside development; and
- (4) Minimize any adverse aesthetic impact of hillside development.

(Serial No. 87-49, § 2, 1987)

**49.70.210 Applicability and scope.**

- (a) This article applies to all development on hillsides in the City and Borough that involves the following:
  - (1) Removal of vegetative cover;
  - (2) Excavation of any slope in excess of 18 percent;
  - (3) Creation of a new slope in excess of 18 percent for a vertical distance of at least five feet; or
  - (4) Any hazard area identified on the landslide and avalanche area maps dated September 9, 1987, consisting of sheets 1—8, as the same may be amended from time to time by the assembly by ordinance or any other areas determined to be susceptible to geophysical hazards.
- (b) All hillside development endorsement applications shall be reviewed by the planning commission, except the following may be reviewed by the director:
  - (1) An excavation below finished grade for basements and footings of a building, a retaining wall or other structure authorized by a building permit, provided that this shall not exempt any fill made with the material from such excavation nor any excavation having an unsupported height greater than two feet after the completion of the associated structure.
  - (2) Graves.
  - (3) Mining, quarrying, excavating, processing, or stockpiling of rock, sand, gravel, aggregate or clay provided such operations do not affect the location or peak volume of runoff, the location or amount of standing water, or the lateral support for, the stresses in, or the pressure upon, any adjacent or contiguous property.
  - (4) Exploratory excavations less than 200 square feet in area and under the direction of a civil engineer with knowledge and experience in the application of geology in the design of civil work.
  - (5) An excavation which:
    - (A) Is less than two feet in depth and covers less than 200 square feet; or

- (B) Does not create a cut slope greater than five feet in height or steeper than one and one-half horizontal to one vertical.
- (6) A fill less than one foot in depth and intended to support structures which fill is placed on natural terrain with a slope flatter than five horizontal to one vertical, which does not exceed 20 cubic yards on any one lot and which does not obstruct a drainage course.
- (7) A fill less than three feet in depth and not intended to support structures which fill is placed on natural terrain on a slope flatter than five horizontal to one vertical, which does not exceed 50 cubic yards on any one lot and which does not obstruct a drainage course.
- (8) Minor development.

(Serial No. 87-49, § 2, 1987; Serial No. 2006-15, § 22, 6-5-2006; Serial No. 2015-03(c)(am), § 51, 8-31-2015 )

**49.70.220 Hillside development endorsement application.**

- (a) All development on hillsides shall be pursuant to a hillside development endorsement.
- (b) The developer shall apply for and obtain a hillside development endorsement prior to any site work other than land and engineering surveys and soils exploration.

(Serial No. 87-49, § 2, 1987; Serial No. 2015-03(c)(am), § 52, 8-31-2015 )

**49.70.230 Fees.**

The City and Borough shall charge the developer the gross hourly rate for professional review of the application and for inspection. The developer shall deposit one percent of the value of the site development, excluding that portion of the site determined by the engineer to be subject to a public transmission facility permit, in a specially designated reserve account, against which the City and Borough may bill its documented time and expenses. The developer shall promptly replenish this amount when requested, and no endorsement may be issued if there is any deficiency in the developer's reserve account. All unexpended funds in the reserve account shall be returned to the developer upon final approval of development or when the engineer is satisfied that the work under the hillside development endorsement has been completed and the requirements of this chapter have been met.

(Serial No. 87-49, § 2, 1987)

**49.70.240 Application.**

The application shall be accompanied by the following materials, which shall be signed and stamped by a civil engineer, architect, geologist or land surveyor licensed in the State of Alaska:

- (1) A vicinity map, at a clear and legible scale, showing roads, place and street names and natural waterbodies.
- (2) Site maps, showing the present condition of the site at a clear and legible scale compatible with the size of the development and including:
  - (A) Two-foot contours for flat terrain or five-foot contours for steep terrain and extending 50 feet in all directions beyond the development site; 12 percent line, 30 percent line;
  - (B) Water bodies, tidelands and drainage ways from the development site to accepting natural waterbody;



- (C) Lot boundaries and easements for the site and adjacent lots; and
  - (D) Existing improvements on the site and adjacent lots, including structures, roads, driveways and utility lines.
- (3) The application shall include a finished proposed site plan at a clear and legible scale that includes the following information:
- (A) Finished grade at two-foot contours for flat terrain or five-foot contours for steep terrain and extending 50 feet in all directions beyond the development site; 12 percent line, 30 percent line.
  - (B) Water bodies, tidelands and drainage ways, and temporary and permanent drainage systems from the development site to the accepting natural waterbody.
  - (C) Lot boundaries, easements and setback lines.
  - (D) The location of improvements including structures, roads, driveways, utility lines, culverts, walls and cribbing.
  - (E) Clearing limits of existing vegetative cover.
  - (F) A cross section of the development site.
- (4) The application shall include detailed engineering drawings of roads, driveways, parking areas, structural improvements for foundations, off-site stormwater runoff systems; cross sections and road elevations.
- (5) A description of the source and type of any off-site fill, and the site for depositing excess fill.
- (6) A landscaping plan, including all trees to be retained in excavation areas, all plant species and locations; temporary slope protection measures; erosion and siltation control measures; seeding or sodding materials, a planting and maintenance program; and methods of stabilization and protection of bare slopes.
- (7) An engineering geologic report, including a summary of the relevant surface and bedrock geology of the site, a discussion of active geologic processes with conclusions and recommendations regarding the effect of geologic factors on the proposed development; data regarding the nature, distribution and relevant parameters of existing soils, recommendations for grading procedures; design criteria for corrective measures as necessary, and recommendations covering the suitability of the site for the proposed development.
- (8) A work schedule, by phase.
- (9) Such other different or more detailed submissions as may be required.

(Serial No. 87-49, § 2, 1987; Serial No. 2015-03(c)(am), § 54, 8-31-2015 )

**49.70.250 Standards for approval.**

Hillside development shall meet the following minimum standards:

- (1) *Roads.* The City and Borough road standards shall apply to hillside development, except that:
  - (A) *Modification of standards.* The engineer or planning commission may modify road standards as identified in subsections (1)(B) and (C) of this section, if:
    - (i) The developer's traffic analysis and circulation, land ownership, and development patterns indicate future use of the roadway at less than collector street levels;

- (ii) The modification would enable the development to meet, or more closely approximate, the criteria set forth in section 49.70.260; and either
  - (iii) The proposed road or access in question would result in a permanent cul-de-sac; or
  - (iv) A secondary access to the proposed development exists or will be developed as a part of the project.
- (B) *Road width.* The width of a section of residential roadway may be narrowed to 20 feet, with a single four-foot pedestrian way and underground storm drain system, if:
- (i) The section is not more than 200 feet in length, and is separated from other such sections by at least 100 feet of standard roadway;
  - (ii) No entrances, intersections or parking are allowed in the section;
  - (iii) Guard rails, if any, are designed to permit the passage of plowed snow;
  - (iv) There is at least a 200-foot line of sight along the centerline of the section;
  - (v) The section enables the development to meet, or more closely approximate, the criteria set forth in section 49.70.260;
  - (vi) Grouped off-street parking spaces are provided at the entry to the section; and
  - (vii) Adequate provision is made for storage of snow.
- (C) *Road grade.* The grade of a section of residential roadway may be increased to a maximum of 15 percent if:
- (i) The section is not more than 200 feet in length and separated from other such sections by at least 100 feet of roadway;
  - (ii) No entrances or intersections are allowed in the section;
  - (iii) Through intersections at the end of the section have approaches at least 50 feet long measured from the edge of the traveled way of the crossroad and are at a grade of eight percent or less; intersections requiring a full stop have approaches no less than 20 feet long at a grade of two percent or less, or no less than 50 feet long at a grade between two and six percent;
  - (iv) Any guard rails are designed to permit the passage of plowed snow;
  - (v) All sight distances conform to standards of the American Association of State Highway and Transportation Officials; and
  - (vi) The section enables the development to meet, or more closely approximate, the criteria set forth in section 49.70.260.
- (2) *Weather.* The engineer may prohibit a developer from earthmoving during periods of very wet soil conditions, in which case the permit shall be extended by a like period.
- (3) *Sediment.* The developer shall not allow any increase in sediment to flow off-site during or after construction if such would be likely to cause an adverse impact on a down slope lot or waterbody.
- (4) *Peak discharge.* The developer shall ensure that during and after construction of major development, the peak discharge of all streams and natural drainage ways at the down slope boundary shall be no greater than that occurring prior to excavation.

(Serial No. 87-49, § 2, 1987)

**49.70.260 Criteria.**

The commission or director shall consider the extent to which the development meets the following criteria:

- (1) *Soil erosion.* Soil disturbance and soil erosion shall be minimized and the effects thereof mitigated.
- (2) *Existing vegetation.* Depletion of existing vegetation shall be minimized.
- (3) *Contours.* The developer shall recontour the finished grade to natural-appearing contours which are at or below 30 percent or the natural angle of repose for the soil type, whichever is lower, and which will hold vegetation.
- (4) *Time of exposure and soil retention.* The developer shall minimize the period of time that soil is exposed and shall employ mats, silt blocks or other retention features to maximize soil retention.
- (5) *Replanting.* The developer shall mat, where necessary, and plant all exposed soil in grass or other soil-retaining vegetation and shall maintain the vegetation for one full growing season after planting.
- (6) *Drainage.* The developer shall minimize disturbance to the natural course of streams and drainage ways. Where disturbance is unavoidable, the developer shall provide a drainage system or structures which will minimize the possibility of sedimentation and soil erosion on-site and downstream and which will maintain or enhance the general stream characteristics, spawning quality, and other habitat features of the stream and its receiving waters. Where possible, development shall be designed so lot lines follow natural drainage ways.
- (7) *Foundations.* The developer shall ensure that buildings will be constructed on geologically safe terrain.
- (8) *Very steep slopes.* The developer shall minimize excavation on slopes over 30 percent.
- (9) *Soil retention features.* The developer shall minimize the use of constructed retention features. Where used, their visual impact shall be minimized through the use of natural aggregate or wood, variation of facade, replanted terraces, and the like.
- (10) *Wet weather periods.* The developer shall minimize exposure of soil during the periods of September 1—November 30 and March 1—May 1.

(Serial No. 87-49, § 2, 1987; Serial No. 2015-03(c)(am), § 54, 8-31-2015 )

**49.70.270 Conditions on approval.**

The commission or director may place conditions upon a hillside development endorsement as necessary or desirable to ensure that the spirit of this chapter will be implemented in the manner indicated in the application. Fulfillment of conditions shall be certified by the engineer. The conditions may consist of one or more of the following:

- (1) *Development schedule.* The commission or director may place a reasonable time limit on or require phasing of construction activity associated with the development or any portion thereof, in order to minimize construction-related disruption to traffic and neighbors or to ensure that the development is not used or occupied prior to substantial completion of required improvements.
- (2) *Dedications.* The commission or director may require conveyances of title or other legal or equitable interests to public entities, public utilities, a homeowner's association, or other common entities. The developer may be required to construct any public facilities, such as drainage retention areas, to City and Borough standards prior to dedication.

- (3) *Construction guarantees.* The commission or director may require the posting of a bond or other surety or collateral providing for whole or partial releases, in order to ensure that all required improvements are constructed as specified in the approved plans.
- (4) *Lot size.* If justified by site topography, the commission or director may require larger lot areas than prescribed by zoning requirements.

(Serial No. 87-49, § 2, 1987; Serial No. 2015-03(c)(am), § 55, 8-31-2015 )

ARTICLE IV. FLOOD HAZARD AREAS<sup>1</sup>

49.70.400 Floodplain.

- (a) *Purpose.* The purpose of this article is to promote the public health, safety, and general welfare and to minimize public and private losses due to flood conditions in specific areas. Other purposes are to:
  - (1) Reserved;
  - (2) Prevent the erection of structures in areas unfit for human usage by reason of danger from flooding, unsanitary conditions, or other hazards;
  - (3) Minimize danger to public health by protecting the water supply and promoting safe and sanitary drainage;
  - (4) Reduce the financial burdens imposed on the community, its governmental units, and its individuals by frequent and periodic floods and overflow of lands;
  - (5) Reserved;
  - (6) Ensure that potential buyers are notified that property is in a special flood hazard area; and
  - (7) Ensure that those who occupy the special flood hazard area assume financial responsibility for their development.
  
- (b) *Interpretation.*
  - (1) In the interpretation and application of this article, all provisions are considered minimum requirements and are liberally construed in favor of the governing body.
  - (2) This article is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. Where the provisions of this article and another ordinance conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
  - (3) This article shall apply to all areas of special flood hazard areas (SFHAs) within the jurisdiction of the City and Borough of Juneau.
  - (4) The special flood hazard areas identified by the Federal Insurance Administrator (FIA) in a scientific and engineering report entitled the "Flood Insurance Study" (FIS) and the flood insurance rate maps (FIRMs) dated September 18, 2020 for the City and Borough of Juneau, Alaska are adopted. The FIS and FIRMs shall be on file with the community development department and available to the public at 155 South Seward Street, Juneau, Alaska.
  
- (c) *Implementation.* The director is responsible for administering and implementing the provisions of this chapter and is responsible for maintaining for public use and inspection appropriate records and information relevant to implementation of this chapter. Such records and information must include:

<sup>1</sup>Cross reference(s)—Building regulations, tit. 19.

- (1) Actual elevations, in relation to mean lower low water, of the lowest floor, including basement, of all new or substantially improved structures located in the special flood hazard area (SFHA), and whether or not such structures have basements;
  - (2) Actual elevations, in relation to mean lower low water, of all new and substantially improved floodproofed structures and the required floodproofing certifications;
  - (3) Flood insurance studies (FISs);
  - (4) Flood insurance rate maps (FIRMs);
  - (5) Any reports or studies on flood hazards in the community, such as written reports by the U.S. Army Corps of Engineers, U.S. Geological Survey, or private firms provided to the director; and
  - (6) A file of all floodplain permit applications, permits, exceptions, and supporting documentation.
- (d) *Enforcement.* Enforcement of this chapter is per CBJ 49.10.600—49.10.660.
- (e) *Floodplain development permit required.* A floodplain development permit is required for any development or industrial uses located within a special flood hazard area, including placement of manufactured homes. The director must:
- (1) Review all floodplain development permit applications for development in the special flood hazard area for compliance with the provisions of this chapter, and to determine if other permits may be necessary from local, state, or federal governmental agencies.
  - (2) Interpret the location of the special flood hazard area boundaries and regulatory floodway. If there appears to be a conflict between a mapped boundary and actual field conditions, the director must determine and interpret the documents. When base flood elevation data has not been provided, the director shall obtain, review, and reasonably utilize base flood elevation and floodway data available from any federal, state, municipal, or any other source to implement the provisions of this chapter.
  - (3) If the director determines that a proposed development is within a special flood hazard area, a permit fee must be collected and the following information must be provided before processing a floodplain development permit:
    - (A) Elevation of the lowest floor, including a basement, of all structures;
    - (B) Elevation to which any structure has been floodproofed;
    - (C) Certification by an engineer or architect that the floodproofing methods for any nonresidential structure meet generally accepted floodproofing standards;
    - (D) Description of the extent to which any watercourse will be altered or relocated as a result of proposed development;
    - (E) Description of the plan for maintenance of the altered or relocated portion of the watercourse so that the flood-carrying capacity is not diminished; and
    - (F) When base flood elevation data have not been provided, the director shall obtain, review and reasonably apply any base flood elevation and floodway data available from federal, state or other sources.
- (f) *Methods of reducing losses.* In order to accomplish its purpose, this article includes methods and provisions to:
- (1) Restrict or prohibit uses that are dangerous to health, safety, and property due to water or erosion hazards, or that result in damaging increases in erosion or flood heights or velocities;

- (2) Require that uses vulnerable to floods, including facilities that serve such uses, be protected against flood damage at the time of initial construction;
  - (3) Control the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;
  - (4) Control filling, grading, dredging, and other development that may increase flood damage; and
  - (5) Prevent or regulate the construction of flood barriers that will unnaturally divert floodwaters or that may increase flood hazards in other areas.
- (g) *General standards for flood hazard protection.* In special flood hazard areas the following standards apply:
- (1) *Anchoring.*
    - (A) Design, modify, and anchor new construction and substantial improvements to prevent flotation, collapse, or lateral movement of the structure(s).
    - (B) A manufactured home must be anchored to prevent flotation, collapse, or lateral movement and be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors.
    - (C) An alternative method of anchoring may be used if the system is designed to withstand a wind force of 90 miles per hour or greater. Certification must be provided to the director that this standard is met.
  - (2) *Construction materials and methods.*
    - (A) Construct new construction and substantial improvements with materials and utility equipment resistant to flood damage.
    - (B) Use methods and practices that minimize flood damage for new construction and substantial improvements.
    - (C) Design or locate electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities so as to prevent water from entering or accumulating within the components during conditions of flooding.
    - (D) Require adequate drainage paths around structures on slopes to guide floodwaters away from existing and proposed structures for new construction and substantial improvements within zones AH and AO.
  - (3) *Utilities.*
    - (A) Design new and replacement water supply systems to minimize or eliminate infiltration of floodwaters into the system.
    - (B) Design new and replacement sanitary sewage systems to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters.
    - (C) Locate on-site waste disposal systems to avoid impairment to them or contamination from them during flooding.
  - (4) *[Subdivision and development proposal criteria.]* Subdivision and development proposals must meet the following criteria:
    - (A) Be designed to minimize flood damage;
    - (B) Locate and construct utilities and facilities, such as sewer, gas, electrical, and water systems to minimize flood damage;

- (C) Provide adequate drainage to reduce exposure to flood damage; and
  - (D) Include base flood elevation data if the development consists of at least 50 lots or five acres, whichever is the lesser. If base flood elevation data is not available, the proposal must provide the data and backup information for how the base flood elevation data was generated for the proposal.
- (5) *[Floodplain development permit requirements.]* Review of floodplain development permits must include:
- (A) Review of the flood insurance rate map and flood insurance study for flood zone determinations for new or substantially improved structures;
  - (B) For new or substantially improved structures:
    - (i) Submittal of the proposed and finished lowest floor elevations in zones A, AE, AO, and AH.
    - (ii) Submittal of the proposed and finished bottom elevation of the lowest horizontal structural member of the lowest floor and its distance from the mean lower low water mark in zones V and VE; and
    - (iii) Submittal of specific requirements for zones V and VE as set forth in subsection 49.70.400(i).
  - (C) In zones A and V, where elevation data are not available through the flood insurance study or from another authoritative source, applications for floodplain development permit shall be reviewed to ensure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and may be based on historical data, high water marks, photographs of past flooding, and other similar or relevant data. Failure to elevate construction at least two feet above grade in these zones may result in higher insurance rates.
  - (D) Provision of an elevation certificate to demonstrate that the lowest floor of a structure is at or above base flood elevation. The certification must be provided on a form approved by the National Flood Insurance Program and prepared by a registered land surveyor or professional engineer who is licensed in the State of Alaska and authorized to certify such information. This requirement may be waived by the director if an approved record elevation demonstrates that the lowest floor is substantially above the base flood elevation due to natural ground level.
- (6) *Other permits.* The applicant must certify that all other necessary permits have been obtained from any federal or state governmental agencies.
- (7) *[Maintaining watercourse.]* Maintain altered or relocated portions of a special flood hazard area mapped watercourse so that the flood-carrying capacity is not diminished. The department must notify the state coordinating agency, if any, and the Federal Emergency Management Agency prior to issuance of a floodplain development permit that seeks to alter or relocate any watercourse within a special flood hazard area.
- (h) *Specific standards for flood hazards protection.* In special flood hazard areas where base flood elevation data is provided, the following provisions are required:
- (1) *New structures or substantial improvements.* Fully enclosed areas below the lowest floor of new construction or substantial improvements, that are useable solely for parking of vehicles, building access, or storage in an area other than a basement, must automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect licensed in the State of Alaska or must meet or exceed the following minimum criteria:



- (A) Provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
  - (B) Height of the bottom of all openings must be no higher than one foot above grade; and
  - (C) Openings may be equipped with screens, louvers, or other coverings or devices provided that the automatic entry and exit of floodwaters is allowed.
- (2) *Residential construction.* New construction and substantial improvement of any residential structure:
- (A) Construct the lowest floor, including basement, elevated to or above the base flood elevation within zones A, AE, or AH; or
  - (B) Construct the lowest floor elevated to the base flood depth number specified on the flood insurance rate map, or higher, or if no depth number is specified, at least two feet above the highest adjacent natural grade within zone AO.
- (3) *Manufactured homes.* New or substantially improved manufactured homes must:
- (A) Be placed at or above, the base flood elevation, within zones A, AH, or AE, and shall be elevated to, or above, the base flood elevation, and comply with subsection (g); or
  - (B) Elevate the lowest floor to the depth number specified on the flood insurance rate map, or higher, or if no depth number is specified, at least two feet above the highest adjacent natural grade within zone AO; and meet the provisions of subsection (g)(1).
- (4) *Recreational vehicles.* Recreational vehicles placed within any special flood hazard area must be:
- (A) Situated on the site for fewer than 180 consecutive days;
  - (B) Fully licensed, operational, and approved for road use; or
  - (C) Meet the requirements of subsection (h)(3).
- (5) *Nonresidential construction.* New construction or substantial improvement of any nonresidential structure must:
- (A) Elevate the lowest floor, including basement, to or above the base flood elevation within zones A, AE, and AH;
  - (B) Elevate the lowest floor to the depth number specified on the flood insurance rate map, or higher, or if no depth number is specified, at least two feet above the highest adjacent natural grade within zone AO; or
  - (C) Floodproof the area below the base flood elevation within zones A, AE, AH, and AO, so that:
    - (i) The structure and utility and sanitary facilities are watertight with walls substantially impermeable to the passage of water;
    - (ii) Structural components shall have the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
  - (D) A floodproof structure must be designed by an engineer or architect licensed in the State of Alaska, certifying that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on the engineer's or architect's development or review of the structural design, specifications, and plans. Certification must be provided to the director;
  - (E) Applicants proposing to floodproof nonresidential buildings must be notified at the time of floodplain development permit application that flood insurance premiums are based on rates that are one foot below the floodproofed level.

- (6) *Industrial uses.* Industrial uses within the special flood hazard area are subject to the following provisions:
  - (A) Sand and gravel operations, recreation activities, open space, and parking lots may be allowed in 100-year floodplains if the use does not increase the flood hazard.
  - (B) Industrial equipment and raw materials stored in 100-year floodplains must be adequately bermed or otherwise protected.
  - (C) Disposal of hazardous materials in 100-year floodplains is prohibited. No new development that involves storage of hazardous materials will be permitted in the 100-year floodplain unless there is no feasible and prudent alternative and adequate safety measures are provided to prevent accidental discharge.
  - (D) Establishment of sanitary landfills in floodplains is prohibited.
- (7) *Increasing water surface elevation in special flood hazard area mapped watercourses where floodways are not mapped.* Notwithstanding any other provisions of this article, development in zones A, AE, and AH may increase the water surface elevation of the base flood:
  - (A) Up to one foot with the submittal of an analysis completed by an engineer licensed in the State of Alaska demonstrating the cumulative effects of the proposed, existing and anticipated, development to the base flood; or
  - (B) By more than one foot only after a conditional letter of map revision and final letter of map revision is approved by the Federal Emergency Management Agency flood insurance administrator.
- (i) *Additional provisions in floodways.*
  - (1) Residential and nonresidential structures are prohibited in floodways, no exceptions apply. Culverts and bridges are not subject to this prohibition.
  - (2) Encroachments, including fill, new construction, and other development, except subdivisions, within a floodway are prohibited unless an engineer licensed in the State of Alaska submits a hydrologic and hydraulic analyses to the director indicating that the encroachment would not result in any increase in flood levels during the occurrence of the base flood discharge. The hydrologic and hydraulic analyses must be performed in accordance with standard engineering practice acceptable by the Federal Emergency Management Agency.
  - (3) Development along a floodway cannot increase the water surface elevation unless a conditional letter of map revision and final letter of map revision that revises the floodway are approved by the Federal Emergency Management Agency.
- (j) *Additional provisions in zones VE and V.*
  - (1) New construction and substantial improvements in zones V and VE must be elevated on pilings and columns so that:
    - (A) The bottom of the lowest horizontal structural member of the lowest floor, excluding the pilings or columns, is elevated to or above the base flood elevation; and
    - (B) The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values must each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval). Wind loading values used are those required by applicable state statute and local code. A registered professional engineer or architect licensed in the State of Alaska must develop or review the

structural design, specifications, and plans for the construction and must certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of subsections (j)(1)(A) and (B) of this section.

- (C) The use of fill for structural support of buildings is prohibited.
- (2) In zones VE and V, new habitable construction must be located landward of the reach of mean high tide.
- (3) In zones VE and V, new construction and substantial improvements must have the space below the lowest floor either free of obstruction or constructed with nonsupporting breakaway walls, open wood latticework, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system.
- (4) Breakaway walls must have a design safe loading resistance of not less than ten pounds per square foot and no more than 20 pounds per square foot. Use of breakaway walls that exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by local or state codes) may be permitted only if a registered professional engineer or architect licensed in the State of Alaska certifies that the designs proposed meet the following conditions:
  - (A) Breakaway wall collapse must result from a water load less than that which would occur during the base flood; and
  - (B) The elevated portion of the building and supporting foundation system must not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and nonstructural). Maximum wind and water loading values to be used in this determination must each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval). Wind loading values used shall be those required by applicable state statute and local code.
- (C) Enclosed space within breakaway walls are limited to parking of vehicles, building access, or storage. Such space must not be used for human habitation.
- (k) *Warning and disclaimer of liability.* The degree of flood protection required by this article is intended for minimum regulatory purposes only and is based on general scientific and engineering principles. Floods larger than expected, can and will occur. Flood heights may be increased by human or natural causes. This article does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This article shall not create liability on the part of the City and Borough, any officer or employee thereof for any flood damages that result from reliance on this article or any administrative decision made thereunder.

(Serial No. 87-49, § 2, 1987; Serial No. 90-46, §§ 2—9, 1990; Serial No. 2013-19(b), § 2, 7-15-2013 ; Serial No. 2020-42, § 2, 8-24-2020, eff. 9-23-2020 ; Serial No. 2021-06, § 2, 4-26-2021, eff. 5-26-2021)

**49.70.410 Exceptions.**

- (a) The planning commission shall hear all applications for an exception from the provisions of this article, and are limited to the powers granted in this article and those necessarily implied to ensure due process and to implement the policies of this article.
- (b) In passing upon such application, the planning commission must consider all technical evaluations, relevant factors, standards specified in other sections of this article, and:

- (1) The danger that materials may be swept onto other lands and cause injury to other persons or property;
  - (2) The danger to life and property due to flooding or erosion damage;
  - (3) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
  - (4) The importance of the services provided by the proposed facility to the community;
  - (5) The necessity to the facility of a waterfront location, where applicable;
  - (6) The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
  - (7) The compatibility of the proposed use with existing and anticipated development;
  - (8) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
  - (9) The safety of access to the property in times of flood for ordinary and emergency vehicles;
  - (10) The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
  - (11) The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
- (c) Exceptions may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing subsections (b)(1)—(b)(11) of this section have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the exception increases.
- (d) Upon consideration of the factors of subsection (b) of this section and the purposes of this article, the commission may deny or grant the application and may attach such conditions to the grant of an exception as it deems necessary to further the purposes of this article.
- (e) Exceptions may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the state inventory of historic places, without regard to the procedures set forth in the remainder of this section.
- (f) Exceptions must not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- (g) Exceptions must only be issued upon a determination that the exception is the minimum necessary, considering the flood hazard, to afford relief.
- (h) Exceptions must only be issued upon:
- (1) A showing of good and sufficient cause;
  - (2) A determination that failure to grant the exception would result in exceptional hardship to the applicant; and
  - (3) A determination that the granting of an exception will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances or conflict with existing local laws or ordinances.
- (i) Reserved.

- (j) Warning and disclaimer of liability. The degree of flood protection required by this article is intended for minimum regulatory purposes only and is based on general scientific and engineering principles. Floods larger than expected, can and will occur. Flood heights may be increased by manmade or natural causes. This article does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This article shall not create liability on the part of the City and Borough, any officer or employee thereof, or the Federal Insurance Administration for any flood damages that result from reliance on this article or any administrative decision lawfully made thereunder.

(Serial No. 87-49, § 2, 1987; Serial No. 90-46, § 10, 1990; Serial No. 2021-06, § 3, 4-26-2021, eff. 5-24-2021)

ARTICLE III. TRAFFIC<sup>1</sup>

**49.40.300 Applicability.**

- (a) A traffic impact analysis (TIA) shall be required as follows:
  - (1) A development projected to generate 500 or more average daily trips (ADT) shall be required to have a traffic impact analysis.
  - (2) A development projected to generate fewer than 250 ADT shall not be required to have a traffic impact analysis.
  - (3) A development projected to generate more than 250 ADT but fewer than 500 ADT shall be required to have a traffic impact analysis if the Community Development Department Director determines that an analysis is necessary based on the type of development, its location, the likelihood of future expansion, and other factors found relevant by the director.
  - (4) The applicant shall provide the traffic projections for the project, and the department will review and approve the final figures.
  - (5) A TIA must be prepared by a licensed engineer, or a transportation planner, with traffic analysis experience, approved by the director.
- (b) The department shall require the applicant to contact the Alaska Department of Transportation and Public Facilities to determine whether a state permit or TIA will be required.

(Serial No. 2008-01, § 2, 1-28-08)

**49.40.305 Traffic impact analysis (TIA) requirements.**

- (a) A TIA prepared under this section must identify and assess the impacts of the proposed development on all affected transportation systems. The TIA shall identify any effective development design or operational measures that would mitigate impacts of a development on transportation systems. The study area for the TIA shall be that area in which it is anticipated that the proposed development will increase ADT by five percent or more.
- (b) A TIA must forecast traffic generated by a development in accordance with the most recent edition of Institute of Traffic Transportation Engineers' Trip Generation Handbook.
- (c) A TIA must address the following items:
  - (1) Intersections and segments of roadways where the ADT on any approach to an intersection is anticipated to increase by five percent or more due to the proposed development;

<sup>1</sup>Editor's note(s)—Serial No. 2008-01, § 2, adopted January 28, 2008, effective February 28, 2008, repealed former Art. III, §§ 49.40.300, 49.40.310 and enacted provisions designated as a new Art. III to read as herein set out.

Cross reference(s)—Traffic, CBJ Code tit. 72.

- (2) Each driveway or approach road that will allow egress from or ingress to the proposed development;
- (3) Existing and proposed pedestrian and bicycle facilities, if any, within the proposed development, and existing and proposed pedestrian and bicycle facilities to be used for access to the proposed development;
- (4) Projected traffic at the development's anticipated opening date, and at full build out, both with and without the traffic generated by the development;
- (5) Locations where road improvements are necessary to mitigate traffic impacts due to the development at the opening date, or where improvements are necessary to prevent the level of service (LOS) from deteriorating further at the opening date without the development;
- (6) Road improvement alternatives or other measures that will achieve an acceptable LOS or minimize degradation of service below an already unacceptable LOS according to section 49.40.310 Traffic; minimum standards;
- (7) Internal circulation and parking plans; and
- (8) An accident analysis that contains the following elements:
  - (A) An accident diagram showing accidents over the most recent three years of accident data, at all intersections or roadway segments identified as being impacted by the development, using the State of Alaska Department of Transportation's accident database, if available.
  - (B) An analysis of the type of accidents.
  - (C) An analysis of the accidents to determine if any pattern exists, and whether the accident pattern will be impacted by the development.
  - (D) If an accident pattern exists that will be exacerbated by the development, a determination whether there is a cost-effective solution which would mitigate the problem and how it can be implemented.
- (d) Level of service (LOS) and operational analysis for a traffic impact analysis prepared under this section must be performed in accordance with the most recent edition of the Transportation Research Board's publication Special Report 209, Highway Capacity Manual.

(Serial No. 2008-01, § 2, 1-28-08)

**49.40.310 Traffic; minimum standards.**

- (a) The minimum acceptable LOS for a roadway segment or intersection within the area affected by the development, on the projected opening date of the development, or full build out of the development, is LOS D.
- (b) If an intersection or roadway segment affected by the development has a pattern of accidents resulting in personal injuries, and the development will aggravate this accident pattern, then mitigation shall be required, regardless of the projected LOS.

(Serial No. 2008-01, § 2, 1-28-08)

**49.40.320 Traffic impact analysis review.**

- (a) The department will review the traffic impact analysis prepared under this section.

- (b) Mitigation measures may be subject to financial guarantee pursuant to Chapter 49.55, if appropriate considering safety and scheduling.

(Serial No. 2008-01, § 2, 1-28-08)

**49.40.330 Traffic impact mitigation.**

- (a) Except as provided in 49.40.340, an applicant shall make improvements to a roadway or intersection to achieve or maintain an acceptable LOS if a roadway or intersection has an:
  - (1) LOS D without traffic generated by the development; and would drop below LOS D with traffic generated by the development at the opening date of the development or full build out;
  - (2) If a roadway has an LOS below D without traffic generated by the development at the opening date of the development; or
  - (3) If the intersection or roadway segment has a pattern of accidents resulting in personal injuries, and the development would aggravate this accident pattern, then mitigation shall be required regardless of the LOS.
- (b) An applicant for a project for which a traffic impact analysis report has been prepared and mitigation required, shall install signs and markings on approaches to roadways within the development that conform to the Manual on Uniform Traffic Control Devices and the Alaska Traffic Manual, 2003, described in 17 AAC 20.950(1), as it may be amended from time to time.
- (c) Internal circulation and parking layout must provide sufficient queuing distance within the development between the roadway and internal restrictions to ensure that no traffic backs up onto a roadway, including bicycle or pedestrian facilities (See Section 49.40.230 Parking and circulation standards).
- (d) If a traffic impact analysis discloses impacts to pedestrian or bicycle traffic, an applicant shall make the necessary improvements to mitigate the impact.

(Serial No. 2008-01, § 2, 1-28-08)

**49.40.340 Mitigation waiver.**

- (a) The planning commission or community development department director may, in their discretion, waive or partially waive the requirements for mitigation under this section if the planning commission finds at a public hearing, or the director finds in writing after reviewing a permit which does not require planning commission approval, that either of the following circumstances is true:
  - (1) (A) Existing roadway facilities are only marginally achieving an LOS D without the traffic generated by the development, and would likely fall below LOS D within five years;
    - (B) Traffic generated by the development would result in an LOS below D without mitigation; and
    - (C) The costs of mitigating the impacts outweighs the benefits; or
  - (2) (A) If the LOS is below D. before the development's opening date;
    - (B) If the operation of the roadway or intersection, within the affected area, would not deteriorate more than five percent in terms of delay time, a minimum LOS, LOS E may be acceptable;
    - (C) Does not result in an LOS below E; and
    - (D) The costs of mitigating the impacts outweighs the benefits.

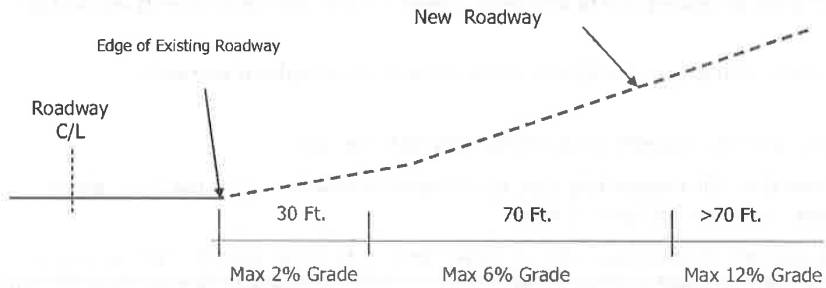


(Serial No. 2008-01, § 2, 1-28-08)

**49.35.240 Improvement standards.**

- (a) *Right-of-way widths.* The minimum right-of-way width of proposed streets is as follows:
  - (1) Arterials: 100 feet; minor, 80 feet.
  - (2) Collectors: 60 feet.
  - (3) Streets other than arterials and collectors: 60 feet.
  - (4) Cul-de-sacs: temporary or permanent turnaround: a diameter of 120 feet.
  - (5) Alleys: 20 feet.
  - (6) Stairways and other non-motorized access routes: 15 feet.
  - (7) Half streets. Whenever there exists a dedicated or platted half street or alley adjacent to the tract of land to be developed, the other half of the street or alley must be platted, dedicated, and the entire street or alley constructed to current improvement standards.
  - (8) Substandard width. Any previously platted right-of-way with less than the minimum standards identified for the traffic generated shall be improved to meet the minimum requirements established by this title.
  
- (b) *Right-of-way minimum width reductions.* The director may reduce minimum right-of-way width requirements:
  - (1) For a collector, the right-of-way width may be reduced by up to ten feet.
  - (2) For streets with less than 500 average daily trips, or a privately maintained access road in a right-of-way, the width may be reduced by up to 25 feet.
  - (3) Where the dedicated right-of-way abuts and runs parallel to an exterior property line, will serve as a half-street, and will be developed as a low volume street or a driveway in a right-of-way, the width may be reduced by up to 30 feet.
  - (4) Alleys and stairway right-of-ways may be reduced by up to five feet.
  - (5) The director shall make written findings supporting right-of-way minimum width reductions granted under this section. The director's findings shall state that:
    - (A) The applicant has provided room for electric utility features and demonstrates that if the road is upgraded in the future to include additional sidewalks that there is sufficient right-of-way for construction of the sidewalks without need for retaining walls over two feet in height.
    - (B) There is sufficient right-of-way or easements to allow for drainage improvements required by construction of the sidewalks.
    - (C) That any driveways shall be constructed to accommodate the elevations of future sidewalks.
    - (D) No additional right-of-way width will be required in order to provide for sufficient access to abutting lands.
    - (E) There is sufficient room for snow storage.
  
- (c) *Sight distance.* Sight distances for intersection, passing and stopping must be in accordance with the specifications set forth in "A Policy on Geometric Design of Highways and Streets".
  
- (d) *Street grades.* Street grades are as follows:

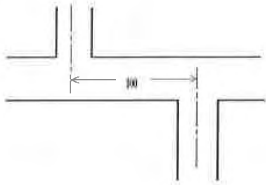
- (1) *Maximum.* Grades on arterial streets must not exceed six percent. Grades on other streets must not exceed 12 percent.
  - (2) *Minimum.* The minimum grade for all streets is one-half percent.
  - (3) *Cross slope.* The minimum cross slope on all streets is three percent.
  - (4) *Exception.* Grades for all streets in hillside areas may be increased under certain circumstances according to chapter 49.70, article II, hillside development.
- (e) *Intersections.*
- (1) *Corner sight distance.* Corner sight distance must be in accordance with CBJ 49.35.240, however, in no case shall the sight distance be less than 200 feet.
  - (2) *Intersection angle.* Intersections of right-of-way lines must not be less than 60 degrees. The intersection of the centerline of the constructed roadway must not be less than 80 degrees.
  - (3) *Grade.* The grade for the approach leg of a new roadway at an intersection must not exceed two percent for the first 30 feet, measured from the edge of the existing roadway. The grade for the next 70 feet of the new roadway must not exceed six percent (See Figure 1).



Maximum Grades at the Intersection of a New Roadway

Figure 1

- (4) *Adjustment to grade.* In certain circumstances, the director of engineering and public works may require the centerline grade to be adjusted to ensure the grades along the edge of the intersecting street do not exceed the maximum grades listed above.
- (5) *Alignment.* A proposed street that will intersect with an existing cross street shall, whenever practicable, align with an existing street intersection on the opposite side of the cross street. Street jogs that have center line offsets of less than 100 feet, shall not be permitted (See Figure 2).



Street jogs shall be no less than 100' apart, measured from the center of the street.

Figure 2

(f) Curves.

- (1) *Design.* Curves shall be designed in accordance with "A Policy on Geometric Design of Highways and Streets."
- (2) *Vertical curve.* The minimum length of vertical curves is 200 feet unless otherwise approved by the director of engineering and public works.

(g) Cul-de-sacs.

- (1) *Length.* Streets designed to have one end permanently closed shall be no more than 600 feet and not less than 150 feet in length measured from the center of the intersection to the radius point of the turnaround. The director for minor subdivisions, and the commission for major subdivisions, may authorize a longer or shorter cul-de-sac if it is found that the unique characteristics of the site warrant modification to the length.
- (2) *Temporary cul-de-sacs.* Temporary cul-de-sacs will be allowed where a street can practically be extended to provide for connecting streets into an adjoining undeveloped land, is located in a right-of-way or in an easement for public access, and if the following are met:
  - (A) The temporary portions of the cul-de-sac shall be easements on the plat rather than as dedicated right-of-way. Such easements shall allow for public access and maintenance as if it were dedicated right-of-way until such time the easements are vacated. The easements shall not contribute towards lot area.
  - (B) All of the cul-de-sac must be constructed to permanent street construction standards except as noted in (G) below.
  - (C) The CBJ will record a release of the easements for the temporary portions of the cul-de-sac at the state recorder's office at Juneau at the time the cul-de-sac is removed and the street improvements have been extended.
  - (D) Easement lines for the temporary cul-de-sac will be considered front property lines for determining building setbacks.
  - (E) All improvements, including utilities and private driveways, must be designed to accommodate the eventual extension of the street and reversion of the temporary cul-de-sac to adjoining

properties. The construction plans shall demonstrate those improvements connecting through a temporary cul-de-sac will still comply with CBJ standards after the temporary cul-de-sac is removed.

- (F) Temporary cul-de-sacs must provide required access and minimum frontage on a publically maintained right-of-way to all lots using the cul-de-sac as access. If the cul-de-sac is not extended to the adjoining property, the maximum length of an unconstructed right-of-way between the temporary cul-de-sac and the adjoining property shall be the minimum lot width for the zoning district. If the right-of-way is located in more than one zoning district, the shortest minimum lot width shall be used. The right-of-way between the constructed temporary cul-de-sac and the adjoining property shall be subject to the stub street requirements of this Title (See Figure 3).

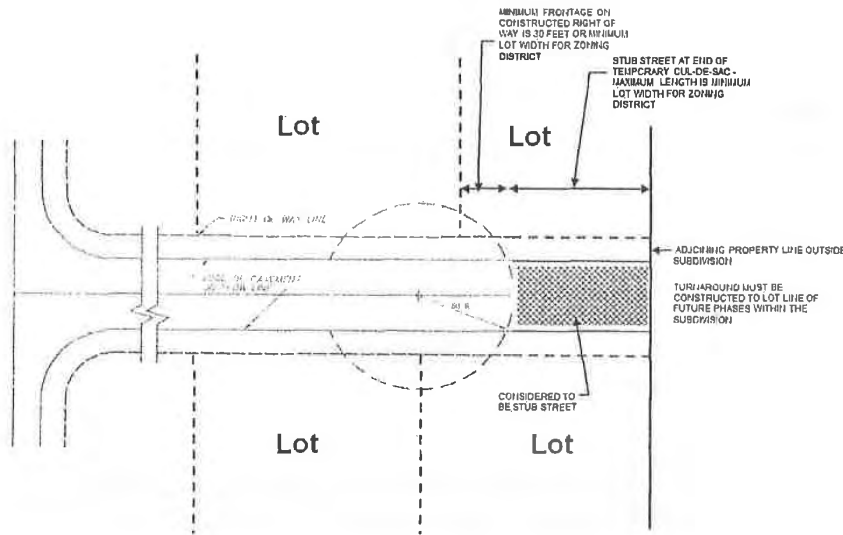


Figure 3

- (G) The temporary cul-de-sac may be located on property within the subdivision intended for future subdivision phases in conjunction with a platted right-of-way. It may also be located outside the subdivision boundary entirely within an easement (See Figure 4). If the temporary cul-de-sac is constructed on property outside of the subdivision boundary, then curb, gutter, and sidewalks are not required for the temporary cul-de-sac.

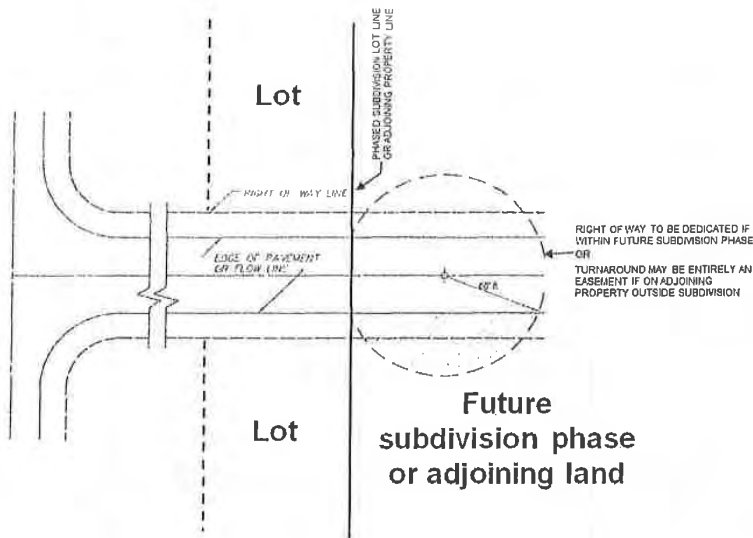


Figure 4

- (H) The plat shall include the following note "Temporary cul-de-sac easement shall be vacated upon extension of street unless the director determines all or a portion of the cul-de-sac may remain."
- (I) When the developer of adjoining property is required to connect to the temporary cul-de-sac, the temporary portions of the cul-de-sac shall be removed. The director, after considering public safety, costs, and recommendations of the director of engineering and public works department and of the fire marshal, shall determine if the developer may leave all or part of the temporary portions of the cul-de-sac. If any temporary cul-de-sac portion is removed, then the resulting constructed right-of-way shall conform to CBJ standards.
- (3) *Hammerhead turnarounds.* Hammerhead turnarounds may be built in lieu of a temporary cul-de-sac, upon approval by the director of engineering and public works.
- (h) *Streets construction standards.*
  - (1) *Arterials.* The subdivider is not responsible for the construction of arterial streets, but may be required to dedicate the necessary right-of-way during the platting process.
  - (2) *Other streets.* Other than arterials, street shall comply with the following:

Table 49.35.240 Table of roadway construction standards

Avg. Daily Trips (ADT)	Adopted Traffic Impact Analysis Required	Sidewalks	Travel Way Width	Street Lights	Width	Paved Roadway Required	Publicly Maintained

≥ 500	Yes	Both sides	26 ft.	At all intersections	60 ft. Public ROW <sup>ii</sup>	Yes	Yes
212 to 499	Maybe	One side	24 ft.	At all intersections	60 ft. Public ROW <sup>ii</sup>	Yes	Yes
0 to 211	No	Not required	22 ft.	At intersection of subdivision streets and external street system	60 ft. Public ROW <sup>ii</sup>	Yes	Yes
0 to 211	No	Not required	20 ft. <sup>i</sup>	At intersection of subdivision streets and external street system	60 ft. Public ROW <sup>ii</sup>	No, if outside the urban service area	No
0 to 70	No	Not required	20 ft. <sup>i</sup>	No	50 ft. private easement	No <sup>iii</sup>	No

<sup>i</sup> Or as required by the Fire Code at CBJ 19.10.

<sup>ii</sup> ROW width may be reduced as prescribed at CBJ 49.35.240.

<sup>iii</sup> Except as provided by CBJ 49.35.262(b)(9).

- (3) *Signs and markings.* The subdivider must install street name signs, traffic control signs, and traffic control pavement markings in accordance with approved plans and the requirements of the current issue of the Manual on Uniform Traffic Control Devices, including the current Alaska Traffic Manual Supplement, published by the Alaska Department of Transportation and Public Facilities.
- (i) *Street waivers.* The director, after considering the recommendations of the director of the engineering and public works department and of the fire marshal, may waive the following and no other street improvement requirements:
  - (1) *Right-of-way relocation.* If a plat is submitted for the purpose of relocating a right-of-way, the director may waive all or some of the construction requirements under the following conditions:
    - (A) The proposed relocation will improve access to abutting or neighboring property not otherwise adequately served.
    - (B) The subdivider has provided sufficient engineering information to demonstrate to the director of engineering and public works the feasibility of constructing a public street at the location of the relocated right-of-way.
    - (C) The relocated right-of-way and the resulting subdivision layout will conform to all the other standards of this chapter.
    - (D) The improvements required in the new right-of-way will not be less than those in the existing right-of-way.
    - (E) No additional lots are being platted.

(2) *Stub streets.*

- (A) The director for minor subdivisions and the commission for major subdivisions may waive the full construction of a roadway within a right-of-way that is required to provide access to a bordering property, and does not provide required access to any lot within the subdivision. A developer requesting a stub street waiver shall demonstrate in the construction plans that a street can reasonably be constructed to CBJ standards in the right-of-way. The commission or director may require provision of a roadbed, utility line extensions, or other appropriate improvements (See Figure 5).

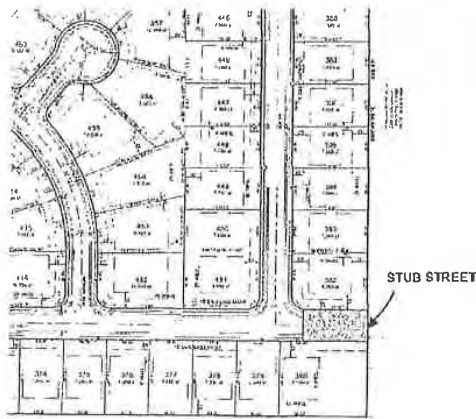


Figure 5

- (B) Reserved.
- (C) When the developer of adjoining property is required to connect to the stub street, then the developer of the adjoining property will be required to construct the stub street to City and Borough standards at the time.
- (3) *Remote subdivisions accessible by navigable water.* The commission and the director may waive roadway improvements and other street construction requirements for remote subdivisions accessed solely by navigable water.
- (4) *Roadway construction standards waivers.* Roadway construction standards identified in Table 49.35.240 may be waived in accordance with this subsection for any street reconstruction project, not including routine maintenance; or any new street construction project located in a right-of-way platted before 1987. Waivers shall be in writing.
  - (A) Roadway construction standards may be waived by the director if:
    - (i) The existing roadway does not comply with the roadway construction standards identified in Table 49.35.240;
    - (ii) There are unique circumstances that make compliance with the requirements of the table unreasonable;
    - (iii) The proposed project will not aggravate the intent of the requirements of this chapter; and
    - (iv) The proposed project complies with the American Association of State Highway and Transportation Officials' guidelines.

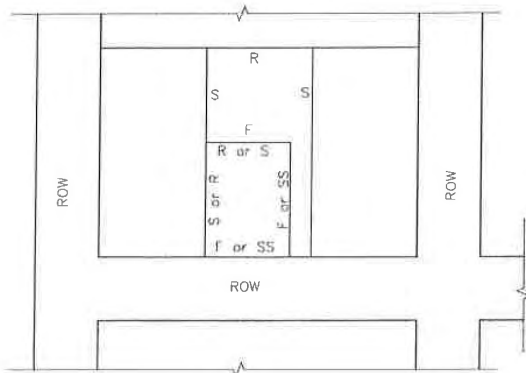


- (B) Roadway construction standards may be waived by the commission if:
  - (i) The existing roadway does not comply with the roadway construction standards identified in Table 49.35.240;
  - (ii) There are unique circumstances that make compliance with the requirements of the table unreasonable;
  - (iii) The proposed project will not aggravate the intent of the requirements of this chapter; and
  - (iv) Unique circumstances make compliance with the American Association of State Highway and Transportation Officials' guidelines unreasonable, and the commission requires sufficient safeguards to protect public health, safety, and welfare under the circumstances.
- (j) *Pioneer path standards.* The following standards shall apply to remote subdivisions accessed by pioneer paths.
  - (1) Interior access shall be provided solely by pioneer path in a right-of-way. The right-of-way width of a pioneer path within a remote subdivision shall be 60 feet.
  - (2) Grades for pioneer paths must not exceed 18 percent. The maximum cross slope grade must not exceed five percent.
  - (3) The width of a pioneer path shall not exceed 54 inches of tread, and must be located within a six-foot corridor.
  - (4) Pioneer paths shall be designed and constructed to prohibit vehicular traffic wider than 48 inches from using the path, which may include the use of boulders, bollards, or any other similar structure.
- (k) *Responsibility for improvements.* Unless otherwise provided, it shall be the responsibility of the subdivider to pay the cost of all right-of-way and street improvements caused by any development, as determined by the director.

(Serial No. 87-49, § 2, 1987; Serial No. 88-30, § 2, 1988; Serial No. 2002-20, § 5, 8-5-2002; Serial No. 2006-15, § 8, 6-5-2006; Serial No. 2010-41, § 2, 1-10-2011; Serial No. 2015-03(c)(am), § 27, 8-31-2015 ; Serial No. 2016-26(b), 4-3-2017, eff. 5-4-2017 ; Serial No. 2018-08, § 2, 3-5-2018, eff. 4-5-2018 ; Serial No. 2019-08, § 2, 4-22-2019, eff. 5-23-2019 )

**49.15.423 Panhandle lots.**

- (a) Panhandle lots may be created by subdivision under this section if the new lots meet the following requirements:
  - (1) *Dimensional requirements.*
    - (A) The front and panhandle lots must meet all the dimensional and area requirements of this title.
    - (B) No part of the panhandle portion of the lot shall be less than 20 feet wide.
    - (C) The panhandle portion of the lot shall not be longer than 300 feet.
    - (D) No buildings are allowed to be built or placed in the panhandle portion of the lot.
    - (E) In a D-1 zoning district, 30 feet of the width of the panhandle of the rear lot may be used in determining the width of the front lot.
    - (F) The lot width for the panhandle lot shall be the distance between its side lot lines measured behind the back lot line of the front lot.
  - (2) *Setbacks*
    - (A) A lot fronting on a right-of-way may establish a front yard setback or a street side yard setback adjoining the right-of-way or the panhandle. (See Figure 1)
    - (B) The front yard setback for the panhandle lot shall be measured from behind the back lot line of the front lot. (See Figure 1)



LEGEND:  
F - FRONT  
R - REAR  
ROW - RIGHT OF WAY  
S - SIDE  
SS - STREET SIDE

**Figure 1**

- (3) *Access and parking.*
  - (A) Access for the lots shall be located in the panhandle. A lot fronting a right-of-way may have a separate and additional access if approved by the government entity that controls rights-of-way. Access to each lot shall be designated on the plat in the form of an easement.

- (B) Off-street parking shall be provided in an amount sufficient to meet the requirements of CBJ 49.40, article II.
  - (C) A driveway and parking plan that shows the feasibility of off-street parking shall be submitted and approved by the director prior to recording the plat.
  - (D) Back out parking is prohibited unless approved by the director.
  - (E) The applicant must provide assurance in the form of an easement, plat note referencing the maintenance agreement, and a maintenance agreement that is recorded with the subdivision, on forms acceptable to the director, ensuring the required access and parking areas will be constructed and maintained by all future property owners.
  - (F) Any portion of a driveway not located in a public right-of-way shall comply with emergency service access as required by CBJ 19.10. A profile of the proposed driveway centerline shall be submitted as part of the plat application, and must meet Alaska Department of Transportation and Public Facilities or CBJ driveway standards, as appropriate based on ownership of the right-of-way.
  - (G) Existing driveways and access points not meeting the requirements of this section must be abandoned, and improvements thereto removed and relocated prior to plat recordation.
  - (H) The portion of the driveway in the right-of-way or the first 20 feet from the edge of the public roadway shall be paved, whichever length is greater.
- (b) No lot resulting from a panhandle subdivision may be further divided into another panhandle subdivision.  
( Serial No. 2015-03(c)(am), § 10, 8-31-2015 ; Serial No. 2017-25, § 2, 11-6-2017, eff. 12-7-2017 ; Serial No. 2021-28 , § 3, 8-23-2021, eff. 9-22-2021)

### Applicant Information

**Business / Individual \***

Gary Tigar, Grant Creek Homes

**Address \***

1765 Palo Verde Blvd S.

Street Address

Lake Havasu City

City

AZ

State / Province / Region

86403

ZIP / Postal Code

**Phone \***

(928) 566-4097

**Email**

garytigar@sbcglobal.net

Add Another Business/Individual

**Business / Individual - 2 \***

Muiray Walsh, Walsh Planning & Development Services

**Address \***

2974 Foster ave

Street Address

Juneau

City

AK

State / Province / Region

99801

ZIP / Postal Code

Phone \*

(907) 723-8444

Email

murray@acsalaska.net

### CBJ Land Information

The CBJ Assessor's Database will provide information regarding site address and legal description. The CBJ Parcel Viewer tool can provide necessary maps needed to complete this application.

Site Address \*

4305 North Douglas Highway and the 8 acre parcel to the south

Legal Description \*

USS 2135 TR 1 TRA

Provide Brief Description of Your Proposal \*

To trade a portion of the Applicant's property to the CBJ in exchange for a portion of CBJ-owned land above USS 2135 TR 1 TRA as shown on the attached drawing. The newly configured property will then be subdivided for small single family homes on small lots.

Provide a Map of CBJ Land you wish to Purchase \*

Grant-Crk-Ph-III-7142021-TradeMap.pdf  

Have you mailed the \$500.00 filing fee? \*

Yes

Not Yet

Applications can only be processed when the \$500 fee is received. All checks are made out to "The City and Borough of Juneau" and can be sent to:

*The City and Borough of Juneau  
Attn: Lands and Resources Division  
155 S. Seward St.  
Juneau, AK 99081*

"By submitting this form, I agree all information is accurate. Submission of this request is NOT approval by the City and Borough of Juneau. I understand that staff will review my application and follow up with questions. Once staff have reviewed my application, ultimate determination of my request to purchase City property will be made by the City Assembly."

Legal Representative of Business / Individual \*

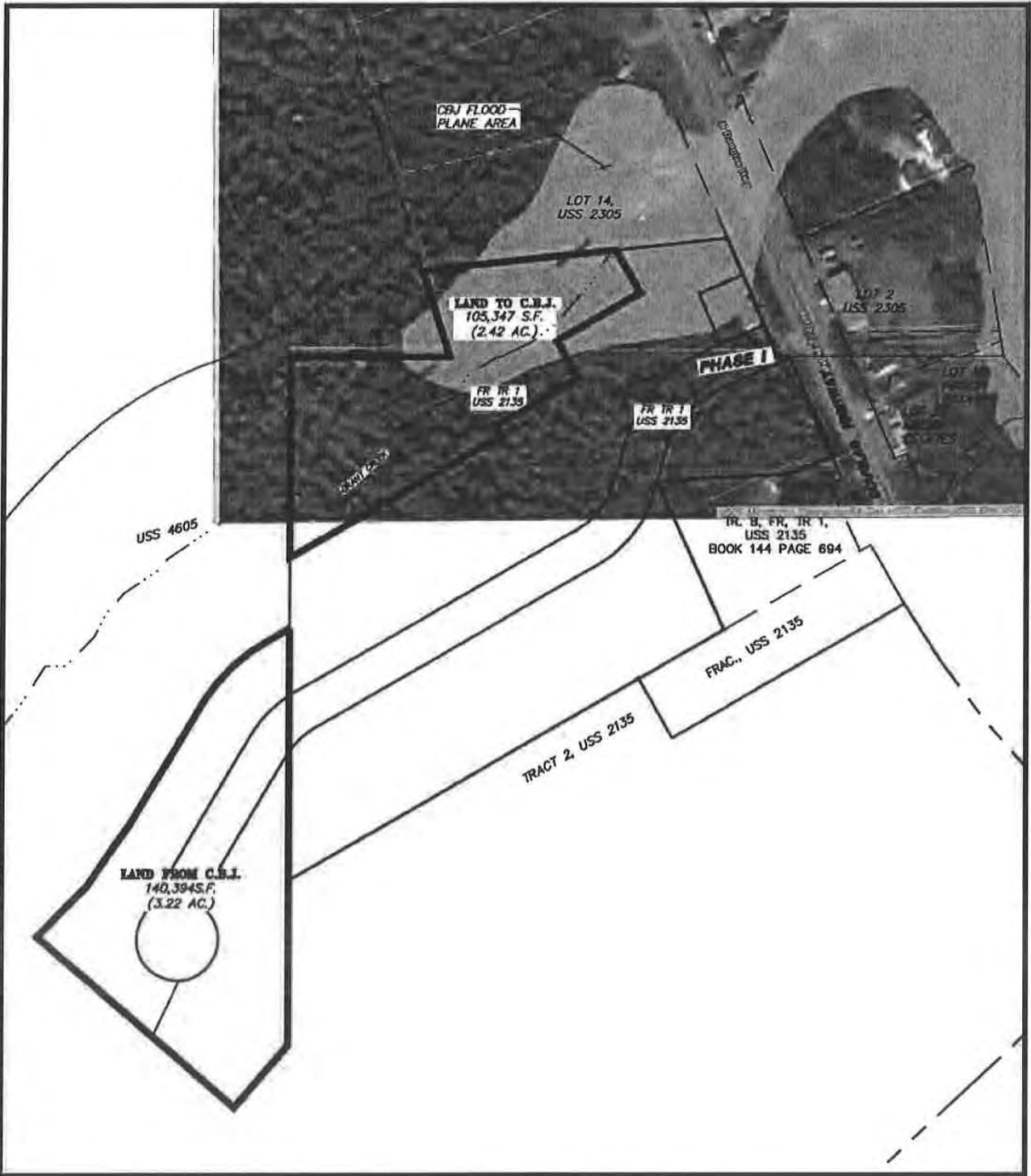
Gary  
First

WTigar  
Last

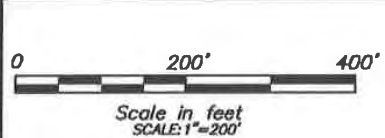
Legal Representative of Business / Individual -2 \*

Murray  
First

Walsh  
Last



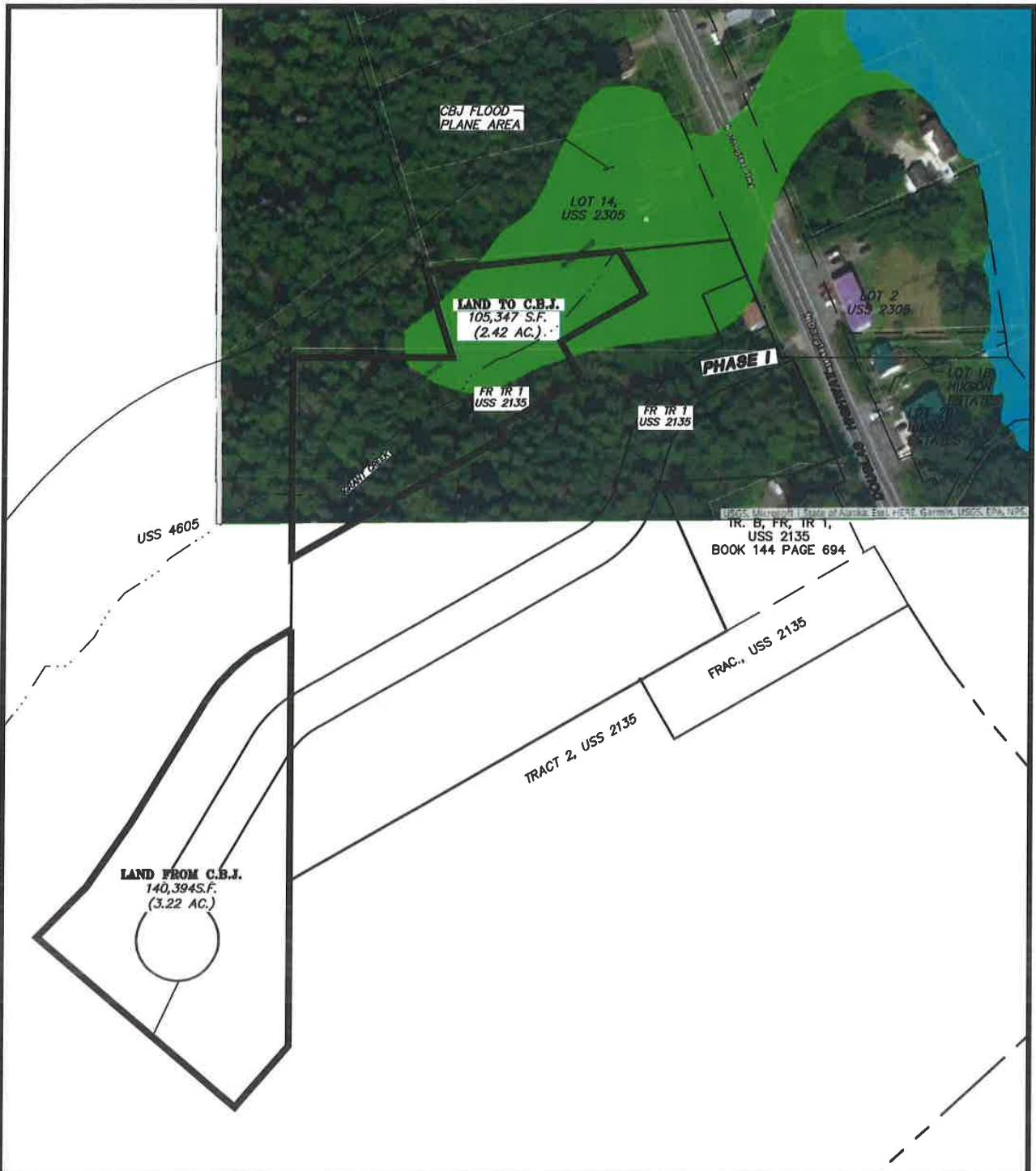
E:\GDM\WALSH\GRANT CREEK\GRANT CRK PH-I&II-7142021.DWG 9/03/2020 1:43:08 PM AST



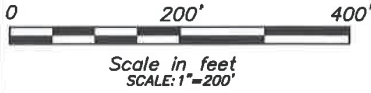
**A PLAT  
FOR PROPOSED LAND TRADE  
BETWEEN GRANT CREEK HOMES  
AND THE CITY AND BOROUGH OF  
JUNEAU, ALASKA**

DRAWN BY: GDM GRAPHICS DATE: 9/03/2021

**WALSH PLANNING & DEVELOPMENT**



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**A PLAT  
FOR PROPOSED LAND TRADE  
BETWEEN GRANT CREEK HOMES  
AND THE CITY AND BOROUGH OF  
JUNEAU, ALASKA**

DRAWN BY: GDM GRAPHICS DATE: 9/03/2021

PAGE 1 of 1

**WALSH PLANNING & DEVELOPMENT**

1

# Lands, Housing & Economic Development Committee

May 02, 2022





## Grant Creek Homes Request to Purchase City Property through a Land Trade

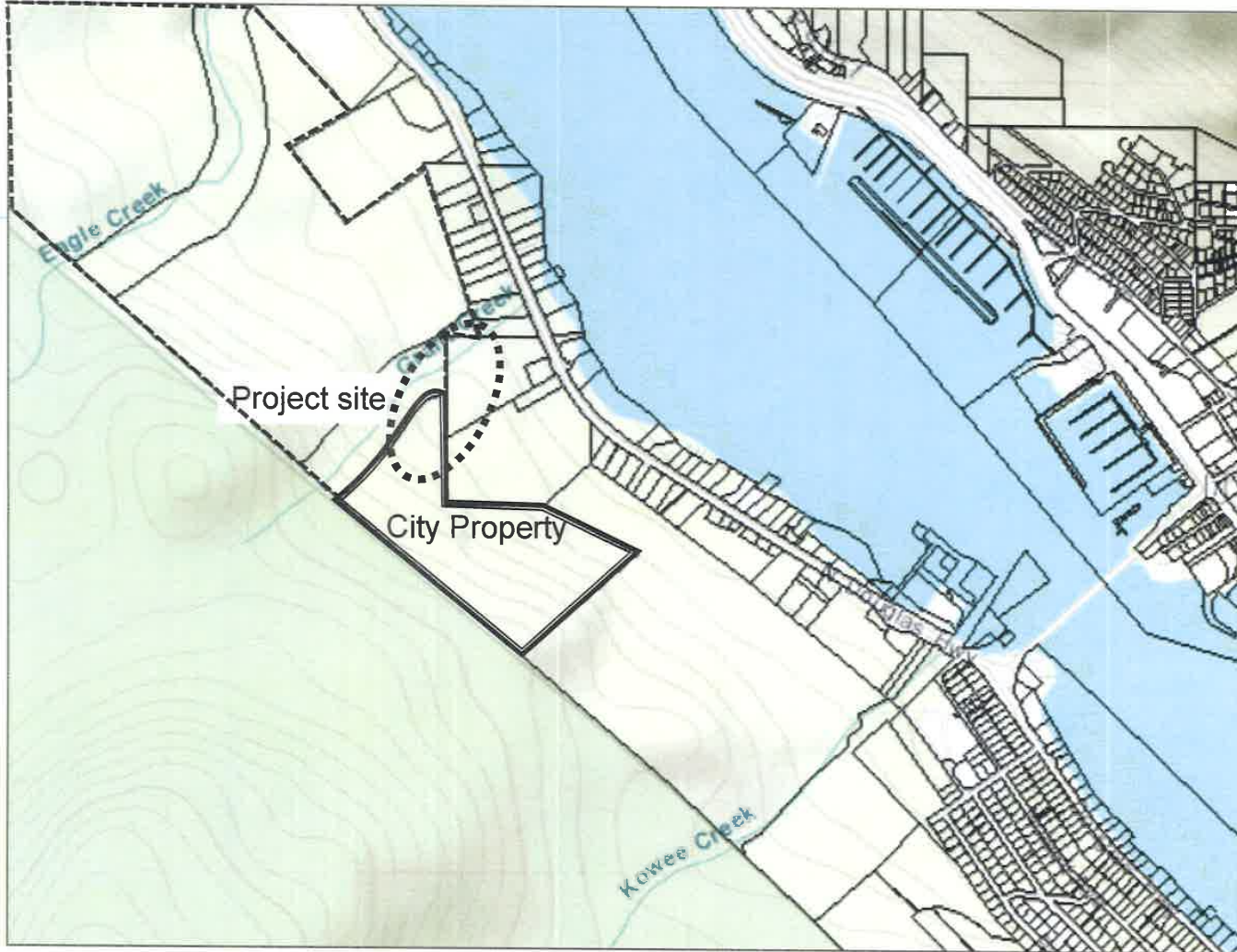
- The Lands Office has received a request for a land trade from Gary Tigar and Grant Creek Homes.
- The applicant is requesting to sell the City a 105,347 square foot area of property that is within the floodplain and buy a City owned 140,394 square foot uplands parcel. Both values would be determined by appraisal.
- The application states that the newly configured property would be subdivided into small single family lots.

2



## Grant Creek Homes Request to Purchase City Property through a Land Trade

- The City property being requested in this application is a fraction of a 654-acre parcel in North Douglas. The location is southeast of Bonnie Brae Subdivision and Falls Creek, Eagle Creek and Grant Creek run through this property. The Land Management Plan designates this property as retain/dispose, and it is managed by the Lands Office.



## Grant Creek Homes Request to Purchase City Property through a Land Trade

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**Staff request that the Lands, Housing and Economic Development Committee forward this application to the Assembly with a motion of support for disposal of City property to Gary Tigar and Grant Creek Homes through a negotiated disposal or land trade.**





**Invitation to Comment**  
On a proposal to be heard by the CBJ Planning Commission  
*Your Community, Your Voice*



COMMUNITY DEVELOPMENT  
155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for a **property acquisition and disposal review of land by the City and Borough of Juneau at 4305 North Douglas Highway** in a **D18 & D5 zone**.



**TIMELINE**

Staff Report expected to be posted **August 15, 2022**, at <https://juneau.org/community-development/planning-commission>  
Find hearing results, meeting minutes and more here as well.

Now through Aug. 1	Aug. 2 — noon, Aug. 19	HEARING DATE & TIME: 7:00 pm, Aug. 23, 2022	Aug. 24
Comments received during this period will be sent to the Planner, <b>Joseph Meyers</b> , to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <a href="https://juneau.zoom.us/j/82017306873">https://juneau.zoom.us/j/82017306873</a> and use the Webinar ID: 820 1730 6873 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).  You may also participate in person in City Hall Assembly Chambers, 155 S. Seward Street, Juneau, Alaska.	The results of the hearing will be posted online.

**FOR DETAILS OR QUESTIONS,**  
Phone: (907)586-0753 ext. 4209 ♦  
Email: [pc\\_comments@juneau.org](mailto:pc_comments@juneau.org)  
Mail: Community Development, 155 S. Seward St, Juneau AK 99801

**Case No.:** PAD2022 0002  
**Parcel No.:** 6D0601130010; 6D0601110020; 6D0611000010  
**CBJ Parcel Viewer:** <http://epv.juneau.org>

Printed July 19, 2022



Attachment B - Public Notice Materials

From: [Mark Millay](#)  
To: [Joseph Meyers](#); [John Bohan](#); [General Engineering](#)  
Subject: RE: Agency Review  
Date: Thursday, July 14, 2022 9:29:39 AM

---

Hello,  
Depending on the development configuration, grades for fire access may be a future issue as well.  
Otherwise no heartburn issues with the land swap here.  
Thanks Mark

---

**From:** Joseph Meyers <[Joseph.Meyers@juneau.org](mailto:Joseph.Meyers@juneau.org)>  
**Sent:** Thursday, July 14, 2022 9:24 AM  
**To:** John Bohan <[John.Bohan@juneau.org](mailto:John.Bohan@juneau.org)>; General Engineering <[General\\_Engineering@juneau.org](mailto:General_Engineering@juneau.org)>  
**Subject:** RE: Agency Review

Thank you John,

I am reaching out to the applicant now to make sure that he is aware of these potential issues.  
Thank you for your diligence on this!

---

**From:** John Bohan <[John.Bohan@juneau.org](mailto:John.Bohan@juneau.org)>  
**Sent:** Wednesday, July 13, 2022 10:18 AM  
**To:** Joseph Meyers <[Joseph.Meyers@juneau.org](mailto:Joseph.Meyers@juneau.org)>; General Engineering <[General\\_Engineering@juneau.org](mailto:General_Engineering@juneau.org)>  
**Subject:** RE: Agency Review

Hi Joseph,

I was reading through the PAC minutes / summary and noticed that there was vague wording about needing to address adequate water pressure and “may require additional upgrades to the existing water system”.

Am concerned that the developer is not fully aware that they **WILL NOT have water pressure above roughly 100’ above the highway** (per attached information provided to Ken Hoganson in preparation for the PAC). The LIDAR shows that all the new property being potentially traded to the owner would not meet required water pressures for Fire hydrant protection or residential water pressure.

Also while we are not supposed to worry how the developer is going to build on the property, a concern I see is regarding the steepness of the upper portion of the proposed land CBJ land for purchase and the proposed roadway going “straight up the hill”. Based on LIDAR, it has slopes in the 30%-40+% range. The approximate land slopes between Nowell and Blueberry Hills road is about 25%, so while buildable, the parcel is not nearly as wide, nor does it appear the parcel is wide enough to accommodate a roadway (switchback or sidehill) at a grade similar to Cordova Street

(12% or so). (Fairbanks Street (~15%) is a good summer street but closed in the winter due to the extreme grades.) It is not likely the CBJ would accept a street with substandard grade for maintenance.

I don't have any issues with the specific land disposal, just the constructability of the development as proposed.

**Mark, Eric** – are there any other issues you see with this proposed land disposal / development?

*Thanks*  
*John Bakan, PE*  
CBJ Chief CIP Engineer  
155 S. Seward St  
Juneau AK 99801  
(907)586-0800 x-4188  
fax 463-2606

---

**From:** Joseph Meyers <[Joseph.Meyers@juneau.org](mailto:Joseph.Meyers@juneau.org)>  
**Sent:** Tuesday, July 12, 2022 1:08 PM  
**To:** General Engineering <[General\\_Engineering@juneau.org](mailto:General_Engineering@juneau.org)>  
**Subject:** Agency Review

Good afternoon,

I am seeking comment from your department on a proposed land acquisition and land disposal on North Douglas Highway. The application for this action is attached.

The proposed project is outlined below:





The applicant would like to purchase 140,394 square feet from the CBJ and would like to sell 105,347 square feet of land to the CBJ. The land being sold to the CBJ is currently owned by the applicant.

The parcel numbers related to this transaction: 6D0601110020, 6D0601130010, 6D0611000010, and 6D0611000011.

Please submit comments and questions about the proposed land purchase and disposal by replying to this email by July 26, 2022.

Thank you,

**Joseph Meyers | Planner II**  
[Community Development Department](#) | City & Borough of Juneau, AK  
230 S. Franklin Street, 4<sup>th</sup> Floor Marine View Building  
Personal line: 907.586.0753; Ext: 4209  
He/him



July 27, 2022

Dear Juneau Planner

RE: case no.: PAD2022 0002

I'm assuming this 'land acquisition' is proposed for future construction and remove waterway land from the current property owner.

Background: The parcels contain both Grants Creek salmon creeks. In accordance with the Alaska Watershed Coalition and CBJ, require landowners living next to a salmon stream, adhere to no structures within 50 ft and an undisturbed vegetation duffer of 25 feet to any such waterway as a bare minimum riparian buffer. However, more ecologic value is gained with each additional foot of buffer. I (adjacent landowner) have documented abundant wildlife adjacent to this parcel including deer, bear, porcupines, ravens & eagles. An EIS would be prudent prior to any development.

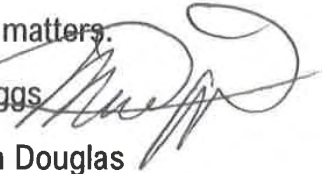
The CBJ water and sewer services end at this parcel. During the installation of these services, a section of muskeg has encountered at that location. I don't believe a wetlands permit is required but This is a noteworthy observation. If the land acquisition is for a 'proposed' D18 development.

If so, Please consider the following prior to land development:

1. Salmon waterway setbacks.
2. Maybe an EIS will be required.
3. Consider an upgrade to the current utilities.
4. With the addition of a future development there will be an increase traffic congestion, a traffic assessment is warranted. Note the presence of an access road for the already 'clear cut' property to the south.

There may be additional considerations upon future development due to this acquisition.

Thank you for your consideration and attention to these matters.

Michael Higgs   
4225 North Douglas

RECEIVED  
AUG 01 2022

Permit Center/CDD Attachment D - Public Comments

Presented by: The Manager  
Introduced: 04/26/2010  
Drafted by: J.W. Hartle

**ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**

**Serial No. 2010-14am**

**An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of U.S. Survey 2135, Tract 1, Tract A, U.S. Survey 2135, Tract II, and U.S. Survey 2305, Lot 15, Located in North Douglas, Currently Zoned D-3, to D-18.**

WHEREAS, the Comprehensive Plan of the City and Borough supports denser residential zoning adjacent to transit corridors; and

WHEREAS, the Comprehensive Plan identifies this area of North Douglas as both Low Density Residential (UDLR) and Urban Low Density Residential transition to Medium Density Residential (UDLR (T) MDR); and

WHEREAS, MDR is described as urban residential lands for multi-family dwelling units at densities ranging from 5 to 20 units per acre; and

WHEREAS, D-18 zoning provides for up to 18 units per acre.

NOW, THEREFORE, BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

**Section 1. Classification.** This ordinance is of a general and permanent nature and shall become a part of the City and Borough Code.

**Section 2. Amendment to the Official Zoning Map.** The Official Zoning Map of the City and Borough adopted pursuant to CBJ 49.25.110, is amended to change the zoning of U.S. Survey 2135, Tract 1, Tract A, U.S. Survey 2135, Tract II, and U.S. Survey 2305, Lot 15, currently zoned D-3, to D-18. The rezone described is shown on the attached Exhibit A map illustrating the area of proposed zone change.


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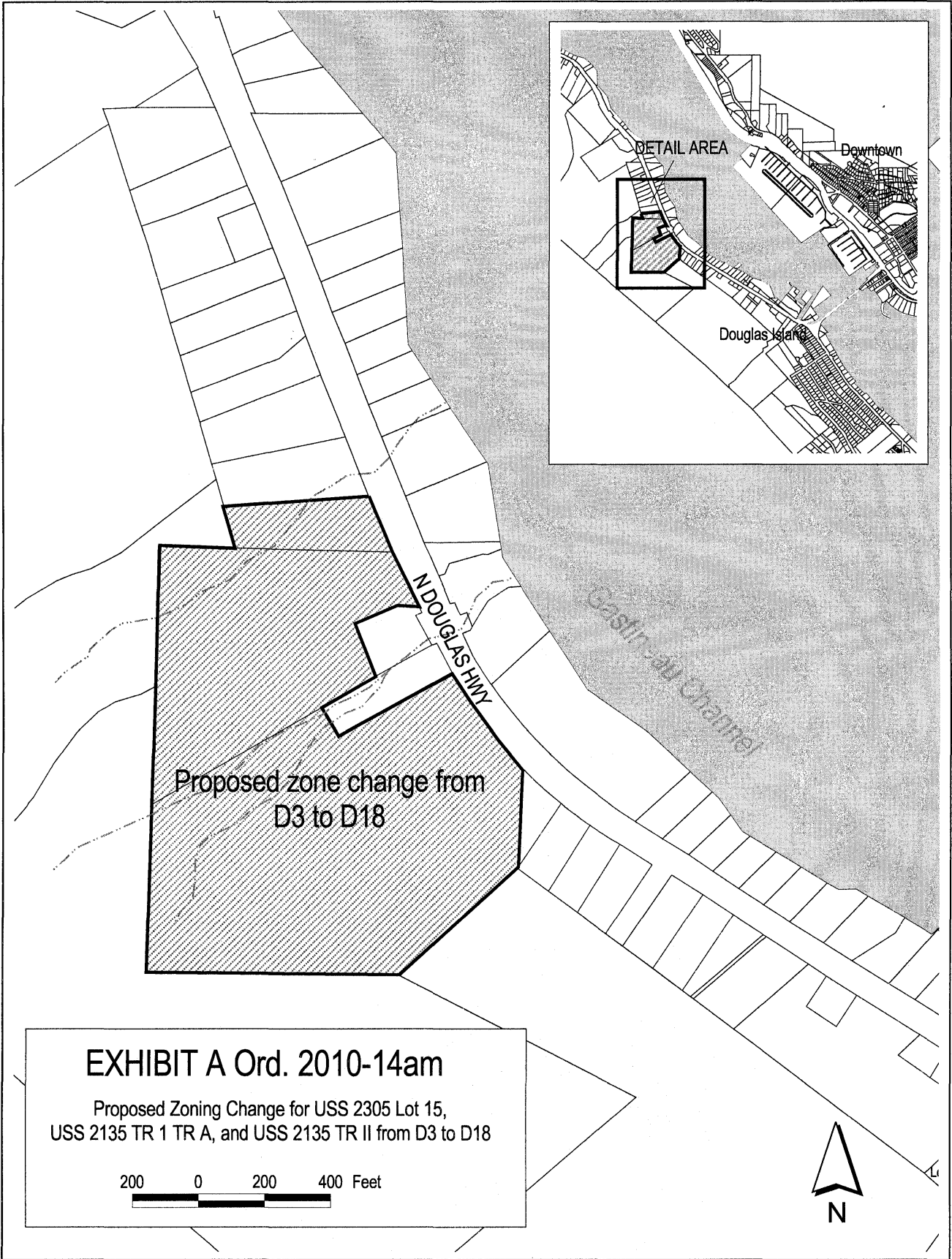
**Section 3. Effective Date.** This ordinance shall be effective 30 days after its adoption.

Adopted this 19<sup>th</sup> day of May, 2010.

  
Bruce Botelho, Mayor

Attest:

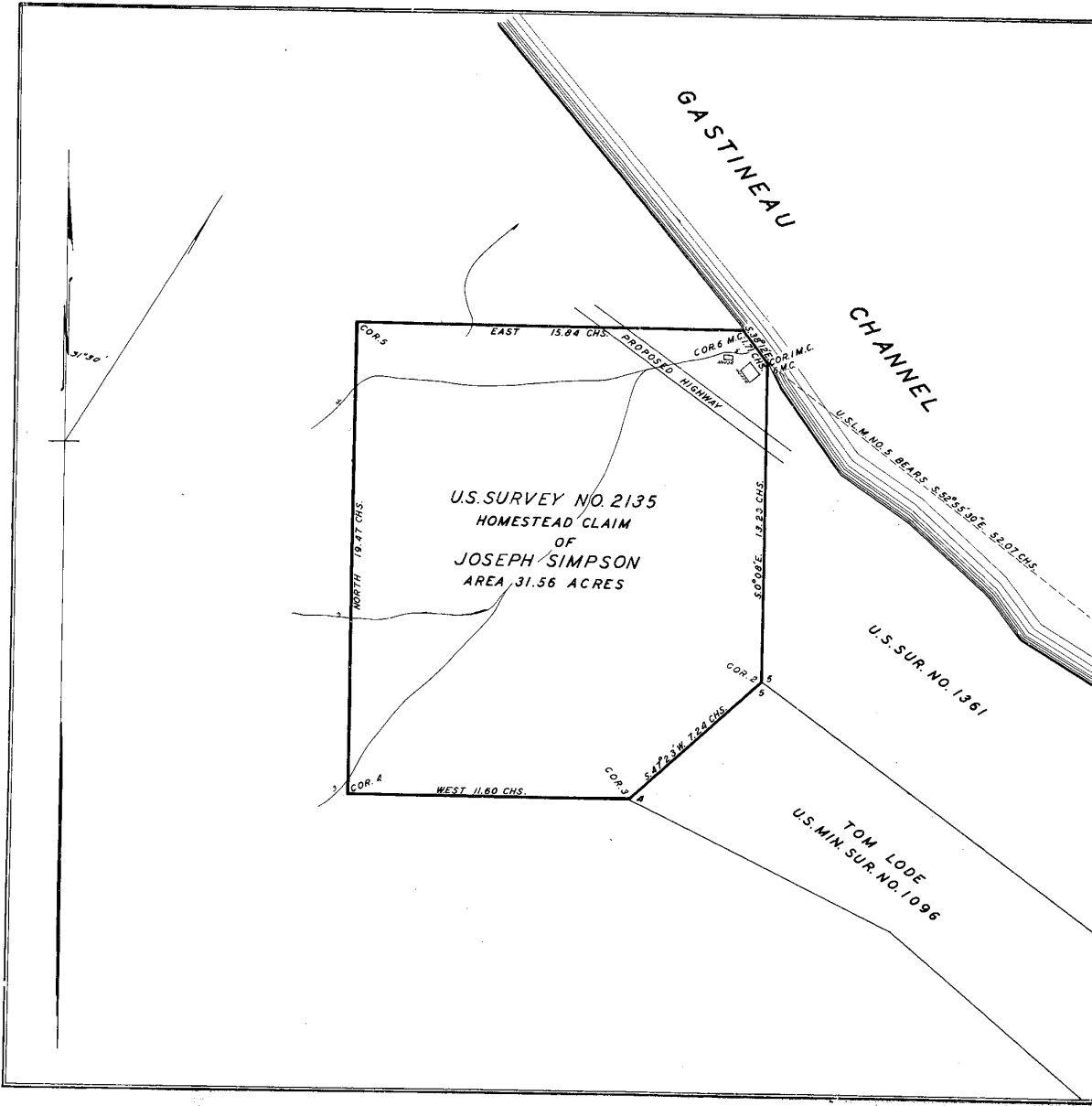
  
Laurie J. Sica, Clerk



Map created 3/22/2010, revised 4/21/2010, revised 5/21/2010

(4-653)

ORIGINAL



**PLAT**  
of  
U.S. SURVEY NO. 2135  
of the  
**HOMESTEAD CLAIM**  
of  
**JOSEPH SIMPSON**  
Executed under the Act of Congress,  
Approved **JUNE 20, 1918**  
situated  
ON DOUGLAS ISLAND ON GASTINEAU CHANNEL WEST  
OF AND ADJOINING U.S. SURVEY NO. 1361

**TERRITORY OF ALASKA**

Area: 31.56 acres  
Declination: 3° 30' E.  
Scale: 3 chains to the inch  
Latitude 58° 16' N. Longitude 134° 26' W.

Survey executed by  
**CHARLES P. SEELYE, U.S. TRANSITMAN**  
AUGUST 18-20, 1932

**CERTIFICATE OF APPROVAL**  
PUBLIC SURVEY OFFICE  
Juneau, Alaska, MAY 16, 1933

The original field notes of Survey No. 2135, of the  
**HOMESTEAD CLAIM OF JOSEPH SIMPSON**  
from which this plat has been made, have been examined  
and approved, and are on file in this office, and I hereby  
certify that they furnish such an accurate description of  
said claim as will, if incorporated into a patent, serve fully  
to identify the premises, and that such reference is made  
therein to natural objects and permanent monuments, as  
will perpetuate and fix the locus thereof.  
And I further certify that this is a correct plat of  
said claim, made in conformity with said original field  
notes of the survey thereof, and the same is hereby ap-  
proved.

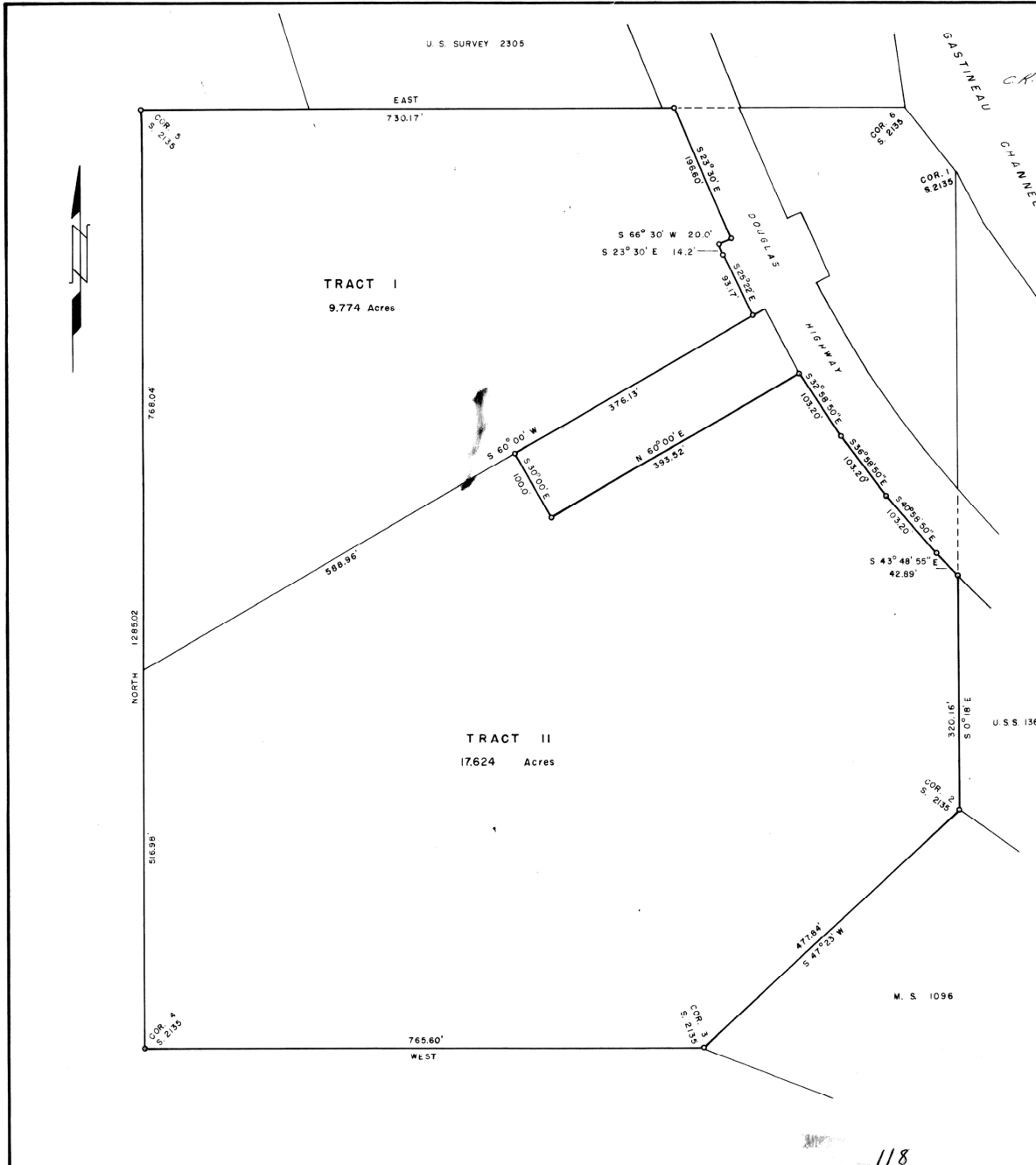
*Charles P. Seelye*  
Cadastral Engineer in Charge

**DEPARTMENT OF THE INTERIOR**  
**GENERAL LAND OFFICE**  
Washington, D.C., Dec. 18, 1933.

The survey represented by this plat having been cor-  
rectly executed in accordance with the requirements of  
law and the regulations of this office, is hereby accepted.

*J. H. Caud*  
Acting Assistant Commissioner.

Attachment F - Reviewed Materials



**CERTIFICATE OF REGISTERED ENGINEER**  
 I hereby certify that I am a registered professional civil engineer, and that this plat represents the survey made by me or under my direct supervision, and that all dimensional and other details are correct to the best of my knowledge.

November 3 1960

*C. B. Nordling*  
 REGISTERED ENGINEER

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 We hereby certify that we the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent and dedicate all streets, alleys and other open spaces to public or private use as noted.

Nov 8 1960

Witnessed by:  
*C. B. Nordling*

**CERTIFICATE OF APPROVAL BY THE BOARD**  
 I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Juneau Douglas Platting Board and that said Plat been approved by Plat Resolution No. dated November 8 1960 and that the Plat shown hereon has been approved for recording in the office of the Magistrate, ex officio Recorder, Juneau.

November 8 1960

Attest:  
*Arnold G. Miller*  
 JUNEAN DOUGLAS PLATTING BOARD  
*James Olsen*

#273

RECORDED - FILED  
 Juneau  
 Nov. 10 60  
 9:20  
*Fernandson*  
 Nov. 11 60  
 Juneau

SUBDIVISION OF  
**FRACTION OF U. S. SURVEY NO. 2135**  
 ON DOUGLAS ISLAND, ALASKA  
 SCALE 1" = 100' NOV. 1960  
 TONER & NORDLING - REG. ENGRS. - JUNEAU, ALASKA

Attachment E - Reviewed Materials *Plat # 273*

Attachment F - Notice of Recommendation for PAD2022 0002

203283

80-5W

CITY AND BOROUGH OF JUNEAU, ALASKA

PLATTING RESOLUTION NO. 714

WHEREAS, \_\_\_\_\_  
Applicant(s)

KENNETH PRICE

has applied to the City and Borough of Juneau Planning Commission in proper form for a waiver of platting requirements of the subdivision of the following described real property:

DESCRIPTION OF FRACTIONS OF TRACT 1, SUBDIVISION OF A FRACTION OF USS 2135

Tract A. A fraction of Tract 1, Subdivision of a Fraction of USS 2135, within the First Judicial District, State of Alaska, more particularly described as follows: Beginning at Corner No. 5 of USS 2135; thence East along line 5-6 of said survey 730.17 ft. to the R.O.W. line of the North Douglas Highway; thence along said R.O.W., S 23°30' E, 160.00 feet; thence S 66°30' W, 64.12 feet; thence S 87°00' W, 198.16 feet; thence S 24°13' E, 239.52 feet; thence S 60° W, 733.84 feet to a point on line 4-5 of USS 2135; thence North along said line 4-5 768.04 feet to the point of beginning, containing in all 8.785 acres, more or less.

Tract B. A fraction of Tract 1, Subdivision of a Fraction of USS 2135, within the First Judicial District, State of Alaska, more particularly described as follows: Beginning at the intersection of the west R.O.W. of the North Douglas Highway and line 5-6 of USS 2135, from whence Cor. 5 of USS 2135 bears West, 730.17 feet distant; thence S 23°30' E along said R.O.W. 160.00 feet to the true point of beginning of this tract; thence S 23°30' E along said R.O.W. 36.60 feet; thence S 66°30' W along said R.O.W. 20.00 feet; thence S 23°30' E along said R.O.W. 14.20 feet; thence S 25°22' E along said R.O.W. 93.17 feet; thence S 60° W, 231.25 feet; thence N 24°13' W, 239.52 feet; thence N 87° E, 198.16; thence N 66°30' E, 64.12 feet to the true point of beginning, containing in all 0.989 acre, more or less.

An easement for the purpose of widening, improving or protecting Grant Creek, which runs along the southerly boundary of said Tracts A and B.

according to the attached plat, sketch or diagram.

WHEREAS, the Commission finds that the proposed conveyance: (a) is not being made for the purpose of or in connection with a present or projected subdivision development; (b) is an isolated transaction which does not fall within the general intent of Title 40, Chapter 15, Alaska Statutes; and (c) does not involve or require any dedication of a street, alley thoroughfare, park or other public area.

BE IT RESOLVED BY THE CITY AND BOROUGH PLANNING COMMISSION AS THE PLATTING AUTHORITY FOR THE CITY AND BOROUGH OF JUNEAU, ALASKA:

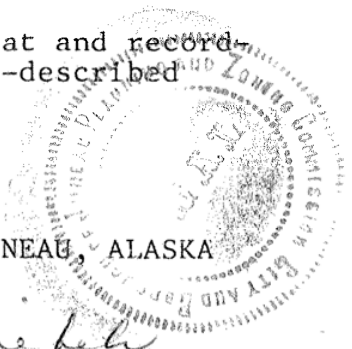
The said application for a statutory waiver of plat and recording requirements to a proposed conveyance of the above-described property is hereby granted.

Dated June 13, 1978

CITY AND BOROUGH OF JUNEAU, ALASKA  
PLANNING COMMISSION

By: Kathleen H. Aiebel  
Chairman

Attest  
[Signature]  
Clerk



Attachment E - Reviewed Materials

Attachment F - Notice of Recommendation for PAD2022 0002





Alaska Department of Fish and Game

Search nominations



State of Alaska  
Department of Fish and Game  
Sportfish Division

Nomination Details For  
Anadromous Waters Catalog  
Nomination Number 06-507

Region: Southeastern  
Upper Reach Latitude 0.0000  
Lower Reach Latitude 0.0000  
AWC Water body # 111-40-10910

USGS Quad: Juneau B-2  
Longitude 0.0000 (NAD83/WGS84)  
Longitude 0.0000 (NAD83/WGS84)  
AWC Water body Name Grant Creek

Observations

Species	Date Observed	Activity
coho salmon (anadromous)		Present

**Comments:** Jackie Timothy (HBIV) and Sheila Cameron (HBII) verified that Grant Creek is not anadromous above the Douglas Highway, on Monday, June 26, 2006. The ADF&G Juneau Fish Habitat Assessment states "A series of falls about 0.6 mile upstream from the mouth are believed to be a barrier to upstream migration" (Mike Bethers, 1995, page 53). The culvert under the Douglas highway is above the series of falls and is perched about five feet. We set minnow traps below the culvert during our field visit and caught several three-spine stickleback. We found a dead juvenile Dolly Varden near the mouth of Grant Creek. Will collect lat and long info later this week.

**Name of Observer:** Jackie Timothy  
**ADFG Biologist:**  
**Nomination Changes To The AWC**

**Submission Date:** 09/25/06  
**Nomination Status:** Change

Region Map(quad) AWC Stream #	Stream Name	Action Taken	Species*	Comments
Southeastern JUNEAU B-2 SE 111-40-10910	Grant Creek	Shortening existing upper reaches		Deleted upper portion of stream
Southeastern JUNEAU B-2 SE 111-40-10910	Grant Creek	Adding barrier to stream		Added barrier to stream representing a series of falls .6 mile from the mouth

This nomination is available as a PDF.



06-507.pdf

View the [area map for JUNEAU B2SE](#) (2,448 KB)

**\*Species Codes:**

- |                                 |                                 |                         |
|---------------------------------|---------------------------------|-------------------------|
| AC - Arctic char                | AW - Arctic cisco               | AL - Arctic lamprey     |
| BW - Bering cisco               | BC - broad whitefish            | K - chinook salmon      |
| CH - chum salmon                | CO - coho salmon                | CT - cutthroat trout    |
| DV - Dolly Varden               | OU - eulachon                   | HW - humpback whitefish |
| SF - inconnu                    | LP - lamprey, undifferentiated  | LC - least cisco        |
| OL - longfin smelt              | PC - Pacific lamprey            | P - pink salmon         |
| OP - pond smelt                 | OM - rainbow smelt              | LV - river lamprey      |
| SM - smelt, undifferentiated    | S - sockeye salmon              | SH - Steelhead trout    |
| ST - sturgeon, undifferentiated | W - whitefish, undifferentiated |                         |

**\*Activity Codes:**

Attachment E - Reviewed Materials

Attachment F - Notice of Recommendation for PAD2022 0002

s - spawning r - rearing p - present m - migration

Section J, Item 2.



Attachment F - Notice of Recommendation for PAD2022 0002



Attachment F - Notice of Recommendation for PAD2022 0001



Attachment F - Notice of Recommendation for PAD2022 0002

	Use Description		D-3	D 18
1	RESIDENTIAL			
1.1	Single-family dwellings			
	1.11	Single-family detached, one dwelling per lot	1	1
	1.12	Single-family detached, two dwellings per lot	1	
	1.13	Single-family detached, accessory apartment <sup>x</sup>	1, 3	1, 3
	1.14	Single-family detached, two dwellings per lot, accessory apartments <sup>x</sup>	1, 3	
1.2	Duplex		1	1
1.3	Multifamily dwellings			1, 3
1.5	Child and Day care homes			
	1.51	Child; 12 or fewer children under the age of 12	1	1
	1.52	Reserved		
	1.53	Adult; 12 or fewer people, 12 years and older	1	1
	1.54	Reserved		
1.55	Child care residence, 6 to 9 children under 18 years of age		3	3
1.6	Miscellaneous, rooms for rent situations			
	1.61	Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, transitional housing, and temporary residences. Owner or manager must live on site.	3	1, 3
	1.62	Hotels, motels		
	1.63	Single room occupancies with private facilities		1, 3
1.7	Home occupations		1	1
1.8	Mobile homes			
	1.81	Residential mobile homes on individual lots <sup>E</sup>	3	
	1.815	Caretakers mobile homes on individual lots <sup>E</sup>	3	3
	1.82	Mobile home parks <sup>E</sup>		3
	1.83	Mobile home subdivision <sup>E</sup>		3
	1.84	Recreational vehicle parks <sup>F</sup>	3 <sup>F</sup>	
1.9	Common wall development			
	1.91	Two dwelling units		1
	1.911	Accessory apartments <sup>x</sup>	1, 3	1, 3
	1.92	Three or more dwelling units		1, 3

	1.93	Two dwelling unit structures allowed under special density considerations, subsections 49.25.510(h)	3	3
2	SALES AND RENTAL GOODS, MERCHANDISE OR EQUIPMENT <sup>G</sup>			
2.1	With less than 5,000 square feet and less than 20 percent of the gross floor area of outside merchandising of goods			
	2.11	<i>Reserved</i>		
	2.12	Miscellaneous		
	2.13	Marine merchandise and equipment		
2.2	Storage and display of goods with greater or equal to 5,000 square feet and/or 20 percent of the gross floor area of outside merchandising of goods			
2.3	Marijuana retail store			
3	PROFESSIONAL OFFICE, CLERICAL, RESEARCH, REAL ESTATE, OTHER OFFICE SERVICES <sup>G</sup>			
3.05	Offices of not more than 1,000 square feet		3	3
3.1	Offices greater than 1,000 but not more than 2,500 square feet			3
3.2	<i>Reserved</i>			
3.3	Research, laboratory uses			
3.4	Offices greater than 2,500 square feet			
3.5	Marijuana testing facility			
4	MANUFACTURING, PROCESSING, CREATING, REPAIRING, RENOVATING, PAINTING, CLEANING, ASSEMBLING OF GOODS <sup>G</sup>			
4.05	Light manufacturing			3
4.07	Medium manufacturing			
4.1	Heavy manufacturing			
4.15	Rock crusher		1 <sup>Q</sup>	
4.2	Storage of explosives and ammunition			
4.21	Seafood processing			
4.22	Marijuana product manufacturing facility			
5	EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USES			
5.1	Schools			
	5.11	Elementary and secondary schools including associated grounds and other facilities	3	3
	5.12	Trade, vocational schools, commercial schools		
	5.13	Colleges, universities	3	3
5.2	Churches, synagogues, temples		3	3
5.3	Libraries, museums, art galleries		3	3
5.4	Social, fraternal clubs, lodges, union halls, yacht clubs			
6	RECREATION, AMUSEMENT, ENTERTAINMENT			

6.1	Indoor activity conducted entirely within building or substantial structure			
	6.11	Bowling alleys, billiard, pool halls		
	6.12	Tennis, racquetball, squash courts, skating rinks, exercise facilities, swimming pools, archery ranges		3
	6.13	Theaters seating for 200 or fewer		3
	6.135	Theaters seating from 201 to 1,000		
	6.14	Coliseums, stadiums, and other facilities in the 6.100 classification seating more than 1,000 people		
	6.15	Indoor shooting range		
6.2	Outdoor activity conducted outside enclosed buildings or structures			
	6.21	Recreational facilities such as golf, country clubs, swimming, tennis courts not constructed pursuant to a permit authorizing the construction of a school	3	3
	6.22	Miniature golf courses, skateboard parks, water slides, batting cages	3	3
	6.24	Automobile, motorcycle racing tracks; off-highway vehicle parks		
	6.25	<i>Reserved</i>		
	6.26	Open space	1	1
	6.262	Parks with improved facilities, not approved in conjunction with a major subdivision		
	6.264	Capacity for up to 20 people <sup>w</sup>	1	1
	6.266	Capacity for more than 20 people <sup>w</sup>	3	3
	6.27	Aerial conveyances and appurtenant facilities	3	3
	6.28	Shooting ranges		
7	INSTITUTIONAL DAY OR RESIDENTIAL CARE, HEALTH CARE FACILITIES, CORRECTIONAL FACILITIES			
7.1	Hospital			



7.15	Health care clinics, other medical treatment facilities providing out-patient care			3
7.2	Assisted living		3	3
7.3	Day care centers			3
7.31	Child care centers		3	3
7.5	Correctional facilities		3	3
7.6	Sobering centers			
8	RESTAURANTS, BARS, NIGHTCLUBS			
8.05	Small restaurants, less than 1,000 ft <sup>2</sup> without drive through service			3
8.1	Restaurants, bars without drive through service			
8.2	Restaurants, coffee stands with drive through service			
8.3	Seasonal open air food service without drive through			
9	BOAT OR MOTOR VEHICLE, SALES AND SERVICE OPERATIONS			
9.05	Motor vehicle, mobile home sale or rental			
9.1	Motor vehicle repair and maintenance, including body work			
9.2	Automotive fuel station			
9.3	Car wash			
9.4	Boat sales or rental			
9.45	Boat repairs and maintenance			
9.5	Marine fuel, water sanitation			
9.6	Marine commercial facilities including fisheries support, commercial freight, passenger traffic			
10	STORAGE, PARKING, MOORAGE			
10.1	Automobile parking garages or parking lots not related to a principal use on the lot			
10.2	Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored			
	10.21	All storage within completely enclosed structures		
	10.22	General storage inside or outside enclosed structures		
	10.23	Snow storage basin		
	10.232	Neighborhood, less than ½ acre	3 <sup>Z</sup>	3 <sup>Z</sup>
	10.235	Regional, ½ to 1 acre	3 <sup>Z</sup>	
	10.237	Area wide, over 1 acre	3 <sup>Z</sup>	
10.3	Parking of vehicles or storage of equipment outside enclosed structures where they are owned and used by the user of the lot and parking and storage is more than a minor and incidental use of the lot			
10.4	Temporary contractor's storage connected with construction project off-site for a specified period of time		3	3
10.5	Moorage			
	10.51	Public, commercial	3	

	10.52	Private	1, 3	1, 3
10.6	Floating structures supporting seasonal, commercial recreation		3	
11	MATERIALS SALVAGE YARDS, WASTE MANAGEMENT			
11.1	Recycling operations			
	11.11	Enclosed collection structures <sup>0</sup> of less than 80 square feet total and less than six feet in height	1 <sup>P</sup>	1 <sup>P</sup>
	11.12	Enclosed structures for recyclable materials collection	1 <sup>P</sup> , 3	1 <sup>P</sup> , 3
	11.13	Sorting, storage, preparation for shipment occurring outside an enclosed structure		
11.2	Reclamation landfill not associated with a specific use		1, 3	1, 3
11.3	Sanitary landfill			
12	SERVICES AND ENTERPRISES RELATED TO ANIMALS			
12.1	Veterinary clinic		3	
12.2	Kennel			
12.25	Day animal services, grooming, walking, day care		3	
12.3	Zoos, aquaria, or wild animal rehabilitation facilities with a visitor component			
12.31	Wild animal rehabilitation facilities without a visitor component		3	
12.4	Horseback riding stables, dog team yards			
13	EMERGENCY SERVICES			
13.1	Fire, police, ambulance		3	3
14	AQUACULTURE, AGRICULTURE, SILVICULTURE, MINING, QUARRYING OPERATIONS, SPRING WATER BOTTLING			
14.1	Aquaculture		3	
14.15	Weirs, channels, and other fisheries enhancement		1, 3	1, 3
14.2	Commercial agricultural operations			
	14.21	Excluding farm animals	3	3
	14.22	Including farm animals <sup>M</sup>		
	14.23	Stabling of farm animals <sup>M</sup>	3	
	14.24	Marijuana cultivation (500 square feet or more under cultivation)		
	14.245	Marijuana cultivation (fewer than 500 square feet under cultivation)		
14.25	Personal use agriculture			
	14.253	Hens, 6 maximum	1	3
14.3	Silviculture and timber harvesting <sup>J</sup>			
14.4	Mining operations		3	
14.5	Sand and gravel operations <sup>I</sup>		3	
14.8	Spring water bottling			3
15	MISCELLANEOUS PUBLIC AND SEMIPUBLIC FACILITIES			

15.1	Post office		3	1, 3
15.2	Airport			
15.4	Military reserve, National Guard centers		3	
15.5	Heliports, helipads			
15.6	Transit facilities			
	15.61	Transit center	3	3
	15.62	Transit station	1	1
	15.63	Park and ride not associated with transit station	3	3
15.7	Public works facility		3	
16	DRY CLEANER, LAUNDROMAT			
16.1	Drop off and pickup only, no onsite laundry or dry cleaning process			1, 3
16.2	Full service onsite laundry and/or dry cleaning			
17	UTILITY FACILITIES			
17.1	Minor		1	1
17.15	Intermediate		3	3
17.2	Major		3	3
17.3	Driveways and private roads			
18	TOWERS AND RELATED STRUCTURES			
18.100 <sup>AA</sup>	Towers and antennas 35 feet or less		1	1
18.200 <sup>AA</sup>	Towers and antennas 35 to 50 feet		3	3
18.300 <sup>AA</sup>	Towers and antennas more than 50 feet in height		3	3
18.4	Amateur (ham) radio towers and antennas more than 35 feet in height <sup>R</sup>		1	1
18.5	Wireless Communication Facilities			
19	OPEN AIR MARKETS, NURSERIES, GREENHOUSES			
19.1	Open air markets (farm, craft, flea, and produce)			
19.2	Nurseries, commercial greenhouses			
	19.21	Retail sales	3	3
	19.22	Nonretail sales	1, 3	1, 3
	19.23	Marijuana cultivation (500 square feet or more under cultivation)		
	19.24	Marijuana cultivation (fewer than 500 square feet under cultivation)		
20	CEMETERY, CREMATORIUM, MORTUARY			
20.1	Cemetery		3	3
20.2	Crematorium			
20.3	Funeral home		3	
21	VISITOR-ORIENTED, RECREATIONAL FACILITIES			
21.1	Resort, lodge			
21.2	Campgrounds			

21.3	Visitor, cultural facilities related to features of the site		
22	TEMPORARY STRUCTURES ASSOCIATED WITH ONSITE CONSTRUCTION		
22.1	Temporary structures used in connection with construction	1	1



Alaska Department of Fish and Game

Search nominations



State of Alaska  
Department of Fish and Game  
Sportfish Division

Nomination Details For  
Anadromous Waters Catalog  
Nomination Number 06-507

Region: Southeastern  
Upper Reach Latitude 0.0000  
Lower Reach Latitude 0.0000  
AWC Water body # 111-40-10910

USGS Quad: Juneau B-2  
Longitude 0.0000 (NAD83/WGS84)  
Longitude 0.0000 (NAD83/WGS84)  
AWC Water body Name Grant Creek

Observations

Species	Date Observed	Activity
coho salmon (anadromous)		Present

**Comments:** Jackie Timothy (HBIV) and Sheila Cameron (HBII) verified that Grant Creek is not anadromous above the Douglas Highway, on Monday, June 26, 2006. The ADF&G Juneau Fish Habitat Assessment states "A series of falls about 0.6 mile upstream from the mouth are believed to be a barrier to upstream migration" (Mike Bethers, 1995, page 53). The culvert under the Douglas highway is above the series of falls and is perched about five feet. We set minnow traps below the culvert during our field visit and caught several three-spine stickleback. We found a dead juvenile Dolly Varden near the mouth of Grant Creek. Will collect lat and long info later this week.

Name of Observer: Jackie Timothy  
ADFG Biologist:  
Nomination Changes To The AWC  
Submission Date: 09/25/06  
Nomination Status: Change

Region Map(quad) AWC Stream #	Stream Name	Action Taken	Species*	Comments
Southeastern JUNEAU B-2 SE 111-40-10910	Grant Creek	Shortening existing upper reaches		Deleted upper portion of stream
Southeastern JUNEAU B-2 SE 111-40-10910	Grant Creek	Adding barrier to stream		Added barrier to stream representing a series of falls .6 mile from the mouth

This nomination is available as a PDF.



06-507.pdf

View the [area map for JUNEAU B2SE](#) (2,448 KB)

\*Species Codes:

- |                                 |                                 |                         |
|---------------------------------|---------------------------------|-------------------------|
| AC - Arctic char                | AW - Arctic cisco               | AL - Arctic lamprey     |
| BW - Bering cisco               | BC - broad whitefish            | K - chinook salmon      |
| CH - chum salmon                | CO - coho salmon                | CT - cutthroat trout    |
| DV - Dolly Varden               | OU - eulachon                   | HW - humpback whitefish |
| SF - inconnu                    | LP - lamprey, undifferentiated  | LC - least cisco        |
| OL - longfin smelt              | PC - Pacific lamprey            | P - pink salmon         |
| OP - pond smelt                 | OM - rainbow smelt              | LV - river lamprey      |
| SM - smelt, undifferentiated    | S - sockeye salmon              | SH - Steelhead trout    |
| ST - sturgeon, undifferentiated | W - whitefish, undifferentiated |                         |

\*Activity Codes:

s - spawning r - rearing p - present m - migration

**Irene Gallion**

**From:** Irene Gallion  
**Sent:** Monday, August 12, 2024 4:09 PM  
**To:** Drown, Arthur EE (DOT)  
**Cc:** Jason Larson; Ilsa Lund  
**Subject:** Eight rezones for ADOT&PF consideration  
**Attachments:** APP\_AME24-02.pdf; Agency Comments Form, AME24-02.pdf; APP\_AME24-03.pdf; Agency Comments Form, AME24-03.pdf; APP\_AME24-04.pdf; Agency Comments Form, AME24-04.pdf; APP\_AME24-05.pdf; Agency Comments Form, AME24-05.pdf; APP\_AME24-06.pdf; Agency Comments Form, AME24-06.pdf; APP\_AME24-07.pdf; Agency Comments Form, AME24-07.pdf; APP\_AME24-08.pdf; Agency Comments Form, AME24-09.pdf

Hi Arthur,

We have eight proposed rezones coming up to the Planning Commission in October. I've attached them for distribution and consideration. I know you usually don't have interest until actual development, but if you have any concerns in the meantime we are happy to hear them.

We've got some time on these. It would be nice to have a general idea of ADOT&PF concerns for the public meetings. However, this will not go to the Commission until October 22. **If we could have comments by September 23 that would be great!** Let us know if you need more time.

Number	Public Info Mtg	Brief desc.	Access	Notes for ADOT&PF
AME24-02	Pending	39 acres from D3 to D18 at South Grant Creek.	N Douglas Hwy	Access through lot owned by private developer, between 4275 and 4305.
AME24-03	Thursday, 9/12/2024	2.3 acres at the end of Davis Avenue from D10 to D15.	Davis Avenue	Possible addition of nine units to Davis Avenue/Glacier intersection.
AME24-04	Tuesday, 9/17/2024	Rezone of 66 acres uphill (southwest) of 6101 through 6615 North Douglas Highway from RR to D3	N Douglas Hwy	via CBJ-owned lots between 6015 and 6101.
AME24-05	Wednesday, 9/11/2024	Rezone of 36 acres uphill (north) of 11900 through 12170 Glaciers Highway from D3 to D15.	Glacier Hwy	Via CBJ-owned lots between Seaview Avenue and 12158
AME24-06	Monday, 9/23/2024	Rezone of approximately 33 acres uphill (north) of 15200 through 15860 Glaciers Highway from RR to D3.	Auke Bay Bypass?	Utilities via easements from Glacier Hwy. CBJ does not own land to provide access from Glacier Hwy.
AME24-07	Thursday, 9/19/2024	Rezone approximately six acres of 10SF to D10 at top (north) of Karl Reishus Boulevard.	Karl Reishus Boulevard	No change to density, just type of development.
AME24-08	Wednesday, 9/18/2024	Rezone approximately 77 acres of RR to D3 in the	N Douglas Hwy	Direct access to N Douglas Hwy.

		vicinity of Fish Creek on North Douglas Highway.		
AME24-09	Pending	~87 acres at North Grant Creek, D3 to D15	N Douglas Hwy	Access to the highway needs to be negotiated still.

I've attached a comment sheet for each case for ease of ADOT&PF use.

These cases are also on the short term web page: <https://juneau.org/community-development/short-term-projects> The background for AME24-03 that is posted on the web page may be helpful in considering Davis Avenue intersection impacts.

Please "respond all." We are backing each other up during flood response activities.

Thanks!

**Irene Gallion | Senior Planner**

Community Development Department | City & Borough of Juneau, AK  
Location: 230 S. Franklin Street | 4<sup>th</sup> Floor Marine View Building  
Office: 907.586.0753 x4130



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(907) 586-0715  
CDD\_Admin@juneau.org  
www.juneau.org/community-development  
155 S. Seward Street • Juneau, AK 99801

**COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT**

**DEPARTMENT:** DOT&PF  
**STAFF PERSON/TITLE:** Arthur Drown, Right of Way Property Management  
**DATE:** 09/10/2024  
**APPLICANT:** CBJ Lands  
**TYPE OF APPLICATION:** AME (Rezone)

**PROJECT DESCRIPTION:**  
 ~87 acres at North Grant Creek, D3 to D15

**LEGAL DESCRIPTION:** USS 4605 FR  
**PARCEL NUMBER(S):** 6D06011000010  
**PHYSICAL ADDRESS:** Not assigned.

**SPECIFIC QUESTIONS FROM PLANNER:**

**AGENCY COMMENTS:**

DOT&PF has no specific comment at this time. Future development should be coordinated with the department regarding access permitting and planning of hydrological and traffic impacts to North Douglas Highway facilities as early as possible.



**Irene Gallion**

**From:** Irene Gallion  
**Sent:** Tuesday, August 13, 2024 2:33 PM  
**To:** Jeffrey Hedges; General Engineering; Theresa Ross  
**Cc:** Ilsa Lund; Jason Larson  
**Subject:** Eight rezones for your consideration  
**Attachments:** APP\_AME24-02.pdf; Agency Comments Form, AME24-02.pdf; APP\_AME24-03.pdf; Agency Comments Form, AME24-03.pdf; APP\_AME24-04.pdf; Agency Comments Form, AME24-04.pdf; APP\_AME24-05.pdf; Agency Comments Form, AME24-05.pdf; APP\_AME24-06.pdf; Agency Comments Form, AME24-06.pdf; APP\_AME24-07.pdf; Agency Comments Form, AME24-07.pdf; APP\_AME24-08.pdf; Agency Comments Form, AME24-09.pdf

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We've got some time on these. It would be nice to have a general idea of concerns for the public meetings. However, this will not go to the Commission until October 22. **If we could have comments by September 23 that would be great!** Let us know if you need more time.

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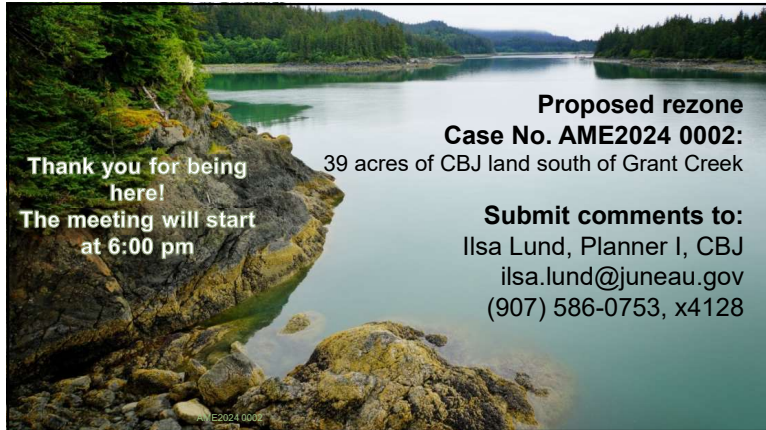
Thanks!

**Irene Gallion | Senior Planner**

Community Development Department | City & Borough of Juneau, AK  
Location: 230 S. Franklin Street | 4<sup>th</sup> Floor Marine View Building  
Office: 907.586.0753 x4130



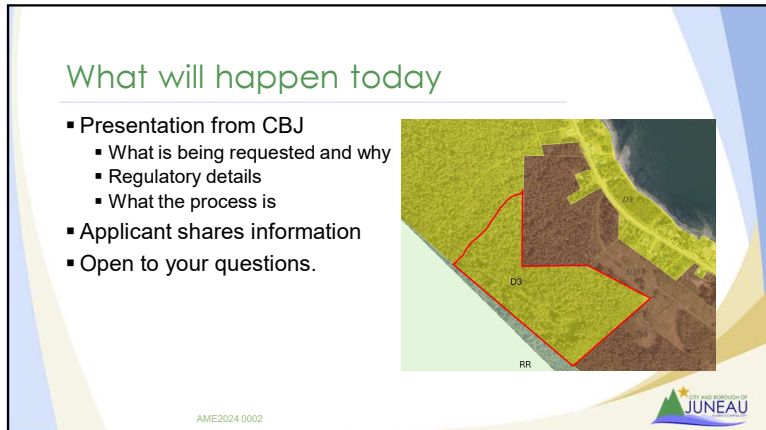
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1



2



3



4

### Why rezone?

- Housing Assembly's #1 priority
- Review of
  - CBJ land portfolio
  - Land Management Plan
  - Topography
  - Access
  - Road frontage
  - Utilities
  - Wetlands



Rezoning cannot be conditioned, but modifications can be made to the approval.

AME2024 0002



5

### 2022 Property Acquisition and Disposal (PAD2022 0002)

- In 2022, Grant Creek Homes, LLC (GCH) applied for a CBJ land swap.
- The Assembly Lands, Housing and Economic Development Committee and the Planning Commission recommended approval for proposed disposal and acquisition.
- The land GCH already owns is zoned D18 and don't want to acquire the land under a different zoning district.



AME2024 0002

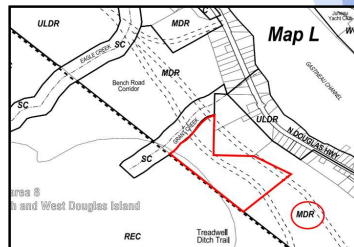


6

### Comprehensive Plan guides

#### MEDIUM DENSITY RESIDENTIAL

- Urban residential lands
- Multi-family
- Density of 5-20 units per acre
- Commercial development must be consistent with residential

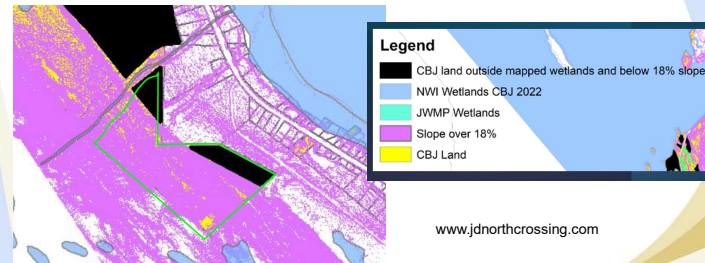


AME2024 0002



7

### Slope and Wetlands



www.jdnorthcrossing.com

AME2024 0002



8

# What do plans say about land use?

## What does rezoning to D18 look like?




AME2024 0002

9

# Table of Permissible Uses- Residential



Use Description		D-3	D-18
1	RESIDENTIAL		
1.1	Single-family dwellings		
1.11	Single-family detached, one dwelling per lot	1	1
1.12	Single-family detached, two dwellings per lot	1	1
1.13	Single-family detached, accessory apartment <sup>1</sup>	1, 3	1, 3
1.14	Single-family detached, two dwellings per lot, accessory apartments <sup>2</sup>	1, 3	1, 3
1.2	Duplex	1	1
1.3	Multi-family dwellings	1, 3	1, 3
1.5	Child and Day care homes		
1.51	Child: 12 or fewer children under the age of 12	1	1
1.53	Adult: 12 or fewer people, 12 years and older	1	1
1.55	Child care residence, 6 to 9 children under 18 years of age	3	3
1.6	Miscellaneous, rooms for rent situations		
1.61	Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, transitional housing, and temporary residences. Owner or manager must live on site.	3	1, 3
1.62	Hotels, motels		
1.63	Single room occupancies with private facilities	1, 3	1, 3
1.7	Home occupations	1	1
1.9	Common wall development		
1.91	Two dwelling units		1
1.911	Accessory apartments <sup>3</sup>	1, 3	1, 3
1.92	Three or more dwelling units		1, 3



AME2024 0002

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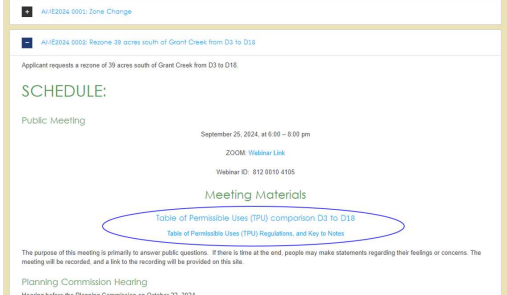

# To find the details...

AME2024 0002

11

# To find the details...

AME2024 0002

12

### Similarities between D3 and D18

- Single-Family Dwellings
- Accessory Apartments
- Duplexes
- Child and Daycare Homes
- Home Occupations
- Open Space
- Transit Station
- Minor Utility Facilities
- Temporary Structures used in Connection With Construction

AME2024 0002



13

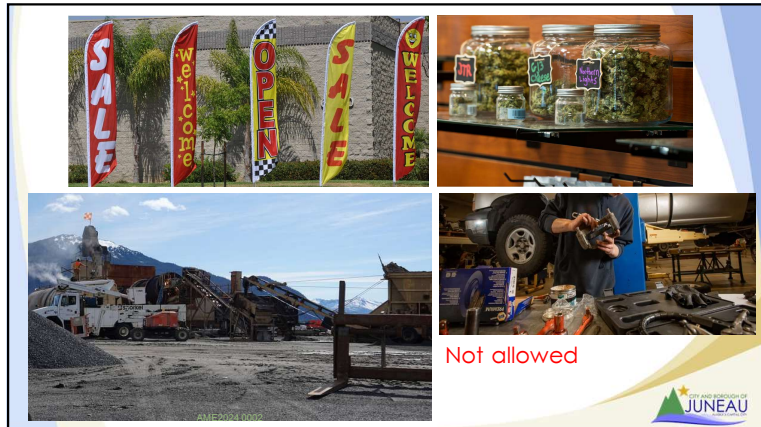
### D3 & D18: Requires Conditional Use Permit

- Rooming and Boarding Houses
- Schools
- Churches, Synagogues, Temples
- Libraries, Museums, Art Galleries
- Most Outdoor Recreational Facilities
- Assisted Living Centers, Child Care Centers
- Correctional Facilities
- Transit Centers

AME2024 0002



14



AME2024 0002



15

### Differences between D3 and D18

USE	Current D3	Proposed D18
Common Wall Development- two units	No	Yes
Common Wall Development- three units	No	Yes/CUP
Out-patient clinics	No	CUP
Services and Enterprises Related to Animals	CUP	No
Funeral Home	Yes	No
Light manufacturing	No	CUP
Theatres under 200 seats	No	CUP
Mining Operation/ Gravel Extraction	CUP	No
Hens, 6 maximum	Yes	CUP
Public Works Facilities	CUP	No

AME2024 0002



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## Dimensional Standards

	Current Actual	Current D3	Proposed D18
Minimum lot size, square feet	33/654 acres	12,000 sq. ft.	5,000 sq. ft.
Minimum lot width, linear feet		100 ft.	50 ft.
Maximum lot coverage	0%	35%	50%
Maximum height, permissible		35 ft	35 ft.
Maximum height, accessory		25 ft	25 ft.
Minimum front yard setback		25 ft.	20 ft.
Minimum rear yard setback		25 ft.	10 ft.
Minimum side yard setback		10 ft.	5 ft.
Minimum street side setback		17 ft.	13 ft.

Anadromous Streams: 50' no development, 25' no disturb.

AME2024 0002



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## Potential for Subdivision

D3: 117 units

D18: 702 units



18 AME2024 0009



18

## Process

- Neighborhood informational meeting
  - Staff analysis and report
  - Report posted week of October 14, 2024
  - Planning Commission Hearing: October 22, 2024.
- Recommendation to:
- Approve
  - Approve with modification
  - Deny
  - Continue

- Schedule with the Assembly (no post cards)

AME2024 0002



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## Thank you!

- Dan Bleidorn- CBJ Lands Manager

AME2024 0002



20

## How to Comment

- Tonight
  - “Raise Hand” feature
  - Dial \*9 on your phone
  - Type questions in “Q&A.”
- Up until September 30- comments included in Staff Report
- No later than NOON on THURSDAY, OCTOBER 17, 2024
  - [PC\\_Comments@juneau.gov](mailto:PC_Comments@juneau.gov)
  - [ilsa.lund@juneau.gov](mailto:ilsa.lund@juneau.gov)
- Attend the PC meeting in-person or virtually

AME2024.0002



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## To find the details...



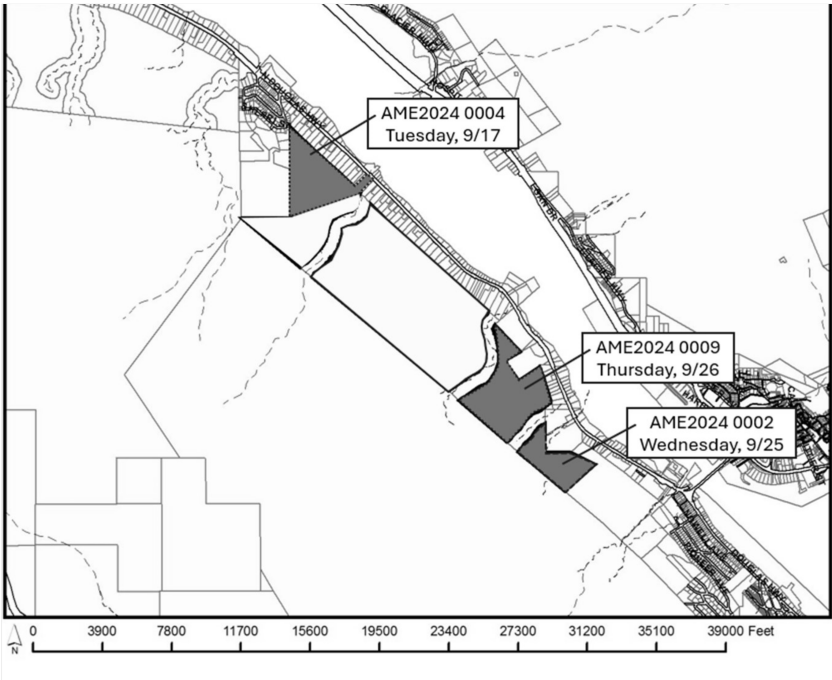
AME2024.0002



22



Please come to a meeting about  
**REZONING** in your neighborhood.  
YOUR COMMUNITY, YOUR VOICE



TO

The Community Development Department is hosting opportunities for the community to discuss applications to rezone CBJ owned land upslope along North Douglas Highway. These meetings will be held virtually over Zoom. Your questions, comments and concerns are welcome.

## NEIGHBORHOOD MEETINGS

**AME2024 0004**  
Tuesday, Sept. 17, 2024– 6:00 p.m.  
Rezone 66 acres from RR to D3  
Call In: 1(253)215-8782  
Webinar ID: 811 8463 6159  
<https://juneau.zoom.us/j/81184636159>

**AME2024 0002**  
Wednesday, Sept. 25, 2024– 6:00 p.m.  
Rezone 39 acres from D3 to D18  
Call In: 1(253)215-8782  
Webinar ID: 821 0010 4105  
<https://juneau.zoom.us/j/82100104105>

**AME2024 0009**  
Thursday, Sept. 16, 2024– 6:00 p.m.  
Rezone ~87 acres from D3 to D15  
Call In: 1(253)215-8782  
Webinar ID: 886 7758 4261  
<https://juneau.zoom.us/j/88677584261>

If you are not able to attend these meeting but have questions or comments, please contact **Ilsa Lund**, CDD Planner, at (907) 586-0753 ext. 4128 or [ilsa.lund@juneau.gov](mailto:ilsa.lund@juneau.gov).

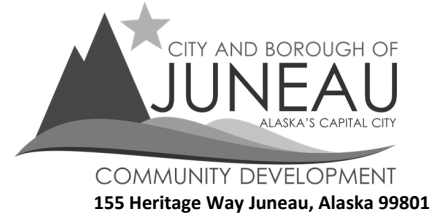
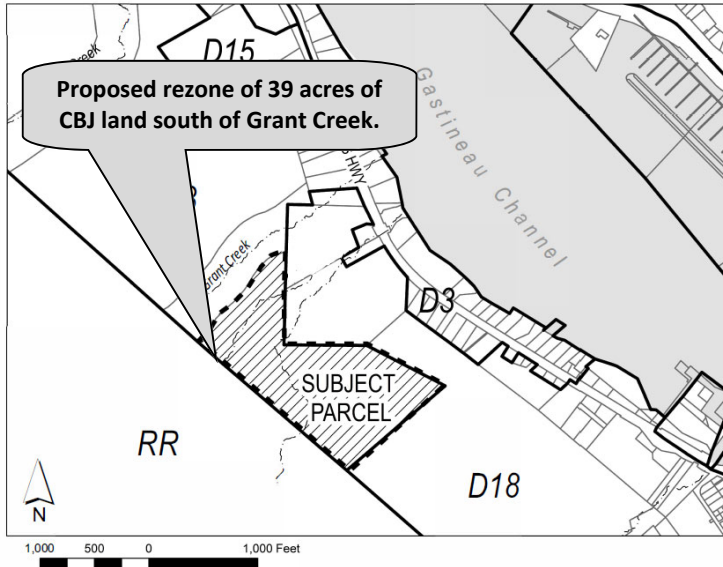
*These projects are scheduled for review by the Planning Commission on October 22, 2024. All property owners within 500 feet of the proposed rezone will receive a separate notice with details on how and where to submit comments or testify before the Commission.*

**Case No.:** AME2024 0002; AME2024 0004; AME2024 0009  
**Parcel No.:** 6D0611000010  
**CBJ Parcel Viewer:** <http://epv.juneau.org>

# Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

*Your Community, Your Voice*



TO

An **amendment** application has been submitted for consideration and public hearing by the Planning Commission to rezone 39 acres of CBJ land south of Grant Creek on Douglas from D3 to D18.

Please note, the Commission meeting will begin an hour earlier than normally scheduled.

### PROJECT INFORMATION:

Project Information can be found at:

<https://juneau.org/community-development/short-term-projects>

### PLANNING COMMISSION DOCUMENTS:

Staff Report expected to be posted **October 14, 2024** at

<https://juneau.org/community-development/planning-commission>

Find hearing results, meeting minutes, and more here, as well.

<b>Now through Oct. 7</b>	<b>Oct. 8 noon, Oct. 17</b>	<b>HEARING DATE &amp; TIME: 6:00 pm, Oct. 22, 2024</b>	<b>October 23</b>
Comments received during this period will be sent to the Planner, <b>Ilsa Lund</b> , to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <a href="https://juneau.zoom.us/j/87288626638">https://juneau.zoom.us/j/87288626638</a> and use the Webinar ID: <b>872 8862 6638</b> OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).  You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.	The results of the hearing will be posted online.

### FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ext. 4128

Email: [pc\\_comments@juneau.gov](mailto:pc_comments@juneau.gov) or [ilsa.lund@juneau.gov](mailto:ilsa.lund@juneau.gov)

Mail: Community Development, 155 Heritage Way, Juneau AK 99801

Case No.: AME2024 0002

Parcel No.: 6D0611000010

CBJ Parcel Viewer: <http://epv.juneau.org>



Attachment M - Public Notice Sign Photo

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**From:** Kaysa Korpela <juneau51@hotmail.com>  
**Sent:** Thursday, September 5, 2024 4:23 PM  
**To:** Ilsa Lund  
**Subject:** Rezoning of CBJ property on N.Douglas

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

I am not in favor of the parcels AME2024 0002 and AME2024 0009 being rezoned tonD18 and D15 from D3. Thlingit and Haida already has 8.5 acres zoned D18 between the bridge and approximately 1 mile out N Douglas on the uphill side. Until a second crossing becomes a reality increasing the density of land available for development at this time would create too much stress on the existing infrastructure-sewer, water, electricity, not to mention the highway. As it is now, there is only one exit off Douglas Island for the hundreds of current residents. Should that bridge become unpassable for any reason the City is going to have a mess on it's hands.

The likelihood of this land being developed in the near future is remote and therefore I would recommend that you wait to rezone these two parcels until a later date when a second crossing becomes available. With the Channel drying up at the speed that it is a second crossing could be a causeway rather than a bridge which would bring the costs down considerably.

Thank you for considering my comments.

Kaysa Korpela  
4031 N. Douglas Hwy

---

**From:** Jason Keedy <jdkeedy@gmail.com>  
**Sent:** Tuesday, September 24, 2024 12:00 PM  
**To:** Ilsa Lund  
**Subject:** Douglas Rezoning

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

Hello -

As a resident on Douglas I am against the proposed rezoning of parcels running approximately 1/4 mile from the bridge out past Mike Hatch shop. The parcels are above the current 8 1/2 acres owned by a Thlingit & Haida which is already zoned D18. I have heard The City wants to rezone the two new parcels, one which is 39 acres and is currently zoned D3, to D18 and the second parcel which is 87 acres and is currently zoned D3, to D15. Doing so at this time is absurd. With no second crossing imminent, having over 200 acres on N. Douglas zone D15-D18 is not good planning.

Thank you

**From:** Karen Lechner <sendmessageshere@gmail.com>  
**Sent:** Monday, October 7, 2024 10:05 AM  
**To:** Ilsa Lund  
**Subject:** Public Comments: Proposed Rezone of 39 Acres of CBJ Land S of Grant Creek

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

Good morning -

I am emailing to comment on the proposed rezone of 39 acres of CBJ land south of Grant Creek. While I agree that more land needs to be open to development in CBJ, this parcel is one of multiple CBJ parcels accessed singularly by N Douglas Hwy that are being rezoned. It is also located above privately held land by Tlingit Haida that was more recently rezoned to D18 and is earmarked for high density housing.

Our home is located at 4025 N Douglas Hwy (Thorne Subdivision), approximately .5 miles N of the roundabout. Currently, to pull onto N Douglas Hwy from the unmaintained city street (Thorne Street) that we need to use to access our drive, we have to be aware of vehicles coming out of a curve to the north, frequently at speeds 10mph over the highway speed limit. Even when entering the highway without seeing a vehicle in the curve, those pushing the speed limit approach rapidly from behind as we are still getting up to speed.

Many vehicles speed past this area, including large buses (I'm looking at you, Salmon Bake). While the rezone is not about policing the speed limit, it (and other rezones on N Douglas Hwy, once developed) have the potential to feed a substantial increase in traffic onto this stretch of highway. There are cyclists, runners, dog walkers, and people just trying to back out of their driveways or enter/exit the highway. Additional congestion puts these individuals at greater risk for unfortunate incidents.

Additionally, at this time there appears to be no CBJ access to this parcel. Below, there is a private access road on the former Catholic Bishop's land, now owned by Tlingit Haida. Thorne Street is undeveloped but only three lots from the Catholic Bishop's drive and doesn't access the CJB parcel, and there is another undeveloped CBJ lot directly to the south of Thorne Subdivision but also doesn't have direct access to this specific CBJ parcel slated for rezone. Potential access might be possible across from Cordova (I understand this is no longer an option), or maybe through an agreement with the Toner-owned property (cleared a while ago, non-water side) close to the roundabout, but those access points face the same hurdle of having to cross private land before reaching the CBJ parcel in question.

Before rezoning all of these parcels, as a Juneau resident and a N Douglas resident who will be impacted by any development on these parcels, I'd like to see CJB complete a comprehensive and detailed assessment of access - utility and vehicular, possibly fast tracking a bench road to lighten the congestion on N Douglas Hwy, and looking at conducting a traffic study with the state Department of Transportation for the traffic on N Douglas and the only bridge to Douglas Island.

While I agree more land is needed for development, quality of life and feasible plans for appropriate infrastructure (roads, sewer, water) and alleviation of congestion or mitigation of excessive impact to existing property owners and congestion on limited roads in these areas needs to be addressed first. As a Juneau resident, I'd prefer to see the long term planning for infrastructure and access flushed out and provided for public review and comment before parcels are rezoned. Rezoning is definitely part of the development roadmap, but I don't believe it is the current step. Without access plans or easements in place, it's a rezoned parcel with uncertain access waiting to be sold to limited buyers. It is my understanding that the idea of a Cordova road extension to N Douglas was shut down because of a similar reason - the potential for road development was not secured by CBJ. Please finalize the long term development plan before rezoning and secure road access to CBJ lands for the benefit of the community. Please don't rezone just because you can. A rezone without a comprehensive plan is a short-sighted, knee jerk reaction and ultimately isn't a value add to the larger community or housing picture if no substantial and ***detailed*** plan beyond "rezone!" exists.

Kind thanks,  
Karen

---

**From:** Murray Walsh <murray@acsalaska.net>  
**Sent:** Tuesday, October 8, 2024 3:05 PM  
**To:** Ilsa Lund  
**Subject:** RE: South Grant Creek Rezone

Hi Ilsa,

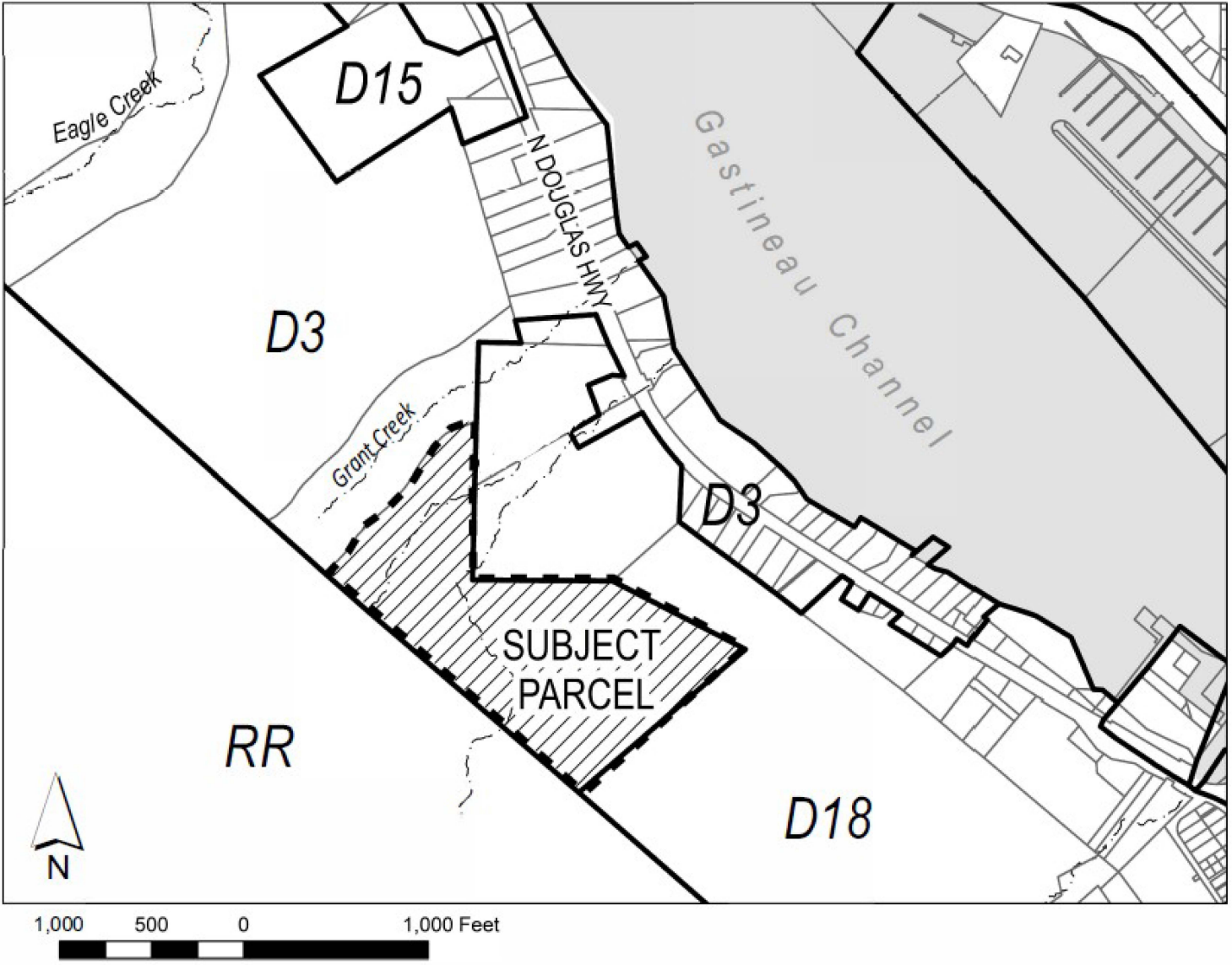
I will be out of town on 10/22 and I am not sure I will be able to participate in the PC hearing. I would appreciate it if you could pass along the following to the Commission:

I represent Gary Tigar, the landowner who sponsored the proposed land trade that will benefit from the rezone. From a public policy perspective, it is clear that this rezone proposal will have many benefits and will enable much needed higher density residential development that is close to employers, services, and the downtown amenities. The CBJ has developed water and sewer service to support development on the hillsides. Other entities appear eager to engage in development of affordable homes. We certainly are and we urge your approval of the rezone.

Thank you

Murray Walsh





Attachment O - Map of Rezone Area

Presented by:  
Introduced:  
Drafted by: CDD Lund

**ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**

**Serial No. 2024-XX DRAFT**

**An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of 39 acres of USS 4605 FR, Located on North Douglas Highway, from D3 to D18.**

WHEREAS, the area of the proposed rezone to D18, located on North Douglas Highway is currently zoned as D3; and

WHEREAS, the CBJ Comprehensive Plan maps this area of USS 4605 FR for Medium Density Residential and Resource Development; and

WHEREAS, the proposed rezone is consistent with neighboring areas of Medium Density Residential along North Douglas Highway; and

WHEREAS, housing is the Assembly’s top priority;

NOW, THEREFORE, BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

**Section 1. Classification.** This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

**Section 2. Amendment to the Official Zoning Map.** The official zoning map of the City and Borough, adopted pursuant to CBJ 49.25.110, is amended to change the zoning of 39 acres of USS 4605 FR, located on North Douglas Highway, from D3, to D18.

The described rezone is shown on the attached Exhibit “A” illustrating the area of the proposed zone change.

**Section 3. Effective Date.** This ordinance shall be effective 30 days after its adoption.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Beth Weldon, Mayor

Attest:

---

Beth McEwen, Municipal Clerk



PLANNING COMMISSION STAFF

REZONE: AME2024 0009

HEARING DATE: OCTOBER 22, 2024

(907) 586-0715

CDD\_Admin@juneau.gov

www.juneau.org/community-development

155 Heritage Way • Juneau, AK 99801

**DATE:** October 11, 2024

**TO:** Mandy Cole, Chair, Planning Commission

**BY:** Ilsa Lund, Planner I *Ilsa Lund*

**THROUGH:** Jill Lawhorne, Director, AICP

**PROPOSAL:** Applicant requests a rezone for approximately 87 acres north of Grant Creek on Douglas from D3 to D15.

**STAFF RECOMMENDATION:** Staff recommends the Planning Commission forward a recommendation of APPROVAL to the Assembly.

**KEY CONSIDERATIONS FOR REVIEW:**

- This CBJ owned land is currently undeveloped and is located between Grant Creek and Eagle Creek.
- As currently zoned, the area does not meet the 2013 Comprehensive Plan land use map designation.
- Rezone is consistent with the adjacent zoning district.

**ALTERNATIVE ACTIONS:**

1. **Amend:** recommend an amended rezone boundary; recommend an alternative zoning district; or recommend conditions.
2. **Deny:** recommend denial of the requested rezone. Planning Commission must make its own findings.
3. **Continue:** continue the hearing to a later date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

**ASSEMBLY ACTION REQUIRED:**

Assembly action is required for this rezone.

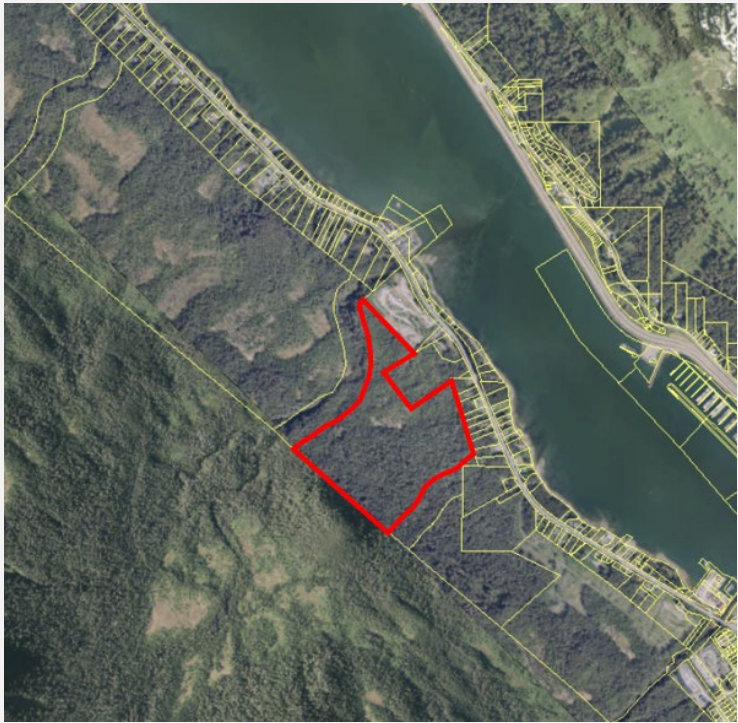
**STANDARD OF REVIEW:**

- Quasi-legislative decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
  - CBJ 49.10.170(d)
  - CBJ 49.25
  - CBJ 49.75.120
  - CBJ 49.80

GENERAL INFORMATION	
<b>Property Owner</b>	City & Borough of Juneau
<b>Applicant</b>	City & Borough of Juneau
<b>Property Address</b>	North Douglas Highway
<b>Legal Description</b>	USS 4605 FR
<b>Parcel Number</b>	6D0611000010
<b>Zoning</b>	D3
<b>Land Use Designation</b>	Medium Density Residential
<b>Lot Size</b>	28,519,168 sq. ft. / 654.71 acres
<b>Water/Sewer</b>	City / City
<b>Access</b>	To be determined
<b>Existing Land Use</b>	Undeveloped
<b>Associated Applications</b>	None

**The Commission shall hear and decide the case per CBJ 49.75.120 - Restrictions on rezoning.** *Rezoning requests covering less than two acres shall not be considered unless the rezoning constitutes an expansion of an existing zone. Rezoning requests which are substantially the same as a rezoning request rejected within the previous 12 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.*

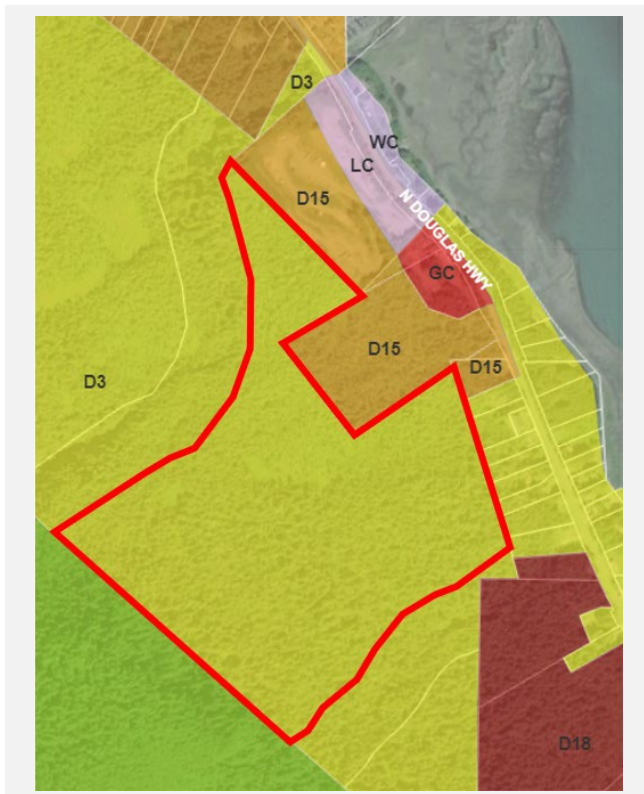
**SITE FEATURES AND ZONING**



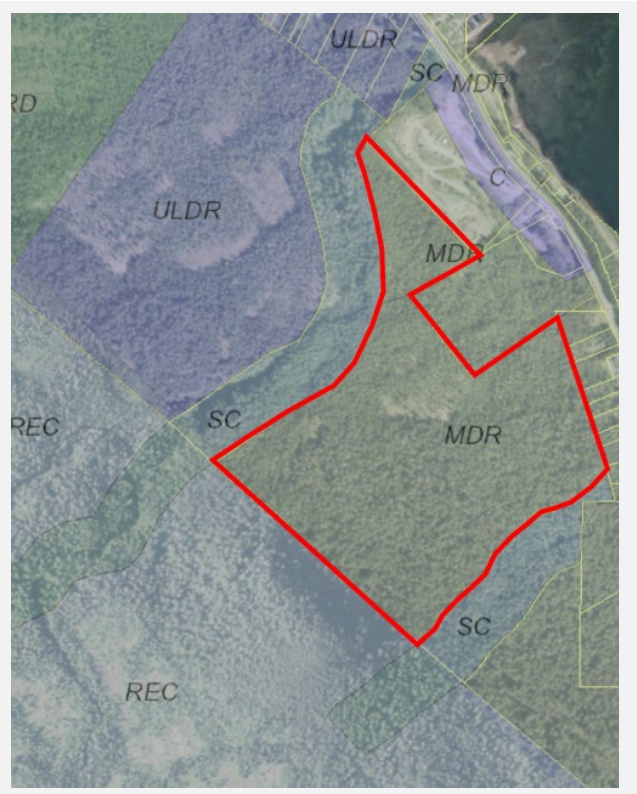
<b>SURROUNDING ZONING AND LAND USES</b>	
<b>North (D15)</b>	Undeveloped/ Vacant (under private ownership)
<b>South (D3)</b>	Grant Creek Stream Protection Corridor
<b>East (D3)</b>	Single-family dwellings
<b>West (RR)</b>	Undeveloped (Owned by BLM)

<b>SITE FEATURES</b>	
<b>Anadromous</b>	None
<b>Flood Zone</b>	None, 02110C1562E
<b>Hazard</b>	None Mapped
<b>Hillside</b>	Yes, ~21% slope
<b>Wetlands</b>	Yes
<b>Parking District</b>	No
<b>Historic District</b>	No
<b>Overlay Districts</b>	Mining & Exploration Surface Activities Exclusion District, Urban/Rural Mining District Map, Recreational Vehicle Park Area

**CURRENT ZONING MAP**



**LAND USE DESIGNATION MAP**



**BACKGROUND INFORMATION**

**Rezone Description** – This rezone is one of seven coming before the Commission, selected by CBJ lands for upzoning after a review of Juneau’s land portfolio, the Land Management Plan, topography, access, road frontage, utilities, and wetlands. The applicant (CBJ Lands and Resources Division) requests to rezone approximately 87 acres of a 654.71 acre parcel of CBJ owned land from D3 to D15 (Attachment A). The lot is adjacent to a D15 zoning district.

**Background** - The approximately 87 acre area was originally platted in October 1962 as a part of U.S. Survey No. 4605 (Attachment B). In January of 1963, the federal government transferred the land to the State of Alaska through Patent (Attachment C). The land was then transferred by State Patent to the City and Borough of Juneau (CBJ) in April of 1982 (Attachment D). In 1985, the CBJ adopted an ordinance establishing a municipal open space and park system that included a greenbelt of 100 feet on either side of Grant and Eagle Creeks (Attachment E).

**Permit and Parcel History** – None. This land is undeveloped.

**Zoning History** – The below table summarizes zoning history for the lot.

Year	Zoning	Summary
1969	R12	<p>The purpose is to provide and preserve land for families who desire to live in low density areas and where smaller lots would tend to be detrimental to the area.</p> <p>Lot size: 12,000 square feet            Lot width at front building line: 110 feet            Lot depth*: 100 feet            Lot coverage: 25%            Building Height: 35 feet            Front yard setback: 25 feet            Rear yard setback: 25 feet            Side yard setback: 10 feet            One off-street parking space per dwelling unit</p>
1987	D3	<p>The D-3, residential district, is intended to accommodate primarily single-family and duplex residential development at a density of three dwelling units per acre. D-3 zoned lands are primarily located outside the urban service boundary where public utilities are not provided.</p> <p>Lot size: 12,000 square feet            Lot width at front building line: 100 feet            Lot depth*: 100 feet            Lot coverage: 35%            Building Height: 35 feet            Front yard setback: 25 feet            Rear yard setback: 25 feet            Side yard setback: 10 feet            Two off-street parking spaces per dwelling unit</p>

Year	Zoning	Summary
2021	*All zoning districts – lot depth repealed	On August 23, 2021, the CBJ Assembly adopted Ordinance 2021-28, repealing lot depth as a minimum dimensional standard. Other dimensional standards for D3 remain the same.

**ZONING ANALYSIS**

The 2013 Comprehensive Plan designates this land for Medium Density Residential (MDR).

Medium Density Residential (MDR). These lands are characterized by urban residential lands for multifamily 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, as regulated in the Table of Permissible Uses (CBJ 49.25.300).

Rezoning is appropriate since housing development is prioritized as a land use desire by the Assembly. D3 is two units less dense than that proposed in the Comprehensive Plan land use map designation and D15 conforms to the maximum density as stated in the plan.

**CBJ 29.25.200 Zoning Districts Defined -**

Current Zoning – D3	Proposed Zoning – D15
<p><i>CBJ 49.25.210(b) The D-3, residential district, is intended to accommodate primarily single-family and duplex residential development at a density of three dwelling units per acre. D-3 zoned lands are primarily located outside the urban service boundary where public utilities are not provided. The density reflects the existing pattern of development of properties in the district. There is a limited amount of D-3 zoned lands located within the urban service boundary. These are lands for which a lower density is deemed appropriate or, in the case of transition zones, where the zoning will be changed to a higher density when sewer and water are provided.</i></p>	<p><i>CBJ 49.25.210(e) The D-10 and D-15, residential districts, are intended to accommodate primarily multifamily residential development at ten and 15 units per acre respectively. These are relatively low-density multifamily districts.</i></p>

**CBJ 49.25.300 Table of Permissible Uses Comparison** – An analysis of the differences between the existing and proposed zoning districts is in Attachment F.

**CBJ 49.25.400 Dimensional Standards** – There are no structures in the proposed rezone area.

Zoning Regulations	D-3	D15
Minimum Lot Size		
Permissible Uses	12,000	5,000
Bungalow	6,000	3,000
Duplex	18,000	
Common Wall Dwelling		3,500
Single-family detached, two dwellings per lot	24,000	

Zoning Regulations	D-3	D15
Minimum lot width	100'	50'
Bungalow	50'	25'
Common Wall Dwelling		30'
Maximum lot coverage		
Permissible uses	35%	50%
Conditional uses	35%	50%
Maximum height permissible uses	35'	35'
Accessory	25'	25'
Bungalow	25'	25'
Minimum front yard setback	25'	20'
Minimum street side yard setback	17'	13'
Minimum rear yard setback	25'	15'
Minimum side yard setback	10'	5'

**CBJ 49.25.500 Density** –No structures have been built in the proposed rezone area. Density is managed differently for single-family density versus multi-family density. For single-family zoning districts (D1, D3, D5) density is managed by limiting the number of units per lot, rather than per acre, with a minimum lot size requirement. For multifamily zoning districts (D10, D15, D18) the number of units is dependent on lot size. For instance, in D15, a one-acre lot may accommodate fifteen units.

	Current Zoning (3 DU/Acre)	Proposed Zoning (15 DU/Acre)
<b>Maximum Number of Dwelling Units</b>	~261	~1305

**Potential for Subdivision** – The table below shows the maximum number of lots subdivision could produce. The lot size is divided by the minimum lot size required for the zoning district. Achieving maximum number of lots is unlikely due to the need for rights-of-way, habitat protection, and slope.

	Current Zoning (12,000 sq. ft lot minimum)	Proposed Zoning (5,000 sq. ft lot minimum)
<b>Maximum Potential for Subdivision</b>	~311 lots	~748 lots

**TRAFFIC AND TRANSPORTATION**

Access	Roadway Classification	Current Level of Service
North Douglas Highway	Minor Arterial	Determined after Traffic Impact Analysis is performed, if required.

**Non-motorized transportation** – North Douglas Highway shoulders accommodate bike and pedestrian traffic.



**Proximity to Public Transportation** – Capital Transit does not serve North Douglas. The closest transit stop is at the bridge.

**COMMUNITY SERVICES**

The table below summarizes community services that may be affected by the proposed rezone.

Service	Summary
Water/Sewer	CBJ lines in North Douglas Highway right-of-way
Fire Service	Downtown Juneau Fire Station (Station 1)
Schools	Downtown Juneau
Recreation	Eaglecrest

**ENVIRONMENTAL, CONSERVATION, HISTORIC, AND ARCHEOLOGICAL RESOURCES**

The table below summarizes Conservation, Historic, and Archeological Resources which may be affected by the proposed rezone.

Resource	Summary
Conservation	This proposed rezone is located between the Grant Creek and Eagle Creek Stream Corridors.
Wetlands	Wetlands would require a fill permit from the United States Army Corps of Engineers.
Anadromous	No.
Historic	Not documented.
Archeological	Not documented.

The 2016 CBJ Land Management Plan (**Strategic Rezoning**, pg. 72) indicates that there is a significant gravel deposit within the vicinity of Eagle Creek and zoning should prioritize resource extraction activities. Sand and gravel mining is permissible in D3, but not in D15. However, after conferring with staff of CBJ Engineering and Public Works, it was determined that majority of the gravel deposit is located north of Eagle Creek (Attachment G). That area is not included in the seven (7) rezones proposed by the applicant, so the availability of that resource should not be impacted.

**CONFORMITY WITH ADOPTED PLANS**

**2013 COMPREHENSIVE PLAN VISION:** *The City and Borough of Juneau is a vibrant State Capital that values the diversity and quality of its natural and built environments, creates a safe and satisfying quality of life for its diverse population, provides quality education and employment for its workers, encourages resident participation in community decisions and provides an environment to foster state-wide leadership.*

**2013 COMPREHENSIVE PLAN** - The proposed text amendment is in compliance with the 2013 Comprehensive Plan.

Chapter	Page No.	Item	Summary

**2013 COMPREHENSIVE PLAN** - The proposed text amendment is in compliance with the 2013 Comprehensive Plan.

4	33		Vacant land is adequate and zoned appropriately to provide for housing.
	35		10% of CBJ-owned land north of the bridge is developable.
8	121	Implementing Action 8.8-IA21	Encourage ADOT&PF to upgrade the North Douglas highway corridor due to increased traffic. Include reduced speed limits, curve advisements, separated bike and pedestrian facilities, pull-offs for busses.
		IA22	Work with ADOT&PF to make improvements that will facilitate affordable housing development.
11	144		Sewer improvements compel denser development.
	147	Land Use Designation	Rezoning to increase housing density potential complies with the Medium Density Residential designation.
	190	Subarea 8	Substantial development of North Douglas should trigger separated bike and pedestrian facilities along the highway, pull-outs for busses, and safe crossing areas.
11		#4	As sewer is provided, increase zoned density.
11		#13	When development is considered, assure direct vehicular access to Douglas Highway, and to an eventual bench road, and to Treadwell Ditch Trail.

**2016 HOUSING ACTION PLAN** - The proposed text amendment complies with the 2016 Housing Action Plan

Chapter	Page No.	Item	Summary
	10	Using CBJ Land	Disposing of CBJ land is a tool in righting the housing market.
	11		Adjust zoning, permitting and related land-use process to encourage moderate-density, clustered, mixed-use development.
6	43	Solutions	Use CBJ land to encourage a rational growth pattern, and create affordability.
7	48	Implementation	Evaluate areas for up-zoning.

**2016 LAND MANAGEMENT PLAN** - The proposed text amendment complies with the 2016 Land Management Plan

Chapter	Page No.	Item	Summary
	7	Goal 3	Conduct CBJ land disposals in a manner that promotes compact urban growth and efficient expansion of municipal utilities and services.
	8	Utility Extensions	Sewer has been extended along North Douglas Highway and further extension is planned. However, construction of North Douglas Bench Road and capacity problems at both ends of the Juneau Douglas Bridge will need to be evaluated at the same time as new development projects.

<b>2016 LAND MANAGEMENT PLAN</b> - The proposed text amendment complies with the 2016 Land Management Plan			
	9	Transportation	The conceptual alignment for the Bench Road has been generally established but no detailed work has been done recently. This road will provide service from the Douglas townsite to North and West Douglas and is intended to reduce traffic and increase safety along the existing North Douglas Highway. Since most CBJ property does not border the road system, local access roads will need to be developed in order to utilize land for housing or commercial purposes. CBJ should consider setting aside funds for local road construction in order to complete residential developments.
CBJ's Land Holdings	65	North Douglas LND-1430	Retain/ Dispose
Supply & Demand-Housing	72	Strategic Rezoning	This region contains significant potential for increased housing density.

**AGENCY REVIEW**

CDD conducted an agency review comment period between August 12, 2024, and September 25, 2024. Agency review comments can be found in Attachment G.

Agency	Summary
ADOT&PF	No specific comment at this time. Coordinate future development regarding access, hydrological and traffic impacts.
CBJ Engineering and Public Works	Sand and gravel deposit located primarily north of Eagle Creek.
CBJ Building Division	No comment received.
CBJ Fire Department	No comment received.

**PUBLIC COMMENTS**

CDD conducted an informational meeting on September 26, 2024 (Attachment H). A recording of the meeting was posted at the Short Term Planning web site: <https://juneau.org/community-development/short-term-projects>

CDD conducted a public comment period between September 3, 2024, and October 7, 2024. Public notice was mailed to property owners within 500 feet of the proposed rezone (Attachment I). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (Attachment J). Public comments submitted at time of writing this staff report can be found in Attachment K.

Name	Summary
Kaysa Korpela	Opposed to the rezone until a second crossing is constructed.

### **ZONE CHANGE OPTIONS AND ALTERNATIVES**

As stated in CBJ 49.75.130(a), the Commission may recommend approval, approval with modifications or denial of a rezone request. The Commission may recommend approval to the Assembly for different zoning districts than what is requested by the applicant or recommended by staff. Additionally, the Commission can recommend modifications to the boundaries of the area to be rezoned. This means that if the Commission wishes to do so, the zoning district boundary line may be moved from its current location, as long as it is found to be in substantial conformance with the Comprehensive Plan and Title 49 – Land Use Code. Zoning district boundary lines are intended to follow property lines, centerlines of streets, alleys, streams (CBJ 49.25.110(f)).

**Staffs analysis does not include a zoning district as an alternative to the applicant’s request.**

### **FINDINGS**

In accordance with CBJ 49.75 the Director makes the following findings on the proposed rezone:

**1. *Was the rezone application filed timely in accordance with CBJ 49.75.110?***

**Analysis:** No additional analysis required.

**Finding:** **Yes.** The rezone application was filed in July.

**2. *Was adequate public notice provided in accordance with CBJ 49.75.110?***

**Analysis:** CDD staff held a public meeting on September 26, 2024, mailed written notice to property owners within 500 feet of the proposed rezone; and a public notice sign was posted on the site two weeks prior to the scheduled hearing.

**Finding:** **Yes.** Adequate public notice was provided in accordance with CBJ 49.75.110.

**3. *Is this request for an area covering more than two acres or an expansion of an existing zoning district as required by CBJ 49.75.120?***

**Analysis:** The rezone request is for approximately 87 acres.

**Finding:** **Yes.** The proposed rezone meets the minimum area and is an extension of an existing zoning district.

**4. *Has no similar request been made within the previous 12 months as required by CBJ 49.75.120?***

**Analysis:** No additional analysis required.

**Finding:** **Yes.** No similar rezone request has been filed within the previous 12 months.

**5. *Is the proposed zoning district and the uses allowed therein found to be in substantial conformance with the land use maps of the comprehensive plan and policies of the comprehensive plan, in accordance with CBJ 49.75.120?***

**Analysis:** The Comprehensive Plan recognizes increased density zoning in areas where utilities, particularly

wastewater, are provided.

**Finding: Yes.** The proposed rezone is in substantial conformance with the land use maps and policies of the comprehensive plan.

**6. *Is the proposed zoning district and the uses allowed therein found to be in substantial conformance with Title 49 – Land Use Code, in accordance with CBJ 49.75.120?***

**Analysis:** No additional analysis required.

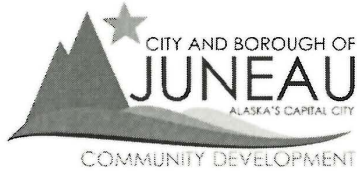
**Finding: Yes.** The proposed rezone is in substantial conformance with Title 49 – Land Use Code.

**RECOMMENDATION**

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the Assembly for the requested rezone application of approximately 87 acres north of Grant Creek from D3 to D15.

**STAFF REPORT ATTACHMENTS**

Item	Description
Attachment A	Application Packet
Attachment B	U.S. Survey No. 4605
Attachment C	1963 Federal Patent Transfer to State of Alaska
Attachment D	1982 State Patent Transfer to CBJ
Attachment E	CBJ Ordinance 85-76am
Attachment F	Table of Permissible Uses Comparison D3 vs. D15
Attachment G	Agency Comments
Attachment H	Neighborhood Meeting Presentation
Attachment I	Abutters Notice
Attachment J	Public Notice Sign Photo
Attachment K	Public Comments
Attachment L	Map of Rezone Area
Attachment M	Draft Ordinance



# DEVELOPMENT PERMIT APPLICATION

**NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.**

<b>PROPERTY LOCATION</b>																	
Physical Address <b>Douglas Island</b>																	
Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <b>USS 4605 FR</b>																	
Parcel Number(s) <b>6D0611000010</b>																	
<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____																	
<b>LANDOWNER/ LESSEE</b>																	
Property Owner <b>CBJ</b>	Contact Person <b>Dan Bleidorn</b>																
Mailing Address <b>155 Heritage Way</b>	Phone Number(s) <b>907-586-5252</b>																
E-mail Address <b>Lands_Office@juneau.org</b>																	
<b>LANDOWNER/ LESSEE CONSENT</b>																	
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.																	
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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.																	
<table style="width:100%; border: none;"> <tr> <td style="width: 50%; border: none;"><u>Dan Bleidorn</u></td> <td style="width: 50%; border: none; text-align: right;">Lands &amp; Resources Manager</td> </tr> <tr> <td style="border: none;">Landowner/Lessee (Printed Name)</td> <td style="border: none; text-align: right;">Title (e.g.: Landowner, Lessee)</td> </tr> <tr> <td style="border: none;">X <u>Daniel Bleidorn</u></td> <td style="border: none; text-align: right;"><u>7/16/24</u></td> </tr> <tr> <td style="border: none;">Landowner/Lessee (Signature)</td> <td style="border: none; text-align: right;">Date</td> </tr> <tr> <td style="border: none;">_____</td> <td style="border: none; text-align: right;">_____</td> </tr> <tr> <td style="border: none;">Landowner/Lessee (Printed Name)</td> <td style="border: none; text-align: right;">Title (e.g.: Landowner, Lessee)</td> </tr> <tr> <td style="border: none;">X _____</td> <td style="border: none; text-align: right;">_____</td> </tr> <tr> <td style="border: none;">Landowner/Lessee (Signature)</td> <td style="border: none; text-align: right;">Date</td> </tr> </table>		<u>Dan Bleidorn</u>	Lands & Resources Manager	Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)	X <u>Daniel Bleidorn</u>	<u>7/16/24</u>	Landowner/Lessee (Signature)	Date	_____	_____	Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)	X _____	_____	Landowner/Lessee (Signature)	Date
<u>Dan Bleidorn</u>	Lands & Resources Manager																
Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)																
X <u>Daniel Bleidorn</u>	<u>7/16/24</u>																
Landowner/Lessee (Signature)	Date																
_____	_____																
Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)																
X _____	_____																
Landowner/Lessee (Signature)	Date																
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.																	
<b>APPLICANT</b> <span style="float: right;">If same as LANDOWNER, write "SAME"</span>																	
Applicant (Printed Name) <b>SAME</b>	Contact Person																
Mailing Address	Phone Number(s)																
E-mail Address																	
X _____																	
Applicant's Signature	Date of Application																

To be completed by Applicant

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

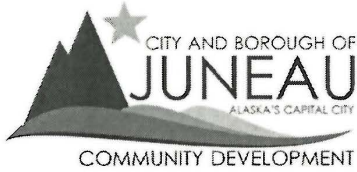
**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.

	Intake Initials <b>TR</b>
Case Number <b>ANNE24-009</b>	Date Received <b>7/31/24</b>

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Updated 6/2022- Page 1 of 1



# ZONE CHANGE APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

**NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.**

To be completed by Applicant

**PROJECT SUMMARY**  
 Rezone request for CBJ property located North of Grant Creek on Douglas

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

Total Land Area of Proposed Change ~87 Acres acres    Comprehensive Plan Land Use Designation MDR

Current Zone(s) D3    Comprehensive Plan Map Letter Map L

New Zone Requested D15

**TYPE OF ZONE CHANGE REQUESTED**     Regular     Transition

**Has this or a similar zone change been requested in the previous 12 months?**     Yes Case # \_\_\_\_\_     No

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

**ALL REQUIRED MATERIALS ATTACHED**

Complete application

Pre-Application Conference notes

Narrative including:

Purpose of the requested zone change

Any potential impacts to public infrastructure (streets, water, & sewer)

How the requested zone change comply with the maps and policies of the Comprehensive Plan

Site Plan and/or map of proposed zone change (details on reverse side)

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

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

This form and all documents associated with it are public record once submitted.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
<u>AME24-009</u>	<u>7/31/24</u>

**Zone Change Application Information**

Zone changes are outlined in CBJ 49.75 article I

**Pre-Application Conference:** A pre-application conference is encouraged prior to submitting an application. The applicant shall meet with City & Borough of Juneau (CBJ) staff to discuss the Zone Change process and analysis. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via email at [Permits@juneau.org](mailto:Permits@juneau.org).

**Application:** An application for a Zone Change will not be accepted by the CBJ until it is determined to be complete. **Zone Change may only be applied for during January and July.** The items needed for a complete application are:

1. **Forms:** Completed Zone Change Application and Development Permit Application.
2. **Fees:** The fee for Zone Change Application is \$600.00. No work can be approved with a Zone Change. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the purpose for the requested zone change.
4. **Plans:** A site plan showing the following information:
  - A. The boundaries of the existing and proposed zone change and proposed buffers;
  - B. The location of existing structures (i.e. buildings, fences, signs, parking areas, etc.); and
  - C. The location of existing physical features of the site (i.e. drainage, topography, eagle trees, hazard areas, salmon streams, wetlands, etc.).
5. A traffic study may be required for zone changes.

**Document Format:** All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

**Application Review & Hearing Procedure:** Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

**Review:** The Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the Zone Change request, the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department will coordinate the review of this application by other agencies, as necessary. **Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed Zone Change.**

**Hearing:** Once an application has been reviewed by all applicable parties the Community Development Department will schedule the zone change for the next appropriate Planning Commission meeting. All Zone Change Applications will be reviewed by the Planning Commission who will send a recommendation to the Assembly. Following a recommendation of approval by the Planning Commission, the Community Development Department will coordinate the zone change review by the Assembly. In order for zone changes to become effective, they must be adopted by ordinance by the CBJ Assembly.

**Public Notice Responsibilities:** All Zone Change requests must be given the following public notice as outlined in CBJ 49.15.230:

**Community Development Department:** Will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, the department will mail notices to all property owners within 500-feet of the project site.

**The Applicant** will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of \$50, and a \$100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing \$50 may be refunded. The Applicant may make and erect their own sign. Please contact the Community Development Department for more information.

---

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**



On November 8, the Division of Lands and Resources joined CDD for an application meeting to discuss the potential rezone of a number of CBJ properties in order to facilitate the future development of CBJ owned property to meet community and assembly goals.

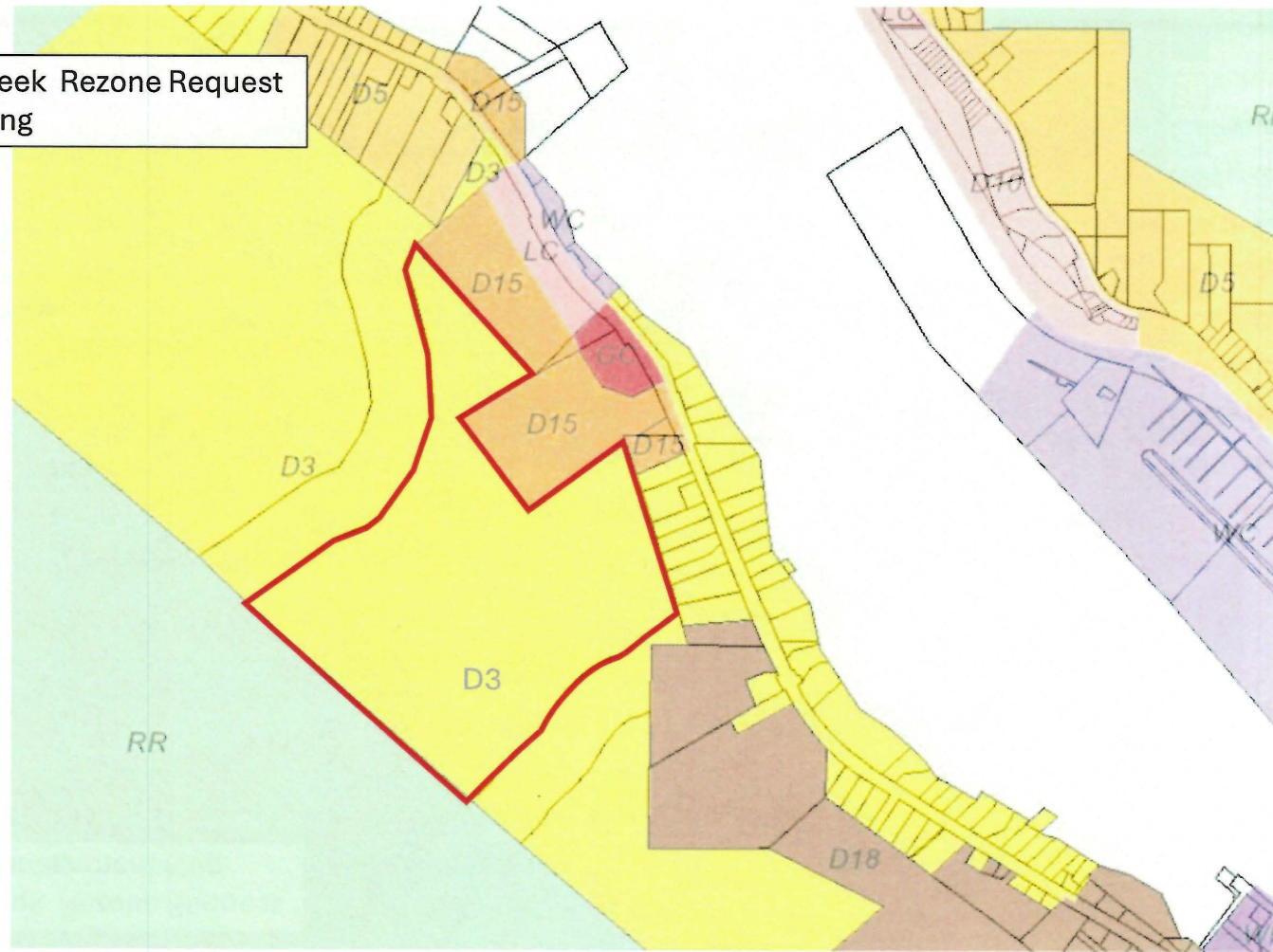
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The purpose of the requested zone change is to increase density of municipally owned property in accordance with adopted plans. If the North Grant Creek rezone request is successful, the CBJ could pursue an access and utility easement as part of an adjacent property owner request to purchase CBJ property adjacent to Grant Creek. This zone change will not have potential impacts to public infrastructure (streets, water, & sewer) until such time as when the CBJ can negotiate access to Douglas Highway. Negotiating access is not economical for the CBJ with the zoning of D3. Of the 86 acres, much of this property is too steep to develop. This zone change conforms with the areas of the adopted plan that discuss utilizing CBJ landholdings to promote economic activity and meet the housing needs of the community.

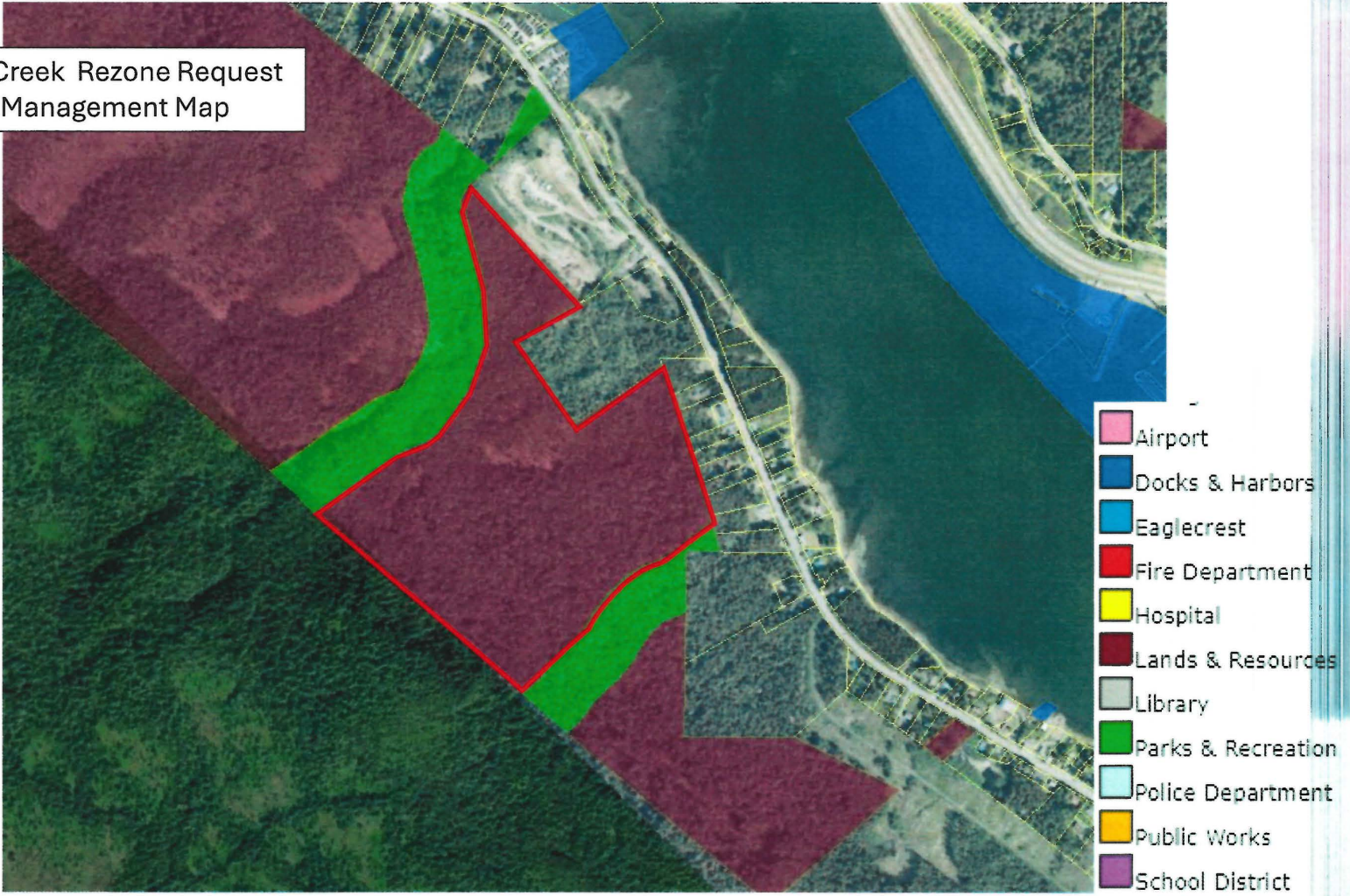
The Housing Action Plan adopted in 2016 states that “Publicly owned land and assets can be one of the most powerful tools a local government has to address housing availability and affordability issues.” (p. 42) and that “public land should be thought of not only as a means by which Juneau can encourage “beneficial private economic activity” and guide “a rational growth pattern,” but also, importantly, as a means by which Juneau can achieve key policy goals. These goals include filling key housing gaps” (p. 43). The Implementation section of the Housing Action Plan states that CBJ would “Ensure any CBJ-owned land slated for development is zoned for the least restrictive/highest density use, consistent with the Comprehensive Plan; rezone certain parcels as necessary.” (p. 45)

- Recap:
- Larger than 2 acres (~87 acres).
  - Request from D3 to D15
  - Conforms with Assembly goals.
  - Conforms with the Comp Plan
  - Inside urban service boundary.
  - Opportunity for access through adjacent properties
  - D15 allows for habitat preservation.
  - Low density = undevelopable.

North Grant Creek Rezone Request  
Proposed Zoning



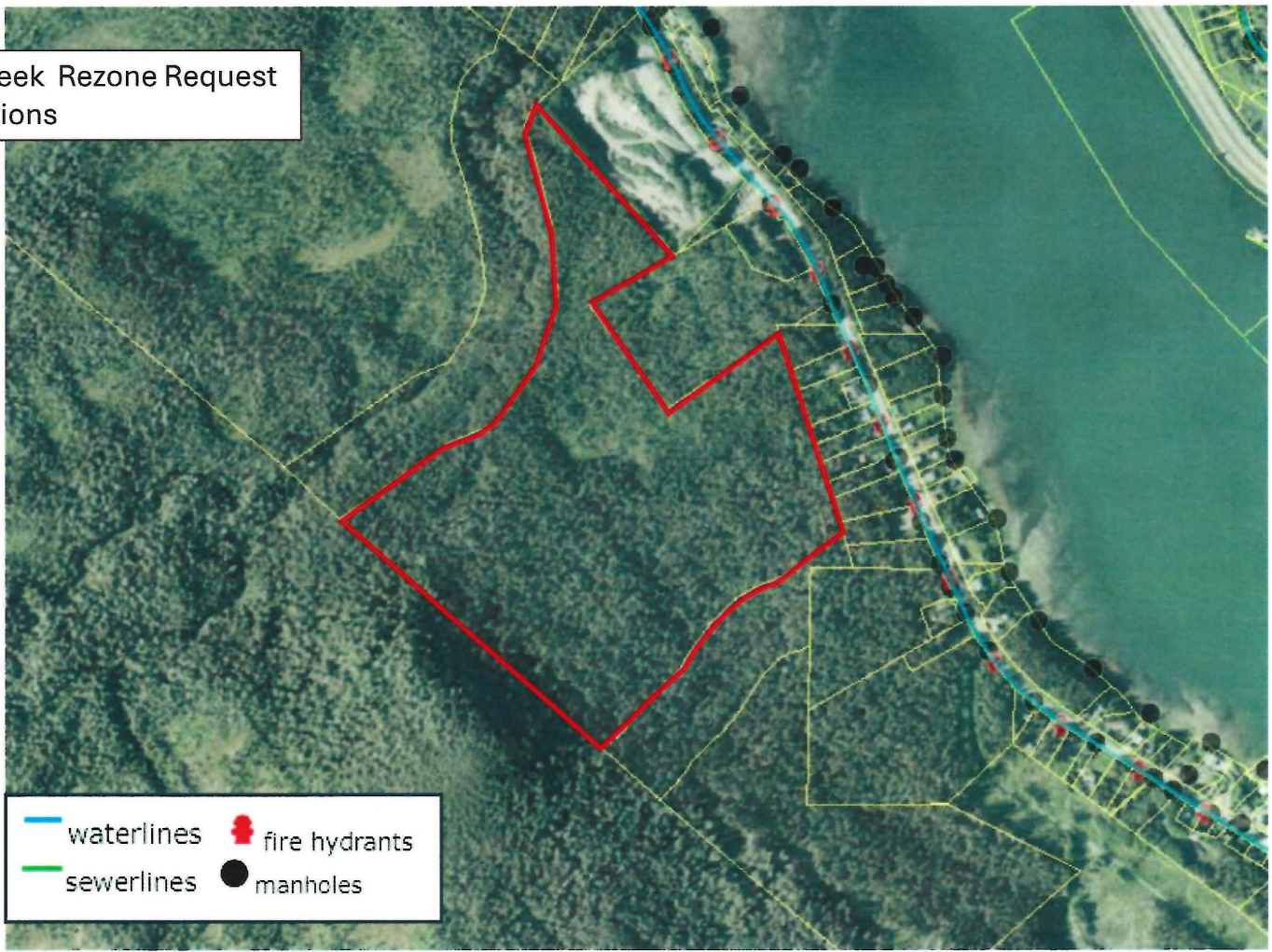
North Grant Creek Rezone Request  
CBJ Property Management Map







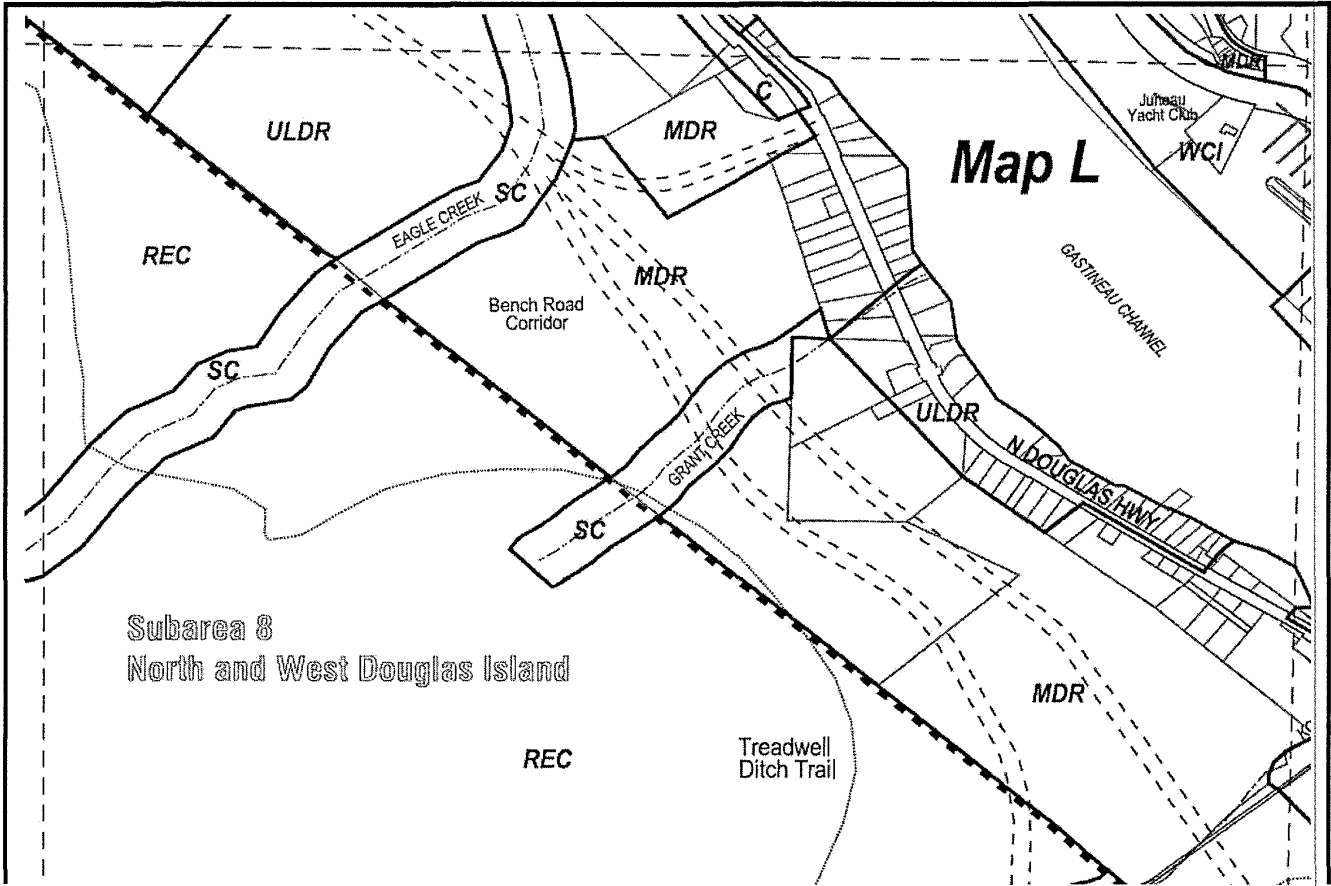
North Grant Creek Rezone Request  
Comp Plan Boundaries



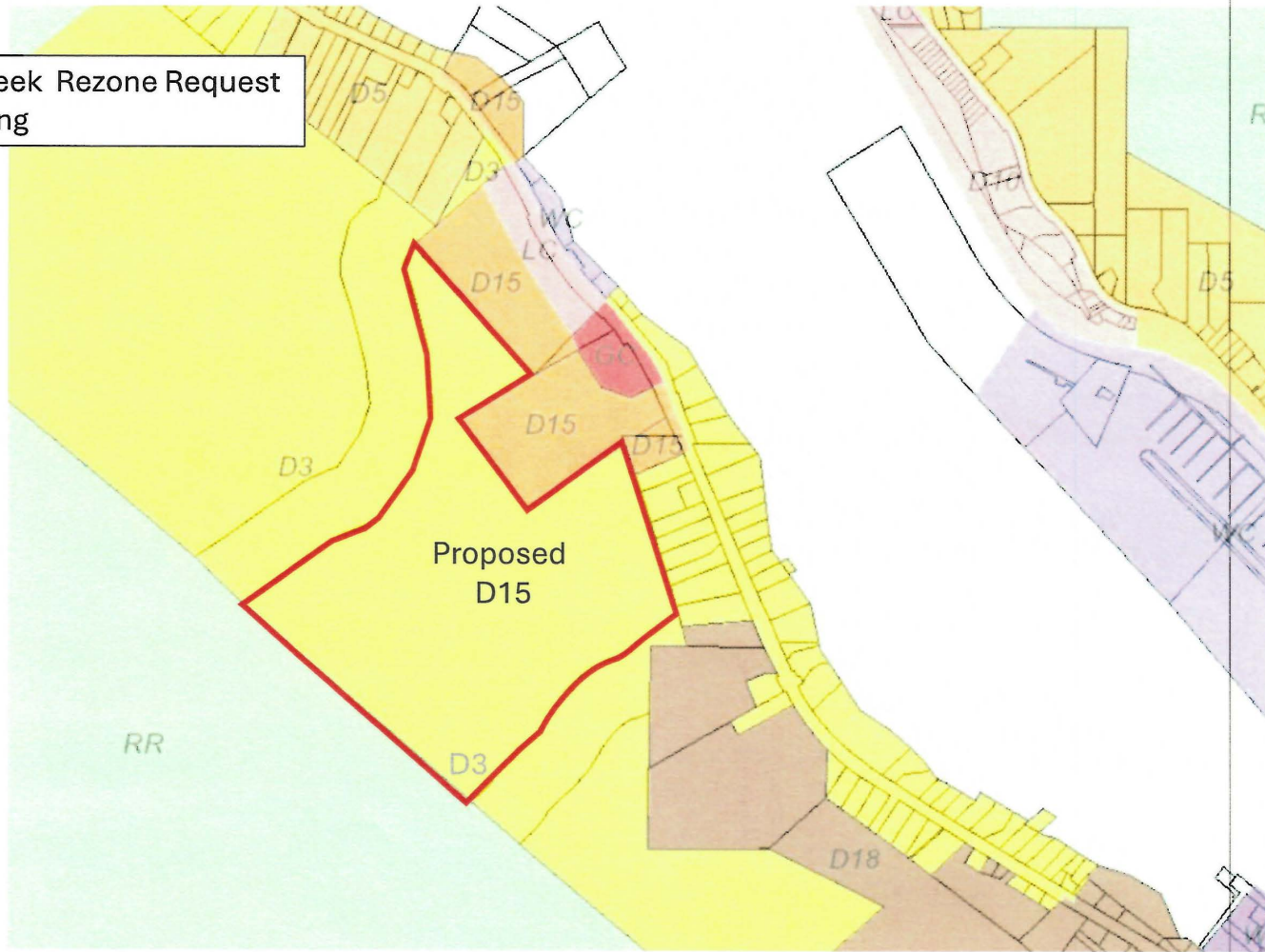
North Grant Creek Rezone Request  
Utility Connections



	waterlines		fire hydrants
	sewerlines		manholes



North Grant Creek Rezone Request  
Proposed Zoning



**Subarea 8: North & West Douglas Island (Maps I, J, K, L, Q, R, S, & T)**

Community Form: Predominantly Rural.

Urban near the Douglas Bridge.

Two New Growth Areas in West Douglas.

**NATURAL RESOURCES AND HAZARDS:**

<i>Type</i>	<i>General Location</i>
Wildlife (Eagle nests)	25 eagle nests along North Douglas shoreline and 60 along West Douglas shoreline (2006 data)
Stream and Lakeshore Corridors	Eagle, Peterson, Fish, Grant, Falls, Neilsen, Hendrickson, Johnson, Ninemile, and Hilda Creeks
Wetlands/Tidelands	Shoreline between Fritz Cove and Kowee Creek (including the Mendenhall Wetlands State Game Refuge), along and above North Douglas Highway
Gravel and Mineral Resource	Small area on lower Fish Creek, area near Juneau-Douglas Bridge, Eagle Creek area
Hazards	Flooding: Lower Fish Creek, Lower Peterson Creek, all coastal areas. Landslide/Avalanche: Hendrickson Creek, Upper Fish Creek, and various hillside areas, including the vicinity of Eaglecrest Ski Area
Watershed	Upper Fish and Hilda Creeks
Cultural and Historic Resources	Treadwell ditch, Cropley Lake, 3rd Cabin area (Dan Moller trail/ Kowee Creek)
Scenic Corridor/Viewshed	One-quarter mile each side of Fish Creek Rd.; Water side of North Douglas Highway from Fish Creek Park to False Outer Point Beach Access
Adopted Subarea Palns	West Douglas Concept Plan, Land Use Chapter 6

Table 11.8

Recognizing the growth potential of both North and West Douglas, it is important to also recognize the limitations of North Douglas Highway. North Douglas Highway is a two-lane, paved minor arterial roadway with no sidewalk, separated pedestrian pathway or bicycle lane, operated and maintained by the State Department of Transportation and Public Facilities (ADOT&PF). It is also a local access residential street with over 500 private driveways accessing directly to the road. This creates dangers to the local users and those passing through to recreation destinations. Any substantial increase in traffic to the area, either associated with new residential development or increased commercial recreational/tourism use of the area, should be accompanied by the provision of separated pedestrian and bicycle pathways on each side of the road. Furthermore, school buses should be provided pull-outs or other facilities to allow buses to pull out of the travel lane to allow other vehicles to pass after children have safely crossed the street.

Portions of West Douglas Island are designated as New Growth Areas and can accommodate over 2,000 new residential units along with commercial, industrial and recreational facilities. All utilities and services would need to be provided and self-contained within these New Growth Areas once road access is assured. These New Growth Areas are intended for phased development in accordance with the West Douglas Concept Plan, Chapter 6.



North Douglas Highway is accessed solely by the Juneau-Douglas Bridge. Vehicle traffic at the intersection of the bridge landing at Tenth Street and Egan Drive exceeds its design capacity in the morning commute peak period of from around 7:30 AM to 8:30 AM (snow conditions extend this peak period to from around 7:00 AM to 8:30 AM). A new roundabout/traffic circle was installed at the Island terminus of the Juneau-Douglas Bridge that has increased the traffic flow of that intersection to a level of service (LOS) C or better; however the mainline terminus of the bridge at Tenth Street and Egan Drive is at a LOS E or F in the morning peak period during the 7 to 9 AM commute. In 2006, about half the motorists traveled straight across Egan Drive or turned right, indicating that they work in downtown Juneau. It is likely that residents of new housing on Douglas Island will have the same employment and commute patterns. Even if all the new residents commute by public transit, the current capacity of the Juneau-Douglas Bridge terminus at Tenth Street and Egan Drive cannot accommodate these additional vehicle trips and the traffic volume capacity must be expanded and/or staggered work hours for downtown Juneau government workers must be mandated and enforced.

A December 2002 ADOT&PF report recommended several options for expanding capacity and improving the LOS on the Juneau-Douglas Bridge. The existing roundabout at the Douglas Island terminus was recommended and implemented. The CBJ-accepted improvements to the mainland terminus at Tenth Street and Egan Drive have not been funded by ADOT&PF. Further analysis of potential improvements to the mainland terminus of the bridge may be needed, along with community understanding of the need for the improvements, and community cooperation to fund and build them.

Along with the Juneau-Douglas Bridge improvements, a North Douglas crossing of Gastineau Channel is needed to accommodate new development in the West Douglas New Growth Area. Douglas Island has the most buildable land in the CBJ (more flat and dry than is available on the mainland) and it is essential to provide a North Douglas crossing to Douglas Island in order to ease the CBJ's critical housing crisis. Careful analysis of the location and configuration of the North Douglas terminus, or "landing," of this new bridge is needed, along with a careful analysis of the ways in which traffic to and from West Douglas is conveyed. The conveyance of traffic to new development in North Douglas or West Douglas may be accomplished in the long-term by road and light rail or heavy rail facilities and, therefore, the right-of-way for transport should be wide enough to accommodate fixed-guideway, motorized and non-motorized transport. The analysis of transport systems to North and West Douglas from a new bridge landing should be conducted in conjunction with a neighborhood planning effort for North Douglas. See also the transportation discussion for Douglas Island in Chapter 8 of this Plan, and the Community-Preferred Alternative location for the North Douglas Crossing identified in the 2007 North Douglas Crossing Public Involvement Project and Resolution 2415(am), Vanderbilt Hill.

**Guidelines and Considerations for Subarea 8:**

1. In the near term, conduct a neighborhood plan for North Douglas to address current and anticipated neighborhood issues such as traffic, transit, pedestrian and bicycle safety, residential uses, densities and utilities, parks, open space, access to water bodies, community gardens, neighborhood-serving commercial uses, and recreational uses for local and CBJ residents as well as regional and international visitors. This plan should incorporate engineering, costs and environmental assessments and findings of a North Douglas bridge landing. This transportation analysis of the bridge and West Douglas traffic conveyance should be combined with the comprehensive North Douglas subarea planning effort that should addresses transportation, utilities, in-fill housing, recreation and open space/natural areas, and public safety issues in a community-wide, holistic approach. The North Douglas Crossing was not received favorably by the public in the 2010 voting on a ballot proposition to fund construction of the crossing; however, the language on the ballot specified one location in particular, and did not explain the long history of this project or its importance to Juneau's future. A new bridge landing in North Douglas should be carefully designed to avoid a physical separation of the North Douglas community, while preserving its rural character.
2. In its current condition, the northwest, west and southern areas of Douglas Island are in a natural, undeveloped state. Portions of the northwest island provide a recreational resource for the whole community. In addition to Eaglecrest, there are miles of shoreline and many acres of unimproved park area. A unique feature is a mile-long stretch of waterfront roadway from the North Douglas boat launch facility to False Outer Point. This corridor offers a world class vista of the Mendenhall Glacier, Mendenhall Peninsula and small islands. This area should be designated a scenic corridor both locally and with the state ADOT&PF. No obtrusive structures should be built on the water-side of the road and any development within this view corridor should assure the preservation of these views

and should enhance the open space/natural areas, public access and non-motorized pathways along the corridor. With the exception of boat launch facilities at the boat harbor, no permanent structures associated with commercial activities should be permitted along the shore side of the road from Cove Creek to False Outer Point.

3. The un-roaded shoreline on the west side of Douglas Island has development potential, both for urban residential use and for port development. The westerly shoreline is owned almost entirely by the Goldbelt Corporation and the land immediately upland is owned by the CBJ. Goldbelt has considered any number of development scenarios. A West Douglas Conceptual Plan was published in May 1997 and Chapter 6 of that Plan was adopted as an element of the CBJ Comprehensive Plan in 2007. This Plan encourages and facilitates the development of a New Growth Area in West Douglas when water, sewer and road infrastructure are available and adequate to serve the new development. New development should preserve shoreline and streamside areas in public ownership as open space/natural areas with public access points.
4. Unless and until municipal water and sewer services are provided to the North Douglas area, continue to allow for rural residential densities along the North Douglas Highway corridor and maintain the Resource Development land use designation for upland areas. Where municipal water and sewer service are provided, more efficient use of this land should be encouraged. Residential densities should be increased when, and where, roads, terrain, transit and other public services would provide the carrying-capacity for the additional residential population. However, the areas designated MDR but not currently provided municipal sewer service should remain in zoning designations that limit development to very low densities until municipal water and sewer service are provided and driveway access, roadway capacity, and intersection capacities and facilities serving that property meet the livability standard of a Level of Service D or better.
5. The Parks and Recreation Comprehensive Plan, Chapter 8, recommends a number of parks, trail, community garden and stream corridor improvements. Those recommendations include: (a) implement the 2002 Fish Creek Park Master Plan; (b) develop a master plan for recreation lands from Fish Creek to Point Hilda in North and West Douglas; (c) support construction of separated bicycle and pedestrian pathways along North Douglas Highway; (d) work with the North Douglas golf course developer to allow for cross country ski and walking use of the course with lighted trails for winter use; (e) develop a community park on West Douglas; (f) develop a neighborhood park in North Douglas that includes both passive and active recreation areas; (g) develop a community garden in the North Douglas area; (h) retain a trail corridor on CBJ lands beyond North Douglas; (i) consider acquisition of private land at Outer Point for public recreation use; and (j) coordinate recreational and maintenance activities at Eaglecrest.
6. Protect access to the Treadwell Ditch Trail and beach trails and support improvements to trails as recommended by Trail Mix.
7. Retain an easement for a bench road and trail corridor on CBJ lands around the perimeter of the Island (a trans-island road and trail system). As development proceeds near Peterson Creek, the CBJ should actively pursue development of a trail corridor that begins at the current end of the North Douglas Highway to the new development.
8. Prevent development within the Fish Creek Road scenic corridor, which is represented by a one-quarter mile distance from the Fish Creek Road right-of-way on each side of the road. No structures, other than utilities, shall be permitted therein. Minimize to the greatest extent practicable, intersecting driveways and other vehicular access points on Fish Creek Road from North Douglas Highway to Eaglecrest Lodge.
9. Retain Fish Creek Park as designated recreational open space/natural areas and restrict any development adjacent to the park, other than non-motorized access trails or bridges, which would adversely impact the valuable estuarine habitat and recreational use of the area.
10. On CBJ-owned lands, maintain a 200 foot stream buffer on each side of Fish Creek. On CBJ-owned lands that are not designated for disposal in the 1999 CBJ Land Management Plan, maintain 200 foot stream buffers on each side of the following waterbodies: Peterson Creek, Eleven Mile Creek, Middle Creek, and Hilda Creek. This buffer zone or setback may be adjusted or altered,

on a case-by-case basis, when a scientific analysis of the specific function(s) of the particular creek's value(s) finds that the setback should be more, based on its functional value(s). The setback from Peterson Creek as it passes through the land included within the CBJ Totem Creek Golf Course Lease Agreement, as outlined in existing (expired) permits, may be less than suggested here if that project is proposed again, provided that the water quality of the creek is not impaired by non-native pesticides or fertilizers, sediments or other materials, and the riparian habitat of the creek is not impaired by invasive species.

11. As much as is practical and efficient, coordinate recreational and maintenance activities and shared use of facilities and equipment and coordinate management activities with the Eaglecrest Facility and programs. Many of the facilities at Eaglecrest can serve both skiers and non-skiers and both winter and off-season recreational activities and events. Shared use and year-round use of the Eaglecrest facilities and lands should be encouraged and facilitated.
12. Identify historic and cultural resources within the subarea. Projects that may impact historic resources identified within this subarea are to be reviewed by the Historic Resources Advisory Committee (HRAC) prior to issuance of a permit. Where new historic or cultural resources are discovered or identified, the Juneau-Douglas City Museum should be contacted immediately for documentation and technical assistance toward preservation and/or curating of the resource. The demolition or removal of historic resources should be avoided and should only occur when no other option for its preservation or relocation to a suitable site exists.
13. When reviewing development proposals for Douglas Island, ensure that the site layout and circulation system configuration proposed minimizes direct vehicular access onto North Douglas Highway and does not obstruct or harm potential roadway access to an upland bench road to West Douglas or non-motorized access to a trans-island trail system, including the Treadwell Ditch Trail.
14. The West Douglas Concept Plan, Chapter 6, Land Use section has been adopted as an element of the CBJ Comprehensive Plan. Development within these New Growth Areas is subject to a master development plan to be adopted by the Assembly. Each subarea in these New Growth Areas may be planned in phases, consistent with the general guidelines in Chapter 6 of the West Douglas Concept Plan.

**Subarea 9: Douglas & West Juneau (Maps M, O, & P)**

Community Form: Urban in downtown Douglas and West Juneau

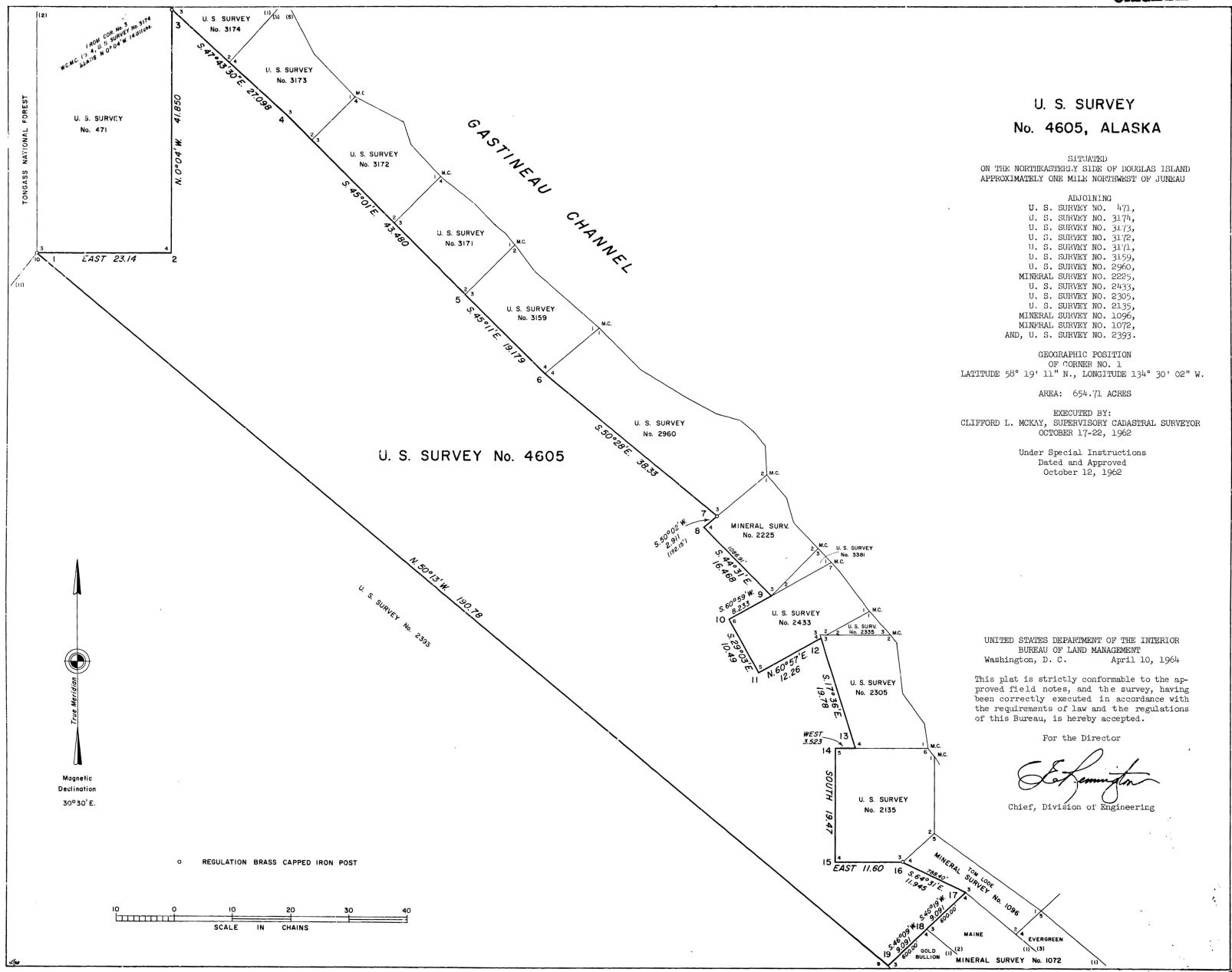
Rural south of downtown Douglas

**NATURAL RESOURCES AND HAZARDS:**

<i>Type</i>	<i>General Location</i>
Wildlife (Eagle nests)	8 eagle nests in Douglas and South Douglas (2006 data)
Stream and Lakeshore Corridors	Kowee, Bear, Lawson, Bullion, Ready Bullion, and Nevada Creeks
Wetlands/Tidelands	Mouth of Kowee and Lawson creeks, along the shoreline south of downtown Douglas, and on the bench above Douglas Highway.
Cultural and Historic Resources	Downtown Douglas, Treadwell mine complex, Douglas cemeteries

Table 11.9

ORIGINAL



**U. S. SURVEY  
No. 4605, ALASKA**

SITUATED  
ON THE NORTHEASTERN SIDE OF DOUGLAS ISLAND  
APPROXIMATELY ONE MILE NORTHWEST OF JUNEAU

- ADJOINING
- U. S. SURVEY NO. 471,
  - U. S. SURVEY NO. 3174,
  - U. S. SURVEY NO. 3173,
  - U. S. SURVEY NO. 3172,
  - U. S. SURVEY NO. 3171,
  - U. S. SURVEY NO. 3159,
  - U. S. SURVEY NO. 2960,
  - MINERAL SURVEY NO. 2225,
  - U. S. SURVEY NO. 2433,
  - U. S. SURVEY NO. 2305,
  - U. S. SURVEY NO. 2135,
  - MINERAL SURVEY NO. 1096,
  - MINERAL SURVEY NO. 1072,
  - AND, U. S. SURVEY NO. 2395.

GEOGRAPHIC POSITION  
OF CORNER NO. 1  
LATITUDE 58° 19' 11" N., LONGITUDE 134° 30' 02" W.

AREA: 654.71 ACRES

EXECUTED BY:  
CLIFFORD L. MCKAY, SUPERVISORY CADASTRAL SURVEYOR  
OCTOBER 17-22, 1962

Under Special Instructions  
Dated and Approved  
October 12, 1962

UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
Washington, D. C. April 10, 1964

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director

*E. J. Hennigan*  
Chief, Division of Engineering

JUN 10 1962  
J.C. 30-2-310

Attachment B - U.S. Survey No. 4605

**ORIGINAL**

57

Form 4-679  
(January 1963)

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT

**FIELD NOTES**

OF

**U.S. SURVEY NO. 4605**

**SITUATED**

**ON THE NORTHEASTERLY SIDE OF DOUGLAS ISLAND**

**APPROXIMATELY ONE MILE NORTHWEST OF JUNEAU**

**ADJOINING U.S. SURVEY NO. 471, U.S. SURVEY NO. 3174,**

**U.S. SURVEY NO. 3173, U.S. SURVEY NO. 3172,**

**U.S. SURVEY NO. 3171, U.S. SURVEY NO. 3159,**

**U.S. SURVEY NO. 2960, MINERAL SURVEY NO. 2225,**

**U.S. SURVEY NO. 2433, U.S. SURVEY NO. 2305,**

**U.S. SURVEY NO. 2135, MINERAL SURVEY NO. 1096,**

**MINERAL SURVEY NO. 1072 AND U.S. SURVEY NO. 2393**

**IN**

**GEOGRAPHIC POSITION OF CORNER NO. 1**

**LATITUDE 58° 19' 11" N., LONGITUDE 134° 30' 02" W.**

Of the \_\_\_\_\_ Meridian,

In the State of **ALASKA**

**EXECUTED BY**

**CLIFFORD L. MCKAY, SUPERVISORY CADASTRAL SURVEYOR**

Under special instructions dated **OCTOBER 12**, 19 **62**, which provided for the surveys

**U.S. Survey**  
included under **CHM** Number **4605**, approved **OCTOBER 12, 1962**,

and assignment instructions dated **OCTOBER 15**, 19 **62**.

Survey commenced **OCTOBER 17**, 19 **62**

Survey completed **OCTOBER 22**, 19 **62**

U.S. SURVEY NO. 4605

CHAINS	<p>Survey commenced October 17, 1962 and executed with a W. and L. E. Gurley Transit, Serial No. 541397, of which the horizontal plate is read by double opposite verniers to single minutes of arc, which is also the least count of the vernier of the vertical circle. After satisfactory tests the instrument was found free from appreciable error.</p> <p>All measurements are made with a 1/8 in. steel tape, 5.00 chs. long, graduated in links throughout, with the first 10 links graduated in tenths of a link. The tape was compared with a 66 ft. standard steel tape and found correct. For all measurements made on the slope, the vertical angle of each interval is measured with the transit circle and the horizontal equivalents entered in the field note record.</p> <p>The geographic position of cor. No. 1, as determined from datum of U.S. Coast and Geodetic Triangulation Station "SALMON", is Latitude 58° 19' 11" N., Longitude 134° 30' 02" W.</p> <p>The azimuth for this survey was obtained from U.S. Coast and Geodetic Triangulation Stations "SALMON" and "CREEK", and carried to all parts of this survey by taking the mean of direct and reverse deflection angles at each instrument station.</p> <p>The observed magnetic declination is 30½° E.</p> <hr/> <p style="text-align: center;"><b>PRELIMINARY STATEMENT</b></p> <p>Lines of this survey are identical with corresponding lines of previous adjoining surveys. It was necessary to retrace and dependently resurvey lines of some of the previous adjoining surveys in order to close within the allowable limits.</p> <p>No corner monuments of previous adjoining surveys were marked for corners of this survey.</p> <hr/> <p>Begin at point for cor. No. 1, identical with cor. No. 3, U.S. Survey No. 471 and cor. No. 10, U.S. Survey No. 2393, monumented with a regulation brass capped iron post, 2 ins. diam., showing 10 ins. above the surface, firmly set, mkd. and witnessed as described in the official record.</p> <p>Thence on lines of this survey, identical with lines of previous adjoining surveys, as follows:</p> <p>East on line 1-2, identical with line 3-4, U.S. Survey No. 471.</p> <p>23.14 Point for cor. No. 2, identical with cor. No. 4, U.S. Survey No. 471, monumented with a stone, showing 6 x 6 x 3 ins. above the surface, firmly set, mkd. and witnessed as described in the official record.</p> <hr/> <p>N. 6° 04' W., on line 2-3, identical with a portion of line 4-1, U.S. Survey No. 471.</p> <p>Over nearly level land covered with pine, spruce and hemlock timber, with heavy brush undergrowth.</p>
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U.S. SURVEY NO. 4605

<p>CHAINS 9.483 23.642 37.788 41.850</p>	<p>Start ascending 41½ ft. over southerly slope.</p> <p>Top of steep northerly slope bears N. 81° W., S. 81° E. Ascend 191 ft. to nearly level land.</p> <p>Start of nearly level land.</p> <p>Ascend 17 ft. over nearly level land to point for cor. No. 3.</p> <p>Point for cor. No. 3, identical with cor. No. 3, U.S. Survey No. 3174, monumented with a regulation brass capped iron post, 2½ ins. diam., showing 1 in. above the surface, firmly set, mkd. and witnessed as described in the official record of U.S. Survey No. 3174.</p> <p>from which</p> <p style="padding-left: 40px;">Witness meander cor. No. 4, U.S. Survey No. 3174, identical with witness meander cor. No. 1, U.S. Survey No. 471, bears N. 0° 04' W., 14.811 chs. dist.</p> <hr/> <p>Thence on lines of this survey, identical with lines of previous adjoining surveys, as follows:</p> <p>Line 3-4, identical with line 3-2, U.S. Survey No. 3174 and line 4-3, U.S. Survey No. 3173; line 4-5, identical with line 3-2, U.S. Survey No. 3173; line 3-2, U.S. Survey No. 3172 and line 3-2, U.S. Survey No. 3171; line 5-6, identical with line 3-4, U.S. Survey No. 3159; line 6-7, identical with line 4-3, U.S. Survey No. 2960.</p> <p>Point for cor. No. 7, identical with cor. No. 3, U.S. Survey No. 2960, monumented with a brass capped iron post, 2 ins. diam., firmly set, mkd. and witnessed as described in the official record of U.S. Survey No. 2960.</p> <hr/> <p>Thence on lines of this survey, identical with lines of adjoining Mineral Survey No. 2225, according to the record of Mineral Survey No. 2225, as follows:</p> <p>S. 50° 02' W., on line 7-8, identical with a portion of line 1-4, Mineral Survey No. 2225.</p>
<p>2.911</p>	<p>(192.15 ft.) Cor. No. 8, identical with cor. No. 4, Mineral Survey No. 2225.</p> <hr/> <p>S. 44° 31' E., on line 8-9, identical with line 4-3, Mineral Survey No. 2225.</p>
<p>16.468</p>	<p>(1086.91 ft.) Cor. No. 9, identical with cor. No. 3, Mineral Survey No. 2225 and cor. No. 2, U.S. Survey No. 3381.</p> <hr/> <p>Thence on lines of this survey, identical with lines of previous adjoining surveys, as described in the official record, as follows:</p> <p>Line 9-10, identical with a portion of line 7-6, U.S. Survey No. 2433; line 10-11, identical with line 6-5, U.S. Survey No. 2433; line 11-12, identical with line 5-4, U.S. Survey No. 2433; line 12-13, identical with a portion of line 3-4, U.S. Survey No. 2305; line 13-14,</p>

FIELD NOTE PAPER

- 3 -

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U.S. SURVEY NO. 4605

CHAINS	<p>Identical with a portion of line 6-5, U.S. Survey No. 2135; line 14-15, identical with line 5-4, U.S. Survey No. 2135; line 15-16, identical with line 4-3, U.S. Survey No. 2135.</p> <p>Point for cor. No. 16, identical with cor. No. 3, U.S. Survey No. 2135 and cor. No. 4, Tom Lode, Mineral Survey No. 1096, monumented with a regulation brass capped iron post, 1 in. diam., showing 9 ins. above the surface, firmly set, mkd. and witnessed as described in the official record.</p>
11.945	<p>Thence with lines of previous adjoining surveys according to the official record of Mineral Survey No. 1096 and Mineral Survey No. 1072 as follows:</p> <p>S. 64° 31' E., on line 16-17, identical with line 4-3, Tom Lode, Mineral Survey No. 1096.</p> <p>(788.40 ft.) Point for cor. No. 17, identical with cor. No. 3, Tom Lode, Mineral Survey No. 1096 and cor. No. 4, Maine Lode, Mineral Survey No. 1072.</p>
9.091	<p>S. 46° 19' W., on line 17-18, identical with line 4-3, Maine Lode, Mineral Survey No. 1072.</p> <p>(600.00 ft.) Point for cor. No. 18, identical with cor. No. 3, Maine Lode, and cor. No. 4, Gold Bullion, Mineral Survey No. 1072.</p>
9.091	<p>S. 46° 09' W., on line 18-19, identical with line 4-3, Gold Bullion, Mineral Survey No. 1072.</p> <p>(600.00 ft.) Point for cor. No. 19, identical with cor. No. 3, Gold Bullion, Mineral Survey No. 1072, and cor. No. 9, U.S. Survey No. 2393.</p>
	<p>Thence on line 19-1, identical with line 9-10, U.S. Survey No. 2393, according to the official record, to cor. No. 1 and point of beginning.</p> <p>Containing 654.71 acres.</p>
	<p style="text-align: center;"><b>IMPROVEMENTS</b></p> <p>At the time of this survey there were no improvements on the land.</p>
	<p style="text-align: center;"><b>GENERAL DESCRIPTION</b></p> <p>The land in this survey lies on the northeasterly side of Douglas Island and is mountainous to rolling land in a northeasterly direction. The land is covered with pine, spruce, hemlock and alder timber, with berry brush undergrowth. There are numerous muskeg meadows scattered throughout the survey. The soil is sand and gravel covered with forest mold and moss.</p>





62

CERTIFICATE OF SURVEY

I, **Clifford L. McKay**, HEREBY CERTIFY upon honor that, in pursuance of special instructions bearing date of the 12 day of **October**, 19 **62**, I have surveyed U.S. Survey No. 4605, situated on the northeasterly side of Douglas Island, approximately one mile northwest of Juneau,

of the \_\_\_\_\_ Meridian, in the State of **Alaska**, which are represented in the foregoing field notes as having been executed by me and under my direction; and that said survey has been made in strict conformity with said special instructions, the Manual of Instructions for the Survey of the Public Lands of the United States, and in specific manner described in the foregoing field notes.

Dec. 18, 1963  
(Date)

Clifford L. McKay  
(Cadastral Surveyor)  
**Clifford L. McKay**  
Supervisory Cadastral Surveyor

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Cadastral Surveyor)

CERTIFICATE OF APPROVAL

BUREAU OF LAND MANAGEMENT,  
Washington, D. C.

The foregoing field notes of the survey of U.S. Survey No. 4605, situated on the northeasterly side of Douglas Island, approximately one mile northwest of Juneau.

executed by **Clifford L. McKay, Supervisory Cadastral Surveyor** having been critically examined and found correct, are hereby approved.

APR 10 1964  
(Date)

E. E. Huntington  
(Chief, Division of Engineering)

CERTIFICATE OF TRANSCRIPT

I CERTIFY That the foregoing transcript of the field notes of the above-described surveys in \_\_\_\_\_ is a true copy of the original field notes.

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Chief, Division of Engineering)



**2006-001632-0**

Recording Dist: 101 - Juneau  
3/9/2006 10:36 AM Pages: 1 of 2

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**U.S. Patent** **50-64-0219**

This conveyance document may have been recorded at a previous time, and if so, the prior recording date takes precedence.

Please record this cover page as the first page of the document. Document should be indexed as follows:

**RECORDING DISTRICT:** Juneau # 101

**DOCUMENT TYPE:** Deed

**FILE TYPE/NUMBER:** MH-50

**GRANTOR:**

1. United States of America
2. Department of the Interior
3. Bureau of Land Management

**LEGAL DESCRIPTION:**

1. See attached patent.

**GRANTEE:**

1. State of Alaska
2. Department of Natural Resources
3. Division of Mining Land and Water

**AFTER RECORDING RETURN TO:**

State of Alaska  
 Department of Natural Resources  
 Division of Mining, Land & Water  
 Realty Services/Title Administration  
 550 W. 7<sup>th</sup> Avenue, Suite 1050A  
 Anchorage, AK 99501-3579

**STATE BUSINESS NO CHARGE**

Deed Book 23 Page 388  
Juneau Recording Dist.

This is to certify that this is a true and correct copy as the same appears in the records of the Department of Natural Resources.

*Nolly M. Paydock*  
Department of Natural Resources

Form 4-1040  
(January 1959)

Anchorage 060994 *MH-50*

Date 3/6/2006

# The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Anchorage, Alaska, is now deposited in the Bureau of Land Management, whereby it appears that pursuant to the grant of lands under the Act of Congress of July 28, 1956 (70 Stat. 711), as supplemented by the Act of July 7, 1958 (72 Stat. 339), the State of Alaska has selected the land embraced in U. S. Survey No. 4605, situated on the northeasterly side of Douglas Island approximately one mile northwest of Juneau, Alaska, containing 654.71 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the said Acts of Congress, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT, unto the said State of Alaska, and to its assigns, the tract of Land above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities and appurtenances, of whatsoever nature, thereunto belonging, unto the said State of Alaska, and to its assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States.

There is, also, reserved to the United States a right-of-way for the construction of railroads, telegraph and telephone lines in accordance with the Act of March 12, 1914 (38 Stat. 305; 48 U.S.C. Sec. 305).

RECORDED - FILED	
<i>Juneau</i> REC. DIST.	
DATE	<u>8-17</u> 19 <u>64</u>
TIME	<u>11:55</u> A.M.
Requested by	<i>Alaska</i>
Address	<i>Wash D.C.</i>

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476); has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in Anchorage, Alaska the EIGHTH day of JUNE in the year of our Lord one thousand nine hundred and SIXTY-FOUR and of the Independence of the United States the one hundred and EIGHTY-EIGHTH.

By *Roger B. Robinson*  
Alaska State Director

Patent Number 50-64-0219

16-21870-4 GPO 837,721

JUNEAU  
Serial No. 64-2858



# State of Alaska



# Patent

No. 6043

Know All Men By These Presents that the State of Alaska, in consideration of the sum of TEN AND NO/100----- DOLLARS

lawful money of the United States, and other good and valuable considerations, now paid, the receipt whereof is hereby acknowledged, does hereby grant to \_\_\_\_\_

CITY AND BOROUGH OF JUNEAU

155 South Seward Street, Juneau, Alaska 99801 and to

its successors and assigns, all that real property situated in the ~~Borough of~~ City and Borough of Juneau, State of Alaska, and described as follows:

U.S. SURVEY NO. 3172, ALASKA

LOT 38, containing 2.27 acres. Excluding the North Douglas Highway Right-of-Way Alaska Project No. S-0959(4). Subject to Water Right ADL 43324 (Certificate of Appropriation No. 43324-C).

LOT 37, containing 2.27 acres. Excluding the North Douglas Highway Right-of-Way Alaska Project No. S-0959(4).

ACCORDING TO U.S. SURVEY NO. 3172, ALASKA, ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C., ON MARCH 22, 1954.

U.S. SURVEY NO. 2960, ALASKA

LOT 16, containing 1.57 acres. Subject to Water Right ADL 43139 (Certificate of Appropriation No. 318) and Right-of-Way Permits ADL 20619 and ADL 21874.

ACCORDING TO U.S. SURVEY NO. 2960, ALASKA, GASTINEAU CHANNEL SMALL TRACT GROUP EMBRACING LOTS 1 TO 16; INCLUSIVE, ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C., ON JUNE 9, 1950.



1430

Presented by: Lands Committee  
Introduced: 10/07/85  
Drafted by: Lands Committee

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 85-76am

AN ORDINANCE PRESERVING CERTAIN MUNICIPAL LAND  
FOR THE JUNEAU OPEN SPACE AND PARK SYSTEM.

WHEREAS, the establishment of a municipal open space and park system would permit the more efficient and effective management and use of land classified for such purposes, and

WHEREAS, in accordance with CBJ 53.09, the Planning Commission has previously classified as "public use" those lands included in the list attached hereto as Appendix 1 and the maps attached hereto as Appendix 2, and

WHEREAS, such lands appear to be well suited for inclusion in an open space and park system, and

WHEREAS, the Planning Commission has reviewed and concurs with the objectives of this ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

\* Section 1. Classification. This ordinance is a non-code ordinance.

\* Section 2. Preservation of Land. (a) Those parcels of land listed in Appendix 1 and depicted in Appendix 2 are preserved from all other uses for the purpose of inclusion in the Juneau Open Space and Park System; provided, however, waterlines, utilities, access, roads, easements and similar incidental uses may be allowed, and provided further that appropriate present uses and adequate future space for major right-of-way alignments shall be maintained in those parcels designated in Appendix 1 as 0412B and 0520A.

(b) The manager or his designee, upon a finding that circumstances so warrant, may by regulation issued pursuant

PARK AND OPEN SPACE STATISTICAL SHEETS

General Location	CBJ Parcel Number	Property Description	Approx. Acreage	Classification	Comprehensive Plan Designation	Legal Description
Salmon Creek	0840B	Salmon Creek Greenbelt	2.25	Public Use - Greenbelt	Resource Reserve	Fraction of USMS 955, 50 feet each side of Salmon Creek
Douglas City Beach Land	1200A	Gastineau Channel Shoreline	13.80	Public Use - Beach Access	Open Space	Fraction of Lot 2 USS 3853, 200 feet upland from Gastineau Channel HWL
	1200D	Paris Creek Greenbelt	18.80	Public Use - Stream Access	Resource Reserve	Fraction of Lot 2, USS 3853, 100 feet each side of Paris Creek *
	1210A	Lawson Creek Greenbelt	10.55	Public Use -	Open Space	Fraction of Lot 1, USS 3853, 100 feet each side of Lawson Creek*
North Douglas	1420A	Neilson Creek Greenbelt	8.25	Public Use -	Open Space	Fraction of Lot 1, USS 3559, 100 feet each side of Neilson Creek *
	1420B	Hendrickson Creek Greenbelt	15.60	Public Use -	Open Space	Fraction of Lot 1, USS 3559, 100 feet each side of Hendrickson Creek*
	1420C	Johnson Creek Greenbelt	8.70	Public Use -	Open Space	Fraction of Lot 1, USS 3559, 100 feet each side of Johnson Creek*
	1430A	Grant Creek Greenbelt	5.50	Public Use - Open Space	Open Space	Fraction of USS 4605, 100 feet each side of Grant Creek*
	1430B	Eagle Creek Greenbelt	18.35	Public Use - Open Space	Open Space	Fraction of USS 4605, 100 feet each side of Eagle Creek*
	1430C	Falls Creek Greenbelt	14.65	Public Use - Open Space	Open Space	Fraction of USS 4605, 100 feet each side of Falls Creek*


\* Future road corridor will cross this parcel.  
 NOTE: Greenbelts for stream corridors are measured from HWL.

EXCERPT



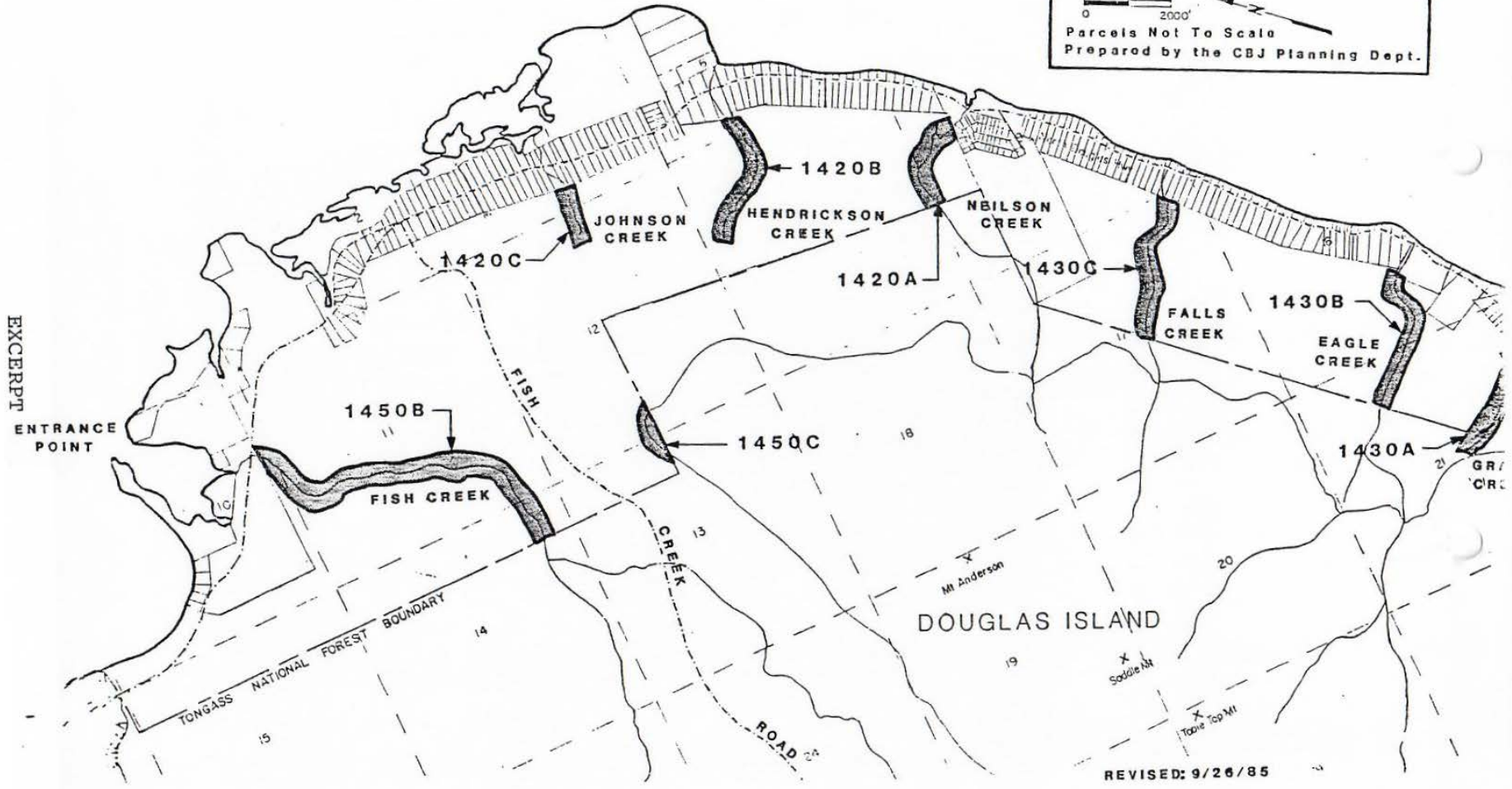
**CBJ Open Space and Park System**  
**Map 7**  
**North Douglas**  
**Sept. 1, 1985**

**LEGEND**

 PARCELS INCLUDED IN CBJ OPEN SPACE AND PARK SYSTEM

0 2000'

Parcels Not To Scale  
Prepared by the CBJ Planning Dept.



1	RESIDENTIAL			
1.1	Single-family dwellings			
	1.11	Single-family detached, one dwelling per lot	1	1
	1.12	Single-family detached, two dwellings per lot	1	
	1.13	Single-family detached, accessory apartment <sup>x</sup>	1, 3	1, 3
	1.14	Single-family detached, two dwellings per lot, accessory apartments <sup>x</sup>	1, 3	
1.2	Duplex			
1.3	Multifamily dwellings			
1.5	Child and Day care homes			
	1.51	Child; 12 or fewer children under the age of 12	1	1
	1.53	Adult; 12 or fewer people, 12 years and older	1	1
1.55	Child care residence, 6 to 9 children under 18 years of age		3	3
1.6	Miscellaneous, rooms for rent situations			
	1.61	Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, transitional housing, and temporary residences. Owner or manager must live on site.	3	1, 3
	1.62	Hotels, motels		
	1.63	Single room occupancies with private facilities		1, 3
1.7	Home occupations			
1.9	Common wall development			
	1.91	Two dwelling units		1
	1.911	Accessory apartments <sup>x</sup>	1, 3	1, 3
	1.92	Three or more dwelling units		1, 3
	1.93	Two dwelling unit structures allowed under special density considerations, subsections 49.25.510(h)	3	3
2	SALES AND RENTAL GOODS, MERCHANDISE OR EQUIPMENT <sup>G</sup>			
2.1	With less than 5,000 square feet and less than 20 percent of the gross floor area of outside merchandising of goods			
	2.11	<i>Reserved</i>		
	2.12	Miscellaneous		
	2.13	Marine merchandise and equipment		
2.2	Storage and display of goods with greater or equal to 5,000 square feet and/or 20 percent of the gross floor area of outside merchandising of goods			
2.3	Marijuana retail store			
3	PROFESSIONAL OFFICE, CLERICAL, RESEARCH, REAL ESTATE, OTHER OFFICE SERVICES <sup>G</sup>			
3.05	Offices of not more than 1,000 square feet		3	3

49.25.300 Table of Permissible Uses  
8.14.2023

3.1	Offices greater than 1,000 but not more than 2,500 square feet			3
3.2	<i>Reserved</i>			
3.3	Research, laboratory uses			
3.4	Offices greater than 2,500 square feet			
3.5	Marijuana testing facility			
4	MANUFACTURING, PROCESSING, CREATING, REPAIRING, RENOVATING, PAINTING, CLEANING, ASSEMBLING OF GOODS <sup>G</sup>			
4.05	Light manufacturing			3
4.07	Medium manufacturing			
4.1	Heavy manufacturing			
4.15	Rock crusher		1 <sup>Q</sup>	
4.2	Storage of explosives and ammunition			
4.21	Seafood processing			
4.22	Marijuana product manufacturing facility			
5	EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USES			
5.1	Schools			
	5.11	Elementary and secondary schools including associated grounds and other facilities	3	3
	5.12	Trade, vocational schools, commercial schools		
	5.13	Colleges, universities	3	3
5.2	Churches, synagogues, temples		3	3
5.3	Libraries, museums, art galleries		3	3
5.4	Social, fraternal clubs, lodges, union halls, yacht clubs			-
6	RECREATION, AMUSEMENT, ENTERTAINMENT			
6.1	Indoor activity conducted entirely within building or substantial structure			
	6.11	Bowling alleys, billiard, pool halls		-
	6.12	Tennis, racquetball, squash courts, skating rinks, exercise facilities, swimming pools, archery ranges		3
	6.13	Theaters seating for 200 or fewer		3
	6.135	Theaters seating from 201 to 1,000		-
	6.14	Coliseums, stadiums, and other facilities in the 6.100 classification seating more than 1,000 people		
	6.15	Indoor shooting range		
6.2	Outdoor activity conducted outside enclosed buildings or structures			

	6.21	Recreational facilities such as golf, country clubs, swimming, tennis courts not constructed pursuant to a permit authorizing the construction of a school	3 3
	6.22	Miniature golf courses, skateboard parks, water slides, batting cages	3 3
	6.24	Automobile, motorcycle racing tracks; off-highway vehicle parks	
	6.26	Open space	1 1
	6.262	Parks with improved facilities, not approved in conjunction with a major subdivision	
	6.264	Capacity for up to 20 people <sup>w</sup>	1 1
	6.266	Capacity for more than 20 people <sup>w</sup>	3 3
	6.27	Aerial conveyances and appurtenant facilities	3 3
	6.28	Shooting ranges	
7	INSTITUTIONAL DAY OR RESIDENTIAL CARE, HEALTH CARE FACILITIES, CORRECTIONAL FACILITIES		
7.1	Hospital		
7.15	Health care clinics, other medical treatment facilities providing out-patient care		3
7.2	Assisted living		3 3
7.3	Day care centers		3
7.31	Child care centers		3 3
7.5	Correctional facilities		3 3
7.6	Sobering centers		
8	RESTAURANTS, BARS, NIGHTCLUBS		
8.05	Small restaurants, less than 1,000 ft <sup>2</sup> without drive through		3
8.1	Restaurants, bars without drive through service		
8.2	Restaurants, coffee stands with drive through service		
8.3	Seasonal open air food service without drive through		
9	BOAT OR MOTOR VEHICLE, SALES AND SERVICE OPERATIONS		
9.05	Motor vehicle, mobile home sale or rental		
9.1	Motor vehicle repair and maintenance, including body work		
9.2	Automotive fuel station		
9.3	Car wash		
9.4	Boat sales or rental		
9.45	Boat repairs and maintenance		
9.5	Marine fuel, water sanitation		
9.6	Marine commercial facilities including fisheries support, commercial freight, passenger traffic		
10	STORAGE, PARKING, MOORAGE		
10.1	Automobile parking garages or parking lots not related to a principal use on the lot		

49.25.300 Table of Permissible Uses  
8.14.2023

10.2	Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored			
	10.21	All storage within completely enclosed structures		
	10.22	General storage inside or outside enclosed structures		
	10.23	Snow storage basin		
	10.232	Neighborhood, less than ½ acre	3 <sup>Z</sup>	3 <sup>Z</sup>
	10.235	Regional, ½ to 1 acre	3 <sup>Z</sup>	
	10.237	Area wide, over 1 acre	3 <sup>Z</sup>	
10.3	Parking of vehicles or storage of equipment outside enclosed structures where they are owned and used by the user of the lot and parking and storage is more than a minor and incidental use of the lot			
10.4	Temporary contractor's storage connected with construction project off-site for a specified period of time		3	3
10.5	Moorage			
	10.51	Public, commercial	3	
	10.52	Private	1, 3	1, 3
10.6	Floating structures supporting seasonal, commercial recreation		3	
11	MATERIALS SALVAGE YARDS, WASTE MANAGEMENT			
11.1	Recycling operations			
	11.11	Enclosed collection structures <sup>0</sup> of less than 80 square feet total and less than six feet in height	1 <sup>P</sup>	1 <sup>P</sup>
	11.12	Enclosed structures for recyclable materials collection	1 <sup>P</sup> , 3	1 <sup>P</sup> , 3
	11.13	Sorting, storage, preparation for shipment occurring outside an enclosed structure		
11.2	Reclamation landfill not associated with a specific use		1, 3	1, 3
11.3	Sanitary landfill			
12	SERVICES AND ENTERPRISES RELATED TO ANIMALS			
12.1	Veterinary clinic		3	
12.2	Kennel			
12.25	Day animal services, grooming, walking, day care		3	
12.3	Zoos, aquaria, or wild animal rehabilitation facilities with a visitor component			
12.31	Wild animal rehabilitation facilities without a visitor component		3	
12.4	Horseback riding stables, dog team yards			
13	EMERGENCY SERVICES			
13.1	Fire, police, ambulance		3	3

14	AQUACULTURE, AGRICULTURE, SILVICULTURE, MINING, QUARRYING OPERATIONS, SPRING WATER BOTTLING		
14.1	Aquaculture	3	
14.15	Weirs, channels, and other fisheries enhancement	1, 3	1, 3
14.2	Commercial agricultural operations		
	14.21	Excluding farm animals	3 3
	14.22	Including farm animals <sup>M</sup>	
	14.23	Stabling of farm animals <sup>M</sup>	3
	14.24	Marijuana cultivation (500 square feet or more under cultivation)	
	14.245	Marijuana cultivation (fewer than 500 square feet under cultivation)	
14.25	Personal use agriculture		
	14.253	Hens, 6 maximum	1 3
14.3	Silviculture and timber harvesting <sup>J</sup>		
14.4	Mining operations		3
14.5	Sand and gravel operations <sup>I</sup>		3
14.8	Spring water bottling		3
15	MISCELLANEOUS PUBLIC AND SEMIPUBLIC FACILITIES		
15.1	Post office		3 3
15.2	Airport		
15.4	Military reserve, National Guard centers		3
15.5	Heliports, helipads		
15.6	Transit facilities		
	15.61	Transit center	3 3
	15.62	Transit station	1 1
	15.63	Park and ride not associated with transit station	3 3
15.7	Public works facility		3
16	DRY CLEANER, LAUNDROMAT		
16.1	Drop off and pickup only, no onsite laundry or dry cleaning process		
16.2	Full service onsite laundry and/or dry cleaning		
17	UTILITY FACILITIES		
17.1	Minor		1 1
17.15	Intermediate		3 3
17.2	Major		3 3
17.3	Driveways and private roads		
18	TOWERS AND RELATED STRUCTURES		
18.100 <sup>AA</sup>	Towers and antennas 35 feet or less		1 1
18.200 <sup>AA</sup>	Towers and antennas 35 to 50 feet		3 3
18.300 <sup>AA</sup>	Towers and antennas more than 50 feet in height		3 3

18.4	Amateur (ham) radio towers and antennas more than 35 feet in height <sup>R</sup>	1	1
18.5	Wireless Communication Facilities		
19	OPEN AIR MARKETS, NURSERIES, GREENHOUSES		
19.1	Open air markets (farm, craft, flea, and produce)		
19.2	Nurseries, commercial greenhouses		
	19.21	Retail sales	3 3
	19.22	Nonretail sales	1, 3 1, 3
	19.23	Marijuana cultivation (500 square feet or more under cultivation)	
	19.24	Marijuana cultivation (fewer than 500 square feet under cultivation)	
20	CEMETERY, CREMATORIUM, MORTUARY		
20.1	Cemetery	3	3
20.2	Crematorium		
20.3	Funeral home	3	
21	VISITOR-ORIENTED, RECREATIONAL FACILITIES		
21.1	Resort, lodge		
21.2	Campgrounds		
21.3	Visitor, cultural facilities related to features of the site		-
22	TEMPORARY STRUCTURES ASSOCIATED WITH ONSITE CONSTRUCTION		
22.1	Temporary structures used in connection with construction	1	1

**Irene Gallion**

**From:** Irene Gallion  
**Sent:** Monday, August 12, 2024 4:09 PM  
**To:** Drown, Arthur EE (DOT)  
**Cc:** Jason Larson; Ilsa Lund  
**Subject:** Eight rezones for ADOT&PF consideration  
**Attachments:** APP\_AME24-02.pdf; Agency Comments Form, AME24-02.pdf; APP\_AME24-03.pdf; Agency Comments Form, AME24-03.pdf; APP\_AME24-04.pdf; Agency Comments Form, AME24-04.pdf; APP\_AME24-05.pdf; Agency Comments Form, AME24-05.pdf; APP\_AME24-06.pdf; Agency Comments Form, AME24-06.pdf; APP\_AME24-07.pdf; Agency Comments Form, AME24-07.pdf; APP\_AME24-08.pdf; Agency Comments Form, AME24-09.pdf

Hi Arthur,

We have eight proposed rezones coming up to the Planning Commission in October. I've attached them for distribution and consideration. I know you usually don't have interest until actual development, but if you have any concerns in the meantime we are happy to hear them.

We've got some time on these. It would be nice to have a general idea of ADOT&PF concerns for the public meetings. However, this will not go to the Commission until October 22. **If we could have comments by September 23 that would be great!** Let us know if you need more time.

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These cases are also on the short term web page: <https://juneau.org/community-development/short-term-projects> The background for AME24-03 that is posted on the web page may be helpful in considering Davis Avenue intersection impacts.

Please "respond all." We are backing each other up during flood response activities.

Thanks!

**Irene Gallion | Senior Planner**

Community Development Department | City & Borough of Juneau, AK  
Location: 230 S. Franklin Street | 4<sup>th</sup> Floor Marine View Building  
Office: 907.586.0753 x4130



*Fostering excellence in development for this generation and the next.*



(907) 586-0715  
 CDD\_Admin@juneau.org  
 www.juneau.org/community-development  
 155 S. Seward Street • Juneau, AK 99801

**COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT**

**DEPARTMENT:** DOT&PF  
**STAFF PERSON/TITLE:** Arthur Drown, Right of Way Property Management  
**DATE:** 09/10/2024  
**APPLICANT:** CBJ Lands  
**TYPE OF APPLICATION:** AME (Rezone)  
**PROJECT DESCRIPTION:**  
 ~87 acres at North Grant Creek, D3 to D15

**LEGAL DESCRIPTION:** USS 4605 FR  
**PARCEL NUMBER(S):** 6D06011000010  
**PHYSICAL ADDRESS:** Not assigned.  
**SPECIFIC QUESTIONS FROM PLANNER:**

**AGENCY COMMENTS:**

DOT&PF has no specific comment at this time. Future development should be coordinated with the department regarding access permitting and planning of hydrological and traffic impacts to North Douglas Highway facilities as early as possible.



(907) 586-0715  
 CDD\_Admin@juneau.org  
 www.juneau.org/community-development  
 155 S. Seward Street • Juneau, AK 99801

**COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT**

**DEPARTMENT:** CBJ Engineering and Public Works  
**STAFF PERSON/TITLE:** Carleton Shorey  
**DATE:** 9/25/24  
**APPLICANT:** CBJ Lands  
**TYPE OF APPLICATION:** AME (Rezone)  
**PROJECT DESCRIPTION:**

**LEGAL DESCRIPTION:**

**PARCEL NUMBER(S):** 6D0611000010  
**PHYSICAL ADDRESS:** Not assigned.

**SPECIFIC QUESTIONS FROM PLANNER:**

The 2016 Lands Management Plan indicates that there is a significant gravel deposit in the vicinity of Eagle Creek. Is a significant portion of the deposit located south of the Creek? Would rezoning this area to a zoning district that does not allow gravel extraction significantly limit the usability of that resource, or is the majority of the deposit north of Eagle Creek?

**AGENCY COMMENTS:**

According to the 1984 Reconnaissance Study Report on the North Douglas Bench Road prepared by R&M Engineering. There was belief that there was a usable sand and gravel deposit south and east of Eagle Creek. This information likely came from a 1974 areawide soil survey where we can see a band of gravely silt loam to the south of the creek. That the same soil extends significantly farther to the north of the creek. That said due to the high concentration of silt typical with this type of soil, it is unlikely to serve as an alternative to existing material sources. Its usefulness will likely be limited to road/property fill in the intimate area. Attached are excerpts from both documents.

**Strategic Rezoning**

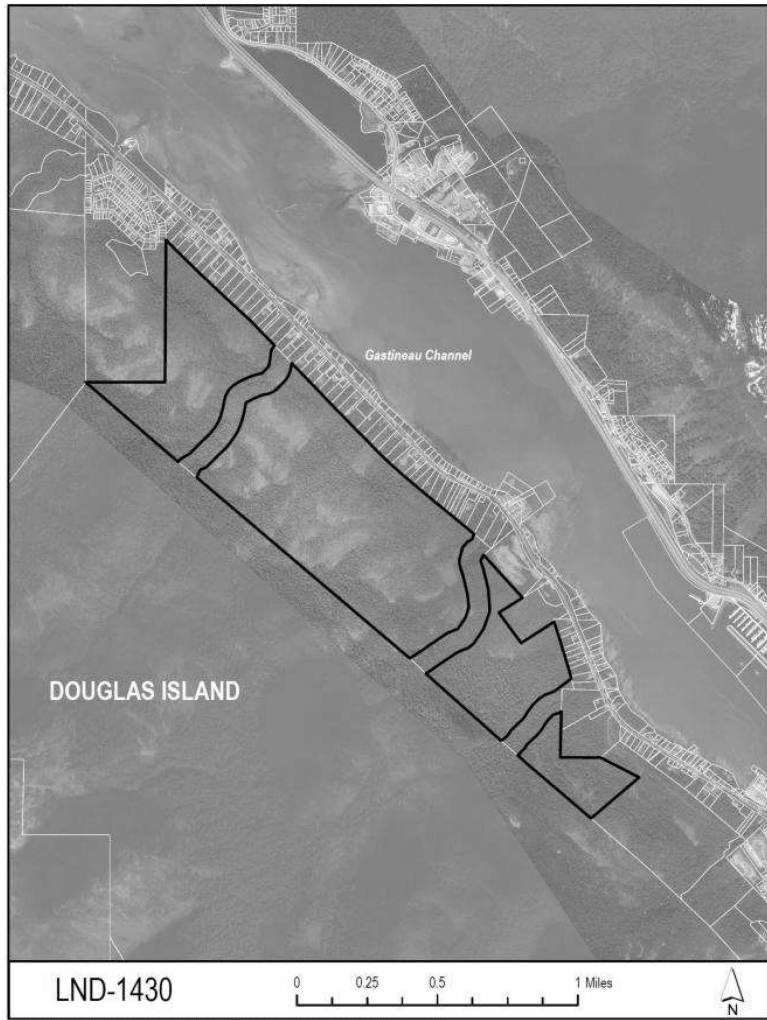
Lands staff continuously reviews zoning designations of CBJ land holdings and will identify areas that would be suitable for near term rezoning to support increased housing density. The CBJ Comprehensive Plan provides direction for rezoning and any request for rezoning will conform to the adopted Comprehensive Plan.

An example of this ongoing review for rezoning is CBJ parcel LND-1430. This large property located uphill from North Douglas Highway contains 655 acres and stretches from near the Juneau Douglas Bridge to the Bonnie Brea neighborhood. This region contains significant potential for increased housing density. LND-1430 was recently rezoned from Rural Reserve (RR) to D3 single-family. This rezoning provided a start to reclassifying the property but fell short of meeting the lot’s potential to address Juneau’s housing needs.

The Lands and Resources Division will be proposing to rezone portions of LND-1430 outlined on the map on this page (right) by segmenting the parcel into different designations as outlined in the Comprehensive Plan. The majority of the property – aside from stream corridors - should be designated for multi-family development. Multi-family designations will help keep housing near the urban core since the Juneau Douglas Bridge is in close proximity and will allow for housing units to be clustered so that development could avoid steep slopes and sensitive habitat.

There are significant gravel deposits on LND-1430 in the vicinity of Eagle Creek. Outside of the stream corridor, Lands staff is recommending that zoning prioritize the valuable gravel deposits in this area for resource extraction activities.

An approximate alignment for the North Douglas Bench Road in this area is shown on maps contained in the CBJ Comprehensive Plan. Development plans for this region should reserve a future alignment for the North Douglas Bench Road.

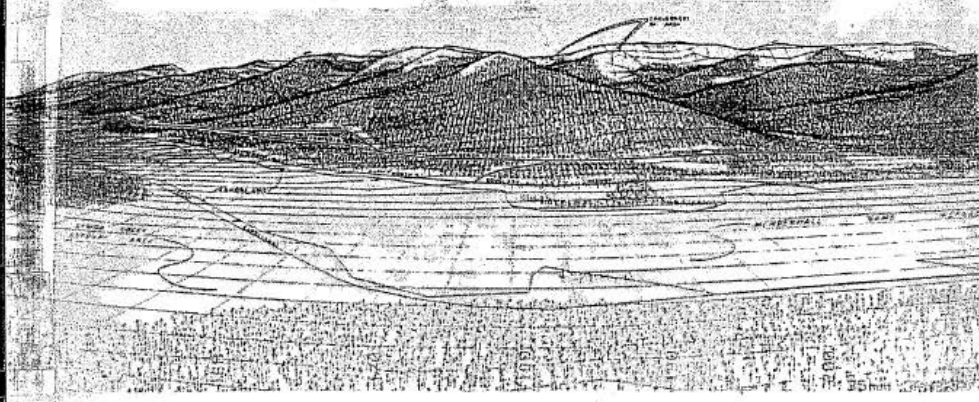


The aerial imagery that encompasses the road system and developed areas was acquired in June 2013. The other imagery showing the undeveloped portion of Douglas Island is from ESRI and the acquisition date is unknown.

T600.R  
Mar 84

RBM  
RBM CONSULTANTS INC.

**CITY & BOROUGH OF JUNEAU, ALASKA  
PLANNING DEPARTMENT STUDY  
FOR  
A PROPOSED ROADWAY CORRIDOR  
OF**



**DOUGLAS , ISLAND  
BENCH ROAD  
KOWEE CREEK to FISH CREEK ROAD**

Prepared By  
R & M CONSULTANTS INC.  
JUNEAU ALASKA  
JAN , 1984

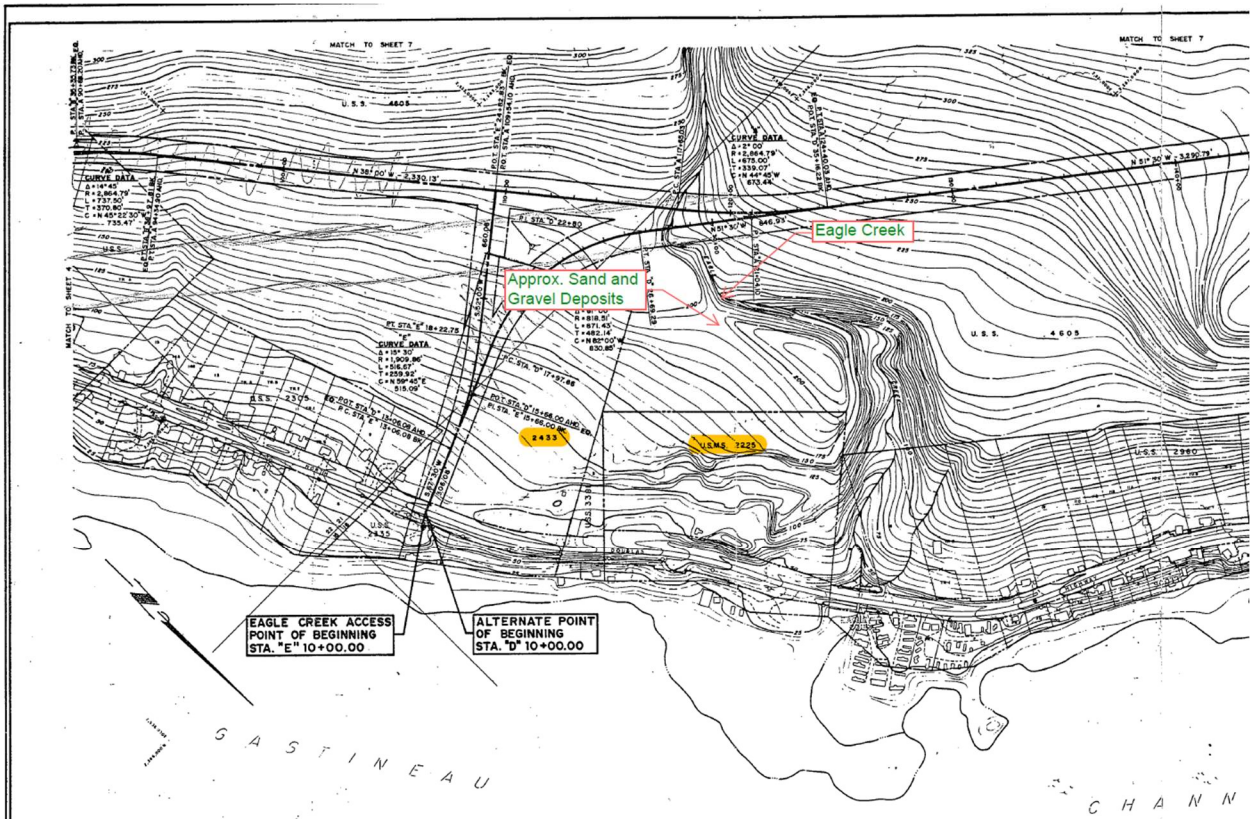
Borrow Sources

Roadways must be constructed of native material. The material required, traditionally in stateside construction, is taken from the roadway itself and the embankment is constructed as a "balanced" project. Unfortunately, in Alaska, native material, due to silt content, natural moisture, etc., balance construction cannot be accomplished. Borrow pits located periodically near the project limits are needed. For this project, a beginning borrow source presents a problem. No available borrow is at any of the alternate route selections near Juneau. However, if the project was started at the Fish Creek end and constructed in an easterly direction toward West Juneau, then an existing borrow pit exists. If the construction were to begin in the West Juneau area, etc., borrow would have to come from the Crow Hill Quarry and/or the Ludwig Borrow Pit within U.S. Mineral Survey No. 2225.

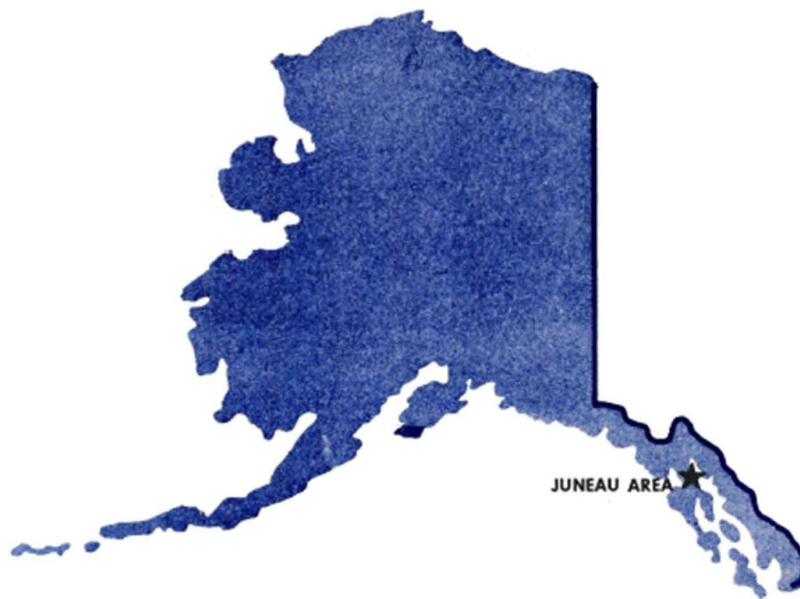
Other natural borrow sources which we believe to exist include, but are not limited to, natural sands and gravel material adjacent Eagle Creek, an area south and west of U.S. Survey No. 2433 and U.S. Mineral Survey No. 2225 (right of Station 120+00).

A rock borrow source exists approximately 400' right of Station 145+00; a rock quarry site exists approximately 300' to 500' right of Station 198+00; a rock quarry site exists on private land (Bonnie Brae Subdivision) 800' right of Station 212+00; a rock quarry site exists 800' right of Station 245+00; and, of course, the Fish Creek quarry utilized to construct Eaglecrest access road near the project terminus.

DSM



# SOILS *of the* JUNEAU AREA







Mapping Units:

- (KuA) - Kupreanof gravelly silt loam, 0 to 3 percent slopes
- (KuB) - Kupreanof gravelly silt loam, 3 to 7 percent slopes
- (KuC) - Kupreanof gravelly silt loam, 7 to 12 percent slopes
- (KuD) - Kupreanof gravelly silt loam, 12 to 20 percent slopes

The Kupreanof soils in each of these mapping units are similar except for gradient. The mapped areas include small spots of Wadleigh, Maybeso, and Karta soils. There are also a few patches of Tolstoi soils.

- (KuE) - Kupreanof gravelly silt loam, 20 to 35 percent slopes
- (KuF) - Kupreanof gravelly silt loam, 35 to 75 percent slopes

These soils occur on moderately steep and steep uplands. In addition to small spots of Tolstoi and Karta soils, the mapped areas include a few nearly level to moderately sloping Kupreanof soils on narrow benches and rounded ridgetops.

The texture of the mineral surface layer ranges from gravelly silt loam to very gravelly sandy loam. The substratum ranges in texture from very gravelly loam to very gravelly sandy loam. Coarse fragments make up 40 to 60 percent of its volume. Large stones and boulders are common.

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Table 2. Engineering Interpretations

Soil series or land type	Map Symbol	Suitability as source of			Soil limitation ratings <sup>2/</sup> and major limiting factors affecting		
		Topsoil	Road fill	Sand and gravel	Roads and streets	Foundations for low buildings	Artificial drainage
Am	AmA	Fair 2 <sup>3/</sup>	Poor 2	Poor 2,5	Severe 2,3	Severe 2,3	Severe 3,11
	AmB	Fair 2	Poor 2	Poor 2,5	Severe 2,3	Severe 2,3	Severe 3,11
Au	AuA	Unsuited 6	Good	Good	Slight	Slight	Not needed
	AuB	Unsuited 6	Good	Good	Slight	Slight	Not needed
Be	BeA	Unsuited 6	Good	Good	Moderate 3	Severe 3	Severe 3
	BeB	Unsuited 6	Good	Good	Slight	Slight	Not needed
	BeC, BeD	Unsuited 6	Good	Good	Moderate 8	Slight	Not needed
Co	CoA	Fair 2	Unsuited 2,5	Unsuited 2,5	Severe 2,3	Severe 2,3	Severe 3,11
Fu	FuA	Poor 2	Unsuited 2,5	Unsuited 2,5	Very severe 2,7	Very severe 2,3	Very severe 3,11
Gravelly beach	Gb	Unsuited 6	Fair 3	Fair to good 5	Very severe 3	Very severe 3	Not needed
He	HeA	Good	Fair 5	Poor to fair 5	Moderate 3	Severe 3	Severe 3
Kaikli	KaB, KaC <sup>1</sup>	Unsuited 7	Unsuited 7	Unsuited 7	Very severe 4,7	Very severe 2,7	Very severe 4
	KaD	Unsuited 7	Unsuited 7	Unsuited 7	Very severe 4,7	Very severe 2,7	Very severe 4
	KaE	Unsuited 7	Unsuited 7	Unsuited 7	Very severe 4,8	Very severe 4,8	Very severe 4
Karheen	KhA, KhC <sup>1</sup>	Unsuited 6	Poor 2,7	Poor 2,7	Moderate 2,7	Severe 2	Slight 2
	KtC	Unsuited 6	Fair 5	Poor 5	Moderate 8	Slight	Not needed
Karta	KtE	Unsuited 6	Fair 5	Poor 5	Severe 8,10	Severe 8,10	Not needed
	KtF	Unsuited 6	Fair 5	Poor 5	Very severe 8,10	Very severe 8,10	Not needed
	KiA	Unsuited 7	Unsuited 7	Unsuited 7	Very severe 2,7	Very severe 2,7	Very severe 7,11
Kina	KiB	Unsuited 7	Unsuited 7	Unsuited 7	Very severe 2,7	Very severe 2,7	Very severe 7,11
	KiC, KiD	Unsuited 7	Unsuited 7	Unsuited 7	Very severe 2,7	Very severe 2,7	Very severe 7,11
Kogish	KoA	Unsuited 7	Unsuited 7	Unsuited 7	Very severe 2,7	Very severe 2,7	Very severe 7,11
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	KuE	Poor 6	Poor 10	Poor 5	Severe 8,10	Severe 8	Not needed
	KuF	Poor 6	Poor 10	Poor 5	Very severe 8,10	Very severe 8	Not needed

**Irene Gallion**

**From:** Irene Gallion  
**Sent:** Tuesday, August 13, 2024 2:33 PM  
**To:** Jeffrey Hedges; General Engineering; Theresa Ross  
**Cc:** Ilsa Lund; Jason Larson  
**Subject:** Eight rezones for your consideration  
**Attachments:** APP\_AME24-02.pdf; Agency Comments Form, AME24-02.pdf; APP\_AME24-03.pdf; Agency Comments Form, AME24-03.pdf; APP\_AME24-04.pdf; Agency Comments Form, AME24-04.pdf; APP\_AME24-05.pdf; Agency Comments Form, AME24-05.pdf; APP\_AME24-06.pdf; Agency Comments Form, AME24-06.pdf; APP\_AME24-07.pdf; Agency Comments Form, AME24-07.pdf; APP\_AME24-08.pdf; Agency Comments Form, AME24-09.pdf

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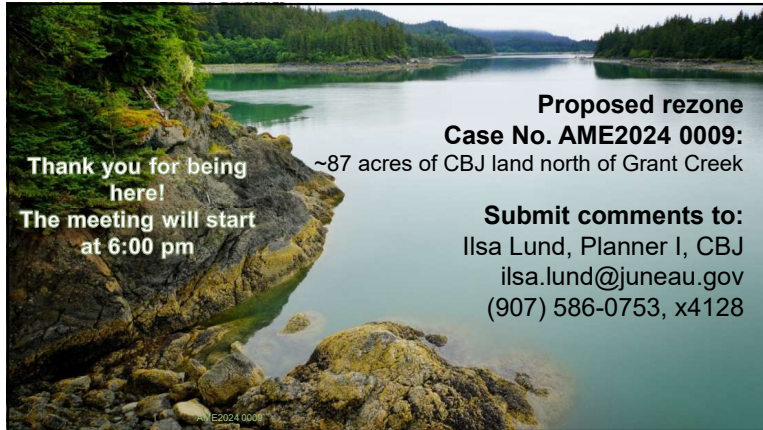
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**Irene Gallion | Senior Planner**  
 Community Development Department | City & Borough of Juneau, AK  
 Location: 230 S. Franklin Street | 4<sup>th</sup> Floor Marine View Building  
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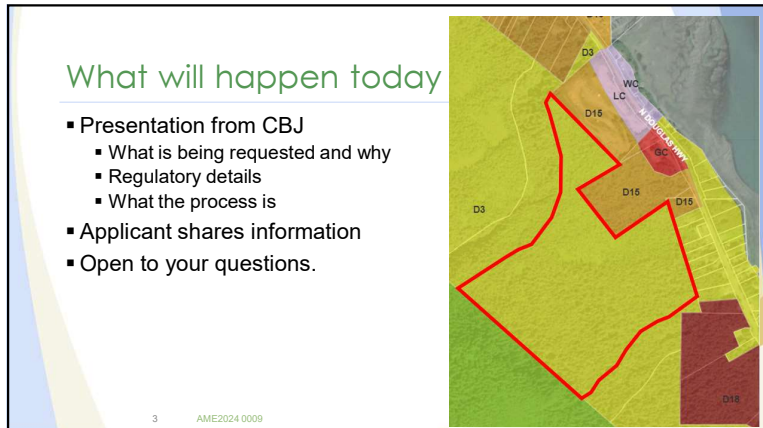
*Fostering excellence in development for this generation and the next.*



1



2



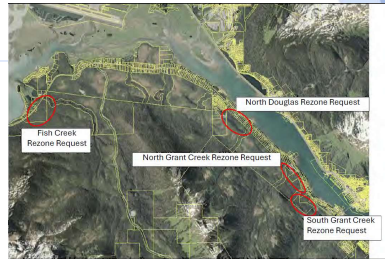
3



4

## Why rezone?

- Housing Assembly's #1 priority
- Review of
  - CBJ land portfolio
  - Land Management Plan
  - Topography
  - Access
  - Road frontage
  - Utilities
  - Wetlands



Rezoning cannot be conditioned, but the approval can be modified.

5 AME2024 0009

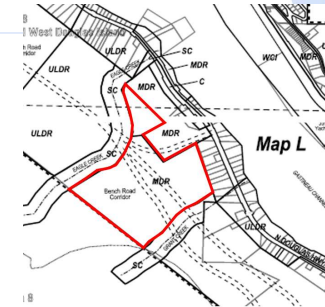


5

## Comp Plan guides

### MEDIUM DENSITY RESIDENTIAL

- Urban residential lands
- Multi-family
- Density of 5-20 units per acre
- Commercial development must be consistent with residential

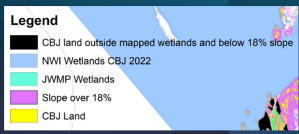


6 AME2024 0009



6

## Slope and Wetlands



[www.jdnorthcrossing.com](http://www.jdnorthcrossing.com)

7 AME2024 0009



7

## What do plans say about land use?

### What does rezoning to D15 look like?

8 AME2024 0009



8



### Table of Permissible Uses- Residential

	Use Description	D-3	D-15
1	RESIDENTIAL		
1.1	Single-family dwellings		
1.11	Single-family detached, one dwelling per lot	1	1
1.12	Single-family detached, two dwellings per lot	1	
1.13	Single-family detached, accessory apartment*	1, 3	1, 3
1.14	Single-family detached, two dwellings per lot, accessory apartments*	1, 3	
1.2	Duplex	1	1
1.3	Multifamily dwellings		1, 3
1.5	Child and Day care homes		
1.51	Child, 12 or fewer children under the age of 12	1	1
1.53	Adult, 12 or fewer people, 12 years and older	1	3
1.55	Child care residence, 6 to 9 children under 18 years of age	3	3
1.6	Miscellaneous, rooms for rent situations		
1.61	Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, transitional housing, and temporary residences. Owner or manager must live on site.	3	1, 3
1.62	Hotels, motels		
1.63	Single room occupancies with private facilities		1, 3
1.7	Home occupations	1	1
1.9	Common wall development		
1.91	Two dwelling units		1
1.911	Accessory apartments**	1, 3	1, 3
1.92	Three or more dwelling units		1, 3
1.93	Two-dwelling unit structures allowed under special density considerations, subsections 49.25.51001)	3	3

9

### To find the details...

The screenshot shows the City and Borough of Juneau website. A central announcement titled 'CDD is Hiring!' is visible. To the right of the announcement is a vertical menu with several buttons: 'LAND USE CODES', 'REQUEST APPLICATION', 'LONG TERM PLANNING', 'PLANNING COMMISSION CASES', and 'SPECIAL PROJECTS'. A pink arrow points to the 'PLANNING COMMISSION CASES' button.

10

### To find the details...

AM2024 0009 North Grant Creek Rezone from D3 to D15

Applicant requests a rezone of approximately 87 acres North of Grant Creek from D3 to D15.

**SCHEDULE:**

Public Meeting

September 26, 2024, at 6:00 - 8:00 pm

Zoom Webinar Link  
Webinar ID: 898 7793 4261

[Table of Permissible Uses \(TPU\)](#)  
[Table of Permissible Uses \(TPU\) Regulations, and Key to Notes](#)

The purpose of this meeting is primarily to answer public questions. If there is time at the end, people may make statements regarding their feelings or concerns. The meeting will be recorded, and a link to the recording will be provided on this site.

Planning Commission Hearing  
Hearing before the Planning Commission on October 22, 2024.

11

- ### Similarities between D3 and D15
- Single-Family Dwellings
  - Accessory Apartments
  - Duplexes
  - Child and Daycare Homes
  - Home Occupations
  - Open Space
  - Transit Station
  - Minor Utility Facilities
  - Temporary Structures used in Connection With Construction

12

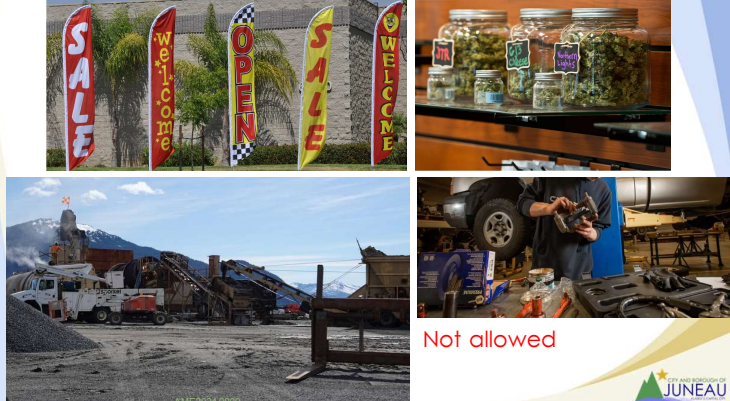
D3 & D15: Requires Conditional Use Permit

- Rooming and Boarding Houses
- Schools
- Churches, Synagogues, Temples
- Libraries, Museums, Art Galleries
- Most Outdoor Recreational Facilities
- Assisted Living Centers, Child Care Centers
- Correctional Facilities
- Transit Centers

13 AME2024 0009




13



Not allowed

14 AME2024 0009




14

### Differences between D3 and D15

USE	Current D3	Proposed D15
Common Wall Development- two units	No	Yes
Common Wall Development- three units	No	Yes/CUP
Out-patient clinics	No	CUP
Services and Enterprises Related to Animals	CUP	No
Funeral Home	Yes	No
Light manufacturing	No	CUP
Theatres under 200 seats	No	CUP
Mining Operation/ Gravel Extraction	CUP	No
Hens, 6 maximum	Yes	CUP
Public Works Facilities	CUP	No

15 AME2024 0009




15

### Dimensional Standards

	Current Actual	Current D3	Proposed D15
Minimum lot size, square feet	87/654 acres	12,000 sq. ft.	5,000 sq. ft.
Minimum lot width, linear feet		100 ft.	50 ft.
Maximum lot coverage	0%	35%	50%
Maximum height, permissible		35 ft	35 ft.
Maximum height, accessory		25 ft.	25 ft.
Minimum front yard setback		25 ft.	20 ft.
Minimum rear yard setback		25 ft.	15 ft.
Minimum side yard setback		10 ft.	5 ft.
Minimum street side setback		17 ft.	13 ft.

**Anadromous Streams: 50' no development, 25' no disturb.**




16 AME2024 0009




16

## Potential for Subdivision

D3: 216 units  
D15: 1,305 units



17 AME2024 0009



17


## Process

- Neighborhood informational meeting
- Staff analysis and report
- Report posted week of October 14, 2024
- Planning Commission Hearing: October 22, 2024. Recommendation to:
  - Approve
  - Approve with conditions
  - Deny
  - Continue

---

- Schedule with the Assembly (no post cards)

18 AME2024 0009




18

## Thank you!

- Dan Bleidorn- CBJ Lands and Resources Manager

19 AME2024 0009




19

## How to Comment

- Tonight
  - "Raise Hand" feature
  - Dial \*9 on your phone
  - Type questions in "Q&A."
- Up until September 30- comments included in Staff Report
- No later than NOON on OCTOBER 18, 20204
  - [PC\\_Comments@juneau.gov](mailto:PC_Comments@juneau.gov)
  - [lisa.lund@juneau.gov](mailto:lisa.lund@juneau.gov)
- Attend the PC meeting in-person or virtually

20 AME2024 0009



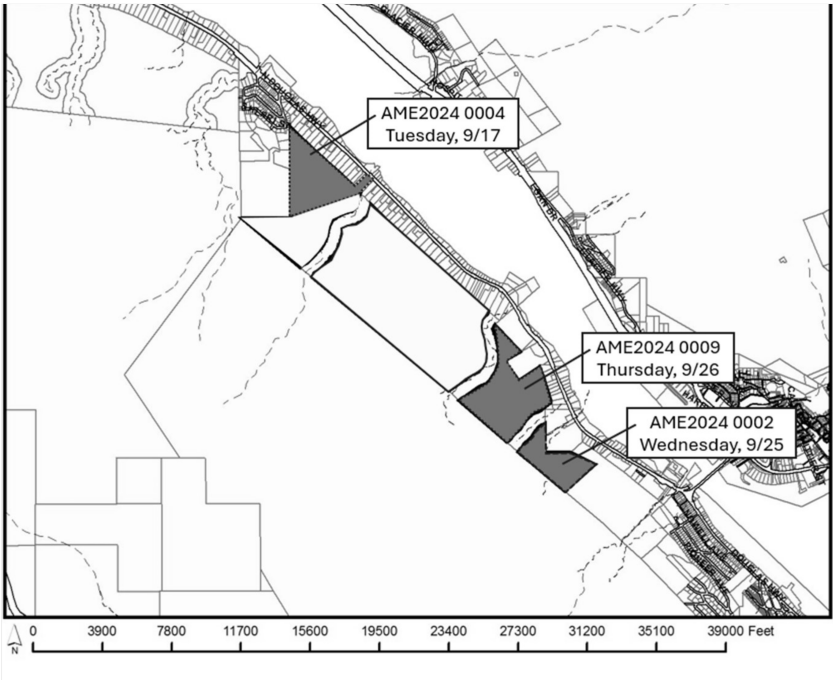
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To find the details...



21

Please come to a meeting about  
**REZONING** in your neighborhood.  
YOUR COMMUNITY, YOUR VOICE



TO

The Community Development Department is hosting opportunities for the community to discuss applications to rezone CBJ owned land upslope along North Douglas Highway. These meetings will be held virtually over Zoom. Your questions, comments and concerns are welcome.

## NEIGHBORHOOD MEETINGS

**AME2024 0004**  
Tuesday, Sept. 17, 2024– 6:00 p.m.  
Rezone 66 acres from RR to D3  
Call In: 1(253)215-8782  
Webinar ID: 811 8463 6159  
<https://juneau.zoom.us/j/81184636159>

**AME2024 0002**  
Wednesday, Sept. 25, 2024– 6:00 p.m.  
Rezone 39 acres from D3 to D18  
Call In: 1(253)215-8782  
Webinar ID: 821 0010 4105  
<https://juneau.zoom.us/j/82100104105>

**AME2024 0009**  
Thursday, Sept. 16, 2024– 6:00 p.m.  
Rezone ~87 acres from D3 to D15  
Call In: 1(253)215-8782  
Webinar ID: 886 7758 4261  
<https://juneau.zoom.us/j/88677584261>

If you are not able to attend these meeting but have questions or comments, please contact **Ilsa Lund**, CDD Planner, at (907) 586-0753 ext. 4128 or [ilsa.lund@juneau.gov](mailto:ilsa.lund@juneau.gov).

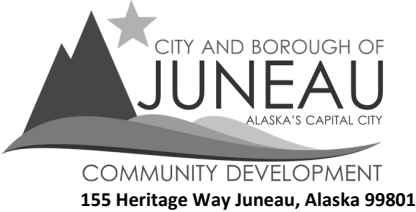
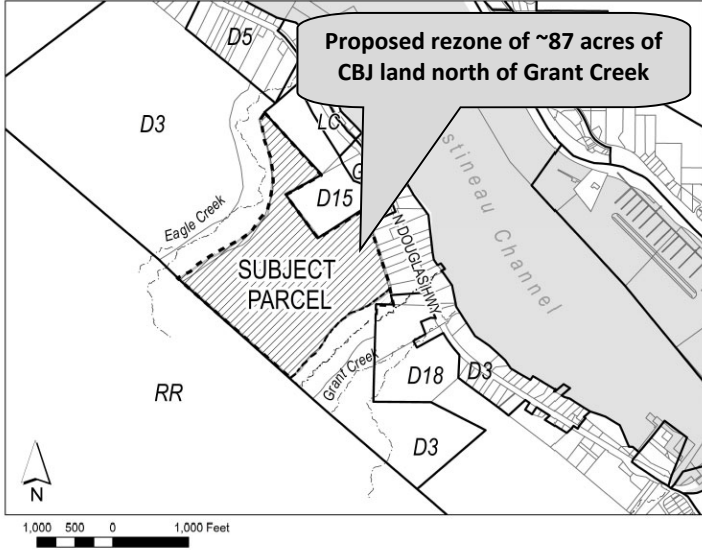
*These projects are scheduled for review by the Planning Commission on October 22, 2024. All property owners within 500 feet of the proposed rezone will receive a separate notice with details on how and where to submit comments or testify before the Commission.*

**Case No.:** AME2024 0002; AME2024 0004; AME2024 0009  
**Parcel No.:** 6D0611000010  
**CBJ Parcel Viewer:** <http://epv.juneau.org>

# Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

**Your Community, Your Voice**



TO

An **amendment** application has been submitted for consideration and public hearing by the Planning Commission to rezone ~87 acres of CBJ owned land north of Grant Creek on Douglas from D3 to D15.

Please note, the Commission meeting will begin an hour earlier than normally scheduled.

**PROJECT INFORMATION:**

Project Information can be found at:  
<https://juneau.org/community-development/short-term-projects>

**PLANNING COMMISSION DOCUMENTS:**

Staff Report expected to be posted **October 14, 2024** at  
<https://juneau.org/community-development/planning-commission>  
Find hearing results, meeting minutes, and more here, as well.

<b>Now through Oct. 7</b>	<b>Oct. 8— noon, Oct. 17</b>	<b>HEARING DATE &amp; TIME: 6:00 pm, Oct. 22, 2024</b>	<b>October 23</b>
Comments received during this period will be sent to the Planner, <b>Ilsa Lund</b> , to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <a href="https://juneau.zoom.us/j/87288626638">https://juneau.zoom.us/j/87288626638</a> and use the Webinar ID: <b>872 8862 6638</b> OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).  You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.	The results of the hearing will be posted online.

**FOR DETAILS OR QUESTIONS,**

Phone: (907)586-0753 ext. 4128  
Email: [pc\\_comments@juneau.gov](mailto:pc_comments@juneau.gov) or [ilsa.lund@juneau.gov](mailto:ilsa.lund@juneau.gov)  
Mail: Community Development, 155 Heritage Way, Juneau AK 99801

Case No.: AME2024 0009  
Parcel No.: 6D0611000010  
CBJ Parcel Viewer: <http://epv.juneau.org>



Attachment J - Public Notice Sign Photo

**Ilsa Lund**

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**From:** Kaysa Korpela <juneau51@hotmail.com>  
**Sent:** Thursday, September 5, 2024 4:23 PM  
**To:** Ilsa Lund  
**Subject:** Rezoning of CBJ property on N.Douglas

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

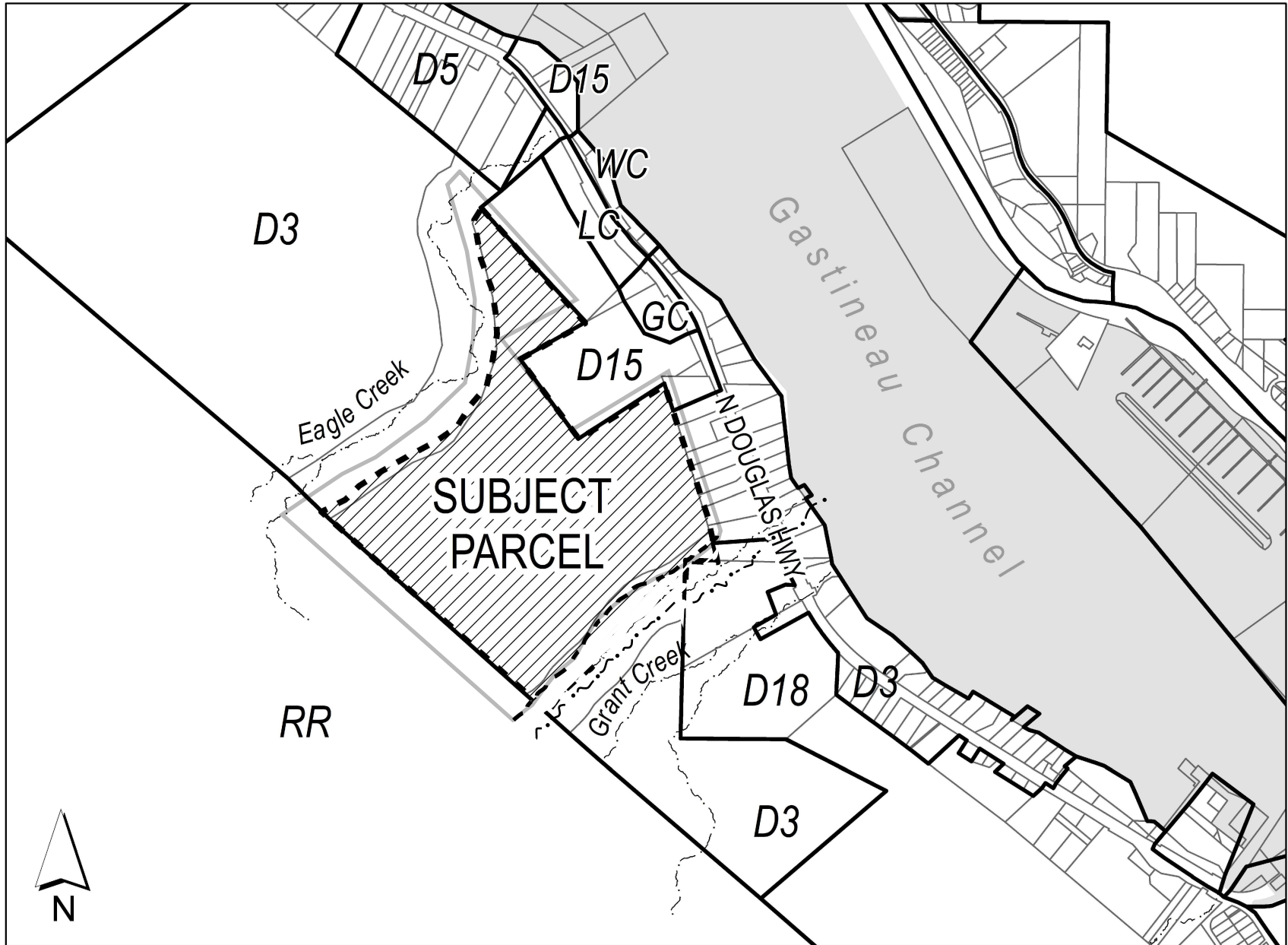
I am not in favor of the parcels AME2024 0002 and AME2024 0009 being rezoned tonD18 and D15 from D3. Thlingit and Haida already has 8.5 acres zoned D18 between the bridge and approximately 1 mile out N Douglas on the uphill side. Until a second crossing becomes a reality increasing the density of land available for development at this time would create too much stress on the existing infrastructure-sewer, water, electricity, not to mention the highway. As it is now, there is only one exit off Douglas Island for the hundreds of current residents. Should that bridge become unpassable for any reason the City is going to have a mess on it's hands.

The likelihood of this land being developed in the near future is remote and therefore I would recommend that you wait to rezone these two parcels until a later date when a second crossing becomes available. With the Channel drying up at the speed that it is a second crossing could be a causeway rather than a bridge which would bring the costs down considerably.

Thank you for considering my comments.

Kaysa Korpela  
4031 N. Douglas Hwy





1,000 500 0 1,000 Feet

Attachment L - Map of Rezone Area

Presented by:  
Introduced:  
Drafted by: CDD Lund

**ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**  
**Serial No. 2024-XX DRAFT**

**An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of approximately 87 acres of USS 4605 FR, Located on North Douglas between Grant Creek and Eagle Creek, from D3 to D15.**

WHEREAS, the area of USS 4605 FR proposed rezone to D15, located between Grant Creek and Eagle Creek on North Douglas is currently zoned as D3; and

WHEREAS, the CBJ Comprehensive Plan maps this area of USS 4605 FR for Medium Density Residential; and

WHEREAS, the proposed rezone is consistent with neighboring areas of Medium Density Residential with frontage along North Douglas Highway; and

WHEREAS , housing is the Assembly’s top priority;

NOW, THEREFORE, BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

**Section 1. Classification.** This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

**Section 2. Amendment to the Official Zoning Map.** The official zoning map of the City and Borough, adopted pursuant to CBJ 49.25.110, is amended to change the zoning of approximately 87 acres of USS 4605 FR, located on North Douglas Highway, from D3, to D15.

The described rezone is shown on the attached Exhibit “A” illustrating the area of the proposed zone change.

**Section 3. Effective Date.** This ordinance shall be effective 30 days after its adoption.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Beth Weldon, Mayor

Attest:

---

Beth McEwen, Municipal Clerk



**PLANNING COMMISSION STAFF**  
**REZONE: AME2024 0008**  
**HEARING DATE: OCTOBER 22, 2024**

(907) 586-0715  
CDD\_Admin@juneau.gov  
www.juneau.org/community-development  
155 Heritage Way • Juneau, AK 99801

**DATE:** October 10, 2024  
**TO:** Mandy Cole, Chair, Planning Commission  
**BY:** Irene Gallion, Senior Planner *Irene Gallion*  
**THROUGH:** Jill Lawhorne, Director, AICP

**PROPOSAL:** Applicant requests a rezone for rezone approximately 77 acres of RR to D3 in the vicinity of Fish Creek on North Douglas Highway.

**STAFF RECOMMENDATION:** Staff recommends the Planning Commission forward a recommendation of APPROVAL to the Assembly.

**KEY CONSIDERATIONS FOR REVIEW:**

- Approximately 57 acres of the rezone has slopes less than 18 percent and no mapped wetlands.
- Closest sewer is approximately 3,000 feet away via public rights-of-way.
- Alaska Department of Fish and Game has asked that development accommodate toad habitat.

**ALTERNATIVE ACTIONS:**

1. **Amend:** recommend an amended rezone boundary; recommend an alternative zoning district; or recommend conditions.
2. **Deny:** recommend denial of the requested rezone. Planning Commission must make its own findings.
3. **Continue:** continue the hearing to a later date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

**ASSEMBLY ACTION REQUIRED:**

Assembly action is required for this rezone.

**STANDARD OF REVIEW:**

- Quasi-legislative decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
  - CBJ 49.10.170(d)
  - CBJ 49.25
  - CBJ 49.75
  - CBJ 49.80

INFORMATION	
<b>Property Owner</b>	City & Borough of Juneau
<b>Applicant</b>	City & Borough of Juneau
<b>Property Address</b>	North Douglas Highway
<b>Legal Description</b>	USS 3559 LT 2A
<b>Parcel Number</b>	6D1201110011
<b>Zoning</b>	RR
<b>Land Use Designation</b>	RD
<b>Lot Size</b>	76.9014 acres
<b>Water/Sewer</b>	CBJ water, no wastewater service
<b>Access</b>	North Douglas Highway
<b>Existing Land Use</b>	Vacant
<b>Associated Applications</b>	None

**The Commission shall hear and decide the case per CBJ 49.75.120 - Restrictions on rezoning.** *Rezoning requests covering less than two acres shall not be considered unless the rezoning constitutes an expansion of an existing zone. Rezoning requests which are substantially the same as a rezoning request rejected within the previous 12 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.*

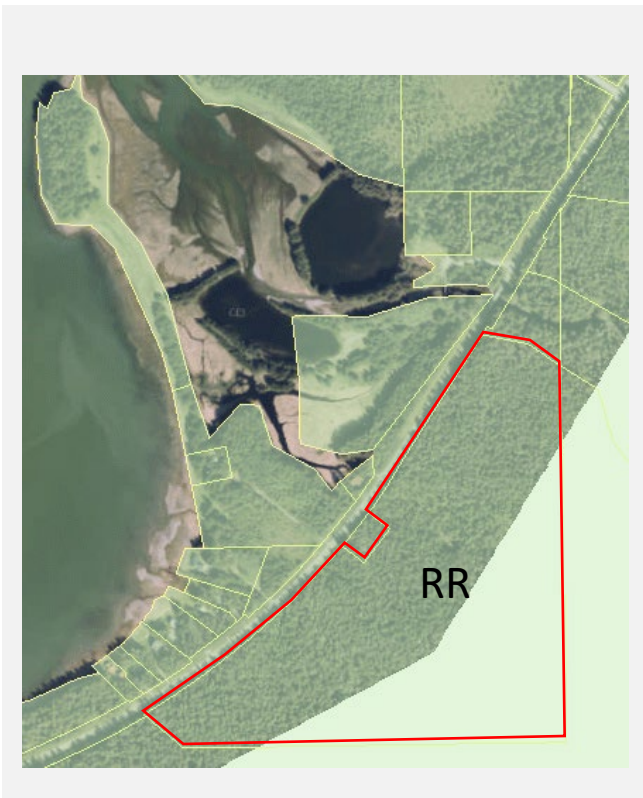
**SITE FEATURES AND ZONING**



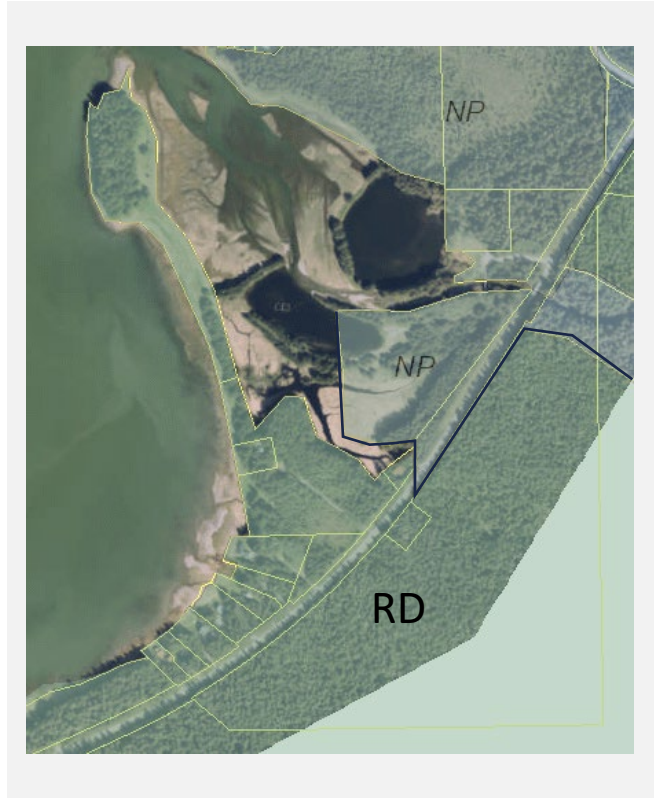
SURROUNDING ZONING AND LAND USES	
North (RR)	Vacant
South (RR)	Vacant
East (RR)	Vacant
West (RR)	Residential/Park

SITE FEATURES	
Anadromous	Yes, Fish Creek
Flood Zone	No, 02110C 1528E
Hazard	None mapped
Hillside	Maybe
Wetlands	Yes
Parking District	No
Historic District	No
Overlay Districts	RV Park Area. Outside of the Mining and Exploration Surface Activities Exclusion District

**CURRENT ZONING MAP**



**LAND USE DESIGNATION MAP**



**BACKGROUND INFORMATION**

**Rezone Description** – Applicant proposes rezone from RR to D3 (**Attachment A**).

A proposed rezone ordinance is attached (**Attachment B**).

**Background** - This rezone is one of seven coming before the Commission. CBJ Lands and Resources selected lands for upzoning after a review of Juneau’s land portfolio, the Land Management Plan, topography, access, road frontage, utilities and wetlands.

**Permit and Parcel History** – Tract C is a private inholding within the CBJ-owned lot. Lot history revolves around land exchanges to reshape Tract C and bring the lot to minimum lot size.

Item	Summary
MIF2021 0007	Documenting land transfer under CSP2017 0010
CSP2017 0010	PC recommendation to add 14,000 – 22,000 to the Entrance Point Subdivision Tract C. This disposal to a private landowner created the rectangular exclusion seen on the maps.

**Zoning History** – The below table summarizes zoning history for the lot.

Year	Zoning	Summary
1969	R12	<p>The purpose is to provide and preserve land for families who desire to live in low density areas and where smaller lots would tend to be detrimental to the area.</p> <p>Lot size: 12,000 square feet            Lot width at front building line: 110 feet            Lot depth: 100 feet            Lot coverage: 25%            Building Height: 35 feet            Front yard setback: 25 feet            Rear yard setback: 25 feet            Side yard setback: 10 feet            One off-street parking space per dwelling unit</p> <p>Lot conforms.</p>
1987	RR	<p>Minimum lot size: 36,000 square feet            Lot width: 150 feet            Lot depth: 100 feet            Lot coverage: 10% permissible uses                                              20% conditional uses            Height: 45 feet permissible uses                                              45 feet accessory uses            Front yard: 25 feet            Street side yard: 17 feet            Rear yard: 25 feet            Side yard: 15 feet            Two off-street parking spaces per dwelling unit.</p>

Year	Zoning	Summary
		Lot conforms.

**ZONING ANALYSIS**

The 2013 Comprehensive Plan maps the proposed rezone area as Resource Development.

Resource Development (RD). Land to be managed primarily to identify and conserve natural resources until specific land uses are identified and developed. The area outside the study area of this Comprehensive Plan is considered to be designated Resource Development. As resources are identified or extracted from these lands, they should be re-designated and rezoned appropriately.

Rezoning is appropriate since the Assembly identified a need for housing and prioritized housing development.

**CBJ 29.25.200 Zoning Districts Defined -**

Current Zoning – RR	Proposed Zoning – D3
<p>The RR, rural reserve zoning district, is intended for lands primarily in public ownership managed for the conservation and development of natural resources and for future community growth. In addition, recreation cabins, lodges and small seasonal recreational facilities may be allowed.</p>	<p>The D-3, residential district, is intended to accommodate primarily single-family and duplex residential development at a density of three dwelling units per acre. D-3 zoned lands are primarily located outside the urban service boundary where public utilities are not provided. The density reflects the existing pattern of development of properties in the district. There is a limited amount of D-3 zoned lands located within the urban service boundary. These are lands for which a lower density is deemed appropriate or, in the case of transition zones, where the zoning will be changed to a higher density when sewer and water are provided.</p>

**CBJ 49.25.300 Table of Permissible Uses Comparison** – The analysis of the differences between the existing and proposed zoning districts is in **Attachment C**.

RR zoning allows uses incompatible with housing due to noise or odor. Uses include marijuana cultivation, manufacture, storage of explosives, shooting ranges and racing tracks, stables and dog team yards, crematorium, and repair facilities.

D3 allows uses that facilitate residential use of the land, such as care residences, schools, transit centers.

**CBJ 49.25.400 Dimensional Standards** – The lot is undeveloped.

Zoning Regulations		RR	D-3
Minimum Lot Size			
	Permissible Uses	36,000	12,000
	Bungalow		6,000
	Duplex	54,000	18,000
	Single-family detached, two dwellings per lot	72,000	24,000
Minimum lot width		150'	100'
	Bungalow		50'
Maximum lot coverage			
	Permissible uses	10%	35%
	Conditional uses	20%	35%
Maximum height permissible uses		45'	35'
	Accessory	45'	25'
	Bungalow <sup>9</sup>		25'
Minimum front yard setback		25'	25'
Minimum street side yard setback		17'	17'
Minimum rear yard setback		25' <sup>2</sup>	25'
Minimum side yard setback		15' <sup>2</sup>	10'

**CBJ 49.25.500 Density** – For RR and D3 zoning, density allowed is based on units per lot rather than units per acre. Increased density would require subdivision.

Because the rezone area is one lot, the maximum units that could be built is two.

**Potential for Subdivision** – The table below shows the maximum number of lots subdivision could produce. The lot size is divided by the minimum lot size required for the zoning district. Achieving maximum number of lots is unlikely due to the need for rights-of-way, habitat protection, and slope.

	Minimum Lot Size	Maximum Lots
<b>RR</b>	36,000 square feet	93
<b>D3</b>	12,000 square feet	279

**TRAFFIC AND TRANSPORTATION**

Access	Roadway Classification	Current Level of Service
North Douglas Highway	Collector	

**Non-motorized transportation** – North Douglas Highway shoulders accommodate bike and pedestrian traffic.

**Proximity to Public Transportation** – Capital Transit does not serve North Douglas. The closest transit stop is at the bridge.



**COMMUNITY SERVICES**

The rezone may impact community services.

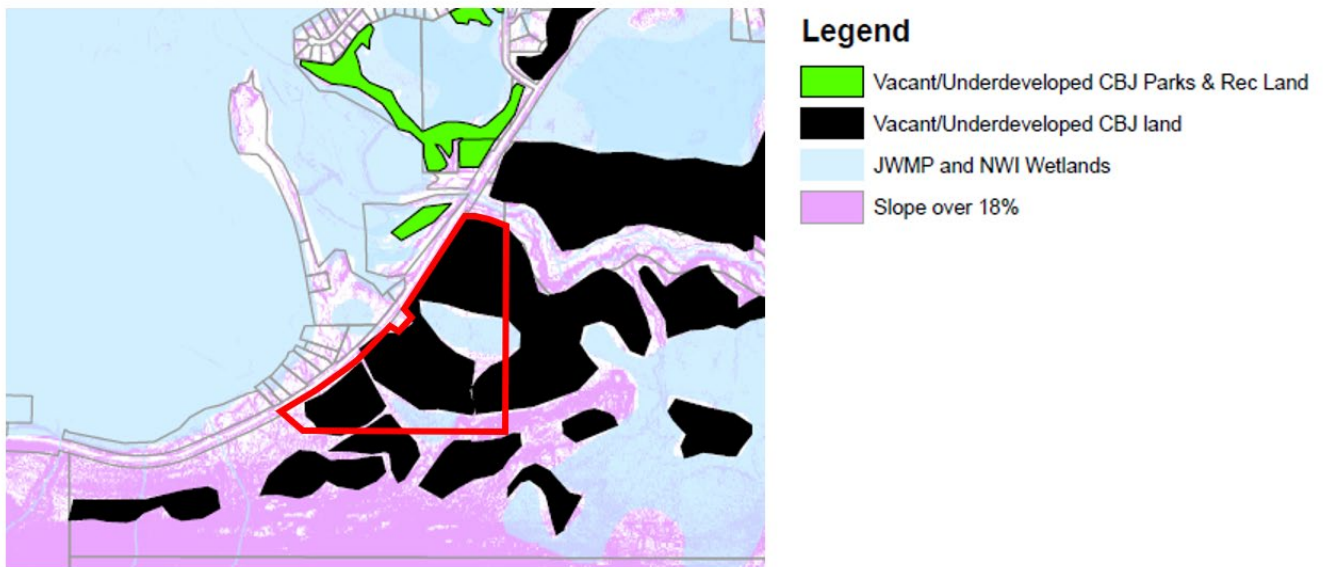
Service	Summary
Water/Sewer	Water lines in North Douglas Highway. Nearest wastewater is in Bayview.
Fire Service	Downtown
Schools	Downtown
Recreation	Fish Creek Park, North Douglas Boat Launch

**ENVIRONMENTAL, CONSERVATION, HISTORIC, AND ARCHEOLOGICAL RESOURCES**

The rezone may impact community resources:

Resource	Summary
Conservation	Fish Creek Park and Stream Corridor, to the north of the proposed rezone.
Wetlands	Yes.
Anadromous	Fish Creek.
Historic	Not documented.
Archeological	Not documented.

As part of the North Channel Crossing study, staff created a map of areas of Juneau that are less than 18% slope, and that do not have mapped wetlands (**Attachment D**). Those areas were shaded in black. The rezone area includes approximately 15 acres of mapped wetlands and 5 acres of slopes exceeding 18 percent.



Areas that are relatively flat and dry will be less expensive to develop.

One commenter had expressed concerns regarding habitat for the Northern Boreal Toad. During the rewrite of the 2019-2029 Parks and Recreation Master Plan, a proposal to remove some Fish Creek parkland from park status drew comments in opposition. One compelling issue was habitat for the Northern Boreal Toad, which is endangered in Colorado and New Mexico, and protected in Wyoming.

Notes from the meetings were not available, so staff contacted the Alaska Department of Fish and Game (ADF&G). The Western Toad is designated a Species of Greatest Conservation Need in Alaska. Fish Creek Pond and surrounding wetlands provide habitat. Saltwater surrounding Fish Creek Park might drive the Toad uphill. Development should avoid seeps and streams and leave buffers around them to better protect toad habitat (**Attachment E**).

**CONFORMITY WITH ADOPTED PLANS**

**2013 COMPREHENSIVE PLAN VISION:** *The City and Borough of Juneau is a vibrant State Capital that values the diversity and quality of its natural and built environments, creates a safe and satisfying quality of life for its diverse population, provides quality education and employment for its workers, encourages resident participation in community decisions and provides an environment to foster state-wide leadership.*

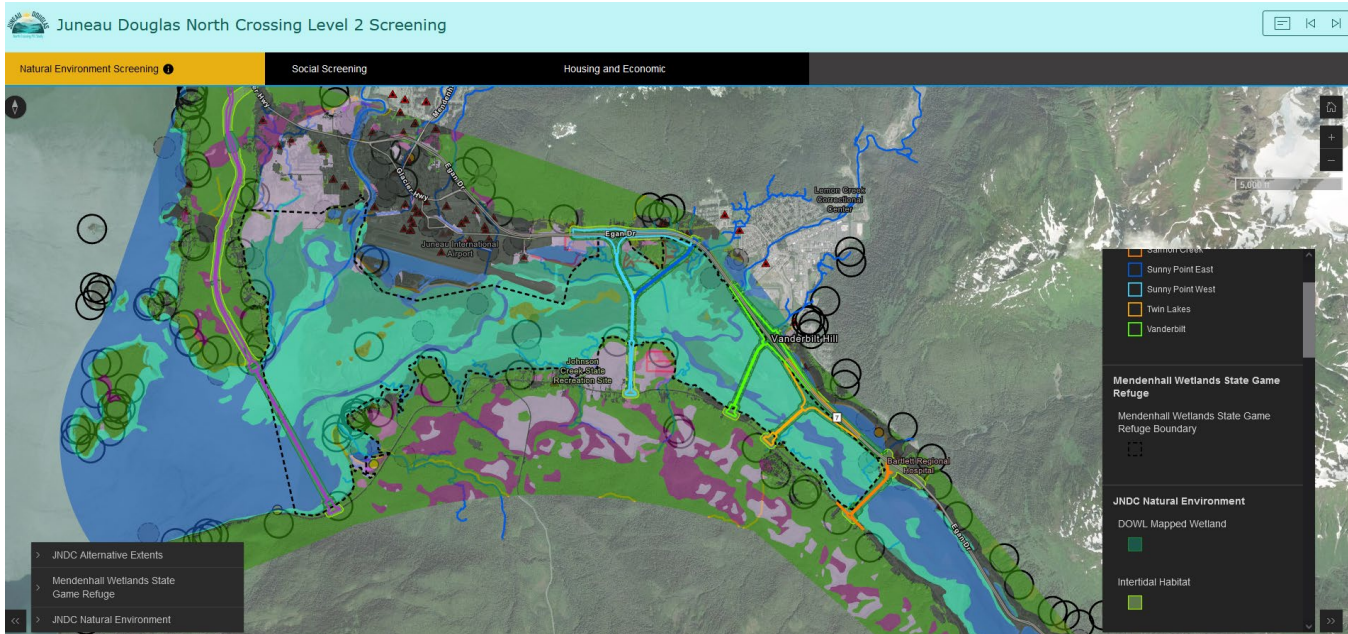
<b>2013 COMPREHENSIVE PLAN</b> - The proposed rezone conforms with the 2013 Comprehensive Plan.			
Chapter	Page No.	Item	Summary
4	33		Adequate vacant land for housing, zoned appropriately, exists.
	35		10% of CBJ-owned land north of the bridge is developable.
8	121	Implementing Action 8.8-IA21	Encourage ADOT&PF to upgrade the North Douglas highway corridor due to increased traffic. Include reduced speed limits, curve advisements, separated bike and pedestrian facilities, pull-offs for busses.
		IA22	Work with ADOT&PF to make improvements that will facilitate affordable housing development.
11	144		Sewer improvements warrant denser development.
	190	Subarea 8	Substantial development of North Douglas should trigger separated bike and pedestrian facilities along the highway, pull-outs for busses, and safe crossing areas.
11		#5	As sewer is provided, increase zoned density.
11		#13	When development is considered, it should not block direct vehicular access to Douglas Highway, nor obstruct access to an eventual bench road, nor obstruct access to Treadwell Ditch Trail.

<b>2016 HOUSING ACTION PLAN</b> - The proposed rezone conforms with the 2016 Housing Action Plan			
Chapter	Page No.	Item	Summary
	10	Using CBJ Land	Disposing of CBJ land is a tool in righting the housing market.
	11		Adjust zoning, permitting and related land-use process to encourage moderate-density, clustered, mixed-use development.

<b>2016 HOUSING ACTION PLAN</b> - The proposed rezone conforms with the 2016 Housing Action Plan			
6	43	Solutions	Use CBJ land to encourage a rational growth pattern and create affordability.
7	48	Implementation	Evaluate areas for up-zoning.

In support of the North Channel Crossing, CBJ funded a pro forma housing analysis, that can be found here: <https://juneau.org/community-development/juneau-housing-library> as the “2024 NW Douglas Subarea Housing Analysis.”

ADOT&PF has done a Planning and Linkages study for a north channel crossing: <https://www.jdnorthcrossing.com/> The web site includes “Level 2 Screening GIS Maps” that illustrate the environment around the proposed crossing alternatives.



**AGENCY REVIEW**

CDD conducted an agency review comment period between August 12, 2024 and September 23, 2024. Agency review comments can be found in **Attachment E**.

Agency	Summary
ADOT&PF	No specific comment at this time. Coordinate future development regarding access, hydrological and traffic impacts.
ADF&G	Protect Western Toad habitat with buffers around seeps and streams.
CBJ Agencies	No response at this time.

**PUBLIC COMMENTS**

CDD conducted an informational meeting on September 18, 2024 (**Attachment F**). Public notice was mailed to property owners within 500 feet of the proposed rezone. Public questions and issues are summarized below.

Transcripts with details can be found in **Attachment F**. Because most commenters used the “Q&A” feature to ask questions, commenter names are omitted.

- Can we delay the process until we have better planning in place? *We could, but housing development would be delayed.*
- Does this mean a private entity has asked to purchase the land? *No.*
- How rigorous a review was given all seven parcels being considered? Is there a ranking? *Rezone application is the first step, and will determine which are chosen for further development expenditure.*
- Please consider going ahead with the Bench Road plan.
- How much Rural Reserve land exists and is available for disposal? *Unable to quantify, but “very little” CBJ land has frontage.*
- Caution on private treatment facilities. Both Bonnie Brae and Bayview failed, with large expense and environmental degradation.
- Is there any chance of a traffic hazard mitigation plan being a condition? *No.*
- What is the rush? Studies indicate about 200 housing units are needed currently. *We are getting 190 families with the ice breaker, and our Mendenhall River neighbors may need some alternatives.*
- How does the city decide that D3 is the best use of the land? *Comprehensive Plan, and public feedback.*
- If the city runs sewer to the rezone, would it connect to Bayview? Where? *Unknown.*
- What is CBJ doing to encourage residential development on private property? *Juneau Affordable Housing Fund provides \$50,000 per unit. The Accessory Dwelling Unit Grant Program provides \$12,500 per apartment. A 12-year tax abatement is available for downtown, multi-family and senior housing. Off-street parking constraints were recently removed from Telephone Hill.*
- Concerns for going across Fish Creek Park with utilities.

A recording of the meeting was posted at the Short Term Planning web site: <https://juneau.org/community-development/short-term-projects>

CDD conducted a public comment period between August 12, 2024 and September 23, 2024. Public notice was mailed to property owners within 500 feet of the proposed rezone (**Attachment G**). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment H**). Public comments submitted at time of writing this staff report can be found in **Attachment I**.

Name	Summary
Richard Behrends	Questions about overall logic of rezone, due to distance from utilities.
Jim Dorn	Opposed. Prioritize infill, concerns for lack of utilities and waste impact on environment.
Douglas Mertz	Concern with lack of sewer and impacts on environment. Questions wetlands and topography map. Concern with lack of area and traffic studies.
James and Judith Hauck	Concerns for habitat, cited toads.
Mary Irvine	Concerns for impacts on environment, with level of analysis conducted at this point, and for highway safety.
Margo Waring	Concerns for representation of wetlands, and septic impacts. At the foot of a steep incline. Requests area and transportation planning.

### **ZONE CHANGE OPTIONS AND ALTERNATIVES**

As stated in CBJ 49.75.130(a), the Commission may recommend approval, approval with modifications or denial of a rezone request. The Commission may recommend approval to the Assembly for different zoning districts than what is requested by the applicant or recommended by staff. Additionally, the Commission can recommend modifications to the boundaries of the area to be rezoned. This means that if the Commission wishes to do so, the zoning district boundary line may be moved from its current location, if found to be in substantial conformance with the Comprehensive Plan and Title 49 – Land Use Code. Zoning district boundary lines are intended to follow property lines, centerlines of streets, alleys, streams (CBJ 49.25.110(f)).

### **FINDINGS**

In accordance with CBJ 49.75 the Director makes the following findings on the proposed rezone:

**1. *Was the rezone application filed timely in accordance with CBJ 49.75.110?***

**Analysis:** No additional analysis required.

**Finding:** **Yes.** The rezone application was filed in July.

**2. *Was adequate public notice provided in accordance with CBJ 49.75.110?***

**Analysis:** CDD staff held a public meeting on September 18, 2024; mailed written notice to property owners within 500 feet of the proposed rezone; and a public notice sign was posted on the site two weeks prior to the scheduled hearing.

**Finding:** **Yes.** Adequate public notice was provided in accordance with CBJ 49.75.110.

**3. *Is this request for an area covering more than two acres or an expansion of an existing zoning district as required by CBJ 49.75.120?***

**Analysis:** The rezone request is for approximately 77 acres.

**Finding:** **Yes.** The proposed rezone meets the minimum area.

**4. *Has no similar request been made within the previous 12 months as required by CBJ 49.75.120?***

**Analysis:** No additional analysis required.

**Finding:** **No.** A similar rezone request has been filed within the previous 12 months.

**5. *Is the proposed zoning district and the uses allowed therein found to be in substantial conformance with the land use maps of the comprehensive plan and policies of the comprehensive plan, in accordance with CBJ 49.75.120?***

**Analysis:** The Comprehensive Plan set aside the proposed rezone area for future community growth.

**Finding:** **Yes.** The proposed rezone conforms with the land use maps and policies of the comprehensive plan.

**6. Is the proposed zoning district and the uses allowed therein found to be in substantial conformance with Title 49 – Land Use Code, in accordance with CBJ 49.75.120?**

**Analysis:** No additional analysis required.

**Finding: Yes.** The proposed rezone is in substantial conformance with Title 49 – Land Use Code.

**RECOMMENDATION**

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the Assembly for the requested rezone application for rezone approximately 77 acres of RR to D3 in the vicinity of Fish Creek on North Douglas Highway.

**STAFF REPORT ATTACHMENTS**

<b>Item</b>	<b>Description</b>
<b>Attachment A</b>	Application Packet
<b>Attachment B</b>	Proposed rezone ordinance
<b>Attachment C</b>	Table of Permissible Uses comparison
<b>Attachment D</b>	Map of wetlands and slopes
<b>Attachment E</b>	Agency comments
<b>Attachment F</b>	Public meeting materials
<b>Attachment G</b>	Abutters notice
<b>Attachment H</b>	Public Notice Sign
<b>Attachment I</b>	Public Comments



# DEVELOPMENT PERMIT APPLICATION

**NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.**

To be completed by Applicant	<b>PROPERTY LOCATION</b>		
	Physical Address <b>N Douglas Hwy</b>		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <b>USS 3559 LT 2A</b>		
	Parcel Number(s) <b>6D1201110011</b>		
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____		
	<b>LANDOWNER/ LESSEE</b>		
	Property Owner <b>CBJ</b>	Contact Person <b>Dan Bleidorn</b>	
	Mailing Address <b>155 Heritage Way - Juneau, AK 99801</b>	Phone Number(s) <b>907-586-5252 ext 4177</b>	
	E-mail Address <b>lands_office@juneau.gov</b>		
	<b>LANDOWNER/ LESSEE CONSENT</b>		
Required for Planning Permits, not needed on Building/ Engineering Permits.			
Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.			
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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.			
<b>Dan Bleidorn</b>		<b>Land Manager</b>	
Landowner/Lessee (Printed Name)		Title (e.g.: Landowner, Lessee)	
X	<i>Daniel Bleidorn</i>	<b>7/16/24</b>	
	Landowner/Lessee (Signature)	Date	
	Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)	
X	Landowner/Lessee (Signature)	Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.			
<b>APPLICANT</b> <span style="float: right;">If same as LANDOWNER, write "SAME"</span>			
Applicant (Printed Name) <b>SAME</b>	Contact Person		
Mailing Address	Phone Number(s)		
E-mail Address			
X	Applicant's Signature	Date of Application	

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.

	Intake Initials <b>TK</b>
Case Number <b>AME24-008</b>	Date Received <b>129</b>



# ZONE CHANGE APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

**NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.**

To be completed by Applicant

**PROJECT SUMMARY**  
 Rezone request for CBJ property within the vicinity of Fish Creek Douglas

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

Total Land Area of Proposed Change 76.9 acres    Comprehensive Plan Land Use Designation RD

Current Zone(s) RR    Comprehensive Plan Map Letter Map I

New Zone Requested D3

**TYPE OF ZONE CHANGE REQUESTED**     Regular     Transition

**Has this or a similar zone change been requested in the previous 12 months?**     Yes Case # \_\_\_\_\_     No

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

**ALL REQUIRED MATERIALS ATTACHED**

- Complete application
- Pre-Application Conference notes
- Narrative including:
  - Purpose of the requested zone change
  - Any potential impacts to public infrastructure (streets, water, & sewer)
  - How the requested zone change comply with the maps and policies of the Comprehensive Plan
- Site Plan and/or map of proposed zone change (details on reverse side)

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

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

This form and all documents associated with it are public record once submitted.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number <i>Am E 24-008</i>	Date Received
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**Zone Change Application Information**

Zone changes are outlined in CBJ 49.75 article I

**Pre-Application Conference:** A pre-application conference is encouraged prior to submitting an application. The applicant shall meet with City & Borough of Juneau (CBJ) staff to discuss the Zone Change process and analysis. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via email at [Permits@juneau.org](mailto:Permits@juneau.org).

**Application:** An application for a Zone Change will not be accepted by the CBJ until it is determined to be complete. **Zone Change may only be applied for during January and July.** The items needed for a complete application are:

1. **Forms:** Completed Zone Change Application and Development Permit Application.
2. **Fees:** The fee for Zone Change Application is \$600.00. No work can be approved with a Zone Change. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the purpose for the requested zone change.
4. **Plans:** A site plan showing the following information:
  - A. The boundaries of the existing and proposed zone change and proposed buffers;
  - B. The location of existing structures (i.e. buildings, fences, signs, parking areas, etc.); and
  - C. The location of existing physical features of the site (i.e. drainage, topography, eagle trees, hazard areas, salmon streams, wetlands, etc.).
5. A traffic study may be required for zone changes.

**Document Format:** All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

**Application Review & Hearing Procedure:** Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

**Review:** The Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the Zone Change request, the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department will coordinate the review of this application by other agencies, as necessary. **Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed Zone Change.**

**Hearing:** Once an application has been reviewed by all applicable parties the Community Development Department will schedule the zone change for the next appropriate Planning Commission meeting. All Zone Change Applications will be reviewed by the Planning Commission who will send a recommendation to the Assembly. Following a recommendation of approval by the Planning Commission, the Community Development Department will coordinate the zone change review by the Assembly. In order for zone changes to become effective, they must be adopted by ordinance by the CBJ Assembly.

**Public Notice Responsibilities:** All Zone Change requests must be given the following public notice as outlined in CBJ 49.15.230:

**Community Development Department:** Will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, the department will mail notices to all property owners within 500-feet of the project site.

**The Applicant** will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of \$50, and a \$100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing \$50 may be refunded. The Applicant may make and erect their own sign. Please contact the Community Development Department for more information.

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**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

Fish Creek Zone Change Request

The Fish Creek property topography is favorable for development but contains small areas of high value wetlands. The proposed rezone would upzone from RR to D3 the property in order to facilitate future development. Increased density will allow for pockets of development that avoid high value wetlands. In regard to CBJ landholding, this property is unique in that it has a long stretch of direct street access and municipal water. The areas surrounding Fish Creek and any areas managed by the Parks department will remain undeveloped in the future

The 2006 CBJ Buildable Sites Criteria and Findings estimated that this property contains roughly 80 acres of developable land, excluding areas with steep slopes or that are known wetlands. Given the limitations of the Douglas Highway and the distance to municipal sewer, D3 zoning could facilitate private sector interest in developing low density D3 housing with onsite wastewater treatment. Impacts to public infrastructure could include additional cars on Douglas Highway and additional utility connections once developed in the future. This zone change conforms with the areas of the adopted plan that discuss utilizing CBJ landholdings to promote economic activity and meet the housing needs of the community.

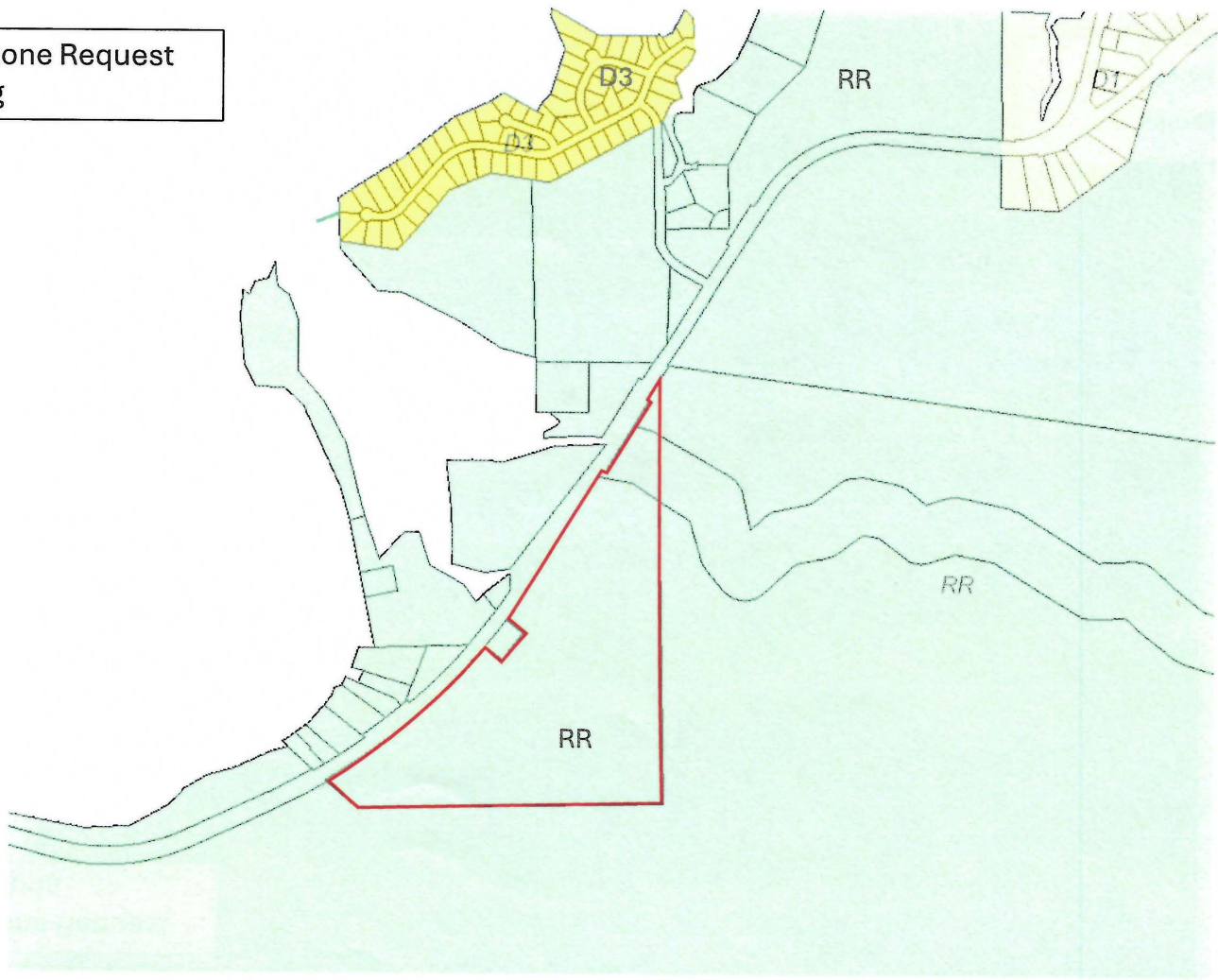
The Housing Action Plan adopted in 2016 states that “Publicly owned land and assets can be one of the most powerful tools a local government has to address housing availability and affordability issues.” (p. 42) and that “public land should be thought of not only as a means by which Juneau can encourage “beneficial private economic activity” and guide “a rational growth pattern,” but also, importantly, as a means by which Juneau can achieve key policy goals. These goals include filling key housing gaps” (p. 43). The *Implementation* section of the Housing Action Plan states that CBJ would “Ensure any CBJ-owned land slated for development is zoned for the least restrictive/highest density use, consistent with the Comprehensive Plan; rezone certain parcels as necessary.” (p. 45)

Map I in the Comp Plan

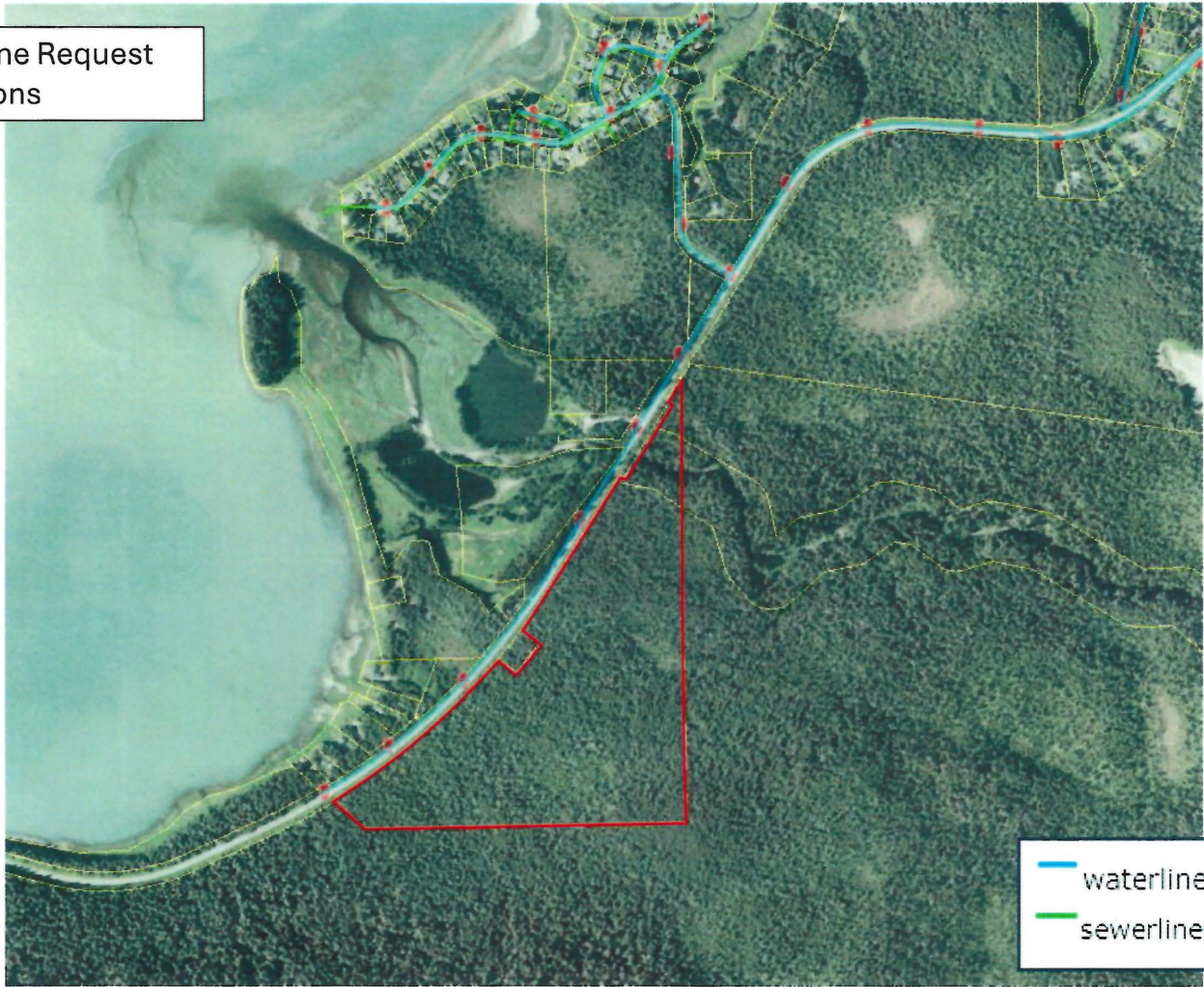
Recap:

- Rezone from RR to D3
- Larger than 2 acres (~76 acres).
- Conforms with Assembly goals.
- Outside urban service boundary. (limited by sewer)
- Rare CBJ property with Douglas Hwy frontage.
- D3 is similar to surrounding developments
- D3 could facilitate private development

Fish Creek Rezone Request  
Current Zoning

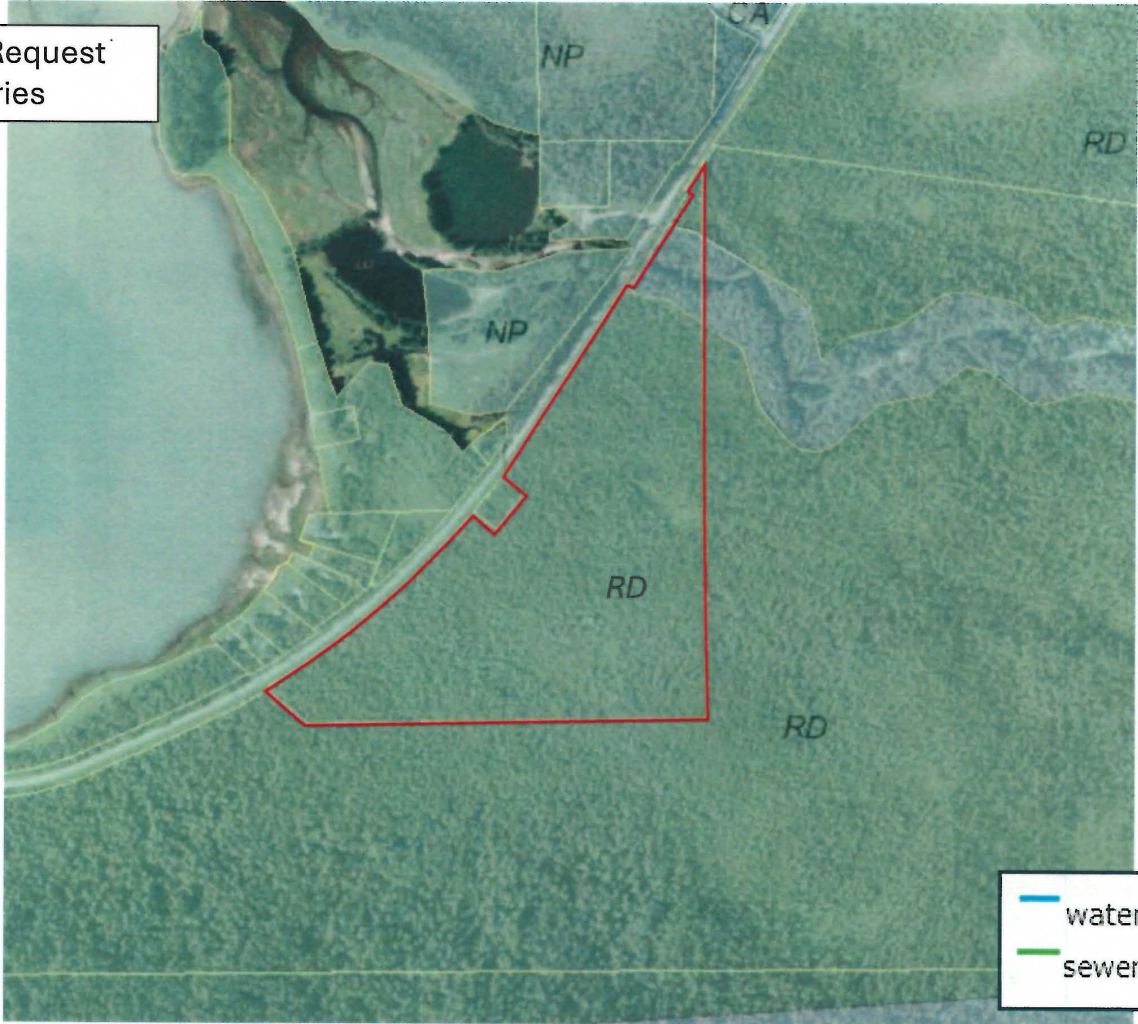





Fish Creek Rezone Request  
Utility Connections



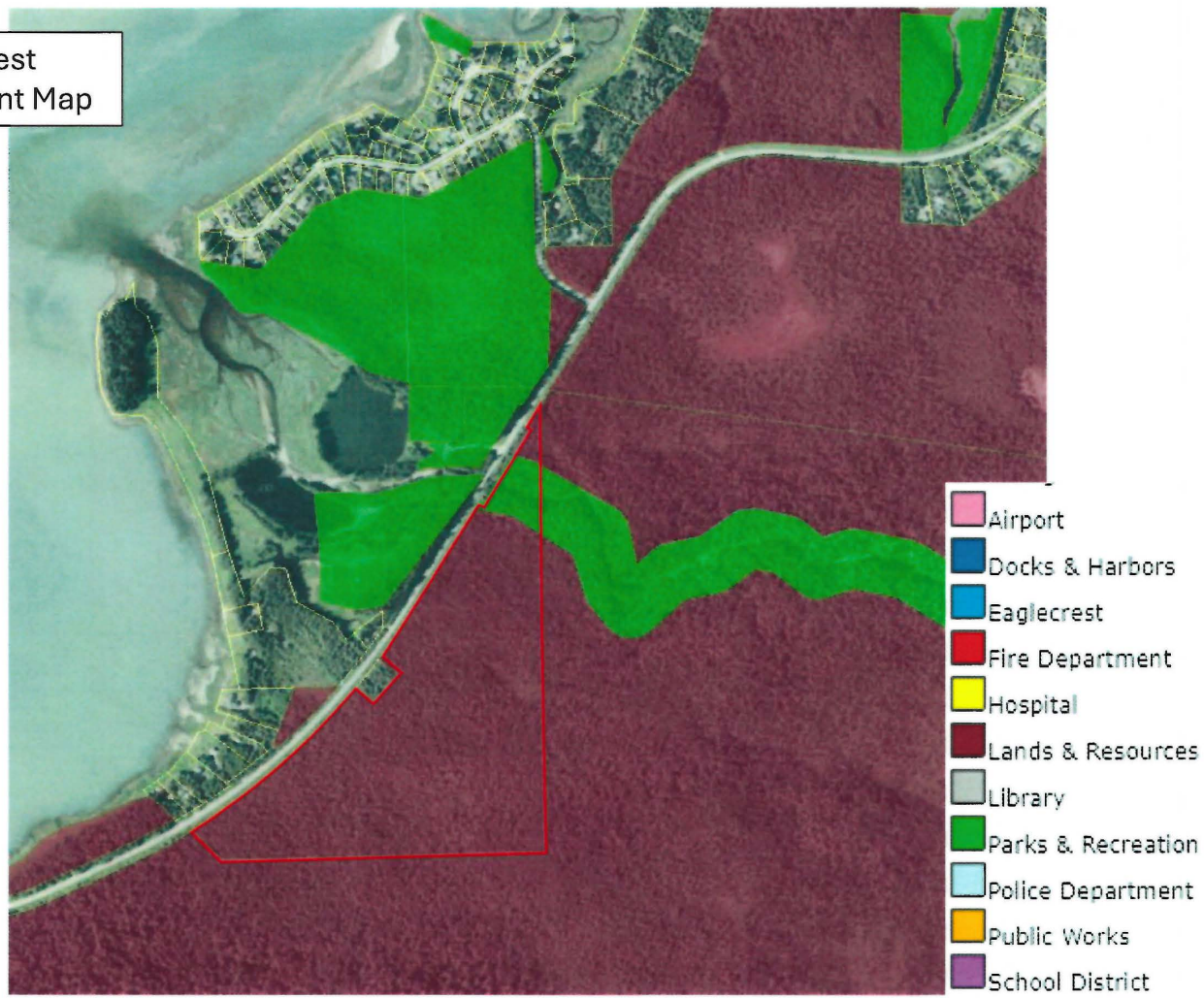
 waterlines	 fire hydrants
 sewerlines	 manholes

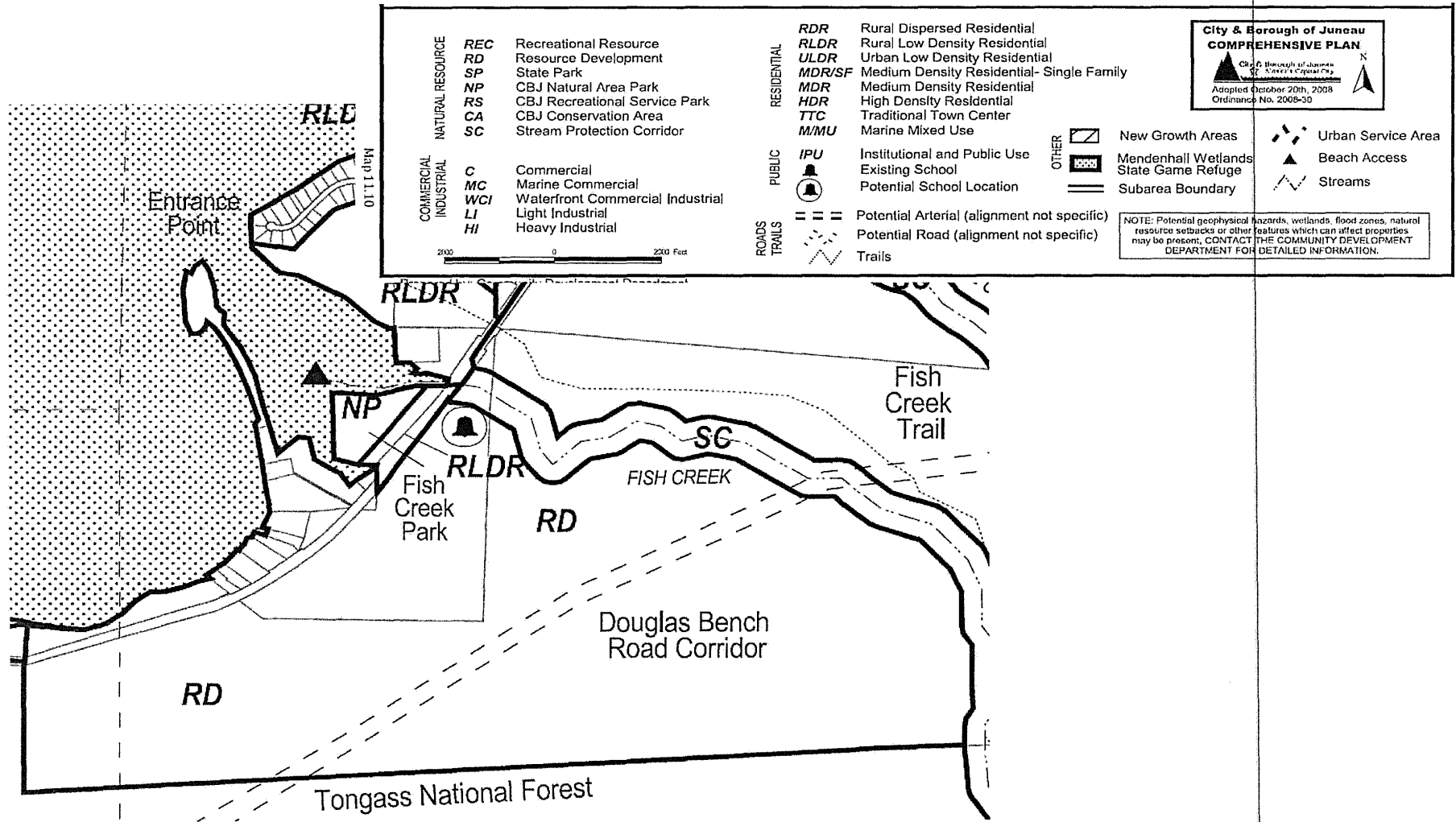
Fish Creek Rezone Request  
Comp Plan Boundaries



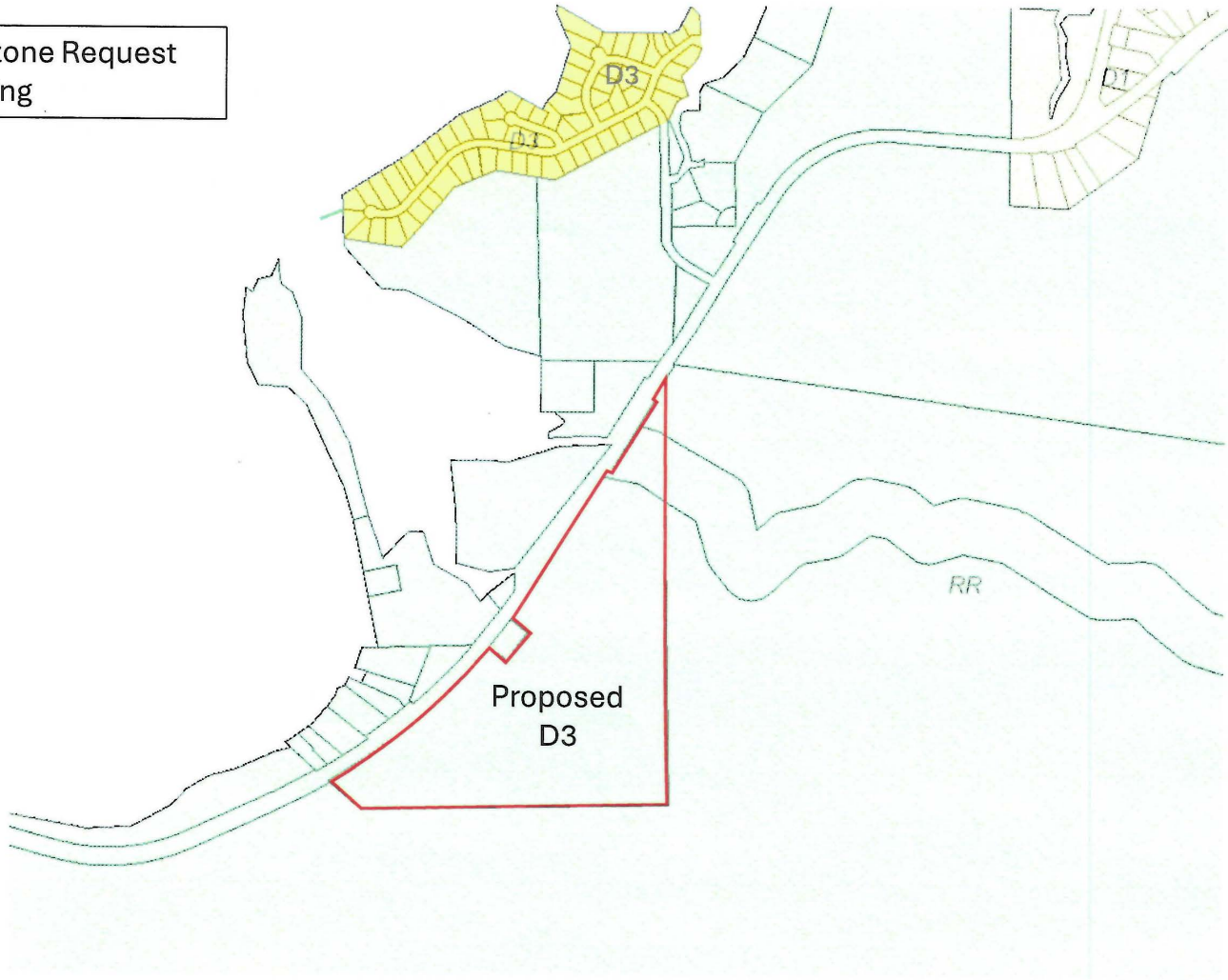
	waterlines		fire hydrants
	sewerlines		manholes

Fish Creek Rezone Request  
CBJ property Management Map





Fish Creek Rezone Request  
Proposed Zoning





**Subarea 8: North & West Douglas Island (Maps I, J, K, L, Q, R, S, & T)**

Community Form: Predominantly Rural.

Urban near the Douglas Bridge.

Two New Growth Areas in West Douglas.

**NATURAL RESOURCES AND HAZARDS:**

<i>Type</i>	<i>General Location</i>
Wildlife (Eagle nests)	25 eagle nests along North Douglas shoreline and 60 along West Douglas shoreline (2006 data)
Stream and Lakeshore Corridors	Eagle, Peterson, Fish, Grant, Falls, Neilsen, Hendrickson, Johnson, Ninemile, and Hilda Creeks
Wetlands/Tidelands	Shoreline between Fritz Cove and Kowee Creek (including the Mendenhall Wetlands State Game Refuge), along and above North Douglas Highway
Gravel and Mineral Resource	Small area on lower Fish Creek, area near Juneau-Douglas Bridge, Eagle Creek area
Hazards	Flooding: Lower Fish Creek, Lower Peterson Creek, all coastal areas. Landslide/Avalanche: Hendrickson Creek, Upper Fish Creek, and various hillside areas, including the vicinity of Eaglecrest Ski Area
Watershed	Upper Fish and Hilda Creeks
Cultural and Historic Resources	Treadwell ditch, Cropley Lake, 3rd Cabin area (Dan Moller trail/ Kowee Creek)
Scenic Corridor/Viewshed	One-quarter mile each side of Fish Creek Rd.; Water side of North Douglas Highway from Fish Creek Park to False Outer Point Beach Access
Adopted Subarea Plans	West Douglas Concept Plan, Land Use Chapter 6

Table 11.8

Recognizing the growth potential of both North and West Douglas, it is important to also recognize the limitations of North Douglas Highway. North Douglas Highway is a two-lane, paved minor arterial roadway with no sidewalk, separated pedestrian pathway or bicycle lane, operated and maintained by the State Department of Transportation and Public Facilities (ADOT&PF). It is also a local access residential street with over 500 private driveways accessing directly to the road. This creates dangers to the local users and those passing through to recreation destinations. Any substantial increase in traffic to the area, either associated with new residential development or increased commercial recreational/tourism use of the area, should be accompanied by the provision of separated pedestrian and bicycle pathways on each side of the road. Furthermore, school buses should be provided pull-outs or other facilities to allow buses to pull out of the travel lane to allow other vehicles to pass after children have safely crossed the street.

Portions of West Douglas Island are designated as New Growth Areas and can accommodate over 2,000 new residential units along with commercial, industrial and recreational facilities. All utilities and services would need to be provided and self-contained within these New Growth Areas once road access is assured. These New Growth Areas are intended for phased development in accordance with the West Douglas Concept Plan, Chapter 6.

North Douglas Highway is accessed solely by the Juneau-Douglas Bridge. Vehicle traffic at the intersection of the bridge landing at Tenth Street and Egan Drive exceeds its design capacity in the morning commute peak period of from around 7:30 AM to 8:30 AM (snow conditions extend this peak period to from around 7:00 AM to 8:30 AM). A new roundabout/traffic circle was installed at the Island terminus of the Juneau-Douglas Bridge that has increased the traffic flow of that intersection to a level of service (LOS) C or better; however the mainline terminus of the bridge at Tenth Street and Egan Drive is at a LOS E or F in the morning peak period during the 7 to 9 AM commute. In 2006, about half the motorists traveled straight across Egan Drive or turned right, indicating that they work in downtown Juneau. It is likely that residents of new housing on Douglas Island will have the same employment and commute patterns. Even if all the new residents commute by public transit, the current capacity of the Juneau-Douglas Bridge terminus at Tenth Street and Egan Drive cannot accommodate these additional vehicle trips and the traffic volume capacity must be expanded and/or staggered work hours for downtown Juneau government workers must be mandated and enforced.

A December 2002 ADOT&PF report recommended several options for expanding capacity and improving the LOS on the Juneau-Douglas Bridge. The existing roundabout at the Douglas Island terminus was recommended and implemented. The CBJ-accepted improvements to the mainland terminus at Tenth Street and Egan Drive have not been funded by ADOT&PF. Further analysis of potential improvements to the mainland terminus of the bridge may be needed, along with community understanding of the need for the improvements, and community cooperation to fund and build them.

Along with the Juneau-Douglas Bridge improvements, a North Douglas crossing of Gastineau Channel is needed to accommodate new development in the West Douglas New Growth Area. Douglas Island has the most buildable land in the CBJ (more flat and dry than is available on the mainland) and it is essential to provide a North Douglas crossing to Douglas Island in order to ease the CBJ’s critical housing crisis. Careful analysis of the location and configuration of the North Douglas terminus, or “landing,” of this new bridge is needed, along with a careful analysis of the ways in which traffic to and from West Douglas is conveyed. The conveyance of traffic to new development in North Douglas or West Douglas may be accomplished in the long-term by road and light rail or heavy rail facilities and, therefore, the right-of-way for transport should be wide enough to accommodate fixed-guideway, motorized and non-motorized transport. The analysis of transport systems to North and West Douglas from a new bridge landing should be conducted in conjunction with a neighborhood planning effort for North Douglas. See also the transportation discussion for Douglas Island in Chapter 8 of this Plan, and the Community-Preferred Alternative location for the North Douglas Crossing identified in the 2007 North Douglas Crossing Public Involvement Project and Resolution 2415(am), Vanderbilt Hill.

**Guidelines and Considerations for Subarea 8:**

1. In the near term, conduct a neighborhood plan for North Douglas to address current and anticipated neighborhood issues such as traffic, transit, pedestrian and bicycle safety, residential uses, densities and utilities, parks, open space, access to water bodies, community gardens, neighborhood-serving commercial uses, and recreational uses for local and CBJ residents as well as regional and international visitors. This plan should incorporate engineering, costs and environmental assessments and findings of a North Douglas bridge landing. This transportation analysis of the bridge and West Douglas traffic conveyance should be combined with the comprehensive North Douglas subarea planning effort that should addresses transportation, utilities, in-fill housing, recreation and open space/natural areas, and public safety issues in a community-wide, holistic approach. The North Douglas Crossing was not received favorably by the public in the 2010 voting on a ballot proposition to fund construction of the crossing; however, the language on the ballot specified one location in particular, and did not explain the long history of this project or its importance to Juneau’s future. A new bridge landing in North Douglas should be carefully designed to avoid a physical separation of the North Douglas community, while preserving its rural character.
2. In its current condition, the northwest, west and southern areas of Douglas Island are in a natural, undeveloped state. Portions of the northwest island provide a recreational resource for the whole community. In addition to Eaglecrest, there are miles of shoreline and many acres of unimproved park area. A unique feature is a mile-long stretch of waterfront roadway from the North Douglas boat launch facility to False Outer Point. This corridor offers a world class vista of the Mendenhall Glacier, Mendenhall Peninsula and small islands. This area should be designated a scenic corridor both locally and with the state ADOT&PF. No obtrusive structures should be built on the water-side of the road and any development within this view corridor should assure the preservation of these views

and should enhance the open space/natural areas, public access and non-motorized pathways along the corridor. With the exception of boat launch facilities at the boat harbor, no permanent structures associated with commercial activities should be permitted along the shore side of the road from Cove Creek to False Outer Point.

- 
3. ~~The un-roaded shoreline on the west side of Douglas Island has development potential, both for urban residential use and for port development.~~ The westerly shoreline is owned almost entirely by the Goldbelt Corporation and the land immediately upland is owned by the CBJ. Goldbelt has considered any number of development scenarios. A West Douglas Conceptual Plan was published in May 1997 and Chapter 6 of that Plan was adopted as an element of the CBJ Comprehensive Plan in 2007. This Plan encourages and facilitates the development of a New Growth Area in West Douglas when water, sewer and road infrastructure are available and adequate to serve the new development. New development should preserve shoreline and streamside areas in public ownership as open space/natural areas with public access points.
  4. Unless and until municipal water and sewer services are provided to the North Douglas area, continue to allow for rural residential densities along the North Douglas Highway corridor and maintain the Resource Development land use designation for upland areas. Where municipal water and sewer service are provided, more efficient use of this land should be encouraged. Residential densities should be increased when, and where, roads, terrain, transit and other public services would provide the carrying-capacity for the additional residential population. However, the areas designated MDR but not currently provided municipal sewer service should remain in zoning designations that limit development to very low densities until municipal water and sewer service are provided and driveway access, roadway capacity, and intersection capacities and facilities serving that property meet the livability standard of a Level of Service D or better.
  5. The Parks and Recreation Comprehensive Plan, Chapter 8, recommends a number of parks, trail, community garden and stream corridor improvements. Those recommendations include: (a) implement the 2002 Fish Creek Park Master Plan; (b) develop a master plan for recreation lands from Fish Creek to Point Hilda in North and West Douglas; (c) support construction of separated bicycle and pedestrian pathways along North Douglas Highway; (d) work with the North Douglas golf course developer to allow for cross country ski and walking use of the course with lighted trails for winter use; (e) develop a community park on West Douglas; (f) develop a neighborhood park in North Douglas that includes both passive and active recreation areas; (g) develop a community garden in the North Douglas area; (h) retain a trail corridor on CBJ lands beyond North Douglas; (i) consider acquisition of private land at Outer Point for public recreation use; and (j) coordinate recreational and maintenance activities at Eaglecrest.
  6. Protect access to the Treadwell Ditch Trail and beach trails and support improvements to trails as recommended by Trail Mix.
  7. Retain an easement for a bench road and trail corridor on CBJ lands around the perimeter of the Island (a trans-island road and trail system). As development proceeds near Peterson Creek, the CBJ should actively pursue development of a trail corridor that begins at the current end of the North Douglas Highway to the new development.
  8. Prevent development within the Fish Creek Road scenic corridor, which is represented by a one-quarter mile distance from the Fish Creek Road right-of-way on each side of the road. No structures, other than utilities, shall be permitted therein. Minimize to the greatest extent practicable, intersecting driveways and other vehicular access points on Fish Creek Road from North Douglas Highway to Eaglecrest Lodge.
  9. Retain Fish Creek Park as designated recreational open space/natural areas and restrict any development adjacent to the park, other than non-motorized access trails or bridges, which would adversely impact the valuable estuarine habitat and recreational use of the area.
  10. On CBJ-owned lands, maintain a 200 foot stream buffer on each side of Fish Creek.  
On CBJ-owned lands that are not designated for disposal in the 1999 CBJ Land Management Plan, maintain 200 foot stream buffers on each side of the following waterbodies: Peterson Creek, Eleven Mile Creek, Middle Creek, and Hilda Creek. This buffer zone or setback may be adjusted or altered,

on a case-by-case basis, when a scientific analysis of the specific function(s) of the particular creek's value(s) finds that the setback should be more, based on its functional value(s). The setback from Peterson Creek as it passes through the land included within the CBJ Totem Creek Golf Course Lease Agreement, as outlined in existing (expired) permits, may be less than suggested here if that project is proposed again, provided that the water quality of the creek is not impaired by non-native pesticides or fertilizers, sediments or other materials, and the riparian habitat of the creek is not impaired by invasive species.

- 11. As much as is practical and efficient, coordinate recreational and maintenance activities and shared use of facilities and equipment and coordinate management activities with the Eaglecrest Facility and programs. Many of the facilities at Eaglecrest can serve both skiers and non-skiers and both winter and off-season recreational activities and events. Shared use and year-round use of the Eaglecrest facilities and lands should be encouraged and facilitated.
- 12. Identify historic and cultural resources within the subarea. Projects that may impact historic resources identified within this subarea are to be reviewed by the Historic Resources Advisory Committee (HRAC) prior to issuance of a permit. Where new historic or cultural resources are discovered or identified, the Juneau-Douglas City Museum should be contacted immediately for documentation and technical assistance toward preservation and/or curating of the resource. The demolition or removal of historic resources should be avoided and should only occur when no other option for its preservation or relocation to a suitable site exists.
- 13. When reviewing development proposals for Douglas Island, ensure that the site layout and circulation system configuration proposed minimizes direct vehicular access onto North Douglas Highway and does not obstruct or harm potential roadway access to an upland bench road to West Douglas or non-motorized access to a trans-island trail system, including the Treadwell Ditch Trail.
- 14. The West Douglas Concept Plan, Chapter 6, Land Use section has been adopted as an element of the CBJ Comprehensive Plan. Development within these New Growth Areas is subject to a master development plan to be adopted by the Assembly. Each subarea in these New Growth Areas may be planned in phases, consistent with the general guidelines in Chapter 6 of the West Douglas Concept Plan.

**Subarea 9: Douglas & West Juneau (Maps M, O, & P)**

Community Form: Urban in downtown Douglas and West Juneau  
 Rural south of downtown Douglas

**NATURAL RESOURCES AND HAZARDS:**

<i>Type</i>	<i>General Location</i>
Wildlife (Eagle nests)	8 eagle nests in Douglas and South Douglas (2006 data)
Stream and Lakeshore Corridors	Kowee, Bear, Lawson, Bullion, Ready Bullion, and Nevada Creeks
Wetlands/Tidelands	Mouth of Kowee and Lawson creeks, along the shoreline south of downtown Douglas, and on the bench above Douglas Highway.
Cultural and Historic Resources	Downtown Douglas, Treadwell mine complex, Douglas cemeteries

Table 11.9

Presented by:  
Introduced:  
Drafted by: CDD Gallion

**ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**

**Serial No. 2024-XX DRAFT**

**An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of USS 3559 LT 2A; Located on North Douglas Highway.**

WHEREAS, the area of the proposed rezone to D3, located on North Douglas Highway, is currently zoned as RR; and

WHEREAS, the CBJ Comprehensive Plan maps this area for Resource Development; and

WHEREAS, the Resource Development designation calls for rezone when new uses are identified; and

WHEREAS, the proposed rezone conforms to the Resource Development land use designation; and

WHEREAS, housing is the Assembly’s top priority;

NOW, THEREFORE, BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

**Section 1. Classification.** This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

**Section 2. Amendment to the Official Zoning Map.** The official zoning map of the City and Borough, adopted pursuant to CBJ 49.25.110, is amended to change the zoning of USS 3559 LT 2A; located on North Douglas Highway, from RR to D3.

The described rezone is shown on the attached Exhibit “A” illustrating the area of the proposed zone change.

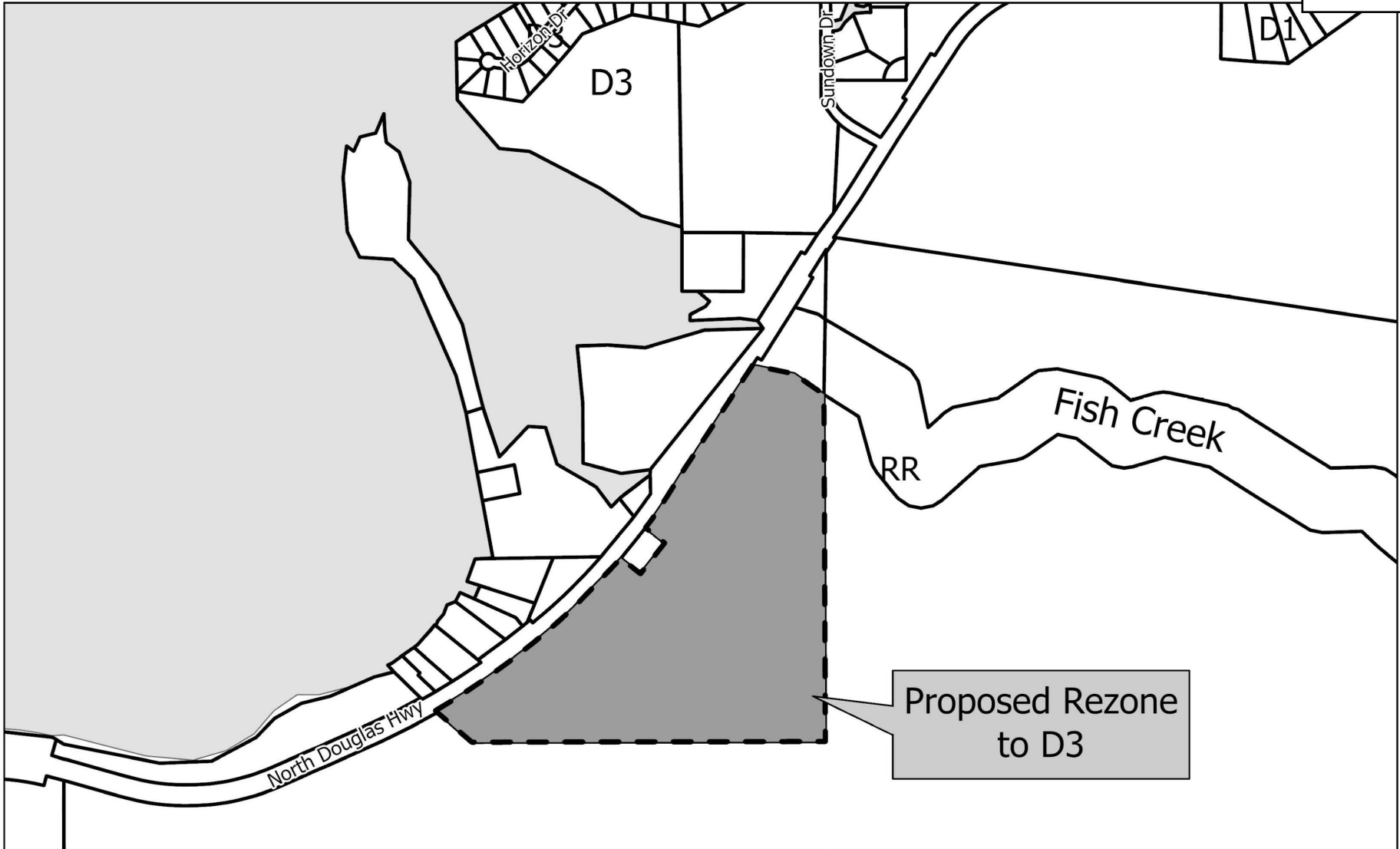
**Section 3. Effective Date.** This ordinance shall be effective 30 days after its adoption.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Beth Weldon, Mayor

Attest:

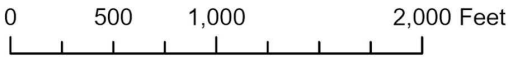
\_\_\_\_\_  
Beth McEwen, Municipal Clerk



Zone changes to USS 3559 Lot 2A from RR to D3



CDD Case: AME 2024 0008



		Use Description	RR	
1	RESIDENTIAL			
1.1	Single-family dwellings			
	1.11	Single-family detached, one dwelling per lot	1	1
	1.12	Single-family detached, two dwellings per lot	1	1
	1.13	Single-family detached, accessory apartment <sup>x</sup>	1, 3	1, 3
	1.14	Single-family detached, two dwellings per lot, accessory apartments <sup>x</sup>	1, 3	1, 3
1.2	Duplex		1	1
1.3	Multifamily dwellings			
1.5	Child and Day care homes			
	1.51	Child; 12 or fewer children under the age of 12	1	1
	1.52	Reserved		
	1.53	Adult; 12 or fewer people, 12 years and older	1	1
	1.54	Reserved		
1.55	Child care residence, 6 to 9 children under 18 years of age			3
1.6	Miscellaneous, rooms for rent situations			
	1.61	Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, transitional housing, and temporary residences. Owner or manager must live on site.	3	3
	1.62	Hotels, motels	3	
	1.63	Single room occupancies with private facilities		
1.7	Home occupations		1	1
1.8	Mobile homes			
	1.81	Residential mobile homes on individual lots <sup>E</sup>	3	3
	1.815	Caretakers mobile homes on individual lots <sup>E</sup>	3	3
	1.82	Mobile home parks <sup>E</sup>		
	1.83	Mobile home subdivision <sup>E</sup>		
	1.84	Recreational vehicle parks <sup>F</sup>	3 <sup>F</sup>	3 <sup>F</sup>
1.9	Common wall development			
	1.91	Two dwelling units		
	1.911	Accessory apartments <sup>x</sup>	1, 3	1, 3
	1.92	Three or more dwelling units		
	1.93	Two dwelling unit structures allowed under special density considerations, subsections 49.25.510(h)		3
2	SALES AND RENTAL GOODS, MERCHANDISE OR EQUIPMENT <sup>G</sup>			
2.1	With less than 5,000 square feet and less than 20 percent of the gross floor area of outside merchandising of goods			
	2.11	Reserved		
	2.12	Miscellaneous		

49.25.300 Table of Permissible Uses  
8.14.2023



		Use Description	RR	
	2.13	Marine merchandise and equipment	3 <sup>T</sup>	
2.2	Storage and display of goods with greater or equal to 5,000 square feet and/or 20 percent of the gross floor area of outside merchandising of goods			
2.3	Marijuana retail store		3	
3	PROFESSIONAL OFFICE, CLERICAL, RESEARCH, REAL ESTATE, OTHER OFFICE SERVICES <sup>G</sup>			
3.05	Offices of not more than 1,000 square feet			3
3.1	Offices greater than 1,000 but not more than 2,500 square feet			
3.2	<i>Reserved</i>			
3.3	Research, laboratory uses		3 <sup>T</sup>	
3.4	Offices greater than 2,500 square feet			
3.5	Marijuana testing facility		3	
4	MANUFACTURING, PROCESSING, CREATING, REPAIRING, RENOVATING, PAINTING, CLEANING, ASSEMBLING OF GOODS <sup>G</sup>			
4.05	Light manufacturing		3 <sup>T</sup>	
4.07	Medium manufacturing		3 <sup>T</sup>	
4.1	Heavy manufacturing		3 <sup>T</sup>	
4.15	Rock crusher		3 <sup>T</sup>	1 <sup>Q</sup>
4.2	Storage of explosives and ammunition		3	
4.21	Seafood processing		3 <sup>T</sup>	
4.22	Marijuana product manufacturing facility		3 <sup>AC</sup>	
5	EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USES			
5.1	Schools			
	5.11	Elementary and secondary schools including associated grounds and other facilities		3
	5.12	Trade, vocational schools, commercial schools	3 <sup>T</sup>	
	5.13	Colleges, universities	3 <sup>T</sup>	3
5.2	Churches, synagogues, temples		3 <sup>T</sup>	3
5.3	Libraries, museums, art galleries		3 <sup>T</sup>	3
5.4	Social, fraternal clubs, lodges, union halls, yacht clubs		3 <sup>T</sup>	
6	RECREATION, AMUSEMENT, ENTERTAINMENT			
6.1	Indoor activity conducted entirely within building or substantial structure			
	6.11	Bowling alleys, billiard, pool halls		
	6.12	Tennis, racquetball, squash courts, skating rinks, exercise facilities, swimming pools, archery ranges		
	6.13	Theaters seating for 200 or fewer	3 <sup>T</sup>	
	6.135	Theaters seating from 201 to 1,000		
	6.14	Coliseums, stadiums, and other facilities in the 6.100 classification seating more than 1,000 people		

49.25.300 Table of Permissible Uses  
8.14.2023

		Use Description	RR	
	6.15	Indoor shooting range	1, 3	
6.2	Outdoor activity conducted outside enclosed buildings or structures			
	6.21	Recreational facilities such as golf, country clubs, swimming, tennis courts not constructed pursuant to a permit authorizing the construction of a school	3	3
	6.22	Miniature golf courses, skateboard parks, water slides, batting cages	3	3
	6.24	Automobile, motorcycle racing tracks; off-highway vehicle parks	3	
	6.25	<i>Reserved</i>		
	6.26	Open space	1	1
	6.262	Parks with improved facilities, not approved in conjunction with a major subdivision		
	6.264	Capacity for up to 20 people <sup>W</sup>	1 <sup>T</sup>	1
	6.266	Capacity for more than 20 people <sup>W</sup>	3 <sup>T</sup>	3
	6.27	Aerial conveyances and appurtenant facilities	3	3
	6.28	Shooting ranges	3	
7	INSTITUTIONAL DAY OR RESIDENTIAL CARE, HEALTH CARE FACILITIES, CORRECTIONAL FACILITIES			
7.1	Hospital			
7.15	Health care clinics, other medical treatment facilities providing out-patient care			
7.2	Assisted living			3
7.3	Day care centers			
7.31	Child care centers		3	3
7.5	Correctional facilities		3	3
7.6	Sobering centers			
8	RESTAURANTS, BARS, NIGHTCLUBS			
8.05	Small restaurants, less than 1,000 ft <sup>2</sup> without drive through service		3 <sup>T</sup>	
8.1	Restaurants, bars without drive through service		3 <sup>T</sup>	
8.2	Restaurants, coffee stands with drive through service			
8.3	Seasonal open air food service without drive through		3	
9	BOAT OR MOTOR VEHICLE, SALES AND SERVICE OPERATIONS			
9.05	Motor vehicle, mobile home sale or rental			
9.1	Motor vehicle repair and maintenance, including body work			
9.2	Automotive fuel station		3 <sup>T</sup>	
9.3	Car wash			
9.4	Boat sales or rental		3 <sup>T</sup>	
9.45	Boat repairs and maintenance		3 <sup>T</sup>	
9.5	Marine fuel, water sanitation		3 <sup>T</sup>	
9.6	Marine commercial facilities including fisheries support, commercial freight, passenger traffic		3	

		Use Description	RR	
10	STORAGE, PARKING, MOORAGE			
10.1	Automobile parking garages or parking lots not related to a principal use on the lot			
10.2	Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored			
	10.21	All storage within completely enclosed structures	1, 3	
	10.22	General storage inside or outside enclosed structures	1, 3	
	10.23	Snow storage basin		
	10.232	Neighborhood, less than ½ acre	3	3 <sup>Z</sup>
	10.235	Regional, ½ to 1 acre	3	3 <sup>Z</sup>
	10.237	Area wide, over 1 acre	3	3 <sup>Z</sup>
10.3	Parking of vehicles or storage of equipment outside enclosed structures where they are owned and used by the user of the lot and parking and storage is more than a minor and incidental use of the lot		1, 3	
10.4	Temporary contractor's storage connected with construction project off-site for a specified period of time		1, 3	3
10.5	Moorage			
	10.51	Public, commercial	3	3
	10.52	Private	1, 3	1, 3
10.6	Floating structures supporting seasonal, commercial recreation		3	3
11	MATERIALS SALVAGE YARDS, WASTE MANAGEMENT			
11.1	Recycling operations			
	11.11	Enclosed collection structures <sup>0</sup> of less than 80 square feet total and less than six feet in height	1 <sup>P</sup>	1 <sup>P</sup>
	11.12	Enclosed structures for recyclable materials collection	1 <sup>P</sup> , 3	1 <sup>P</sup> , 3
	11.13	Sorting, storage, preparation for shipment occurring outside an enclosed structure		
11.2	Reclamation landfill not associated with a specific use		1, 3	1, 3
11.3	Sanitary landfill		3	
12	SERVICES AND ENTERPRISES RELATED TO ANIMALS			
12.1	Veterinary clinic		3	3
12.2	Kennel		3	
12.25	Day animal services, grooming, walking, day care		3	3
12.3	Zoos, aquaria, or wild animal rehabilitation facilities with a visitor component		3	
12.31	Wild animal rehabilitation facilities without a visitor component		3	3
12.4	Horseback riding stables, dog team yards		3	

49.25.300 Table of Permissible Uses  
8.14.2023

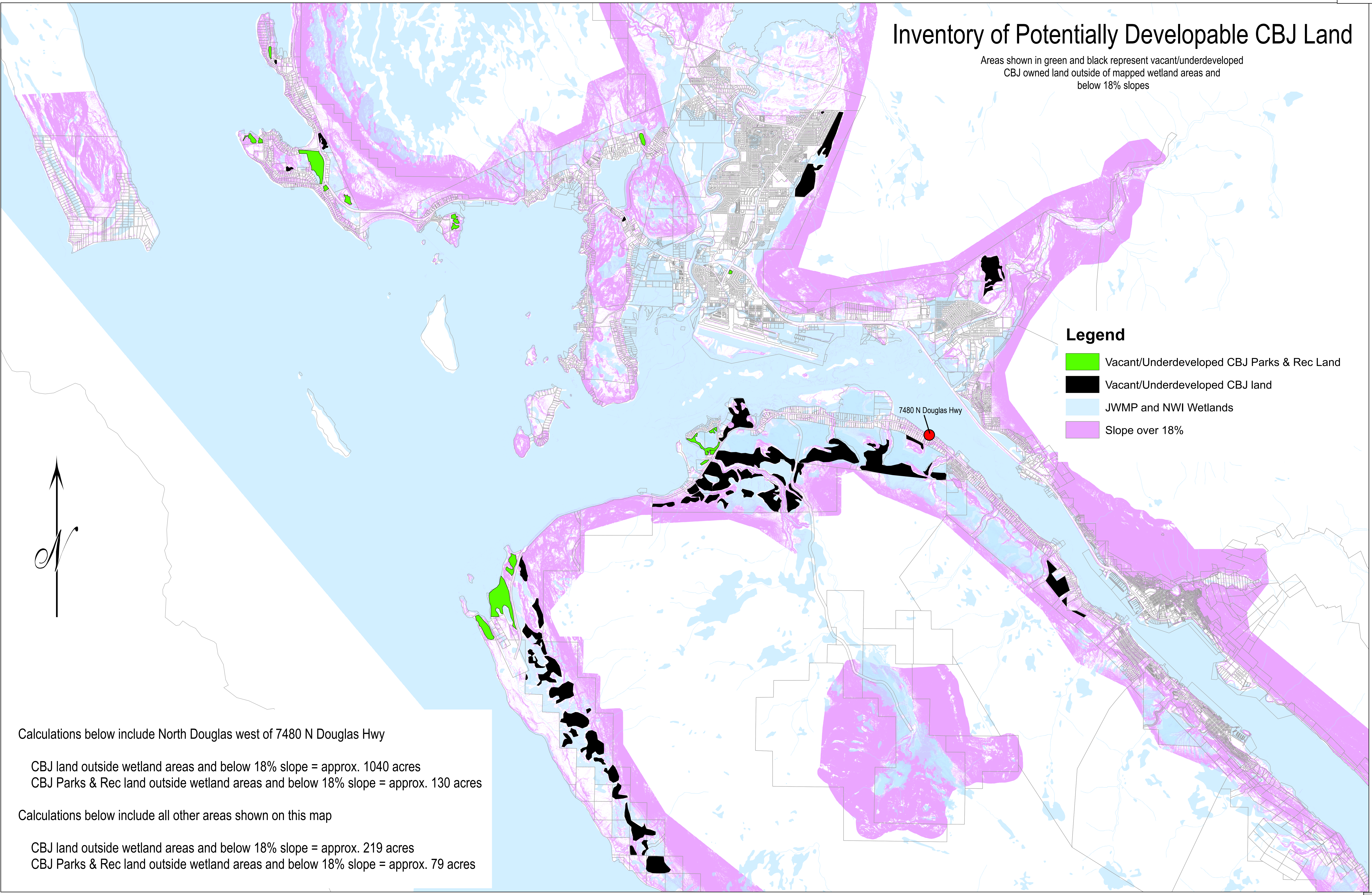
		Use Description	RR	
13	EMERGENCY SERVICES			
13.1	Fire, police, ambulance		3	3
14	AQUACULTURE, AGRICULTURE, SILVICULTURE, MINING, QUARRYING OPERATIONS, SPRING WATER BOTTLING			
14.1	Aquaculture		3	3
14.15	Weirs, channels, and other fisheries enhancement		1, 3	1, 3
14.2	Commercial agricultural operations			
	14.21	Excluding farm animals	1, 3	3
	14.22	Including farm animals <sup>M</sup>	1, 3	
	14.23	Stabling of farm animals <sup>M</sup>	3	3
	14.24	Marijuana cultivation (500 square feet or more under cultivation)	3	
	14.245	Marijuana cultivation (fewer than 500 square feet under cultivation)	3	
14.25	Personal use agriculture			
	14.253	Hens, 6 maximum	1	1
14.3	Silviculture and timber harvesting <sup>J</sup>		3	
14.4	Mining operations		2, 3 <sup>K</sup>	3
14.5	Sand and gravel operations <sup>I</sup>		3	3
14.8	Spring water bottling		3	
15	MISCELLANEOUS PUBLIC AND SEMIPUBLIC FACILITIES			
15.1	Post office		3	3
15.2	Airport		3	
15.4	Military reserve, National Guard centers		3	3
15.5	Heliports, helipads		3	
15.6	Transit facilities			
	15.61	Transit center		3
	15.62	Transit station		1
	15.63	Park and ride not associated with transit station	3	3
15.7	Public works facility		3	3
16	DRY CLEANER, LAUNDROMAT			
16.1	Drop off and pickup only, no onsite laundry or dry cleaning process			
16.2	Full service onsite laundry and/or dry cleaning			
17	UTILITY FACILITIES			
17.1	Minor		1	1
17.15	Intermediate		3	3
17.2	Major		3	3
17.3	Driveways and private roads			
18	TOWERS AND RELATED STRUCTURES			
18.100 <sup>AA</sup>	Towers and antennas 35 feet or less		1	1
18.200 <sup>AA</sup>	Towers and antennas 35 to 50 feet		1	3

49.25.300 Table of Permissible Uses  
8.14.2023

	Use Description	RR	
18.300 <sup>AA</sup>	Towers and antennas more than 50 feet in height	3	3
18.4	Amateur (ham) radio towers and antennas more than 35 feet in height <sup>R</sup>	1	1
18.5	Wireless Communication Facilities	See CBJ 49.65, Wireless Communication Facilities	
19	OPEN AIR MARKETS, NURSERIES, GREENHOUSES		
19.1	Open air markets (farm, craft, flea, and produce)	1, 3	
19.2	Nurseries, commercial greenhouses		
	19.21 Retail sales	3	3
	19.22 Nonretail sales	1, 3	1, 3
	19.23 Marijuana cultivation (500 square feet or more under cultivation)	3	
	19.24 Marijuana cultivation (fewer than 500 square feet under cultivation)	3	
20	CEMETERY, CREMATORIUM, MORTUARY		
20.1	Cemetery	1, 3	3
20.2	Crematorium	3	
20.3	Funeral home	3	3
21	VISITOR-ORIENTED, RECREATIONAL FACILITIES		
21.1	Resort, lodge	3	
21.2	Campgrounds	1, 3	
21.3	Visitor, cultural facilities related to features of the site	3	
22	TEMPORARY STRUCTURES ASSOCIATED WITH ONSITE CONSTRUCTION		
22.1	Temporary structures used in connection with construction	1	1

# Inventory of Potentially Developable CBJ Land

Areas shown in green and black represent vacant/underdeveloped CBJ owned land outside of mapped wetland areas and below 18% slopes



### Legend

- Vacant/Underdeveloped CBJ Parks & Rec Land
- Vacant/Underdeveloped CBJ land
- JWMP and NWI Wetlands
- Slope over 18%

Calculations below include North Douglas west of 7480 N Douglas Hwy

CBJ land outside wetland areas and below 18% slope = approx. 1040 acres  
 CBJ Parks & Rec land outside wetland areas and below 18% slope = approx. 130 acres

Calculations below include all other areas shown on this map

CBJ land outside wetland areas and below 18% slope = approx. 219 acres  
 CBJ Parks & Rec land outside wetland areas and below 18% slope = approx. 79 acres



(907) 586-0715  
CDD\_Admin@juneau.org  
www.juneau.org/community-development  
155 S. Seward Street • Juneau, AK 99801

**COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT**

**DEPARTMENT:** DOT&PF

**STAFF PERSON/TITLE:** Arthur Drown, Right of Way Property Management

**DATE:** 09/10/2024

**APPLICANT:** CBJ Lands

**TYPE OF APPLICATION:** AME (Rezone)

**PROJECT DESCRIPTION:**  
Rezone approximately 77 acres of RR to D3 in the vicinity of Fish Creek on North Douglas Highway.

**LEGAL DESCRIPTION:** USS 3559 LT 2A

**PARCEL NUMBER(S):** 6D1201110011

**PHYSICAL ADDRESS:** Not assigned.

**SPECIFIC QUESTIONS FROM PLANNER:**

**AGENCY COMMENTS:**

**AGENCY COMMENTS (CONTINUED):**

**Irene Gallion**

---

**From:** Percy, Colton T (DFG) <colton.percy@alaska.gov>  
**Sent:** Wednesday, September 18, 2024 2:43 PM  
**To:** Irene Gallion  
**Cc:** Blejwas, Karen M (DFG); Koch, Carl H (DFG); DFG, DSF R1 Access (DFG sponsored); Kanouse, Kate M (DFG); Carter, Marla M (DFG); Nietmann, Lindsey B (DFG); Rhoads, Tory R (DFG); Irene Gallion  
**Subject:** Re: AME2024 0008: Northern Boreal Toad Habitat

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hi Irene,

I just got a comment back! Forgive me but I'm on my phone in the Anchorage airport right now so I can't use the comments form. I wanted to make sure it got passed along though:

Western toads are designated a Species of Greatest Conservation Need in Alaska. Fish Creek Pond, and at least some portions of the surrounding wetlands, are important annual breeding habitat for a relatively large local population of western toads. Western toads, particularly males of the species, will typically return to the same breeding site each year (Wind and Dupuis 2002). In other stages of their life cycle, western toads have been found to use habitat several miles from their breeding locations, though the majority of use is concentrated within roughly a mile of breeding habitat (Bartelt et al. 2004; Bull 2006; Muths 2003). Unlike wood frogs, western toads are not adapted to freezing and instead overwinter in variety of habitat structures (e.g., rodent burrows, root wads, natural cavities, large boulders, small stream seeps) that offer protection from extremely cold temperatures (reviewed in Constance 2020). Saltwater is a barrier to western toad movement (Moore et al 2011), and the greater Fish Creek Pond area is roughly surrounded by saltwater on two sides. This geographic constraint on available habitat could drive toad density higher in the available nearby habitat than would be otherwise expected. In addition to the proposed 200m buffer surrounding Fish Creek, development should avoid small seeps and streams and leave as large a buffer around them as possible to better protect toad habitat.

Thanks again for reaching out for comment.

Colton T. Percy  
Habitat Biologist  
Access Defense Program  
ADF&G-DWC-SWP  
907-267-2118

---

**From:** Irene Gallion <irene.gallion@juneau.gov>  
**Sent:** Wednesday, September 18, 2024 12:26:08 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>  
**Cc:** Blejwas, Karen M (DFG) <karen.blejwas@alaska.gov>; Koch, Carl H (DFG) <carl.koch@alaska.gov>; DFG, DSF R1 Access (DFG sponsored) <dfg.dsf.R1access@alaska.gov>; Kanouse, Kate M (DFG) <kate.kanouse@alaska.gov>; Carter, Marla M (DFG) <marla.carter@alaska.gov>; Nietmann, Lindsey B (DFG) <lindsey.nietmann@alaska.gov>; Rhoads, Tory R



(DFG) <tory.rhoads@alaska.gov>; Irene Gallion <Irene.Gallion@juneau.gov>  
**Subject:** RE: AME2024 0008: Northern Boreal Toad Habitat

Thank you for keeping us in the loop, Colton. We look forward to your comments.

IMG

---

**From:** Percy, Colton T (DFG) <colton.percy@alaska.gov>  
**Sent:** Wednesday, September 18, 2024 12:02 PM  
**To:** Irene Gallion <irene.gallion@juneau.gov>  
**Cc:** Blejwas, Karen M (DFG) <karen.blejwas@alaska.gov>; Koch, Carl H (DFG) <carl.koch@alaska.gov>; DFG, DSF R1 Access (DFG sponsored) <dfg.dsf.R1access@alaska.gov>; Kanouse, Kate M (DFG) <kate.kanouse@alaska.gov>; Carter, Marla M (DFG) <marla.carter@alaska.gov>; Nietmann, Lindsey B (DFG) <lindsey.nietmann@alaska.gov>; Rhoads, Tory R (DFG) <tory.rhoads@alaska.gov>  
**Subject:** FW: AME2024 0008: Northern Boreal Toad Habitat

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

Hi Irene,

I did not hear back about the Northern Boreal Toad from our biologists. While I don't have any comments for the November 18<sup>th</sup> meeting, I will have some comments for the September 27<sup>th</sup> meeting. I am heading into the field until the 30<sup>th</sup> so Marla Carter will submit our comments using the Agency Comments Form.

**Colton Percy**  
**Habitat Biologist**  
**Access Defense Program**  
Alaska Department of Fish and Game  
Division of Wildlife Conservation  
333 Raspberry Rd  
Anchorage, AK 99518  
907-267-2118

---

**From:** Kanouse, Kate M (DFG) <[kate.kanouse@alaska.gov](mailto:kate.kanouse@alaska.gov)>  
**Sent:** Monday, September 9, 2024 7:37 AM  
**To:** Carter, Marla M (DFG) <[marla.carter@alaska.gov](mailto:marla.carter@alaska.gov)>  
**Cc:** [irene.gallion@juneau.gov](mailto:irene.gallion@juneau.gov)  
**Subject:** Fw: AME2024 0008: Northern Boreal Toad Habitat

Hi Marla,

This is this a CBJ zone change review, which your office provides comments for, correct? Please let us know, thank you.

Kate

---

**From:** Irene Gallion <[Irene.Gallion@juneau.gov](mailto:Irene.Gallion@juneau.gov)>  
**Sent:** Monday, September 2, 2024 3:28 PM  
**To:** Kanouse, Kate M (DFG) <[kate.kanouse@alaska.gov](mailto:kate.kanouse@alaska.gov)>

Cc: Irene Gallion <[Irene.Gallion@juneau.gov](mailto:Irene.Gallion@juneau.gov)>  
Subject: AME2024 0008: Northern Boreal Toad Habitat

You don't often get email from [irene.gallion@juneau.gov](mailto:irene.gallion@juneau.gov). [Learn why this is important](#)

**CAUTION:** This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Kate,

We have an application to rezone 77 acres adjacent to Fish Creek from Rural Reserve to D3. The change would technically allow development of 12,000 square foot lots – however, there is no sewer to the area, so functionally lots would be limited to about an acre.

A commenter had expressed concerns that the area was a corridor for the Northern Boreal Toad. I am hoping you can send this request to your NBT specialist for consideration and comment. I've attached the application and an Agency Comments form for your use, should you want it.

We have a public meeting on the project September 18, 2024. If ADF&G has comments, it would be nice to have them by then, so that the public can know that. Otherwise, comments would be due by September 27 to be included in analysis for the Planning Commission.

Thank you,

**Irene Gallion | Senior Planner**

[Community Development Department](#) | City & Borough of Juneau, AK

Location: 230 S. Franklin Street | 4<sup>th</sup> Floor Marine View Building

Office: 907.586.0753 x4130



*Fostering excellence in development for this generation and the next.*

**Irene Gallion**

**From:** Irene Gallion  
**Sent:** Tuesday, August 13, 2024 2:33 PM  
**To:** Jeffrey Hedges; General Engineering; Theresa Ross  
**Cc:** Ilsa Lund; Jason Larson  
**Subject:** Eight rezones for your consideration  
**Attachments:** APP\_AME24-02.pdf; Agency Comments Form, AME24-02.pdf; APP\_AME24-03.pdf; Agency Comments Form, AME24-03.pdf; APP\_AME24-04.pdf; Agency Comments Form, AME24-04.pdf; APP\_AME24-05.pdf; Agency Comments Form, AME24-05.pdf; APP\_AME24-06.pdf; Agency Comments Form, AME24-06.pdf; APP\_AME24-07.pdf; Agency Comments Form, AME24-07.pdf; APP\_AME24-08.pdf; Agency Comments Form, AME24-09.pdf

Hi all,

We have eight proposed rezones coming up to the Planning Commission in October. I've attached them for consideration.

We've got some time on these. It would be nice to have a general idea of concerns for the public meetings. However, this will not go to the Commission until October 22. **If we could have comments by September 23 that would be great!** Let us know if you need more time.

Number	Public Info Mtg	Brief desc.	Access	Notes
AME24-02	Pending	39 acres from D3 to D18 at South Grant Creek.	N Douglas Hwy	Access through lot owned by private developer, between 4275 and 4305.
AME24-03	Thursday, 9/12/2024	2.3 acres at the end of Davis Avenue from D10 to D15.	Davis Avenue	Possible addition of nine units to Davis Avenue/Glacier intersection.
AME24-04	Tuesday, 9/17/2024	Rezone of 66 acres uphill (southwest) of 6101 through 6615 North Douglas Highway from RR to D3	N Douglas Hwy	via CBJ-owned lots between 6015 and 6101.
AME24-05	Wednesday, 9/11/2024	Rezone of 36 acres uphill (north) of 11900 through 12170 Glaciers Highway from D3 to D15.	Glacier Hwy	Via CBJ-owned lots between Seaview Avenue and 12158
AME24-06	Monday, 9/23/2024	Rezone of approximately 33 acres uphill (north) of 15200 through 15860 Glaciers Highway from RR to D3.	Auke Bay Bypass?	Utilities via easements from Glacier Hwy. CBJ does not own land to provide access from Glacier Hwy.
AME24-07	Thursday, 9/19/2024	Rezone approximately six acres of 10SF to D10 at top (north) of Karl Reishus Boulevard.	Karl Reishus Boulevard	No change to density, just type of development.
AME24-08	Wednesday, 9/18/2024	Rezone approximately 77 acres of RR to D3 in the	N Douglas Hwy	Direct access to N Douglas Hwy.

		vicinity of Fish Creek on North Douglas Highway.		
AME24-09	Pending	~87 acres at North Grant Creek, D3 to D15	N Douglas Hwy	Access to the highway needs to be negotiated still.

I've attached a comment sheet for each case for ease of use.

These cases are also on the short term web page: <https://juneau.org/community-development/short-term-projects> The background for AME24-03 that is posted on the web page may be helpful in considering Davis Avenue impacts.

Please "respond all." We are backing each other up during flood response activities.

Thanks!

**Irene Gallion | Senior Planner**  
 Community Development Department | City & Borough of Juneau, AK  
 Location: 230 S. Franklin Street | 4<sup>th</sup> Floor Marine View Building  
 Office: 907.586.0753 x4130

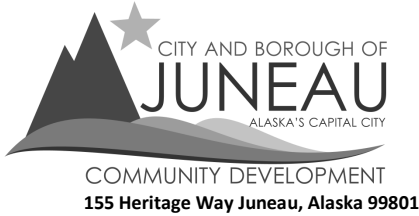
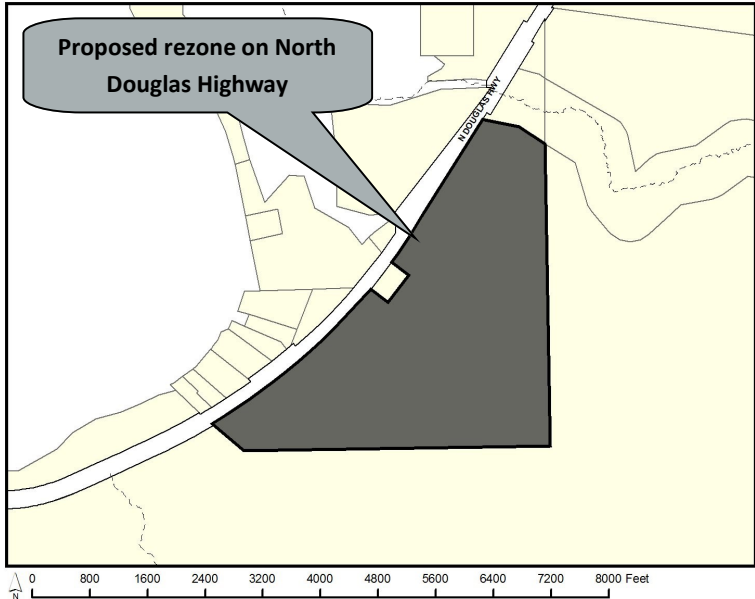


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# Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

*Your Community, Your Voice*



TO

**Rezone application** has been submitted for consideration and public hearing by the Planning Commission to **rezone approximately 77 acres of RR to D3** in the vicinity of **Fish Creek on North Douglas Highway**.

**PROJECT INFORMATION:**

Project Information can be found at:  
<https://juneau.org/community-development/short-term-projects>

**PLANNING COMMISSION DOCUMENTS:**

Staff Report expected to be posted **October 14, 2024** at  
<https://juneau.org/community-development/planning-commission>  
Find hearing results, meeting minutes, and more here, as well.

<b>Now through Sept. 23</b>	<b>Sept. 24 — noon, Oct. 17</b>	<b>HEARING DATE &amp; TIME: 7:00 pm, Oct. 22 2024</b>	<b>October 23</b>
Comments received during this period will be sent to the Planner, <b>Irene Gallion</b> , to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <a href="https://juneau.zoom.us/j/87288626638">https://juneau.zoom.us/j/87288626638</a> and use the Webinar ID: 872 8862 6638 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).  You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.	The results of the hearing will be posted online.

**FOR DETAILS OR QUESTIONS,**

Phone: (907)586-0753 ext. 4130  
Email: [pc\\_comments@juneau.gov](mailto:pc_comments@juneau.gov) or [irene.gallion@juneau.gov](mailto:irene.gallion@juneau.gov)  
Mail: Community Development, 155 Heritage Way, Juneau AK 99801

**Case No.: AME2024 0008**  
**Parcel No.: 6D1201110011**  
**CBJ Parcel Viewer:** <http://epv.juneau.org>

1

## **Proposed rezone:**

77 acres of RR to D3 in the vicinity of Fish Creek on North Douglas Highway

## **CBJ Lands and Resources**

**Thank you for being  
here!**

**The meeting will start  
at 6:00 pm**

## **Submit comments to:**

**Irene Gallion, Senior Planner, CBJ**

**[Irene.Gallion@Juneau.gov](mailto:Irene.Gallion@Juneau.gov)**

**(907) 586-0753, x4130**

2

# AME2024-0008

77 acres in the vicinity of Fish Creek on North Douglas Highway

From RR to D3

APPLICANT: CBJ Lands and Resources

**START RECORDING**



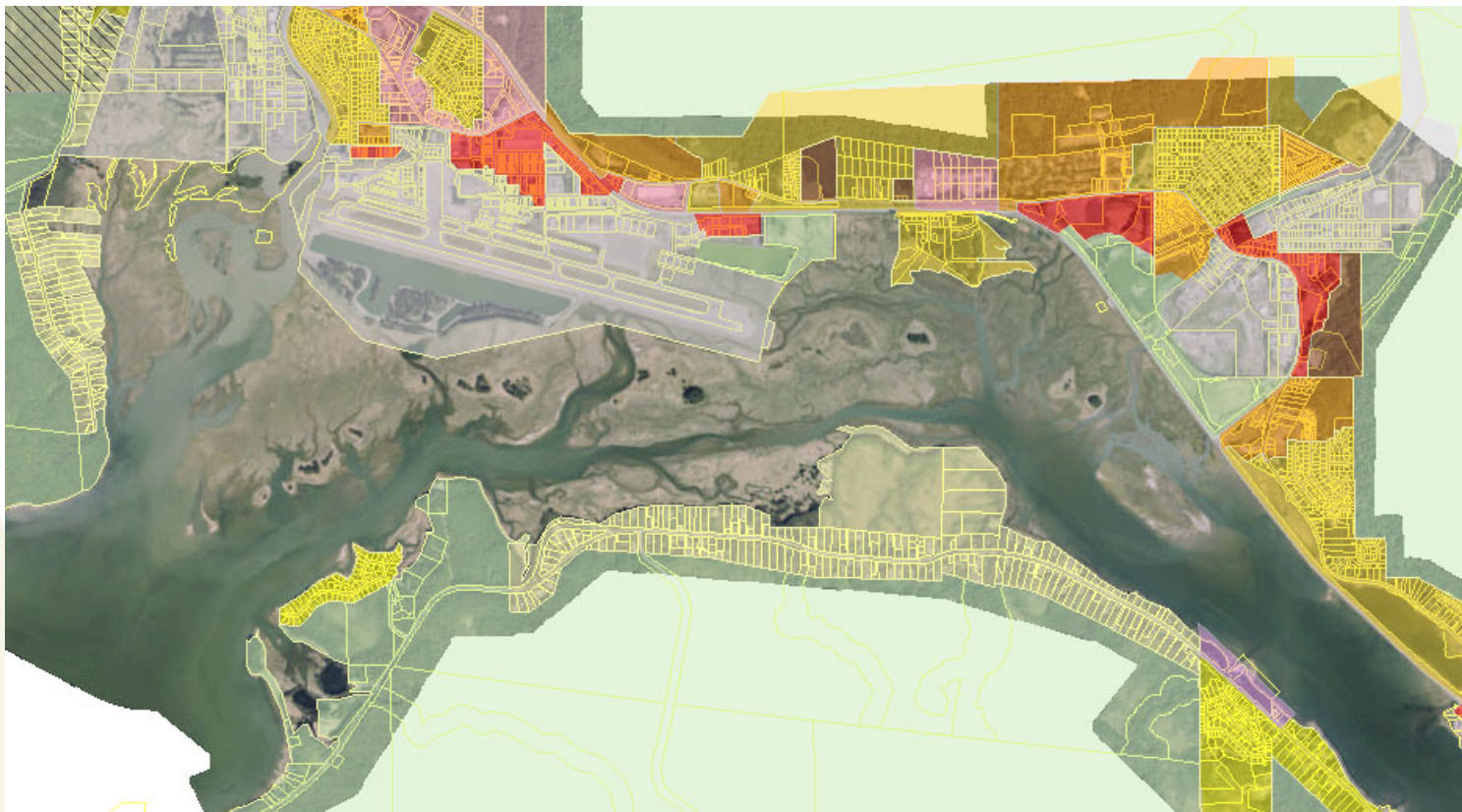
## What will happen today

- Presentation from CBJ
  - What is being requested and why
  - Regulatory details
  - What the process is
- Applicant shares information
- Open to your questions.





# What is a “rezone”?



AME24-08



# Why rezone?

- Housing Assembly's #1 priority
- Review of
  - CBJ land portfolio
  - Land Management Plan
  - Topography
  - Access
  - Road frontage
  - Utilities
  - Wetlands



Rezoning cannot be conditioned except for public health and safety (sewer, water).



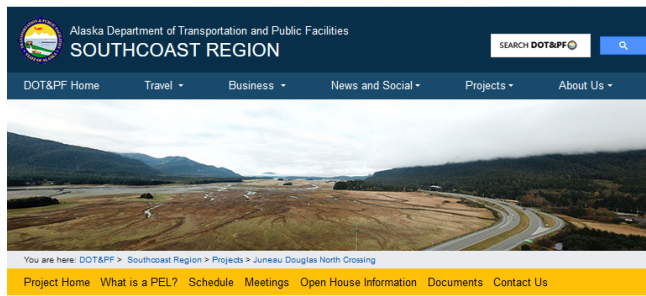
# Comp Plan guides

## Resource Development

- Conserve natural resources UNTIL specific land use developed.
- Should be re-designated and rezoned appropriately.



# Ongoing PEL Study – North Crossing



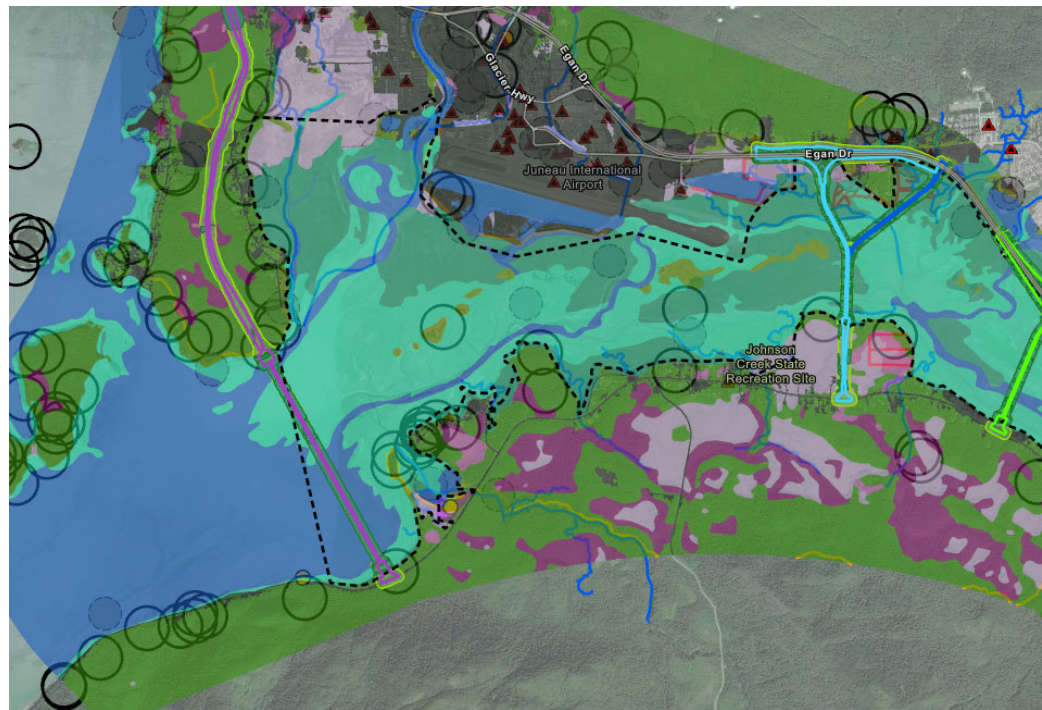
Project # SFHWY00299 / Federal # 0003259



## Juneau Douglas North Crossing PEL Study

### What's New!

- **Level 2 Screening GIS Maps:** [Click here](#) to view the maps.
- **Fieldwork Reports:** View the reports from the fieldwork completed last fall on the [Documents Page](#).
- To supplement the level 2 screening process, the study team has met with agencies and organization. Visit the [Meetings page](#).
- [Click here](#) to download the Detailed Alternatives.
- **StoryMap:** [Click here](#) to view the PEL study background, purpose and need, preliminary alternatives and brief descriptions, screening process, and schedule.
- Visit the [Documents Page](#) to view Baseline Data Maps and Technical Memos, Cross Sections, and Recommended Alternative Criteria Memo, Level 1 Screening Memo, Origin Destination Data Memo, and Bridge Volume Forecast Memo.







<https://www.jdnorthcrossing.com/>



# Slopes and wetlands



## Legend

-  Vacant/Underdeveloped CBJ Parks & Rec Land
-  Vacant/Underdeveloped CBJ land
-  JWMP and NWI Wetlands
-  Slope over 18%

What do plans say about land use?

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What does rezoning to D3 look like?

# Table of Permissible Uses

		Use Description	RR	D-3
1	RESIDENTIAL			
1.1	Single-family dwellings			
	1.11	Single-family detached, one dwelling per lot	1	1
	1.12	Single-family detached, two dwellings per lot	1	1
	1.13	Single-family detached, accessory apartment <sup>x</sup>	1, 3	1, 3
	1.14	Single-family detached, two dwellings per lot, accessory apartments <sup>x</sup>	1, 3	1, 3
1.2	Duplex			1 1
1.3	Multifamily dwellings			
1.5	Child and Day care homes			
	1.51	Child; 12 or fewer children under the age of 12	1	1
	1.52	Reserved		
	1.53	Adult; 12 or fewer people, 12 years and older	1	1
	1.54	Reserved		

Major Development

	Residences	Commercial Structure	Commercial Land
D3	>2	5,000 sf	10,000 sf
RR	Any	10,000 sf	1 acre



# To find the details...





# To find the details...

+ AME2024 0006: 15200 through 15860 Glacier Highway from RR to D3.

+ AME2024 0007: Karl Reishus Boulevard, rezone from 10SF to D10

- AME2024 0008: North Douglas Highway, Rezone RR to D3

Rezone approximately 77 acres of RR to D3 in the vicinity of Fish Creek on North Douglas Highway.

## SCHEDULE:

### Public Meeting

September 18, 2024, at 6:00 – 8:00 pm

[ZOOM Link](#)

Webinar ID: 891 8156 7707

#### MEETING MATERIALS:

[Table of Permissible Uses \(TPU\) RR, D3 Comparison](#)

[Table of Permissible Uses \(TPU\) Regulations, and Key to Notes](#)

The purpose of this meeting is primarily to answer public questions. If there is time at the end, people may make statements regarding their feelings or concerns. The meeting will be recorded, and a link to the recording will be provided on this site.



D3



AME24-08



D3: Requires Conditional Use Permit



AME24-08

15



Not allowed

AME24-08



# Differences between districts

USE	RR	D3
Manufacture, light to heavy	CUP	No
Marijuana retail, testing	CUP	No
Cultivation > 500 sf	CUP	No
Cultivation < 500 sf	CUP	No
Restaurants without drive-through	CUP	No
Stables, dog teams	CUP	No
Resort, lodge	CUP	No
Visitor facilities	CUP	No

# Dimensional Standards

Zoning Regulations	RR	D-3
Minimum Lot Size		
Permissible Uses	36,000	12,000
Bungalow		6,000
Duplex	54,000	18,000
Single-family detached, two dwellings per lot	72,000	24,000
Minimum lot width	150'	100'
Bungalow		50'
Maximum lot coverage		
Permissible uses	10%	35%
Conditional uses	20%	35%
Maximum height permissible uses	45'	35'
Accessory	45'	25'
Bungalow <sup>9</sup>		25'
Minimum front yard setback	25'	25'
Minimum street side yard setback	17'	17'
Minimum rear yard setback	25'	25'
Minimum side yard setback	15'	10'

Lot size tends to be smaller

Lot coverage higher

# Potential for Subdivision

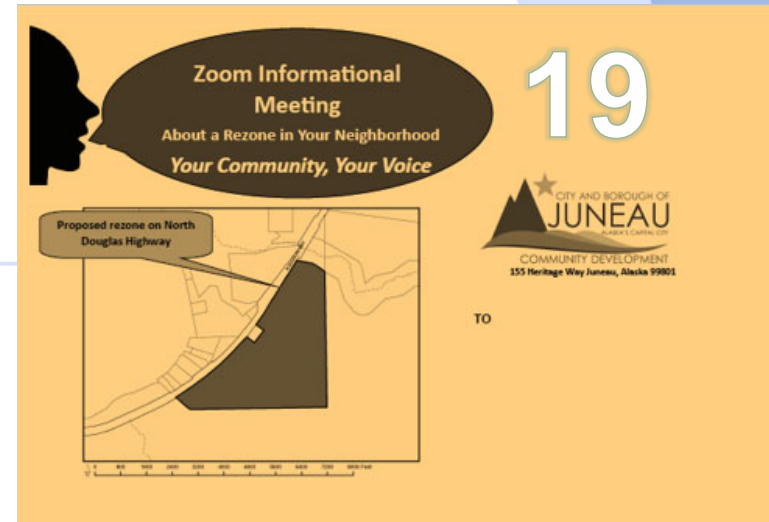
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	<b>Minimum Lot Size</b>	<b>Maximum Lots</b>
<b>RR</b>	36,000 square feet	93
<b>D3</b>	12,000 square feet	279



# Process

- Neighborhood informational meeting
  - Staff analysis and report
  - Report posted week of October 14, 2024
  - **Planning Commission Hearing: October 22, 2024.** Recommendation to:
    - Approve
    - ~~Approve with conditions~~
    - Deny
    - Continue
- 
- Schedule with the Assembly (no post cards)



The Community Development Department is hosting an informational meeting on a proposal to rezone approximately 77 acres of RR to D3 in the vicinity of Fish Creek on North Douglas Highway. This meeting will be held virtually over Zoom. Your questions are welcome.

**NEIGHBORHOOD MEETING**  
 September 18, 2024, 6:00 PM  
 Call In: +1 253 215 8782  
 Webinar ID: 891 8156 7707  
<https://juneau.zoom.us/j/89181567707>

If you are not able to attend this meeting but have questions or comments, please contact **Irene Gallion**, Senior Planner, at (907) 586-0753 ext. 4130 or [irene.gallion@juneau.org](mailto:irene.gallion@juneau.org).

*This project is scheduled for review by the Planning Commission on October 22, 2024. All property owners within 500 feet of the proposed rezone will receive a separate notice with details on how and where to submit comments or testify before the Commission.*

Case No.: AME2024 0008  
 Parcel No.: 6D1201110011  
 CBI Parcel Viewer: <http://epv.juneau.org>

Printed August 20, 2024





# Thank you!

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- Dan Bleidorn, CBJ Lands and Resources Manager

# To comment:

<https://juneau.org/community-development/short-term-projects>

## Planning Commission Hearing

Hearing before the Planning Commission on October 22, 2024.

The staff report is anticipated to be posted the week of October 14, 2024, and can be found [here](#).

Comments received by September 23, 2024, will be included in a staff analysis and forwarded to the Commission.

Comments received between September 24, 2024, and October 17, 2024 at noon will be forwarded to the Commission.

**LAST DAY FOR WRITTEN COMMENT: Thursday, October 17, 2024 at NOON**

*Note that Friday, October 18<sup>th</sup>, is the Alaska Day holiday.*

Please send comments to:

[PC\\_comments@juneau.gov](mailto:PC_comments@juneau.gov)

[Irene.Gallion@juneau.gov](mailto:Irene.Gallion@juneau.gov)

(907) 586-0753 x4130



# Comment summary so far...

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# Fish Creek Rezone

**Dan Bleidorn**  
City and Borough of Juneau  
Division of Lands and Resources  
Lands and Resources Manager  
[Lands\\_Office@juneau.gov](mailto:Lands_Office@juneau.gov)  
907-586-5252

September 18, 2024



# 2024 CBJ Rezone Applications

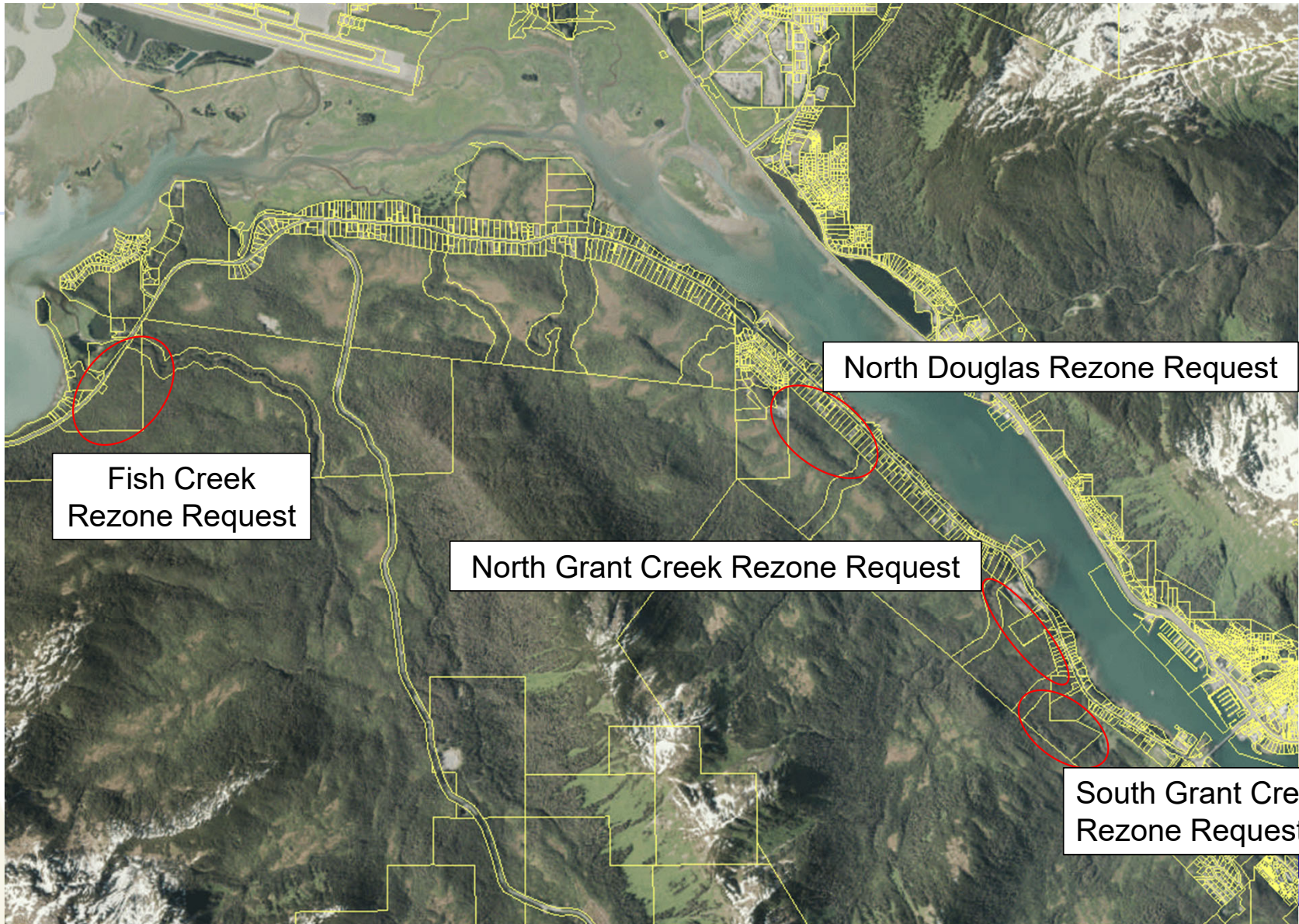
## **Pre-Application:**

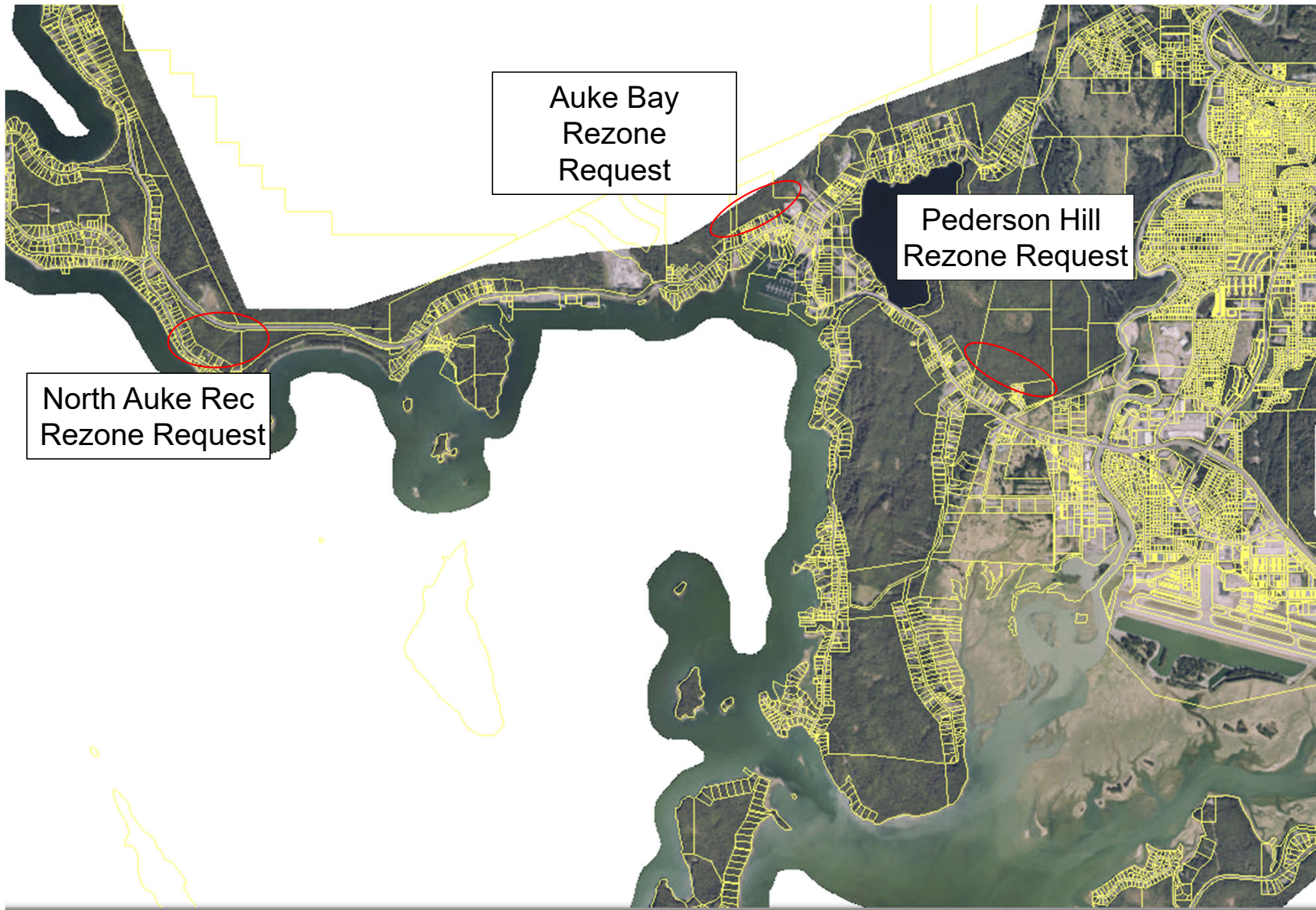
- Review of utilities, topography, wetlands, access, road frontage and property history for all CBJ properties included in the 2016 Land Management Plan
- 7 Applications submitted to CDD in July 2024
- Public Comment/Neighborhood Meetings - September

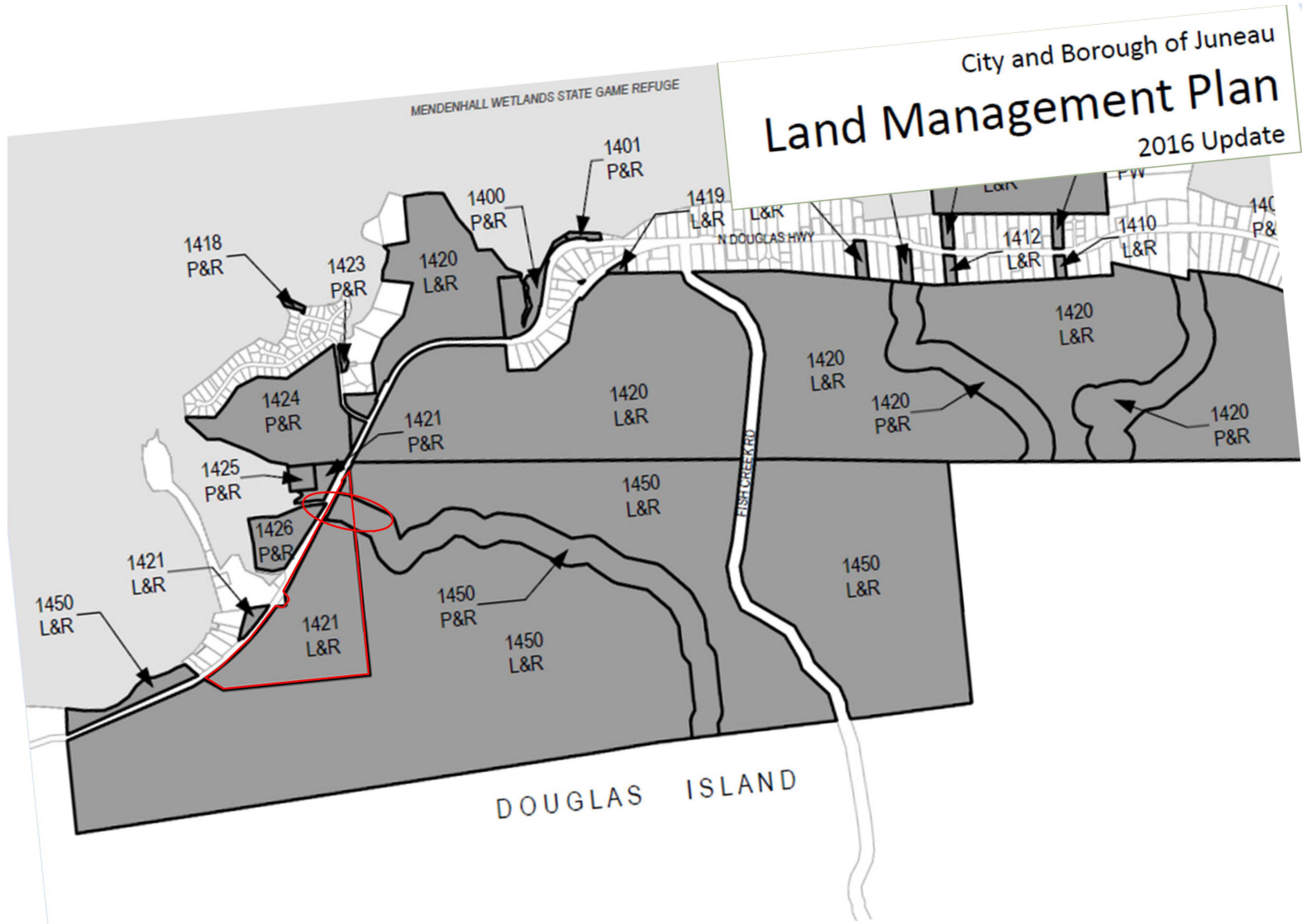
## **Upcoming:**

- Planning Commission
- LHEDC Committee of the Assembly
- Assembly Public Hearing/authorizing ordinance









# City and Borough of Juneau Land Management Plan 2016 Update

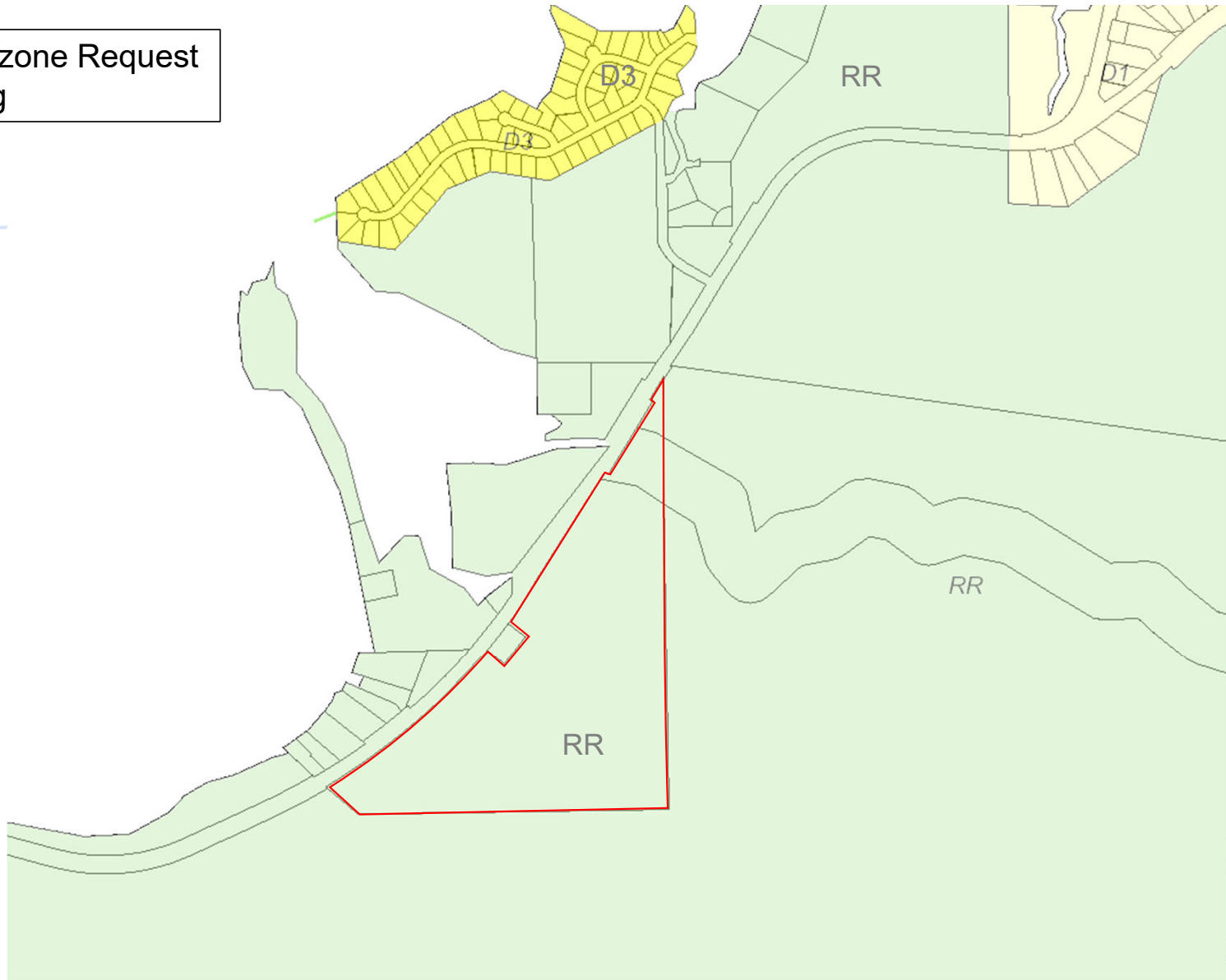




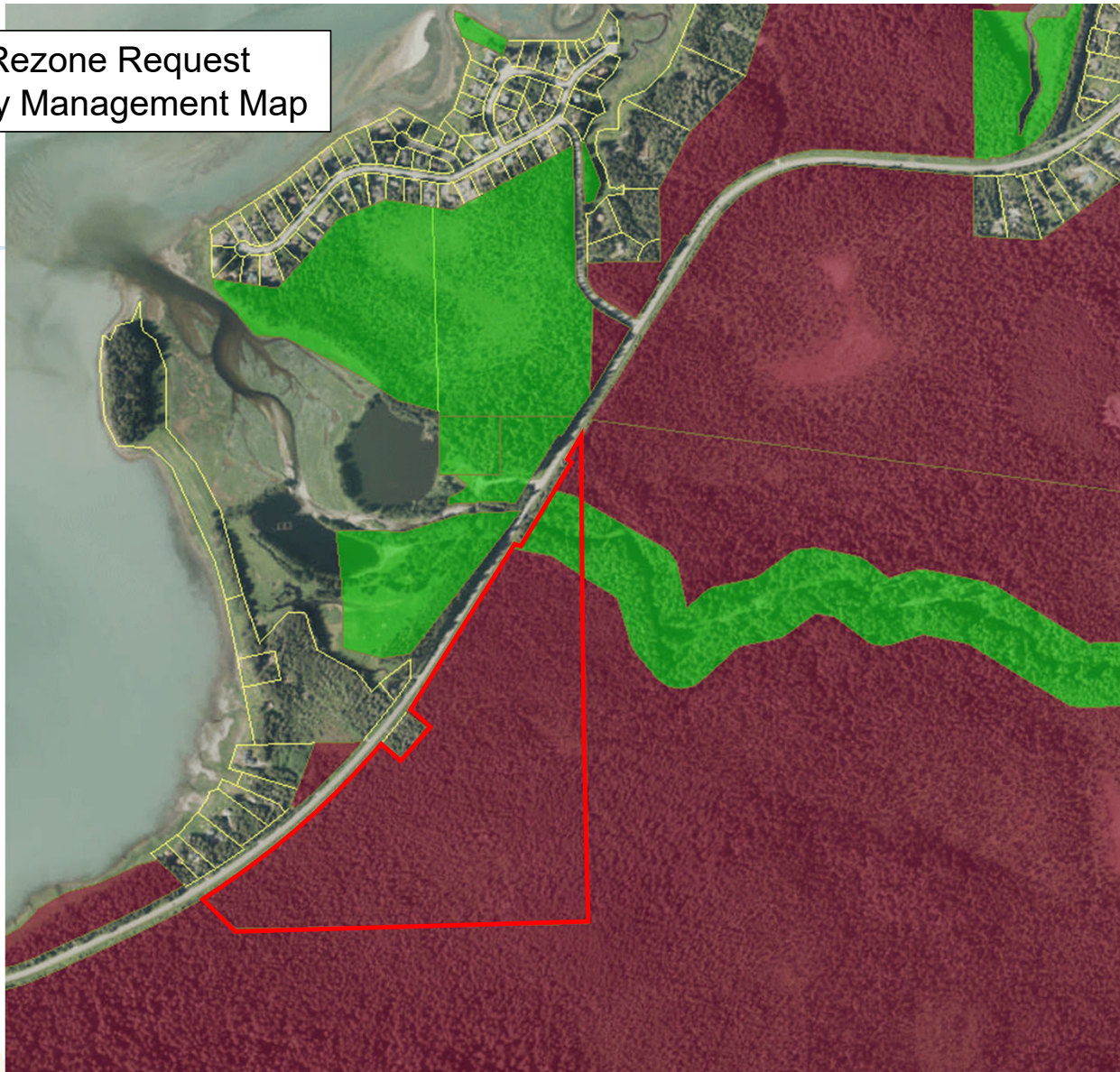
City and Borough of Juneau  
**Land Management Plan**  
 2016 Update

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
North Douglas	LND-1418	6D1201020230	Lot 23, Block B, Bayview Subdivision	0.87	.25 mile down Sundown Drive; subdivision open space	Parks & Recreation	Retain
	LND-1419	6D1101010140	Tract C, Lot 212, USS 3545	0.65	Nine Mile Creek area	Lands & Resources	Retain / Dispose
		6D1101030021					
	LND-1420	6D1011000010	Lot 1, USS 3559	1121.59	8 mile North Douglas Hwy, Fish Creek Road; Neilson Creek; Hendrickson Creek; Ninemile Creek; Bench Road alignment; trailhead, future residential subdivision	Lands & Resources and Parks & Recreation	Retain / Dispose
		6D1011000011					
		6D1011000012					
		6D1011000013					
	LND-1421	6D1201110010	Lot 2, USS 3559	92.05	8.5 mile North Douglas Hwy; Fish Creek runs through north corner; future residential subdivision	Lands & Resources and Parks & Recreation	Retain / Dispose
		6D1201120080					
	LND-1422	6D0601020019	ATS 1532	0.24	Trucano lease site, near Juneau-Douglas Bridge; fuel dock	Docks & Harbors	Retain
	LND-1423	6D1101040050	Lot 4, USS 3559	0.57	.25 mile Sundown Drive, east side; roadside overlook; open space	Parks & Recreation	Retain
LND-1424	6D1201050010	Tract B, Fish Creek Subdivision No. 1	54.69	South of Bay View Subdivision, west of Sundowner Drive; Natural Area Park	Parks & Recreation	Retain	
LND-1425	6D1201050020	Lot E, USS 2561	3.30	8.5 mile North Douglas Hwy at north side of Fish Creek Mouth; Natural Area Park	Parks & Recreation	Retain	
LND-1426	6D1201070010	USS 1548	13.83	South side of mouth of Fish Creek; Natural Area Park	Parks & Recreation	Retain	
LND-1427	6D0601050051	Lots 2, Tract IV, USS 1361	1.00	North Douglas Bench Road	Lands & Resources	Retain / Dispose	

Fish Creek Rezone Request  
Current Zoning



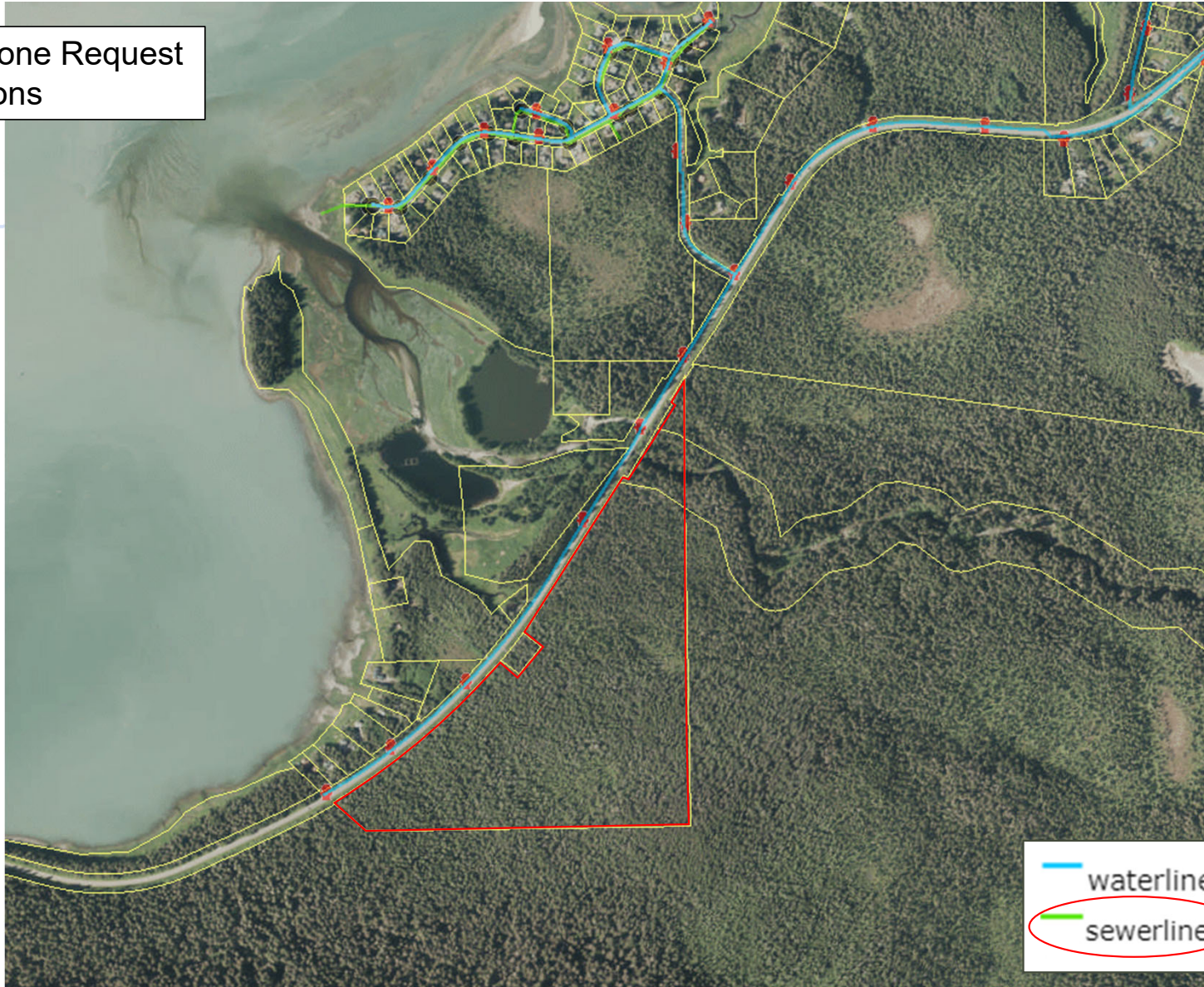
Fish Creek Rezone Request  
CBJ property Management Map

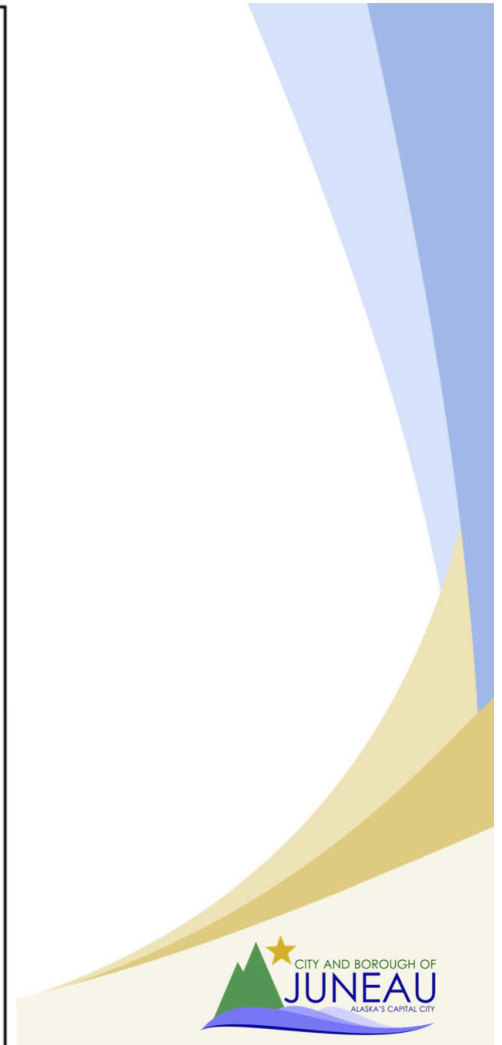
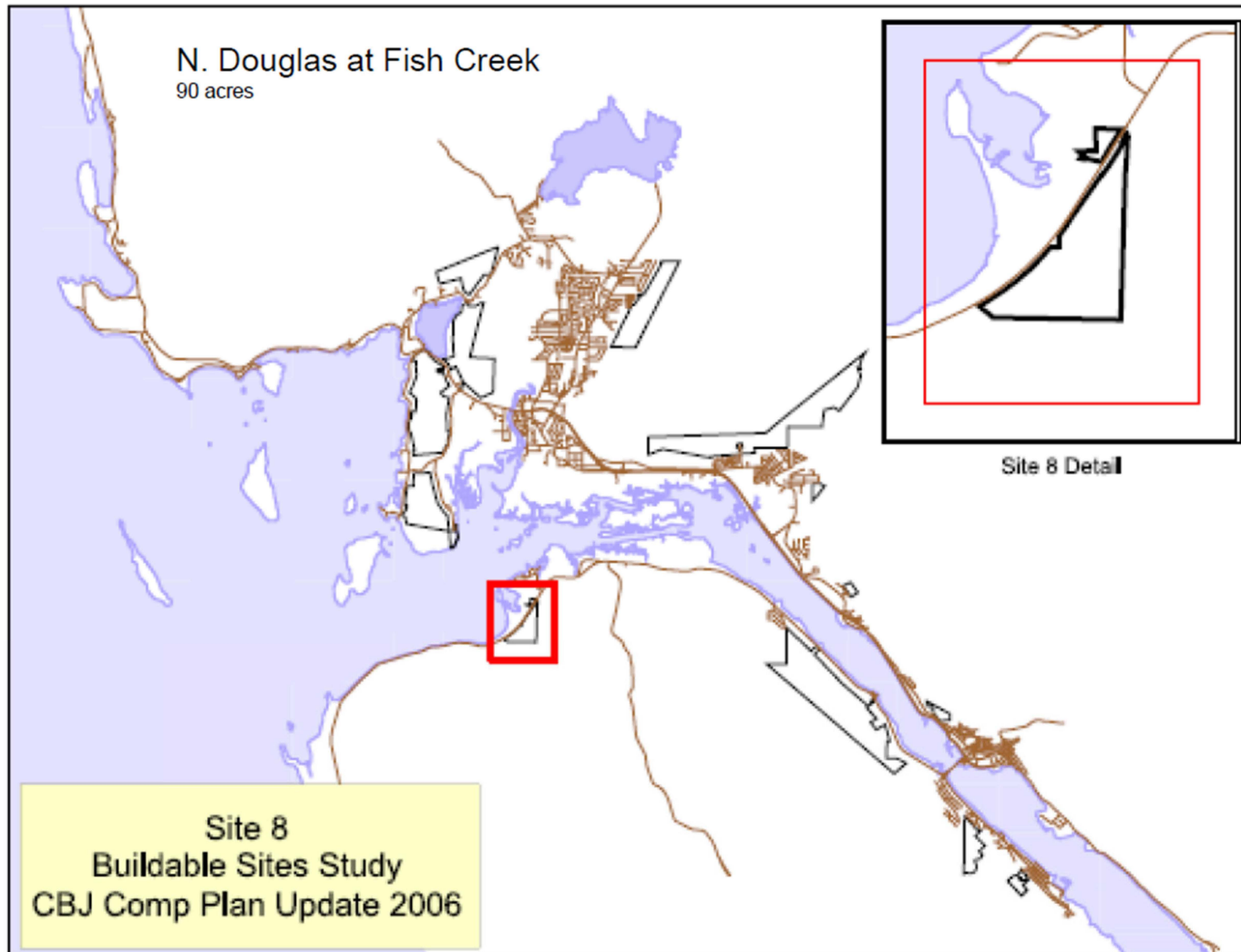


- Airport
- Docks & Harbors
- Eaglecrest
- Fire Department
- Hospital
- Lands & Resources
- Library
- Parks & Recreation
- Police Department
- Public Works
- School District



Fish Creek Rezone Request  
Utility Connections





# Buildable Sites Study

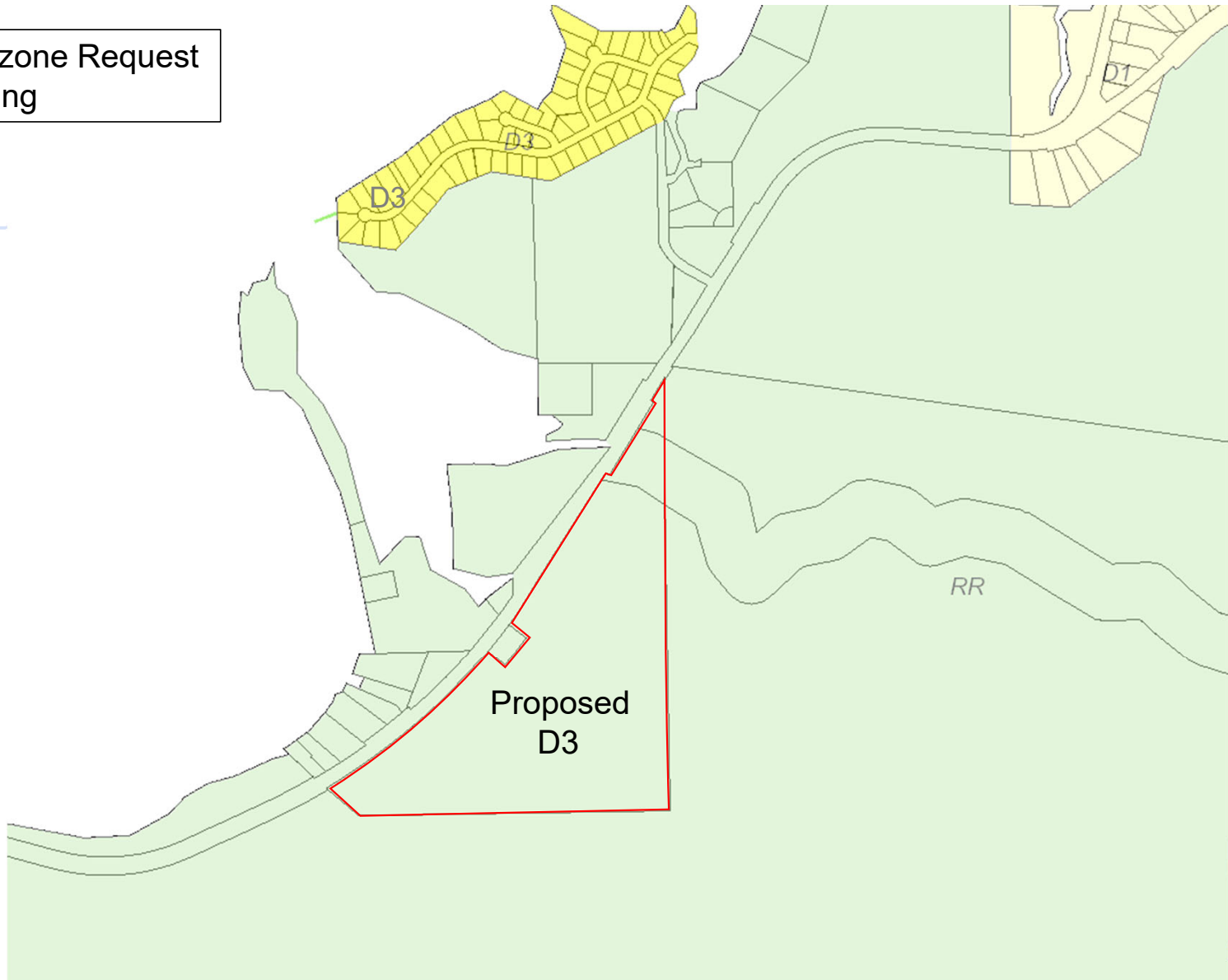
Of the 4 Sites that have buildable lands, 2 of the Sites (Site 2—Mendenhall Peninsula and Site 8—North Douglas at Fish Creek) rely on access roads that are severely congested in the peak evening week-day period and are at Levels of Service (LOS) F, the worst level of congestion. These Sites should not be deemed buildable unless and until the access roads are improved to LOS D or better.

8	North Douglas at Fish Creek	90	90% or about <b>80</b> acres of buildable land when sewer and roads are extended to area
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8	North Douglas	North Douglas Highway to the JD Bridge and 10 <sup>th</sup> and Egan Drive	North Douglas Highway at Bridge was LOS F before the roundabout was built—no data since then. JD Bridge at 10 <sup>th</sup> and Egan Drive = LOS F
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Fish Creek Rezone Request  
Proposed Zoning



## Planning for a future use

**If the zone change is successful, the next steps could include:**

- Access & alignment study
- Investigate traffic
- Utility expansion planning
- Storm drainage plan
- Delineate wetlands & permit fill
- Solicit development partnerships





# Fish Creek Rezone

**Dan Bleidorn**

City and Borough of Juneau  
Division of Lands and Resources  
Lands and Resources Manager

[Lands\\_Office@juneau.gov](mailto:Lands_Office@juneau.gov)

907-586-5252

[boroughassembly@juneau.gov](mailto:boroughassembly@juneau.gov)



Informational Meeting: AME2024 0008

Irene Gallion - Senior Planner, CDD

Dan Bleidorn – Manager, Lands and Resources

Community Development Department – Scott Ciambor, Planning Manager, Moderator

*Fort this meeting most people asked typed questions via Q&A. CBJ would read the questions and respond. The questions are broken out for clarity.*

**Q&A:** It looks like North Douglas has been asking for a comprehensive plan for many years and for a North Douglas transportation plan. This road is already at or beyond capacity. Can this process be delayed until we at least have a transportation plan for the North Douglas Highway?

**Irene Gallion:** So, 2 things, the comprehensive plan and an area plan. Our comprehensive plan was last updated in 2,013. But we are putting out an RFP soon to update it, and that will be about a 2 year process. So that's coming. As for a transportation plan, both the comprehensive plan and an area plan would touch on that. I don't know that it would be prioritized unless the public brought it up is something that they would really like to see some details on.

Can this process be delayed until at least a transportation plan for North Douglas Highway? It could. I feel, from watching the Assembly and the Commission, I feel like getting housing built is their priority, and I think they would probably be inclined to go forward with this, if they went forward with this as one of the options they wanted to work with, regardless of whether or not there was an existing plan, but recognizing that one needed to be done.

**Q&A:** Does this mean a private entity has asked to purchase this land from CBJ? ,

**Irene Gallion:** No. Well, Dan may correct me on that, but my understanding is that we don't have a private entity, and that's kind of part of the issue. What can you do to make this land attractive for development to both CBJ as a government entity, and to private entities? That's the number one reason to look at rezoning to higher density, you can spread development costs across more homes.

**Q&A:** How rigorous of a review was given to all seven parcels proposed for rezone? Is there a community development priority ranking for the proposals?

**Irene Gallion:** This is the 1st step in the review. So basically, Dan did a very global look at what was going on with parcels that could be developed. Now we're going through the rezone process to kind of come up with opening position data on all of the lots, and then getting the public's opinion on the different lots, and looking at which ones we want to move forward with. We don't want to do a large expenditure on research or development if something's going to fall out with some sort of fatal flaw. So, this is the absolute 1st step. And, Dan. I don't know if there's anything that you'd like to add to that.

**Dan Bleidorn:** No, that sounds about right, thank you, Irene.

**Irene Gallion:** I am doubtful that community development will be ranking the proposals. It's possible the Commission or the Assembly will. But for us, at the level of bureaucracy, we're just doing the analysis at this point before rezoning.

**Q&A:** Please consider going ahead with the Bench Road plan in the last North Douglas Comp plan.

**Irene Gallion:** That is not entirely within our control. It is an interest of CBJs. I don't know that we have a dedicated budget item for it. Also, something the scope of a bench road would be years of development, I'd say 5 to 10 years of development minimum. I think the Assembly and the Commission are interested in getting housing going a little bit before that. We will pass the comment on, though.

**Dan Bleidorn:** And Irene. I'll just add to that. There's a few preliminary roads around, like the Douglas Bench Road. Whenever we look at future development of a property, we consider those things. The Bench road is still an active goal for the long term for the Douglas area.

**Irene Gallion:** Thanks, Dan.

**Q&A:** Thank you for referencing the 2016 Land Management Plan. Could you please talk about how much Rural Reserve exists that is, one, available for disposal and, two, marked for disposal?

**Dan Bleidorn:** So we don't have a difference between available for disposal and marked for disposal in that Land Management Plan. We have retain, and or slash dispose. The problem with rural reserve land is a lot of times there's zero road frontage - there's a line of properties between the road access and the city properties, so there's no way to access it. And then, also, there's relatively no utilities. Most of the rural reserve has no sewer. Anything that had sewer plumbed to it was probably rezoned up at the time that sewer was put in and installed. I don't have the number of how many acres it is off the top of my head, but that's it's in the plan. And if you wanted to call my office we could talk more about the city land holdings as well. The problem with rural reserve and a lot of the large tracts of undeveloped city owned property is the fact that they don't have any utilities, and they don't have road frontage or their wetlands, or their 18% slope or higher. All those things were weighed when we were looking at which properties to try to move forward with zone changes on. This one is about 3,000 feet away from sewer. I think if the direction from the Planning Commission or Assembly is to work on extending that sewer, I would expect the zone change to be above D3, because having sewer allows for it for a higher density. And then, when you start to add in all those types of infrastructures it gets expensive. It's hard to have sewer pencil out with the D 3 zoning, especially when a housing crisis exists in Juneau.

**Q&A:** Both Bonnie Bray and Bayview had large problems with sewage going downhill. And in Bayview's case, impacting the crab fishery. Eventually CBJ had to put in a sewer connection at public expense. How can you avoid the same thing here?

**Irene Gallion:** I'm more familiar with Bonnie Brae than I am Bayview. In the case of Bonnie Brae, when it was first subdivided and developed the developer proposed a private sewer and a private water system for the neighborhood. DEC had signed off on both plans. Those were constructed. After construction there was a problem with the water system where there was actually *e coli* in it. The city needed to come in and look at that, and they developed an LID process to come in and provide city water. Now, when you do a LID, the residents are paying, I think, 15% of it. The rest of Juneau is paying for the rest. The residents had some skin in the game, but CBJ still paid a large amount of it. As they were doing that they found out that the sewer system was also failing. So, they did water and sewer, and they were able to get Bonnie Bray onto CBJ water and sewer. That was a large expense, and I am sure our engineering department is not interested in seeing that happen again.

*(Editor's note: LID = Local Improvement District. The resident's share is determined during the LID development process)*

**Irene Gallion:** So how do you avoid the same thing? The difference between Bonnie Brae and many of our other systems is that Bonnie Brae was a private system for multiple homes. And for the most part, when you see septic systems around Juneau, you'll have one septic system serving one home. The Alaska Department of Environmental Conservation are the ones who are going to say, "Hey, this septic system is big enough for this home, and you need this much lot to accommodate the leech field for that septic system." Basically, I think we would avoid the same thing here by being careful about individual septic systems and possibly hooking up to sewer. I don't know if you have anything to add on that, Dan.

**Dan Bleidorn:** I'll just add a little bit because I was familiar with the Bayview subdivision and the sewer line that goes under the channel over to the wastewater treatment plant from that subdivision. And I'd say, I think in that case, it was a neighborhood wastewater treatment plant, and I don't know if the city was involved in managing that plant. But I'd say I think the DEC. The city has gone away from that approach. I know that, after those subdivisions were complete, the city in the early 2000s subdivided South Lena subdivision with individual on-site wastewater treatment. They had started to do a neighborhood sewer system, but as they were working on that the system on Douglas failed, so we switched approaches. I think that's definitely something we're going to be cautious of as anything moves forward.

**Irene Gallion:** Thank you for the comment, though it's always important to have these historical watermarks kept in the forefront.

**Q&A:** Twice a day the North Douglas Highway turns into a residential street lined with small children, waiting for the bus at least half the year in the dark and often in the rain. While I appreciate that a traffic study will be done, that is very rudimentary. A traffic hazard mitigation plan should be undertaken. Is there any chance? This could be a condition of the rezone?

**Irene Gallion:** No. However, I would still make the comment that you think it's important. North Douglas Highway is a state road. They're right now going through the North Channel crossing process. There might be some opportunities there to look at safety along the road and impacts to it. A traffic hazard plan will not be a condition of this rezone, but it's still an important thing to get on the record.

**Q&A:** What is the rush? Our population has been fairly static in recent year. Where's the demand for this proposed subdivision?

**Irene Gallion:** Dan, I'll start and then you can add, if you'd like. So, the latest studies that the Assembly has seen are showing us about 200 housing units behind, looking at basically cloaked housing. That's not legal housing. You might find in the back of a business, that is, it's not supposed to be there. We've got needs in the community that we already haven't met, and then we are also looking at an icebreaker coming to town. We're expecting 190 families with that. Our neighbors along the Mendenhall River have got some challenges. So that's the rush. There's the perception that we're already behind, and we have a couple of big needs coming our way. Dan, anything you want to add to that?

**Dan Bleidorn:** Sure I'll add to it, just to clarify the fact that this isn't a proposed subdivision. This is a proposed zone change, and that the second to last slide I had that showed all the things that would need to be done before any type of development could take place, if the zone change is successful. Of the seven properties the Assembly could choose to work on one of them first or two of them first, or pick and choose, depending on the density or the need, or what they're looking for in their Assembly goals

for the year. Dan Bleidorn: But this zone change is just the first step in a very long process to determine if the property can be disposed of or developed That hasn't really even been determined yet. We're not in any rush, but there's it's a very long process. If we were in a hurry to get something built out there, it would still take years.

**Q&A:** On a Comp Plan map it listed a potential school site without a North Douglas area plan. How does the city decide that D3 is the best use for this land?

**Irene Gallion:** The tools we have are the Comprehensive Plan, the 2013 Comprehensive Plan at this point. That's the tool we have. And yet another reason why your well-thought-out comments are going to be important for our decision makers on how they move forward. Anything you want to add on that one, Dan?

**Dan Bleidorn:** I think this is the point where we're collecting comments and facts and doing the research. And between now and the Planning Commission meeting, we're going to continue to review the comments. Some of those comments are going to lead to more research and fine tuning things. It's just important that we try to get the word out there that these things are happening.

**Q&A:** If the city does run a sewer out here, would it run along the road, or would be connected to Bayviews? If it connects to Bayview where would that affect the neighborhood? Sundown Drive or inside the subdivision?

**Irene Gallion:** Don't know yet. I would think the closest sewer line connection would be in the Bayview area, but I don't know that it's even been looked at theoretically for where it would hook up, or if they try to go around the neighborhood. Dan, I don't know if you have additional news on that.

**Dan Bleidorn:** I'd say sewer is going to be an intensive study to determine how to connect and where to connect. And if we should even connect. I don't think sewer is on the cards for this property right away. I mean, obviously, the Planning Commission could determine to not upzone this property and hold off until we have sewer out there, and then make it a different density. But the way this is moving forward now with D3, it would be more similar to those larger lots on site, wastewater type of out-the-road development, similar to what's in the area downhill of it.

**Irene Gallion:** Just to give the listeners some perspective. When I look at all of the properties put together, two of the proposed rezones are right next to water and sewer, but those are relatively small parcels. Two of the proposed rezones are about 500 feet from water and sewer. This proposed rezone, while proximate to water, if you follow the road, if we were going to put sewer in the road right of way, it's about 3,000 feet. And that's a lot. That's a heavy lift. It would be interesting to see how they approached that. It's definitely a significant cost.

**Q&A:** What is CBJ doing to encourage residential development on private property, such as the large cleared lot by the bridge?

**Irene Gallion:** Scott, this might be one where I ask you to participate. I don't know that we have programs for lots outside of downtown, but Scott is intimately involved with our housing programs.

**Community Development:** Excellent. CBJ is doing a lot in terms of encouraging housing development by the private sector. We have the Juneau Affordable Housing fund that provides funding for \$50,000 per unit for folks that apply. We have an Accessory Apartment Dwelling Unit Grant program for homeowners to apply for developing on their lot. We also have a tax abatement program that's been in place for assisted living, targeted areas of downtown, and for multi-family, providing 12 years of tax abatement. So there's a lot of incentives out there for private developers at that point. And then also, there's been some legislative work, and in decreasing parking requirements downtown to encourage housing, development on private properties. A wide range of other activities associated with the Housing Action Plan. If you look at the CDD website we have a housing tracker which gives all of the most recent activities that the city has taken place in these regards over the last 5 years. And it's there for your perusal.

**Q&A:** Sounds like it would be tempting for CBJ to try to cut through Fish Creek, Park, or skirt the edge of it, and honestly, that is not appropriate, and a disturbance that is not wanted and not appreciated.

**Irene Gallion:** Not sure...Maybe you're talking about access going through Fish Creek Park. If there was a North Channel crossing, I can tell you it's not intended. The only area where we might cross Fish Creek Park is within the road right of way. That is park land.

**Q&A:** In reference to the sewer line.

**Irene Gallion:** I would be highly skeptical of the sewer line going through Fish Creek Park. But it is absolutely, I mean, keep an eye on it. You never know what's going to happen. But it is park land. With the last Parks and Recreation update, CBJ heard, loud and clear that people were not interested in having that land be touched by development. Always worth keeping an eye on, but at this point I'd suggest that that message has been heard by leadership.

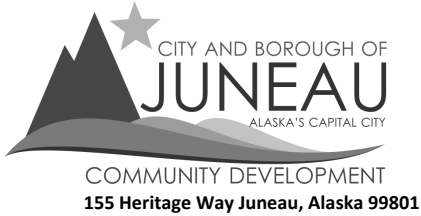
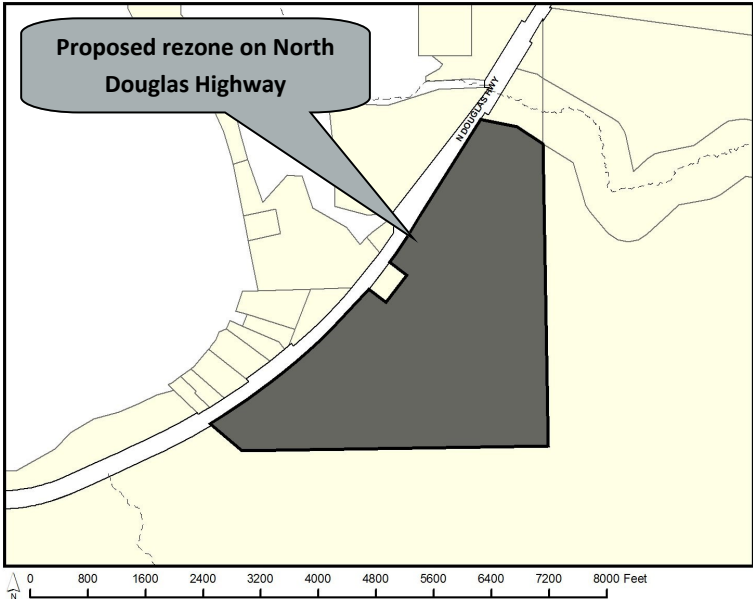
END OF QUESTIONS AND COMMENTS

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AME24-08: Rezone for North Douglas Highway					
Webinar ID	Actual Start Time	Actual Duration (minutes)	Unique Viewers	Total Users	Max Concurrent Views
891 8156 7707	9/18/2024 17:38	81	18	25	16
<b>Host Details</b>					
Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	
Yes	Community Development	9/18/2024 17:38	9/18/2024 17:41	3	
Yes	Community Development	9/18/2024 17:41	9/18/2024 17:43	2	
Yes	Community Development	9/18/2024 17:43	9/18/2024 18:59	76	
<b>Panelist Details</b>					
Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	
Yes	Irene Gallion	9/18/2024 17:46	9/18/2024 18:59	73	
Yes	Dan Bleidorn	9/18/2024 17:45	9/18/2024 18:59	74	
<b>Attendee Details</b>					
Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	
Yes	Jill Lawhorne	9/18/2024 17:48	9/18/2024 18:54	66	
Yes	Cinda Stanek and Fred Hiltner	9/18/2024 17:44	9/18/2024 17:52	8	
Yes	Cinda Stanek and Fred Hiltner	9/18/2024 17:53	9/18/2024 18:59	67	
Yes	Dwight williams	9/18/2024 18:05	9/18/2024 18:59	54	
Yes	David & Cindy Juneau AK	9/18/2024 18:30	9/18/2024 18:59	29	
Yes	Ilsa Lund	9/18/2024 18:02	9/18/2024 18:59	58	
Yes	Sarah	9/18/2024 18:02	9/18/2024 18:55	54	
Yes	Tim Blust's iPhone	9/18/2024 18:05	9/18/2024 18:54	49	
Yes	Linda Baker	9/18/2024 17:59	9/18/2024 18:59	60	
Yes	Mary Irvine	9/18/2024 17:48	9/18/2024 18:59	71	
Yes	Eric Nelson	9/18/2024 17:58	9/18/2024 18:55	57	
Yes	Ellen Ferguson	9/18/2024 18:02	9/18/2024 18:54	53	
Yes	The Chartrand's	9/18/2024 17:52	9/18/2024 18:55	64	
Yes	Karen Crandall	9/18/2024 17:55	9/18/2024 17:55	1	
Yes	Karen Crandall	9/18/2024 17:57	9/18/2024 18:59	62	
Yes	Irene Gallion	9/18/2024 17:45	9/18/2024 17:46	1	
Yes	Jim Dorn	9/18/2024 18:07	9/18/2024 18:59	52	
Yes	Bruce Baker	9/18/2024 17:57	9/18/2024 18:57	61	
Yes	Dan Bleidorn	9/18/2024 17:42	9/18/2024 17:45	4	
Yes	Douglas Mertz Juneau Alaska	9/18/2024 17:59	9/18/2024 18:59	60	

# Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

*Your Community, Your Voice*



TO

**Rezone application** has been submitted for consideration and public hearing by the Planning Commission to **rezone approximately 77 acres of RR to D3** in the vicinity of **Fish Creek on North Douglas Highway**.

**PROJECT INFORMATION:**

Project Information can be found at:  
<https://juneau.org/community-development/short-term-projects>

**PLANNING COMMISSION DOCUMENTS:**

Staff Report expected to be posted **October 14, 2024** at  
<https://juneau.org/community-development/planning-commission>  
Find hearing results, meeting minutes, and more here, as well.

<b>Now through Sept. 23</b>	<b>Sept. 24 — noon, Oct. 17</b>	<b>HEARING DATE &amp; TIME: 6:00 pm, Oct. 22 2024</b>	<b>October 23</b>
Comments received during this period will be sent to the Planner, <b>Irene Gallion</b> , to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <a href="https://juneau.zoom.us/j/87288626638">https://juneau.zoom.us/j/87288626638</a> and use the Webinar ID: 872 8862 6638 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).  You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.	The results of the hearing will be posted online.

**FOR DETAILS OR QUESTIONS,**

Phone: (907)586-0753 ext. 4130  
Email: [pc\\_comments@juneau.gov](mailto:pc_comments@juneau.gov) or [irene.gallion@juneau.gov](mailto:irene.gallion@juneau.gov)  
Mail: Community Development, 155 Heritage Way, Juneau AK 99801

**Case No.: AME2024 0008**  
**Parcel No.: 6D1201110011**  
**CBJ Parcel Viewer:** <http://epv.juneau.org>



**Irene Gallion**

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**From:** Jason Larson  
**Sent:** Monday, October 7, 2024 9:48 AM  
**To:** Dan Bleidorn; Ilsa Lund; Irene Gallion  
**Cc:** Jill Lawhorne  
**Subject:** RE: Public Notice Sign photos

Awesome. Thanks Dan!

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**From:** Dan Bleidorn <dan.bleidorn@juneau.org>  
**Sent:** Monday, October 7, 2024 8:43 AM  
**To:** Ilsa Lund <Ilsa.Lund@juneau.gov>; Jason Larson <Jason.Larson@juneau.gov>; Irene Gallion <Irene.Gallion@juneau.gov>  
**Cc:** Jill Lawhorne <Jill.Lawhorne@juneau.gov>  
**Subject:** FW: Public Notice Sign photos

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS



**Irene Gallion**

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**From:** Irene Gallion  
**Sent:** Wednesday, September 18, 2024 12:22 PM  
**To:** Richard Behrends  
**Cc:** Irene Gallion  
**Subject:** RE: Case AME2024 0008

Hi Dick,

See initial responses to your queries below.

Tonight is the informational meeting for the Fish Creek proposed rezone. You can view or participate through this link: <https://juneau.zoom.us/j/89181567707>

The meeting will start at 6:00 pm. I plan to post a copy of the presentation on our web site: <https://juneau.org/community-development/short-term-projects>

Note it may take as much as 24 hours to get the recording up.

**Irene Gallion | Senior Planner**

[Community Development Department](#) | City & Borough of Juneau, AK  
Location: 230 S. Franklin Street | 4<sup>th</sup> Floor Marine View Building  
Office: 907.586.0753 x4130



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**From:** Richard Behrends <behrendsmech@gci.net>  
**Sent:** Wednesday, September 18, 2024 10:53 AM  
**To:** Irene Gallion <irene.gallion@juneau.org>  
**Subject:** Case AME2024 0008

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

Good morning

We live at 11326 North Douglas and received the pink card about a possible zoning change. It was sent to our PO Box.

We had a couple of question:

1. Since there is no sewer out here, you would end up with three separate septic systems on an acre, not sure how that can happen. That could end up being 231 separate systems. To the best of my knowledge, you can't have one system serve three individual homes. If sewer is not extended, lot size will be limited by on-site wastewater. The Alaska Department of Environmental Conservation would determine lot size based on perk tests and other standards. I'd estimate 0.75 to 1 acre lots, but we will not know for sure until ADEC takes a look. If sewer is NOT extended, a rezone to D3 still provides some changes that may be attractive for residential developers. RR allows (with a conditional use permit) some uses that may be incompatible with residential, such as medium and heavy manufacture, marijuana retail and cultivation, and some animal services that may be loud or odiferous (stables, dog teams, zoos).
2. If this goes through, how would the reclassification work for us that are presently RR? Would we have to apply for the change, or would it be included? The rezone is proposed for the CBJ land uphill of the highway. Private land is not included. To qualify for rezone, parcels would have to abut the property or Douglas Highway, OR be a minimum of two acres. Applications for rezone are accepted in January and July.
3. How are they going to deal with the wetlands permits? Our daughter built out here, just across the highway, just like us, and had to get the Corp of Engineers involved. It's the same type of land. Have you asked the Corp? Not yet. This proposed rezone is a first step in evaluating properties. CBJ does not want to expend development funds on properties that have fatal flaws. The city is proposing seven areas for rezone. This one has extensive areas that are not mapped wetlands or slopes in excess of 18% (see black on map below), which is favorable to development costs. If wetlands fills were required, CBJ would pursue a fill permit from the US Army Corps of Engineers.



4. Will the Planning Commission be shown these emails and questions? The Planning Commission will see comments. If a question has notable context that may help them make a decision (for instance, your item #3) I'll include a copy of the questions and answers for context. If someone just needs clarification, I'll generally not include that question in the packet, but use it to fine tune the report that will go to the Commission.

We aren't NIMBY, we realize that you need build lots, but out here , it doesn't make a whole lot of sense. Understood. Whether for or against, well-thought-out questions and comments will aid decision-makers as they review these projects. The easy land has been developed. The Commission and Assembly will be considering more challenging sites, which will have higher development costs. The proposed rezones are a way to initially weigh which sites give CBJ the most development per dollar spent.

Who would be responsible for punching in the roads, running the power and such. CBJ has not determined who will subdivide or develop the land. It could be CBJ or a private developer.

Peterson Hill sure didn't end up being affordable housing. Not so far. THRHA will be further developing Peterson Hill and has affordability goals. While Fish Creek provides cost advantages with relatively flat and dry land, the lack of sewer decreases density and increases costs. The housing market is tight enough that any housing will help with the challenges, not just affordable housing.

Those lots closer to town that have access to sewer make a whole lot more. The seven CBJ-proposed rezones being considered each have advantages and disadvantages. This rezone is the only one that would not require extensive wetlands fill. However, utilities are a challenge. Any feedback that can help the Commission and Assembly ferret out a balance is appreciated.

Thanks for your time. And yours. Hope you can attend tonight, but if you cannot, remember that the meeting video will be posted for viewing at your leisure.

Dick and Candy Behrends

Richard Behrends  
President Emeritus  
Behrends Mechanical, Inc.  
PO Box 20347  
Juneau, AK 99802  
Cell: 907.723.7892

**Irene Gallion**

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**From:** Irene Gallion  
**Sent:** Monday, September 2, 2024 1:36 PM  
**To:** Jim Dorn  
**Cc:** Irene Gallion  
**Subject:** RE: Fish Creek Rezone  
**Attachments:** Wetlands Slope Map Excerpt.pdf; ABN\_AME24-04\_v3.pdf; Wetlands Slope Map Excerpt AME24-04.pdf

Hi Jim,

Thanks for your initial thoughts, see initial answers below.

As we get more information we will post it on our short term projects web site: <https://juneau.org/community-development/short-term-projects>

**Irene Gallion | Senior Planner**

[Community Development Department](#) | City & Borough of Juneau, AK  
Location: 230 S. Franklin Street | 4<sup>th</sup> Floor Marine View Building  
Office: 907.586.0753 x4130



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**From:** Jim Dorn <jdorn@carsondorn.com>  
**Sent:** Friday, August 30, 2024 5:04 PM  
**To:** Irene Gallion <irene.gallion@juneau.org>  
**Subject:** Fish Creek Rezone

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

Irene,

I am very surprised that CBJ is considering rezoning the parcel of land adjacent to Fish Creek. No rational argument for rezoning this small remote parcel with no access to sewer service comes to mind. So my initial questions and concerns are:

- 1) Why is CBJ wanting to rezone this small remote parcel?

The Lands Department considered the Assembly prioritization for housing in light of the current portfolio, Land Management Plan, topography, access, road frontage, utilities and wetlands. The attached document is a map staff developed showing areas analyzing slope and mapped wetlands. Areas in black are less than 18% slope and do not have mapped wetlands, an estimated 60 acres under this proposed rezone.

- 2) Who is it within CBJ that decided this parcel should be rezoned? The Assembly?? The Manager?? The Mayor?? The Public Works Director??

The Lands Manager proposed seven areas for rezone consideration, through the Assembly Lands, Housing and Economic Development Committee. Note that the decision to rezone has not been made yet – the process will feed information to the decision-makers. The Planning Commission will make a recommendation to the Assembly.

- 3) Why rezone this parcel instead of the 1,000's of acres near Bonnie Brae that have ready access to water and sewer with correspondingly lower development costs?

66 acres near Bonnie Brae is also proposed for rezone under AME2024 0004. I've attached the Abutters Notice to give you a better idea of the area. While utilities are proximate, the area is more impacted by slopes and wetlands.

A D3 development on this remote parcel with no sewer service will be expensive.

CBJ's remaining portfolio is challenging to develop. Decision-makers will need to balance development costs of wetlands, slopes, and lack of infrastructure. Input on relative costs or development strategies would be helpful.

I will stay in touch as this proceeds but would appreciate your thoughts on my initial questions.

Thanks,

Jim Dorn  
11468 North Douglas Highway  
Juneau, AK 99801  
(907) 723-4717

Irene Gallion  
Senior Planner  
CBJ Community Development  
155 Heritage Way  
Juneau, Alaska 99801

September 22, 2024

Re: Planning Commission Case No. AME2024 0008 North Douglas Highway,  
Rezone RR to D3

Thank you for the opportunity to comment on the proposed rezone of CBJ Parcel No.6D1201110011, which has been described as the Fish Creek parcel. I believe the Fish Creek parcel should not be rezoned from RR to D3 at this time and will mistakenly leave the impression to those without in-depth knowledge of the area, that this parcel is reasonably ready for residential development. This proposed rezone is premature and there is no reason to rezone this parcel until utilities are available to the parcel. Isolated subdivisions on North Douglas, without the supporting infrastructure, have a history of problems and this proposed rezone appears to be repeating the pattern.

For the following reasons the proposed rezone for the Fish Creek parcel from RR to D3 should be denied:

- 1) **Is not in agreement with the concept of in-fill development identified in the CBJ Land Management Plan, 2016 Update.** When considering the proposed rezone of this parcel, there is important guidance in the CBJ Land Management Plan, 2016 Update that it would be good to remember and consider. This includes:

*Page 8, CBJ Land Management Plan, 2016 Update “One of the principle concepts in the Comprehensive Plan is to provide a strategy for in-fill development where service and utilities already exist. This concept is important when evaluating which CBJ lands are to be made available for development.”*

The proposed Fish Creek rezone is a remote parcel, is not in agreement with the strategy of in-fill development and should not be recommended for approval. Remote subdivision development on North Douglas has a history of problems. Development of both the Bonnie Brae and the Bayview subdivisions resulted in CBJ spending millions of dollars to correct water supply and wastewater disposal issues at each location. Without CBJ sewer service to the Fish Creek parcel there is no reason to expect a different result. Juneau taxpayers will be left with the financial burden to correct problems just like they had to do at Bayview and Bonnie Brae.

- 2) **Concerns about sewer and transportation capacity identified in the CBJ Land Management Plan, 2016 still exist.** The CBJ Land Management Plan, 2016 Update identified issues to evaluate when considering future development along North



Douglas, particularly with regards to sewer service areas and transportation capacity problems.

Page 8, CBJ Land Management Plan, 2016 Update “Sewer has been extended along North Douglas Highway, and significant rezoning has been approved that will allow several thousand acres to be considered for residential development. Further extensions of the sewer system along the highway are planned. However, construction of the North Douglas Bench Road and capacity problems at both ends of the Juneau Douglas Bridge will need to be evaluated at the same time as new development projects.”

The Land Management Plan recognized the importance of extending the sewer system to support residential development along North Douglas and identified the problems with traffic along North Douglas. Until CBJ has an acceptable sewer service plan for the Fish Creek parcel and has conducted a comprehensive review of infrastructure on North Douglas (water, sewer, transportation, and power) and their capacity to accommodate additional residential developments, it is premature to suggest rezoning to higher residential density is acceptable. Failure to consider these known infrastructure concerns will only leave problems for Juneau’s future.

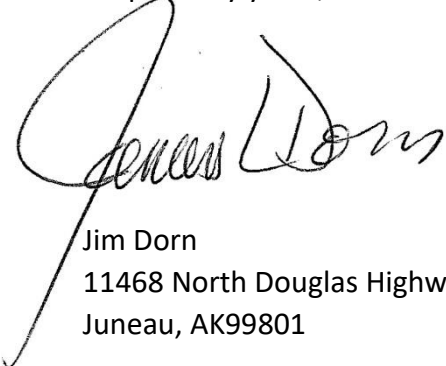
- 3) **On-lot wastewater disposal on North Douglas is problematic.** It was suggested the Fish Creek parcel could have on-lot wastewater treatment and disposal systems. For a number of reasons, residential on-lot wastewater disposal along North Douglas has been a problem. This is primarily due to high water tables, shallow bedrock, poor soil conditions and inadequate operation and maintenance. Most initial residential development on North Douglas proceeded without the benefit of CBJ water and sewer service. This resulted in visible sewage seeps from uphill homes, elevated levels of fecal coliform in ditches along North Douglas and complaints from residents of North Douglas. These failing on-lot disposal systems drove CBJ’s sewer system expansion along North Douglas. Higher density development only makes the problems with on-lot wastewater disposal worse. On-lot wastewater disposal systems should not be considered for this parcel as they will directly impact downhill homeowners, and it will be a repeat of the problems that occurred elsewhere on North Douglas.
  
- 4) **Bayview Subdivision wastewater system does not have excess capacity.** Planning and design of the Bayview wastewater system did not consider any future developments beyond full housing in-fill within the Bayview Subdivision. As a result, the Bayview Subdivision sewer system, which has been suggested as an existing sewer system that could serve the Fish Creek parcel, does not have excess capacity. The Horizon Drive and Bayview sewage pump stations are too small. The 10,300’ force main crossing the Mendenhall Wetlands from Bayview to the Mendenhall treatment plant, constructed in 2006 to deal with effluent from the Bayview outfall being discharged to the tidal flats, is

only a 6" high density polyethylene pipe with an inside diameter of less than 5 ½". There was no plan for this force main to serve any area other than the Bayview subdivision and as a result it is too small to reasonably accommodate additional wastewater flow from the Fish Creek parcel.

Until a review and assessment of the Bayview Subdivision sewer system is made to identify necessary improvements and planning level costs to upgrade the system to handle wastewater flows from the proposed Fish Creek parcel, it is premature to proceed with this rezone.

For these reasons the proposed rezone of the Fish Creek parcel should not occur until adequate plans for handling sewage are developed and transportation capacity issues on North Douglas addressed. Approval of this rezone would result in this remote parcel being included in CBJ's inventory of D3 properties and would leave impression that it is suitable for development. This is not the case and the rezone should be denied until the area really is ready for higher density residential development.

Respectfully yours,



Jim Dorn  
11468 North Douglas Highway  
Juneau, AK99801

(907) 723-4717

**From:** DOUGLAS MERTZ <dkmertz3155@gmail.com>  
**Sent:** Monday, September 23, 2024 11:14 AM  
**To:** PC\_Comments; Irene Gallion  
**Subject:** Parcel No.: 6D1201110011

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

Dear Community Development staff:

These are comments regarding the major rezone and development envisioned above Fish Creek Park and the existing residential area on the water side of the North Douglas Highway.

1. The biggest flaw is the lack of sewage infrastructure and the unlikelihood that it will be provided in the near future. Onsite sewage flows downhill, into the many small creeks and drainages in the area, through over a dozen culverts that then dump this potentially contaminated water on the existing residential lots on the lower side of the road. There is no way this sewage-laden water can be diverted as long as the source is individual lots. The eventual outflow would be to the Fritz Cove crabbing area, the most intensively used personal use crabbing area in Southeast Alaska.

2. As a realistic proof of what will happen, see the Bayview sewer system, where individual lot treatment was not feasible and a community treatment resulted in inadequately treated sewage being piped to Fritz Cove. Those of us who are residents recall the signs posted at the refuge, warning people not to consume seafood from that area due to sewage contamination. (I hope they kept the signs, as they will be needed again.) The problem was only solved when the CBJ piped the sewage across the wetlands at great public expense, to the existing treatment plant near the airport. Everyone must realize that such a plan will be necessary if development is to occur.

3. See also what happened at Bonnie Brae, where individual treatment plants were required but there was no enforcement and most of the in-house plants ceased operating. (I was then the state's assistant attorney general for Environmental Conservation; I was given the task of determining who we should sue to halt the groundwater contamination, the homeowners, the developers, or CBJ. The need for a decision was avoided when CBJ decided to connect the entire subdivision to city sewer at great expense.) Individual onsite treatment, without monitoring and enforcement, simply doesn't work.

4. There is no Area Plan yet so no integration with any adequate plan, despite the years in which North Douglas residents have been demanding such a plan. It would be far better to spend public effort on the Area Plan than on efforts to develop under the flawed 2013 comp plan.

5. You are incorrect that there are no or few wetlands in this parcel. When we built below the highway, the Corps of Engineers ruled that the entire area was "jurisdictional wetlands," and required us to set aside a large part of our lot in a non-development status; same with our neighbors, the most recent to build a home in the area. When the Corps imposed the same restrictions on the land above the highway, as it will almost certainly do, the number of buildable lots will be greatly reduced, perhaps eliminated entirely. The vision of 279 lots cannot be achieved, more likely a quarter of that

number. Note that the one part of this area that is not part of CBJ lands — see the notch adjacent to the highway, where the Reiswigs sold the only privately-owned land above the highway — has not been built, because the wet nature of the land would require an enormous amount of expensive fill. You must assess whether either potential developers or financial sources would be willing to consider developing an area with such a high initial expense.

6. Note that the CBJ has eliminated all bus service to North Douglas and had declined to consider extending it this far out. At the same time it means other city services, such as Care-a-Van, will continue to be unavailable. Is a major subdivision sustainable without primary city services? Will CBJ notify potential buyers of the lack of city transportation services?

7. You declare the area to be flat with no actual examination of the many variations in topography due to waterways and deep gullies . More important, the land just uphill is a major steep slope, likely subject to mass wasting, i.e., landslides onto the area you plan for development. Again, it seem that developers and financiers will balk at creating homes in an area downhill of slide dangers.

8. Fish Creek Park is slated to become a prime recreational area as it is reconfigured. Do we want to endanger this with the potential of groundwater or surface sewage? Do we want to disfigure it with a sewer line? Again, there are multiple counts against any development which sacrifices this amenity to augment the local housing supply.

9. You conceded that there will not be a traffic study before a rezone decision, and that CBJ will not impose conditions on the state's North Douglas Highway. So the result of this development would be even more congestion, and frankly, danger, on a residential highway used extensively for walking and bike riding.

10. Finally, it is an obvious error for you to accept without a critical examination the predictions of a large population increase. This would duplicate the mistake the School District made in basing its need for new buildings on overly optimistic population projections, The fact is that our population is shrinking and will be likely to continue shrinking. Don't blindly accept projections that result in overbuilding.

IN short, it would be far better to plan rezoning and development closer to town — e.g., above Ski Street or Nine Mile Creek- where infrastructure such as sewers already exist.

**Irene Gallion**

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**From:** Irene Gallion  
**Sent:** Monday, September 2, 2024 1:06 PM  
**To:** james hauck  
**Cc:** Irene Gallion  
**Subject:** RE: Rezone north Douglas  
**Attachments:** Previous rezone.docx

Hi Judith,

The Lands Department considered the Assembly prioritization for housing in light of the current portfolio, Land Management Plan, topography, access, road frontage, utilities and wetlands. At the bottom of the attached document is a map staff developed showing areas analyzing slope and mapped wetlands. Areas in black are less than 18% slope and do not have mapped wetlands.

CBJ code requires a 50-foot no development and a 25-foot not disturb buffer from anadromous resources. Fish creek has a mapped 425-foot wide stream protection corridor around Fish Creek.

Do you have any specific data on toad breeding? When I look at the internet there is a lot out there, but nothing specific to this area. It looks like the toad is threatened in Colorado and New Mexico – do we have a similar listing here?

CBJ will defer to the Alaska Department of Environmental Conservation for evaluation of septic systems.

I've attached a document that has an image from a previous rezone - is this the rezone you were thinking of? It is 5.5 miles to the east of the proposed rezone. When I look through our records another rezone does not pop out. I'd welcome more specific information to narrow down the search.

Thank you,

**Irene Gallion | Senior Planner**

[Community Development Department](#) | City & Borough of Juneau, AK  
Location: 230 S. Franklin Street | 4<sup>th</sup> Floor Marine View Building  
Office: 907.586.0753 x4130



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-----Original Message-----

From: james hauck <jhauckak@gmail.com>  
Sent: Monday, September 2, 2024 12:03 AM  
To: Irene Gallion <Irene.Gallion@juneau.gov>  
Subject: Rezone north Douglas

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

I am writing to ask why the parcel along north Douglas in the vicinity of Fish Creek being considered for rezone?

This area is adjacent to an active fish stream which attracts bears every season and also Fish Creek Park area. The area is of critical concern as a wildlife corridor and a breeding ground for the Northern Boreal Toad.

Please research the previous rezone consideration adjacent to the park to see what the serious concerns were as they apply to this area as well.

In addition there is no sewer service along the area so septic systems above the park and wetland habitat would be a serious issue.

I will attend the meeting but thought some historical research from the previous rezone would be appropriate to have as part of this meeting.  
Thank you

Judith Hauck

Sent from my iPhone

**Irene Gallion**

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**From:** Irene Gallion  
**Sent:** Tuesday, September 24, 2024 8:52 AM  
**To:** james hauck  
**Cc:** Irene Gallion  
**Subject:** RE: Fish creek area rezone

Hi Judith and James,

I am glad the recording was helpful!

To summarize, the rezone follows lot lines, since there are other underlying protections to Fish Creek. Details:

Rezoning is intended to follow lot lines, centerlines of streets, alleys, or streams [CBJ 49.25.110(f)]. The applicant chose to follow the lot lines, probably because having two zoning districts on one lot adds complexity to administrative tracking.

There are two factors that provide protection to Fish Creek.

- \* There is a 400-foot wide Stream Corridor through which Fish Creek meanders. Creeks being creeks, the meander is not directly down the middle,
- \* CBJ regulations require a 50-foot no-development buffer, and a 25-foot no disturb buffer, from anadromous streams. So, if the stream meanders close to the corridor boundary, there is still a buffer required.

I'll include this e mail as a comment in the staff report. As noted in my last e mail, there is still time to submit comments (until October 17 at noon) so if you have additional or more specific recommendations send those our way.

Thank you for your thoughtful consideration,

IMG

-----Original Message-----

From: james hauck <jhauckak@gmail.com>  
Sent: Monday, September 23, 2024 6:27 PM  
To: Irene Gallion <Irene.Gallion@juneau.gov>  
Subject: Fish creek area rezone

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Irene. We just listened to the recording of the zoom meeting First of all my husband and I would like to commend you on an excellent presentation! The meeting was great you and your coworkers did a super job of covering the process and the project.

As we look at the parcel we wondered why the rezone is the shape that included fish creek. Maybe it should be outside and be designated parklands.

My concerns are primarily the effect of a subdivision of this size on the Fish Creek estuary. The drainage changes, sewer outfall and habitat destruction could have a dramatic effect on this biologically diverse area. As mentioned previously the

boreal toad habitat, major bird habitat and the fact that all of this is just upland of the very important Melville Wetlands Refuge should be considered. We are so fortunate to have these biologically diverse habitats right within our city. It would be unfortunate to lose these special areas.

Thanks for allowing us to comment.

Judith and James Hauck  
10624 Starlite Court, Juneau, Ak

Sent from my iPhone



**Irene Gallion**

---

**From:** Mary Irvine <mary.irvine@acsalaska.net>  
**Sent:** Monday, September 23, 2024 4:59 PM  
**To:** Irene Gallion  
**Subject:** 2024-0008 comments

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

Good afternoon,

Thank you for the opportunity to comment on 2024-0008, the reason zone of 77 acres uphill from Fish Creek Park. Below please find my comments.

The choice by staff of the North Douglas parcel surrounding and abutting Fish Creek uphill from the highway, and directly above Fish Creek Park, is a dangerous one since development is contemplated and made easier by such a rezone. It would naturally have a very high likelihood of causing damage in terms of increased disturbance to and increased sediment and pollution load to this anadromous fish stream. Fish Creek currently supports extremely healthy runs of King salmon, chum salmon and pink salmon and this rezone would foreseeable lead directly to negative impacts on these species. The test that CBJ should be mindful of when choosing to propose areas for rezone to D3 is whether the development of this area for housing would lead to likely negative impacts. Put another way, “but for” the rezone, such impacts would not be highly likely. Because these negative consequences impacts are made likely and probable by the choice of this area for rezone, a different area should be chosen instead, and this area left in RR.

Further, not only would this rezone increase the foreseeable and likely negative impacts on an important anadromous fish stream, this rezone would also likely cause reasonably foreseeable adverse affects on important pooling areas for salmon. The cove between Entrance Point to north of the North Douglas Boat Ramp is an incredibly important area for these salmon, and also crab and herring and all of these would be negatively affected by the effects reasonably foreseeable by a rezone to D3.

The rezone of the area uphill of Fish Creek Park, contained within the rezone proposal would also negatively affect the important natural viewshed of the north end of Douglas Island. This viewshed is specifically noted as an Important Viewshed in the CBJ Plan of 2013.

The North Douglas Fish Creek area rezone on the map shared with the public is an egregiously large swath of area which does not allow the public to discern what areas are included in the proposal. In the informational meeting, CBJ staff repeatedly said that “a lot of this area might not be developable as D3” due to proximity of the Creek or other natural features. This fuzzy and overbroad demarcation of area leaves the public unable to discern where exactly the CBJ means when it says it wishes to rezone this area for housing development. CBJ staff should do further analysis on the lands within the massive area they have identified uphill of Fish Creek Park, so that their proposal can be more meaningfully considered by the public, instead of a broad-brush approach. It should remove from this “lump sum” area those areas of the topography which are not reasonably developable for D3 purposes.

Choice of this massive parcel of land to rezone from RR to D3 must take into account reasonably foreseeable conditions mpacts to Fish Creek Park:

This “resilient little park” as the municipal interpretive signage calls it, is one of the hidden jewels of the municipality. It is reachable by a very short drive from town and is one of the wildest parks closest in to downtown Juneau, and contains valuable fish and wildlife habitat as well as recreational value because of its largely wild characteristics. It has been

envisioned by CBJ, set aside as a Park by CBJ, monitored, planned for, protected, and used by a growing number of people: thousands of people annually for many years. Its estuary and natural habitat is important not only for fish, but provides one of the singlemost important feeding and nesting areas for bats in all of Southeast, an enormous and healthy population of boreal toads, and several species of owls. Year-round this Park is used by school groups, tourism groups (commercial kayak tours, hiking tours, fishing tours), residential neighbors, fishermen, hockey players, berry pickers and dog walkers. Nearly all of these users comment favorably on the de minimus lighting in the area which allows the natural character of the Park to remain dark and wild.

Impact to current walking safety:

The quiet character of the North Douglas highway walking experience, between the North Douglas Boat Ramp and the Outer Point parking lot is important to consider at this time. Hundreds of people use this stretch of the highway year-round for walking exercise, bicycling, running, and even commercial segway tours. This near-town, easily-accessible and largely flat paved walking experience has not yet been recognized formally by CBJ planners as a recreational use of this stretch of highway, but in fact, it has become part and parcel of the use of the stretch of highway, year round. Rezoning this massive parcel of RR to D3 contemplates housing development, and foreseeable impacts include Increased traffic, which would negatively impact this area, and create congestion that would negatively impact the safety of the public who use this stretch of highway now.

Finally, to reference studies done only for the potential Second Crossing bridge is inadequate and pernicious. Please consider conducting studies of the special character of North Douglas and probable impacts on North Douglas prior to recommending taking this massive parcel of land out of Rural Reserve and rezoning it to D3. North Douglas deserves this work, especially because once development begins, momentum instead of factual data often carries further development projects further.

Thank you for the opportunity to comment.

Please do not publish my phone number in public documents.

Thank you,

Mary Irvine  
10757 Horizon Drive  
Juneau, Alaska 99801

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**Irene Gallion**

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**From:** Margo Waring <margowaring@gmail.com>  
**Sent:** Sunday, September 22, 2024 4:46 PM  
**To:** PC\_Comments; Irene Gallion  
**Subject:** Case No.:AME2024 0008

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

RE: Parcel No.: 6D1201110011

I appreciated the opportunity to hear CBJ planning officials explain the process of evaluating the proposed reclassification of the 77 acre RR property on the uphill side of North Douglas before the boat launch to D3. It was very informative.

Here are some observations and questions. As an owner of property across the highway from the subject property, we were told by CBJ that RR designation was important because an acre was needed to good assure water quality in using on site sewage disposal. However, on the teleconference we were told that in the re-zone 3 or 4 houses with their own waste systems were being looked at on property that is largely wetlands less capable of sustaining individual sanitary systems. Would this not be an invitation to pollution to have so many on-site sewage systems which would all flow to the properties down hill? I imagine no one wants an even more extensive repeat of the Bonnie Brae and Bay View sewage system situations.

Although not all the 77 acres are wetlands, much more is wetlands than shows on your map and can be seen just by looking at the amount of runoff that collects in the verge or Right of Way. Several streams, as well as wetlands, are located in this parcel that are not mapped.

While the parcel is relatively flat, it is at the foot of an exceptionally steep mountain side which would likely be subject to mass wasting were the parcel to be developed. As we know, landslides are more common now since rainfall has increased, particularly in extremely steep hillsides. He slide past the boat launch was from a slope less steep and disturbed only by the road at its foot. One would anticipate more occasions where there is more disturbance and steeper slopes.

As this rezoning moves along, I hope that the issues I raised will be part of the larger discussion.

In addition, I echo the comments made by others that instead of project by project planning, North Douglas has long needed a comprehensive plan which would, I hope, include a Bench Road at the bridge end (south) to open land near downtown where utilities already exist that could be used.

Margo Waring  
11380 N. Douglas Hwy.  
Juneau, AK 99801

CBJ Community Development Department  
Attn: Irene Gallion  
CBJ Planning Commission  
CBJ Assembly

September 9, 2024

Re: Rezone Proposal for PCN 6D1201110011  
77 Acres Adjoining Fish Creek  
North Douglas Highway

Dear Ms. Gallion, Chairperson of the CBJ Planning Commission & CBJ Assembly Members:

I am writing this in response to a card-mailer regarding the aforementioned topic, sent to me by the CBJ Community Development Department.

My wife and I are the only private property owners within the subject parcel. **We are in complete opposition to any “up-zoning” to D-3 of this parcel.** We were told by the CBJ Lands (Chaney) Manager when we bought additional land from the city (2017) that NO change to zoning or any development was planned for this area at in any time of the foreseeable future. Much of our decision to buy CBJ land adjoining our lot was based on that premise.

Moreover:

- Up-zoning to D-3 is not permitted in the CBJ Comprehensive Plan 2013 without sewer AND water service. Currently only public water is available off North Douglas Highway. Water pressure currently is poor in this area—the end of the city system. The nearest public sewer service is 2/3 of a mile away and would require at least one lift station. CBJ Staff has indicated that any development of lots within this rezone without public sewer service would require a lot size large enough to accommodate on-site septic, or 36,000 sq. ft. (ADEC) The existing zoning of RR already requires a minimum lot size of 36,000 sq. ft. so the proposed rezone is not required and offers no other advantage for the development of housing. *The CBJ Comp Plan requires sewer and water be provided to RD designated lands before any higher density will be allowed; Page 51, Map I, Subarea 8 Para.#4;*
- All rezones currently being considered by the CBJ Planning Commission must be served by reasonable access to the Juneau road system. All North Douglas Highway rezones being considered will feed directly onto the North Douglas Highway and onto the Juneau-Douglas bridge to access all commercial and public services. The roundabout on the Douglas side of the bridge as well as the 10<sup>th</sup> Street Intersection with Egan Drive on the mainland are already reduced, during peak periods, to LOS E (or worse) which is near the lowest level of traffic movement (Juneau Douglas North Crossing PEL Study 2022). ANY further development on Douglas Island will cause the level of service to be reduced further to below acceptable traffic movement standards. In order to properly service North Douglas residential OR commercial development either a second Gastineau Channel crossing will be required **or** a significant upgrade to the North Douglas Highway corridor will be required. In the meantime, ANY up zoning and the expected development resulting from up zoning needs to be curtailed until appropriate road access is constructed.

Development of “any” kind of commercial, residential higher than RR / D-1, even tourism-related recreational is not at all supported by a proper arterial roadway of appropriate capacity. Existing residential traffic and traffic generated by new development at Eaglecrest will generate even more traffic than North Douglas (ND) Highway can currently safely handle, let alone increased traffic by higher density residential. The current speed limit (45 mph) on the ND highway is not appropriate to the volume proposed by this rezone. Increases to traffic volume along the ND corridor serves only to create worse traffic movement including traffic slowing and higher levels of accidents;

- The land in the proposed rezone area is not well suited to construction of infrastructure without extreme costs because it is underlain by poor foundation materials;
- The distance from Juneau coupled with the high cost to develop would make lots uneconomical and will therefore not provide affordable housing assuming that is the city’s objective. Since the location and required infrastructure required all make development very costly, “affordable” housing cannot be developed there;
- Run-off from any development would flow directly into Fish Creek because all land within this rezone area slopes to Fish Creek, an anadromous fish stream that is protected by the CBJ Comp Plan (run-off including polluted water from road drainage, fertilizer and other chemicals from yard maintenance);
- There are many, many CBJ-owned lands on the mainland that are far more accessible, are closer to available sewer and water, are on existing bus routes, and would not require a major material haul across the Juneau-Douglas Bridge of foundation and construction materials (gravel and quarry rock). This land is 8.5 miles from the Juneau-Douglas Bridge and 18 miles from main commercial supply stores on the mainland. There is nothing efficient or affordable about developing a residential subdivision in this remote area, much less one that is at a higher density;
- The CBJ owns hundreds of “in fill” lots around the borough, including North Douglas, that are suitable and zoned for residential development. Despite Staff assertions that many would be too difficult to develop, none would be any more difficult to develop than this remote parcel.

It is my personal and professional judgement that NO rezones to higher density uses be approved for any North Douglas areas until, minimally, either a second channel crossing is developed or (a) North Douglas Highway is upgraded to provide higher volume traffic AND that full public sewer is developed to serve the area, FIRST.

Respectfully Submitted:

Dwight S. Williams

Carol Colp

Note: Ms. Gallion, please distribute to parties named in heading. Thanks



**PLANNING COMMISSION STAFF**  
**REZONE: AME2024 0004**  
**HEARING DATE: OCTOBER 22, 2024**

(907) 586-0715  
CDD\_Admin@juneau.gov  
www.juneau.org/community-development  
155 Heritage Way • Juneau, AK 99801

**DATE:** October 10, 2024  
**TO:** Mandy Cole, Chair, Planning Commission  
**BY:** Irene Gallion, Senior Planner *Irene M. Gallion*  
**THROUGH:** Jill Lawhorne, Director, AICP

**PROPOSAL:** Applicant requests a rezone of 66 acres uphill (southwest) of 6101 through 6615 North Douglas Highway from RR to D3.

**STAFF RECOMMENDATION:** Staff recommends the Planning Commission forward a recommendation of APPROVAL to the Assembly.

**KEY CONSIDERATIONS FOR REVIEW:**

- Rezone consistent with surrounding development.
- Utilities accessible through Bonnie Brae (closest) or Douglas Highway (550 feet through CBJ property).

**ALTERNATIVE ACTIONS:**

1. **Amend:** recommend an amended rezone boundary; recommend an alternative zoning district; or recommend conditions.
2. **Deny:** recommend denial of the requested rezone. Planning Commission must make its own findings.
3. **Continue:** continue the hearing to a later date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

**ASSEMBLY ACTION REQUIRED:**

Assembly action is required for this rezone.

**STANDARD OF REVIEW:**

- Quasi-legislative decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
  - CBJ 49.10.170(d)
  - CBJ 49.25
  - CBJ 49.75
  - CBJ 49.80

GENERAL INFORMATION	
<b>Property Owner</b>	City & Borough of Juneau
<b>Applicant</b>	City & Borough of Juneau
<b>Property Address</b>	North Douglas Highway
<b>Legal Description</b>	USS 4605 FR, USS 3172 LT 37 & 38
<b>Parcel Number</b>	6D0611000010, 6D0801010040, 6D0801010050
<b>Zoning</b>	RR, D1, D3
<b>Land Use Designation</b>	RD, RLDR, MDR, RDR
<b>Lot Size</b>	63 acres of 654.7100 acres, 2.27 acres, 2.27 acres
<b>Water/Sewer</b>	CBJ
<b>Access</b>	North Douglas Highway
<b>Existing Land Use</b>	Vacant
<b>Associated Applications</b>	None

**The Commission shall hear and decide the case per CBJ 49.75.120 - Restrictions on rezoning.** *Rezoning requests covering less than two acres shall not be considered unless the rezoning constitutes an expansion of an existing zone. Rezoning requests which are substantially the same as a rezoning request rejected within the previous 12 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.*

**SITE FEATURES AND ZONING**

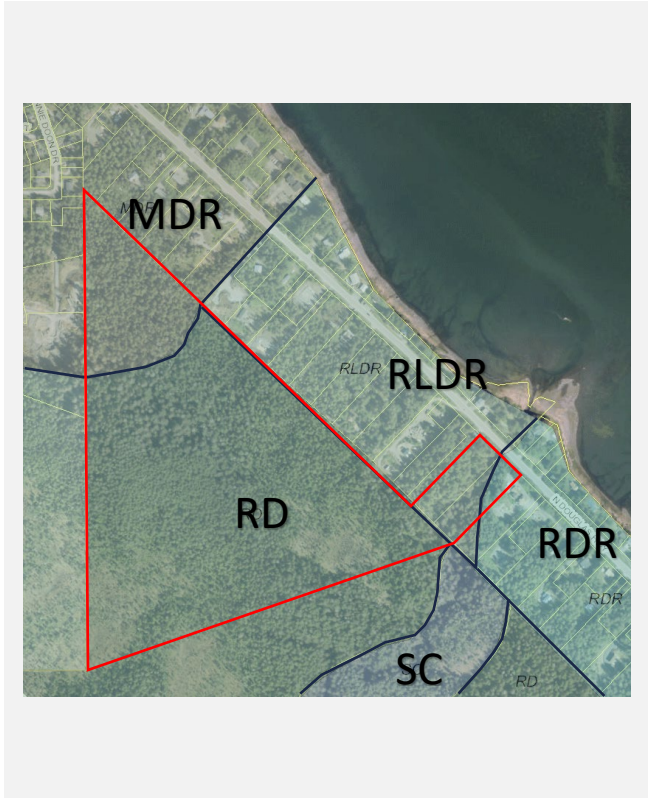
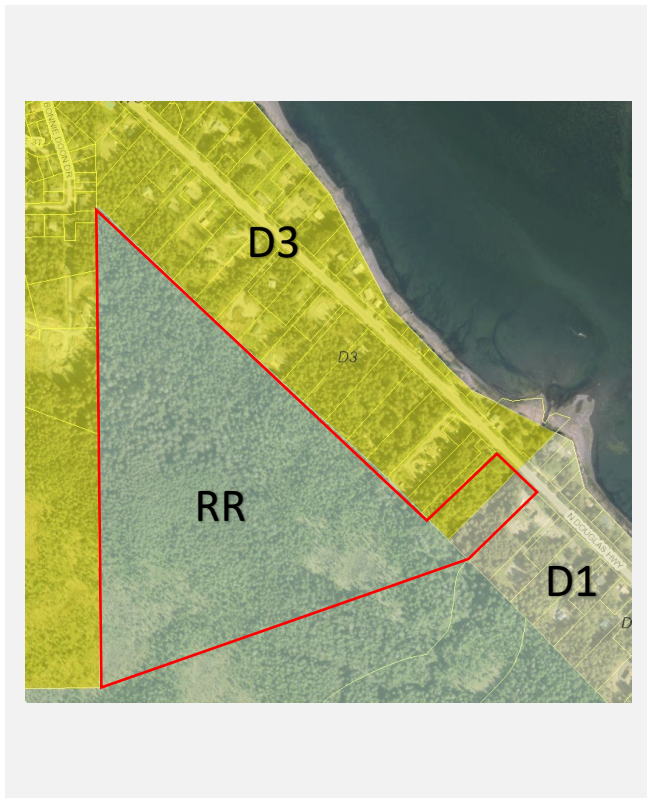


SURROUNDING ZONING AND LAND USES	
North (D3)	Residential
South (RR)	Vacant
East (D3)	Residential
West (D3)	Residential

SITE FEATURES	
Anadromous	No
Flood Zone	No, 02110C 1553D
Hazard	None mapped
Hillside	Yes
Wetlands	Yes
Parking District	No
Historic District	No
Overlay Districts	RV Park Area. Access lots are in the Convenience Store Use Area. NOT in the Mining and Exploration Surface Activities Exclusion District

**CURRENT ZONING MAP**

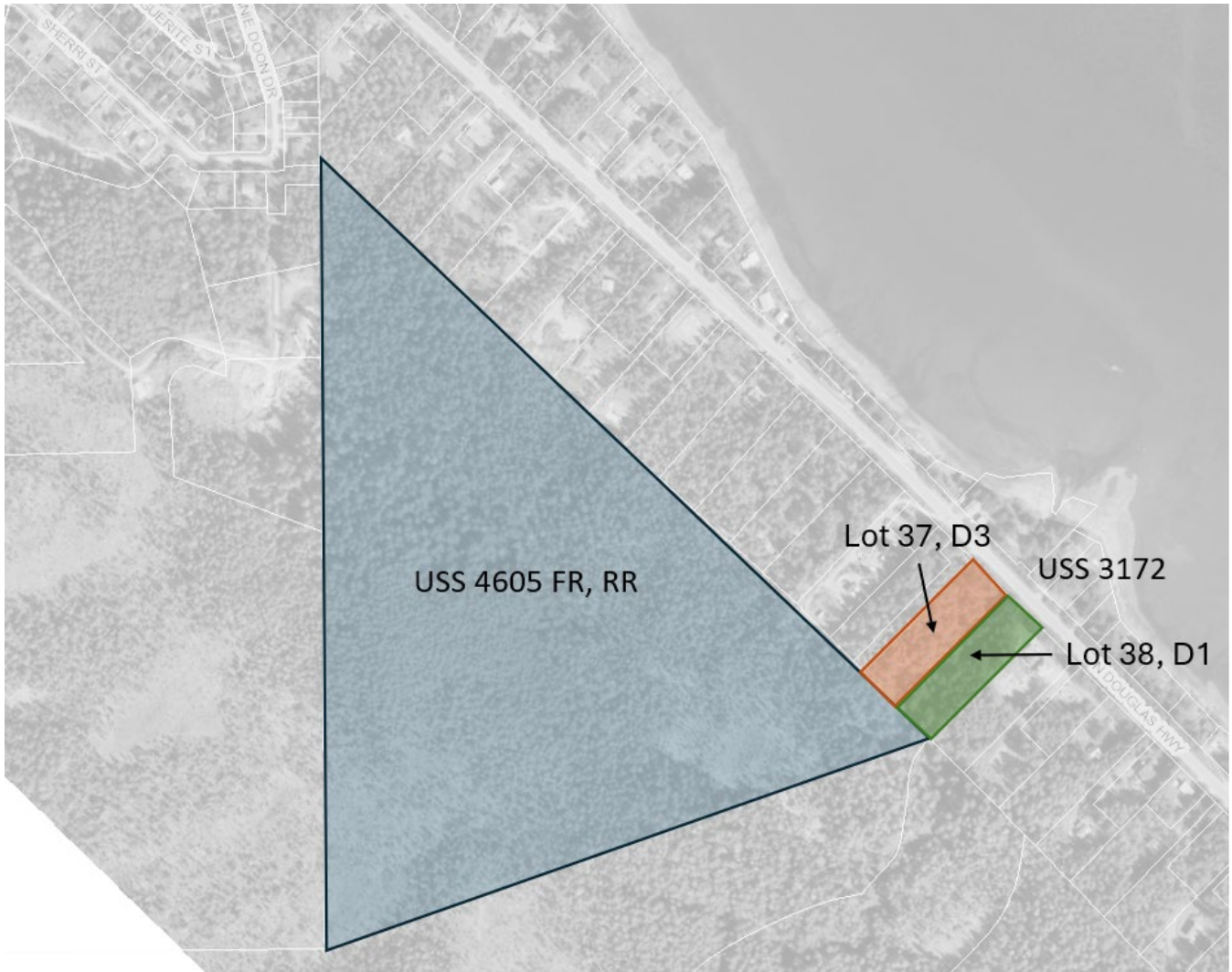
**LAND USE DESIGNATION MAP**



**BACKGROUND INFORMATION**

**Rezone Description** – The proposed rezone to D3 impacts multiple lots (**Attachment A**).

- (Blue) Approximately 63 acres of USS 4605 FR, Parcel 6D0611000010, currently zoned RR.
- (Orange) 2.27 acres, USS 3172 LT 37, Parcel 6D0801010050, currently zoned D3. While the zoning for this lot will not change, inclusion in the rezone to indicates the lot may provide access or utilities between the rezone area and North Douglas Highway.
- (Green) 2.27 acres, USS 3172 LT 38, Parcel 6D0801010040, currently zoned D1.



A proposed rezone ordinance can be found in **Attachment B**.



**Background** – This rezone is one of seven coming before the Commission, selected by CBJ lands for upzoning after a review of Juneau’s land portfolio, the Land Management Plan, topography, access, road frontage, utilities and wetlands.

**Permit and Parcel History** – The table below summarizes relevant development for the proposed rezone.

- USS 4605 FR, Parcel 6D0611000010: The lot extends from half a mile north of the Douglas Bridge to Bonnie Brae subdivision, 2.6 miles north of the bridge. Development history centers around gravel extraction permits in 1994 and 1996.
- USS 3172 LT 37, Parcel 6D0801010050 and USS 3172 LT 38, Parcel 6D0801010040 would provide access from North Douglas Highway to the remainder of the rezoned area.

Item	Summary
PAD2022 0002	Property disposal in the Grant Creek area, ~1.75 miles south of the proposed rezone.
AME2016 0006	Allow for multi-family development in conformance with the comprehensive plan maps and policies. This project is still in review. Its relationship to the lot is unclear. No paper or electronic files on the case were found.
AME2013 0016	Residential rezone of 43 parcels along North Douglas Highway. This proposal, east of the rezone proposed under this application, was approved, but was not implemented by the Assembly.
FP-09-93	Lot consolidation for land now held by Central Council of Tlingit and Haida Indian Tribes of Alaska, north of the bridge.
CU-42-94	Conditional Use Permit for rock quarry ¼ mile north of the bridge.
CU-12-96	Conditional Use Permit for rock quarry ¼ mile north of the bridge.
BLD1999-00648	Electrical service for Saddle Mountain transmitter site.
BLD-0341501	1988 Utility vault for a water meter.

**Zoning History** – The below table summarizes zoning history for the lot.

Year	Zoning	Summary
1969	R12	<p>The purpose is to provide and preserve land for families who desire to live in low density areas and where smaller lots would tend to be detrimental to the area.</p> <p>Lot size: 12,000 square feet            Lot width at front building line: 110 feet            Lot depth: 100 feet            Lot coverage: 25%            Building Height: 35 feet            Front yard setback: 25 feet            Rear yard setback: 25 feet            Side yard setback: 10 feet            One off-street parking space per dwelling unit</p> <p><b>Lot conforms.</b></p>
1987	RR	<p>Minimum lot size: 36,000 square feet            Lot width: 150 feet            Lot depth: 100 feet</p>



Medium Density Residential (MDR). 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, as regulated in the Table of Permissible Uses (CBI 49.25.300).

Rezoning to D3 is two units less dense than that proposed in the Comprehensive Plan. Developing proximate RD lands to a D3 density could compensate. Approximately 10 acres at the north end of the proposed rezone area is designated MDR. The MDR area is a wedge of land between Blacktail Mountain Estates and lots along North Douglas Highway.

Rural Low Density Residential (RLDR). Rural residential land at densities of one to three dwelling units per acre, based on existing platting and capability of the land to accommodate on-site septic systems and wells or whether the land is served by municipal water and sewer service.

D3 zoning is consistent with RLDR. Lots 37 and 38 provide access from North Douglas Highway to the proposed rezone. Lot 37 is RLDR, and Lot 38 is approximately half RLDR.

Rural Dispersed Residential (RDR). These lands are characterized by dispersed, very low density development not provided with municipal sewer or water. Densities are intended to permit one dwelling unit per acre or larger lot sizes, based on existing platting or the capability of the land to accommodate on-site septic systems and wells. Uses may also include small-scale, visitor-oriented, seasonal recreational facilities.

Consistent with RDR, Title 49 recognizes D3 is “primarily located outside the urban service boundary where public utilities are not provided.” Lot 38 includes approximately 0.7 acres of RDR.

**CBI 29.25.200 Zoning Districts Defined -**

Current Zoning – RR	Current Zoning – D1	Proposed Zoning – D3
<p>The RR, rural reserve zoning district, is intended for lands primarily in public ownership managed for the conservation and development of natural resources and for future community growth. In addition, recreation cabins, lodges and small seasonal recreational facilities may be allowed.</p>	<p>The D-1, residential district, 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 provision of services.</p>	<p>The D-3, residential district, is intended to accommodate primarily single-family and duplex residential development at a density of three dwelling units per acre. D-3 zoned lands are primarily located outside the urban service boundary where public utilities are not provided. The density reflects the existing pattern of development of properties in the district. There is a limited amount of D-3 zoned lands located within the urban service boundary. These are lands for which a lower density is deemed appropriate or, in the case of transition zones, where the zoning will be changed to a higher density when sewer and water are provided.</p>

**CBJ 49.25.300 Table of Permissible Uses Comparison** – An analysis of the differences between the existing and proposed zoning districts is in **Attachment C**.

**CBJ 49.25.400 Dimensional Standards** – No structures are constructed in the proposed rezone area. Note that bungalow lots are not allowed in RR.

Zoning Regulations		RR	D-1	D-3
Minimum Lot Size				
	Permissible Uses	36,000	36,000	12,000
	Bungalow		18,000	6,000
	Duplex	54,000	54,000	18,000
	Single-family detached, two dwellings per lot	72,000	72,000	24,000
Minimum lot width		150'	150'	100'
	Bungalow		75'	50'
Maximum lot coverage				
	Permissible uses	10%	10%	35%
	Conditional uses	20%	20%	35%
Maximum height permissible uses		45'	35'	35'
	Accessory	45'	25'	25'
	Bungalow <sup>9</sup>		25'	25'
Minimum front yard setback		25'	25'	25'
Minimum street side yard setback		17'	17'	17'
Minimum rear yard setback		25' <sup>2</sup>	25'	25'
Minimum side yard setback		15' <sup>2</sup>	15'	10'

**CBJ 49.25.500 Density** – For RR, D1, and D3 zoning, density allowed is based on units per lot rather than units per acre. Increased density would require subdivision.

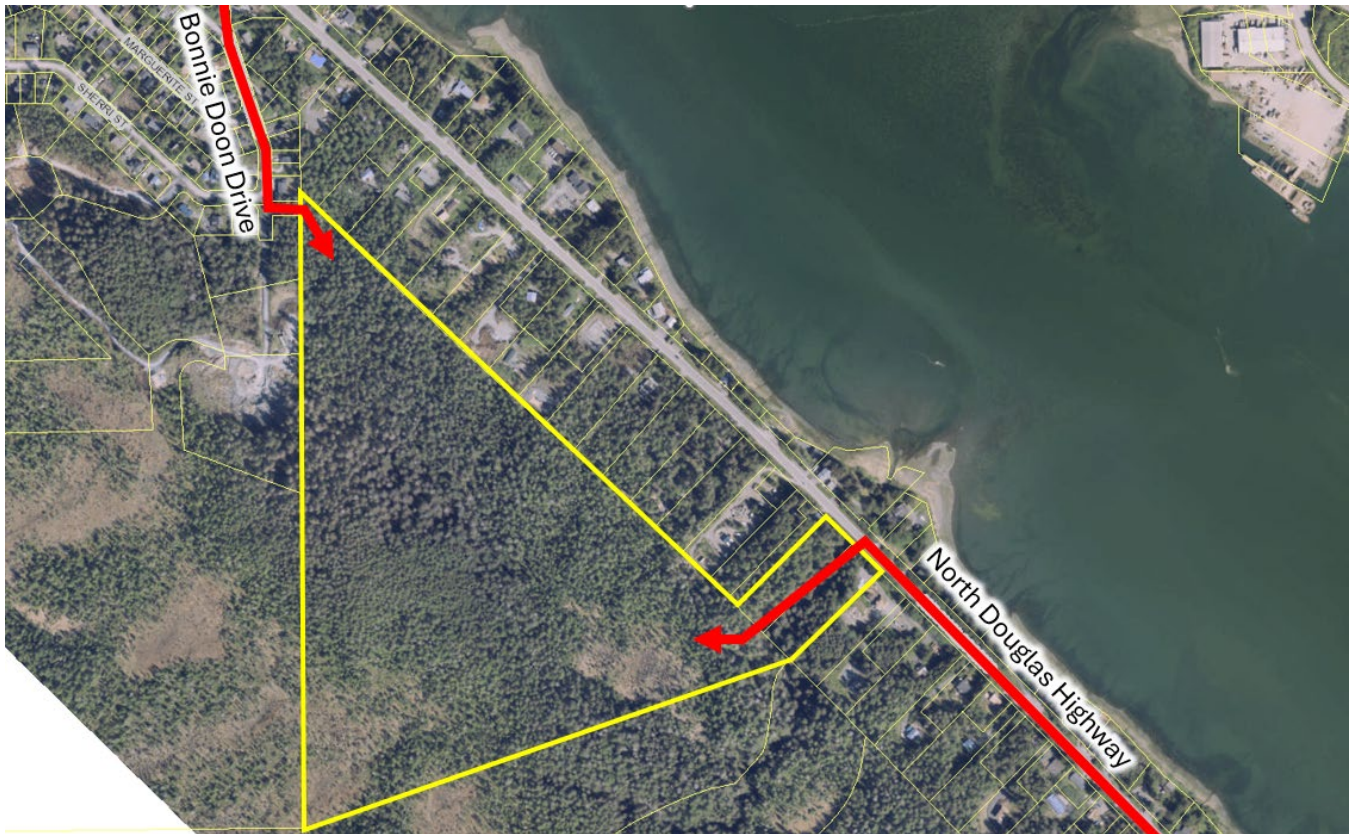
Lot Parcel Zoning	USS 4605 FR 6D0611000010 RR	USS 3172 LT 37 6D0801010050 D3	USS 3172 LT 38 6D0801010040 D1	All D3
Maximum Number of Dwelling Units	2	2	2	6

**Potential for Subdivision** – The proposed rezone could be subdivided into 244 lots. The rezone area is divided by the minimum lot size required for the zoning district. Achieving maximum number of lots is unlikely due to the need for rights-of-way, habitat protection, and slope.

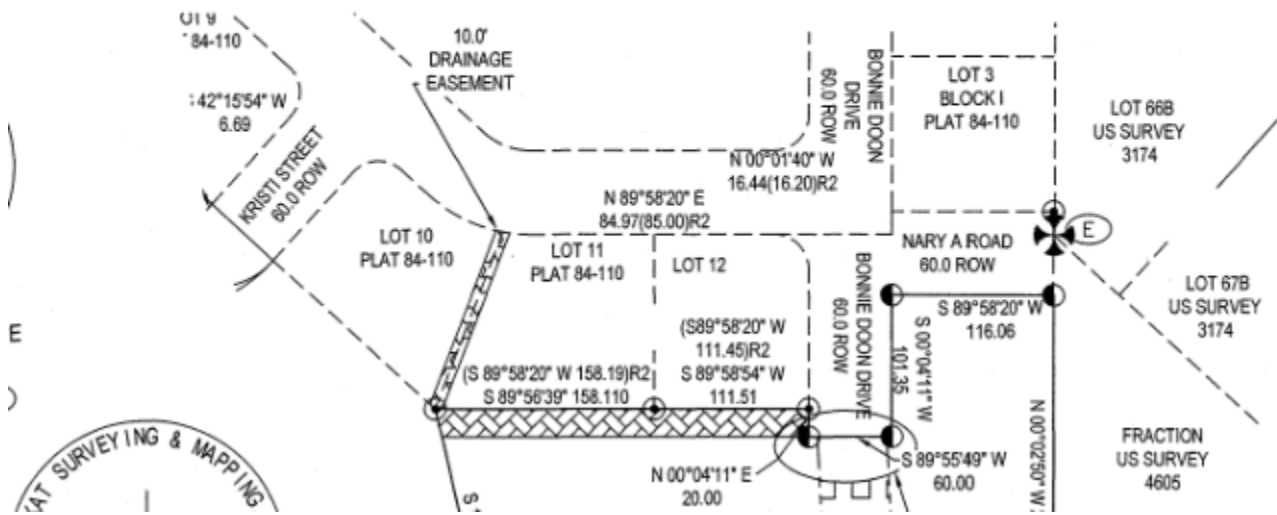
Lot Parcel Zoning Square Feet	USS 4605 FR 6D0611000010 RR 2,744,280	USS 3172 LT 37 6D0801010050 D3 98,881	USS 3172 LT 38 6D0801010040 D1 98,881	Total
Current Zoning	76	8	2	86
D3	228	8	8	244

**TRAFFIC AND TRANSPORTATION**

Access	Roadway Classification	Current Level of Service
North Douglas Highway	Minor Arterial	
Bonnie Doon Drive	Local	



Blacktail Mountain Estates Tract C was platted (Plat 2024-7) with an undeveloped stub to CBJ land.



Bonnie Brae Subdivision roads are currently unpaved. Subdivision of Blacktail Mountain Estates did not require paving the roads. Additional subdivision may spur discussion of road resurfacing.

Some public commenters dissuade release of additional land on North Douglas until a north channel crossing is constructed. Development and analysis of a north channel crossing has been challenging. CBJ planning documents support the north channel crossing. However, the location of a proposed crossing varied widely, making development decisions difficult. Conversely, because CBJ has put off development decisions, environmental analysis of the north channel crossing has had difficulty establishing need. A denser zoning district will aid in both challenges.

**Non-motorized transportation** – North Douglas Highway shoulders accommodate bike and pedestrian traffic. The rezone area’s closest established connection to the Treadwell Ditch Trail uphill is through the Bonnie Brae subdivision, and via a 1.5 mile long trail.

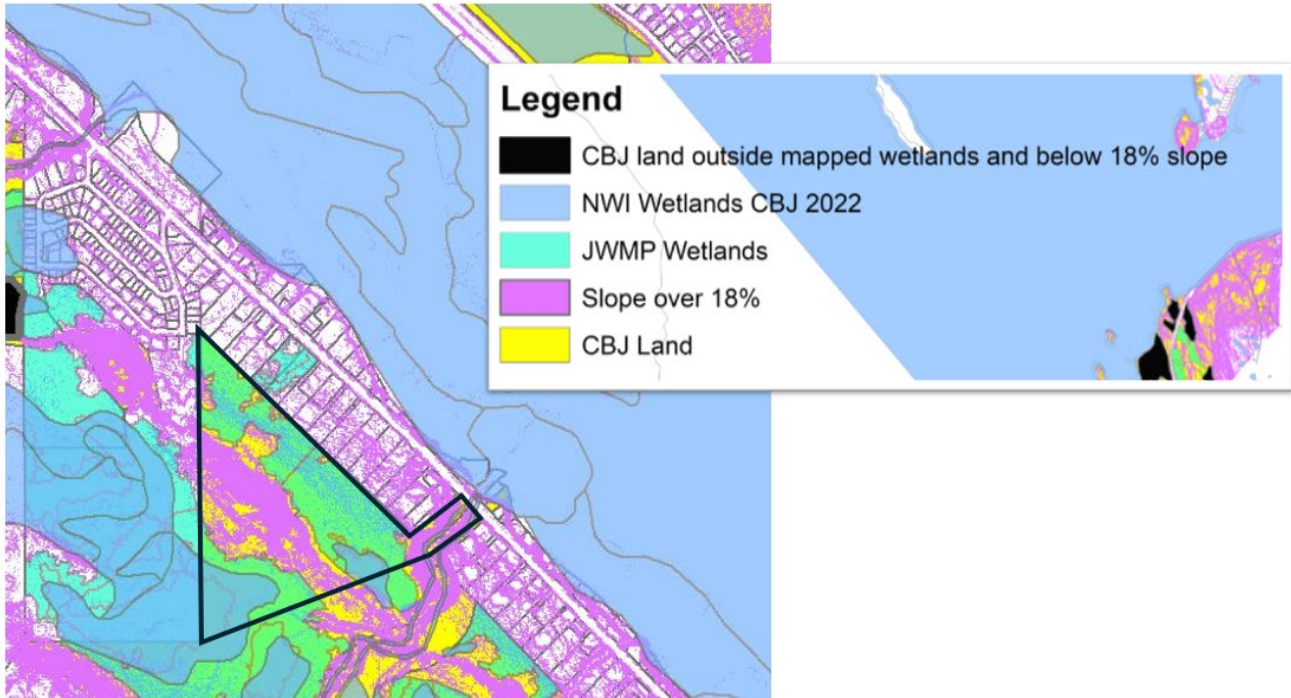
**Proximity to Public Transportation** – Capital Transit does not serve North Douglas. The closest transit stop is at the bridge.

**COMMUNITY SERVICES**

The table below summarizes community services that may be affected by the proposed rezone.

Service	Summary
Water/Sewer	CBJ lines in North Douglas Highway right-of-way
Fire Service	Downtown Fire Station
Schools	Downtown Juneau
Recreation	Eaglecrest: Eight miles via North Douglas Highway to Fish Creek Road, ~6 miles via Treadwell Ditch Trail.

As part of the North Channel Crossing study, staff developed a map showing slopes over 18% (pink) and wetlands (blue and green, **Attachment D**). Wetlands and slopes increase development costs. The map excerpt below highlights the proposed rezone area.



**ENVIRONMENTAL, CONSERVATION, HISTORIC, AND ARCHEOLOGICAL RESOURCES**

The table below summarizes Conservation, Historic, and Archeological Resources which may be affected by the proposed rezone.

Resource	Summary
Conservation	Falls Creek Stream Corridor boundary abuts the southeast boundary of the proposed rezone.
Wetlands	Wetlands would require a fill permit from the United States Army Corps of Engineers.
Anadromous	No.
Historic	Not documented.
Archeological	Not documented.

Access to North Douglas Highway could be developed next to Falls Creek, which is anadromous at the mouth, downhill from the highway (Anadromous Waters Catalog 111-40-10940).

**CONFORMITY WITH ADOPTED PLANS**

**2013 COMPREHENSIVE PLAN VISION:** *The City and Borough of Juneau is a vibrant State Capital that values the diversity and quality of its natural and built environments, creates a safe and satisfying quality of life for its diverse population, provides quality education and employment for its workers, encourages resident participation in community decisions and provides an environment to foster state-wide leadership.*

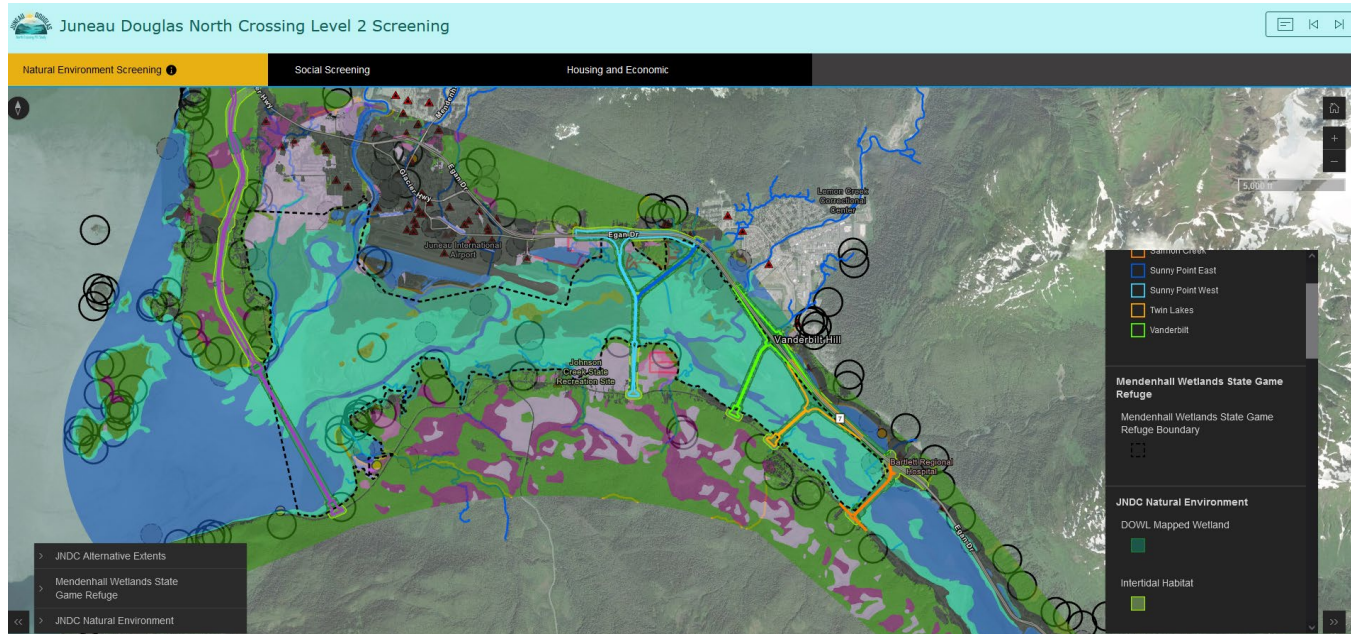
<b>2013 COMPREHENSIVE PLAN</b> - The proposed rezone conforms with the 2013 Comprehensive Plan.			
Chapter	Page No.	Item	Summary
4	33		Vacant land is adequate and zoned appropriately to provide for housing.
	35		10% of CBJ-owned land north of the bridge is developable.
8	121	Implementing Action 8.8-IA21	Encourage ADOT&PF to upgrade the North Douglas highway corridor due to increased traffic. Include reduced speed limits, curve advisements, separated bike and pedestrian facilities, pull-offs for busses.
		IA22	Work with ADOT&PF to make improvements that will facilitate affordable housing development.
11	144		Sewer improvements compel denser development.
	190	Subarea 8	Substantial development of North Douglas should trigger separated bike and pedestrian facilities along the highway, pull-outs for busses, and safe crossing areas.
11		#5	As sewer is provided, increase zoned density.
11		#13	When development is considered, assure direct vehicular access to Douglas Highway, and to an eventual bench road, and to Treadwell Ditch Trail.

<b>2016 HOUSING ACTION PLAN</b> - The proposed rezone with the 2016 Housing Action Plan			
Chapter	Page No.	Item	Summary
	10	Using CBJ Land	Disposing of CBJ land is a tool in righting the housing market.
	11		Adjust zoning, permitting and related land-use process to encourage moderate-density, clustered, mixed-use development.
6	43	Solutions	Use CBJ land to encourage a rational growth pattern, and create affordability.
7	48	Implementation	Evaluate areas for up-zoning.

In support of the North Channel Crossing, CBJ funded a pro forma housing analysis, that can be found here: [https://juneau.org/community-development/juneau-housing-library as the "2024 NW Douglas Subarea Housing Analysis.](https://juneau.org/community-development/juneau-housing-library-as-the-2024-NW-Douglas-Subarea-Housing-Analysis)



ADOT&PF has done a Planning and Linkages study for a north channel crossing: <https://www.jdnorthcrossing.com/> The web site includes “Level 2 Screening GIS Maps” that illustrate the environment around the proposed crossing alternatives.



**AGENCY REVIEW**

CDD conducted an agency review comment period between August 12, 2024 and September 23, 2024. Agency review comments can be found in **Attachment E**.

Agency	Summary
ADOT&PF	No specific comment at this time. Coordinate future development regarding access, hydrological and traffic impacts.
CBJ Agencies	No response at this time

**PUBLIC COMMENTS**

CDD conducted an informational meeting on September 17, 2024 (**Attachment F**). Public notice was mailed to property owners within 500 feet of the proposed rezone. Public questions and issues are summarized below. Transcripts with details can be found in **Attachment F**. Because most commenters used the “Q&A” feature to ask questions, commenter names are omitted.

- Will CBJ be conducting a North Douglas area plan process? *While a North Douglas area plan has been discussed, it has not been planned or funded.*
- Can green space be reserved? *Topography and wetlands can help shape that.*
- Are cell towers allowed? *Yes.*
- Would like to see bus service restored to North Douglas.

- Questions about future uses. *Undetermined at this time.*
- Questions about utilities. *No current plans to run sewer, so on-site waste disposal will determine lot size.*
- Ongoing concerns with Douglas Highway speed and sight distances.

A recording of the meeting was posted at the Short Term Planning web site: <https://juneau.org/community-development/short-term-projects>

CDD conducted a public comment period between August 12, 2024 and September 23, 2024. Public notice was mailed to property owners within 500 feet of the proposed rezone (**Attachment G**). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment H**). Public comments submitted at time of writing this staff report can be found in **Attachment I**.

Name	Summary
Larry Bussone	Opposition to developing a road next to 6101 North Douglas – prefer access go through Bonnie Brae.
Emily Palmer	Questions on access and possible number of lots.
Rick Kaufman	Opposition, due to impacts on lifestyle and property values. Questions the need.
Kaysa Korpela	Opposed to development before a North Channel Crossing is constructed.
Justin Richardson	Opposed to rezone before a North Channel Crossing is constructed, due to construction impacts on travel.

### **ZONE CHANGE OPTIONS AND ALTERNATIVES**

As stated in CBJ 49.75.130(a), the Commission may recommend approval, approval with modifications or denial of a rezone request. The Commission may recommend approval to the Assembly for different zoning districts than what is requested by the applicant or recommended by staff. Additionally, the Commission can recommend modifications to the boundaries of the area to be rezoned. This means that if the Commission wishes to do so, the zoning district boundary line may be moved from its current location, if found to be in substantial conformance with the Comprehensive Plan and Title 49 – Land Use Code. Zoning district boundary lines are intended to follow property lines, centerlines of streets, alleys, streams (CBJ 49.25.110(f)).

### **FINDINGS**

In accordance with CBJ 49.75 the Director makes the following findings on the proposed rezone:

**1. Was the rezone application filed timely in accordance with CBJ 49.75.110?**

**Analysis:** No additional analysis required.

**Finding:** Yes. The rezone application was filed in July.

**2. Was adequate public notice provided in accordance with CBJ 49.75.110?**

**Analysis:** CDD staff held a public meeting on September 17, 2024, mailed written notice to property owners within 500 feet of the proposed rezone; and a public notice sign was posted on the site two weeks prior to the scheduled hearing.

**Finding:** Yes. Adequate public notice was provided in accordance with CBJ 49.75.110.

**3. Is this request for an area covering more than two acres or an expansion of an existing zoning district as required by CBJ 49.75.120?**

**Analysis:** The rezone request is for approximately 66 acres.

**Finding:** Yes. The proposed rezone meets the minimum area.

**4. Has no similar request been made within the previous 12 months as required by CBJ 49.75.120?**

**Analysis:** No additional analysis required.

**Finding:** No similar rezone request has been filed within the previous 12 months.

**5. Is the proposed zoning district and the uses allowed therein found to be in substantial conformance with the land use maps of the comprehensive plan and policies of the comprehensive plan, in accordance with CBJ 49.75.120?**

**Analysis:** The Comprehensive Plan recognizes increased density zoning in areas where utilities are provided.

**Finding:** Yes. The proposed rezone conforms with the land use maps and policies of the comprehensive plan.

**6. Is the proposed zoning district and the uses allowed therein found to be in substantial conformance with Title 49 – Land Use Code, in accordance with CBJ 49.75.120?**

**Analysis:** No additional analysis required.

**Finding:** Yes. The proposed rezone conforms to Title 49 – Land Use Code.

**RECOMMENDATION**

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the Assembly for the requested rezone of 66 acres uphill (southwest) of 6101 through 6615 North Douglas Highway from RR to D3.

**STAFF REPORT ATTACHMENTS**

<b>Item</b>	<b>Description</b>
<b>Attachment A</b>	Application Packet
<b>Attachment B</b>	Draft ordinance and map
<b>Attachment C</b>	Table of Permissible Uses Comparison
<b>Attachment D</b>	Slope and wetlands map
<b>Attachment E</b>	Agency comments
<b>Attachment F</b>	Public meeting materials
<b>Attachment G</b>	Abutters
<b>Attachment H</b>	Public notice sign photo
<b>Attachment I</b>	Public comments



# DEVELOPMENT PERMIT APPLICATION

**NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.**

To be completed by Applicant	<b>PROPERTY LOCATION</b>					
	Physical Address <b>North Douglas Highway</b>					
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <b>USS 4605 FR</b>					
	Parcel Number(s) <b>6D0611000010</b>					
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____					
	<b>LANDOWNER/ LESSEE</b>					
	Property Owner <b>CBJ</b>	Contact Person <b>Dan Bleidorn</b>				
	Mailing Address <b>155 Heritage Way</b>	Phone Number(s) <b>907-586-552</b>				
	E-mail Address <b>Lands_Office@juneau.org</b>					
	<b>LANDOWNER/ LESSEE CONSENT</b>					
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.						
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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.						
<table style="width:100%; border: none;"> <tr> <td style="width: 50%; text-align: center;"><u><b>Dan Bleidorn</b></u></td> <td style="width: 50%; text-align: center;">Lands &amp; Resources Manager</td> </tr> <tr> <td style="text-align: center;">Landowner/Lessee (Printed Name)</td> <td style="text-align: center;">Title (e.g.: Landowner, Lessee)</td> </tr> </table>			<u><b>Dan Bleidorn</b></u>	Lands & Resources Manager	Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)
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X _____	_____					
Landowner/Lessee (Signature)	Date					
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.						
<b>APPLICANT</b> <span style="float: right;">If same as LANDOWNER, write "SAME"</span>						
Applicant (Printed Name) <b>SAME</b>	Contact Person					
Mailing Address	Phone Number(s)					
E-mail Address						
<table style="width:100%; border: none;"> <tr> <td style="width: 50%; text-align: center;">X _____</td> <td style="width: 50%; text-align: center;">_____</td> </tr> <tr> <td style="text-align: center;">Applicant's Signature</td> <td style="text-align: center;">Date of Application</td> </tr> </table>			X _____	_____	Applicant's Signature	Date of Application
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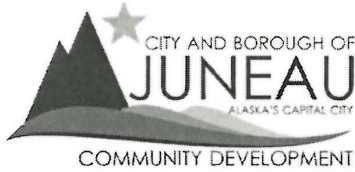
-----DEPARTMENT USE ONLY BELOW THIS LINE-----

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.

Intake Initials <i>TR</i>	
Case Number <i>AME24-004</i>	Date Received <i>7/31/24</i>

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# ZONE CHANGE APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

**NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.**

To be completed by Applicant

**PROJECT SUMMARY**  
 Rezone request for CBJ property located in North Douglas

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

Total Land Area of Proposed Change 66 acres    Comprehensive Plan Land Use Designation MDR/RD

Current Zone(s) RR/D1    Comprehensive Plan Map Letter J

New Zone Requested D3

**TYPE OF ZONE CHANGE REQUESTED**     Regular     Transition

**Has this or a similar zone change been requested in the previous 12 months?**     Yes Case # \_\_\_\_\_     No

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

**ALL REQUIRED MATERIALS ATTACHED**

- Complete application
- Pre-Application Conference notes
- Narrative including:
  - Purpose of the requested zone change
  - Any potential impacts to public infrastructure (streets, water, & sewer)
  - How the requested zone change comply with the maps and policies of the Comprehensive Plan
- Site Plan and/or map of proposed zone change (details on reverse side)

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

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

This form and all documents associated with it are public record once submitted.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
<u>ANE24-004</u>	<u>7/31/24</u>

**Zone Change Application Information**

Zone changes are outlined in CBJ 49.75 article I

**Pre-Application Conference:** A pre-application conference is encouraged prior to submitting an application. The applicant shall meet with City & Borough of Juneau (CBJ) staff to discuss the Zone Change process and analysis. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via email at [Permits@juneau.org](mailto:Permits@juneau.org).

**Application:** An application for a Zone Change will not be accepted by the CBJ until it is determined to be complete. **Zone Change may only be applied for during January and July.** The items needed for a complete application are:

1. **Forms:** Completed Zone Change Application and Development Permit Application.
2. **Fees:** The fee for Zone Change Application is \$600.00. No work can be approved with a Zone Change. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the purpose for the requested zone change.
4. **Plans:** A site plan showing the following information:
  - A. The boundaries of the existing and proposed zone change and proposed buffers;
  - B. The location of existing structures (i.e. buildings, fences, signs, parking areas, etc.); and
  - C. The location of existing physical features of the site (i.e. drainage, topography, eagle trees, hazard areas, salmon streams, wetlands, etc.).
5. A traffic study may be required for zone changes.

**Document Format:** All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

**Application Review & Hearing Procedure:** Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

**Review:** The Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the Zone Change request, the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department will coordinate the review of this application by other agencies, as necessary. **Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed Zone Change.**

**Hearing:** Once an application has been reviewed by all applicable parties the Community Development Department will schedule the zone change for the next appropriate Planning Commission meeting. All Zone Change Applications will be reviewed by the Planning Commission who will send a recommendation to the Assembly. Following a recommendation of approval by the Planning Commission, the Community Development Department will coordinate the zone change review by the Assembly. In order for zone changes to become effective, they must be adopted by ordinance by the CBJ Assembly.

**Public Notice Responsibilities:** All Zone Change requests must be given the following public notice as outlined in CBJ 49.15.230:

**Community Development Department:** Will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, the department will mail notices to all property owners within 500-feet of the project site.

**The Applicant** will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of \$50, and a \$100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing \$50 may be refunded. The Applicant may make and erect their own sign. Please contact the Community Development Department for more information.

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**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

This property is currently zoned RR and has two destinations in the comp plan (DMR and RD).

The purpose of the requested zone change is to increase density of municipally owned property in accordance with adopted plans and Assembly goals. ~~This proposed rezone from RR to D3 has access to~~ municipal water and sewer through road frontage along Douglas Highway. This access is very steep and is adjacent to a Creek. The potential impacts on public infrastructure (streets, water, & sewer) include the long-term potential for future houses to be built on this property. The requested zone change complies with the maps and policies of the Comprehensive Plan. See attached maps.

The Housing Action Plan adopted in 2016 states that “Publicly owned land and assets can be one of the most powerful tools a local government has to address housing availability and affordability issues.” (p. 42) and that “public land should be thought of not only as a means by which Juneau can encourage “beneficial private economic activity” and guide “a rational growth pattern,” but also, importantly, as a means by which Juneau can achieve key policy goals. These goals include filling key housing gaps” (p. 43). The Implementation section of the Housing Action Plan states that CBJ would “Ensure any CBJ-owned land slated for development is zoned for the least restrictive/highest density use, consistent with the Comprehensive Plan; rezone certain parcels as necessary.” (p. 45)

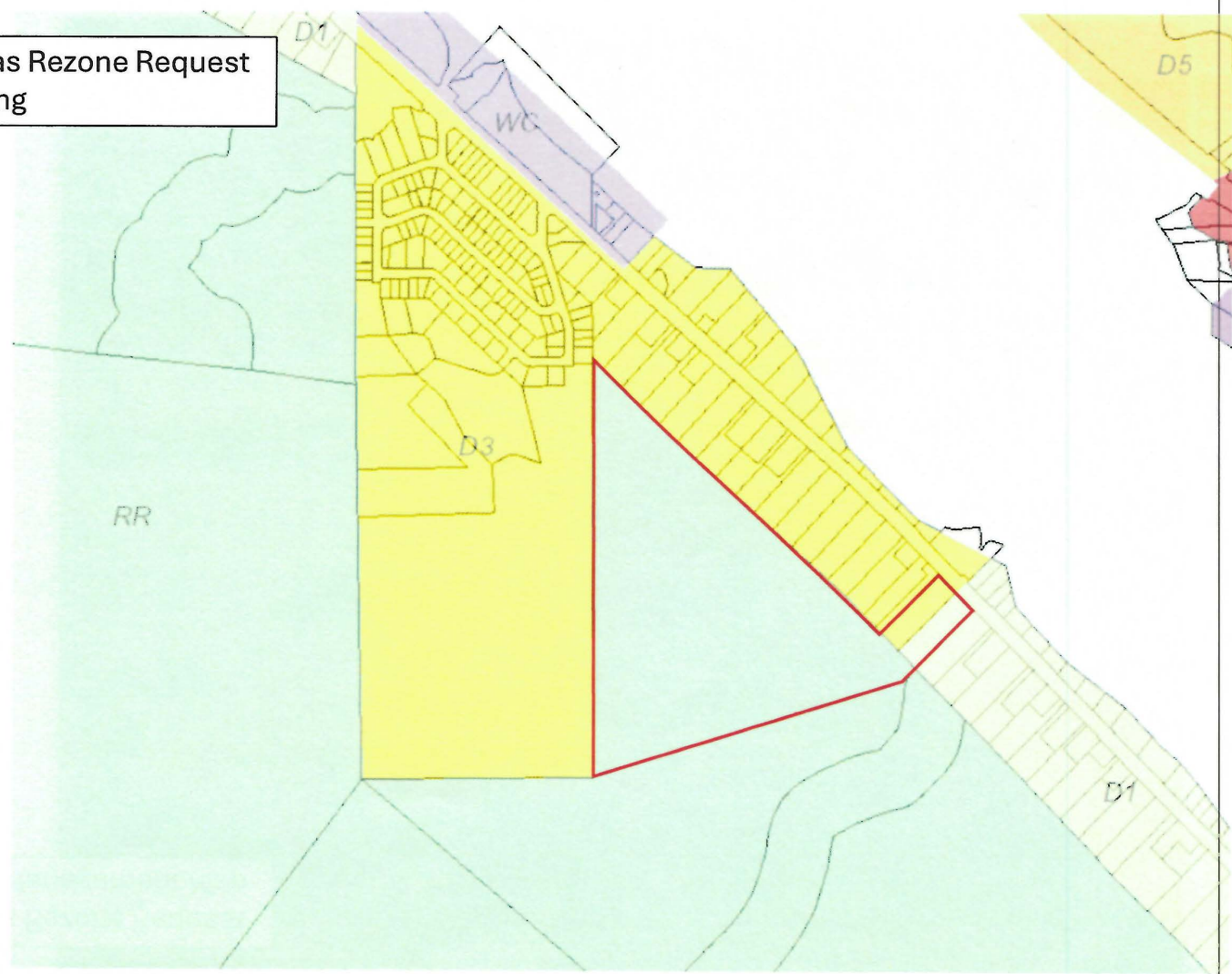
Comp plan also refers to the “West Douglas Concept Plan, Land Use Chapter 6”

Recap:

- Larger than 2 acres (~66 acres)
- Requested from RR to D3
- Conforms with Assembly goals
- Conforms with the Comp Plan
- Inside urban service boundary



North Douglas Rezone Request  
Current Zoning



North Douglas Rezone Request  
CBJ Property Management Map



- Airport
- Docks & Harbors
- Eaglecrest
- Fire Department
- Hospital
- Lands & Resources
- Library
- Parks & Recreation
- Police Department
- Public Works
- School District

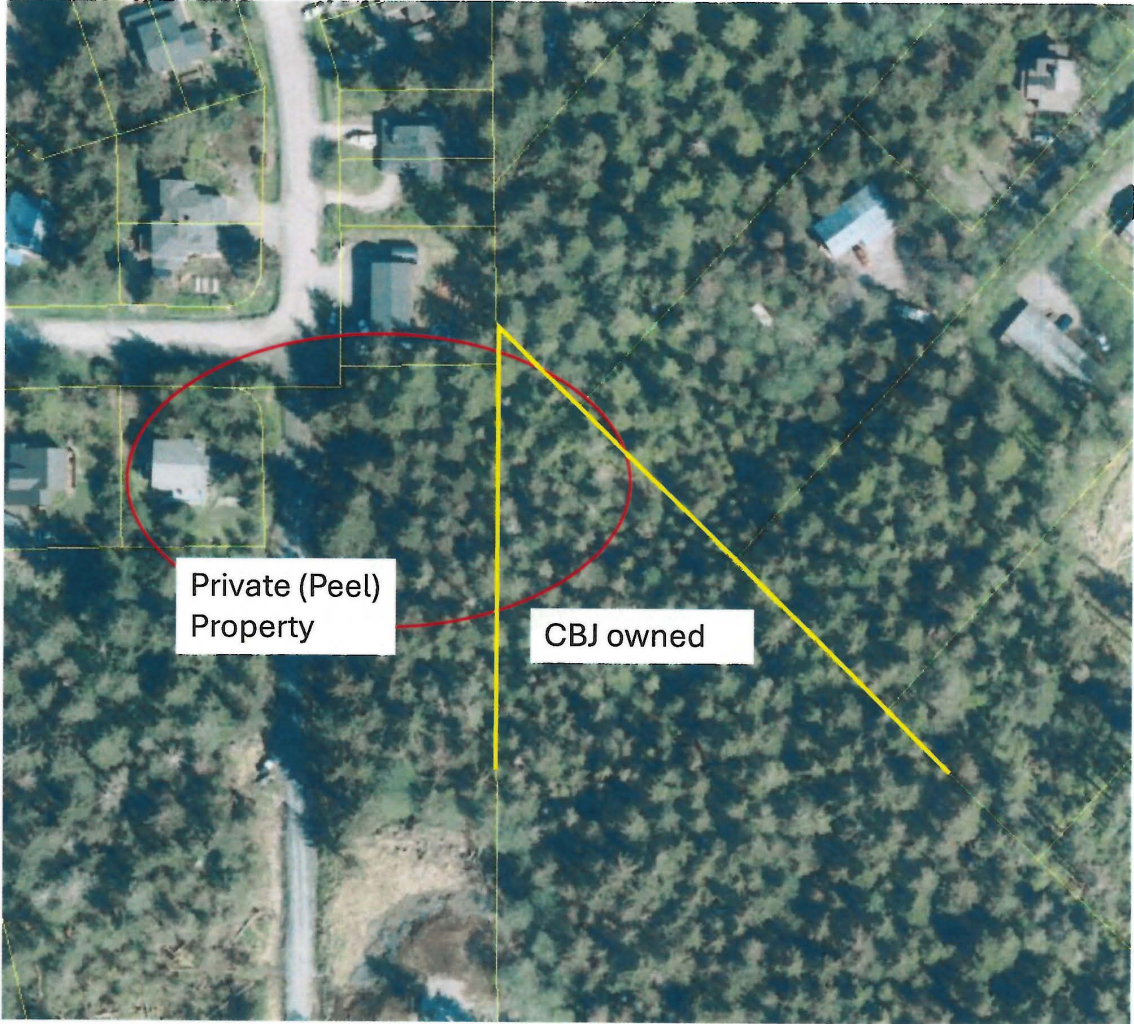
North Douglas Rezone Request  
Comprehensive Plan Land Use Designation

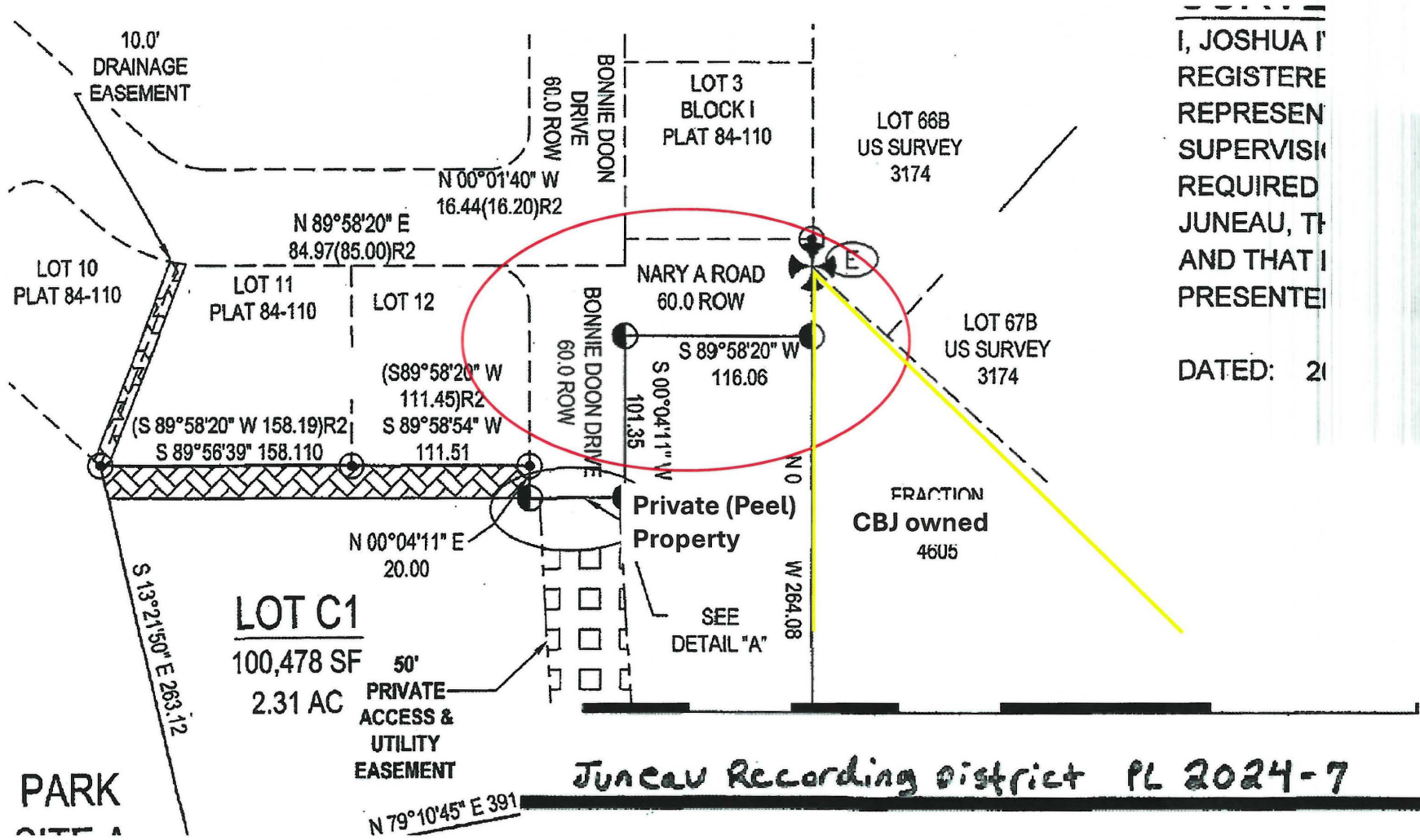


North Douglas Rezone Request  
Utility Connections



 waterlines	 fire hydrants
 sewerlines	 manholes



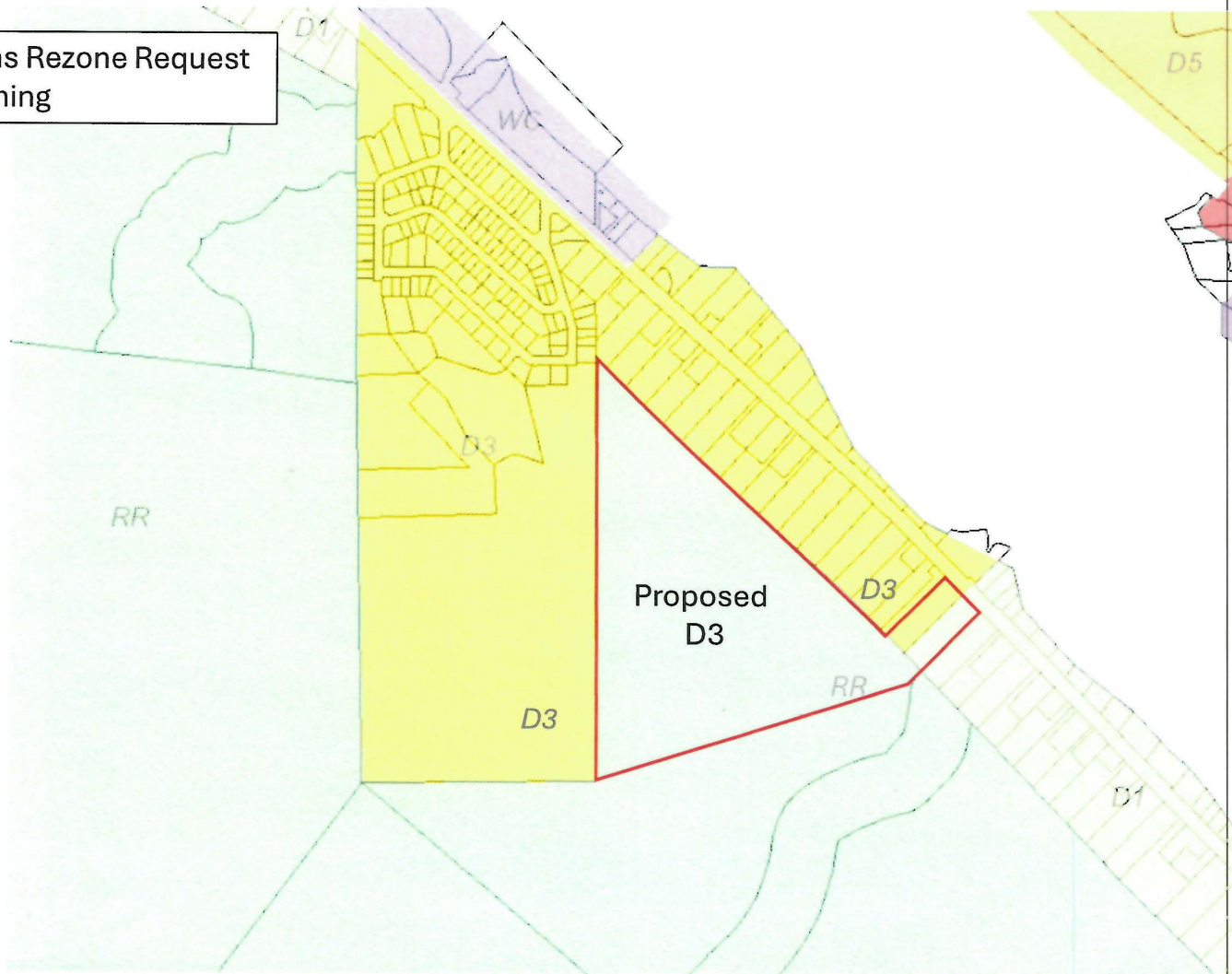


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 JUNEAU, TH  
 AND THAT I  
 PRESENTE

DATED: 21

*Juneau Recording District PL 2024-7*

North Douglas Rezone Request  
Proposed Zoning



**Subarea 8: North & West Douglas Island (Maps I, J, K, L, Q, R, S, & T)**

Community Form: Predominantly Rural.

Urban near the Douglas Bridge.

Two New Growth Areas in West Douglas.

**NATURAL RESOURCES AND HAZARDS:**

<i>Type</i>	<i>General Location</i>
Wildlife (Eagle nests)	25 eagle nests along North Douglas shoreline and 60 along West Douglas shoreline (2006 data)
Stream and Lakeshore Corridors	Eagle, Peterson, Fish, Grant, Falls, Neilsen, Hendrickson, Johnson, Ninemile, and Hilda Creeks
Wetlands/Tidelands	Shoreline between Fritz Cove and Kowee Creek (including the Mendenhall Wetlands State Game Refuge), along and above North Douglas Highway
Gravel and Mineral Resource	Small area on lower Fish Creek, area near Juneau-Douglas Bridge, Eagle Creek area
Hazards	Flooding: Lower Fish Creek, Lower Peterson Creek, all coastal areas. Landslide/Avalanche: Hendrickson Creek, Upper Fish Creek, and various hillside areas, including the vicinity of Eaglecrest Ski Area
Watershed	Upper Fish and Hilda Creeks
Cultural and Historic Resources	Treadwell ditch, Cropley Lake, 3rd Cabin area (Dan Moller trail/ Kowee Creek)
Scenic Corridor/Viewshed	One-quarter mile each side of Fish Creek Rd.; Water side of North Douglas Highway from Fish Creek Park to False Outer Point Beach Access
Adopted Subarea Plans	West Douglas Concept Plan, Land Use Chapter 6

Table 11.8

Recognizing the growth potential of both North and West Douglas, it is important to also recognize the limitations of North Douglas Highway. North Douglas Highway is a two-lane, paved minor arterial roadway with no sidewalk, separated pedestrian pathway or bicycle lane, operated and maintained by the State Department of Transportation and Public Facilities (ADOT&PF). It is also a local access residential street with over 500 private driveways accessing directly to the road. This creates dangers to the local users and those passing through to recreation destinations. Any substantial increase in traffic to the area, either associated with new residential development or increased commercial recreational/tourism use of the area, should be accompanied by the provision of separated pedestrian and bicycle pathways on each side of the road. Furthermore, school buses should be provided pull-outs or other facilities to allow buses to pull out of the travel lane to allow other vehicles to pass after children have safely crossed the street.

Portions of West Douglas Island are designated as New Growth Areas and can accommodate over 2,000 new residential units along with commercial, industrial and recreational facilities. All utilities and services would need to be provided and self-contained within these New Growth Areas once road access is assured. These New Growth Areas are intended for phased development in accordance with the West Douglas Concept Plan, Chapter 6.



North Douglas Highway is accessed solely by the Juneau-Douglas Bridge. Vehicle traffic at the intersection of the bridge landing at Tenth Street and Egan Drive exceeds its design capacity in the morning commute peak period of from around 7:30 AM to 8:30 AM (snow conditions extend this peak period to from around 7:00 AM to 8:30 AM). A new roundabout/traffic circle was installed at the Island terminus of the Juneau-Douglas Bridge that has increased the traffic flow of that intersection to a level of service (LOS) C or better; however the mainline terminus of the bridge at Tenth Street and Egan Drive is at a LOS E or F in the morning peak period during the 7 to 9 AM commute. In 2006, about half the motorists traveled straight across Egan Drive or turned right, indicating that they work in downtown Juneau. It is likely that residents of new housing on Douglas Island will have the same employment and commute patterns. Even if all the new residents commute by public transit, the current capacity of the Juneau-Douglas Bridge terminus at Tenth Street and Egan Drive cannot accommodate these additional vehicle trips and the traffic volume capacity must be expanded and/or staggered work hours for downtown Juneau government workers must be mandated and enforced.

A December 2002 ADOT&PF report recommended several options for expanding capacity and improving the LOS on the Juneau-Douglas Bridge. The existing roundabout at the Douglas Island terminus was recommended and implemented. The CBJ-accepted improvements to the mainland terminus at Tenth Street and Egan Drive have not been funded by ADOT&PF. Further analysis of potential improvements to the mainland terminus of the bridge may be needed, along with community understanding of the need for the improvements, and community cooperation to fund and build them.

Along with the Juneau-Douglas Bridge improvements, a North Douglas crossing of Gastineau Channel is needed to accommodate new development in the West Douglas New Growth Area. Douglas Island has the most buildable land in the CBJ (more flat and dry than is available on the mainland) and it is essential to provide a North Douglas crossing to Douglas Island in order to ease the CBJ’s critical housing crisis. Careful analysis of the location and configuration of the North Douglas terminus, or “landing,” of this new bridge is needed, along with a careful analysis of the ways in which traffic to and from West Douglas is conveyed. The conveyance of traffic to new development in North Douglas or West Douglas may be accomplished in the long-term by road and light rail or heavy rail facilities and, therefore, the right-of-way for transport should be wide enough to accommodate fixed-guideway, motorized and non-motorized transport. The analysis of transport systems to North and West Douglas from a new bridge landing should be conducted in conjunction with a neighborhood planning effort for North Douglas. See also the transportation discussion for Douglas Island in Chapter 8 of this Plan, and the Community-Preferred Alternative location for the North Douglas Crossing identified in the 2007 North Douglas Crossing Public Involvement Project and Resolution 2415(am), Vanderbilt Hill.

**Guidelines and Considerations for Subarea 8:**

1. In the near term, conduct a neighborhood plan for North Douglas to address current and anticipated neighborhood issues such as traffic, transit, pedestrian and bicycle safety, residential uses, densities and utilities, parks, open space, access to water bodies, community gardens, neighborhood-serving commercial uses, and recreational uses for local and CBJ residents as well as regional and international visitors. This plan should incorporate engineering, costs and environmental assessments and findings of a North Douglas bridge landing. This transportation analysis of the bridge and West Douglas traffic conveyance should be combined with the comprehensive North Douglas subarea planning effort that should addresses transportation, utilities, in-fill housing, recreation and open space/natural areas, and public safety issues in a community-wide, holistic approach. The North Douglas Crossing was not received favorably by the public in the 2010 voting on a ballot proposition to fund construction of the crossing; however, the language on the ballot specified one location in particular, and did not explain the long history of this project or its importance to Juneau’s future. A new bridge landing in North Douglas should be carefully designed to avoid a physical separation of the North Douglas community, while preserving its rural character.
2. In its current condition, the northwest, west and southern areas of Douglas Island are in a natural, undeveloped state. Portions of the northwest island provide a recreational resource for the whole community. In addition to Eaglecrest, there are miles of shoreline and many acres of unimproved park area. A unique feature is a mile-long stretch of waterfront roadway from the North Douglas boat launch facility to False Outer Point. This corridor offers a world class vista of the Mendenhall Glacier, Mendenhall Peninsula and small islands. This area should be designated a scenic corridor both locally and with the state ADOT&PF. No obtrusive structures should be built on the water-side of the road and any development within this view corridor should assure the preservation of these views

and should enhance the open space/natural areas, public access and non-motorized pathways along the corridor. With the exception of boat launch facilities at the boat harbor, no permanent structures associated with commercial activities should be permitted along the shore side of the road from Cove Creek to False Outer Point.

3. The un-roaded shoreline on the west side of Douglas Island has development potential, both for urban residential use and for port development. The westerly shoreline is owned almost entirely by the Goldbelt Corporation and the land immediately upland is owned by the CBJ. Goldbelt has considered any number of development scenarios. A West Douglas Conceptual Plan was published in May 1997 and Chapter 6 of that Plan was adopted as an element of the CBJ Comprehensive Plan in 2007. This Plan encourages and facilitates the development of a New Growth Area in West Douglas when water, sewer and road infrastructure are available and adequate to serve the new development. New development should preserve shoreline and streamside areas in public ownership as open space/natural areas with public access points.
4. Unless and until municipal water and sewer services are provided to the North Douglas area, continue to allow for rural residential densities along the North Douglas Highway corridor and maintain the Resource Development land use designation for upland areas. Where municipal water and sewer service are provided, more efficient use of this land should be encouraged. Residential densities should be increased when, and where, roads, terrain, transit and other public services would provide the carrying-capacity for the additional residential population. However, the areas designated MDR but not currently provided municipal sewer service should remain in zoning designations that limit development to very low densities until municipal water and sewer service are provided and driveway access, roadway capacity, and intersection capacities and facilities serving that property meet the livability standard of a Level of Service D or better.
5. The Parks and Recreation Comprehensive Plan, Chapter 8, recommends a number of parks, trail, community garden and stream corridor improvements. Those recommendations include: (a) implement the 2002 Fish Creek Park Master Plan; (b) develop a master plan for recreation lands from Fish Creek to Point Hilda in North and West Douglas; (c) support construction of separated bicycle and pedestrian pathways along North Douglas Highway; (d) work with the North Douglas golf course developer to allow for cross country ski and walking use of the course with lighted trails for winter use; (e) develop a community park on West Douglas; (f) develop a neighborhood park in North Douglas that includes both passive and active recreation areas; (g) develop a community garden in the North Douglas area; (h) retain a trail corridor on CBJ lands beyond North Douglas; (i) consider acquisition of private land at Outer Point for public recreation use; and (j) coordinate recreational and maintenance activities at Eaglecrest.
6. Protect access to the Treadwell Ditch Trail and beach trails and support improvements to trails as recommended by Trail Mix.
7. Retain an easement for a bench road and trail corridor on CBJ lands around the perimeter of the Island (a trans-island road and trail system). As development proceeds near Peterson Creek, the CBJ should actively pursue development of a trail corridor that begins at the current end of the North Douglas Highway to the new development.
8. Prevent development within the Fish Creek Road scenic corridor, which is represented by a one-quarter mile distance from the Fish Creek Road right-of-way on each side of the road. No structures, other than utilities, shall be permitted therein. Minimize to the greatest extent practicable, intersecting driveways and other vehicular access points on Fish Creek Road from North Douglas Highway to Eaglecrest Lodge.
9. Retain Fish Creek Park as designated recreational open space/natural areas and restrict any development adjacent to the park, other than non-motorized access trails or bridges, which would adversely impact the valuable estuarine habitat and recreational use of the area.
10. On CBJ-owned lands, maintain a 200 foot stream buffer on each side of Fish Creek. On CBJ-owned lands that are not designated for disposal in the 1999 CBJ Land Management Plan, maintain 200 foot stream buffers on each side of the following waterbodies: Peterson Creek, Eleven Mile Creek, Middle Creek, and Hilda Creek. This buffer zone or setback may be adjusted or altered,

on a case-by-case basis, when a scientific analysis of the specific function(s) of the particular creek's value(s) finds that the setback should be more, based on its functional value(s). The setback from Peterson Creek as it passes through the land included within the CBJ Totem Creek Golf Course Lease Agreement, as outlined in existing (expired) permits, may be less than suggested here if that project is proposed again, provided that the water quality of the creek is not impaired by non-native pesticides or fertilizers, sediments or other materials, and the riparian habitat of the creek is not impaired by invasive species.

11. As much as is practical and efficient, coordinate recreational and maintenance activities and shared use of facilities and equipment and coordinate management activities with the Eaglecrest Facility and programs. Many of the facilities at Eaglecrest can serve both skiers and non-skiers and both winter and off-season recreational activities and events. Shared use and year-round use of the Eaglecrest facilities and lands should be encouraged and facilitated.
12. Identify historic and cultural resources within the subarea. Projects that may impact historic resources identified within this subarea are to be reviewed by the Historic Resources Advisory Committee (HRAC) prior to issuance of a permit. Where new historic or cultural resources are discovered or identified, the Juneau-Douglas City Museum should be contacted immediately for documentation and technical assistance toward preservation and/or curating of the resource. The demolition or removal of historic resources should be avoided and should only occur when no other option for its preservation or relocation to a suitable site exists.
13. When reviewing development proposals for Douglas Island, ensure that the site layout and circulation system configuration proposed minimizes direct vehicular access onto North Douglas Highway and does not obstruct or harm potential roadway access to an upland bench road to West Douglas or non-motorized access to a trans-island trail system, including the Treadwell Ditch Trail.
14. The West Douglas Concept Plan, Chapter 6, Land Use section has been adopted as an element of the CBJ Comprehensive Plan. Development within these New Growth Areas is subject to a master development plan to be adopted by the Assembly. Each subarea in these New Growth Areas may be planned in phases, consistent with the general guidelines in Chapter 6 of the West Douglas Concept Plan.

**Subarea 9: Douglas & West Juneau (Maps M, O, & P)**

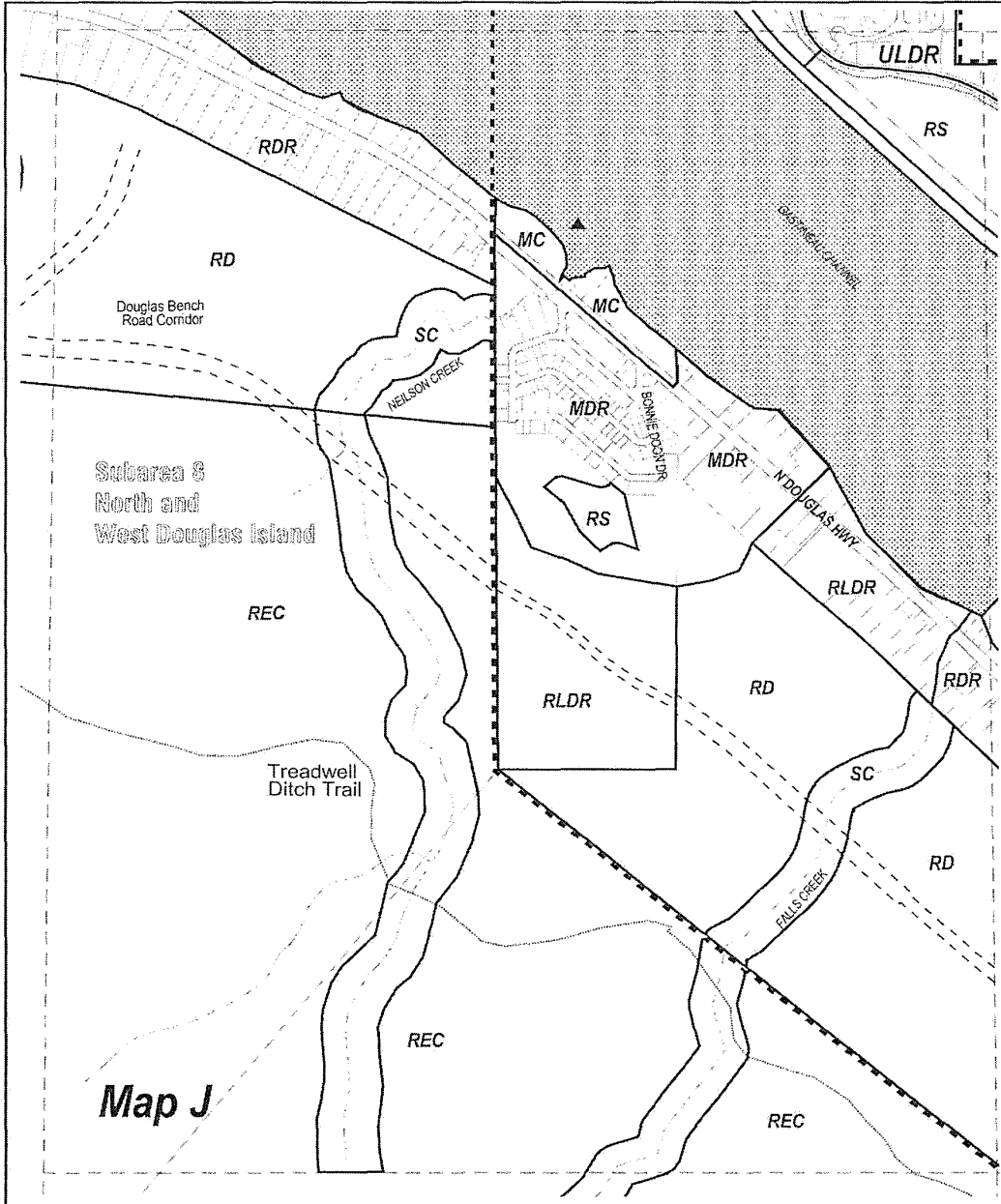
Community Form: Urban in downtown Douglas and West Juneau

Rural south of downtown Douglas

**NATURAL RESOURCES AND HAZARDS:**

<i>Type</i>	<i>General Location</i>
Wildlife (Eagle nests)	8 eagle nests in Douglas and South Douglas (2006 data)
Stream and Lakeshore Corridors	Kowee, Bear, Lawson, Bullion, Ready Bullion, and Nevada Creeks
Wetlands/Tidelands	Mouth of Kowee and Lawson creeks, along the shoreline south of downtown Douglas, and on the bench above Douglas Highway.
Cultural and Historic Resources	Downtown Douglas, Treadwell mine complex, Douglas cemeteries

Table 11.9



Map J

<p><b>COMMERCIAL INDUSTRIAL</b></p> <p><b>C</b> Commercial <b>MC</b> Marine Commercial <b>WCI</b> Waterfront Commercial Industrial <b>LI</b> Light Industrial <b>HI</b> Heavy Industrial</p>	<p><b>NATURAL RESOURCE</b></p> <p><b>REC</b> Recreational Resource <b>RD</b> Resource Development <b>SP</b> State Park <b>NP</b> CBJ Natural Area Park <b>RS</b> CBJ Recreational Service Park <b>CA</b> CBJ Conservation Area <b>SC</b> Stream Protection Corridor</p>	<p><b>RESIDENTIAL</b></p> <p><b>RDR</b> Rural Dispersed Residential <b>RLDR</b> Rural Low Density Residential <b>ULDR</b> Urban Low Density Residential <b>MDR/ISF</b> Medium Density Residential- Single Family <b>MDR</b> Medium Density Residential <b>HDR</b> High Density Residential <b>TTC</b> Traditional Town Center <b>MMU</b> Marine Mixed Use</p>	<p><b>PUBLIC</b></p> <p><b>IPU</b> Institutional and Public Use <b>ES</b> Existing School <b>PS</b> Potential School Location</p>	<p><b>OTHER</b></p> <p><b>NGA</b> New Growth Areas <b>MWR</b> Mendenhall Wellands <b>SGR</b> State Game Refuge</p>	<p><b>URBAN SERVICE AREA</b></p> <p><b>BS</b> Beach Access <b>STR</b> Streams</p>

City & Borough of Juneau  
**COMPREHENSIVE PLAN**  
City & Borough of Juneau  
TC Planning Commission  
Adopted October 20th, 2022  
Ordinance No. 2022-10

NOTE: Potential geophysical hazards, wetlands, flood zones, natural resources, setbacks, or other features which can affect properties may be present. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.

Prepared by: Community Development Department

Map 1111

Presented by:  
Introduced:  
Drafted by: CDD Gallion

**ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**

**Serial No. 2024-XX DRAFT**

**An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of approximately 63 acres of USS 4605 FR, and 2.27 acres of USS 3172 LT 38, Located on North Douglas Highway.**

WHEREAS, the area of the proposed rezone to D3, located on North Douglas Highway, spans two lots - USS 4605 FR and USS 3172 LT 38; and

WHEREAS, the area of USS 4605 FR proposed for rezone to D3 is currently zoned as RR; and

WHEREAS, the CBJ Comprehensive Plan maps this area of USS 4605 FR for Medium Density Residential and Resource Development; and

WHEREAS, the proposed rezone is consistent with neighboring areas of Medium Density Residential in Bonnie Brae Subdivision, and along North Douglas Highway; and

WHEREAS, the proposed rezone is consistent with Rural Reserve, as it provides a specific residential land use and appropriate rezoning; and

WHEREAS, the area of USS 3172 LT 38 proposed for rezone to D3 is currently zoned as D1; and

WHEREAS, the CBJ Comprehensive Plan maps this area of USS 3172 LT 38 for Rural Low Density Residential and Rural Dispersed Residential; and

WHEREAS, the proposed rezone density is consistent with Rural Low Density Residential of 1-3 units per acre; and

WHEREAS, the Rural Dispersed Residential designation is outdated due to the presence of water and sewer utilities; and

WHEREAS, Rural Low Density Residential is on the same lot; and

WHEREAS, housing is the Assembly’s top priority;

NOW, THEREFORE, BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

**Section 1. Classification.** This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

**Section 2. Amendment to the Official Zoning Map.** The official zoning map of the City and Borough, adopted pursuant to CBJ 49.25.110, is amended to change the zoning of approximately 63 acres of USS 4605 FR, and 2.27 acres of USS 3172 LT 38, located on North Douglas Highway, from RR and D1 to D3.

The described rezone is shown on the attached Exhibit "A" illustrating the area of the proposed zone change.

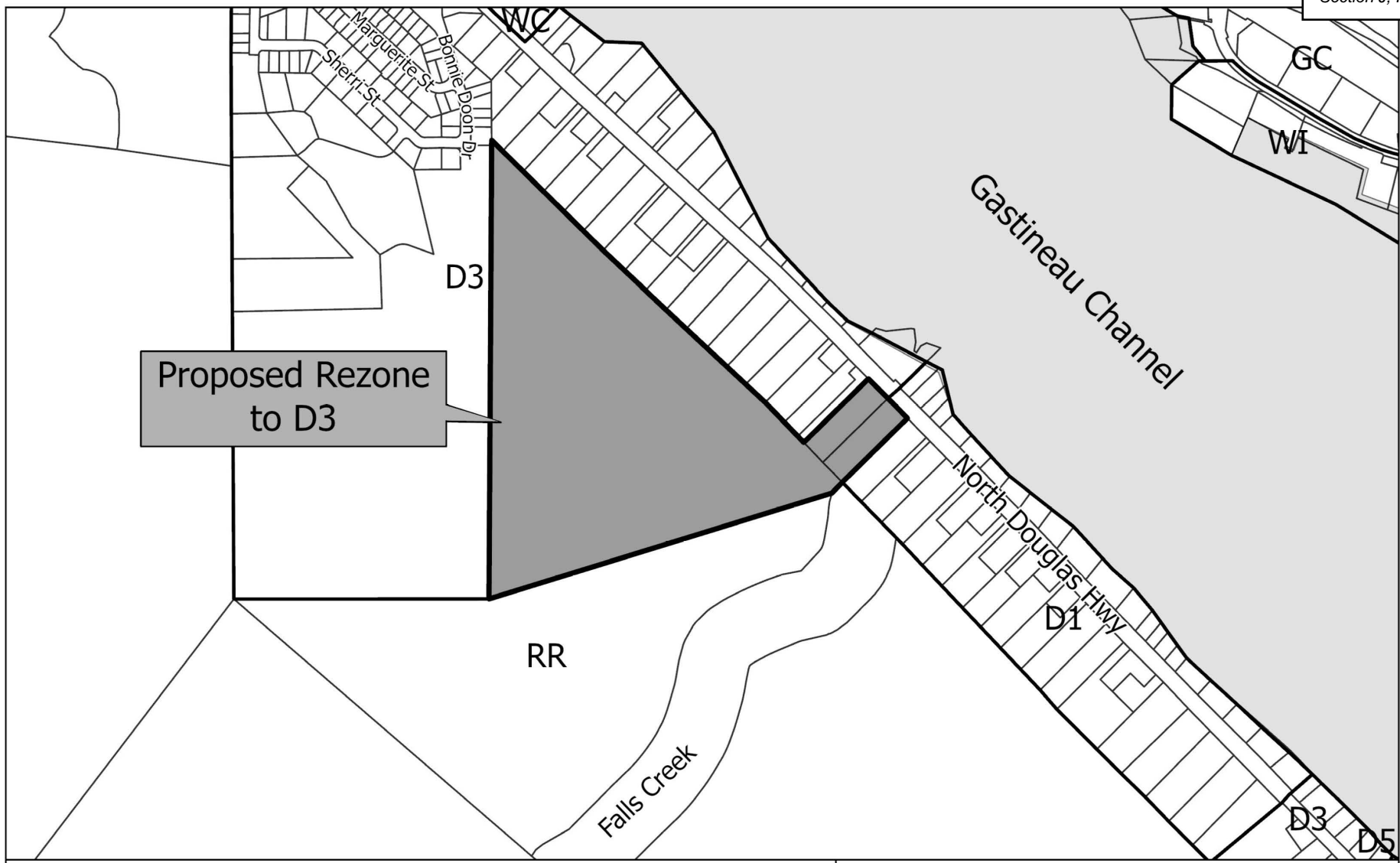
**Section 3. Effective Date.** This ordinance shall be effective 30 days after its adoption.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Beth Weldon, Mayor

Attest:

\_\_\_\_\_  
Beth McEwen, Municipal Clerk



**Zone changes to portion of USS  
4605 FR from RR to D3**

N CDD Case: AME 2024 0004

0 475 950 1,900 Feet

A north arrow is located to the left of the scale bar. The scale bar is marked with 0, 475, 950, and 1,900 feet.

		Use Description	RR	D 1	
1	RESIDENTIAL				
1.1	Single-family dwellings				
	1.11	Single-family detached, one dwelling per lot	1	1	1
	1.12	Single-family detached, two dwellings per lot	1	1	1
	1.13	Single-family detached, accessory apartment <sup>x</sup>	1, 3	1, 3	1, 3
	1.14	Single-family detached, two dwellings per lot, accessory apartments <sup>x</sup>	1, 3	1, 3	1, 3
1.2	Duplex		1	1	1
1.3	Multifamily dwellings				
1.5	Child and Day care homes				
	1.51	Child; 12 or fewer children under the age of 12	1	1	1
	1.52	Reserved			
	1.53	Adult; 12 or fewer people, 12 years and older	1	1	1
	1.54	Reserved			
1.55	Child care residence, 6 to 9 children under 18 years of age			3	3
1.6	Miscellaneous, rooms for rent situations				
	1.61	Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, transitional housing, and temporary residences. Owner or manager must live on site.	3	3	3
	1.62	Hotels, motels	3		
	1.63	Single room occupancies with private facilities			
1.7	Home occupations		1	1	1
1.8	Mobile homes				
	1.81	Residential mobile homes on individual lots <sup>E</sup>	3	3	3
	1.815	Caretakers mobile homes on individual lots <sup>E</sup>	3	3	3
	1.82	Mobile home parks <sup>E</sup>			
	1.83	Mobile home subdivision <sup>E</sup>			
	1.84	Recreational vehicle parks <sup>F</sup>	3 <sup>F</sup>	3 <sup>F</sup>	3 <sup>F</sup>
1.9	Common wall development				
	1.91	Two dwelling units			
	1.911	Accessory apartments <sup>x</sup>	1, 3	1, 3	1, 3
	1.92	Three or more dwelling units			
	1.93	Two dwelling unit structures allowed under special density considerations, subsections 49.25.510(h)			3
2	SALES AND RENTAL GOODS, MERCHANDISE OR EQUIPMENT <sup>G</sup>				
2.1	With less than 5,000 square feet and less than 20 percent of the gross floor area of outside merchandising of goods				
	2.11	Reserved			
	2.12	Miscellaneous			
	2.13	Marine merchandise and equipment	3 <sup>T</sup>		
2.2	Storage and display of goods with greater or equal to 5,000 square feet and/or 20 percent of the gross floor area of outside merchandising of goods				

49.25.300 Table of Permissible Uses  
8.14.2023



Use Description		RR	D 1		
2.3	Marijuana retail store	3			
3	PROFESSIONAL OFFICE, CLERICAL, RESEARCH, REAL ESTATE, OTHER OFFICE SERVICES <sup>G</sup>				
3.05	Offices of not more than 1,000 square feet		3	3	
3.1	Offices greater than 1,000 but not more than 2,500 square feet				
3.2	<i>Reserved</i>				
3.3	Research, laboratory uses	3 <sup>T</sup>			
3.4	Offices greater than 2,500 square feet				
3.5	Marijuana testing facility	3			
4	MANUFACTURING, PROCESSING, CREATING, REPAIRING, RENOVATING, PAINTING, CLEANING, ASSEMBLING OF GOODS <sup>G</sup>				
4.05	Light manufacturing	3 <sup>T</sup>			
4.07	Medium manufacturing	3 <sup>T</sup>			
4.1	Heavy manufacturing	3 <sup>T</sup>	3 <sup>Q</sup>		
4.15	Rock crusher	3 <sup>T</sup>	1 <sup>Q</sup>	1 <sup>Q</sup>	
4.2	Storage of explosives and ammunition	3			
4.21	Seafood processing	3 <sup>T</sup>			
4.22	Marijuana product manufacturing facility	3 <sup>AC</sup>			
5	EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USES				
5.1	Schools				
	5.11	Elementary and secondary schools including associated grounds and other facilities		3	3
	5.12	Trade, vocational schools, commercial schools	3 <sup>T</sup>		
	5.13	Colleges, universities	3 <sup>T</sup>	3	3
5.2	Churches, synagogues, temples		3 <sup>T</sup>	3	3
5.3	Libraries, museums, art galleries		3 <sup>T</sup>	3	3
5.4	Social, fraternal clubs, lodges, union halls, yacht clubs		3 <sup>T</sup>		
6	RECREATION, AMUSEMENT, ENTERTAINMENT				
6.1	Indoor activity conducted entirely within building or substantial structure				
	6.11	Bowling alleys, billiard, pool halls			
	6.12	Tennis, racquetball, squash courts, skating rinks, exercise facilities, swimming pools, archery ranges			
	6.13	Theaters seating for 200 or fewer	3 <sup>T</sup>		
	6.135	Theaters seating from 201 to 1,000			
	6.14	Coliseums, stadiums, and other facilities in the 6.100 classification seating more than 1,000 people			
	6.15	Indoor shooting range	1, 3		
6.2	Outdoor activity conducted outside enclosed buildings or structures				
	6.21	Recreational facilities such as golf, country clubs, swimming, tennis courts not constructed pursuant to a permit authorizing the construction of a school	3	3	3

		Use Description	RR	D 1	
	6.22	Miniature golf courses, skateboard parks, water slides, batting cages	3	3	3
	6.24	Automobile, motorcycle racing tracks; off-highway vehicle parks	3		
	6.25	<i>Reserved</i>			
	6.26	Open space	1	1	1
	6.262	Parks with improved facilities, not approved in conjunction with a major subdivision			
	6.264	Capacity for up to 20 people <sup>W</sup>	1 <sup>T</sup>	1	1
	6.266	Capacity for more than 20 people <sup>W</sup>	3 <sup>T</sup>	3	3
	6.27	Aerial conveyances and appurtenant facilities	3	3	3
	6.28	Shooting ranges	3		
<b>7</b>	<b>INSTITUTIONAL DAY OR RESIDENTIAL CARE, HEALTH CARE FACILITIES, CORRECTIONAL FACILITIES</b>				
7.1	Hospital				
7.15	Health care clinics, other medical treatment facilities providing out-patient care				
7.2	Assisted living			3	3
7.3	Day care centers				
7.31	Child care centers		3	3	3
7.5	Correctional facilities		3	3	3
7.6	Sobering centers				
<b>8</b>	<b>RESTAURANTS, BARS, NIGHTCLUBS</b>				
8.05	Small restaurants, less than 1,000 ft <sup>2</sup> without drive through service		3 <sup>T</sup>		
8.1	Restaurants, bars without drive through service		3 <sup>T</sup>		
8.2	Restaurants, coffee stands with drive through service				
8.3	Seasonal open air food service without drive through		3		
<b>9</b>	<b>BOAT OR MOTOR VEHICLE, SALES AND SERVICE OPERATIONS</b>				
9.05	Motor vehicle, mobile home sale or rental				
9.1	Motor vehicle repair and maintenance, including body work				
9.2	Automotive fuel station		3 <sup>T</sup>		
9.3	Car wash				
9.4	Boat sales or rental		3 <sup>T</sup>		
9.45	Boat repairs and maintenance		3 <sup>T</sup>		
9.5	Marine fuel, water sanitation		3 <sup>T</sup>		
9.6	Marine commercial facilities including fisheries support, commercial freight, passenger traffic		3		
<b>10</b>	<b>STORAGE, PARKING, MOORAGE</b>				
10.1	Automobile parking garages or parking lots not related to a principal use on the lot				
10.2	Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored				
	10.21	All storage within completely enclosed structures	1, 3	3	
	10.22	General storage inside or outside enclosed structures	1, 3	3	

		Use Description	RR	D 1	
	10.23	Snow storage basin			
	10.232	Neighborhood, less than ½ acre	3	3	3 <sup>Z</sup>
	10.235	Regional, ½ to 1 acre	3	3	3 <sup>Z</sup>
	10.237	Area wide, over 1 acre	3	3 <sup>Z</sup>	3 <sup>Z</sup>
10.3	Parking of vehicles or storage of equipment outside enclosed structures where they are owned and used by the user of the lot and parking and storage is more than a minor and incidental use of the lot		1, 3	3	
10.4	Temporary contractor's storage connected with construction project off-site for a specified period of time		1, 3	3	3
10.5	Moorage				
	10.51	Public, commercial	3	3	3
	10.52	Private	1, 3	1, 3	1, 3
10.6	Floating structures supporting seasonal, commercial recreation		3	3	3
11	MATERIALS SALVAGE YARDS, WASTE MANAGEMENT				
11.1	Recycling operations				
	11.11	Enclosed collection structures <sup>0</sup> of less than 80 square feet total and less than six feet in height	1 <sup>P</sup>	1 <sup>P</sup>	1 <sup>P</sup>
	11.12	Enclosed structures for recyclable materials collection	1 <sup>P</sup> , 3	1 <sup>P</sup> , 3	1 <sup>P</sup> , 3
	11.13	Sorting, storage, preparation for shipment occurring outside an enclosed structure			
11.2	Reclamation landfill not associated with a specific use		1, 3	1, 3	1, 3
11.3	Sanitary landfill		3		
12	SERVICES AND ENTERPRISES RELATED TO ANIMALS				
12.1	Veterinary clinic		3	3	3
12.2	Kennel		3	3	
12.25	Day animal services, grooming, walking, day care		3	3	3
12.3	Zoos, aquaria, or wild animal rehabilitation facilities with a visitor component		3	3	
12.31	Wild animal rehabilitation facilities without a visitor component		3	3	3
12.4	Horseback riding stables, dog team yards		3	3	
13	EMERGENCY SERVICES				
13.1	Fire, police, ambulance		3	3	3
14	AQUACULTURE, AGRICULTURE, SILVICULTURE, MINING, QUARRYING OPERATIONS, SPRING WATER BOTTLING				
14.1	Aquaculture		3	3	3
14.15	Weirs, channels, and other fisheries enhancement		1, 3	1, 3	1, 3
14.2	Commercial agricultural operations				
	14.21	Excluding farm animals	1, 3	1, 3	3
	14.22	Including farm animals <sup>M</sup>	1, 3	3	
	14.23	Stabling of farm animals <sup>M</sup>	3	3	3

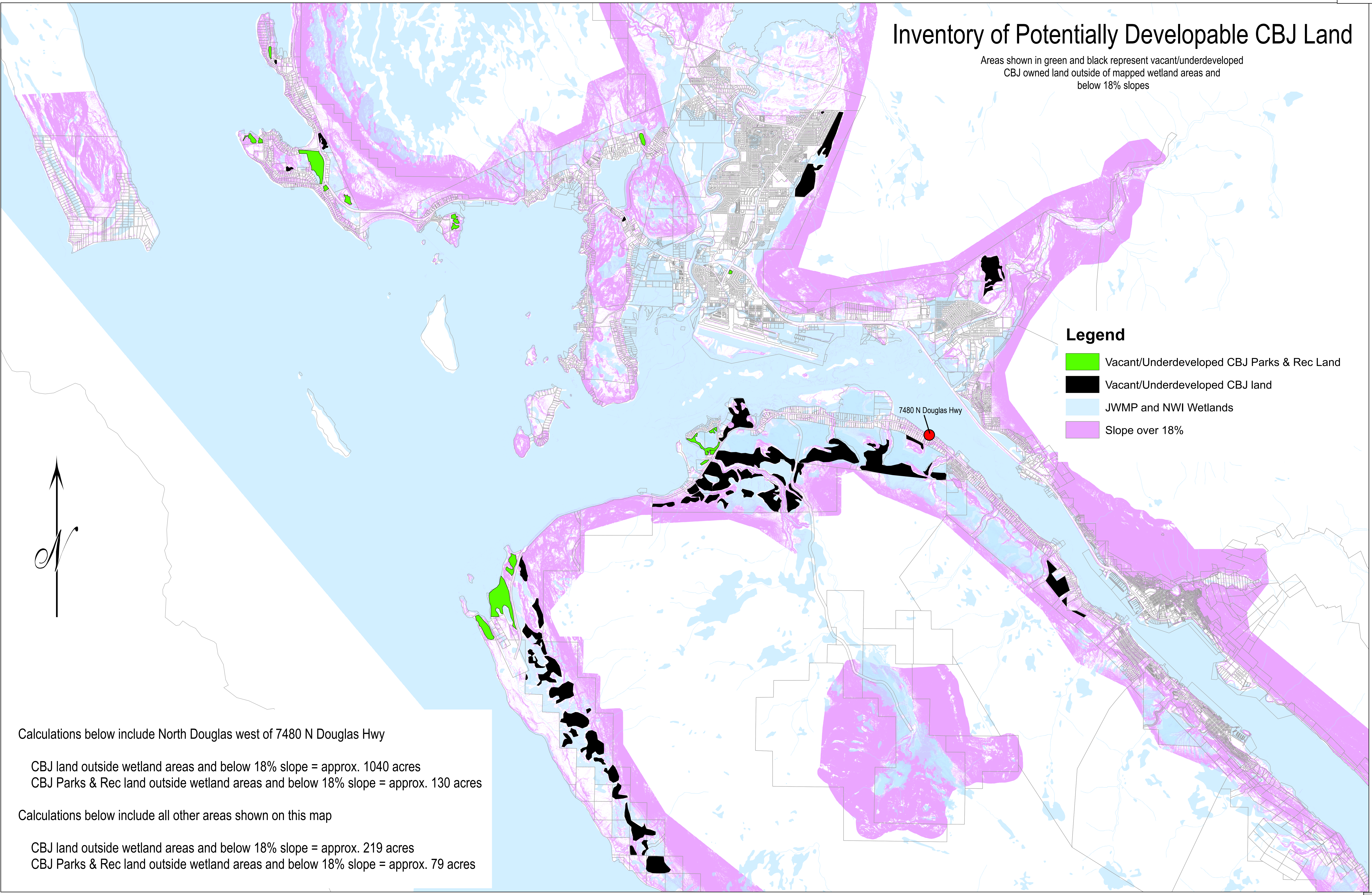
49.25.300 Table of Permissible Uses  
8.14.2023

		Use Description	RR	D 1	
	14.24	Marijuana cultivation (500 square feet or more under cultivation)	3		
	14.245	Marijuana cultivation (fewer than 500 square feet under cultivation)	3	3 <sup>AB</sup>	
14.25	Personal use agriculture				
	14.253	Hens, 6 maximum	1	1	1
14.3	Silviculture and timber harvesting <sup>J</sup>		3	3	
14.4	Mining operations		2, 3 <sup>K</sup>	3	3
14.5	Sand and gravel operations <sup>I</sup>		3	3	3
14.8	Spring water bottling		3	3	
15	MISCELLANEOUS PUBLIC AND SEMIPUBLIC FACILITIES				
15.1	Post office		3	3	3
15.2	Airport		3		
15.4	Military reserve, National Guard centers		3	3	3
15.5	Heliports, helipads		3		
15.6	Transit facilities				
	15.61	Transit center			3
	15.62	Transit station		1	1
	15.63	Park and ride not associated with transit station	3	3	3
15.7	Public works facility		3	3	3
16	DRY CLEANER, LAUNDROMAT				
16.1	Drop off and pickup only, no onsite laundry or dry cleaning process				
16.2	Full service onsite laundry and/or dry cleaning				
17	UTILITY FACILITIES				
17.1	Minor		1	1	1
17.15	Intermediate		3	3	3
17.2	Major		3	3	3
17.3	Driveways and private roads				
18	TOWERS AND RELATED STRUCTURES				
18.100 <sup>AA</sup>	Towers and antennas 35 feet or less		1	1	1
18.200 <sup>AA</sup>	Towers and antennas 35 to 50 feet		1	3	3
18.300 <sup>AA</sup>	Towers and antennas more than 50 feet in height		3	3	3
18.4	Amateur (ham) radio towers and antennas more than 35 feet in height <sup>R</sup>		1	1	1
18.5	Wireless Communication Facilities		See CBJ 49.65, Wireless Communication Facilities		
19	OPEN AIR MARKETS, NURSERIES, GREENHOUSES				
19.1	Open air markets (farm, craft, flea, and produce)		1, 3	1, 3	
19.2	Nurseries, commercial greenhouses				
	19.21	Retail sales	3	3	3
	19.22	Nonretail sales	1, 3	1, 3	1, 3

Use Description		RR	D 1	
19.23	Marijuana cultivation (500 square feet or more under cultivation)	3		
19.24	Marijuana cultivation (fewer than 500 square feet under cultivation)	3	3 <sup>AB</sup>	
20	CEMETERY, CREMATORIUM, MORTUARY			
20.1	Cemetery	1, 3	3	3
20.2	Crematorium	3		
20.3	Funeral home	3	3	3
21	VISITOR-ORIENTED, RECREATIONAL FACILITIES			
21.1	Resort, lodge	3	3	
21.2	Campgrounds	1, 3	3	
21.3	Visitor, cultural facilities related to features of the site	3	3	
22	TEMPORARY STRUCTURES ASSOCIATED WITH ONSITE CONSTRUCTION			
22.1	Temporary structures used in connection with construction	1	1	1

# Inventory of Potentially Developable CBJ Land

Areas shown in green and black represent vacant/underdeveloped CBJ owned land outside of mapped wetland areas and below 18% slopes



### Legend

- Vacant/Underdeveloped CBJ Parks & Rec Land
- Vacant/Underdeveloped CBJ land
- JWMP and NWI Wetlands
- Slope over 18%

Calculations below include North Douglas west of 7480 N Douglas Hwy

CBJ land outside wetland areas and below 18% slope = approx. 1040 acres  
 CBJ Parks & Rec land outside wetland areas and below 18% slope = approx. 130 acres

Calculations below include all other areas shown on this map

CBJ land outside wetland areas and below 18% slope = approx. 219 acres  
 CBJ Parks & Rec land outside wetland areas and below 18% slope = approx. 79 acres



(907) 586-0715  
CDD\_Admin@juneau.org  
www.juneau.org/community-development  
155 S. Seward Street • Juneau, AK 99801

**COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT**

**DEPARTMENT:** DOT&PF

**STAFF PERSON/TITLE:** Arthur Drown, Right of Way Property Management

**DATE:** 09/10/2024

**APPLICANT:** CBJ Lands

**TYPE OF APPLICATION:** AME (Rezone)

**PROJECT DESCRIPTION:**  
Rezone of 66 acres uphill (southwest) of 6101 through 6615 North Douglas Highway from RR to D3.

**LEGAL DESCRIPTION:** USS 4605 FR

**PARCEL NUMBER(S):** 6D0611000010

**PHYSICAL ADDRESS:** Not assigned

**SPECIFIC QUESTIONS FROM PLANNER:**

**AGENCY COMMENTS:**

**AGENCY COMMENTS (CONTINUED):**



**Irene Gallion**

**From:** Irene Gallion  
**Sent:** Tuesday, August 13, 2024 2:33 PM  
**To:** Jeffrey Hedges; General Engineering; Theresa Ross  
**Cc:** Ilsa Lund; Jason Larson  
**Subject:** Eight rezones for your consideration  
**Attachments:** APP\_AME24-02.pdf; Agency Comments Form, AME24-02.pdf; APP\_AME24-03.pdf; Agency Comments Form, AME24-03.pdf; APP\_AME24-04.pdf; Agency Comments Form, AME24-04.pdf; APP\_AME24-05.pdf; Agency Comments Form, AME24-05.pdf; APP\_AME24-06.pdf; Agency Comments Form, AME24-06.pdf; APP\_AME24-07.pdf; Agency Comments Form, AME24-07.pdf; APP\_AME24-08.pdf; Agency Comments Form, AME24-09.pdf

Hi all,

We have eight proposed rezones coming up to the Planning Commission in October. I've attached them for consideration.

We've got some time on these. It would be nice to have a general idea of concerns for the public meetings. However, this will not go to the Commission until October 22. **If we could have comments by September 23 that would be great!** Let us know if you need more time.

Number	Public Info Mtg	Brief desc.	Access	Notes
AME24-02	Pending	39 acres from D3 to D18 at South Grant Creek.	N Douglas Hwy	Access through lot owned by private developer, between 4275 and 4305.
AME24-03	Thursday, 9/12/2024	2.3 acres at the end of Davis Avenue from D10 to D15.	Davis Avenue	Possible addition of nine units to Davis Avenue/Glacier intersection.
AME24-04	Tuesday, 9/17/2024	Rezone of 66 acres uphill (southwest) of 6101 through 6615 North Douglas Highway from RR to D3	N Douglas Hwy	via CBJ-owned lots between 6015 and 6101.
AME24-05	Wednesday, 9/11/2024	Rezone of 36 acres uphill (north) of 11900 through 12170 Glaciers Highway from D3 to D15.	Glacier Hwy	Via CBJ-owned lots between Seaview Avenue and 12158
AME24-06	Monday, 9/23/2024	Rezone of approximately 33 acres uphill (north) of 15200 through 15860 Glaciers Highway from RR to D3.	Auke Bay Bypass?	Utilities via easements from Glacier Hwy. CBJ does not own land to provide access from Glacier Hwy.
AME24-07	Thursday, 9/19/2024	Rezone approximately six acres of 10SF to D10 at top (north) of Karl Reishus Boulevard.	Karl Reishus Boulevard	No change to density, just type of development.
AME24-08	Wednesday, 9/18/2024	Rezone approximately 77 acres of RR to D3 in the	N Douglas Hwy	Direct access to N Douglas Hwy.

		vicinity of Fish Creek on North Douglas Highway.		
AME24-09	Pending	~87 acres at North Grant Creek, D3 to D15	N Douglas Hwy	Access to the highway needs to be negotiated still.

I've attached a comment sheet for each case for ease of use.

These cases are also on the short term web page: <https://juneau.org/community-development/short-term-projects> The background for AME24-03 that is posted on the web page may be helpful in considering Davis Avenue impacts.

Please "respond all." We are backing each other up during flood response activities.

Thanks!

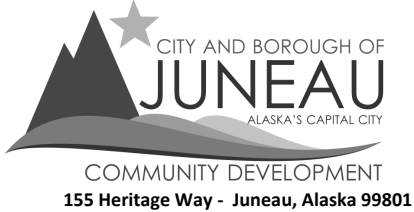
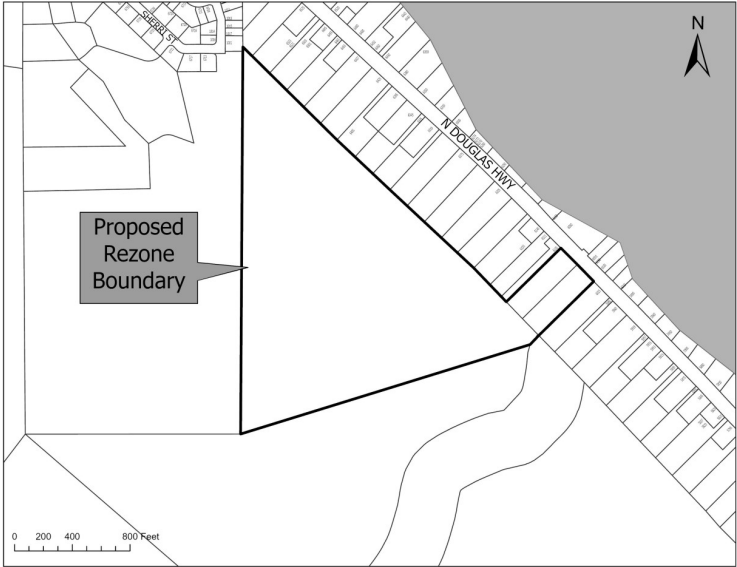
**Irene Gallion | Senior Planner**  
 Community Development Department | City & Borough of Juneau, AK  
 Location: 230 S. Franklin Street | 4<sup>th</sup> Floor Marine View Building  
 Office: 907.586.0753 x4130



*Fostering excellence in development for this generation and the next.*



**Zoom Informational Meeting**  
About a Rezone in Your Neighborhood  
*Your Community, Your Voice*



TO

The Community Development Department is hosting an informational meeting on a proposal to **rezone 66 acres uphill (Southwest) of 6101 through 6615 North Douglas** from RR to D3 zone. This meeting will be held virtually over Zoom. Your questions are welcome.



**NEIGHBORHOOD MEETING**  
**September 17, 2024, 6:00 PM**  
 Call In: +1 253 215 8782  
 Webinar ID: 811 8463 6159  
<https://juneau.zoom.us/j/81184636159>

If you are not able to attend this meeting but have questions or comments, please contact **Irene Gallion**, Senior Planner, at (907) 586-0753 ext. 4130 or [irene.gallion@juneau.org](mailto:irene.gallion@juneau.org).

*This project is scheduled for review by the Planning Commission on **October 22, 2024**. All property owners within 500 feet of the proposed rezone will receive a separate notice with details on how and where to submit comments or testify before the Commission.*

Case No.: AME2024 0004  
Parcel No.: 6D0611000010  
CBJ Parcel Viewer: <http://epv.juneau.org>



**Thank you for being  
here!**

**The meeting will start  
at 6:00 pm**

**Proposed rezone:**

66 acres uphill (southwest) of 6101 through 6615 North Douglas Highway

**CBJ Lands and Resources**

**Submit comments to:**

Irene Gallion, Senior Planner, CBJ

[Irene.Gallion@Juneau.gov](mailto:Irene.Gallion@Juneau.gov)

(907) 586-0753, x4130

2

# AME2024-0004

Rezone of 66 acres uphill (southwest) of 6101 through 6615 North Douglas Highway

From RR and D1 to D3

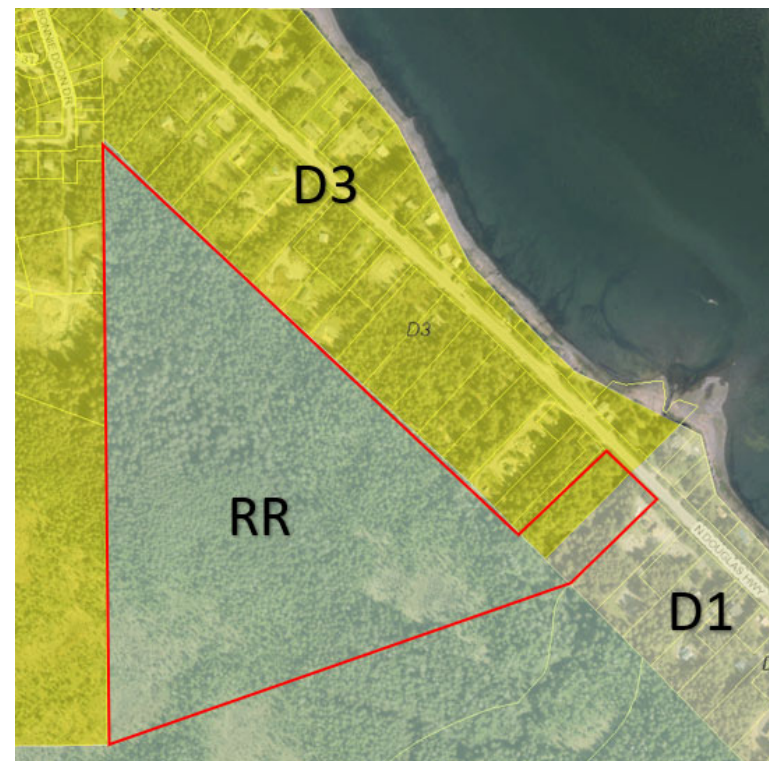
APPLICANT: CBJ Lands and Resources

**START RECORDING**

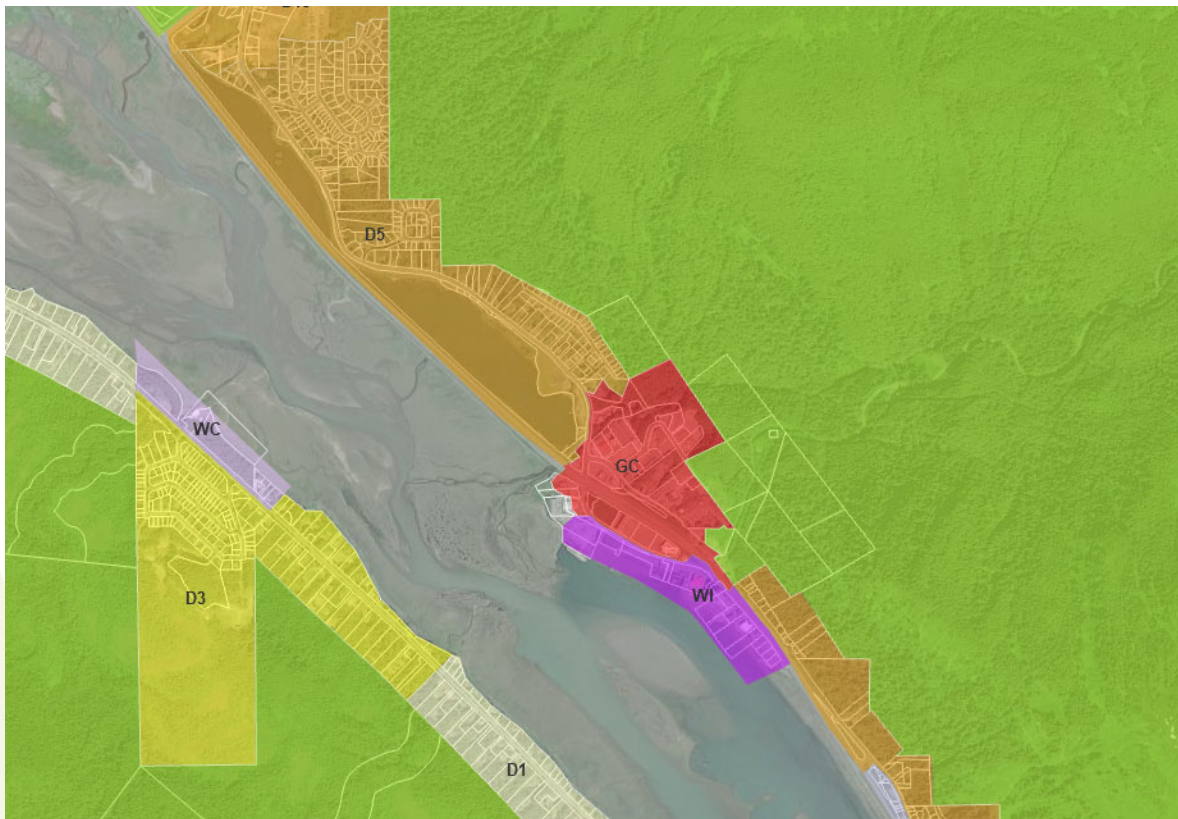


## What will happen today

- Presentation from CBJ
  - What is being requested and why
  - Regulatory details
  - What the process is
- Applicant shares information
- Open to your questions.



# What is a “rezone”?

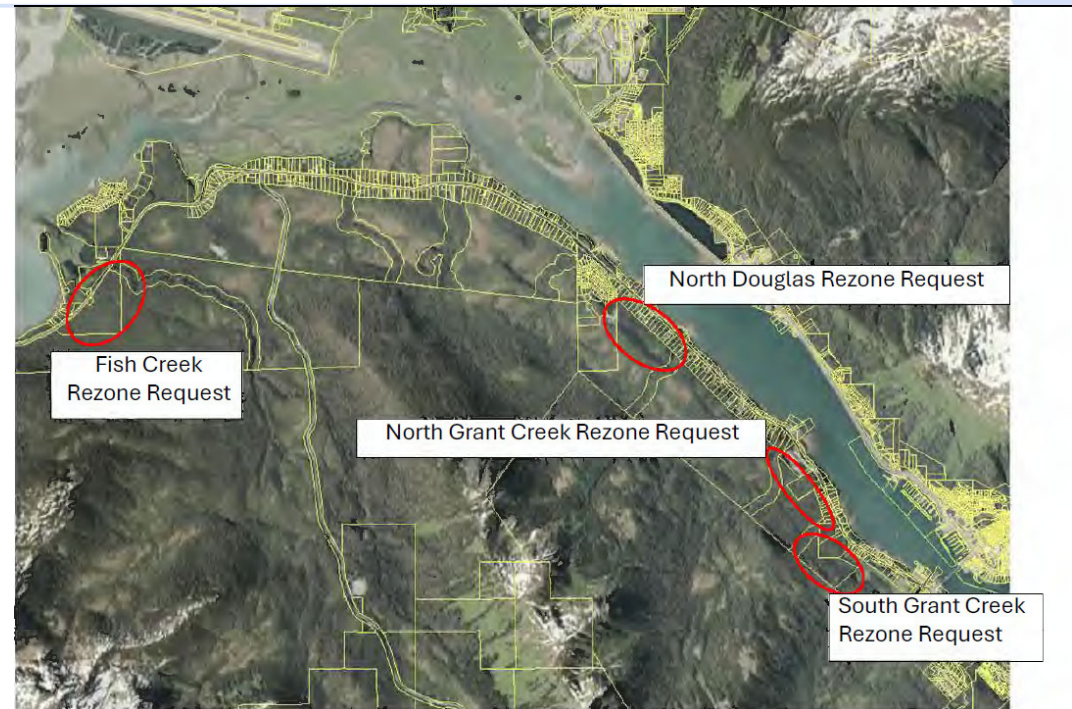


AME24-04



## Why rezone?

- Housing Assembly's #1 priority
- Review of
  - CBJ land portfolio
  - Land Management Plan
  - Topography
  - Access
  - Road frontage
  - Utilities
  - Wetlands

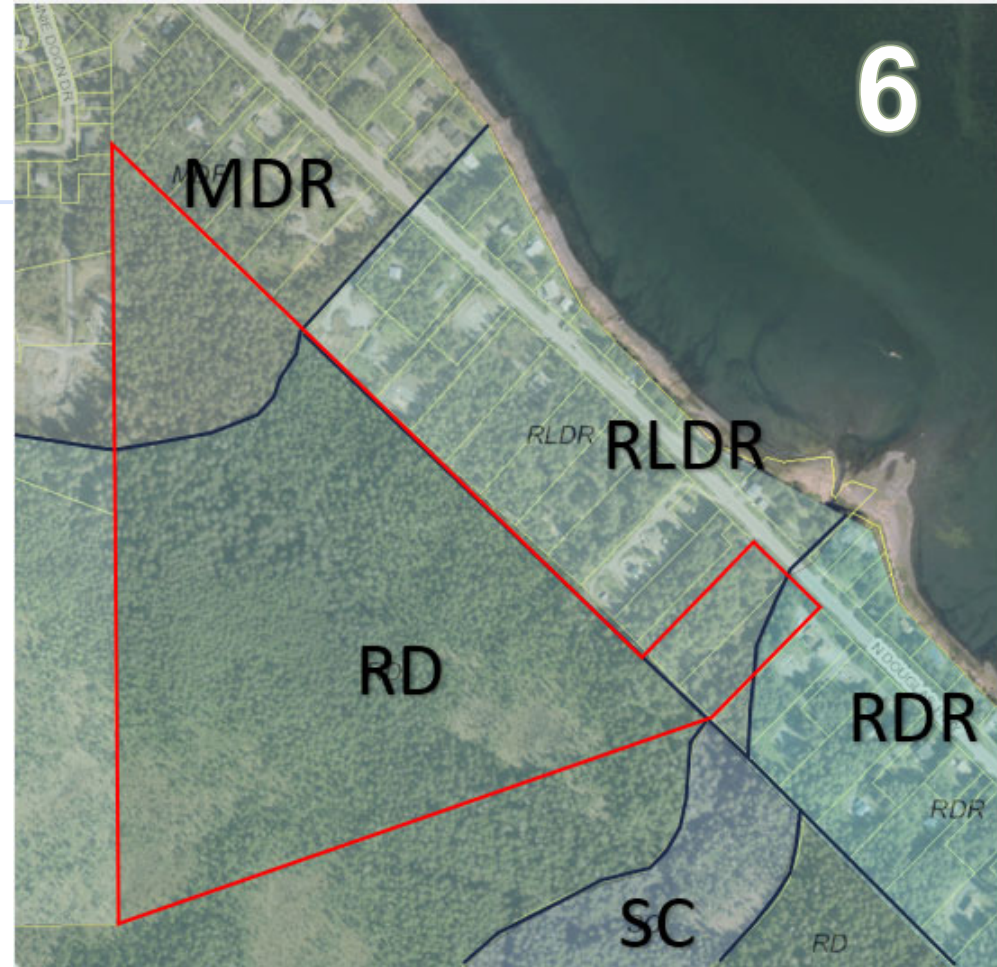


Rezoning cannot be conditioned except for public health and safety (sewer, water).



# Comp Plan guides

- Resource Development
- Medium Density Residential
- Rural Low Density Residential
- Rural Dispersed Residential

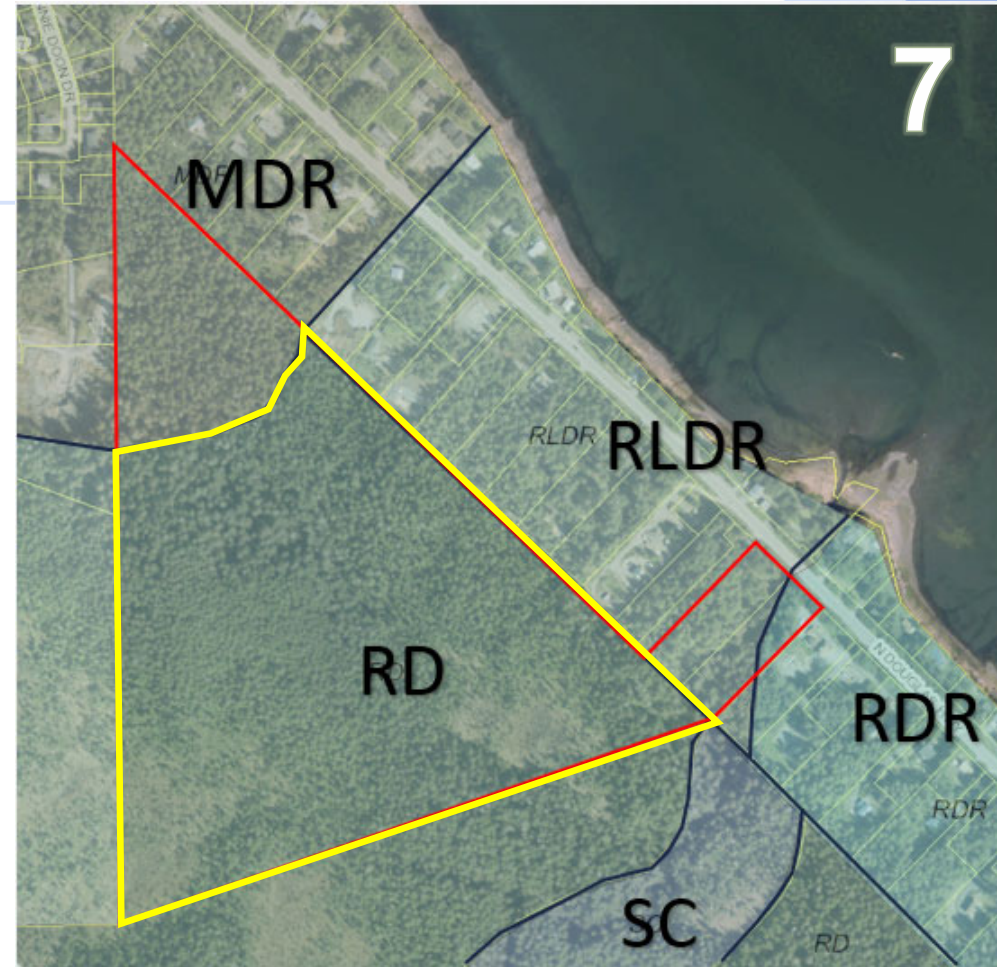


AME24-04

# Comp Plan guides

## RESOURCE DEVELOPMENT (RD)

- Conserve natural resources UNTIL specific land use developed.
- Should be re-designated and rezoned appropriately.



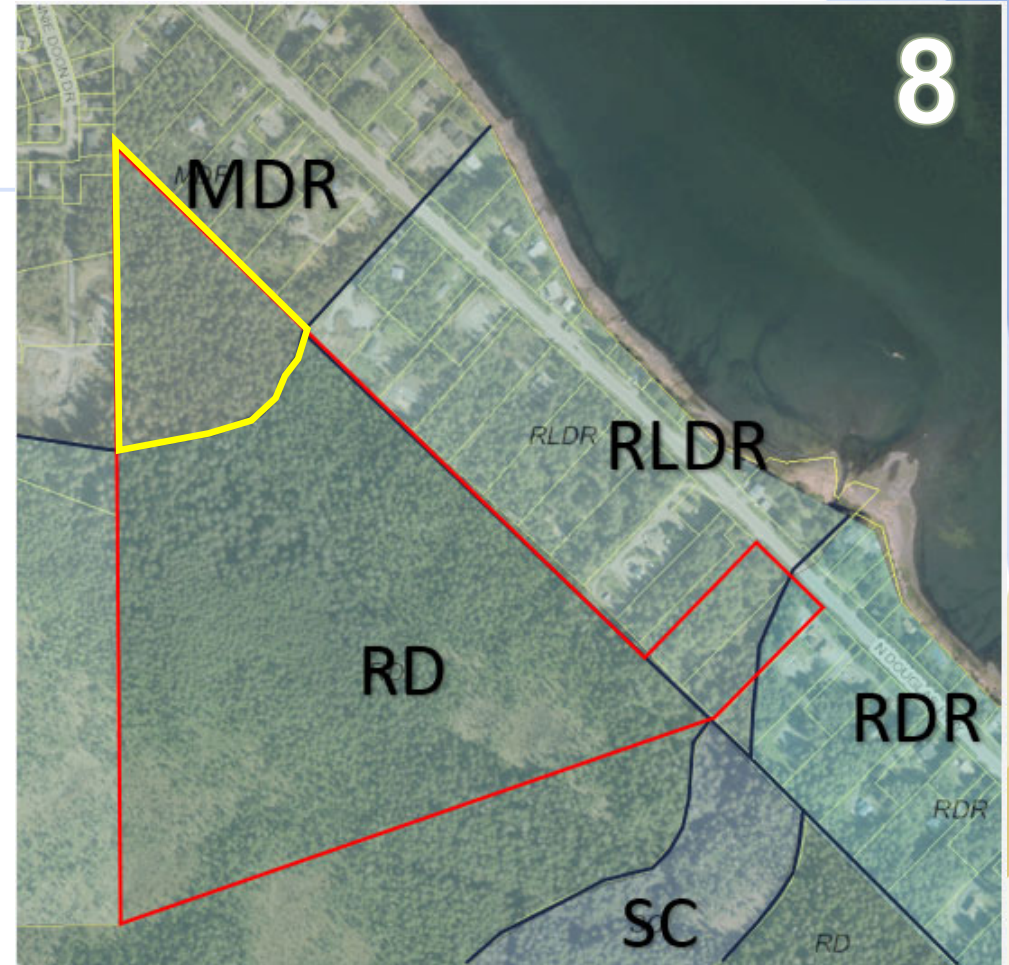
AME24-04



# Comp Plan guides

## MEDIUM DENSITY RESIDENTIAL (MDR)

- Urban residential lands.
- Multi-family.
- Density of 5-20 units per acre.
- Commercial development must be consistent with residential.



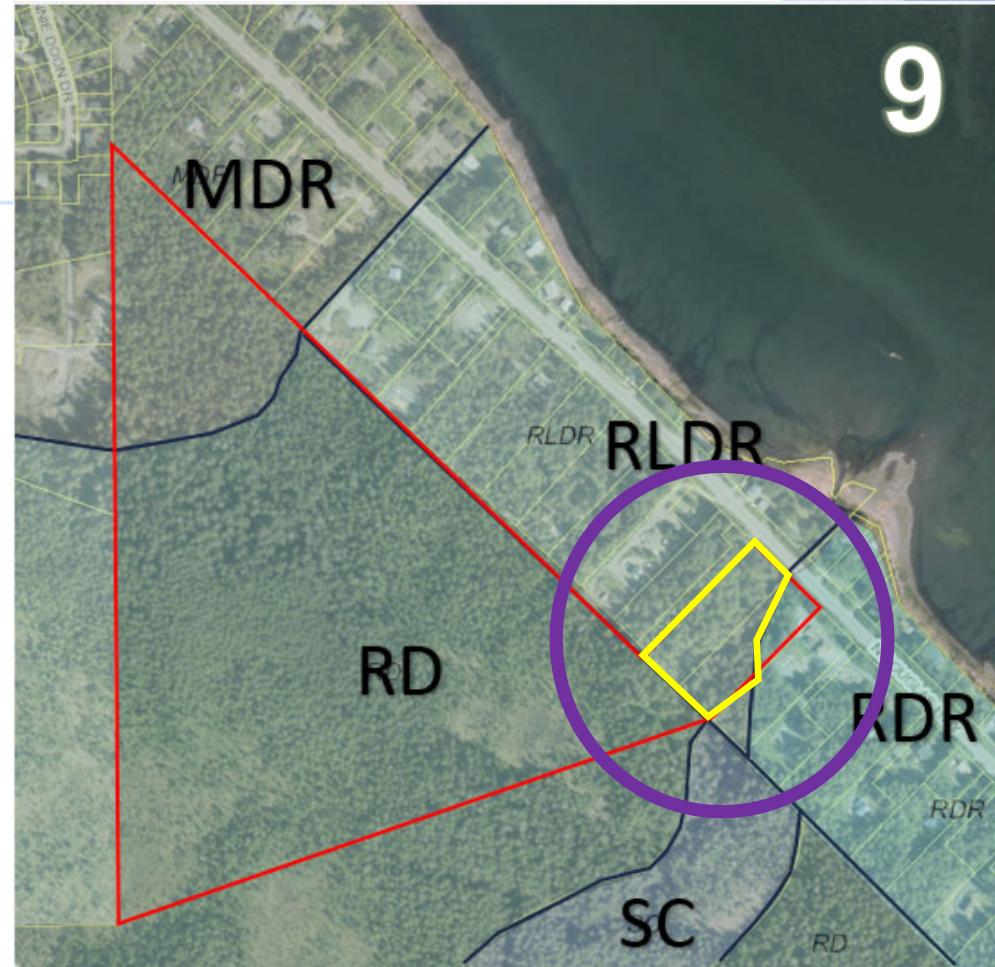
AME24-04



# Comp Plan guides

## RURAL LOW DENSITY RESIDENTIAL (RDRL)

- 1-3 units per acre.
- Based on utilities available.



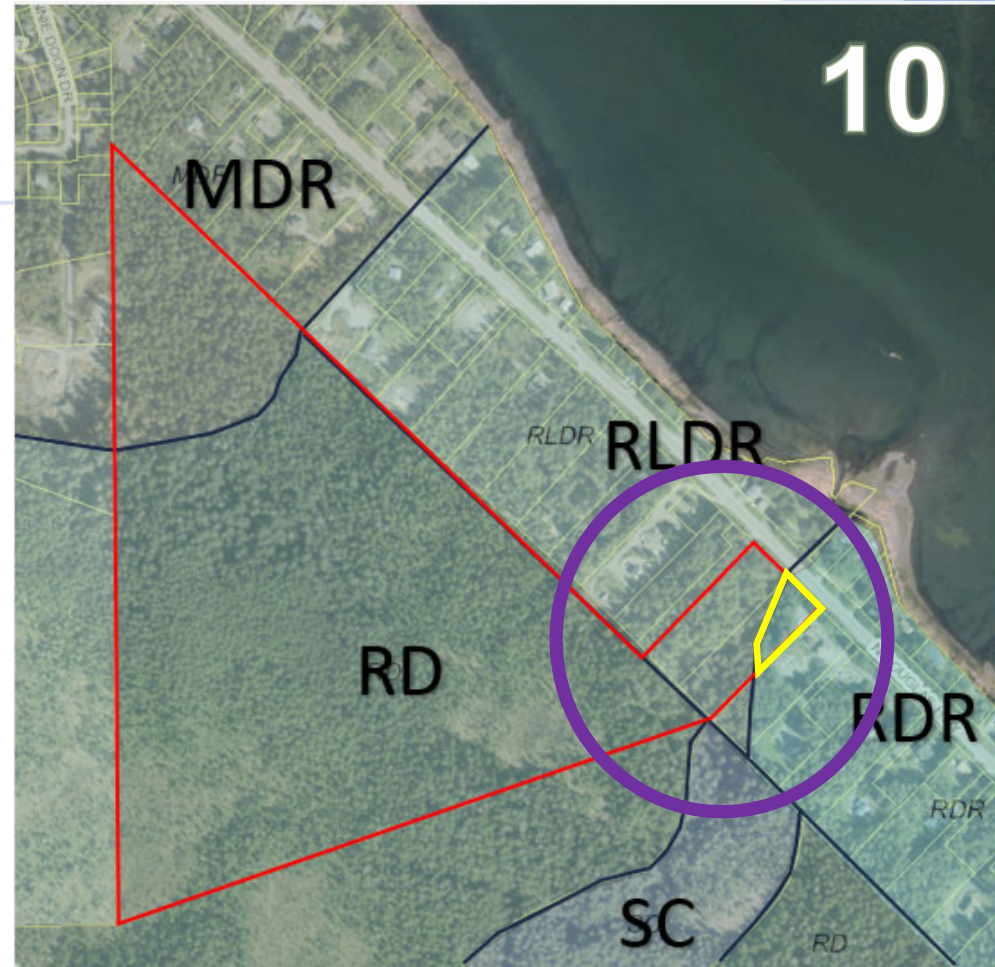
AME24-04



# Comp Plan guides

## RURAL DISPERSED RESIDENTIAL (RDR)

- Very low density development.
- Assumes no utilities.
- 1 unit per acre.
- Small-scale visitor facilities.

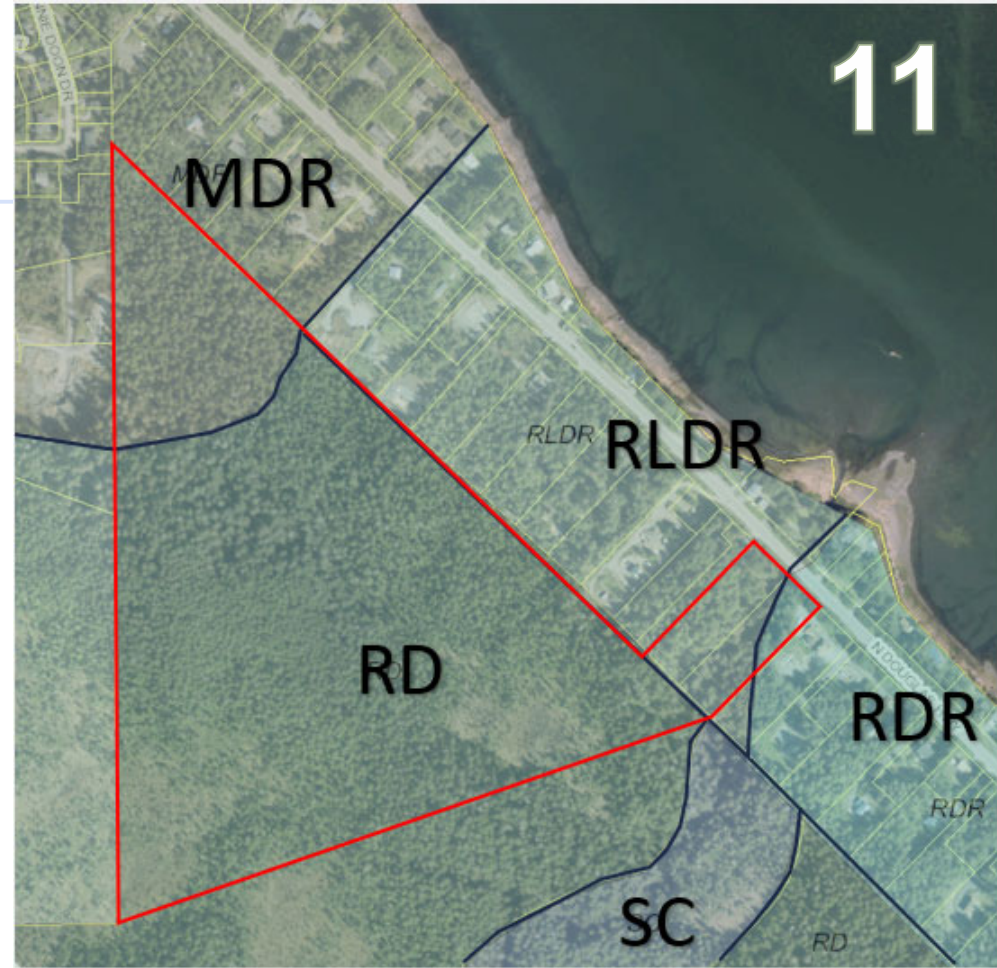


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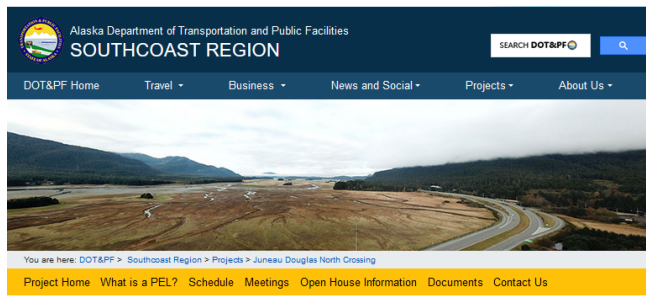
# Comp Plan guides

- ✓ Resource Development
- ✓ Medium Density Residential
- ✓ Rural Low Density Residential
- ✓ Rural Dispersed Residential



AME24-04

# Ongoing PEL Study – North Crossing



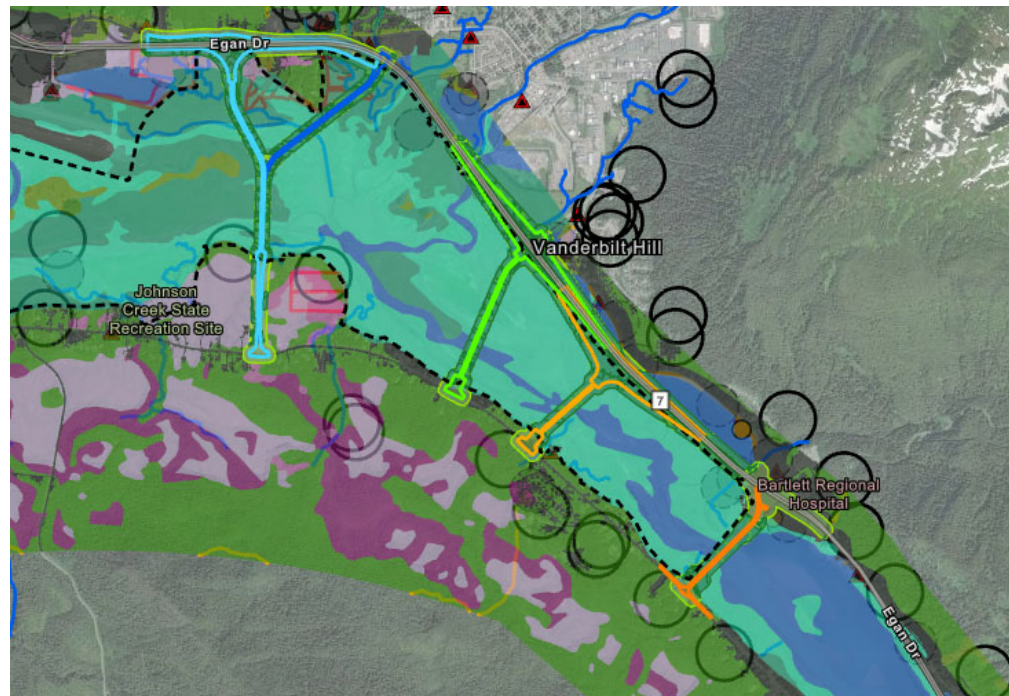
Project # SFHWY00299 / Federal # 0003259



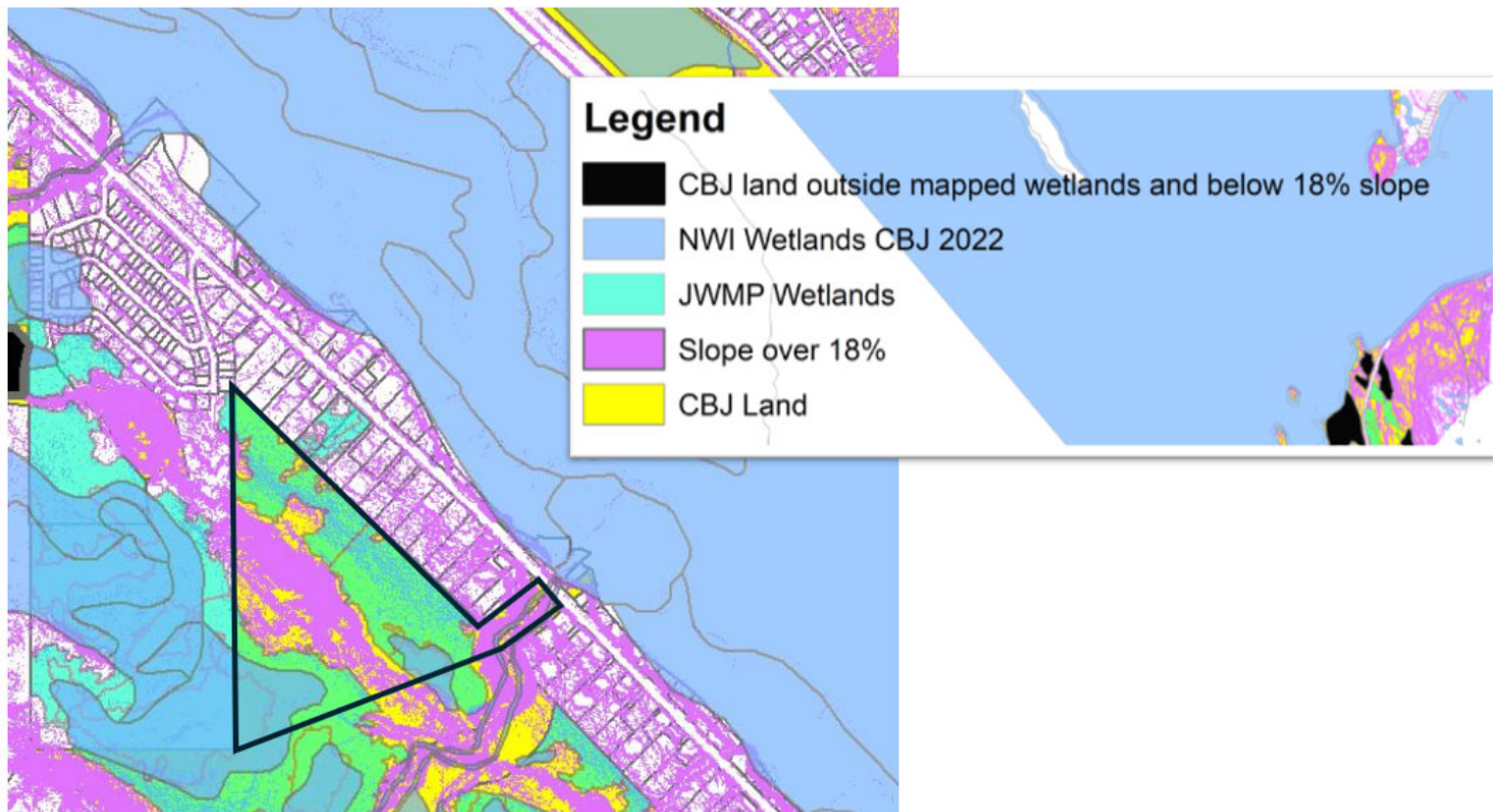
## Juneau Douglas North Crossing PEL Study

### What's New!

- **Level 2 Screening GIS Maps:** [Click here](#) to view the maps.
- **Fieldwork Reports:** View the reports from the fieldwork completed last fall on the [Documents Page](#).
- To supplement the level 2 screening process, the study team has met with agencies and organization. Visit the [Meetings page](#).
- [Click here](#) to download the Detailed Alternatives.
- **StoryMap:** [Click here](#) to view the PEL study background, purpose and need, preliminary alternatives and brief descriptions, screening process, and schedule.
- Visit the [Documents Page](#) to view Baseline Data Maps and Technical Memos, Cross Sections, and Recommended Alternative Criteria Memo, Level 1 Screening Memo, Origin Destination Data Memo, and Bridge Volume Forecast Memo.



# Slope and wetlands



AME24-04





What do plans say about land use?

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What does rezoning to D3 look like?

# Table of Permissible Uses

Use Description		RR	D-1	D-3
1	RESIDENTIAL			
1.1	Single-family dwellings			
1.11	Single-family detached, one dwelling per lot	1	1	1
1.12	Single-family detached, two dwellings per lot	1	1	1
1.13	Single-family detached, accessory apartment <sup>x</sup>	1, 3	1, 3	1, 3
1.14	Single-family detached, two dwellings per lot, accessory apartments <sup>x</sup>	1, 3	1, 3	1, 3
1.2	Duplex	1	1	1
1.3	Multifamily dwellings			
1.5	Child and Day care homes			
1.51	Child; 12 or fewer children under the age of 12	1	1	1
1.52	Reserved			
1.53	Adult; 12 or fewer people, 12 years and older	1	1	1
1.54	Reserved			
1.55	Child care residence, 6 to 9 children under 18 years of age		3	3

Residences	Commercial Structure	Commercial Land
>2	5,000 sf	10,000 sf

**Major Development**

AME24-04



# To find the details...



AME24-04



# To find the details...

- [+ AME2024 0002: Rezone south of Grant Creek D3 to D18](#)
- [+ AME2024 0003: 1925 Davis Avenue Rezone, D10 to D15](#)
- [- AME2024 0004: 6101 through 6615 North Douglas Highway Rezone, RR to D3](#)

Rezone of 66 acres uphill (southwest) of 6101 through 6615 North Douglas Highway from RR to D3.

## SCHEDULE:

Public Informational Meeting

September 17, 2024, at 6:00 – 8:00 pm

[ZOOM Link](#)

Webinar ID: 811 8463 6159

MEETING MATERIALS:

- [Table of Permissible Uses \(TPU\) RR, D1 and D3 comparison](#)
- [Table of Permissible Uses \(TPU\) Regulations, and Key to Notes](#)

The purpose of this meeting is primarily to answer public questions. If there is time at the end, people may make statements regarding their feelings or concerns. The meeting will be recorded, and a link to the recording will be provided on this site.



D3



AME24-04



### D3: Requires Conditional Use Permit



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Not allowed

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# Differences between districts

USE	RR	D1	D3
Manufacture, light to heavy	CUP	No	No
Marijuana retail, testing	CUP	No	No
Cultivation > 500 sf	CUP	No	No
Cultivation < 500 sf	CUP	CUP	No
Restaurants without drive-through	CUP	No	No
Stables, dog teams	CUP	CUP	No
Resort, lodge	CUP	CUP	No
Visitor facilities	CUP	CUP	No



# Dimensional Standards

Zoning Regulations	RR	D-1	D-3
Minimum Lot Size			
Permissible Uses	36,000	36,000	12,000
Bungalow		18,000	6,000
Duplex	54,000	54,000	18,000
Single-family detached, two dwellings per lot	72,000	72,000	24,000
Minimum lot width	150'	150'	100'
Bungalow		75'	50'
Maximum lot coverage			
Permissible uses	10%	10%	35%
Conditional uses	20%	20%	35%
Maximum height permissible uses	45'	35'	35'
Accessory	45'	25'	25'
Bungalow <sup>9</sup>		25'	25'
Minimum front yard setback	25'	25'	25'
Minimum street side yard setback	17'	17'	17'
Minimum rear yard setback	25' <sup>2</sup>	25'	25'
Minimum side yard setback	15' <sup>2</sup>	15'	10'

# Potential for Subdivision

<b>Lot Parcel Zoning Square Feet</b>	<b>USS 4605 FR 6D0611000010 RR 2,744,280</b>	<b>USS 3172 LT 37 6D0801010050 D3 98,881</b>	<b>USS 3172 LT 38 6D0801010040 D1 98,881</b>	<b>Total</b>
<b>Current Zoning</b>	76	8	2	86
<b>D3</b>	228	8	8	244

# Access

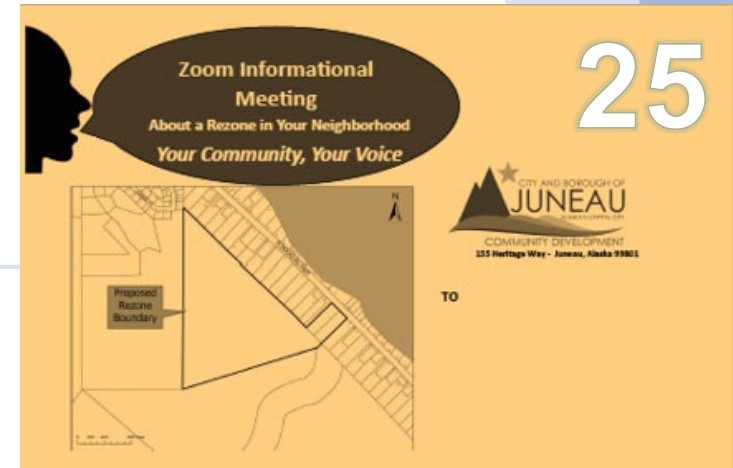


AME24-04



# Process

- Neighborhood informational meeting
- Staff analysis and report
- Report posted week of October 14, 2024
- **Planning Commission Hearing: October 22, 2024.** Recommendation to:
  - Approve
  - ~~Approve with conditions~~
  - Deny
  - Continue



The Community Development Department is hosting an informational meeting on a proposal to rezone 66 acres uphill (Southwest) of 6101 through 6615 North Douglas from RR to D3. This meeting will be held virtually over Zoom. Your questions are welcome.

**NEIGHBORHOOD MEETING**  
**September 17, 2024, 6:00 PM**  
 Call In: +1 253 215 8782  
 Webinar ID: 811 8463 6159  
<https://juneau.zoom.us/j/81184636159>

If you are not able to attend this meeting but have questions or comments, please contact Irene Gallion, Senior Planner, at (907) 586-0753 ext. 4130 or [irene.gallion@juneau.org](mailto:irene.gallion@juneau.org).

*This project is scheduled for review by the Planning Commission on October 22, 2024. All property owners within 500 feet of the proposed rezone will receive a separate notice with details on how and where to submit comments or testify before the Commission.*  
 Revised August 28, 2024

Case No.: AME2024 0004  
 Parcel No.: 6D0611000010  
 CBI Parcel Viewer: <http://epv.juneau.org>

- Schedule with the Assembly (no post cards)

AME24-04



# Thank you!

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- Dan Bleidorn, CBJ Lands and Resources Manager

# To comment:

<https://juneau.org/community-development/short-term-projects>

## Planning Commission Hearing

Hearing before the Planning Commission on October 22, 2024.

The staff report is anticipated to be posted the week of October 14, 2024, and can be found [here](#).

Comments received by September 23, 2024, will be included in a staff analysis and forwarded to the Commission.

Comments received between September 24, 2024, and October 17, 2024, at noon will be forwarded to the Commission.

**LAST DAY FOR WRITTEN COMMENT: Thursday, October 17, 2024, at NOON**

*Note that Friday, October 18<sup>th</sup>, is the Alaska Day holiday.*

Please send comments to:

[PC\\_comments@juneau.gov](mailto:PC_comments@juneau.gov)

[Irene.Gallion@juneau.gov](mailto:Irene.Gallion@juneau.gov)

(907) 586-0753 x4130

AME24-04



# Comment summary so far...

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AME24-04



# North Douglas Rezone

**Dan Bleidorn**  
City and Borough of Juneau  
Division of Lands and Resources  
Lands and Resources Manager  
[Lands\\_Office@juneau.gov](mailto:Lands_Office@juneau.gov)  
907-586-5252

September 16, 2024





# 2024 CBJ Rezone Applications

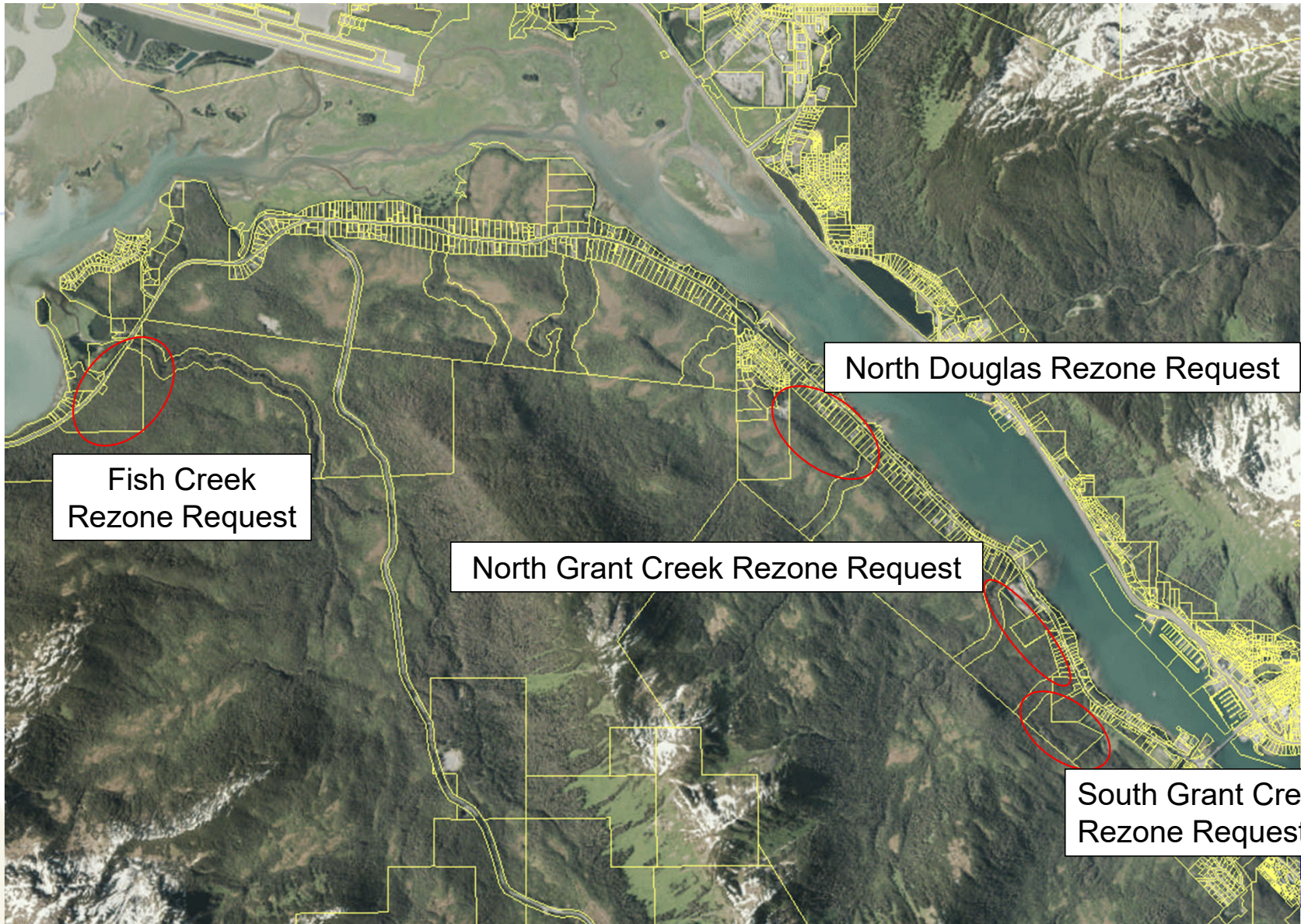
## **Pre-Application:**

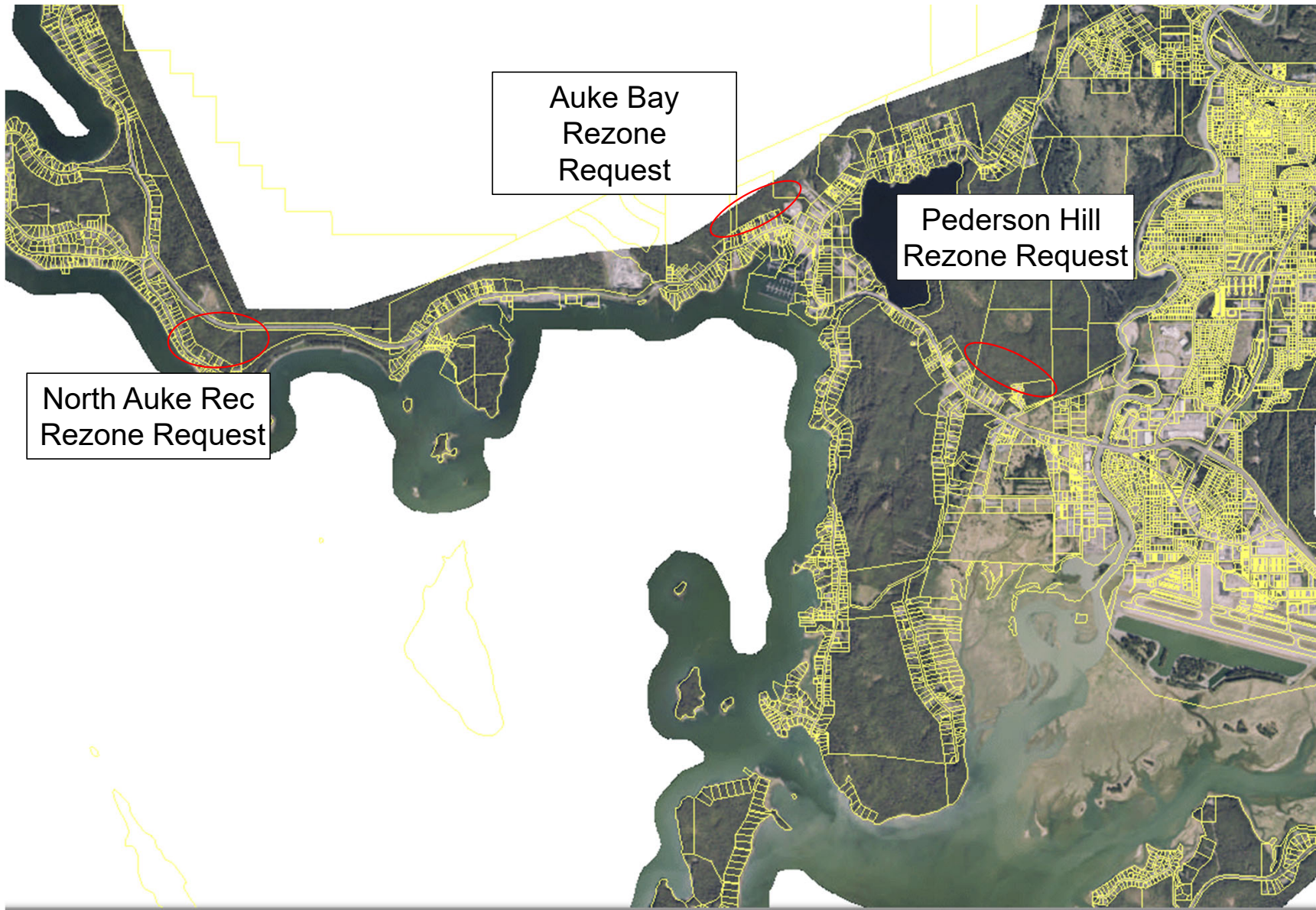
- Review of utilities, topography, wetlands, access, road frontage and property history for all CBJ properties included in the 2016 Land Management Plan
- 7 Applications submitted to CDD in July 2024
- Public Comment/Neighborhood Meetings - September

## **Upcoming:**

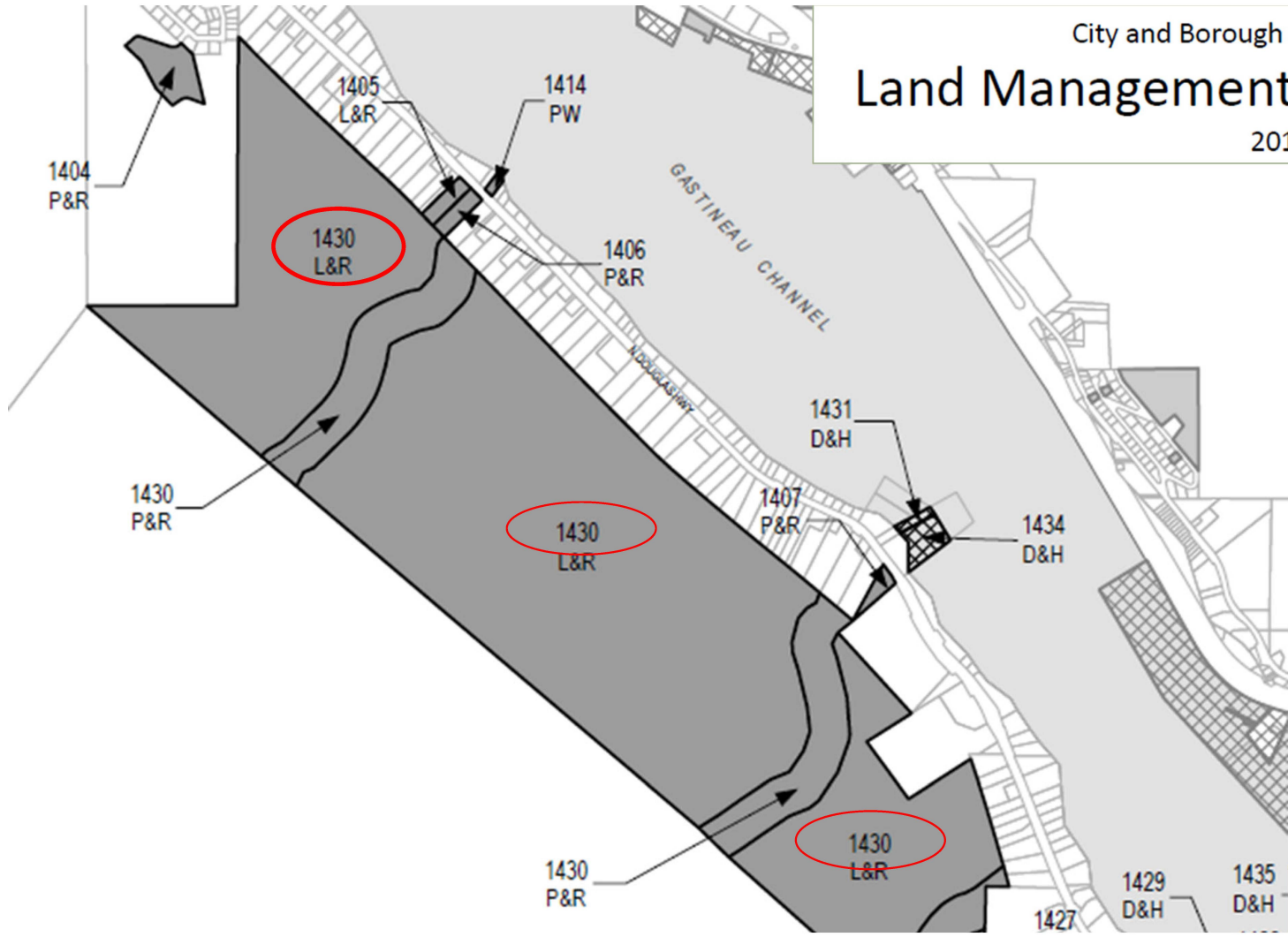
- Planning Commission
- LHEDC Committee of the Assembly
- Assembly Public Hearing/authorizing ordinance







City and Borough of Juneau  
**Land Management Plan**  
2016 Update

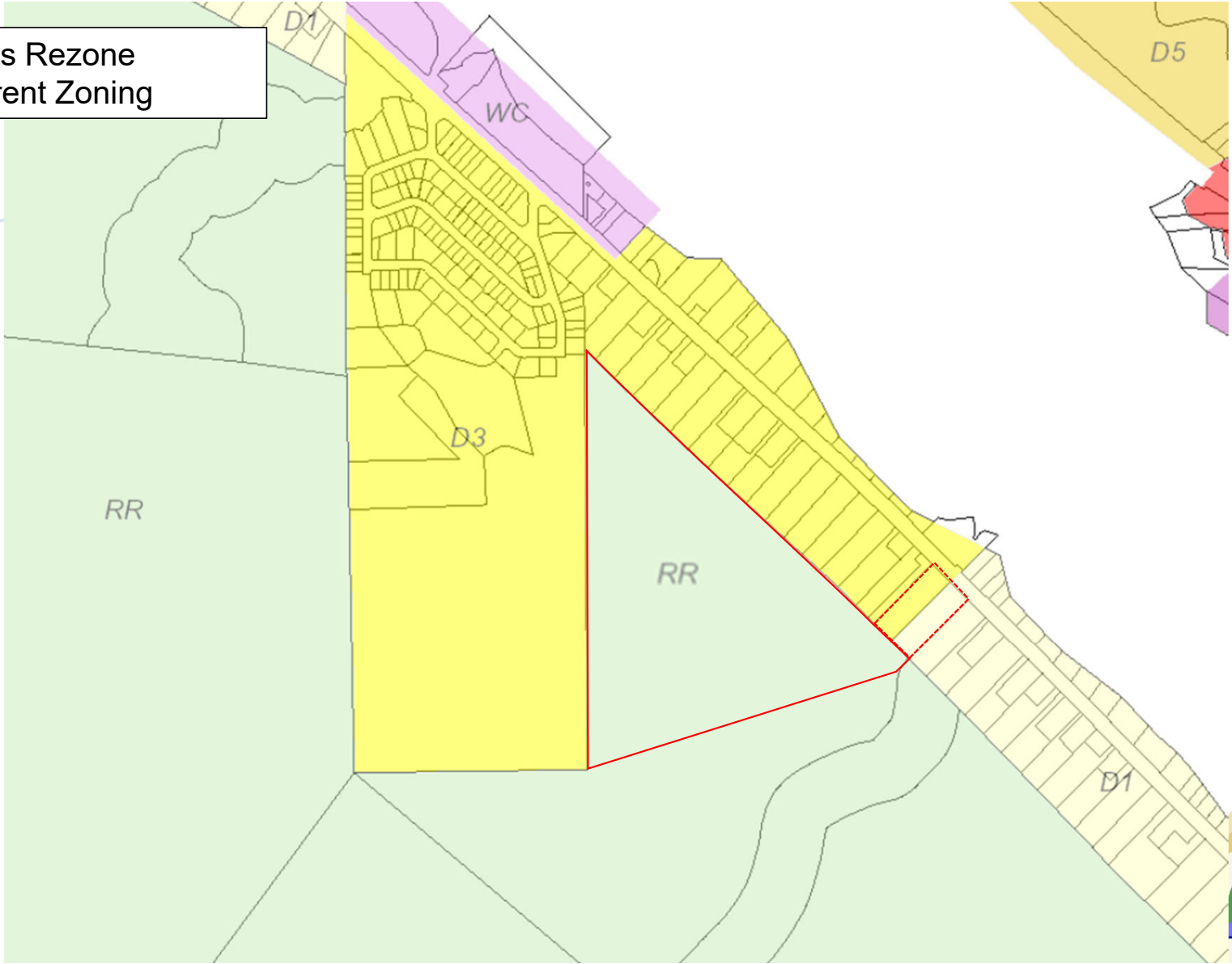


City and Borough of Juneau  
**Land Management Plan**  
 2016 Update

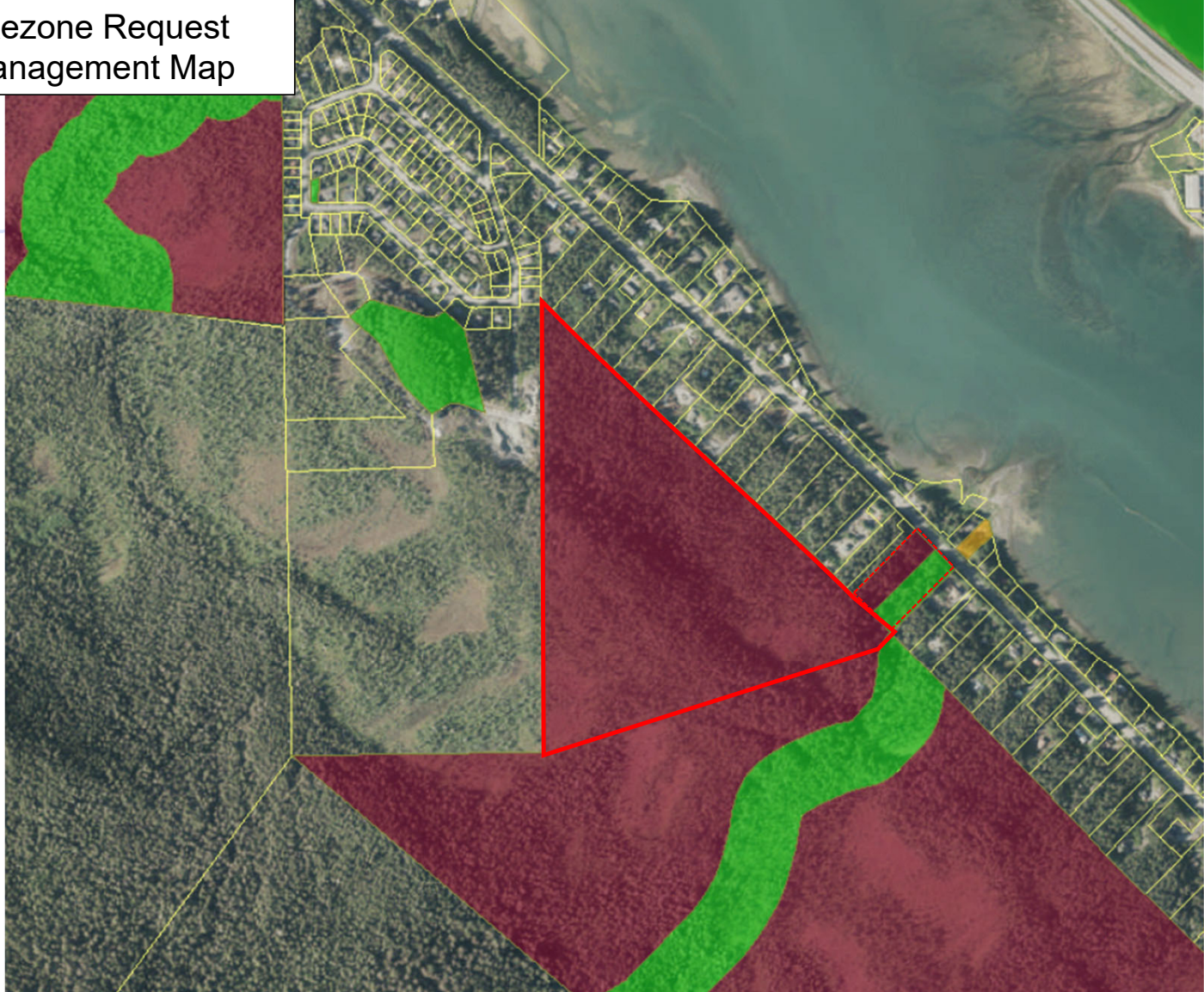
General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
North Douglas	LND-1428	6D0601020013	ATS 750	0.42	Trucano lease site - Juneau-Douglas Bridge	Docks & Harbors	Retain
	LND-1429	6D0601060090	ATS 893	0.33	Communications tower near Juneau-Douglas Bridge	Docks & Harbors	Retain
	LND-1430	6D0611000010	USS 4605, North Douglas	654.71	Southeast of Bonnie Brae Subdivision, Falls Creek, 4 mile north Douglas Hwy; Eagle Creek and Grant Creek run through it.	Lands & Resources and Parks & Recreation	Retain / Dispose
		6D0611000011					
		6D0611000012					
	LND-1431	6D0701000060	Lot 3, ATS 43	0.90	Channel side of mobile home park	Docks & Harbors	Retain
	LND-1432	6D0601020016	Fraction of ATS 1316	1.09	Trucano lease site at Juneau-Douglas Bridge, Breakwater	Docks & Harbors	Retain
	LND-1433	1D060L010020	Lot 2, ATS 123	1.04	Near Juneau-Douglas Bridge	Docks & Harbors	Retain
	LND-1434	6D0701000050	Lot 1, ATS 43	3.47	Channel side of mobile home park	Docks & Harbors	Retain
	LND-1435	6D0601020014	Tract A & B, ATS 842	1.01	Trucano lease at Juneau-Douglas Bridge	Docks & Harbors	Retain
6D0601020015							
LND-1440	6D1001040010	Lot 1, USS 3846	107.96	About 6-7 mile North Douglas Hwy, bordering the Mendenhall Wetlands State Game Refuge; Natural Area Park; communication towers.	Parks & Recreation	Retain	
LND-1450	6D1011000020	Lot 1, USS 5504	965.09	.75-1.5 mile Fish Creek Road & 9 mile North Douglas Hwy; cell tower; access road to Fish Creek Quarry; Fish Creek runs through it.	Lands & Resources and Parks & Recreation	Retain / Dispose	
	6D1011000021						



North Douglas Rezone  
Request Current Zoning

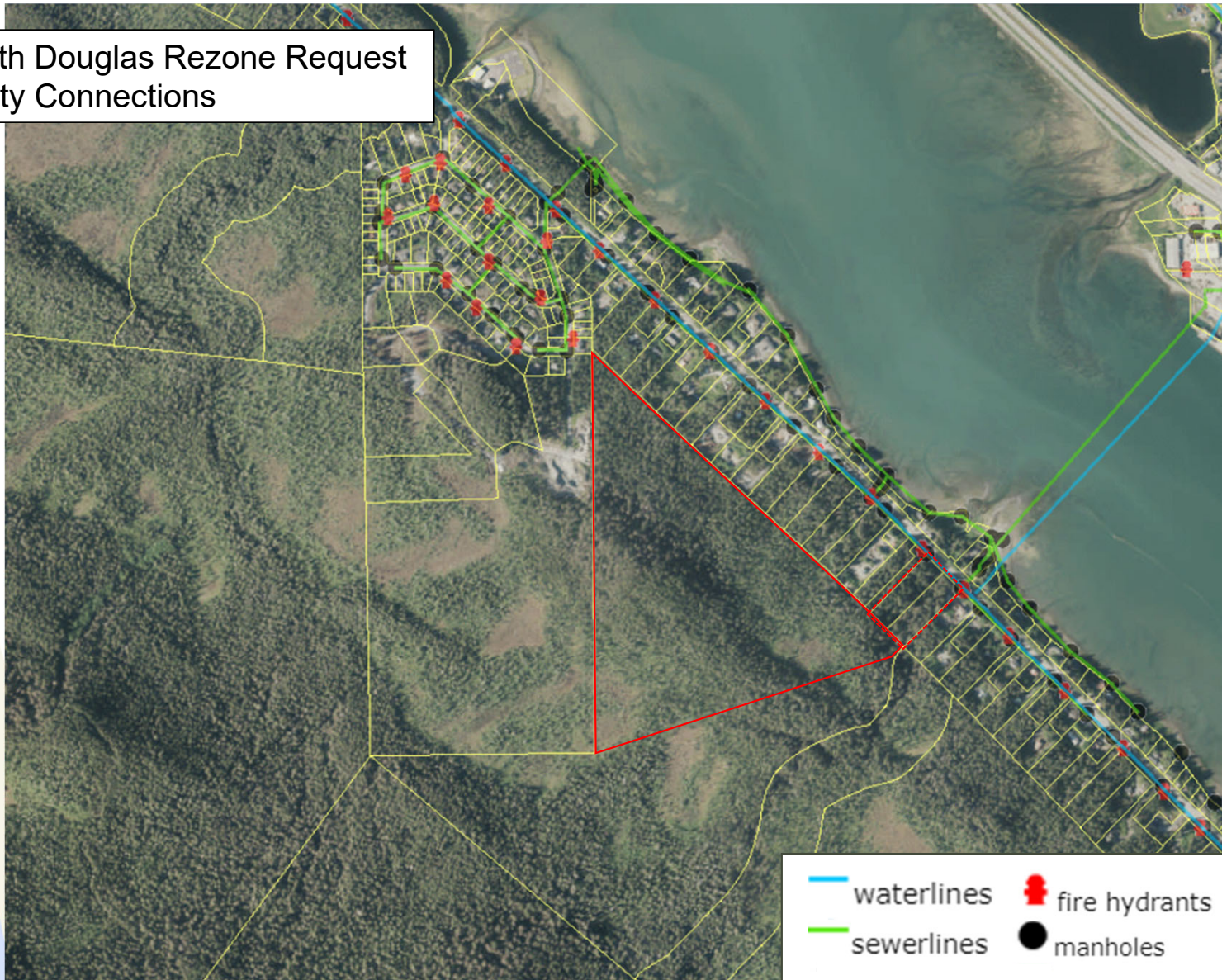


# North Douglas Rezone Request CBJ Property Management Map



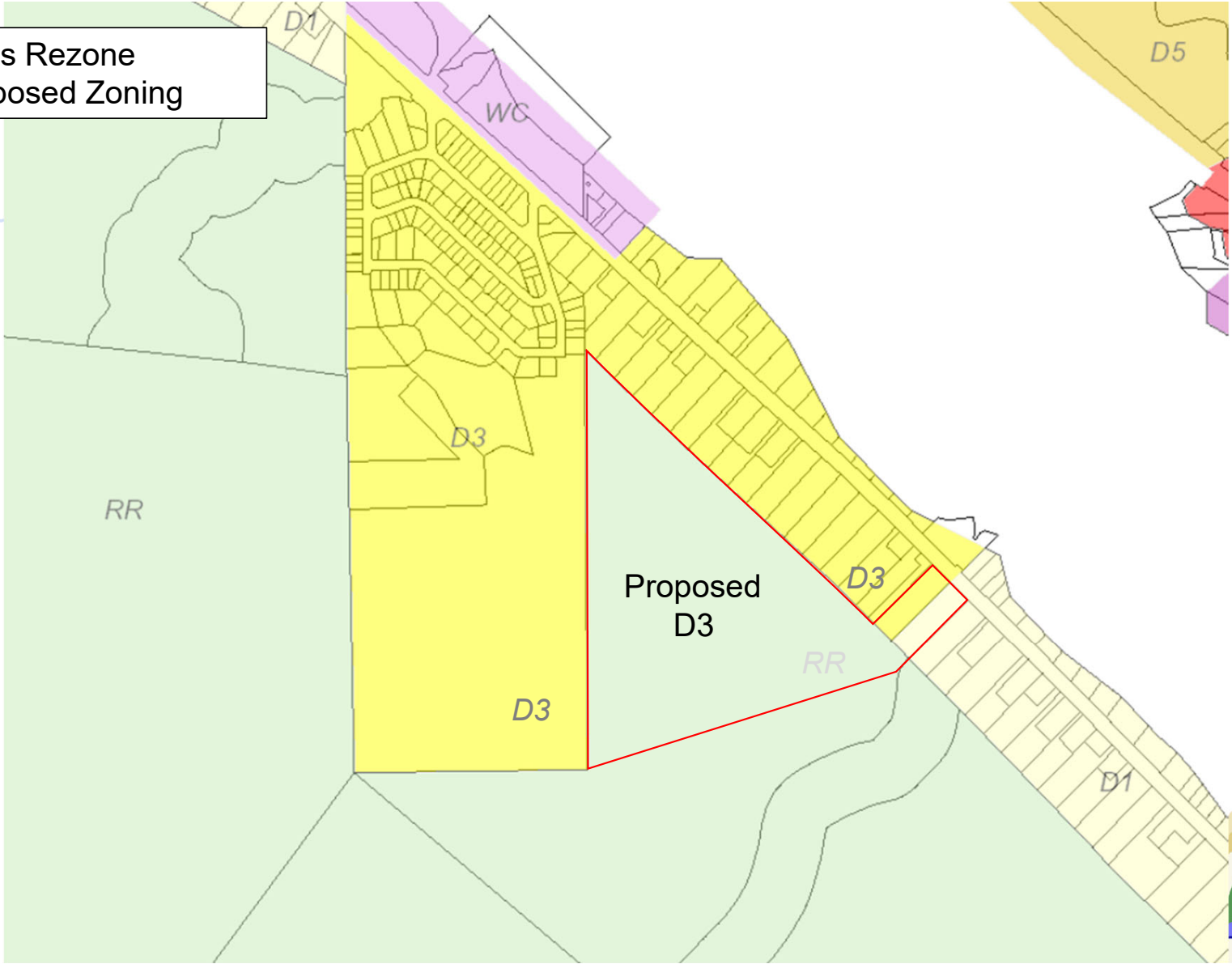
- Airport
- Docks & Harbors
- Eaglecrest
- Fire Department
- Hospital
- Lands & Resources
- Library
- Parks & Recreation
- Police Department
- Public Works
- School District

North Douglas Rezone Request  
Utility Connections





North Douglas Rezone  
Request Proposed Zoning



## Planning for a future use

**If the zone change is successful, the next steps could include:**

- Access & alignment study
- Investigate traffic
- Utility expansion planning
- Storm drainage plan
- Delineate wetlands & permit fill
- Solicit development partnerships



# North Douglas Rezone

**Dan Bleidorn**

City and Borough of Juneau  
Division of Lands and Resources  
Lands and Resources Manager

[Lands\\_Office@juneau.gov](mailto:Lands_Office@juneau.gov)

907-586-5252

[boroughassembly@juneau.gov](mailto:boroughassembly@juneau.gov)

Informational Meeting: AME2024 0004, held on 9/17/2024

Irene Gallion – Senior Planner, CDD

Dan Bleidorn – Manager, Lands and Resources

Community Development Department – Minta Montalbo, Senior Planner, Moderator

*Fort this meeting most people asked typed questions via Q&A. CBJ would read the questions and respond. The questions are broken out for clarity.*

**Q&A:** Who is the applicant?

**Irene Gallion:** Dan, as CBJ Lands, is the applicant. Dan might want to elaborate on that.

**Dan Bleidorn:** I can elaborate on that. I'm the City and Borough of Juneau Lands Manager. I work for the City Manager. We've submitted this application based on assembly direction to focus on finding city properties that can be up zoned for future development or disposal. Their primary goal has been housing, that the drumbeat has been for housing. In some ways this zone change from rural reserve to D 3 isn't a huge step, but it shows that the intention for this property isn't necessarily resource extraction or looking for mineral rights, but it would be for some type of continuation of similar style housing to what exists around it on 2 sides of that triangle.

**Irene Gallion:** Thank you, Dan. All right, Barb, it looks like you're able to unmute yourself and ask a question.

**Barb Mecum:** I just typed it into questions. But my question is, will CBJ be conducting a North Douglas neighborhood planning process? We're one of the only neighborhoods without a plan in our town.

**Irene Gallion:** That is an excellent question. I'll tell you who does have area plans right now. We've got one for Lemon Creek, and we've got one for Auke Bay. If you are tuning into the assembly meetings, you will hear there is some feeling on both sides. Some assembly members are feeling like plans are too restrictive, and they don't allow enough room for healthy development. Others feel, this is how people communicate. They can't be at every single meeting. So what we do is we do this very intensive area plan. And then that's the guidance that the Commission has. I cannot tell you that one has been planned for. I have not seen it funded. I have seen it discussed.

**Barb Mecum:** Thank you.

**Dan Bleidorn:** Irene, I can see the questions. One of them is there a possibility for preserving some of the spaces green space? And I think both Irene and I could answer that, and I think the answer is yes. If we go back to the question or the slide that showed the topography of the site. I'd say a good chunk of the site is going to be undevelopable. But then, also, the city always considers open space when we're doing any type of development.

**Irene Gallion:** And I know in the Bonnie Bray neighborhood there was a little knoll there that's mostly rock, and they used that kind of as an opportunity to have a little neighborhood green space set aside. So sometimes these features can help facilitate where green space might go.

**Q&A:** Is a cell tower is allowed?

**Irene Gallion:** I am sorry, folks, I got to do a little bit of digging into the code.

**Community Development:** So there is a comment that I'll read out loud while you're researching title 49.

**Q&A:** Restoring bus service out North Douglas would be essential.

**Irene Gallion:** Hardy agreement from me on that.

**Community Development:** I live on North Douglas, and on a personal note, I also agree.

**Irene Gallion:** I am not seeing a quick answer on the WCFs. I've seen them in denser areas. So what I would assume that they could be there. It would have to go through a conditional use permit process, and that would be similar to what happened tonight, where somebody was going to propose a tower. You would get a notice in the mail that there was going to be a meeting about it, and you'd have the opportunity to comment. I would also say, though that being rural reserve does not prevent you from having a tower.

**Q&A:** What about the clear cut at the end of the bridge incentive to build? There should be priority over cutting more trees.

**Irene Gallion:** Thanks, Kathy, that is private property, and we don't have a stick in that situation.

**Q&A:** In an early Powerpoint slide you showed a triangular area in yellow and mentioned visitor services might be allowed. Could you elaborate, please?

**Irene Gallion:** To the degree that I can. Visitor services would be something like if you had like a kiosk or a bus stop, or a place where tours took off from. That might be a visitor service thing. For instance, we've recently had folks doing segway tours. If you had a place where you stopped and people would get on the segway, that might be something that would be a visitor service. I wonder also, if for those of you who are familiar with what's going on out the glacier. There's one of those pay bicycle things where you take the bus out there, and then there's bikes and use your credit card to take the bike the rest of the way. I think that could possibly also be considered a visitor service.

**Dan Bleidorn:** I mean, I'll add to that just stating that any future use of this property isn't determined yet. The city hasn't spent any time or money investigating the possibilities here, because it's dependent on the zone change being successful. Like I said, this is kind of the first inexpensive step, and if the zone change happens then we'll investigate those types of things. I will say that the Assembly has been cautious about allowing tourism related things on city property.

**Irene Gallion:** Just to clarify, when we look at visitor facilities, they're allowed in rural reserve, which is what it currently is. They are not allowed in D3, which is more of a residential feel.

**Q&A:** Does D3 zoning allow onsite waste wastewater disposal?

**Irene Gallion:** It does. But the lot size would have to accommodate it. If there were utilities available within a certain number of feet, and I think it's 300, you would be compelled to hook up to them. If this area was going to be developed, it's very possible that they would hook up to the sewer facilities down in Douglas Highway. The limiting factor on hooking up or for having on-site wastewater disposal is lot size as determined by the Alaska Department of Environmental Conservation, and what they think of the

perk tests and the soils in the area, and that sort of thing. If we use onsite wastewater disposal, we can't say for sure right now what the lot size would be. When we did it out at Lena, it was, I think, 3 quarters of an acre. This is a little bit different area.

*(Editor's Note: CBJ 49.35.410 requires hook up to CBJ sewer if it is within 500 feet of development of five or more lots, or if sewer is within 200 feet of development of four or fewer lots.)*

**Dan Bleidorn:** One of the slides I provided this evening that is included in the application is the location of existing utilities, and another slide shows the management authority of the city owned property. You'll see that there's actually a main downhill of this that goes from the channel to Public Works, to the land management property that's across the street from it to this property. Part of the reason why this property was chosen as one of the seven zone changes is because of its proximity to that water and sewer line. I would imagine that sewer would be in the cards if the city was going to look at partnering or working on development of this property in the future.

**Irene Gallion:** it's reasonably close to hook up to sewer. Thanks, Dan,

**Q&A:** Will the traffic analysis include anticipated increased traffic for residents, tourist related traffic gondola, etc?

**Irene Gallion:** I asked DOT, I said, "Hey, you guys have any comment on this?" And they said, "Not at this point." DOT is going to want to weigh in when they have a better idea of what the development is, because what it is will determine what kind of traffic impacts we have. When we have a development, we will do basically an estimate of how much traffic is created, and if it's going to be more than 250 movement...well, if it's going to be more than 500, you definitely have to do a traffic impact analysis. If it's going to be between 250 and 500, you might have to do one depending on the condition. And what that traffic analysis does is, it does look at impacts to you the traffic in the area, and what sorts of improvements might be required. CBJ and DOT are interested in slightly different things. DOT is going to be looking at whether or not more than 100 vehicles will be put onto the road during any 1 hour, generally. CBJ kind of looks at everything more contextually, and says, "You know, are we going to need a turn lane. Are we going to need to modify approaches into the subdivision? Is this going to impact the neighboring subdivision?" That sort of thing. In both of those cases, if improvements are needed, the government agency will be working with the developer to fund those improvements.

That said, it's not a surprise that people are frustrated with Douglas Highway traffic and site distances, and the speeds at which people are going. DOT has a lot of conflicting and challenging roads that they're managing, and this one hasn't yet risen to the level that they are taking action to fix it up. I think they also have some limited right-of-way. So, we would see the traffic impact analysis when we understand what the proposed development is. The traffic impact analysis would give us some hints on how that would impact neighbors and what improvements we would need to make. Also, as part of that, if it's big enough to warrant a traffic impact analysis, it's probably it's probably big enough to warrant a conditional use permit. Again, this shouldn't be something surprising to you. You should get that that notice, that notice in the paper, or a postcard in your mail, and be able to go to the meeting and talk to the Commission about your concerns.

**Q&A:** The lack of a North Douglas study, with the exception of the bridge study, is very important the city should conduct a North Douglas study that is totally separate from the studies focused on the bridge.

There are wildlife reasons to do a study. There are archaeological reasons to do a separate study, and there are people who would be interested in that sort of separate study that are not interested in commenting or participating in a study focused on a second crossing. Please consider doing a separate study for North Douglas. North Douglas deserves such a separate study just as much as any other area in town. Thank you.

**Irene Gallion:** So you know what I do. When we get done with this, we get a transcript of the Zoom. I clean it up a little bit, and I'm going to be putting it in my report so that the Commissioners can read this, so they will know. I'd also encourage you if you're interested in that, if anybody on this call is interested in that, if you know the Commission, or if you want to drop them a note. Assembly members are the ones who determine our next steps on area plans. So, if you're interested, feel free to reach out to them and have a discussion with them.

**Q&A:** Please consider the impacts on Fish Creek Park and the impacts on the Mendenhall Refuge noted. Thank you.

**END OF QUESTIONS AND COMMENTS**

<b>Attendee Report</b>					
Report Generated:	9/18/2024 11:22				
Topic					
AME24-04: Rezone for 6101 through 6615 North Douglas Highway					
Webinar ID	Actual Start Time	Actual Duration (minutes)	Unique Viewers	Total Users	Max Concurrent Views
811 8463 6159	9/17/2024 17:46	65	19	24	15
Host Details					
Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	
Yes	Community Development	9/17/2024 17:46	9/17/2024 18:50	65	
Panelist Details					
Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	
Yes	Irene Gallion	9/17/2024 17:50	9/17/2024 18:50	61	
Yes	Irene Gallion	9/17/2024 17:47	9/17/2024 17:49	2	
Yes	Dan Bleidorn	9/17/2024 17:48	9/17/2024 18:50	63	
Attendee Details					
Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	
Yes	Jim Calvin	9/17/2024 18:32	9/17/2024 18:50	19	
Yes	Phillip	9/17/2024 18:07	9/17/2024 18:50	44	
Yes	jason_larson	9/17/2024 17:48	9/17/2024 18:50	62	
Yes	Irene Gallion	9/17/2024 17:49	9/17/2024 17:50	1	
Yes	Irene Gallion	9/17/2024 17:46	9/17/2024 17:49	3	
Yes	Ellen Ferguson	9/17/2024 18:03	9/17/2024 18:50	48	
Yes	Irene Gallion	9/17/2024 17:46	9/17/2024 17:47	2	
Yes	Jim Dorn	9/17/2024 18:10	9/17/2024 18:50	41	
Yes	David & Cindy Juneau AK	9/17/2024 18:09	9/17/2024 18:49	40	
Yes	Mindy L	9/17/2024 18:07	9/17/2024 18:50	43	
Yes	Dan Bleidorn	9/17/2024 17:46	9/17/2024 17:48	2	
Yes	Christy Simonson	9/17/2024 18:04	9/17/2024 18:50	47	

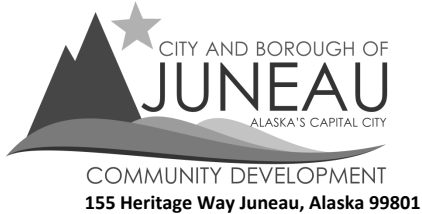


Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	
Yes	Kathy	9/17/2024 18:04	9/17/2024 18:22	18	
Yes	Kathy	9/17/2024 18:23	9/17/2024 18:50	28	
Yes	Mary Irvine	9/17/2024 18:06	9/17/2024 18:50	45	
Yes	Barb Mecum	9/17/2024 18:06	9/17/2024 18:50	44	
Yes	Karen Crandall	9/17/2024 17:59	9/17/2024 18:50	52	
Yes	The Chartrand's	9/17/2024 17:55	9/17/2024 18:50	56	
Yes	patricia	9/17/2024 18:23	9/17/2024 18:50	28	
Yes	Ilsa Lund	9/17/2024 17:48	9/17/2024 18:50	63	

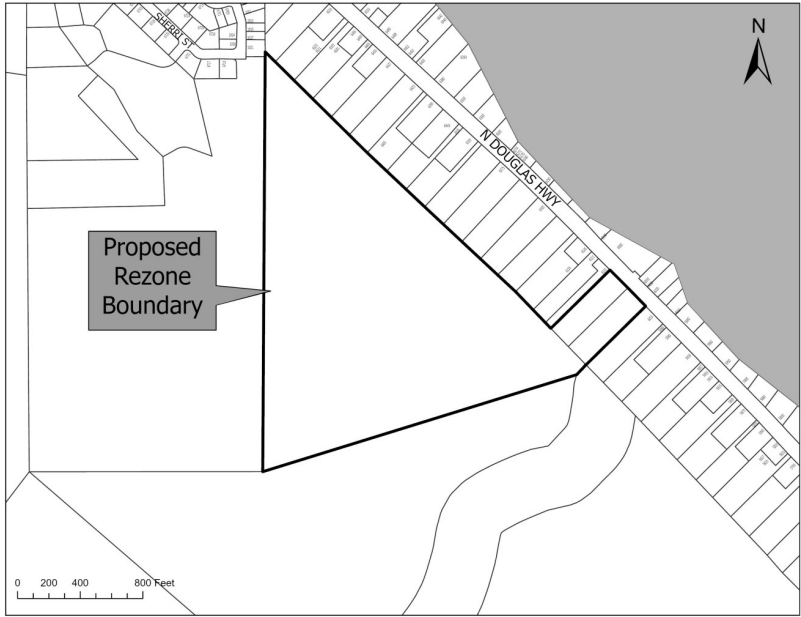
# Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

*Your Community, Your Voice*



TO



**Rezone application** has been submitted for consideration and public hearing by the Planning Commission to **rezone 66 acres** uphill (Southwest) of **6101 through 6615 North Douglas** from **RR to D3**.

**PROJECT INFORMATION:**

Project Information can be found at:  
<https://juneau.org/community-development/short-term-projects>

**PLANNING COMMISSION DOCUMENTS:**

Staff Report expected to be posted **October 14, 2024** at  
<https://juneau.org/community-development/planning-commission>  
Find hearing results, meeting minutes, and more here, as well.

<b>Now through Sept. 23</b>	<b>Sept. 24 — noon, Oct. 17</b>	<b>HEARING DATE &amp; TIME: 6:00 pm, Oct. 22 2024</b>	<b>October 23</b>
Comments received during this period will be sent to the Planner, <b>Irene Gallion</b> , to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <a href="https://juneau.zoom.us/j/87288626638">https://juneau.zoom.us/j/87288626638</a> and use the Webinar ID: 872 8862 6638 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).  You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.	The results of the hearing will be posted online.

**FOR DETAILS OR QUESTIONS,**

Phone: (907)586-0753 ext. 4130  
Email: [pc\\_comments@juneau.gov](mailto:pc_comments@juneau.gov) or [irene.gallion@juneau.gov](mailto:irene.gallion@juneau.gov)  
Mail: Community Development, 155 Heritage Way, Juneau AK 99801

**Case No.: AME2024 0004**  
**Parcel No.: 6D0611000010**  
**CBJ Parcel Viewer:** <http://epv.juneau.org>

**Irene Gallion**

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**From:** Jason Larson  
**Sent:** Monday, October 7, 2024 9:48 AM  
**To:** Dan Bleidorn; Ilsa Lund; Irene Gallion  
**Cc:** Jill Lawhorne  
**Subject:** RE: Public Notice Sign photos

Awesome. Thanks Dan!

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**From:** Dan Bleidorn <dan.bleidorn@juneau.org>  
**Sent:** Monday, October 7, 2024 8:43 AM  
**To:** Ilsa Lund <Ilsa.Lund@juneau.gov>; Jason Larson <Jason.Larson@juneau.gov>; Irene Gallion <Irene.Gallion@juneau.gov>  
**Cc:** Jill Lawhorne <Jill.Lawhorne@juneau.gov>  
**Subject:** FW: Public Notice Sign photos

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS



**Irene Gallion**

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**From:** Irene Gallion  
**Sent:** Friday, September 20, 2024 9:01 AM  
**To:** Larry Bussone  
**Cc:** Andrea Stats; parker.boni@gmail.com; Irene Gallion; Ilsa Lund  
**Subject:** RE: Proposed rezoning

Hi Larry and Andrea,

Sorry about the long wait on this one! Answers to your questions below:

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**From:** Larry Bussone <ljsage@gmail.com>  
**Sent:** Wednesday, September 18, 2024 8:08 PM  
**To:** Irene Gallion <irene.gallion@juneau.org>  
**Cc:** Andrea Stats <ajspeace@gmail.com>; parker.boni@gmail.com  
**Subject:** Re: Proposed rezoning

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

Irene, you and Dan did an excellent presentation. The presentation was extremely informative and helpful. I have additional questions and a few comments.

If the proposal for 004 is approved, and a decision for access to the property is along the property at 6101 N. Douglas, how far from that property's edge would the edge of the access road have to be? I guess I am asking how far of a setback from the 6101 property would there be. Such a small question, such large-scale impacts. CBJ usually requires a 60 foot ROW. While it is not required, the roadway usually goes down the middle. So, considering the right-of-way use from the center line: We'd have a 13 foot lane, and (let's say) five foot sidewalk. That means there'd be 12 feet from the back of sidewalk to the property line. Technically, the edge of the road could be anywhere on CBJ property. As you've noted below (and as Dan observed) terrain may make a utility easement more likely than a road. However, one 100 units are built, CCFR requires a second access OR that buildings be sprinkled. Does that second access have to go through the two city lots? As you've noted, there are two rezones proposed in the Grant Creek area. If both the Bonnie Brae and Grant Creek rezones are approved, is there value in building access between the two along what would eventually be a bench road alignment? A lot of options to think about in advance of the Planning Commission and Assembly decisions.

Did I understand correctly that the CBJ sliver of land next to 6101 could be used for low density housing? 6101 is zoned D3, as is the city lot next to it. Either could be developed with up to three units per acre. The city lot was included in the rezone to clarify that it might be required to provide access or utilities to subsequent development.

I am sure that staff would look at the topography of the land next to 6101, if they have not already. I would note that the creek does not parallel the borders of the city property; rather, it sort of

meanders back and forth on the CBJ sliver of land. Additionally, the bank down to the creek as one moves up the hill (a steep hill, by the way) is quite steep and relatively high. That, and the fact that the CBJ repeater cable runs down the CBJ property, as well as the fact that the CBJ has a small structure associated with the cable (not more than 10 or 15 feet from the border of the 6101 property), would seem to me to make a road access difficult and impractical. (Of course, I am not an expert at such things. 😊😊😊) We are aware of the slope and the meandering creek. Without doing a deep dive with engineering, a road and utilities are theoretically possible on the city lots. Before spending money on more detailed analysis, we wanted to get Leadership’s initial thoughts on which of the seven rezones proposed are most intriguing. Even after the rezone decisions have gone through, deeper analysis may present challenges that are not practical to overcome. This is a first look.

On the other hand (and I hate to admit this), with the sewer main crossing the channel on the water side of the CBJ sliver of property, I would see the possibility of running a sewer main (and possibly electricity) down the CBJ sliver. Still, there would be topological challenges, I can assure you. That option has been considered. It might be nicer for the neighbor, too, as a utility easement is not as busy as a road.

Of course the same topological issues would affect the building of any housing structures, should the answer to my second question above be yes.

I would think that road access, sewer, water, and electricity would be more practical through the Bonnie Brae subdivision. as all four are already there; and therefore, it would be only a matter of extending them. There would not be the need to level dozens of trees and, as far as a road, do major earth moving and renovation. But of course, that would be the decision of the CBJ should 004 be approved.s That option is being considered.

My final question has to do with the other two areas being considered for rezoning. It appears that the CBJ does not own property that would allow road access off of Douglas Highway to either property. What would be the plan for access if either or both of those properties were approved for rezoning? Access to the Grant Creek rezones has yet to be figured out. It may be through Grant Creek Homes property. CBJ may be able to leverage some improvements that THRHA is making to the east. I’ve cc’ed my colleague, Ilsa Lund, who is working on those rezones. She will weigh in if needed. If you have any detailed questions on the Grant Creek rezones, Ilsa is available for questions.

Actually, that leads to another question. Don't the CBJ development plans (or whatever they are called) call for a bench road (if that's the proper term) above all the properties running along North Douglas(beyond Bonnie Brae, I think)? If so, would that bench road be tied to this proposed rezoning and development of CBJ land, should it be approved? As noted above. Right now there is a conceptual alignment only. Neither CBJ nor AKDOT&PF have set aside funds for development of a bench road. Increased development may compel bench road development.

Okay, enough from me. I appreciate you responding to my previous questions, both in your email response to me and during your presentation. Your response makes me feel and think that you are really taking my concerns, questions, and thinking into consideration as you move forward with your recommendations. I can't ask for much more.

A big thank you from my wife Andrea and me. And from us to you. I think I mentioned in the presentation that the land the Planning Commission and Assembly has to deal with is not ideal. While there are challenges for this property, there are challenges for all of the land they are considering. Our leadership will have to balance the need for development with wetlands, timing of infrastructure development, and community desires. I'll be providing them your thoughts and questions, as they provide helpful context and lines of reasoning. They will be able to make better decisions with this sort of feedback. Thanks again for your time!

On Wed, Sep 18, 2024 at 11:08 AM Irene Gallion <[irene.gallion@juneau.org](mailto:irene.gallion@juneau.org)> wrote:

Hi Larry,

The meeting recording has been posted, and you can view it here: <https://juneau.org/community-development/short-term-projects>

Scroll down to AME2024 0004, click the "+" sign, and information will drop down.

Feel free to share this with neighbors who could not attend. Anyone can give me a call to discuss details if they need some clarification before they comment. For or against, a well-thought-out comment is very helpful to decision-makers.

I will pass your comment on to the Planning Commission.

As far as tonight's meeting goes (the proposed rezone near Fish Creek), there is a different link for that meeting: <https://juneau.zoom.us/j/89181567707>

Any interested party is welcome. Again, after the meeting, a link to the recording will be posted. It may take as long as 24 hours to get the recording, depending on what mood ZOOM is in.

Thank you for checking in!

IMG

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**From:** Larry Bussone <[ljbsage@gmail.com](mailto:ljbsage@gmail.com)>  
**Sent:** Wednesday, September 18, 2024 10:17 AM  
**To:** Irene Gallion <[irene.gallion@juneau.org](mailto:irene.gallion@juneau.org)>  
**Cc:** [parker.boni@gmail.com](mailto:parker.boni@gmail.com); Andrea Stats <[ajspeace@gmail.com](mailto:ajspeace@gmail.com)>  
**Subject:** Re: Proposed rezoning

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

Irene, we had every intention of participating in last night's discussion, but in the end were unable to do so. Are there minutes or a recording of the meeting, and if so how could we access it?

Can we participate in tonight's discussion, even though it will be about a different area than the one above our property? If so, will the telephone number and access code be the same? We would not make comment or ask questions, but I assume that much of the general information CBJ staff will provide would apply to the property above us.

I don't know if you took comment from participants last night, but if you are taking comment, ours is this: We have no objection to the development of the area above our property. However, we would strongly object to an access road being built next to the property next door (6101 N. Douglas). Our neighbor's property going up the hill next to us is just 55 feet wide, so a road would essentially be next to our property. Not only would a road negatively affect the landscape and scenery that we look out upon, but I suspect it would lower the desirability of our property if and when we decide to sell it (not to speak of the traffic that would replace what is now forest).

I suspect our neighbors at 6101 were not able to attend also, as they are out of town due to Justin's mother's death. Though I can't speak for them, I am quite sure they would object to a road next to their property as well. I copy them, and my wife Andrea, with this message.



Thank you. I hope you get time to answer my two questions before tonight's discussion.

On Mon, Sep 9, 2024 at 9:56 AM Irene Gallion <[irene.gallion@juneau.org](mailto:irene.gallion@juneau.org)> wrote:

Hi Larry,

Glad I can provide peace through perspective! You are correct – this is very early in the development process. The rezone application is used to further explore changes in a public forum.

Have a good week,

IMG

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**From:** Larry Bussone <[ljsage@gmail.com](mailto:ljsage@gmail.com)>  
**Sent:** Friday, September 6, 2024 10:13 PM  
**To:** Irene Gallion <[irene.gallion@juneau.org](mailto:irene.gallion@juneau.org)>  
**Cc:** Andrea Stats <[ajspeace@gmail.com](mailto:ajspeace@gmail.com)>  
**Subject:** Re: Proposed rezoning

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

Irene, thank you so much for taking the time to answer my questions as best you could. Having worked in State government for 20 years, I would hope that your response to my questions, and the time that it took, is what governmental officials and the services they provide are about.

It seems to me that you answered my questions as honestly and as thoroughly as you could at this point in the process (and the processes to come). In short, your responses say to me that the process for development is just beginning and that there are a number of options, and with each of those options are additional options. So even though you could not provide me with all the clarification I asked for, you provided the clarification that you could, and that in itself was helpful to me (and calmed me down some).

The truth of the matter is that I have lived in our home for 34 years, and I love it. The potential changes to the ambiance shook my wife and me, so much so that we began to look at properties down south (I suspect an overreaction), as we have been considering a move from Juneau for the past couple of years. Your responses have given us enough assurance (even with so much yet to be decided) that we will let go of our panic mode and proceed a bit more rationally.

Again, thank you.

On Fri, Sep 6, 2024 at 11:33 AM Irene Gallion <[irene.gallion@juneau.org](mailto:irene.gallion@juneau.org)> wrote:

Hi Larry,

Your concern is understandable. I've answered your questions below.

For context, this is one of six rezones being proposed by our Lands Division through the Assembly. The Assembly's top priority is housing, so they are looking for city land that would be reasonable to develop, understanding that the easier land has already been developed. A decision on which land to rezone and how to develop it has not yet been made, but a rezone could be a first step in that direction. The Planning Commission process is part of the evaluation.

See answers below, I hope it helps.

**Irene Gallion | Senior Planner**

[Community Development Department](#) | City & Borough of Juneau, AK

Location: 230 S. Franklin Street | 4<sup>th</sup> Floor Marine View Building

Office: 907.586.0753 x4130



**From:** Larry Bussone <[ljbsage@gmail.com](mailto:ljbsage@gmail.com)>  
**Sent:** Thursday, September 5, 2024 10:50 AM  
**To:** Irene Gallion <[irene.gallion@juneau.org](mailto:irene.gallion@juneau.org)>  
**Subject:** Proposed rezoning

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

Good morning, Irene.

Our property is at 6111 N. Douglas. Needless to say, we are concerned about the impact rezoning and development next to and behind our property would have--on our property value and our relatively tranquil existence. I therefore have the following questions regarding rezoning of land tract AME2024 0004:

1. If the rezoning occurs, is there a time estimate as to when the development would begin? *No. The city has not determined if it would be a city-led effort (similar to Peterson Hill) or private contractor. Would the city subdivide, or merely make the land available for a contractor to subdivide? My understanding is that these details have not been determined. HOWEVER, when looking at a rezone, I'd recommend not looking at a specific project, because specific projects can change. I'd recommend considering the scope of what could be allowed under the new zoning, and whether it is a good fit for the area.*
  
2. May I assume that access to the proposed development area will be a road built next to the property at 6101 N. Douglas. *At this time there are two likely access points to the neighborhood. One is through CBJ land next to 6101 N Douglas, the other is through Bonnie Brae subdivision off of Bonnie Doon Drive.*

That property abuts to CBJ property at five feet. Would the property at 6101 be condemned or otherwise purchased by the CBJ? *We will not know for sure until*

*development proposals are made. I find it highly unlikely the property would be condemned or purchased.*

For that matter, would our property at 6111 N. Douglas be purchased? *Unlikely.*

If not, would the owners of each of the two properties be financially compensated for the loss in property value (and the loss of a pristine view and environment; afterall, our properties would be transformed from one of forest to one with a road)? *Property owners are not compensated when the developable land they are next to is developed. Your property is zoned D3. The proposal is to rezone the property uphill from you to D3. The rezone is considered consistent with your development.*

- 3. The CBJ property next to 6101 is along a creek, and has on it an electric cable coming down from a mountain repeater. One, can the CBJ, by code, build a road so close to a creek? *CBJ has setback standards from anadromous water bodies. The creek is anadromous below the highway, but Fish and Game mapping does not extend fish habitat uphill from the highway.*

Two, if so, will the CBJ reroute the cable, or place the road on the town side of it (closer to the creek)? *Unknown.* It seems to me a very narrow striip of land (with a steep hillside down to the creek) to build a road, not to mention the matter of repeater cable. *If the land is chosen for upzone, subsequent subdivision and design will need to consider the cable.*

Thank you for your response to my concerns and questions.

**Irene Gallion**

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**From:** Irene Gallion  
**Sent:** Monday, September 2, 2024 1:49 PM  
**To:** emily harshman  
**Cc:** Irene Gallion  
**Subject:** RE: case AME2024 0004 N. Douglas rezone

Hi Ms. Harsman,

Our short term projects web site has initial information on the rezone, and will be the repository for updated information. <https://juneau.org/community-development/short-term-projects>

My intent is to record the public meeting and post it on this site.

In the meantime, the table below shows the maximum number of lots subdivision could produce. The total lot size is divided by the minimum lot size required for the zoning district. Achieving maximum number of lots is unlikely due to the need for rights-of-way, habitat protection, and slope.

<b>Lot Parcel Zoning Square Feet</b>	<b>USS 4605 FR 6D0611000010 RR 2,744,280</b>	<b>USS 3172 LT 37 6D0801010050 D3 98,881</b>	<b>USS 3172 LT 38 6D0801010040 D1 98,881</b>	<b>Total</b>
<b>Current Zoning</b>	76	8	2	86
<b>D3</b>	228	8	8	244

Access would be determined during subdivision. One option could be through CBJ-owned land on North Douglas Highway. The other possibility is via Bonnie Doon Drive to Nary a Road.



Thank you,

**Irene Gallion | Senior Planner**

Community Development Department | City & Borough of Juneau, AK  
Location: 230 S. Franklin Street | 4<sup>th</sup> Floor Marine View Building  
Office: 907.586.0753 x4130



*Fostering excellence in development for this generation and the next.*

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**From:** emily harshman <eehars@yahoo.com>  
**Sent:** Saturday, August 31, 2024 7:55 AM  
**To:** Irene Gallion <irene.gallion@juneau.org>  
**Subject:** case AME2024 0004 N. Douglas rezone

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

Hello Ms. Gallion,

I am interested to learn more about the proposal to rezone 66 acres uphill of 6101 through 6615 N. Douglas. Unfortunately, I will not be able to attend the neighborhood meeting.

How many lots would be created with this rezone?

How will the new lots be accessed?

Thank you,

Emily Palmer

**Irene Gallion**

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**From:** Richard Kaufman <rkykaufman@gmail.com>  
**Sent:** Thursday, September 12, 2024 3:29 AM  
**To:** Irene Gallion  
**Subject:** Re: Rezoning proposal on North Douglas

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

I am not in favor of this rezoning issue (0004) for the following reasons:

This is literally my backyard. I've been on my land since the 70s and don't want to see the surrounding ground altered.

It's obvious when looking at the proposal that it's tailored to the expansion of the Bonnie Brae development and the newer one above it. I question the demand for both. Our town is losing, not gaining population. Additionally, there are numerous examples around Juneau of "development" that get no further than removing the timber. This possibility especially concerns me.

I'm confident this proposal, should it go forth, will negatively impact my property values. No sooner would this rezoning be done than a permit to punch in a road off North Douglas be pursued adjacent to Falls Creek and thence to the new development above Bonnie Brae. The desirability of this to the developer is obvious and I wouldn't oppose it if that were the end of things. It's not.

Included in this 66 acre parcel is a knowl that would be the crowning jewel of that new development and I believe is a major motivation behind this zoning issue. It sits only a few hundred feet uphill of my land. This geographical feature would prove among the best view properties in the entire Borough. Below it a spur road from Bonnie Brae to this new access to North Douglas would open more lots, some of which would border on my own property and making it essentially a part of that subdivision. I don't want that to happen for obvious, selfish reasons. My block of 3 lots would be just another afterthought on North Douglas Highway, hemmed in on all sides by suburban development. It may be an eventuality but I don't have to like or support it.

If the issue is opening up City properties to provide housing there are plenty of other options available, particularly if the goal is for low-cost housing. I understand the desire to keep contractors, engineers and real estate people gainfully engaged but I also hope the City finds a different place to do it.

Thank you for allowing my comments.

Irene, I don't have a lot of time left. If you would be kind enough to ensure these comments get entered into the record I'd be very grateful.  
rky

On Tue, Sep 10, 2024 at 8:05 AM Irene Gallion <[irene.gallion@juneau.org](mailto:irene.gallion@juneau.org)> wrote:



I wanted to make sure you had the latest info on attending, if you are interested. Note that previous this info may have had the ZOOM links switched.

Case	Planner	Where	Public meeting date	Zoom link
AME2024 0004	Irene	In the Bonnie Brae area: rezone of 66 acres uphill (southwest) of 6101 through <a href="#">6615 North Douglas Highway</a> from RR to D3.	September 17, 2024	<a href="https://juneau.zoom.us/j/81184636159">https://juneau.zoom.us/j/81184636159</a>
AME2024 0008	Irene	In the Fish Creek area: rezone approximately 77 acres of RR to D3.	September 18, 2024	<a href="https://juneau.zoom.us/j/89181567707">https://juneau.zoom.us/j/89181567707</a>
AME2024 0002	Ilsa	South Grant Creek: Rezone of 39 acres from D3 to D18.	September 25, 2024	<a href="https://juneau.zoom.us/j/82100104105">https://juneau.zoom.us/j/82100104105</a>
AME2024 0009	Ilsa	North Grant Creek: rezone ~87 acres from D3 to D15	September 26, 2024	<a href="https://juneau.zoom.us/j/88677584261">https://juneau.zoom.us/j/88677584261</a>

Thank you!

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**From:** Richard Kaufman <[rkykaufman@gmail.com](mailto:rkykaufman@gmail.com)>  
**Sent:** Monday, September 9, 2024 4:33 PM  
**To:** Irene Gallion <[irene.gallion@juneau.org](mailto:irene.gallion@juneau.org)>  
**Subject:** Re: Rezoning proposal on North Douglas

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

This my back yard. Naturally I'm going to have some thoughts.

They will no doubt come off as selfish but if I don't speak up for my own interests who will?

On Mon, Sep 9, 2024 at 4:21 PM Irene Gallion <[irene.gallion@juneau.org](mailto:irene.gallion@juneau.org)> wrote:

Thanks Rick, any well-thought-out comments are of value to decision-makers. We appreciate you taking the time.

IMG

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**From:** Richard Kaufman <[kykaufman@gmail.com](mailto:kykaufman@gmail.com)>  
**Sent:** Monday, September 9, 2024 10:30 AM  
**To:** Irene Gallion <[irene.gallion@juneau.org](mailto:irene.gallion@juneau.org)>  
**Cc:** Irene Gallion <[Irene.Gallion@juneau.gov](mailto:Irene.Gallion@juneau.gov)>  
**Subject:** Re: Rezoning proposal on North Douglas

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

Irene,

I've received the packet of information you sent regarding the rezoning proposal effecting my North Douglas property. Thank you very much for your timely efforts.

There is much to go through and consider in the short space of time I have to compose written comments but now I have solid information to go by.

Hint: I cannot look favorably on this proposal and shall explain in detail why.

On Wed, Sep 4, 2024 at 3:54 PM Irene Gallion <[irene.gallion@juneau.org](mailto:irene.gallion@juneau.org)> wrote:

That is a valid query.

There is not a specific proposal at this time. Our Lands Department was looking for large parcels on the road system that could be rezoned to provide housing. Housing is the Assembly's top priority. This is one of six rezoning proposals coming before the Commission. I've attached maps to show you where they are. There are four along the length of North Douglas. There are two in Auke Bay, and one at Peterson Hill.

IF the rezone is approved, then subsequent development would need to go to the Assembly.

- If land is transferred, it must be approved by the Assembly. The Commission provides a recommendation to the Assembly.
- If land is developed with more than two homes, a Conditional Use Permit will be required through the Planning Commission.

Hope this helps!

IMG

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**From:** Richard Kaufman <[rkykaufman@gmail.com](mailto:rkykaufman@gmail.com)>  
**Sent:** Wednesday, September 4, 2024 3:43 PM  
**To:** Irene Gallion <[irene.gallion@juneau.org](mailto:irene.gallion@juneau.org)>  
**Subject:** Re: Rezoning proposal on North Douglas

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

Can you tell me if there's some specific development driving this particular rezoning proposal?

I don't have long to go and would very much like to know the outlook for my land, which I have been on for 47 years.

Of that inquiry is out of bounds, I apologize. I don't want to get you into hot water over it.

On Wed, Sep 4, 2024 at 9:30 AM Irene Gallion <[irene.gallion@juneau.org](mailto:irene.gallion@juneau.org)> wrote:

Hi Rick,

I will mail you a copy of my slide presentation, and provide you a phone number to dial into, just in case you are interested in attending via phone.

***See below for answers to your questions, in bold italics.***

Keep an eye on your mail,

**Irene Gallion | Senior Planner**

Community Development Department | City & Borough of Juneau, AK

Location: 230 S. Franklin Street | 4<sup>th</sup> Floor Marine View Building

Office: 907.586.0753 x4130



*Fostering excellence in development for this generation and the next.*

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**From:** Richard Kaufman <[rkykaufman@gmail.com](mailto:rkykaufman@gmail.com)>  
**Sent:** Tuesday, September 3, 2024 11:04 AM  
**To:** Irene Gallion <[irene.gallion@juneau.org](mailto:irene.gallion@juneau.org)>  
**Subject:** Rezoning proposal on North Douglas

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

Hello.

My name is Richard Kaufman and I have three adjoining lots on the North Douglas Highway that may be impacted by the rezoning of the land above them as described in the mailer I received yesterday. A simple look at a proper plat map will identify my properties.

Your department wants to reclassify 66 acres above my parcels in a triangular area roughly from Falls Creek to the edge of the Bonnie Brae subdivision and back up the hill to the corner of the new development on the upper bench being built by Peter Peel and Bruce Griggs.

I have questions as follows:

What are the perimeters of D3 zoning as opposed to RR?

*To determine what you can do in a zoning district, we use the Table of Permissible Uses. I've attached an abbreviated version that compares RR and D3. It can get pretty detailed, but to summarize:*

*If the space is blank, the use is not allowed.*

*If it is a (1), it is allowed.*

*If it is a (3) it requires a conditional use permit.*

*If it is a (1/3) it requires a conditional use permit IF it is major development. In the case of D3, anything more than two single-family structures with accessory units would require a conditional use permit.*

*D3 is more oriented toward residential use than RR. For instance, In RR, with a conditional use permit, you could have manufacture, marijuana uses, restaurants, stables, dog teams, and resorts, just as an example. Under D3 none of these would be allowed.*

Who is this rezoning supposed to benefit and what plans are being proposed?

*The Assembly's top priority is creating housing. The Lands Department considered the Assembly prioritization for housing in light of the current portfolio, Land Management Plan, topography, access, road frontage, utilities and wetlands. The Lands Manager proposed seven areas for rezone consideration, through the Assembly Lands, Housing and Economic Development Committee. Note that the decision to rezone has not been made yet – the process will feed information to the decision-makers. The Planning Commission will make a recommendation to the Assembly.*

What are my recourses if I determine this proposal will negatively impact my property values?

*To answer that question, let me start with the process. The final decision-maker will be the Assembly, with the Planning Commission providing a recommendation. The Commission's recommendation is generally well-regarded, as folks are assigned to the Commission based on their experience with development. So, it is worth providing any opinions or concerns to the Commission.*

*You can comment to the Commission either by:*

- **Providing me with written feedback by September 23, 2024. Those comments will be included in the analysis of the project that is provided to the Commission.**
- **Providing written comments to me and to the Planning Commission by October 17, 2024 at noon. No written comments will be accepted after that time. The e mail for the Commission is [PC\\_comments@juneau.gov](mailto:PC_comments@juneau.gov) (that is, PC underscore comments).**
- **Provide testimony to the Planning Commission at their meeting on October 22, 2024. You will be able to call into that meeting, you do not need to be present. You'll get a post card in the mail – similar to the one you received for the public meeting – letting you know what number to dial in to.**

**The Commission will file a Notice of Recommendation to the Assembly. The Assembly will then probably refer the issue to the Lands, Housing and Economic Development Committee. Discussions at Assembly committee meetings usually do not include public testimony, but you can send written comments. The Committee will forward a recommendation to the full Assembly, who will then have a public meeting to take comments.**

**To summarize, there is a lot of process, and will be time to register concerns and opinions.**

I am unable to attend any meetings in person as I am currently house and wheelchair bound and also am restricted to my house's lower level so have no proper computer access. Phone and email only, unfortunately.

I would appreciate your time and trouble to correspond about answering these and any other questions I may have upcoming.

Thank you,

Rick Kaufman

[6205 N. Douglas](#)

[Juneau, 99801](#)

907-419-7840

**Irene Gallion**

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**From:** Irene Gallion  
**Sent:** Friday, August 30, 2024 4:37 PM  
**To:** Kaysa Korpela  
**Subject:** RE: AME24-04: Information on rezoning

Hi Kaysa, I'll include this feedback for the Commission. If you have additional thoughts send them my way.

Thank you!

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**From:** Kaysa Korpela <juneau51@hotmail.com>  
**Sent:** Friday, August 30, 2024 4:27 PM  
**To:** Irene Gallion <Irene.Gallion@juneau.gov>  
**Subject:** Re: AME24-04: Information on rezoning

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

It looks like all the potential development in these areas is way off in the future as in N.Douglas because of lack of access to utilities so why now. I don't want to see any additional land opened up on N.Douglas until there is a second crossing. I have 8+ acres behind me that Thlingit and Haida can potentially develop that is zoned something like D18 and then there is the further development at Bonnie Brae. The traffic out here is crazy. Do you need my comments in writing or is ok just to contact you by text. I say NO! Kaysa Korpela

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**From:** Irene Gallion <[Irene.Gallion@juneau.gov](mailto:Irene.Gallion@juneau.gov)>  
**Sent:** Friday, August 30, 2024 3:48:49 PM  
**To:** [juneau51@hotmail.com](mailto:juneau51@hotmail.com) <[juneau51@hotmail.com](mailto:juneau51@hotmail.com)>  
**Subject:** AME24-04: Information on rezoning

Hi Kaysa,

I got your message with questions about a rezone in your area.

**RR to D3**

The RR, rural reserve zoning district, is intended for lands primarily in public ownership managed for the conservation and development of natural resources and for future community growth. In addition, recreation cabins, lodges and small seasonal recreational facilities may be allowed.

The D-3, residential district, is intended to accommodate primarily single-family and duplex residential development at a density of three dwelling units per acre. D-3 zoned lands are primarily located outside the urban service boundary where public utilities are not provided. The density reflects the existing pattern of development of properties in the district. There is a limited amount of D-3 zoned lands located within the urban service

boundary. These are lands for which a lower density is deemed appropriate or, in the case of transition where the zoning will be changed to a higher density when sewer and water are provided.

I searched your name in our property database, and came up with 4301 North Douglas Highway. You are zoned D3, so the rezone area would see development consistent with what you have now. Minimum lot size is 12,000 square feet. Residential uses are limited to single-family and duplex homes.

**Who requested the rezone?**

This rezone is one of seven requested by CBJ’s Lands Division. I’ve attached a map developed for the Assembly’s Lands, Housing and Economic Development Committee Meeting in August.

**Where can you see more?**

We have multiple rezones occurring at the same time in the same area. Based on your location I suspect you are referring to AME24-04 (attached). For details on that project or any of the others you can go to our Short Term Planning web site and search by case number: <https://juneau.org/community-development/short-term-projects> You can find the case number in the lower right-hand corner of the card you were sent:

**Case No.: AME2024 0004**  
**Parcel No.: 6D0611000010**  
**CBJ Parcel Viewer: <http://epv.juneau.org>**

Under the project photo is a link to the application materials.

I hope this gives you a good start. Feel free to share with friends and neighbors.

Have a good Labor Day weekend,

**Irene Gallion | Senior Planner**

Community Development Department | City & Borough of Juneau, AK  
Location: 230 S. Franklin Street | 4<sup>th</sup> Floor Marine View Building  
Office: 907.586.0753 x4130



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**Irene Gallion**

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**From:** Justin Richardson <jarichardson44@gmail.com>  
**Sent:** Monday, September 23, 2024 3:54 PM  
**To:** Irene Gallion; PC\_Comments; boni parker  
**Subject:** Public Comment / Proposed rezoning of North Douglas

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

Hello,

As a resident of 6101 North Douglas Highway, I don't want to see the rezoning take place before there is a second crossing. Our property would turn into a construction zone for an indeterminate length of time. There needs to be a way to mitigate traffic during all phases of such a project. Without another travel option from Douglas to Juneau, there is a potential for creating an unreasonable burden for residents affected by the project development. Juneau absolutely needs more housing, but we need to consider the needs of the current property owners while addressing our community's housing needs.

Thank you for hearing us,

Justin Richardson & Bonilyn Parker  
6101 North Douglas Highway  
Juneau, Alaska 99802



PLANNING COMMISSION STAFF

REZONE: AME2024 0005

HEARING DATE: OCTOBER 22, 2024

(907) 586-0715

CDD\_Admin@juneau.gov

www.juneau.org/community-development

155 Heritage Way • Juneau, AK 99801

**DATE:** October 10, 2024

**TO:** Mandy Cole, Chair, Planning Commission

**BY:** Irene Gallion, Senior Planner *Irene M. Gallion*

**THROUGH:** Jill Lawhorne, Director, AICP

**PROPOSAL:** Applicant requests a rezone of 36 acres uphill (north) of 11900 through 12170 Glaciers Highway from D3 to D15.

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

**KEY CONSIDERATIONS FOR REVIEW:**

- Staff recommends eliminating five acres with Comprehensive Plan land use designations incompatible with residential rezone.
- No current zoning prevents residential, commercial or industrial development.

**ALTERNATIVE ACTIONS:**

1. **Amend:** recommend an amended rezone boundary; recommend an alternative zoning district; or recommend conditions.
2. **Deny:** recommend denial of the requested rezone. Planning Commission must make its own findings.
3. **Continue:** continue the hearing to a later date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

GENERAL INFORMATION	
<b>Property Owner</b>	City & Borough of Juneau
<b>Applicant</b>	City & Borough of Juneau
<b>Property Address</b>	11860 Glacier Highway
<b>Legal Description</b>	USS 3820 LT 3B1, USS 3820 LT 3 TR A, USS2391 LT 1
<b>Parcel Number</b>	4B2801030121, 4B2801030150, 4B2801040220
<b>Zoning</b>	D3, D10(T)D15
<b>Land Use Designation</b>	Institutional and Public Use, Natural Park, Medium Density Residential, Recreational Service Park
<b>Lot Size (total)</b>	39.81 acres total, 4.1 acres, 1.39 acres
<b>Water/Sewer</b>	CBJ / CBJ
<b>Access</b>	Glacier Highway through USS2391 LT 1
<b>Existing Land Use</b>	Vacant/Park
<b>Associated Applications</b>	None

**ASSEMBLY ACTION REQUIRED:**

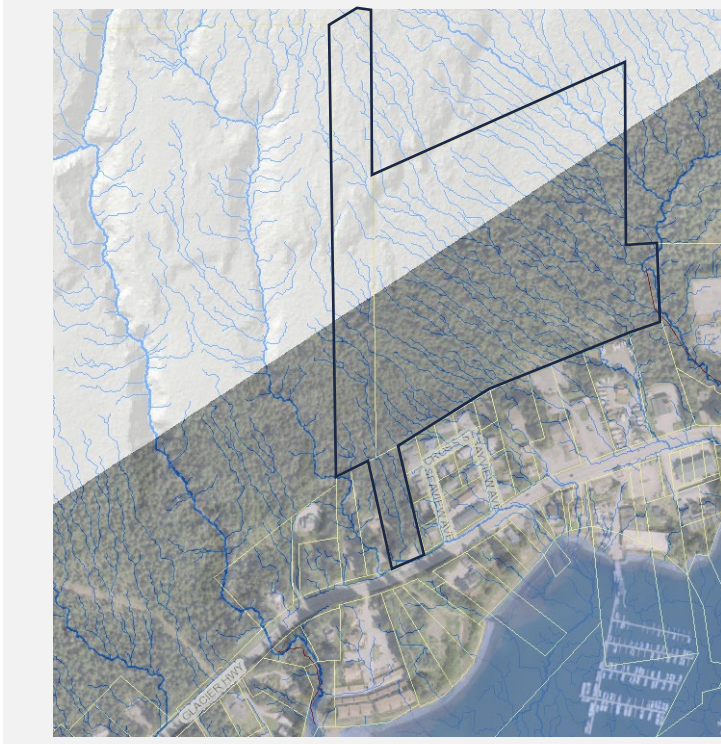
Assembly action is required for this rezone.

**STANDARD OF REVIEW:**

- Quasi-legislative decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
  - CBJ 49.10.170(d)
  - CBJ 49.25.300
  - CBJ 49.70.310
  - CBJ 49.75.120
  - CBJ 49.80

The Commission shall hear and decide the case per CBJ 49.75.120 - Restrictions on rezoning. Rezoning requests covering less than two acres shall not be considered unless the rezoning constitutes an expansion of an existing zone. Rezoning requests which are substantially the same as a rezoning request rejected within the previous 12 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.

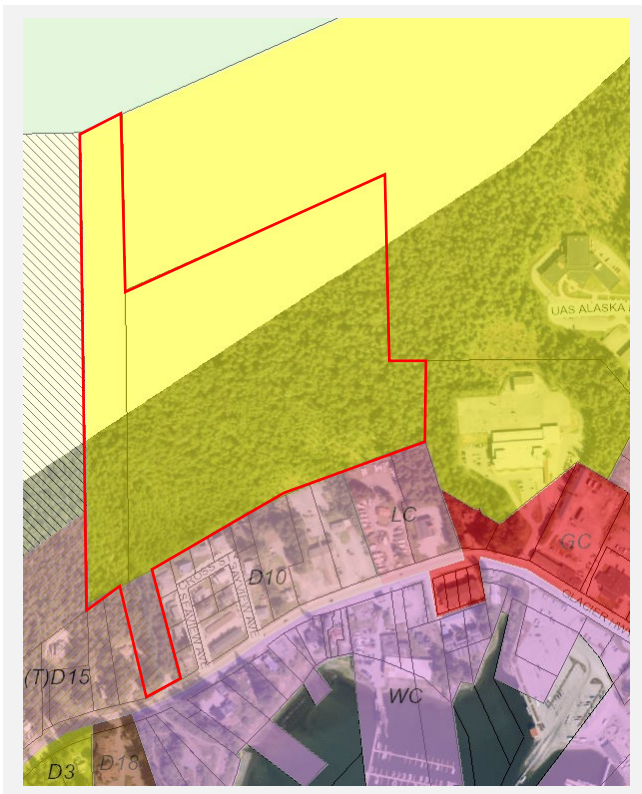
**SITE FEATURES AND ZONING**



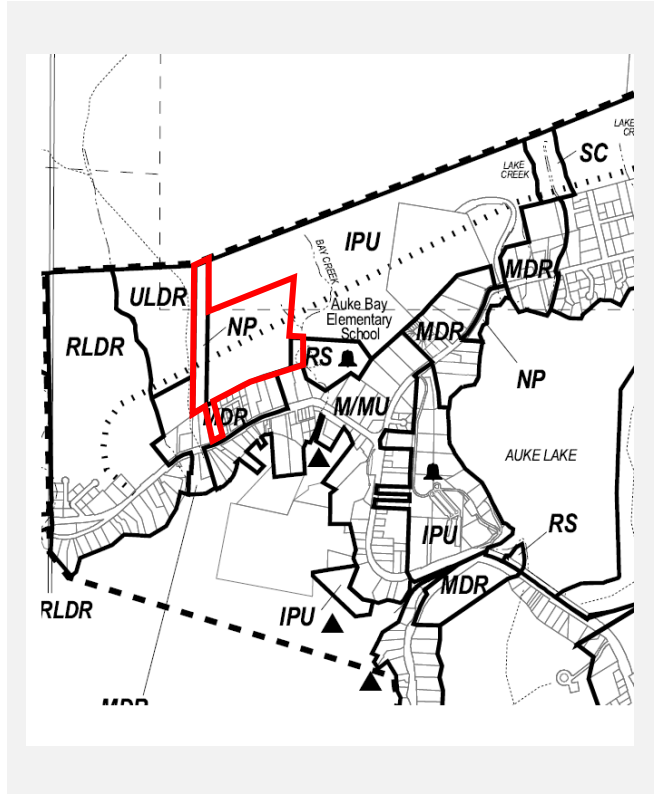
SURROUNDING ZONING AND LAND USES	
North (D3)	University
South (D10TD15, D10, LC)	Residential, church, fire station
East (DT/GC)	Auke Bay School
West (D10TD15)	Undeveloped

SITE FEATURES	
Anadromous	Yes
Flood Zone	No
Hazard	None mapped
Hillside	Yes
Wetlands	Yes
Parking District	No
Historic District	No
Overlay Districts	RV Park Area

**CURRENT ZONING MAP**



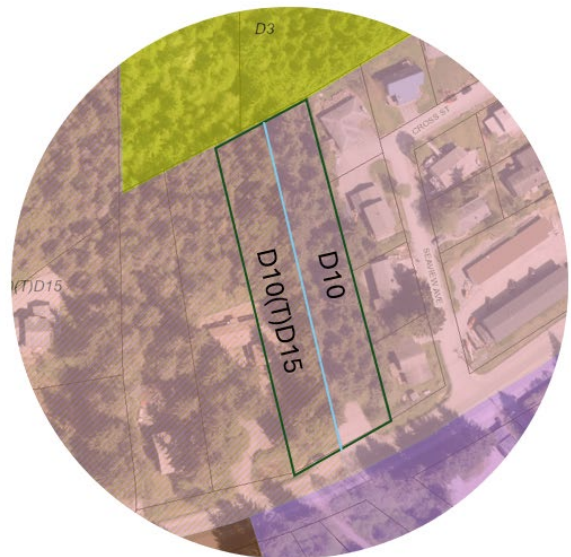
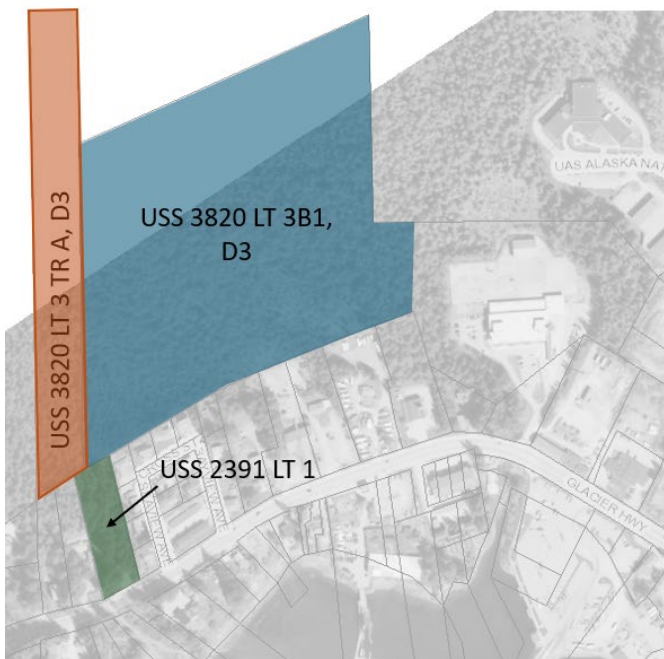
**LAND USE DESIGNATION MAP**



**BACKGROUND INFORMATION**

**Rezone Description** – The proposed rezone to D15 impacts multiple lots (**Attachment A, B**).

- (Blue) Approximately 29 acres of USS 3820 LT 3B1, Parcel 4B2801030121, exclusive of the 10 acres accommodating Auke Bay School. This is currently zoned D3. Note that imagery is not available for the entire lot.
- (Orange) USS 3820 LT 3 TR A, Parcel 4B2801030150, 4.1 acres, also zoned D3. Note that imagery is not available for the entire lot.
- (Green) USS 2391 LT 1, Parcel 4B2801040220, 1.4 acres currently providing trailhead parking and trail for Spaulding Meadows. Part of USS 2391 LT 1 is zoned D10(T)D15, the other part is D10.



USS 2391 LT 1, detail

Staff scaled total area proposed for rezone as approximately 34.5 acres (**Attachment B1**). This differs from proposed area by 1.5 acres (**Attachment A**).

Staff has proposed application modification to remove areas with incompatible Comprehensive Plan Land Use Designations, reducing the rezone area to approximately 29.5 acres (**Attachment B2**).

**Background** – CBJ Lands Division proposed seven rezones to come before the Commission, after a review of Juneau’s land portfolio, the Land Management Plan, topography, access, road frontage, utilities and wetlands.

**Permit and Parcel History** - The below table summarizes relevant history for the lot.

Item	Summary
Auke Bay Elementary School, Building Permits	The school was constructed in 1968. Records include preliminary plans from 1962, with upgrades through 2014.
Auke Bay Elementary School, Land Use Permits	Multiple permits, applicable ones below.

Item	Summary
SUB-W74-371	Subdivision of a portion of USS 3820 into two parcels, one for Spaulding Trail right-of-way.
WET2003-00002	A wetland permit to place fill in a Class D wetland (of note, CBJ no longer provide wetland permits, leaving fill to the United States Army Corps of Engineers).
VAR2012 0004	A variance to encroach 25 feet into the 50-foot habitat setback of bay creek for the renovation of the Auke Bay Elementary School parking lot (granted).
CSP2021 0004	Land exchange between CBJ land at 11860 Glacier Highway and private property at 11930 Glacier Highway, creating a new right-of-way to access CBJ land. Transfer not completed.

**Zoning History** – The below table summarizes zoning history for the lot.

Year	Zoning	Summary
1969	RM	The purpose of the RM district is to provide the opportunity for the establishment of multi-family uses in the lower density ranges such as townhouse or two-story apartments, particularly where higher density developments would tend to be out of character with that of the existing or prospective development of the adjoining properties.
	R12	The purpose is to provide and preserve land for families who desire to live in low density areas and where smaller lots would tend to be detrimental to the area.
1987	D3	The D-3, residential district, is intended to accommodate primarily single-family and duplex residential development at a density of three dwelling units per acre. D-3 zoned lands are primarily located outside the urban service boundary where public utilities are not provided. The density reflects the existing pattern of development of properties in the district. There is a limited amount of D-3 zoned lands located within the urban service boundary. These are lands for which a lower density is deemed appropriate or, in the case of transition zones, where the zoning will be changed to a higher density when sewer and water are provided.
	D10	The D-10 and D-15, residential districts, are intended to accommodate primarily multi-family residential development at ten and 15 units per acre respectively. These are relatively low-density multi-family districts.
	D10 (T) D15	A <i>transition zone</i> is an overlay zone district for certain lands located in the urban service boundary that are set aside for higher density development after public water and sewer have been provided. <i>Transition zones</i> shall be identified as such by the designator "T" on the official zoning maps adopted. The overlay district specifies the current lower density zoning classification as well as the proposed increase. The increase in density will take place at the time public services are provided.

## **ZONING ANALYSIS**

The 2013 Comprehensive Plan maps three land uses for the proposed zoning area:

**Institutional and Public Use (IPU):** Lands that are in public ownership and dedicated for a variety of public uses, such as the University of Alaska Southeast; local, state and federal government uses; and for such public facilities as community gardens, schools, libraries, fire stations, treatment plants, and public sanitary landfills. Included are potential sites for future boat harbors, schools, parks, farmers markets, publicly-supported arts events, permitted arts or food-service kiosks or sales activities, parking facilities and road and public transit system easements. Also included are public aircraft facilities. The public use of these lands will vary widely, so IPU-designated lands can be under any zoning district, with the uses thereon appropriate for that zone as regulated in the Table of Permissible Uses (CBJ 49.25.300); the zone of any particular public use should be the same district as the surrounding or abutting lands.

The Auke Bay rezone is one of two sites being considered for a “land gift” to the United States Coast Guard, to facilitate housing of 190 families anticipated with the stationing of an ice breaker in Statter Harbor. This housing could be considered a federal government use.

**Natural Area Park (NP):** Natural Area Parks are CBJ-owned lands characterized by areas of natural quality designed to serve the entire community by providing fish and wildlife habitat, open space/natural areas, access to water, and opportunities for passive and dispersed recreation activities. No development should be permitted other than structures, roads and trails necessary for the maintenance and protection of the resources or for managed public access for education and passive recreation purposes; this may include parking areas, educational kiosks, cabins, rest stations and similar convenience services for the recreational enthusiast. These lands should be zoned to prevent residential, commercial, and industrial development, as well as resource extraction activities. The CBJ should retain ownership of these lands.

The section of the rezone area that is NP provides trail access to Spaulding Meadows. Trail access will remain, though elements of the trail might be relocated to accommodate development.

**Medium Density Residential (MDR):** to 20 units per acre. Any commercial development should be of a scale consistent with a residential neighborhood, as regulated in the Table of Permissible Uses (CBJ 49.25.300).

The section of the rezone area that is MDR is currently providing off-street parking for the Spaulding Meadows Trail. The land is proposed to provide access to the tracts above and includes relocation of the trailhead parking uphill.

**Recreation Service Parks (RS)** include CBJ-owned lands with parks developed for active recreation, programmed use, and/or community gardens. Recreation, parking, playgrounds and fields, ski lifts, All-Terrain Vehicle (ATV) riding parks, rifle ranges, operations and maintenance-related structures are possible uses or components of RS-designated lands. These lands should be zoned to prevent residential, commercial, and industrial development, as well as resource extraction activities beyond those accessory to park development. The CBJ should retain ownership of these lands. As many of the existing RS-designated lands are smaller than the minimum area required for a unique zone, these lands must be within the zoning district that surrounds or abuts them.

The section of the rezone that is Recreational Service Park (RS) is adjacent to Auke Bay Elementary School.

Both NP and RS include directive language, “These lands should be zoned to prevent residential, commercial, and industrial development...” No current zoning prevents residential, commercial or industrial development. The proposed rezone from D3 to D15 would facilitate more intense housing development, so staff has recommended removing NP and RS areas from the proposed rezone (**Attachment B2**). This would reduce the USS 3820 LT 3B1 rezone area one acre, and remove USS 3820 LT 3 TR A. This would result in approximately 30 acres for rezone to D3, about 4.5 acres less than in the Applicant’s proposal.

The absence of zoning that prevents residential, commercial or industrial development may indicate that past Commissions and Assemblies disagreed with the need to protect such designated lands from development. Development may relocate the Spaulding Trail or have the trail “zig-zag” outside of the current limitations of NP. CBJ’s intent is to maintain and improve trail access, regardless of zoning. A zoning ordinance including the NP and RS areas has been provided for Commissioner consideration (**Attachment B1**)

**CBJ 29.25.200 Zoning Districts Defined –**

Current Zoning –	Proposed Zoning – D15
<i>Varied – see descriptions above.</i>	The D-10 and D-15, residential districts, are intended to accommodate primarily multi-family residential development at ten and 15 units per acre respectively. These are relatively low-density multi-family districts.

**CBJ 49.25.300 Table of Permissible Uses Comparison –** An analysis of the differences between the existing and proposed zoning districts is in **Attachment C**.

Denser development of D10 and D15 is more compatible with traditionally urban activities, such as:

- Multi-family structures (TPU 1.0).
- Offices between 1,000 and 2,500 square feet (TPU 3.1).
- Recreational amenities such as ball courts, skating rinks, exercise facilities, and large theatres (TPU 6.0)
- Larger care centers for children and adults (TPU 7.0)

Dispersed development in D3 is more compatible with traditionally rural activities, such as:

- Single-family structures (TPU 1.0).
- Storage (TPU 10.0).
- Animal services (TPU 12.0)
- Aquaculture and mining (TPU 14.0)

D15 allows open space (TPU 6.26), facilitating the Spaulding Meadows Trail. However, parks with improved facilities must be approved with a major subdivision (TPU 6.262). This is something to keep in mind with the proposed relocation of trailhead parking.

D15 requires a conditional use permit for schools (TPU 5.11). Auke Bay Elementary development was begun in 1962, and construction was completed in 1968. Code was developed for the area in 1969.

**CBJ 49.25.400 Dimensional Standards** – No structures have been built in the proposed rezone area.

Zoning Regulations		D-3	D-10	D-15
Minimum Lot Size				
	Permissible Uses	12,000	6,000	5,000
	Bungalow	6,000	3,000	3,000
	Duplex	18,000		
	Common Wall Dwelling		5,000	3,500
	Single-family detached, two dwellings per lot	24,000		
Minimum lot width		100'	50'	50'
	Bungalow	50'	25'	25'
	Common wall dwelling		40'	30'
Maximum lot coverage				
	Permissible uses	35%	50%	50%
	Conditional uses	35%	50%	50%
Maximum height permissible uses		35'	35'	35'
	Accessory	25'	25'	25'
	Bungalow	25'	25'	25'
Minimum front yard setback		25'	20'	20'
Minimum street side yard setback		17'	13'	13'
Minimum rear yard setback		25'	20'	15'
Minimum side yard setback		10'	5'	5'
	Common wall dwelling		5'	5'

**CBJ 49.25.500 Density and Subdivision**– No structures have been built in the proposed rezone area.

Under the applicant’s rezone proposal, the maximum number of units that could be built is 516. Under staff’s proposed modification, the maximum number of units that could be built would be 440. Maximum figures do not accommodate right-of-way or the need to avoid terrain features.

Density is managed differently for single-family density versus multi-family density.

For single-family zoning districts (D1, D3, D5) density is managed by limiting the number of units per lot, rather than per acre. The maximum number of dwelling units per lot is two, each of which can have an accessory apartment.

For instance, the Applicant’s proposed rezone area for USS 3820 Lot 3B1 is approximately 29 acres. Since USS 3820 Lot 3B1 is one lot, only two single-family structures could be built on the lot. Minimum lot size for D3 is 12,000 square feet and accommodates one single-family structure (24,000 square feet is the minimum lot size required to accommodate two single-family structures). If we subdivide the 29 acres into minimum size lots for D3, we could provide 105 single-family structures.

For multifamily zoning districts (D10, D15, D18) the number of units is dependent on lot size. For instance, in D10, a one-acre lot could accommodate ten units.



	USS 3820 LT 3B1, D3	USS 3820 LT 3 TR A, D3	USS 2391 LT 1, D10, and D10(T)D15	TOTAL
<b>Applicant Proposal</b>				
<b>Acres</b>	29	4.1	1.39	
<b>Maximum Number of Dwelling Units</b>	2	2	13	17
<b>If subdivided, current zoning</b>	105	14	13	132
<b>If rezoned to D15</b>	435	61	20	516
<b>Staff Proposal</b>				
<b>Modified Acres</b>	28	0	1.39	
<b>Maximum Number of Dwelling Units</b>	2	0*	13	15
<b>If subdivided, current zoning</b>	101	0*	13	114
<b>If rezoned to D15</b>	420	0*	20	440

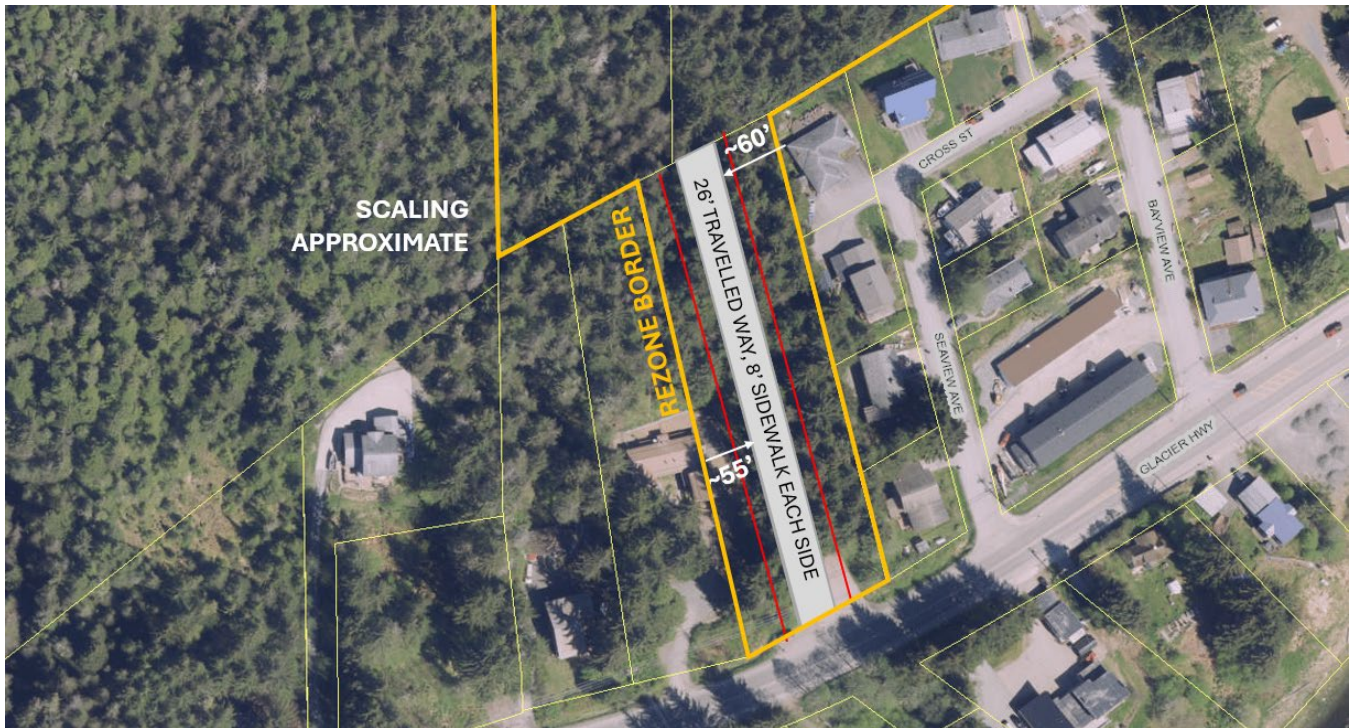
\* USS 3820 Lot 3 Tract A is currently D3 and could be developed to that level. This table shows if Comprehensive Plan park areas are eliminated from development.

**TRAFFIC AND TRANSPORTATION**

Access	Roadway Classification	Current Level of Service
Glacier Highway	Arterial	

Access to the rezone area would require roadway construction. Anticipating dense development, the road would require a 60 foot right-of-way, a 26-foot traveled way, and sidewalks on both sides.

Overhead imagery is less accurate the farther west of downtown a property is. Assuming that a roadway with eight-foot sidewalks was constructed in the center of the lot, approximately 55 feet separate the sidewalk and the lot line. Approximately 60 feet separate the edge of the sidewalk to residential structures built to the setback (**Attachment D**). In the image below, the structure to the left (west) seems to encroach. An as-built on file shows a 10-foot primary structure setback from the lot line. The accessory structure is not shown on the as-built. Lot development seems to encroach into CBJ property.



This concept assumes:

- A road could be designed to go up the middle of the lot and meet maximum slope constraints. Depending on terrain, switchbacks might be required.
- The lot was only used for road access. Shifting the road was shifted west or east could make room for bungalow lots or for trailhead parking.

**Non-motorized transportation** – Sidewalk along the north side of Glacier Highway ends at Seaview Avenue. A sidewalk extension approximately 500 feet to the west could serve the proposed rezone area and 72-unit Spaulding Beach Condominiums.

CBJ's Engineering and Public Works Department closed RFP E25-106 on September 11, 2024. Phase III of the RFP included:

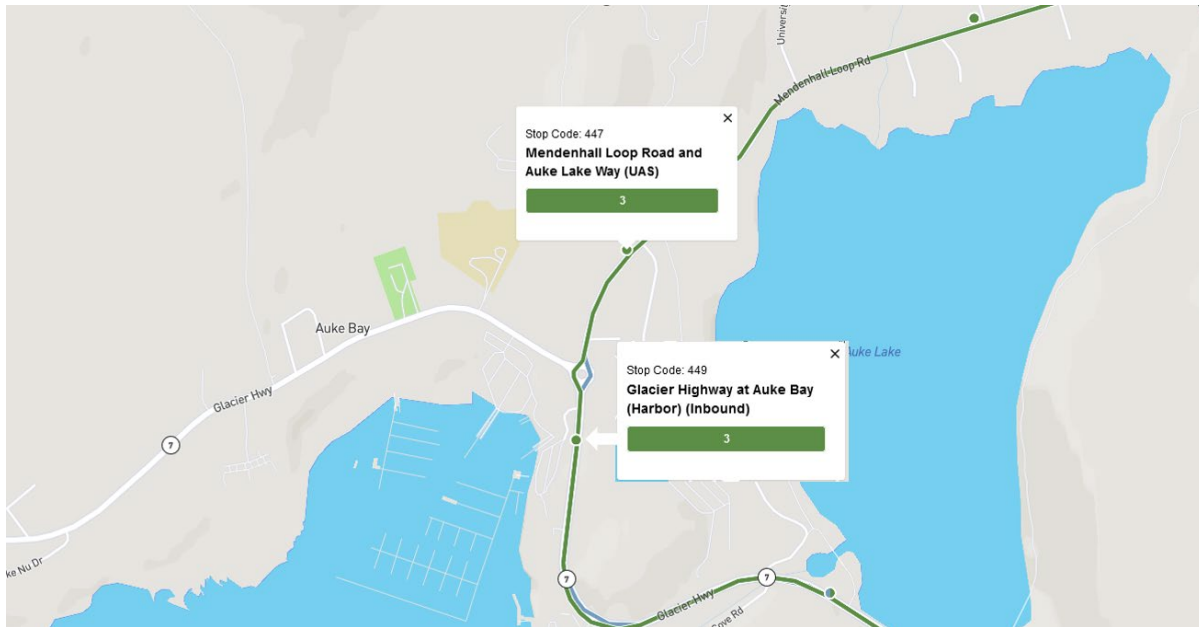
**Auke Bay Parcel Access:** Evaluate feasibility to construct access from Glacier Highway to CBJ Parcel located north of Cross Street in the Auke Bay area of Juneau, AK. Existing CBJ land and right-of-way may be utilized for possible access options. Additional coordination with CBJ Parks and the Recreation Department may be required for this phase.

The Lands Manager has clarified that the intent of the RFP is to consider moving the Spaulding Meadows Trailhead farther north on CBJ property, to provide more distance from Glacier Highway and improved trailhead parking facilities. The proposed work was described as "preliminary," and would be used to attract partners and pursue grant funding for further design.

CBJ GIS mapping shows the trail currently on USS 3820 LT 3 TR A. Improvements may modify trail location.

**Proximity to Public Transportation** – The two closest Capital Transit stops are on either side of the Auke Bay roundabout:

- The Harbor stop is approximately 550 feet south of the roundabout. Via roadway, the transit stop is approximately 3,000 feet (0.6 miles) from the rezone area’s proposed access.
- The Auke Lake Way stop (UAS) is approximately 1,000 feet north of the roundabout. Via roadway, the transit stop is approximately 3,500 feet (0.7 miles) from the rezone area’s proposed access.



**COMMUNITY SERVICES**

The table below summarizes the proposed rezone impacts on community services.

Service	Summary
Water/Sewer	CBJ Water and Sewer are available through the Glacier Highway right-of-way.
Fire Service	The Auke Bay Fire Station is at 11900 Glacier Highway, ~1,300 feet from the proposed entrance to the rezone area.
Schools	Auke Bay Elementary School is constructed on the eastern part of the largest lot in the rezone. The school is outside the proposed rezone area.
Recreation	Access to Glacier Highway and utilities would be through the lot that provides parking for the Spaulding Meadows trail. If developed, the intent is to build a driveway and new trailhead parking up the hill. This would provide additional capacity, and distance maneuvering traffic from Glacier Highway.

Public commenters expressed concerns for Auke Bay treatment plant capability and capacity. CBJ’s Engineering Department has clarified that current capacity is adequate. If found lacking for future development, technologies can be implemented within the existing plant structure that will “significantly” increase plant capacity.

The public had also expressed concerns that, if improvements required a main to the Mendenhall Treatment Plant, that the Alaska Department of Transportation and Public Facilities (ADOT&PF) would prohibit cutting relatively new pavement. CBJ’s Engineering Department clarified that a new force main could be installed under the sidewalk and shoulder, avoiding paved traffic lanes – impacts would be “minimal.” If engineering and economic studies determined connection to Mendenhall Treatment was a prudent alternative, crossing Glacier Highway would be avoided, as infrastructure was installed at the top of Peterson Hill capable of carrying flows from the Auke Bay plant.

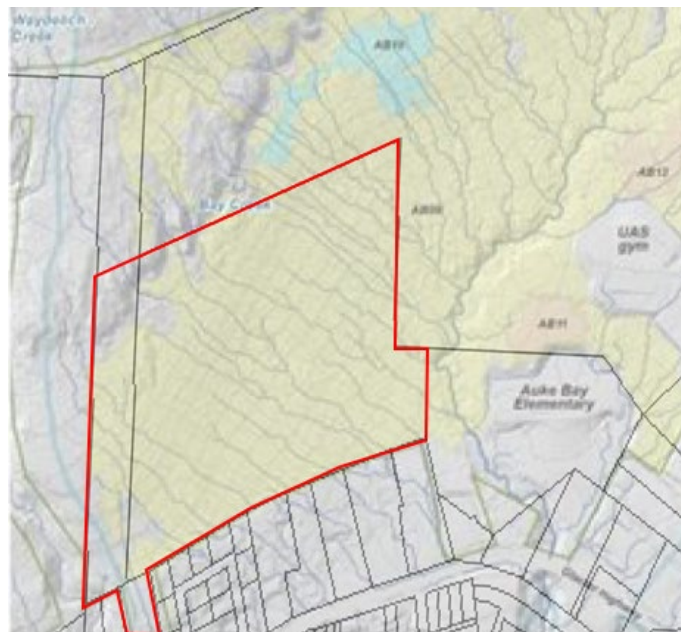
The public cautioned the Planning Commission and CBJ to consider a 75- to 100-year timeline when considering possible governmental use of the proposed rezone area. Possible governmental uses cited were access, harbor support, utilities, and schools. Commissioners are asked to consider compatibility, as well as reservation of land.

**ENVIRONMENTAL, CONSERVATION, HISTORIC, AND ARCHEOLOGICAL RESOURCES**

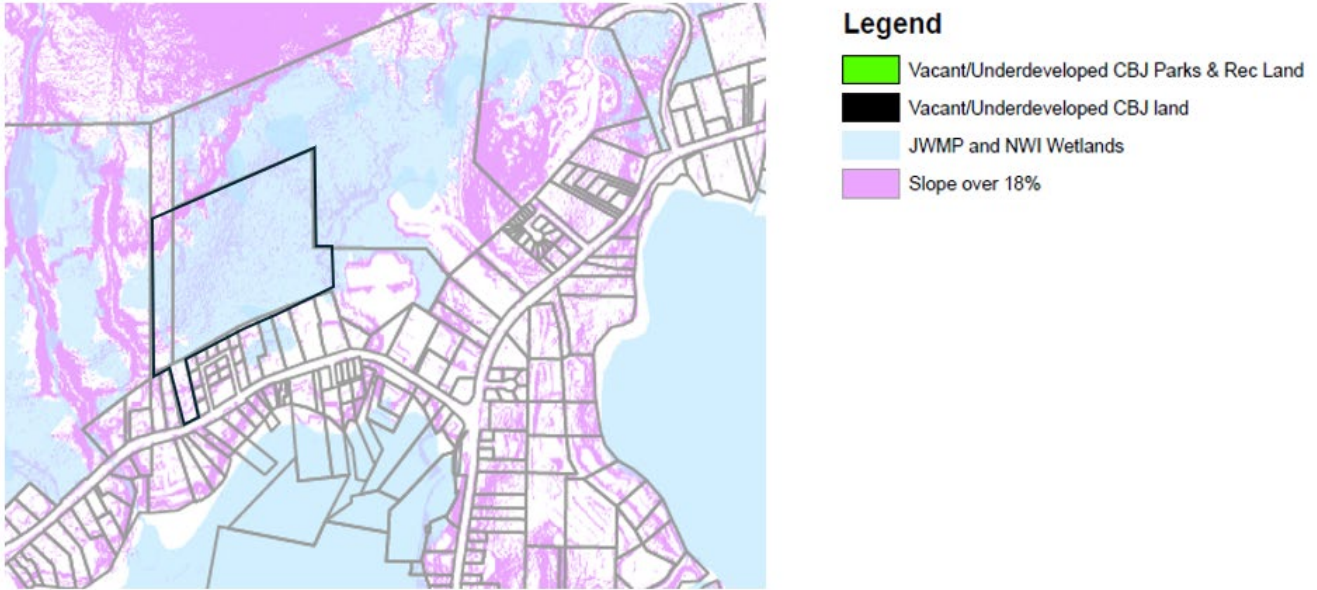
The table below summarizes the proposed rezone impacts on conservation, historic, and archeological resources.

Resource	Summary
Conservation	Unknown.
Wetlands	Forested wetlands, discussion below.
Anadromous	Yes, discussion below.
Historic	See Chapter 3 (page 22) of the 2015 Auke Bay Area Plan.
Archeological	Unknown.

The draft 2016 Juneau Wetlands Management Plan Update (**Attachment E**) was not finalized but is still used to determine wetlands on some CBJ-owned land. Page 140 of volume 2 shows a map of the Auke Bay area. While the smaller notes are illegible, the color coding indicates forested wetland (yellow) open peatland (orange) and fen-marsh (green). Juxtaposing GIS lot line information on the map indicates impacted wetlands.

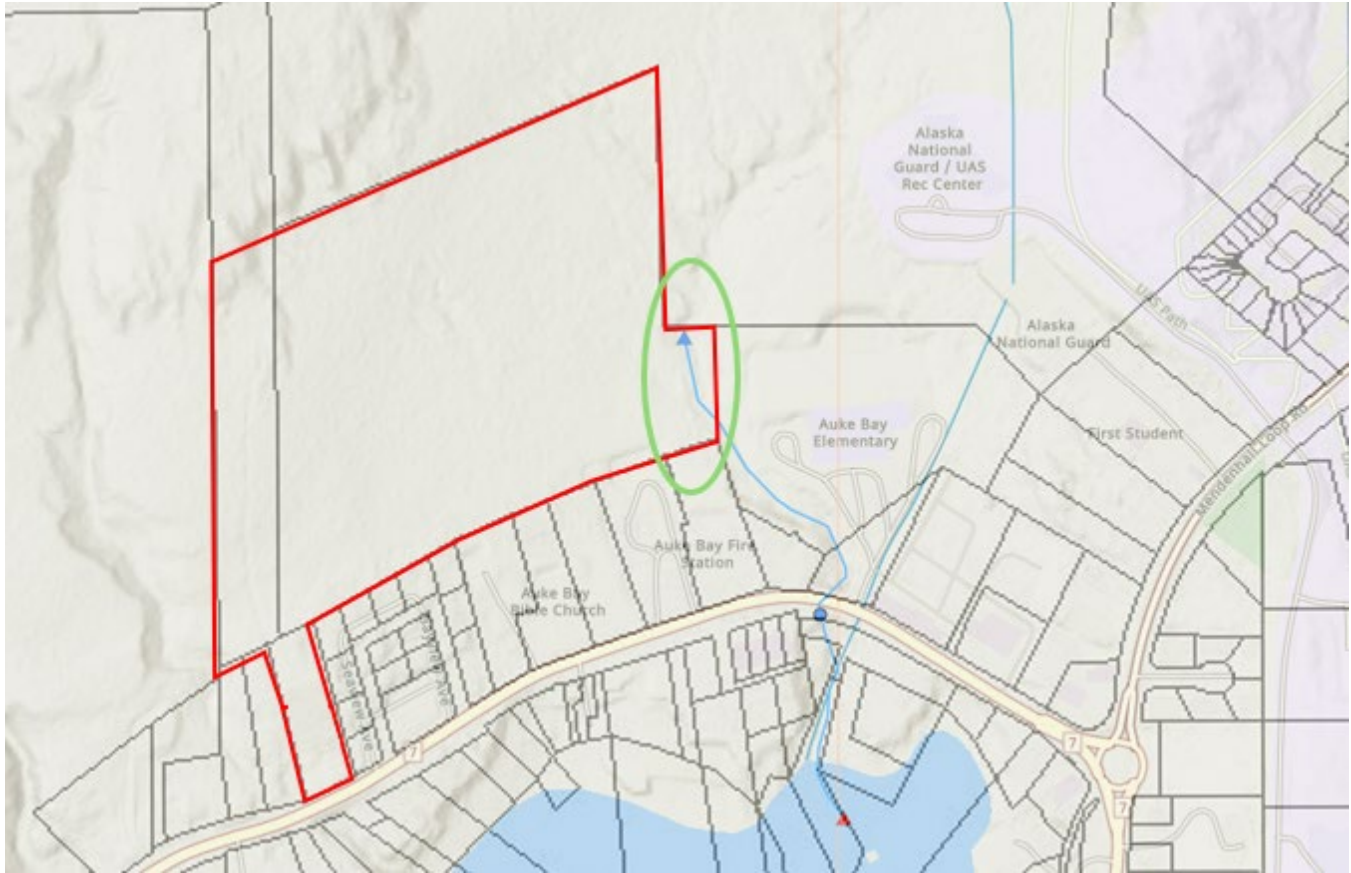


For the North Channel Crossing project, staff developed a map highlighting land less than 18% slope, and without mapped wetlands (excerpt below, **Attachment F**). Both slopes and wetlands increase development costs. The North Channel Crossing project research provides context on development challenges.



The United States Army Corps of Engineers permits wetland fills.

Bay Creek (Alaska Fish and Game, Anadromous Water Body Catalog number 111-50-10390, **Attachment G**) runs along the east boundary of the proposed rezone area. CBJ regulates setbacks from anadromous streams listed in Appendix B of the 2013 Comprehensive Plan. Bay Creek is in the appendix. Auke Bay Elementary received a variance to develop within the 50-foot anadromous stream setback for Bay Creek (VAR2012 0004). In the image below, Bay Creek is the blue arrow circled in green.



Development would require a 50-foot setback from the stream, or a variance to the setback standards. Items required to cross or utilize the stream (bridges, utilities) are exempt from development setbacks [CBJ 49.70.310]

**CONFORMITY WITH ADOPTED PLANS**

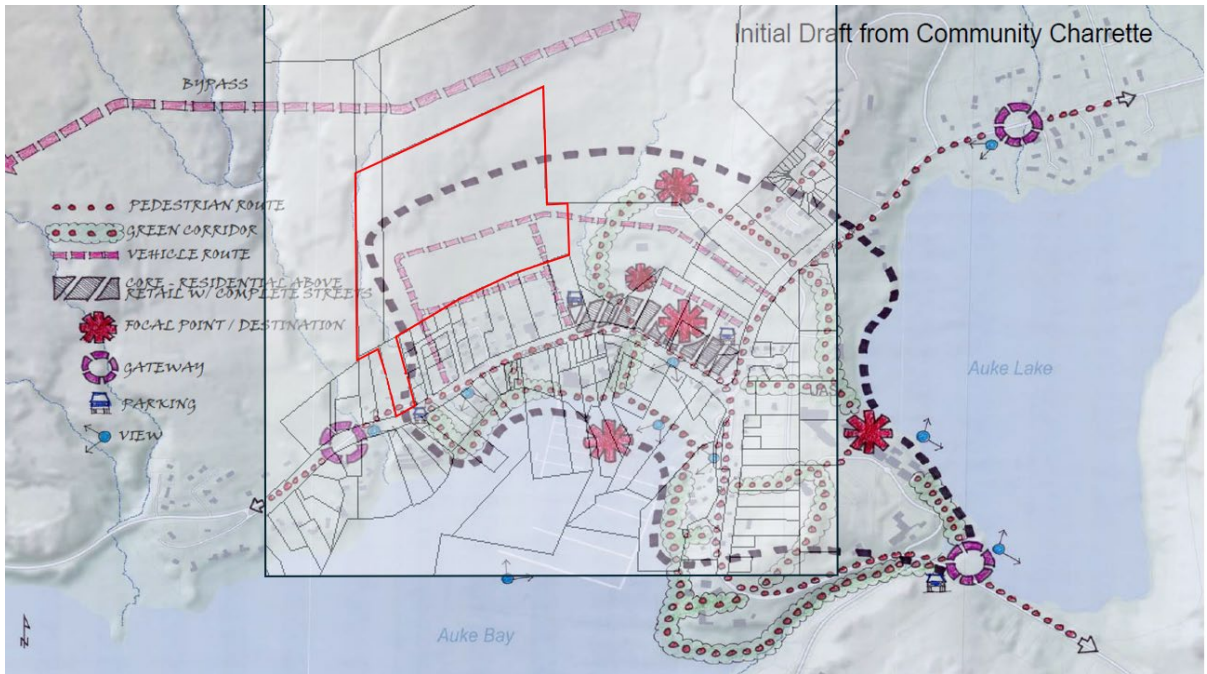
**2013 COMPREHENSIVE PLAN VISION:** *The City and Borough of Juneau is a vibrant State Capital that values the diversity and quality of its natural and built environments, creates a safe and satisfying quality of life for its diverse population, provides quality education and employment for its workers, encourages resident participation in community decisions and provides an environment to foster state-wide leadership.*

2013 COMPREHENSIVE PLAN			
Chapter	Page No.	Item	Summary
3	13	“Urban”	<i>Recognizes the “urban” area of Auke Bay village, and characterizes development as mixed use in a compact area.</i>
7	86	“Watersheds”, and 7.8-IA2	Concern for long-term potable water availability for Auke Bay development.
8	101	Transportation	Throughout the document, increased frequency of Auke Bay bus service and extension of the service to the Ferry Terminal.
	114		Work with state agencies to extend sidewalk to the Ferry Terminal.

2013 COMPREHENSIVE PLAN			
10	140	Mixed Use Development	Auke Bay near the University is suitable for this type of development.
11	178	Subarea 3 Guideline 3	Encourage high-density, transit-oriented development in Auke Bay.
		Subarea 3 Guideline 7	Encourage private property owners to dedicate rights-of-way for an interconnected street system.
		NOTE	Throughout the document is referenced the Auke Bay bypass. The layout of the bypass unspecified in the plan.

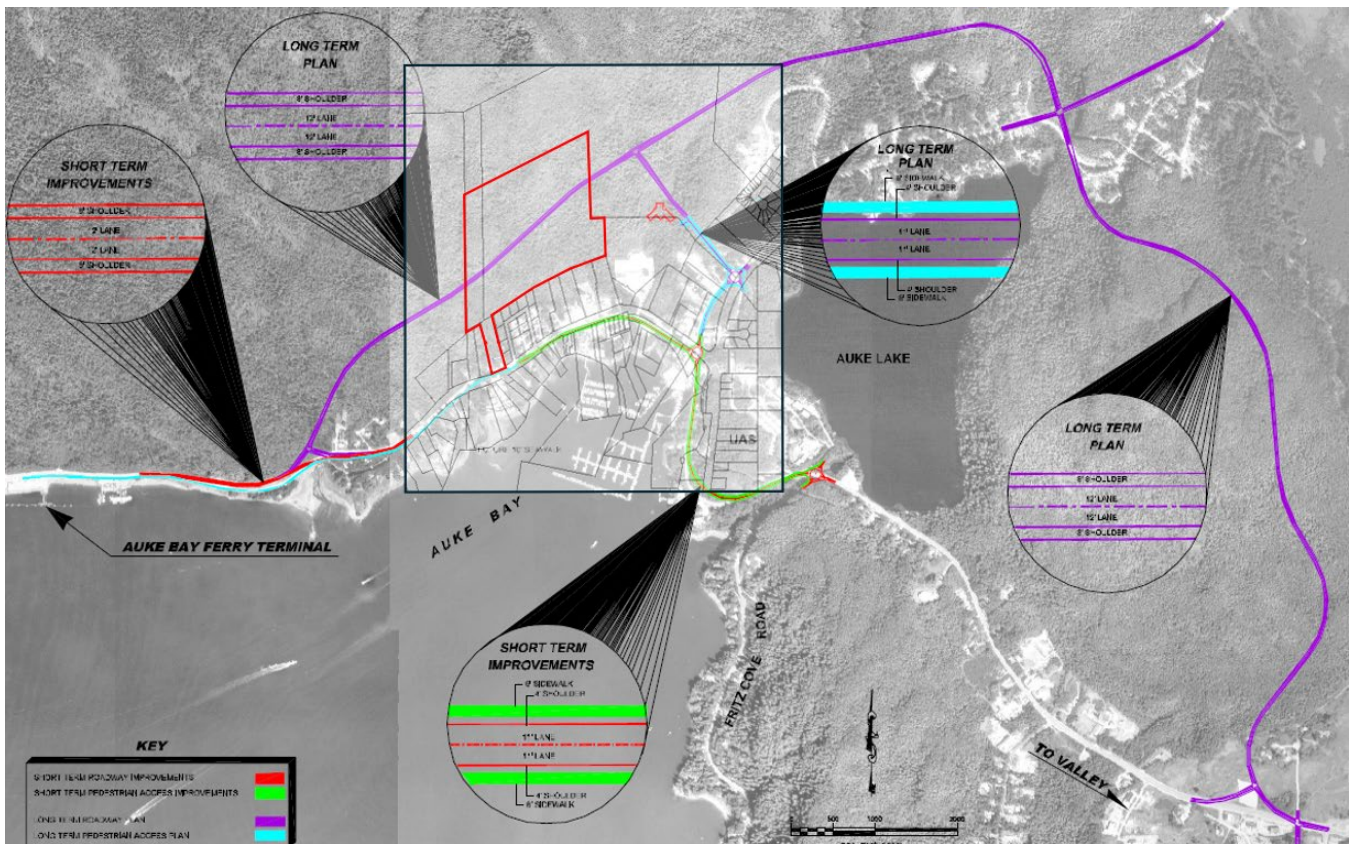
2015 AUKE BAY AREA PLAN			
Chapter	Page No.	Item	Summary
		NOTE	The plan focuses on the Auke Bay village core. The proposed access to the proposed rezone area is in the Auke Bay village core.
Apx C	61	Maximum height map	35 feet in the proposed rezone area.
	65	Comprehensive Plan Map Amendment	Proposes the Auke Bay Village Core uphill from Glacier Highway as Traditional Town Center. This proposed designation would extend into approximately 10 acres of the proposed rezone area.

The Auke Bay Area Plan supports a bypass route outlined in the ADOT&PF 2004 Auke Bay Corridor Plan. Conceptual mapping from the Auke Bay Area Plan (Appendix C, page 59) indicates a bypass route could pass north of the proposed rezone area. The image below shows the rezone juxtaposed on the concept map, with lot lines in black and the rezone area in red.



ADOT&PF completed the Auke Bay Corridor Study in 2004 (<https://dot.alaska.gov/sereg/projects/abcorr/report.shtml> ). The preferred Engineering Alternative has near-term and long-term solutions. Completed near-term improvements include a roundabout at Back Loop Road and Glacier Highway. Sidewalks were constructed on both sides of Glacier Highway from Fritz Cove Road through the roundabout and to the west lot line of Statter Harbor. Short term improvements yet to be completed include extension of the sidewalk to Spaulding Meadows Trail parking lot (the eventual access to the proposed rezone area).

The second phase of the proposal includes sub-phase construction of elements of the bypass, which appears to go through the proposed rezone area:



Rezone maps include a reserved corridor for the Auke Bay Bypass.

2016 HOUSING ACTION PLAN - The proposed text amendment complies with the 2016 Housing Action Plan			
Chapter	Page No.	Item	Summary
	10	Using CBJ Land	Disposing of CBJ land is a tool in righting the housing market.
	11		Adjust zoning, permitting and related land-use process to encourage moderate-density, clustered, mixed-use development.
6	43	Solutions	Use CBJ land to encourage a rational growth pattern, and create affordability.
7	48	Implementation	Evaluate areas for up-zoning.



**AGENCY REVIEW**

CDD conducted an agency review comment period between August 12, 2024 and September 23, 2024. Agency review comments can be found in **Attachment H**.

Agency	Summary
ADOT&PF	No specific comment at this time. Coordinate future development regarding access, hydrological and traffic impacts.
CBJ Agencies	No response at this time

**PUBLIC COMMENTS**

CDD conducted an informational meeting on September 11, 2024 (**Attachment I**). Public notice was mailed to property owners within 500 feet of the proposed rezone. Public questions are summarized below. Transcripts can be found in **Attachment I**.

Name	Summary
Vicki Van Fleet	Frustration that this proposal is coming up again, and concern for impacts to her property to the east of proposed access. Warning that trail users will be concerned.
Rick Currier	Concerns for school and utility capacity.
Heather Marlow	Questions about the RFP that closed September 11, 2024, the same day as the informational meeting. Cautioned to reserve adequate property for possible governmental needs as far as 75 to 100 years out.
Mike Story	Utility concerns and logistics.
Joel Carpenter	Purchased property to be away from density. Follow-up questions on trailhead relocation.

A recording of the meeting was posted at the Short Term Planning web site: <https://juneau.org/community-development/short-term-projects>

CDD conducted a public comment period between August 12, 2024 and September 23, 2024. Public notice was mailed to property owners within 500 feet of the proposed rezone (**Attachment J**). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment K**). Public comments submitted at time of writing this staff report can be found in **Attachment L**.

Name	Summary
Auke Bay Bible Church, Mark Morris	Hopes that drainage across church property can be rectified with subsequent development.
Rick and Lisa Currier	Not viable due to wetlands, Spaulding Meadows Trail, drainage, sewer plant capacity, access, and Auke Bay School crowding.
Mark Schwan	Concerns include drainage, trail access, sewer plant capacity and Auke Bay School crowding. Increased density would negatively impact quality of life.
Debi Ballam	Same as Mark Schwan.

Name	Summary
James Mothershead	Opposition, with detailed consideration of Spaulding Meadows Trailhead relocation – need, challenges that come with having it out of sight, supervision.
Heather Marlow	Expand mapping to include state and federal governmental uses in the area, Spaulding trailhead accommodation at other locations, qualified and quantified housing development for affordability.

**ZONE CHANGE OPTIONS AND ALTERNATIVES**

As stated in CBJ 49.75.130(a), the Commission may recommend approval, approval with modifications or denial of a rezone request. The Commission may recommend approval to the Assembly for different zoning districts than what the applicant requests or staff recommends. Additionally, the Commission can recommend modifications to the boundaries of the area to be rezoned. This means that if the Commission wishes to do so, the zoning district boundary line may be moved from its current location, if found to be in substantial conformance with the Comprehensive Plan and Title 49 – Land Use Code. Zoning district boundary lines are intended to follow property lines, centerlines of streets, alleys, streams (CBJ 49.25.110(f)).

**FINDINGS**

In accordance with CBJ 49.75 the Director makes the following findings on the proposed rezone:

**1. Was the rezone application filed timely in accordance with CBJ 49.75.110?**

**Analysis:** No additional analysis required.

**Finding:** Yes. The rezone application was filed in July.

**2. Was adequate public notice provided in accordance with CBJ 49.75.110?**

**Analysis:** CDD staff held a public meeting on September 11, 2024, mailed written notice to property owners within 500 feet of the proposed rezone. A public notice sign was posted on-site two weeks prior to the scheduled hearing.

**Finding:** Yes. Adequate public notice was provided in accordance with CBJ 49.75.110.

**3. Is this request for an area covering more than two acres or an expansion of an existing zoning district as required by CBJ 49.75.120?**

**Analysis:** The rezone request is for 45.3 acres.

**Finding:** Yes. The proposed rezone meets the minimum area.

**4. Has no similar request been made within the previous 12 months as required by CBJ 49.75.120?**

**Analysis:** No additional analysis required.

**Finding:** No. A similar rezone request has been filed within the previous 12 months.

**5. Is the proposed zoning district and the uses allowed therein found to be in substantial conformance with the land use maps of the comprehensive plan and policies of the comprehensive plan, in accordance with CBJ 49.75.120?**

**Analysis:** Staff has proposed eliminating Comprehensive Plan land use areas incompatible with rezone. The Commission may determine that the Comprehensive Plan constraints are not applicable.

**Finding: Yes.** The proposed rezone conforms with the land use maps and policies of the comprehensive plan.

**6. Is the proposed zoning district and the uses allowed therein found to be in substantial conformance with Title 49 – Land Use Code, in accordance with CBJ 49.75.120?**

**Analysis:** No additional analysis required.

**Finding: Yes.** The proposed rezone conforms to Title 49 – Land Use Code.

**RECOMMENDATION**

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the Assembly for the rezone of 30 acres uphill (north) of 11900 through 12170 Glaciers Highway from D3 to D15, as shown in Attachment B2.

Alternately, the Commission may wish to adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the Assembly for the rezone of 35 acres uphill (north) of 11900 through 12170 Glaciers Highway from D3 to D15, as shown in Attachment B1. This includes the areas with the Comprehensive Plan designation of Natural Park (NP) and Recreational Service Park (RS).

**STAFF REPORT ATTACHMENTS**

Item	Description
Attachment A	Application.
Attachment B1	Draft Ordinance: Applicant rezone request.
Attachment B2	Draft Ordinance: Staff modification eliminating incompatible land uses.
Attachment C	Table of Permissible Uses: comparison.
Attachment D	As-built: 12158 Glacier Highway.
Attachment E	2016 Juneau Wetlands Management Plan: Excerpt.
Attachment F	Map of slopes and wetlands.
Attachment G	Alaska Fish and Game Anadromous Water Body Catalog 111-50-10390.
Attachment H	Agency Review Comments.
Attachment I	Informational meeting materials, including transcript of questions.
Attachment J	Abutters for the Planning Commission meeting.
Attachment K	Photo of Public Notice Sign.
Attachment L	Public comments.



# DEVELOPMENT PERMIT APPLICATION

**NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.**

To be completed by Applicant	<b>PROPERTY LOCATION</b>		
	Physical Address <b>Glacier Highway - Auke Bay</b>		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <b>USS 2391 LT 1, USS 3820 LT 3 TR A, USS 3820 LT 3B1</b>		
	Parcel Number(s) <b>4B2801030121, 4B2801030150, 4B2801040220</b>		
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____		
	<b>LANDOWNER/ LESSEE</b>		
	Property Owner <b>CBJ</b>	Contact Person <b>Dan Bleidorn</b>	
	Mailing Address <b>155 Heritage Way</b>	Phone Number(s) <b>9075865252</b>	
	E-mail Address <b>Lands_Office@juneau.gov</b>		
	<b>LANDOWNER/ LESSEE CONSENT</b>		
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.			
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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.			
<b>Dan Bleidorn</b>		<b>Land Manager</b>	
Landowner/Lessee (Printed Name)		Title (e.g.: Landowner, Lessee)	
X	<i>Daniel Bleidorn</i>	<b>07/16/2024</b>	
	Landowner/Lessee (Signature)	Date	
	Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)	
X	Landowner/Lessee (Signature)	Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.			
<b>APPLICANT</b> <span style="float:right">If same as LANDOWNER, write "SAME"</span>			
Applicant (Printed Name) <b>Same</b>	Contact Person		
Mailing Address	Phone Number(s)		
E-mail Address			
X	Applicant's Signature	Date of Application	

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.

	Intake Initials <b>TR</b>
Case Number <b>ANE24-005</b>	Date Received <b>7/31/24</b>



# ZONE CHANGE APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

**NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.**

To be completed by Applicant

**PROJECT SUMMARY**  
Auke Bay Rezone Request

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

Total Land Area of Proposed Change 36 acres Comprehensive Plan Land Use Designation NP

Current Zone(s) D3 Comprehensive Plan Map Letter F

New Zone Requested D15

**TYPE OF ZONE CHANGE REQUESTED**  Regular  Transition

**Has this or a similar zone change been requested in the previous 12 months?**  Yes Case # \_\_\_\_\_  No

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

**ALL REQUIRED MATERIALS ATTACHED**

- Complete application
- Pre-Application Conference notes
- Narrative including:
  - Purpose of the requested zone change
  - Any potential impacts to public infrastructure (streets, water, & sewer)
  - How the requested zone change comply with the maps and policies of the Comprehensive Plan
- Site Plan and/or map of proposed zone change (details on reverse side)

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

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

This form and all documents associated with it are public record once submitted.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
AME24-005	7/31/24

**Zone Change Application Information**

Zone changes are outlined in CBJ 49.75 article I

**Pre-Application Conference:** A pre-application conference is encouraged prior to submitting an application. The applicant shall meet with City & Borough of Juneau (CBJ) staff to discuss the Zone Change process and analysis. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via email at [Permits@juneau.org](mailto:Permits@juneau.org).

**Application:** An application for a Zone Change will not be accepted by the CBJ until it is determined to be complete. **Zone Change may only be applied for during January and July.** The items needed for a complete application are:

1. **Forms:** Completed Zone Change Application and Development Permit Application.
2. **Fees:** The fee for Zone Change Application is \$600.00. No work can be approved with a Zone Change. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the purpose for the requested zone change.
4. **Plans:** A site plan showing the following information:
  - A. The boundaries of the existing and proposed zone change and proposed buffers;
  - B. The location of existing structures (i.e. buildings, fences, signs, parking areas, etc.); and
  - C. The location of existing physical features of the site (i.e. drainage, topography, eagle trees, hazard areas, salmon streams, wetlands, etc.).
5. A traffic study may be required for zone changes.

**Document Format:** All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

**Application Review & Hearing Procedure:** Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

**Review:** The Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the Zone Change request, the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department will coordinate the review of this application by other agencies, as necessary. **Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed Zone Change.**

**Hearing:** Once an application has been reviewed by all applicable parties the Community Development Department will schedule the zone change for the next appropriate Planning Commission meeting. All Zone Change Applications will be reviewed by the Planning Commission who will send a recommendation to the Assembly. Following a recommendation of approval by the Planning Commission, the Community Development Department will coordinate the zone change review by the Assembly. In order for zone changes to become effective, they must be adopted by ordinance by the CBJ Assembly.

**Public Notice Responsibilities:** All Zone Change requests must be given the following public notice as outlined in CBJ 49.15.230:

**Community Development Department:** Will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, the department will mail notices to all property owners within 500-feet of the project site.

**The Applicant** will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of \$50, and a \$100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing \$50 may be refunded. The Applicant may make and erect their own sign. Please contact the Community Development Department for more information.

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**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

## Auke Bay Zone Change Request

### Current zoning D3 Requesting D15

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On November 8, the Division of Lands and Resources and CDD held an application meeting to discuss the potential rezone of a number of CBJ properties in order to facilitate the future development of CBJ owned property to meet community and assembly goals. Notes are attached

The Auke Bay property topography is favorable for development but contains areas of high value wetlands. Increased density will allow for pockets of development that avoid high value wetlands. In regard to CBJ landholding, this property is unique in that it has direct street access though the CBJ owned 4B2801040220 which has roughly 155 feet of road frontage on Glacier Highway. The proposed rezone from D3 to D15 would enable future development within the urban service boundary and allow for maximizing the value and use of this central Auke Bay property. This property is adjacent to Auke Bay Elementary. Impacts to public infrastructure could include additional cars on Glacier Highway, additional utility connections once developed in the future and an updated and much safer trailhead.

The Housing Action Plan adopted in 2016 states that “Publicly owned land and assets can be one of the most powerful tools a local government has to address housing availability and affordability issues.” (p. 42) and that “public land should be thought of not only as a means by which Juneau can encourage “beneficial private economic activity” and guide “a rational growth pattern,” but also, importantly, as a means by which Juneau can achieve key policy goals. These goals include filling key housing gaps” (p. 43). The *Implementation* section of the Housing Action Plan states that CBJ would “Ensure any CBJ-owned land slated for development is zoned for the least restrictive/highest density use, consistent with the Comprehensive Plan; rezone certain parcels as necessary.” (p. 45)

This property is also the Auke Nu trailhead with access to John Muir Cabin. If this property is rezoned there is an opportunity to provide additional parking for the trailhead and move parked vehicles away from the highway. This property is also located within the Urban Service Area Boundary (USAB), so it has water, sewer, electric and road access to the property line along Glacier Highway.

“Land within the USAB should be efficiently developed before its boundaries are extended to properties outside of the USAB. An efficient development would build to the maximum density” (2013 Comp Plan p. 19). Sub area 3 of the 2013 Comp Plan includes Auke Bay, this section of the Comp Plan includes *Guidelines and Considerations for Subarea 3*. The Guidelines and Considerations for Subarea 3 say to “Encourage high-density, transit-oriented residential and/or mixed-use developments in the Auke Bay “village” area and around the University, particularly for student and faculty affordable housing” (p. 177).

The 2015 Auke Bay Area Plan states that “Three major roads converge in Auke Bay (Glacier Highway (north- & south-bound) and Mendenhall Loop Road) and bring people from all over the

Borough. These roads carry a high volume of traffic. Commercial businesses, places of residence and boat harbors have all been developed along this highway” (p. 1). The connectivity of Auke Bay and the proximity to the Glacier Highway as a connector will create an efficient flow and connectivity from future residential housing to all parts of the Borough.

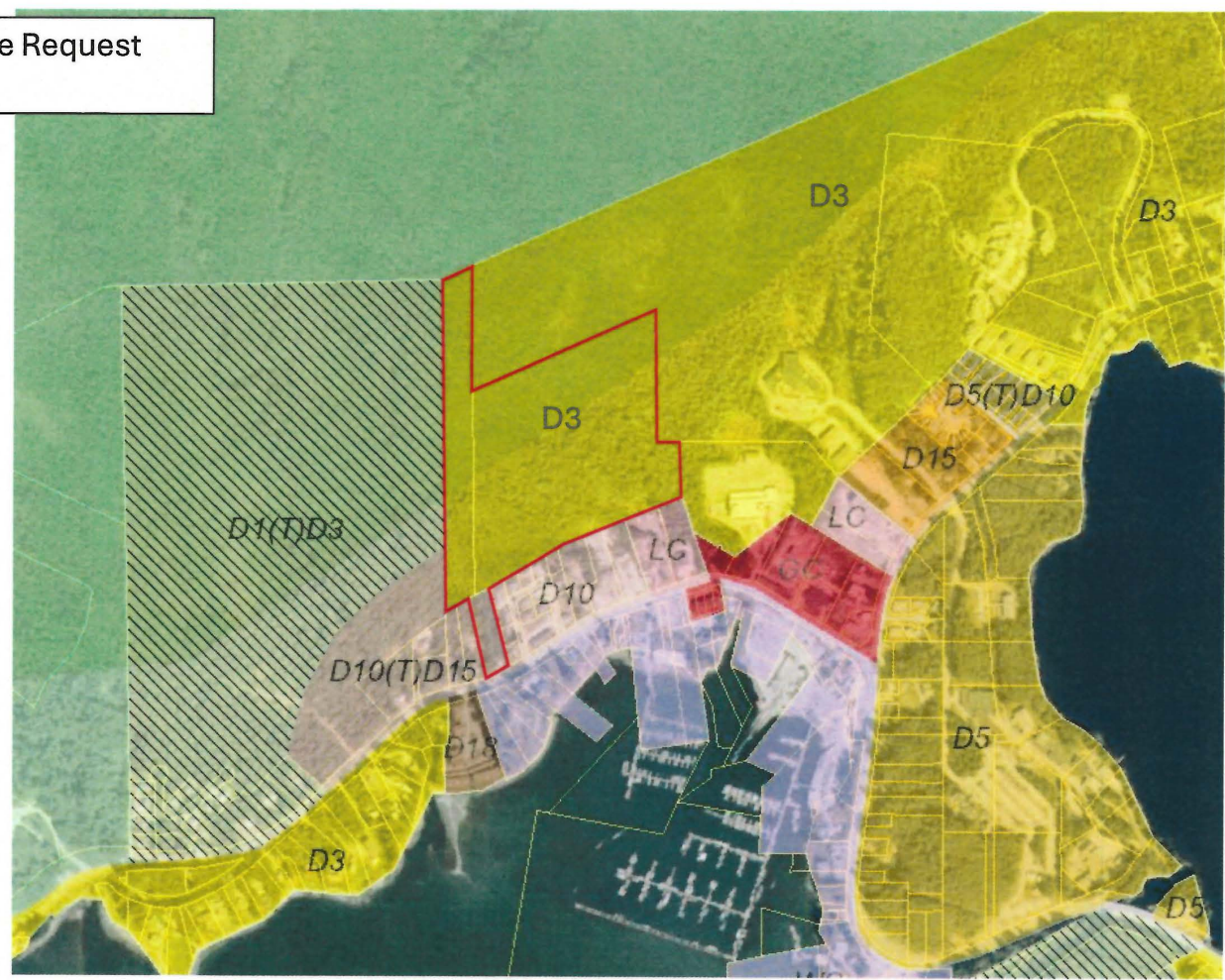
The 2013 Comprehensive Plan states that ““Due to this paucity of flat, dry land within the sewerer USAB, it is critical that the CBJ government identify the most buildable lands within the USAB and make the most efficient use of those limited resources by increasing residential densities along public transit corridors” (p. 21).

“In addition, Juneau cannot afford to build infrastructure and then allow low-intensity development to use it. That is the very definition of private gain at public expense. The cost of such infrastructure is just too high, and allowing low-intensity development to benefit from expensive infrastructure means the rest of the community is paying to subsidize the infrastructure for those areas.” (2016 Housing Action Plan, p. 47)

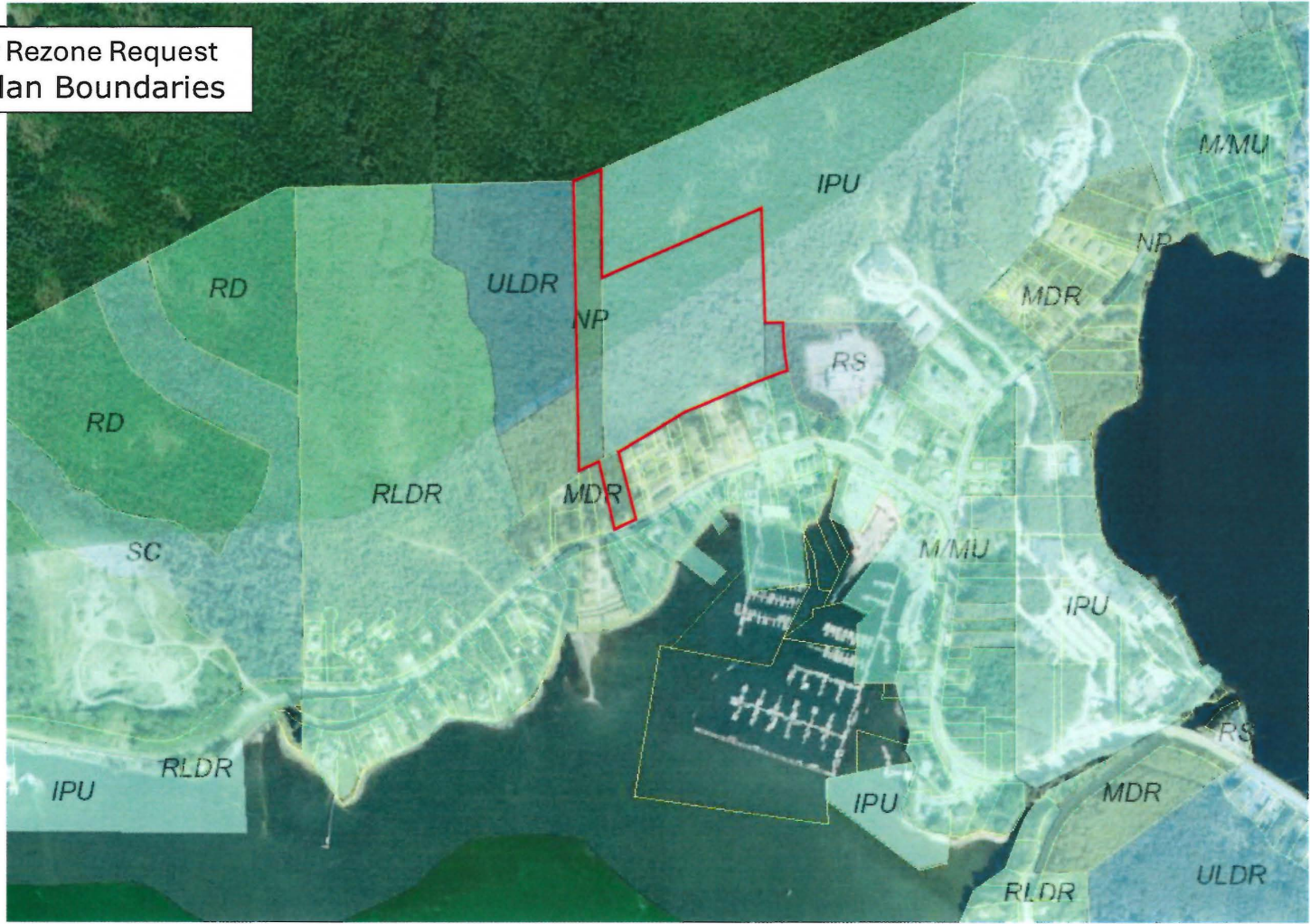
- Recap:
- Larger than 2 acres (~37 acres).
- Request from D3 to D15
- Conforms with Assembly goals.
- Inside urban service boundary.
- Rare CBJ property along Highway.
- D15 allows for habitat preservation.



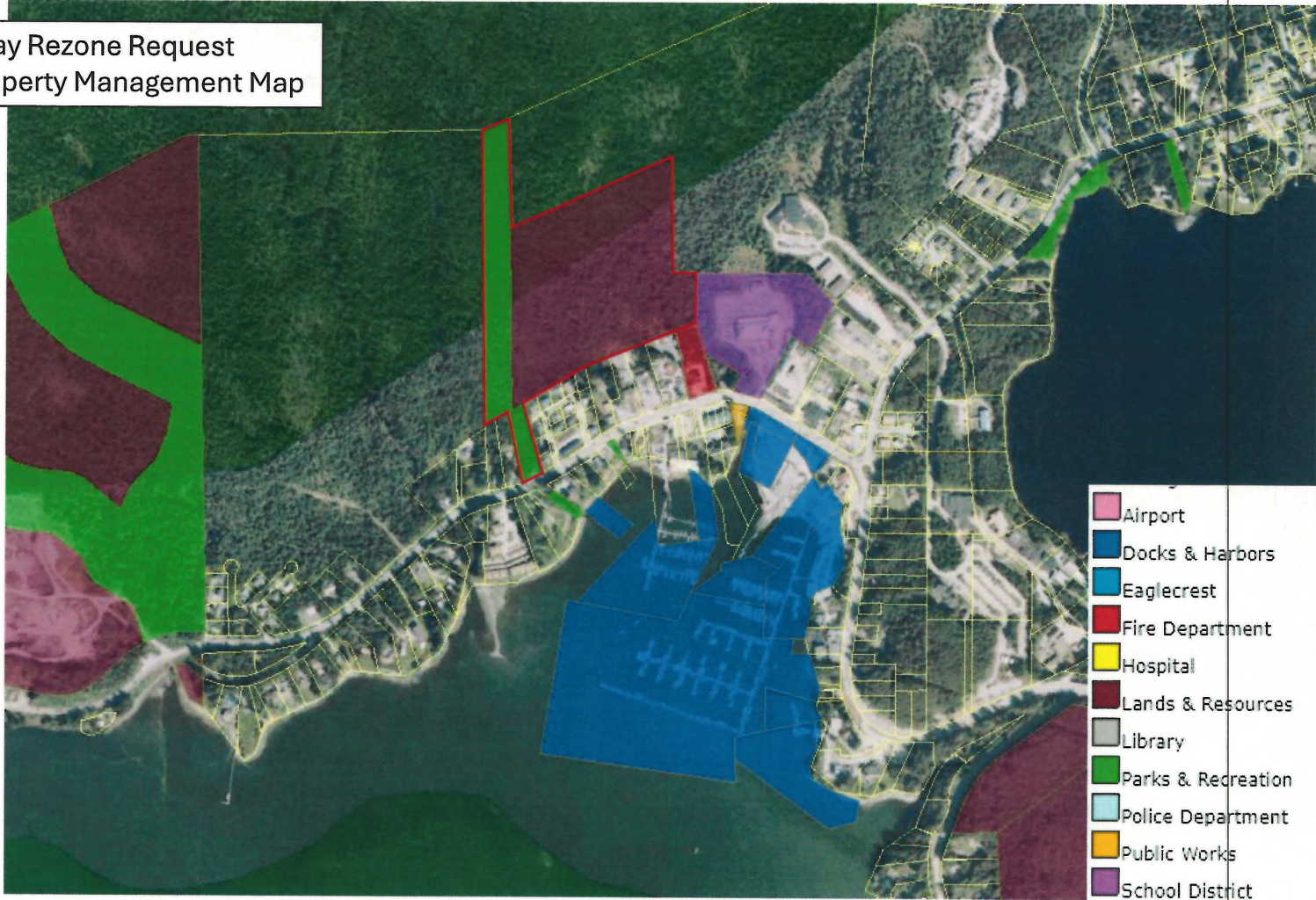
Auke Bay Rezone Request  
Current Zoning

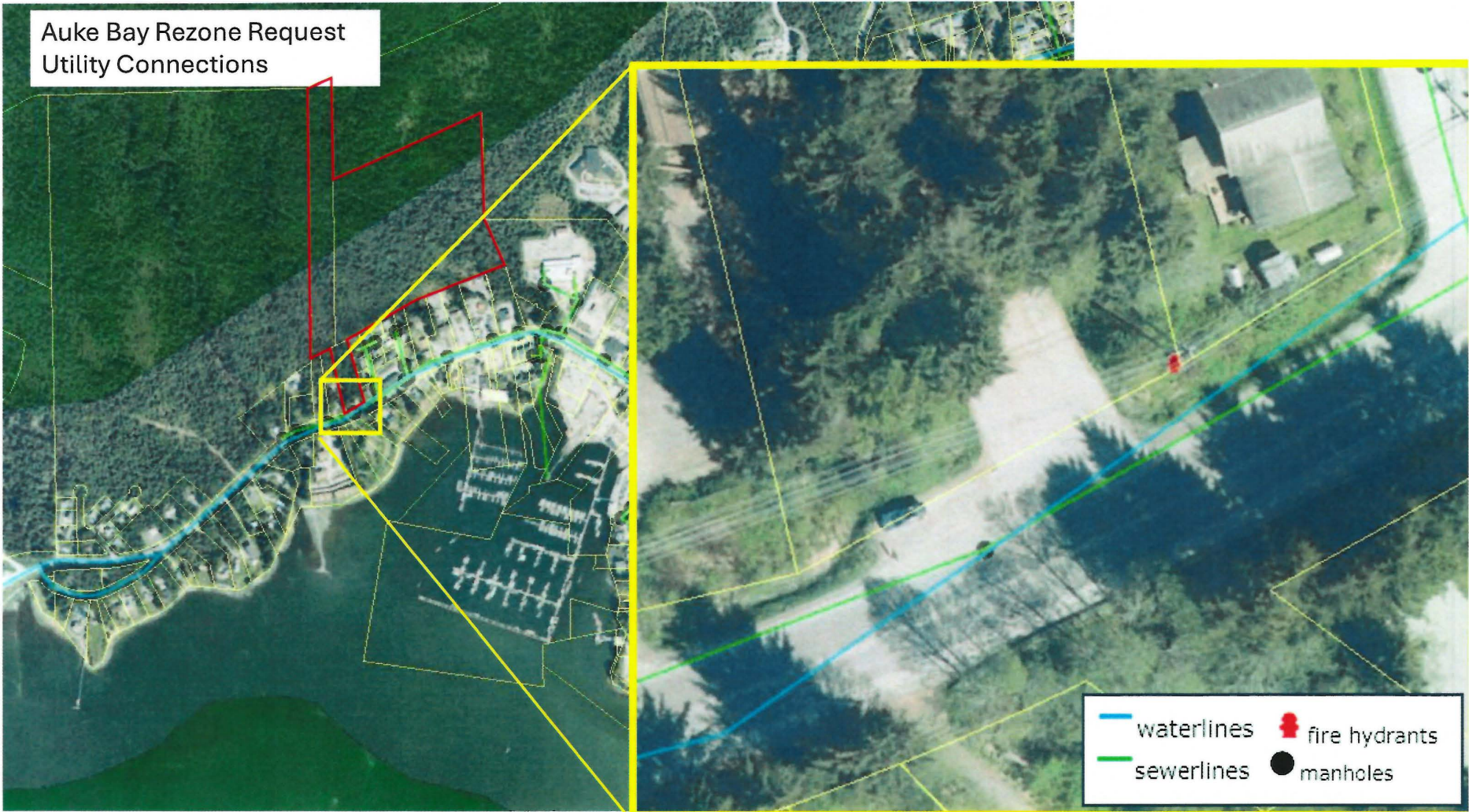


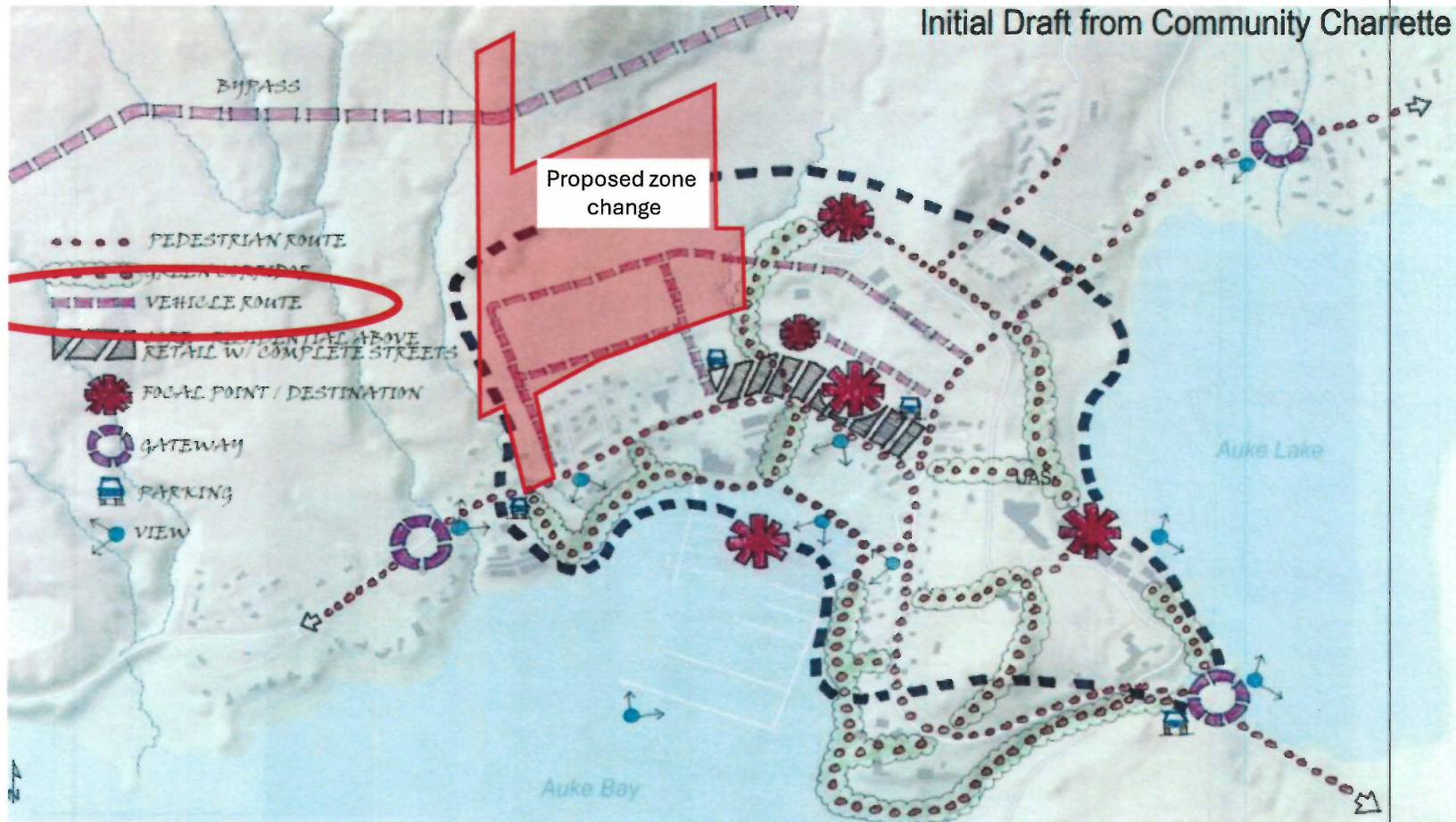
Auke Bay Rezone Request  
Comp Plan Boundaries



Auke Bay Rezone Request  
CBJ Property Management Map

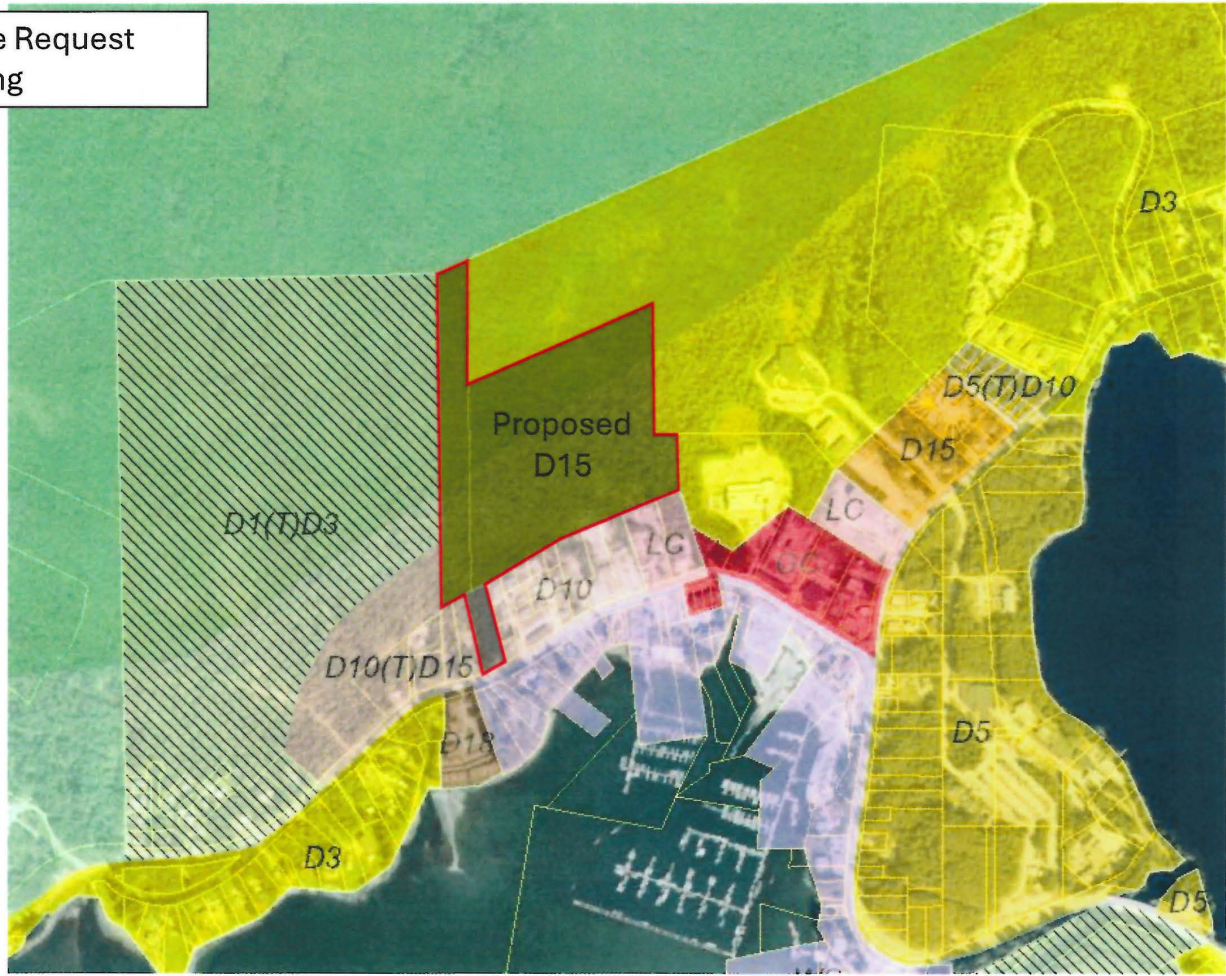






“This map was the initial draft from the community and represents the long-range vision for the area. As the area develops and priorities evolve, the map will need to be reviewed and updated from time to time.”

Auke Bay Rezone Request  
Requested Zoning





(907) 586-0715  
CDD\_Admin@juneau.gov  
www.juneau.org/community-development  
155 Heritage Way • Juneau, AK 99801

**Case name**

Case Number: PAC2023 0045  
 Applicant: Dan Bleidorn  
 Property Owner: CBJ & private  
 Property Address: Multiple properties (Auke Bay)  
 Parcel Code Number: 4B2801030121, 4B2801030150, 4B2801040220, 4B2801040270  
 Site Size: Multiple size  
 Zoning: Multiple Zoning  
 Existing Land Use: Vacant

Conference Date: November 8, 2023  
 Report Issued: November 22, 2023  
**DISCLAIMER: Pre-application conferences are conducted for the purpose of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application and are not a guarantee of final project approval.**

**List of Attendees**

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Dan Bleidorn	Applicant	<a href="mailto:Dan.Bleidorn@juneau.gov">Dan.Bleidorn@juneau.gov</a>
Emily Suarez	Planning	<a href="mailto:Emily.Suarez@juneau.gov">Emily.Suarez@juneau.gov</a>
Eddie Quinto	Permits	<a href="mailto:Edward.Quinto@juneau.gov">Edward.Quinto@juneau.gov</a>
	General Engineering	<a href="mailto:xxx.xxx@juneau.gov">xxx.xxx@juneau.gov</a>

Pre-Application Conference Final Report

Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports.

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

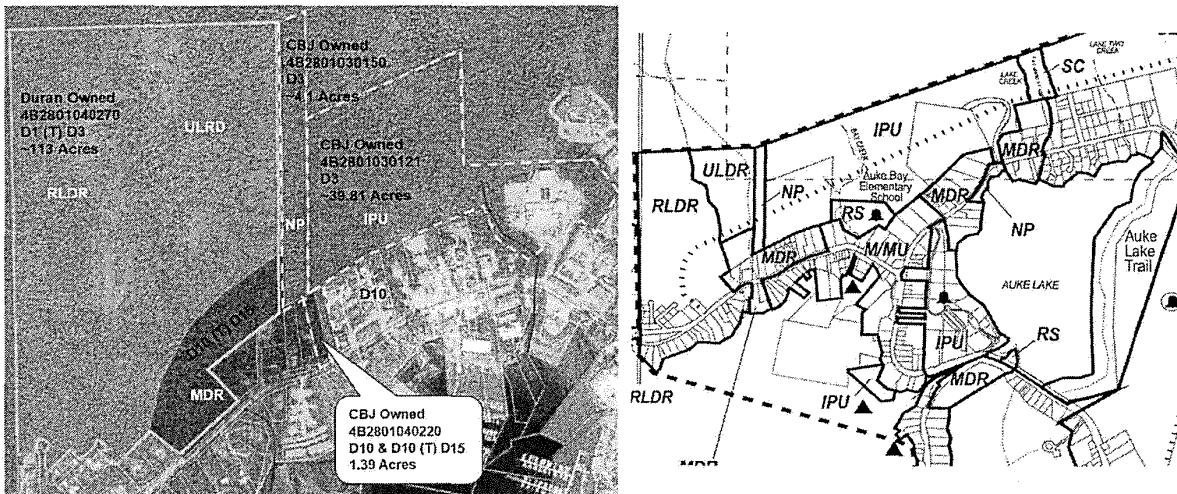
Project Overview

Rezone process/criteria: CBJ 49.75 Article I, Rezonings.

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.

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. Rezone 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 zone district and the used allowed therein are in substantial conformance with the land use maps of the comprehensive plan.

The lots have different zoning designations. The proposed re-zone (D10/D15) would be an expansion of existing zoning. The privately owned lot has two transition zones, D1 (T) D3 and D10 (T) D15. Up-zoning transitions are feasible when water and sewer services are available. Substantial conformance with the maps of the 2013 Comprehensive Plan will need to be established.



Links to the 2013 Comprehensive Plan and 2015 Auke Bay Area Plan can be found below.

- Links: [2013 Comprehensive Plan](#)
- [2015 Auke Bay Area Plan](#)



**Planning Division**

1. **Zoning** – The proposal is to re-zone four (4) lots from D3 to D10 and D15. The D-3, residential district, is intended to accommodate primarily single-family and duplex residential development at a density of three dwelling units per acre. D-3 zoned lands are primarily located outside the urban service boundary where public utilities are not provided [49.25.2.10(b)].

the D-10 and D-15, residential districts, are intended to accommodate primarily multifamily residential development at 10 and 15 units per acre respectively. These are relatively low-density multifamily districts. Many uses allowed in D3 are allowed in D10 and D15 [49.25.2.10(e)].

In the 2013 Comprehensive Plan, this area is characterized by urban or suburban residential lands with detached single-family units, duplex, cottage or bungalow housing, zero-lot-line dwelling units. Any commercial development should be of a scale consistent with a single-family residential neighborhood.

The 2015 Auke Bay Area Plan promotes rezoning within the area and recommends the review of the area plan to avoid incompatible land use during the rezoning process.

Minimum dimensional standards:

Lot requirement	D3	D10	D15
Minimum lot size	12,000 SF	6,000 SF	5,000 SF
Minimum lot size (Bungalow)	6,000 SF	3,000 SF	3,000 SF
Minimum lot size (Duplex)	18,000 SF	Not allowed	Not allowed
Minimum lot size (Common wall)	Not allowed	5,000 SF	3,500 SF
Minimum lot width	100 feet	50 feet	50 feet
Minimum lot width (Bungalow)	50 feet	25 feet	25 feet
Minimum lot width (Common wall)	Not allowed	40 feet	30 feet

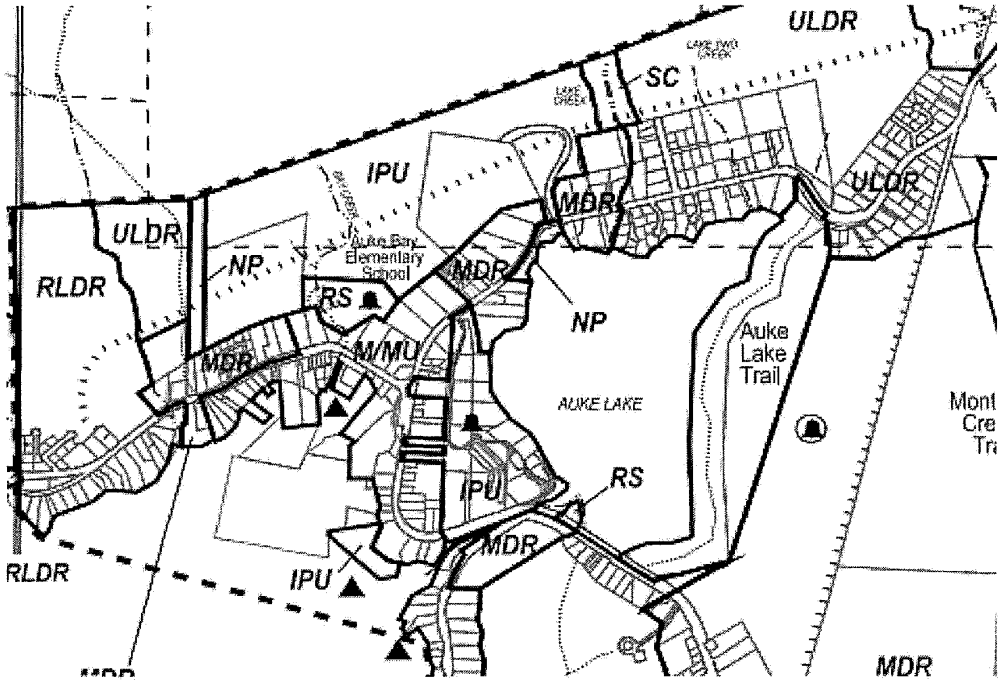
2. **Land Use Designations** – The re-zone proposal is in Subarea 3, Map E of the 2013 Comprehensive Plan. The areas identified on Map E are classified as:

- **Rural/Low Density Residential (RLDR).** Rural residential land at densities of one to three dwelling units per acre, based on existing platting and capability of the land to accommodate on-site septic systems and wells or whether the land is served by municipal water and sewer service.
- **Urban/Low Density Residential (ULDR).** These lands are characterized by urban or suburban residential lands with detached single-family units, duplex, cottage or bungalow housing, zero-lot-line dwelling units and manufactured homes on permanent foundations at densities of one to six units per acre. Any commercial development should be of a scale consistent with a single-family residential neighborhood, as regulated in the Table of Permissible Uses (CBJ 49.25.300).
- **Medium Density Residential (MDR).** These lands are characterized by urban residential lands for multifamily 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, as regulated in the Table of Permissible Uses (CBJ 49.25.300).
- **Institutional and Public Use (IPU).** Lands that are in public ownership and dedicated for a variety of public uses, such as the University of Alaska Southeast; local, state and federal government uses; and for such public facilities as community gardens, schools, libraries, fire stations, treatment plants, and public sanitary landfills. Included are potential sites for future boat

Pre-Application Conference Final Report

harbors, schools, parks, farmers markets, publicly-supported arts events, permitted arts or food-service kiosks or sales activities, parking facilities and road and public transit system easements. Also included are public aircraft facilities. The public use of these lands will vary widely, so IPU-designated lands can be under any zoning district, with the uses thereon appropriate for that zone as regulated in the Table of Permissible Uses (CBI 49.25.300); the zone of any particular public use should be the same district as the surrounding or abutting lands.

- **Natural Area Park (NP).** Natural Area Parks are CBJ-owned lands characterized by areas of natural quality designed to serve the entire community by providing fish and wildlife habitat, open space/natural areas, access to water, and opportunities for passive and dispersed recreation activities. No development should be permitted other than structures, roads and trails necessary for the maintenance and protection of the resources or for managed public access for education and passive recreation purposes; this may include parking areas, educational kiosks, cabins, rest stations and similar convenience services for the recreational enthusiast. These lands should be zoned to prevent residential, commercial, and industrial development, as well as resource extraction activities. The CBJ should retain ownership of these lands.
- **Recreational Service Park (RS).** Recreation Service Parks include CBJ-owned lands with parks developed for active recreation, programmed use, and/or community gardens. Recreation, parking, playgrounds and fields, ski lifts, All-Terrain Vehicle (ATV) riding parks, rifle ranges, operations and maintenance-related structures are possible uses or components of RS designated lands. These lands should be zoned to prevent residential, commercial, and industrial development, as well as resource extraction activities beyond those accessory to park development. The CBJ should retain ownership of these lands. As many of the existing RS-designated lands are smaller than the minimum area required for a unique zone, these lands must be within the zoning district that surrounds or abuts them.



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3. Table of Permissible Uses –

Use Description	D3	D10	D15
1.110 Single-family detached, one dwelling per lot	Allowed	Allowed	Allowed
1.121 Single-family detached, two dwellings per lot	Allowed	Not allowed	Not allowed
1.130 Single-family detached, accessory apartment	Allowed if minor development. CUP required if major development.	Allowed if minor development. CUP required if major development.	Allowed if minor development. CUP required if major development.
1.140 Single-family detached, two dwellings per lot, accessory apartments	Allowed if minor development. CUP required if major development.	Not allowed	Not allowed
1.200 Duplex	Allowed	Allowed	Allowed
1.300 Multifamily	Not allowed	Allowed if minor development. CUP required if major development.	Allowed if minor development. CUP required if major development.
1.910 Common wall, two dwelling units	Not allowed	Allowed	Allowed
1.920 Common wall, three or more dwelling units	Not allowed	Allowed if minor development. CUP required if major development.	Allowed if minor development. CUP required if major development.

4. Subdivision – N/A

5. Setbacks –

Minimum setbacks required	D3	D10	D15
Front yard setback	25 feet	20 feet	20 feet
Rear yard setback	25 feet	20 feet	15 feet
Side yard setback	10 feet	5 feet	5 feet
Street side yard setback	17 feet	13 feet	13 feet

6. Height –

Maximum height permissible	D3	D10	D15
Permissible uses	35 feet	35 feet	35 feet
Accessory uses	25 feet	25 feet	25 feet

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- 7. **Access** – According to the roadway classification Map B, Glacier Highway is classified as an arterial. The transportation section of the 2015 Auke Bay Area Plan recommends preservation of space for a future right-of-way for the DOT&PF bypass route north of the developed areas of Auke Bay.
- 8. **Parking & Circulation**– Parking requirements will need to comply with CBJ 40.40.210(a)
- 9. **Lot Coverage** – Minimum lot coverage is 35% for D3; 50% for D10 & D15.
- 10. **Vegetative Coverage** – Minimum vegetative cover is 20% for D3; 30% for D10 & D15.
- 11. **Lighting** – N/A
- 12. **Noise** –N/A
- 13. **Flood** – Lots are not in a mapped flood zone.
- 14. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – Lots are not in a mapped hazard area.
- 15. **Wetlands** – Lots are within mapped wetlands. Special regulations may apply.
- 16. **Habitat** – Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling.  
  
The Alaska Department of Fish and Game (ADF&G) notes four streams flowing into Auke Bay that have been officially catalogued as anadromous waters. Six additional cataloged streams supporting anadromous fish flow into Auke Lake, itself a cataloged lake.  
  
These waterbodies are protected by a minimum 50-foot, no development, habitat setbacks in the CBJ Land Use Code, section 49.70.310, and are designated as Stream Corridor in the Comprehensive Plan.
- 17. **Plat or Covenant Restrictions** – N/A.
- 18. **Traffic** – A Traffic Impact Analysis (TIA) is required for development that are projected to generate 500 or more average daily trips (ADT) (49.40.300). A TIA may be required if determined that the future uses of the proposed rezone will have an impact on safety or travel.  
  
ADOT&PF TIA review required if:
  - A project directly accesses ADOT&PF infrastructure, OR
  - If indirect access will increase trips on ADOT&PF infrastructure by more than 100 trips.
- 19. **Nonconforming situations** – There are no known nonconforming situations.

**Building Division**

- 20. **Building** –
- 21. **Outstanding Permits** –

**General Engineering/Public Works**

- 22. **Engineering** –
- 23. **Drainage** –
- 24. **Utilities** – (water, power, sewer, etc.)

**Fire Marshal**

- 25. **Fire Items/Access** –

**Other Applicable Agency Review**

Pre-Application Conference Final Report

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- 26. DOT&PF / Alcohol Beverage Control Board / Army Corps / DEC (wastewater) / DNR / USF&W / F&G / FAA / Corrections...

**List of required applications**

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Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

- 1. Rezone Application (AME)
- 2. Development Permit Application (DPA)

**Additional Submittal Requirements**

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

- 1. A copy of this pre-application conference report.
- 2. Application forms
- 3. A narrative including the following:
  - a. Potential impacts to public infrastructure
  - b. How the requested rezone complies with both the maps and the policies of the Comprehensive Plan and the Auke Bay Area Plan.
  - c. A comparison between uses that may become nonconforming with the proposed zone change and uses that may become conforming with the proposed zone change.
- 4. A site plan that identifies the proposed area for zone change
- 5. Fees

**Exceptions to Submittal Requirements**

Submittal requirements that staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

- 1. N/A

**Fee Estimates**

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

- 1. Zone changes: \$600
- 2. Public Notice Sign: \$150, with a \$100 refundable if the sign is returned within seven days of the scheduled hearing date.

For informational handouts with submittal requirements for development applications, please visit our website at [www.juneau.org/community-development](http://www.juneau.org/community-development).

**Submit your Completed Application**

You may submit your application(s) online via email to [permits@juneau.gov](mailto:permits@juneau.gov)

Pre-Application Conference Final Report

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OR in person with payment made to:

City & Borough of Juneau, Permit Center  
230 South Franklin Street  
Fourth Floor Marine View Center  
Juneau, AK 99801

Phone: (907) 586-0715  
Web: [www.juneau.org/community-development](http://www.juneau.org/community-development)

Attachments:

- 49.25.300 – Table of Permissible Uses
- 49.75 Article I – Rezoning
- DPA – Development Permit Application
- AME – Zone Change Application

PART II - CODE OF ORDINANCES  
TITLE 49 - LAND USE  
Chapter 49.75 REZONINGS, SPECIAL STANDARDS, REGULATIONS AND TEXT AMENDMENTS

**Chapter 49.75 REZONINGS, SPECIAL STANDARDS, REGULATIONS AND TEXT  
AMENDMENTS**

**ARTICLE I. REZONINGS**

**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.

(Serial No. 87-49, § 2, 1987)

**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. Rezoning requests which are substantially the same as a rezoning request rejected within the previous 12 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.

(Serial No. 87-49, § 2, 1987; Serial No. 2012-31(b), § 2, 8-27-2012 )

**49.75.130 Procedure.**

A rezoning shall follow the procedure for a major development permit except for the following:

- (a) The commission shall make a recommendation to the assembly to approve, approve with modifications, or deny a rezoning request. The commission shall prepare written findings in support of its recommendation. The commission's notice of recommendation shall be posted on the department's website within ten days of the public hearing on the proposed rezone. If the commission recommends approval of the rezoning request or approval with modifications, the director shall forward the commission's written recommendation to the assembly with an ordinance to amend the official zoning map in accordance with the recommendation. If the commission recommends denial, the amendment shall be deemed disapproved unless the applicant files a notice of protest in accordance with CBJ 49.75.130(b).
- (b) Protests.
  - (1) An applicant may protest the commission's recommendation to deny the rezoning by filing a written statement with the municipal clerk within 20 days of the commission's written notice of recommendation for denial, requesting that an ordinance amending the zoning map as set out in the application be submitted for action by the assembly. The director shall, within 30 days of the filing of the protest with the municipal clerk, prepare a draft ordinance to be appended to the notice of recommendation for consideration by the assembly.

- (2) Any person may protest the commission's recommendation to approve a rezoning request or approve a rezoning request with modification by filing a written protest with the municipal clerk within 20 days of the commission's written notice of recommendation.
- (3) In the case of a timely filed protest and after introduction of the proposed ordinance at a regularly scheduled assembly meeting, the assembly shall hold a public hearing on the proposed rezoning. At the close of the hearing, the assembly shall approve the zoning map amendment as recommended by the commission, approve the zoning map amendment with modifications, or deny the zoning map amendment.
- (c) All rezonings 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 amended in accordance with the adopted ordinance.

(Serial No. 87-49, § 2, 1987; Serial No. 2012-11, § 2, 4-2-2012 ; Serial No. 2014-14(c)am , § 2, 4-6-2015, eff. 5-7-2015; Serial No. 2015-03(c)(am), § 57, 8-31-2015 )

### ARTICLE II. SPECIAL STANDARDS

#### 49.75.210 Bonus standards and criteria.

The commission may adopt regulations under chapter 01.60, establishing standards and criteria for awarding bonuses.

(Serial No. 87-49, § 2, 1987; Serial No. 96-41, § 18, 1996)

#### 49.75.220 Historic district design review standards.

- (a) The commission may adopt and enforce regulations under chapter 01.60, establishing standards for the historic district.
- (b) Such standards may include criteria relating to:
  - (1) The relationship of structures to the site and to each other;
  - (2) The relationship of structures to adjoining sites and structures;
  - (3) Landscaping and site treatment;
  - (4) Building and structure design, including:
    - (A) Architectural style;
    - (B) Use of color, including exterior structure lighting;
    - (C) Location and visibility of mechanical equipment;
    - (D) Exterior site lighting; and
    - (E) Variations in multi-structure developments.
  - (5) Design features, arrangement, location, color, illumination and similar features of signs not otherwise regulated by this title;
  - (6) Design and aesthetic standards for outside furniture and miscellaneous structures; and



- 
- (7) Such other matters as may be appropriate and which will help provide consistency in agency decisions and guidance to property owners in making site development plan applications.

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(Serial No. 87-49, § 2, 1987; Serial No. 96-41, § 19, 1996; Serial No. 99-22, § 14, 1999)

**Administrative Code of Regulations cross references**—Design review district standards, Part IV, § 04 CBJAC 060.010 et seq.; historic district standards, Part IV, § 04 CBJAC 080.010 et seq.

*ARTICLE IV. TEXT AMENDMENTS*

**49.75.410 Text amendments.**

- (a) *Commission initiated.* The commission shall initiate an amendment to this title by holding a public hearing to consider whether it should recommend such amendment to the assembly. The director shall provide at least ten days public notice of the hearing.
- (b) *Assembly initiated.* The assembly shall initiate an amendment to this title by referring such amendment to the commission for proceeding in accordance with subsection (a) of this section.

(Serial No. 87-49, § 2, 1987)

PART II - CODE OF ORDINANCES  
TITLE 49 - LAND USE  
Chapter 49.70 - SPECIFIED AREA PROVISIONS  
ARTICLE II. HILLSIDE DEVELOPMENT

*ARTICLE II. HILLSIDE DEVELOPMENT*

**49.70.200 Purposes.**

The purposes of this article are to:

- (1) Ensure that hillside development provides erosion and drainage control to protect adjoining parcels;
- (2) Protect waterways from sedimentation and pollution;
- (3) Minimize injury or damage to people or property from natural or artificial hazards in hillside development; and
- (4) Minimize any adverse aesthetic impact of hillside development.

(Serial No. 87-49, § 2, 1987)

**49.70.210 Applicability and scope.**

- (a) This article applies to all development on hillsides in the City and Borough that involves the following:
  - (1) Removal of vegetative cover;
  - (2) Excavation of any slope in excess of 18 percent;
  - (3) Creation of a new slope in excess of 18 percent for a vertical distance of at least five feet; or
  - (4) Any hazard area identified on the landslide and avalanche area maps dated September 9, 1987, consisting of sheets 1—8, as the same may be amended from time to time by the assembly by ordinance or any other areas determined to be susceptible to geophysical hazards.
- (b) All hillside development endorsement applications shall be reviewed by the planning commission, except the following may be reviewed by the director:
  - (1) An excavation below finished grade for basements and footings of a building, a retaining wall or other structure authorized by a building permit, provided that this shall not exempt any fill made with the material from such excavation nor any excavation having an unsupported height greater than two feet after the completion of the associated structure.
  - (2) Graves.
  - (3) Mining, quarrying, excavating, processing, or stockpiling of rock, sand, gravel, aggregate or clay provided such operations do not affect the location or peak volume of runoff, the location or amount of standing water, or the lateral support for, the stresses in, or the pressure upon, any adjacent or contiguous property.
  - (4) Exploratory excavations less than 200 square feet in area and under the direction of a civil engineer with knowledge and experience in the application of geology in the design of civil work.
  - (5) An excavation which:
    - (A) Is less than two feet in depth and covers less than 200 square feet; or

- (B) Does not create a cut slope greater than five feet in height or steeper than one and one-half horizontal to one vertical.

~~(6) A fill less than one foot in depth and intended to support structures which fill is placed on natural terrain with a slope flatter than five horizontal to one vertical, which does not exceed 20 cubic yards on any one lot and which does not obstruct a drainage course.~~

- (7) A fill less than three feet in depth and not intended to support structures which fill is placed on natural terrain on a slope flatter than five horizontal to one vertical, which does not exceed 50 cubic yards on any one lot and which does not obstruct a drainage course.

- (8) Minor development.

(Serial No. 87-49, § 2, 1987; Serial No. 2006-15, § 22, 6-5-2006; Serial No. 2015-03(c)(am), § 51, 8-31-2015 )

**49.70.220 Hillside development endorsement application.**

- (a) All development on hillsides shall be pursuant to a hillside development endorsement.
- (b) The developer shall apply for and obtain a hillside development endorsement prior to any site work other than land and engineering surveys and soils exploration.

(Serial No. 87-49, § 2, 1987; Serial No. 2015-03(c)(am), § 52, 8-31-2015 )

**49.70.230 Fees.**

The City and Borough shall charge the developer the gross hourly rate for professional review of the application and for inspection. The developer shall deposit one percent of the value of the site development, excluding that portion of the site determined by the engineer to be subject to a public transmission facility permit, in a specially designated reserve account, against which the City and Borough may bill its documented time and expenses. The developer shall promptly replenish this amount when requested, and no endorsement may be issued if there is any deficiency in the developer's reserve account. All unexpended funds in the reserve account shall be returned to the developer upon final approval of development or when the engineer is satisfied that the work under the hillside development endorsement has been completed and the requirements of this chapter have been met.

(Serial No. 87-49, § 2, 1987)

**49.70.240 Application.**

The application shall be accompanied by the following materials, which shall be signed and stamped by a civil engineer, architect, geologist or land surveyor licensed in the State of Alaska:

- (1) A vicinity map, at a clear and legible scale, showing roads, place and street names and natural waterbodies.
- (2) Site maps, showing the present condition of the site at a clear and legible scale compatible with the size of the development and including:
  - (A) Two-foot contours for flat terrain or five-foot contours for steep terrain and extending 50 feet in all directions beyond the development site; 12 percent line, 30 percent line;
  - (B) Water bodies, tidelands and drainage ways from the development site to accepting natural waterbody;

- (C) Lot boundaries and easements for the site and adjacent lots; and
  - (D) Existing improvements on the site and adjacent lots, including structures, roads, driveways and utility lines.
- (3) The application shall include a finished proposed site plan at a clear and legible scale that includes the following information:
- (A) Finished grade at two-foot contours for flat terrain or five-foot contours for steep terrain and extending 50 feet in all directions beyond the development site; 12 percent line, 30 percent line.
  - (B) Water bodies, tidelands and drainage ways, and temporary and permanent drainage systems from the development site to the accepting natural waterbody.
  - (C) Lot boundaries, easements and setback lines.
  - (D) The location of improvements including structures, roads, driveways, utility lines, culverts, walls and cribbing.
  - (E) Clearing limits of existing vegetative cover.
  - (F) A cross section of the development site.
- (4) The application shall include detailed engineering drawings of roads, driveways, parking areas, structural improvements for foundations, off-site stormwater runoff systems; cross sections and road elevations.
- (5) A description of the source and type of any off-site fill, and the site for depositing excess fill.
- (6) A landscaping plan, including all trees to be retained in excavation areas, all plant species and locations; temporary slope protection measures; erosion and siltation control measures; seeding or sodding materials, a planting and maintenance program; and methods of stabilization and protection of bare slopes.
- (7) An engineering geologic report, including a summary of the relevant surface and bedrock geology of the site, a discussion of active geologic processes with conclusions and recommendations regarding the effect of geologic factors on the proposed development; data regarding the nature, distribution and relevant parameters of existing soils, recommendations for grading procedures; design criteria for corrective measures as necessary, and recommendations covering the suitability of the site for the proposed development.
- (8) A work schedule, by phase.
- (9) Such other different or more detailed submissions as may be required.
- (Serial No. 87-49, § 2, 1987; Serial No. 2015-03(c){am}, § 54, 8-31-2015 )

**49.70.250 Standards for approval.**

Hillside development shall meet the following minimum standards:

- (1) *Roads.* The City and Borough road standards shall apply to hillside development, except that:
  - (A) *Modification of standards.* The engineer or planning commission may modify road standards as identified in subsections (1)(B) and (C) of this section, if:
    - (i) The developer's traffic analysis and circulation, land ownership, and development patterns indicate future use of the roadway at less than collector street levels;

- 
- (ii) The modification would enable the development to meet, or more closely approximate, the criteria set forth in section 49.70.260; and either
  - ~~(iii) The proposed road or access in question would result in a permanent cul-de-sac; or~~
  - (iv) A secondary access to the proposed development exists or will be developed as a part of the project.
- (B) *Road width.* The width of a section of residential roadway may be narrowed to 20 feet, with a single four-foot pedestrian way and underground storm drain system, if:
- (i) The section is not more than 200 feet in length, and is separated from other such sections by at least 100 feet of standard roadway;
  - (ii) No entrances, intersections or parking are allowed in the section;
  - (iii) Guard rails, if any, are designed to permit the passage of plowed snow;
  - (iv) There is at least a 200-foot line of sight along the centerline of the section;
  - (v) The section enables the development to meet, or more closely approximate, the criteria set forth in section 49.70.260;
  - (vi) Grouped off-street parking spaces are provided at the entry to the section; and
  - (vii) Adequate provision is made for storage of snow.
- (C) *Road grade.* The grade of a section of residential roadway may be increased to a maximum of 15 percent if:
- (i) The section is not more than 200 feet in length and separated from other such sections by at least 100 feet of roadway;
  - (ii) No entrances or intersections are allowed in the section;
  - (iii) Through intersections at the end of the section have approaches at least 50 feet long measured from the edge of the traveled way of the crossroad and are at a grade of eight percent or less; intersections requiring a full stop have approaches no less than 20 feet long at a grade of two percent or less, or no less than 50 feet long at a grade between two and six percent;
  - (iv) Any guard rails are designed to permit the passage of plowed snow;
  - (v) All sight distances conform to standards of the American Association of State Highway and Transportation Officials; and
  - (vi) The section enables the development to meet, or more closely approximate, the criteria set forth in section 49.70.260.
- (2) *Weather.* The engineer may prohibit a developer from earthmoving during periods of very wet soil conditions, in which case the permit shall be extended by a like period.
- (3) *Sediment.* The developer shall not allow any increase in sediment to flow off-site during or after construction if such would be likely to cause an adverse impact on a down slope lot or waterbody.
- (4) *Peak discharge.* The developer shall ensure that during and after construction of major development, the peak discharge of all streams and natural drainage ways at the down slope boundary shall be no greater than that occurring prior to excavation.

(Serial No. 87-49, § 2, 1987)

**49.70.260 Criteria.**

The commission or director shall consider the extent to which the development meets the following criteria:

- (1) *Soil erosion.* Soil disturbance and soil erosion shall be minimized and the effects thereof mitigated.
- (2) *Existing vegetation.* Depletion of existing vegetation shall be minimized.
- (3) *Contours.* The developer shall recontour the finished grade to natural-appearing contours which are at or below 30 percent or the natural angle of repose for the soil type, whichever is lower, and which will hold vegetation.
- (4) *Time of exposure and soil retention.* The developer shall minimize the period of time that soil is exposed and shall employ mats, silt blocks or other retention features to maximize soil retention.
- (5) *Replanting.* The developer shall mat, where necessary, and plant all exposed soil in grass or other soil-retaining vegetation and shall maintain the vegetation for one full growing season after planting.
- (6) *Drainage.* The developer shall minimize disturbance to the natural course of streams and drainage ways. Where disturbance is unavoidable, the developer shall provide a drainage system or structures which will minimize the possibility of sedimentation and soil erosion on-site and downstream and which will maintain or enhance the general stream characteristics, spawning quality, and other habitat features of the stream and its receiving waters. Where possible, development shall be designed so lot lines follow natural drainage ways.
- (7) *Foundations.* The developer shall ensure that buildings will be constructed on geologically safe terrain.
- (8) *Very steep slopes.* The developer shall minimize excavation on slopes over 30 percent.
- (9) *Soil retention features.* The developer shall minimize the use of constructed retention features. Where used, their visual impact shall be minimized through the use of natural aggregate or wood, variation of facade, replanted terraces, and the like.
- (10) *Wet weather periods.* The developer shall minimize exposure of soil during the periods of September 1—November 30 and March 1—May 1.

(Serial No. 87-49, § 2, 1987; Serial No. 2015-03(c)(am), § 54, 8-31-2015 )

**49.70.270 Conditions on approval.**

The commission or director may place conditions upon a hillside development endorsement as necessary or desirable to ensure that the spirit of this chapter will be implemented in the manner indicated in the application. Fulfillment of conditions shall be certified by the engineer. The conditions may consist of one or more of the following:

- (1) *Development schedule.* The commission or director may place a reasonable time limit on or require phasing of construction activity associated with the development or any portion thereof, in order to minimize construction-related disruption to traffic and neighbors or to ensure that the development is not used or occupied prior to substantial completion of required improvements.
- (2) *Dedications.* The commission or director may require conveyances of title or other legal or equitable interests to public entities, public utilities, a homeowner's association, or other common entities. The developer may be required to construct any public facilities, such as drainage retention areas, to City and Borough standards prior to dedication.

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(3) *Construction guarantees.* The commission or director may require the posting of a bond or other surety or collateral providing for whole or partial releases, in order to ensure that all required improvements are constructed as specified in the approved plans.

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(4) *Lot size.* If justified by site topography, the commission or director may require larger lot areas than prescribed by zoning requirements.

(Serial No. 87-49, § 2, 1987; Serial No. 2015-03(c)(am), § 55, 8-31-2015 )

Presented by:  
Introduced:  
Drafted by: CDD Gallion

**ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**

**Serial No. 2024-XX DRAFT**

**An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of 29 acres of USS 3820 LT3 B1, USS 3820 LT 3 TR A, and USS2391 LT 1, accessed via Glacier Highway in the Auke Bay area.**

WHEREAS, USS 3820 LT3 B1, 39.81 acres, is currently zoned D3; and

WHEREAS, approximately 28 acres of USS 3820 LT3 B1 is designated in the 2013 Comprehensive Plan as “Institutional and Public Use;” and

WHEREAS, “Institutional and Public Use” land use supports rezoning to D15 due to Assembly housing development priorities, accommodating housing for staff of the US Coast Guard Icebreaker MV Aiviq, and city government concerns about residences in the path of Mendenhall River flooding; and

WHEREAS, approximately 1 acre of USS 3820 LT3 B1 is designated in the 2013 Comprehensive Plan as “Recreational Service Park;” and

WHEREAS, “Recreational Service Park” is required to be zoned to prevent residential, commercial and industrial development; and

WHEREAS, There is currently no zoning district that will prevent residential, commercial and industrial development; and

WHEREAS, USS 2391 LT 1, 1.39 acres, is currently zoned D10 and D3 (T) D15; and

WHEREAS, USS 2391 LT 1 is designated in the 2013 Comprehensive Plan as “Medium Density Residential,” and

WHEREAS, “Medium Density Residential” land use supports rezoning to D15; and

WHEREAS, USS 2391 LT 1, currently provides parking to access Spaulding Meadows Trail; and

WHEREAS, Development of USS 2391 LT 1 to provide access to the rezone area will require moving Spaulding Meadows Trail parking; and

WHEREAS, USS 3820 LT 3 TR A, 4.1 acres, is currently zoned D3; and



WHEREAS, USS 3820 LT 3 TR A accommodates Spaulding Meadows Trail; and

WHEREAS, USS 3820 LT 3 TR A is designated in the 2013 Comprehensive Plan as “Natural Park;” and

WHEREAS, “Natural Park” is required to be zoned to prevent residential, commercial and industrial development; and

WHEREAS, There is currently no zoning district that will prevent residential, commercial and industrial development; and

WHEREAS, The Table of Permissible Uses requires that parks with improved facilities be approved with a major subdivision (TPU 6.262);

NOW, THEREFORE, BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

**Section 1. Classification.** This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

**Section 2. Amendment to the Official Zoning Map.** The official zoning map of the City and Borough, adopted pursuant to CBJ 49.25.110, is amended to change the zoning of 28 acres of USS 3820 LT3 B1 from D3 to D15; USS 3820 LT 3 TR A from D3 to D15; and USS2391 LT 1 from D10 and D3(T)D15 to D15.

The described rezone is shown on the attached Exhibit “A” illustrating the area of the proposed zone change.

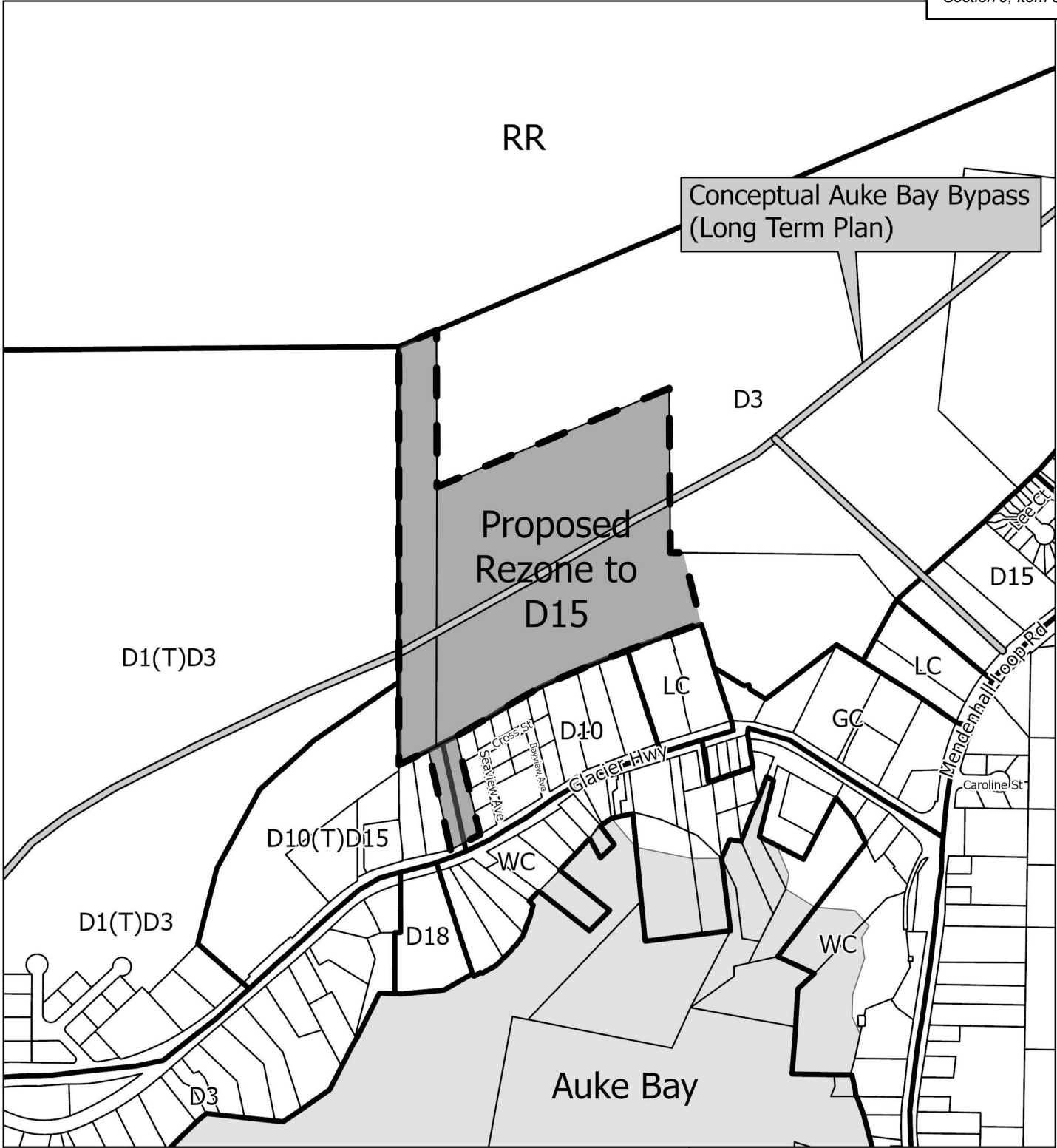
**Section 3. Effective Date.** This ordinance shall be effective 30 days after its adoption.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Beth Weldon, Mayor

Attest:

\_\_\_\_\_  
Beth McEwen, Municipal Clerk



Zone change for USS 3820, Lot 3 Tract A and a portion of Lot 3B1 from D3 to D15 and USS 2391, Lot 1 from D10(T)D15 and D10 to D15

CDD Case: AME 2024 0005

N

0 250 500 1,000 Feet

Presented by:  
Introduced:  
Drafted by: CDD Gallion

**ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**

**Serial No. 2024-XX DRAFT**

**An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of 28 acres of USS 3820 LT3 B1, and USS2391 LT 1, accessed via Glacier Highway in the Auke Bay area.**

WHEREAS, USS 3820 LT3 B1, 39.81 acres, is currently zoned D3; and

WHEREAS, approximately 28 acres of USS 3820 LT3 B1 is designated in the 2013 Comprehensive Plan as “Institutional and Public Use;” and

WHEREAS, “Institutional and Public Use” land use supports rezoning to D15 due to Assembly housing development priorities, accommodating housing for staff of the US Coast Guard Icebreaker MV Aiviq, and city government concerns about residences in the path of Mendenhall River flooding; and

WHEREAS, USS 2391 LT 1, 1.39 acres, is currently zoned D10 and D3 (T) D15; and

WHEREAS, USS 2391 LT 1 is designated in the 2013 Comprehensive Plan as “Medium Density Residential,” and

WHEREAS, “Medium Density Residential” land use supports rezoning to D15; and

WHEREAS, USS 2391 LT 1, currently provides parking to access Spaulding Meadows Trail; and

WHEREAS, Development of USS 2391 LT 1 to provide access to the rezone area will require moving Spaulding Meadows Trail parking; and

WHEREAS, USS 3820 LT 3 TR A abuts USS 2391 LT 1; and

WHEREAS, USS 3820 LT 3 TR A accommodates Spaulding Meadows Trail; and

WHEREAS, USS 3820 LT 3 TR A is zoned D3; and

WHEREAS, D3 and D15 would allow trailhead development under paragraph 6.266 of the Table of Permissible Uses; and

NOW, THEREFORE, BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

**Section 1. Classification.** This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

**Section 2. Amendment to the Official Zoning Map.** The official zoning map of the City and Borough, adopted pursuant to CBJ 49.25.110, is amended to change the zoning of 28 acres of USS 3820 LT3 B1 from D3 to D15; and USS2391 LT 1 from D10 and D3(T)D15 to D15.

The described rezone is shown on the attached Exhibit "A" illustrating the area of the proposed zone change.

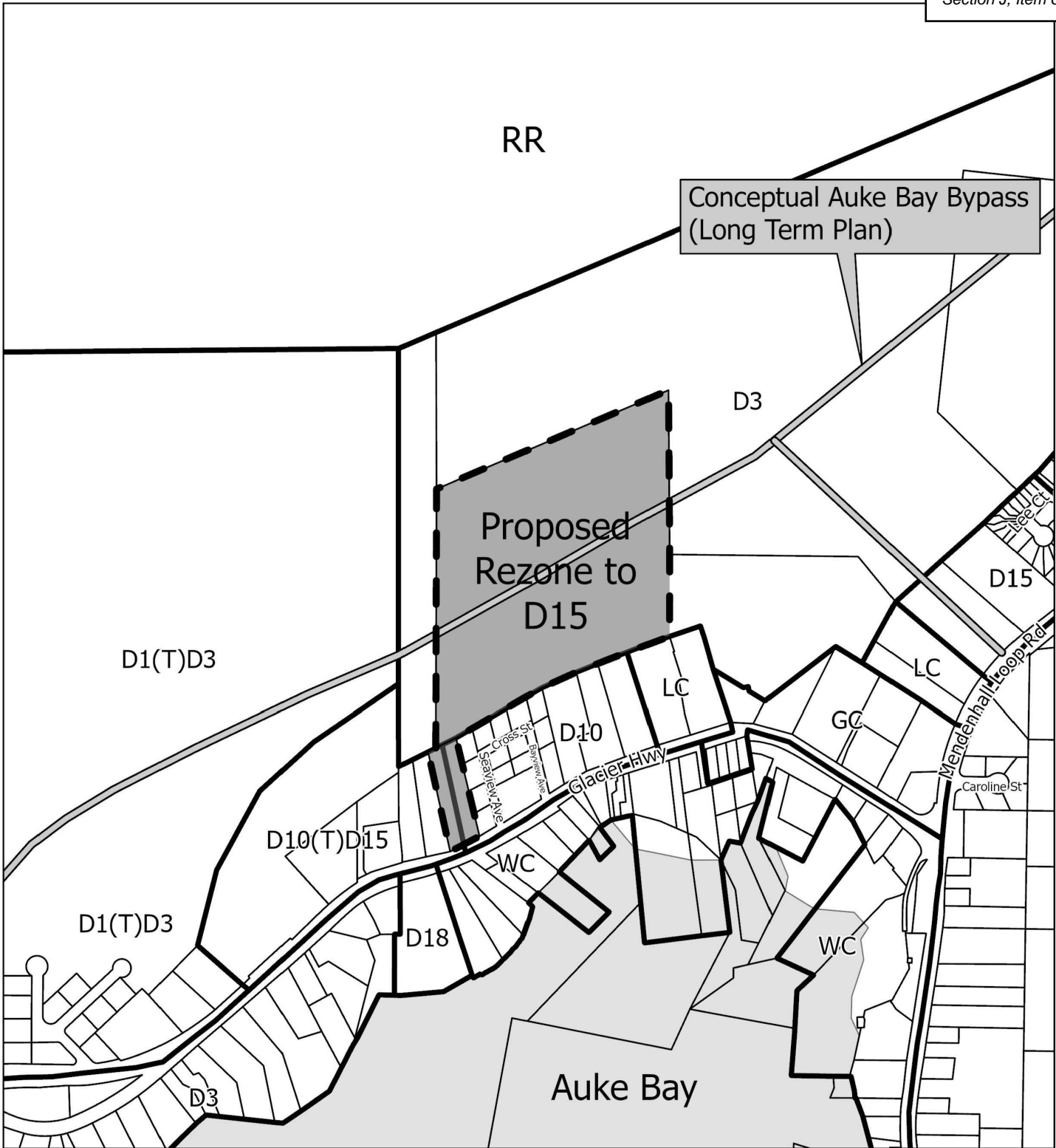
**Section 3. Effective Date.** This ordinance shall be effective 30 days after its adoption.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Beth Weldon, Mayor

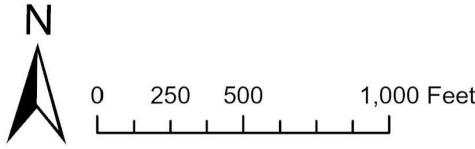
Attest:

\_\_\_\_\_  
Beth McEwen, Municipal Clerk



Zone change for USS 3820, Lot 3B1 from D3 to D15  
 and USS 2391, Lot 1 from D10(T)D15 and D10 to D15

CDD Case: AME 2024 0005



		Use Description	D 3	D 10	
1	RESIDENTIAL				
1.1	Single-family dwellings				
	1.11	Single-family detached, one dwelling per lot	1	1	1
	1.12	Single-family detached, two dwellings per lot	1		
	1.13	Single-family detached, accessory apartment <sup>x</sup>	1, 3	1, 3	1, 3
	1.14	Single-family detached, two dwellings per lot, accessory apartments <sup>x</sup>	1, 3		
1.2	Duplex				
1.3	Multifamily dwellings				
1.5	Child and Day care homes				
	1.51	Child; 12 or fewer children under the age of 12	1	1	1
	1.52	Reserved			
	1.53	Adult; 12 or fewer people, 12 years and older	1	1	1
	1.54	Reserved			
1.55	Child care residence, 6 to 9 children under 18 years of age				
1.6	Miscellaneous, rooms for rent situations				
	1.61	Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, transitional housing, and temporary residences. Owner or manager must live on site.	3	1, 3	1, 3
	1.62	Hotels, motels			
	1.63	Single room occupancies with private facilities		1, 3	1, 3
1.7	Home occupations				
1.8	Mobile homes				
	1.81	Residential mobile homes on individual lots <sup>E</sup>	3		
	1.815	Caretakers mobile homes on individual lots <sup>E</sup>	3	3	3
	1.82	Mobile home parks <sup>E</sup>		3	3
	1.83	Mobile home subdivision <sup>E</sup>		3	3
	1.84	Recreational vehicle parks <sup>F</sup>	3 <sup>F</sup>		
1.9	Common wall development				
	1.91	Two dwelling units		1	1
	1.911	Accessory apartments <sup>x</sup>	1, 3	1, 3	1, 3
	1.92	Three or more dwelling units		1, 3	1, 3
	1.93	Two dwelling unit structures allowed under special density considerations, subsections 49.25.510(h)	3	3	3
2	SALES AND RENTAL GOODS, MERCHANDISE OR EQUIPMENT <sup>G</sup>				
2.1	With less than 5,000 square feet and less than 20 percent of the gross floor area of outside merchandising of goods				
	2.11	Reserved			
	2.12	Miscellaneous			

49.25.300 Table of Permissible Uses  
8.14.2023

		Use Description	D 3	D 10	
	2.13	Marine merchandise and equipment			
2.2	Storage and display of goods with greater or equal to 5,000 square feet and/or 20 percent of the gross floor area of outside merchandising of goods				
2.3	Marijuana retail store				
3	PROFESSIONAL OFFICE, CLERICAL, RESEARCH, REAL ESTATE, OTHER OFFICE SERVICES <sup>G</sup>				
3.05	Offices of not more than 1,000 square feet		3	3	3
3.1	Offices greater than 1,000 but not more than 2,500 square feet			3	3
3.2	<i>Reserved</i>				
3.3	Research, laboratory uses				
3.4	Offices greater than 2,500 square feet				
3.5	Marijuana testing facility				
4	MANUFACTURING, PROCESSING, CREATING, REPAIRING, RENOVATING, PAINTING, CLEANING, ASSEMBLING OF GOODS <sup>G</sup>				
4.05	Light manufacturing				3
4.07	Medium manufacturing				
4.1	Heavy manufacturing				
4.15	Rock crusher		1 <sup>Q</sup>		
4.2	Storage of explosives and ammunition				
4.21	Seafood processing				
4.22	Marijuana product manufacturing facility				
5	EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USES				
5.1	Schools				
	5.11	Elementary and secondary schools including associated grounds and other facilities	3	3	3
	5.12	Trade, vocational schools, commercial schools			
	5.13	Colleges, universities	3	3	3
5.2	Churches, synagogues, temples		3	3	3
5.3	Libraries, museums, art galleries		3	3	3
5.4	Social, fraternal clubs, lodges, union halls, yacht clubs			-	-
6	RECREATION, AMUSEMENT, ENTERTAINMENT				
6.1	Indoor activity conducted entirely within building or substantial structure				
	6.11	Bowling alleys, billiard, pool halls		-	-
	6.12	Tennis, racquetball, squash courts, skating rinks, exercise facilities, swimming pools, archery ranges		3	3
	6.13	Theaters seating for 200 or fewer		-	3
	6.135	Theaters seating from 201 to 1,000		-	-
	6.14	Coliseums, stadiums, and other facilities in the 6.100 classification seating more than 1,000 people			
	6.15	Indoor shooting range			
6.2	Outdoor activity conducted outside enclosed buildings or structures				

49.25.300 Table of Permissible Uses  
8.14.2023

Use Description		D 3	D 10	
6.21	Recreational facilities such as golf, country clubs, swimming, tennis courts not constructed pursuant to a permit authorizing the construction of a school	3	3	3
6.22	Miniature golf courses, skateboard parks, water slides, batting cages	3	3	3
6.24	Automobile, motorcycle racing tracks; off-highway vehicle parks			
6.25	<i>Reserved</i>			
6.26	Open space	1	1	1
6.262	Parks with improved facilities, not approved in conjunction with a major subdivision			
6.264	Capacity for up to 20 people <sup>w</sup>	1	1	1
6.266	Capacity for more than 20 people <sup>w</sup>	3	3	3
6.27	Aerial conveyances and appurtenant facilities	3	3	3
6.28	Shooting ranges			
<b>7</b>	<b>INSTITUTIONAL DAY OR RESIDENTIAL CARE, HEALTH CARE FACILITIES, CORRECTIONAL FACILITIES</b>			
7.1	Hospital			
7.15	Health care clinics, other medical treatment facilities providing out-patient care			3
7.2	Assisted living	3	3	3
7.3	Day care centers		3	3
7.31	Child care centers	3	3	3
7.5	Correctional facilities	3	3	3
7.6	Sobering centers			
<b>8</b>	<b>RESTAURANTS, BARS, NIGHTCLUBS</b>			
8.05	Small restaurants, less than 1,000 ft <sup>2</sup> without drive through service		3	3
8.1	Restaurants, bars without drive through service			
8.2	Restaurants, coffee stands with drive through service			
8.3	Seasonal open air food service without drive through			
<b>9</b>	<b>BOAT OR MOTOR VEHICLE, SALES AND SERVICE OPERATIONS</b>			
9.05	Motor vehicle, mobile home sale or rental			
9.1	Motor vehicle repair and maintenance, including body work			
9.2	Automotive fuel station			
9.3	Car wash			
9.4	Boat sales or rental			
9.45	Boat repairs and maintenance			
9.5	Marine fuel, water sanitation			
9.6	Marine commercial facilities including fisheries support, commercial freight, passenger traffic			
<b>10</b>	<b>STORAGE, PARKING, MOORAGE</b>			
10.1	Automobile parking garages or parking lots not related to a principal use on the lot			
10.2	Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored			

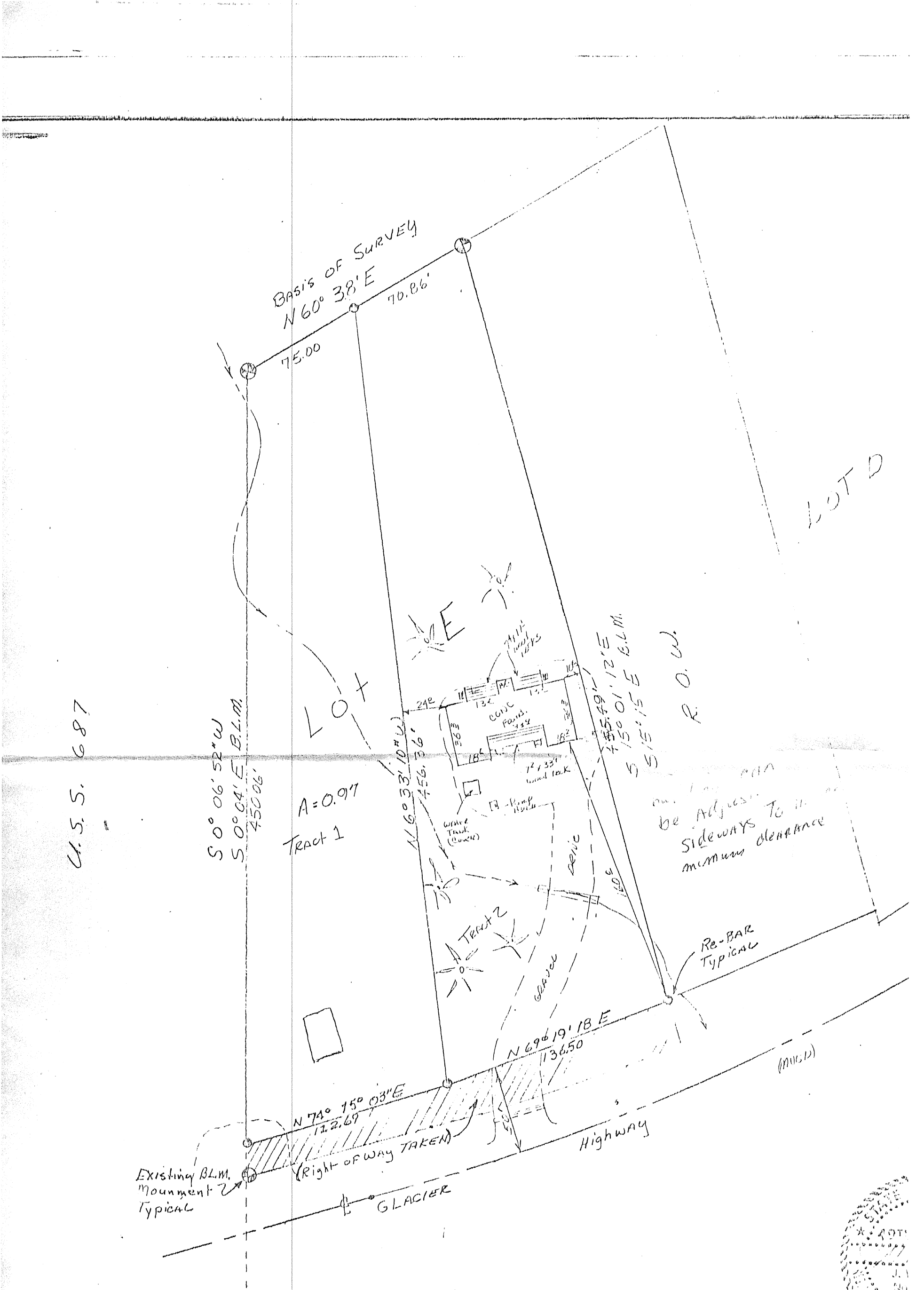


Use Description		D 3	D 10	
10.21	All storage within completely enclosed structures			
10.22	General storage inside or outside enclosed structures			
10.23	Snow storage basin			
10.232	Neighborhood, less than ½ acre	3 <sup>2</sup>	3 <sup>2</sup>	3 <sup>2</sup>
10.235	Regional, ½ to 1 acre	3 <sup>2</sup>		
10.237	Area wide, over 1 acre	3 <sup>2</sup>		
10.3	Parking of vehicles or storage of equipment outside enclosed structures where they are owned and used by the user of the lot and parking and storage is more than a minor and incidental use of the lot			
10.4	Temporary contractor's storage connected with construction project off-site for a specified period of time	3	3	3
10.5	Moorage			
10.51	Public, commercial	3		
10.52	Private	1, 3	1, 3	1, 3
10.6	Floating structures supporting seasonal, commercial recreation	3		
11	<b>MATERIALS SALVAGE YARDS, WASTE MANAGEMENT</b>			
11.1	Recycling operations			
11.11	Enclosed collection structures <sup>0</sup> of less than 80 square feet total and less than six feet in height	1 <sup>P</sup>	1 <sup>P</sup>	1 <sup>P</sup>
11.12	Enclosed structures for recyclable materials collection	1 <sup>P</sup> , 3	1 <sup>P</sup> , 3	1 <sup>P</sup> , 3
11.13	Sorting, storage, preparation for shipment occurring outside an enclosed structure			
11.2	Reclamation landfill not associated with a specific use	1, 3	1, 3	1, 3
11.3	Sanitary landfill			
12	<b>SERVICES AND ENTERPRISES RELATED TO ANIMALS</b>			
12.1	Veterinary clinic	3		
12.2	Kennel			
12.25	Day animal services, grooming, walking, day care	3		
12.3	Zoos, aquaria, or wild animal rehabilitation facilities with a visitor component			
12.31	Wild animal rehabilitation facilities without a visitor component	3		
12.4	Horseback riding stables, dog team yards			
13	<b>EMERGENCY SERVICES</b>			
13.1	Fire, police, ambulance	3	3	3
14	<b>AQUACULTURE, AGRICULTURE, SILVICULTURE, MINING, QUARRYING OPERATIONS, SPRING WATER BOTTLING</b>			
14.1	Aquaculture	3		
14.15	Weirs, channels, and other fisheries enhancement	1, 3	1, 3	1, 3
14.2	Commercial agricultural operations			
14.21	Excluding farm animals	3	3	3

49.25.300 Table of Permissible Uses  
8.14.2023

Use Description		D 3	D 10	
14.22	Including farm animals <sup>M</sup>			
14.23	Stabling of farm animals <sup>M</sup>	3		
14.24	Marijuana cultivation (500 square feet or more under cultivation)			
14.245	Marijuana cultivation (fewer than 500 square feet under cultivation)			
14.25	Personal use agriculture			
14.253	Hens, 6 maximum	1	1	3
14.3	Silviculture and timber harvesting <sup>J</sup>			
14.4	Mining operations	3		
14.5	Sand and gravel operations <sup>I</sup>	3		
14.8	Spring water bottling		3	3
15	MISCELLANEOUS PUBLIC AND SEMIPUBLIC FACILITIES			
15.1	Post office	3	3	3
15.2	Airport			
15.4	Military reserve, National Guard centers	3		
15.5	Heliports, helipads			
15.6	Transit facilities			
15.61	Transit center	3	3	3
15.62	Transit station	1	1	1
15.63	Park and ride not associated with transit station	3	3	3
15.7	Public works facility	3		
16	DRY CLEANER, LAUNDROMAT			
16.1	Drop off and pickup only, no onsite laundry or dry cleaning process			
16.2	Full service onsite laundry and/or dry cleaning			
17	UTILITY FACILITIES			
17.1	Minor	1	1	1
17.15	Intermediate	3	3	3
17.2	Major	3	3	3
17.3	Driveways and private roads			
18	TOWERS AND RELATED STRUCTURES			
18.100 <sup>AA</sup>	Towers and antennas 35 feet or less	1	1	1
18.200 <sup>AA</sup>	Towers and antennas 35 to 50 feet	3	3	3
18.300 <sup>AA</sup>	Towers and antennas more than 50 feet in height	3	3	3
18.4	Amateur (ham) radio towers and antennas more than 35 feet in height <sup>R</sup>	1	1	1
18.5	Wireless Communication Facilities			
19	OPEN AIR MARKETS, NURSERIES, GREENHOUSES			
19.1	Open air markets (farm, craft, flea, and produce)			
19.2	Nurseries, commercial greenhouses			
19.21	Retail sales	3	3	3
19.22	Nonretail sales	1, 3	1, 3	1, 3

Use Description		D 3	D 10	
19.23	Marijuana cultivation (500 square feet or more under cultivation)			
19.24	Marijuana cultivation (fewer than 500 square feet under cultivation)			
20	CEMETERY, CREMATORIUM, MORTUARY			
20.1	Cemetery	3	3	3
20.2	Crematorium			
20.3	Funeral home	3	3	
21	VISITOR-ORIENTED, RECREATIONAL FACILITIES			
21.1	Resort, lodge			
21.2	Campgrounds			
21.3	Visitor, cultural facilities related to features of the site		-	-
22	TEMPORARY STRUCTURES ASSOCIATED WITH ONSITE CONSTRUCTION			
22.1	Temporary structures used in connection with construction	1	1	1



U.S.S. 687

BASIS OF SURVEY  
N60°38'E  
75.00  
70.86'

S 0° 06' 52" W  
S 0° 04' E B.L.M.  
450.06'

A=0.97  
TRACT 1

TRACT 2

min. 10' can  
be Adj. to  
sideways to 11'  
minimum clearance

RE-BAR  
TYPICAL

Existing B.L.M.  
Moument  
Typical

N 74° 15' 03" E  
122.69'  
(Right of Way TAKEN)

GLACIER

Highway

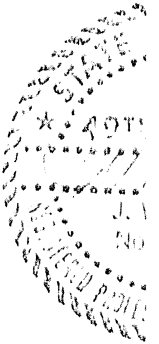
(M.G.D.)

I hereby certify that this is a true and correct plat;  
that all walks, roads, easements and improvements thereon  
are as shown and that all overlaps and encroachments are as  
shown to the best of my knowledge.

DES.	SCALE
CHK.	DATE
F.B.	SHEET OF

J.W. BREAN

LOT E



Attachment D - As-built: 12158 Glacier Highway.

# ***Juneau Wetland Management Plan Update Volume 2***

***SCORES & MAPS BY ASSESSMENT AREA***

***February 2016***

***DRAFT***

*for:*  
***Community Development  
Department, City & Borough of Juneau,  
Alaska***

***Bosworth Botanical Consulting***

**AB09** • **type:** forested peatland • **acres:** 82.1 • **boundary criteria:** w-u, type, pa, subsh • **pin:** 4B2801030121, 31, 50 • known or probable anadromous fish

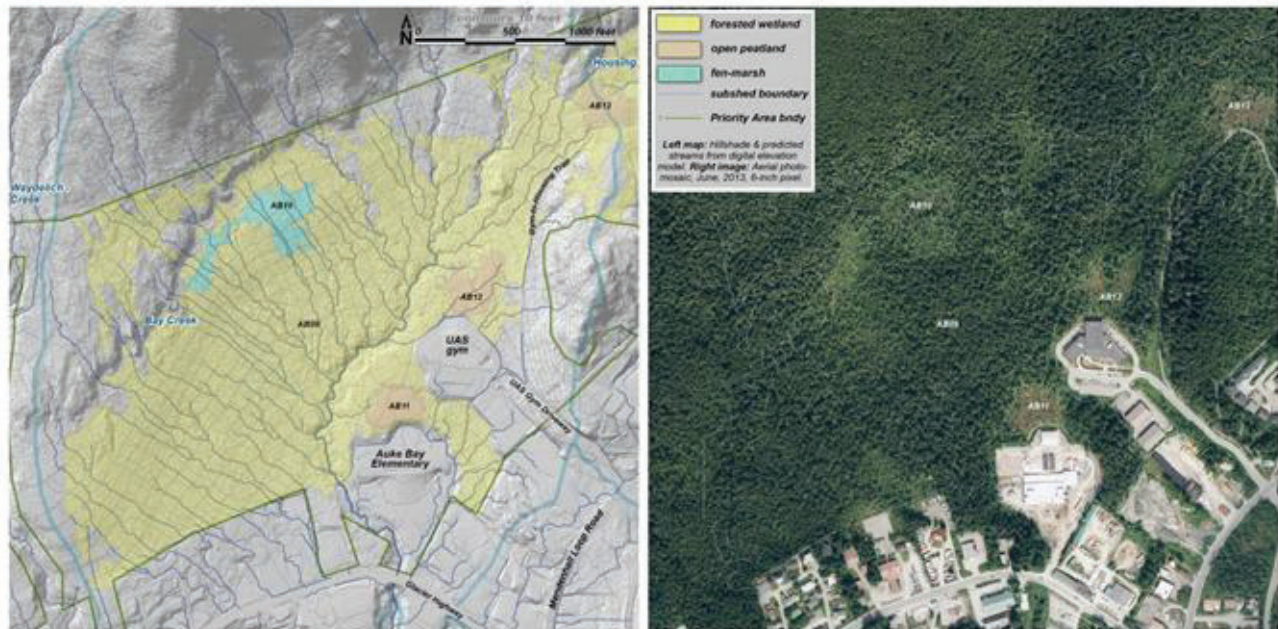
Function or Other Attribute	Function Score	Function Rating	Value Score	Value Rating
Phosphorus Retention	3.89	Higher	3.89	Higher
Anadromous Fish Habitat	8.17	Higher	6.17	Moderate
Songbird, Raptor, & Mammal Habitat	7.77	Higher	3.33	Moderate
Pollinator Habitat	7.70	Higher	4.07	Moderate
Native Plant Habitat	6.15	Higher	3.42	Moderate
Organic Nutrient Export	8.28	Higher	N.A.	N.A.
Carbon Sequestration	6.73	Higher	N.A.	N.A.
Resident Fish Habitat	6.53	Moderate	7.12	Higher
Water Cooling	4.98	Moderate	6.60	Higher
Stream Flow Support	4.29	Moderate	6.85	Higher
Water Warming	2.44	Moderate	5.99	Higher
Nitrate Removal	2.13	Moderate	6.82	Higher
Sediment Retention & Stabilization	2.92	Moderate	3.93	Moderate
Water Storage	4.81	Moderate	1.11	Lower
Waterbird Nesting Habitat	3.33	Moderate	0.00	Lower
Amphibian Habitat	2.96	Moderate	3.14	Lower
Invertebrate Habitat	2.69	Lower	3.36	Moderate
Waterbird Feeding Habitat	0.00	Lower	0.00	Lower
Wetland Stressors	N.A.	N.A.	6.30	Moderate
Wetland Risk	N.A.	N.A.	5.93	Moderate
Wetland Ecological Condition	N.A.	N.A.	4.57	Moderate
Public Use & Recognition	N.A.	N.A.	3.09	Moderate
Wetland Sensitivity	N.A.	N.A.	4.30	Lower

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**AB10** • type: fen/marsh  
 • acres: 2.7 • bound-ary criteria: type • pin: 4B2801030131 • no known or probable anadromous fish

Function or Other Attribute	Function Score	Function Rating	Value Score	Value Rating
Songbird, Raptor, & Mammal Habitat	7.90	Higher	5.56	Moderate
Pollinator Habitat	7.15	Higher	4.47	Moderate
Native Plant Habitat	5.96	Higher	2.95	Moderate
Amphibian Habitat	5.66	Higher	5.93	Moderate
Water Cooling	5.78	Higher	1.05	Lower
Organic Nutrient Export	8.05	Higher	N.A.	N.A.
Carbon Sequestration	6.41	Higher	N.A.	N.A.
Stream Flow Support	4.50	Moderate	2.26	Moderate
Nitrate Removal	2.89	Moderate	3.54	Moderate
Invertebrate Habitat	5.17	Moderate	1.44	Lower
Water Warming	4.75	Moderate	2.23	Lower
Water Storage	4.59	Moderate	1.11	Lower
Waterbird Feeding Habitat	3.93	Moderate	0.00	Lower
Sediment Retention & Stabilization	2.75	Moderate	0.37	Lower
Phosphorus Retention	1.84	Lower	1.84	Lower
Anadromous Fish Habitat	0.00	Lower	0.00	Lower
Resident Fish Habitat	0.00	Lower	0.00	Lower
Waterbird Nesting Habitat	0.00	Lower	0.00	Lower
Wetland Stressors	N.A.	N.A.	7.08	Moderate
Wetland Risk	N.A.	N.A.	6.27	Moderate
Wetland Ecological Condition	N.A.	N.A.	3.47	Moderate
Wetland Sensitivity	N.A.	N.A.	4.30	Lower
Public Use & Recognition	N.A.	N.A.	2.11	Lower

Unit maps for AB09, 10, 11, 12 & 13



**AB11** • type: open peatland • acres: 1.2 • boundary criteria: type • pin: 4B2801030121, 31 • no known or probable anadromous fish

Function or Other Attribute	Function Score	Function Rating	Value Score	Value Rating
Sediment Retention & Stabilization	4.75	Higher	0.09	Lower
Carbon Sequestration	8.66	Higher	N.A.	N.A.
Waterbird Feeding Habitat	4.83	Moderate	7.33	Higher
Songbird, Raptor, & Mammal Habitat	5.38	Moderate	5.56	Moderate
Pollinator Habitat	4.88	Moderate	4.47	Moderate
Phosphorus Retention	3.07	Moderate	3.07	Moderate
Invertebrate Habitat	5.20	Moderate	0.80	Lower
Water Cooling	4.60	Moderate	0.00	Lower
Nitrate Removal	2.30	Moderate	3.03	Lower
Native Plant Habitat	2.88	Lower	2.95	Moderate
Amphibian Habitat	2.46	Lower	4.44	Moderate
Water Storage	2.20	Lower	1.67	Lower
Stream Flow Support	0.84	Lower	0.00	Lower
Anadromous Fish Habitat	0.00	Lower	0.00	Lower
Resident Fish Habitat	0.00	Lower	0.00	Lower
Water Warming	0.00	Lower	0.00	Lower
Waterbird Nesting Habitat	0.00	Lower	0.00	Lower
Organic Nutrient Export	4.53	Lower	N.A.	N.A.
Public Use & Recognition	N.A.	N.A.	7.54	Higher
Wetland Risk	N.A.	N.A.	7.02	Higher
Wetland Stressors	N.A.	N.A.	7.16	Moderate
Wetland Ecological Condition	N.A.	N.A.	4.99	Moderate
Wetland Sensitivity	N.A.	N.A.	3.23	Lower



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**AB12** • type: open peatland • acres: 1.5 • boundary criteria: w-u, type • pin: 4B2801030121 • no known or probable anadromous fish

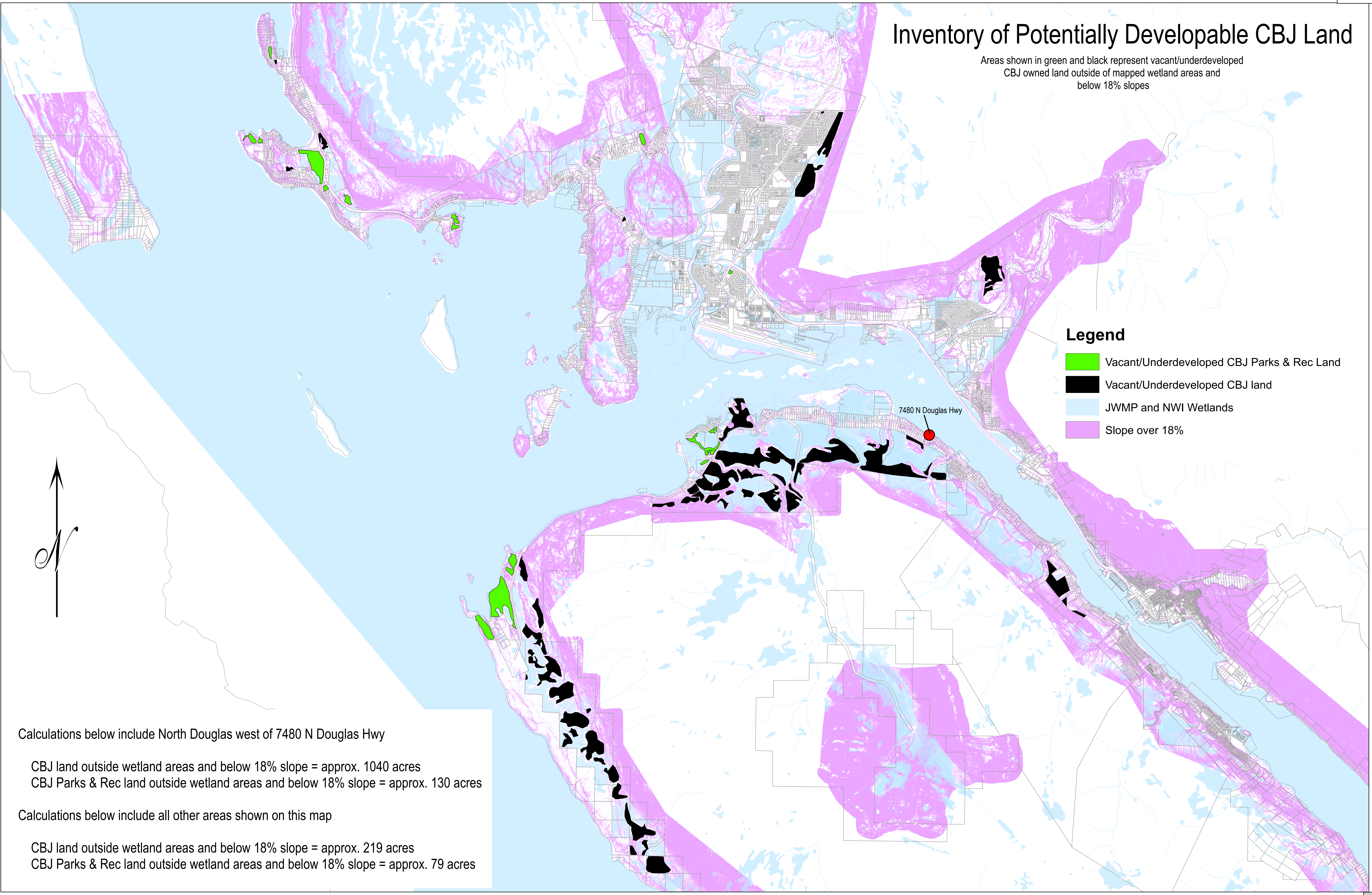
Function or Other Attribute	Function Score	Function Rating	Value Score	Value Rating
Songbird, Raptor, & Mammal Habitat	7.44	Higher	5.56	Moderate
Native Plant Habitat	5.86	Higher	3.01	Moderate
Carbon Sequestration	6.85	Higher	N.A.	N.A.
Waterbird Nesting Habitat	4.18	Moderate	10.00	Higher
Pollinator Habitat	6.20	Moderate	4.47	Moderate
Waterbird Feeding Habitat	3.79	Moderate	5.33	Moderate
Water Warming	3.57	Moderate	3.06	Moderate
Phosphorus Retention	3.18	Moderate	3.18	Moderate
Water Cooling	4.18	Moderate	0.61	Lower
Water Storage	3.26	Moderate	1.11	Lower
Organic Nutrient Export	6.57	Moderate	N.A.	N.A.
Nitrate Removal	0.67	Lower	6.57	Higher
Amphibian Habitat	1.94	Lower	5.46	Moderate
Stream Flow Support	1.68	Lower	1.68	Moderate
Sediment Retention & Stabilization	1.15	Lower	2.70	Moderate
Invertebrate Habitat	2.30	Lower	1.52	Lower
Anadromous Fish Habitat	0.00	Lower	0.00	Lower
Resident Fish Habitat	0.00	Lower	0.00	Lower
Wetland Stressors	N.A.	N.A.	6.38	Moderate
Wetland Risk	N.A.	N.A.	6.32	Moderate
Wetland Ecological Condition	N.A.	N.A.	5.26	Moderate
Public Use & Recognition	N.A.	N.A.	3.50	Moderate
Wetland Sensitivity	N.A.	N.A.	3.55	Lower

**AB13** • type: open peatland • acres: 1.03 • boundary criteria: type, subsh • pin: 4B2801030140  
 • no known or probable anadromous fish

Function or Other Attribute	Function Score	Function Rating	Value Score	Value Rating
Phosphorus Retention	10.00	Higher	10.00	Higher
Water Storage	10.00	Higher	10.00	Higher
Nitrate Removal	10.00	Higher	2.78	Lower
Sediment Retention & Stabilization	10.00	Higher	0.00	Lower
Carbon Sequestration	10.00	Higher	N.A.	N.A.
Waterbird Feeding Habitat	4.83	Moderate	6.33	Higher
Songbird, Raptor, & Mammal Habitat	5.06	Moderate	5.56	Moderate
Water Cooling	4.60	Moderate	0.00	Lower
Amphibian Habitat	2.20	Lower	4.18	Moderate
Native Plant Habitat	1.55	Lower	2.95	Moderate
Invertebrate Habitat	2.24	Lower	0.72	Lower
Pollinator Habitat	0.94	Lower	0.00	Lower
Anadromous Fish Habitat	0.00	Lower	0.00	Lower
Resident Fish Habitat	0.00	Lower	0.00	Lower
Stream Flow Support	0.00	Lower	0.00	Lower
Water Warming	0.00	Lower	0.00	Lower
Waterbird Nesting Habitat	0.00	Lower	0.00	Lower
Organic Nutrient Export	0.00	Lower	N.A.	N.A.
Wetland Stressors	N.A.	N.A.	6.43	Moderate
Wetland Risk	N.A.	N.A.	6.10	Moderate
Wetland Ecological Condition	N.A.	N.A.	4.63	Moderate
Public Use & Recognition	N.A.	N.A.	2.58	Moderate
Wetland Sensitivity	N.A.	N.A.	4.30	Lower

# Inventory of Potentially Developable CBJ Land

Areas shown in green and black represent vacant/underdeveloped CBJ owned land outside of mapped wetland areas and below 18% slopes



### Legend

- Vacant/Underdeveloped CBJ Parks & Rec Land
- Vacant/Underdeveloped CBJ land
- JWMP and NWI Wetlands
- Slope over 18%

Calculations below include North Douglas west of 7480 N Douglas Hwy

CBJ land outside wetland areas and below 18% slope = approx. 1040 acres  
 CBJ Parks & Rec land outside wetland areas and below 18% slope = approx. 130 acres

Calculations below include all other areas shown on this map

CBJ land outside wetland areas and below 18% slope = approx. 219 acres  
 CBJ Parks & Rec land outside wetland areas and below 18% slope = approx. 79 acres



Alaska Department of Fish and Game

Search nominations

Search for: ' AWC Water Body Number LIKE 111-50-10390 '  
 returned 6 matches

Nom. ID	Status	Region	Quad Name	AWC Stream	Species	Biologist	Observer
<a href="#">09-153</a>	No Change	Southeastern		111-50-10390			J.
<a href="#">11-500</a>	Change	Southeastern	Juneau B-2	111-50-10390	CTp, DVp		Johnson Tess Quinn
<a href="#">18-085</a>	Change	Southeastern		111-50-10390	CHp, CHr, CHs, COp, COpr, COr, COs, COsr, CTp, CTr, DVp, DVr, DVsr, Kp, OUs, Pp, Pps, Ps, SHp, SHsp, Sp, SsJ.		J. Johnson Johnson
<a href="#">84-724</a>	Change	Southeastern	Juneau B-2	111-50-10390			Mike Bethers
<a href="#">86-297</a>	Change	Southeastern	Juneau B-2	111-50-10390			Kristen Munk
<a href="#">98-274</a>	Change	Southeastern	Juneau B-2	111-50-10390	CH, CO, DV, K, P		Edward W. W. Weiss Weiss

**\*Species Codes:**

- AC - Arctic char
- BW - Bering cisco
- CH - chum salmon
- DV - Dolly Varden
- SF - inconnu
- OL - longfin smelt
- OP - pond smelt
- SM - smelt, undifferentiated
- ST - sturgeon, undifferentiated

- AW - Arctic cisco
- BC - broad whitefish
- CO - coho salmon
- OU - eulachon
- LP - lamprey, undifferentiated
- PC - Pacific lamprey
- OM - rainbow smelt
- S - sockeye salmon
- W - whitefish, undifferentiated

- AL - Arctic lamprey
- K - chinook salmon
- CT - cutthroat trout
- HW - humpback whitefish
- LC - least cisco
- P - pink salmon
- LV - river lamprey
- SH - Steelhead trout

**\*Activity Codes:**

s - spawning    r - rearing    p - present    m - migration



(907) 586-0715  
CDD\_Admin@juneau.org  
www.juneau.org/community-development  
155 S. Seward Street • Juneau, AK 99801

**COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT**

**DEPARTMENT:** DOT&PF  
**STAFF PERSON/TITLE:** Arthur Drown, Right of Way Property Management  
**DATE:** 09/10/2024  
**APPLICANT:** CBJ Lands  
**TYPE OF APPLICATION:** AME (Rezone)

**PROJECT DESCRIPTION:**  
 Rezone of 36 acres uphill (north) of 11900 through 12170 Glaciers Highway from D3 to D15.

**LEGAL DESCRIPTION:** USS 3820 LT 3B1  
**PARCEL NUMBER(S):** 4B2801030121  
**PHYSICAL ADDRESS:** Not assigned.

**SPECIFIC QUESTIONS FROM PLANNER:**

**AGENCY COMMENTS:**

DOT&PF has no specific comment at this time. Future development should be coordinated with the department regarding access permitting and planning of hydrological and traffic impacts to Glacier Highway facilities as early as possible.

**AGENCY COMMENTS (CONTINUED):**

**Irene Gallion**

**From:** Irene Gallion  
**Sent:** Tuesday, August 13, 2024 2:33 PM  
**To:** Jeffrey Hedges; General Engineering; Theresa Ross  
**Cc:** Ilsa Lund; Jason Larson  
**Subject:** Eight rezones for your consideration  
**Attachments:** APP\_AME24-02.pdf; Agency Comments Form, AME24-02.pdf; APP\_AME24-03.pdf; Agency Comments Form, AME24-03.pdf; APP\_AME24-04.pdf; Agency Comments Form, AME24-04.pdf; APP\_AME24-05.pdf; Agency Comments Form, AME24-05.pdf; APP\_AME24-06.pdf; Agency Comments Form, AME24-06.pdf; APP\_AME24-07.pdf; Agency Comments Form, AME24-07.pdf; APP\_AME24-08.pdf; Agency Comments Form, AME24-09.pdf

Hi all,

We have eight proposed rezones coming up to the Planning Commission in October. I've attached them for consideration.

We've got some time on these. It would be nice to have a general idea of concerns for the public meetings. However, this will not go to the Commission until October 22. **If we could have comments by September 23 that would be great!** Let us know if you need more time.

Number	Public Info Mtg	Brief desc.	Access	Notes
AME24-02	Pending	39 acres from D3 to D18 at South Grant Creek.	N Douglas Hwy	Access through lot owned by private developer, between 4275 and 4305.
AME24-03	Thursday, 9/12/2024	2.3 acres at the end of Davis Avenue from D10 to D15.	Davis Avenue	Possible addition of nine units to Davis Avenue/Glacier intersection.
AME24-04	Tuesday, 9/17/2024	Rezone of 66 acres uphill (southwest) of 6101 through 6615 North Douglas Highway from RR to D3	N Douglas Hwy	via CBJ-owned lots between 6015 and 6101.
AME24-05	Wednesday, 9/11/2024	Rezone of 36 acres uphill (north) of 11900 through 12170 Glaciers Highway from D3 to D15.	Glacier Hwy	Via CBJ-owned lots between Seaview Avenue and 12158
AME24-06	Monday, 9/23/2024	Rezone of approximately 33 acres uphill (north) of 15200 through 15860 Glaciers Highway from RR to D3.	Auke Bay Bypass?	Utilities via easements from Glacier Hwy. CBJ does not own land to provide access from Glacier Hwy.
AME24-07	Thursday, 9/19/2024	Rezone approximately six acres of 10SF to D10 at top (north) of Karl Reishus Boulevard.	Karl Reishus Boulevard	No change to density, just type of development.
AME24-08	Wednesday, 9/18/2024	Rezone approximately 77 acres of RR to D3 in the	N Douglas Hwy	Direct access to N Douglas Hwy.

		vicinity of Fish Creek on North Douglas Highway.		
AME24-09	Pending	~87 acres at North Grant Creek, D3 to D15	N Douglas Hwy	Access to the highway needs to be negotiated still.

I've attached a comment sheet for each case for ease of use.

These cases are also on the short term web page: <https://juneau.org/community-development/short-term-projects> The background for AME24-03 that is posted on the web page may be helpful in considering Davis Avenue impacts.

Please "respond all." We are backing each other up during flood response activities.

Thanks!

**Irene Gallion | Senior Planner**

Community Development Department | City & Borough of Juneau, AK  
Location: 230 S. Franklin Street | 4<sup>th</sup> Floor Marine View Building  
Office: 907.586.0753 x4130

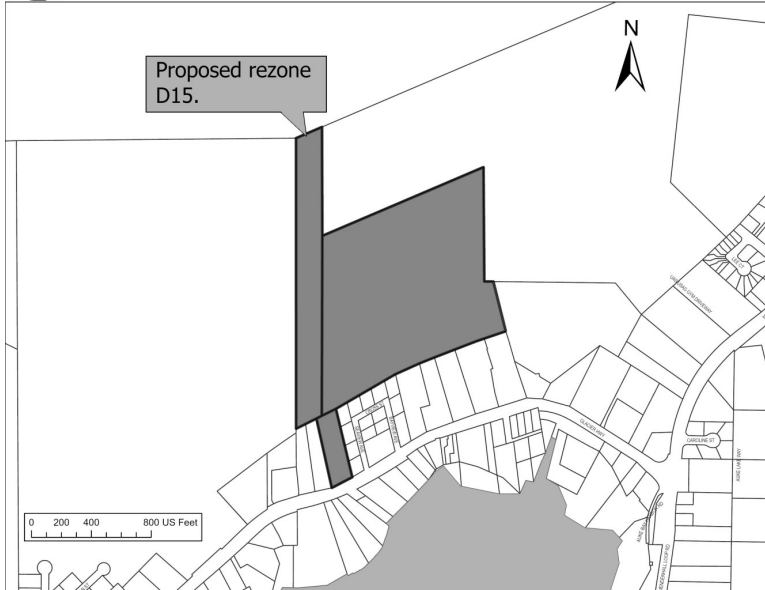


*Fostering excellence in development for this generation and the next.*





**Zoom Informational Meeting**  
About a Rezone in Your Neighborhood  
*Your Community, Your Voice*



TO

The Community Development Department is hosting an informational meeting on a proposal to rezone 36 acres uphill of 11900 through 12170 Glacier Highway to D15. Lots are currently zoned D3, D10, and D10(T)D15. This meeting will be held virtually over Zoom. Your questions, comments and concerns are welcome.



**NEIGHBORHOOD MEETING**  
**September 11, 2024, 6:00 PM**  
 Call In: +1 253 215 8782  
 Webinar ID: 820 5838 3284  
<https://juneau.zoom.us/j/83784069549>

If you are not able to attend this meeting but have questions or comments, please contact **Irene Gallion**, Senior Planner, at (907) 586-0753 ext. 4130 or [irene.gallion@juneau.org](mailto:irene.gallion@juneau.org).

*This project is scheduled for review by the Planning Commission on **October 22, 2024**. All property owners within 500 feet of the proposed rezone will receive a separate notice with details on how and where to submit comments or testify before the Commission.*

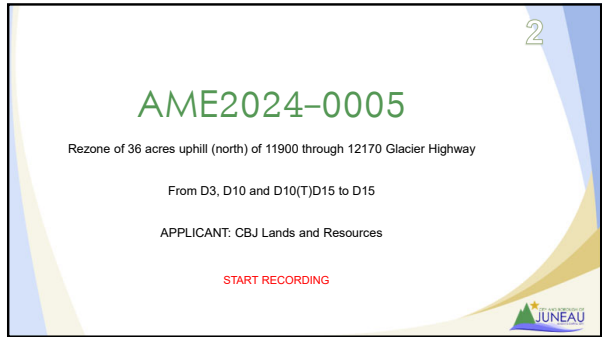
**Case No.:** AME2024 0005  
**Parcel No.:** 4B2801030121  
**CBJ Parcel Viewer:** <http://epv.juneau.org>

Printed August 20, 2024

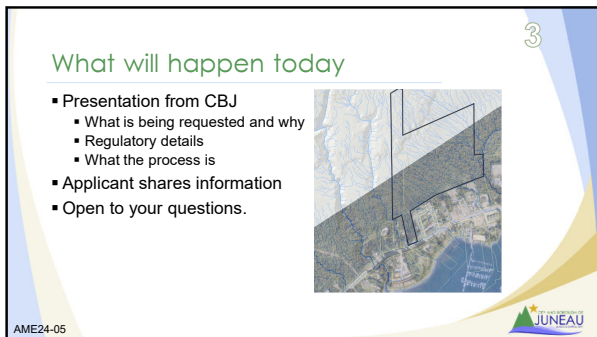
full-size slides can be found at the Short Term Projects web site: <https://juneau.org/community-development/short-term-projects>



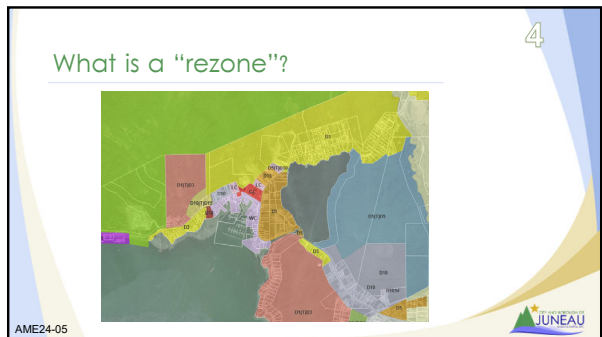
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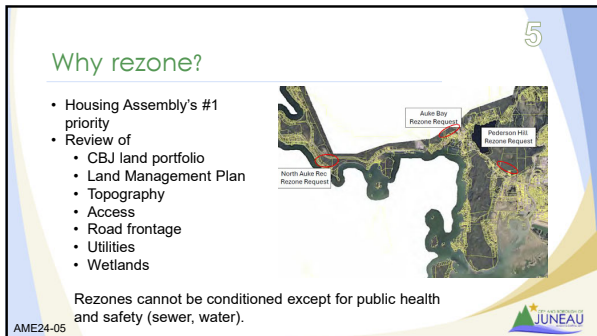
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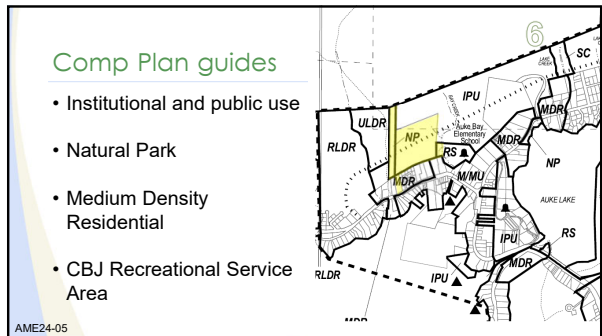
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4



5



6

### Comp Plan guides

**INSTITUTIONAL AND PUBLIC USE (IPU)**

- Variety of governmental uses
- Varies widely
- Can be under any zoning district
- Public use must match the underlying zoning district

AME24-05

7

### Comp Plan guides

**NATURAL AREA PARK (NP)**

- Provide open space opportunities for entire community.
- Passive and dispersed.
- Development limited to those necessary to maintain and protect.
  - Parking areas
  - Kiosks
  - Cabins
- Zoned to prevent residential, commercial and industrial development.

AME24-05

8

### Comp Plan guides

**MEDIUM DENSITY RESIDENTIAL (MDR)**

- Urban residential lands
- Multi-family
- Density of 5-20 units per acre
- Commercial development must be consistent with residential

AME24-05

9

### Comp Plan guides

**RECREATIONAL SERVICE PARK (RS)**

- Programmed use, active use, community gardens
- Playgrounds, ski lifts, ATV parks, rifle ranges
- Zoned to prevent residential, commercial and industrial development.
- Tend to be smaller than zoning districts.

AME24-05

10

### Comp Plan guides

- Institutional and public use
- X Natural Park
- Medium Density Residential
- X CBJ Recreational Service Area

AME24-05

11

### Comp Plan guides

- Exclude NP and RS from rezone.
- Still allows for development of trail support facilities.

AME24-05

12

### 2015 Auke Bay Area Plan

- Focuses on Auke Bay core
- Auke Bay Village Core – 10 acres of proposed rezone

AME24-05

13

### 2004 Auke Bay Corridor Study

AME24-05

14

### Slopes and wetlands

AME24-05

15

### What do plans say about land use?

- 2013 Comprehensive Plan
- 2015 Auke Bay Area Plan
- 2004 Auke Bay Corridor Study
- North Channel Crossing research

### What does rezoning to D15 look like?

AME24-05

16

### Existing zoning

AME24-05

17

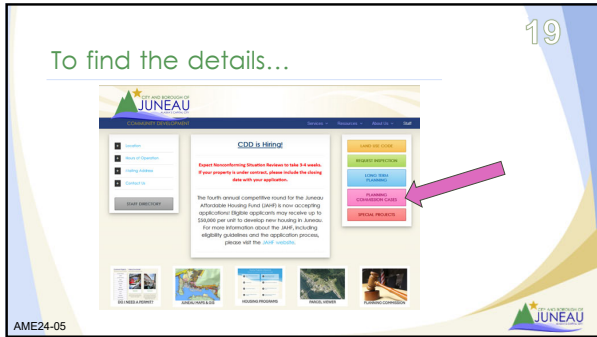
### Table of Permissible Uses

Use Description	D-3	D-10	D-15
1 RESIDENTIAL			
1.1 Single-family dwellings			
1.11 Single-family detached, one dwelling per lot	1	1	1
1.12 Single-family detached, two dwellings per lot	1		
1.13 Single-family detached, accessory apartment	1, 3, 9	1, 3, 9	1, 3, 9
1.14 Single-family detached, two dwellings per lot, accessory apartments	1, 3, 9		
1.2 Other	1	1	1
1.3 Multi-family dwellings	1	1, 3	1, 3
1.4 Other and Day care facilities			
1.51 Adult 12 or fewer children under the age of 12	1	1	1
1.52 Reserved			
1.53 Adult 12 or fewer people, 12 years and older	1	1	1
1.54 Reserved			

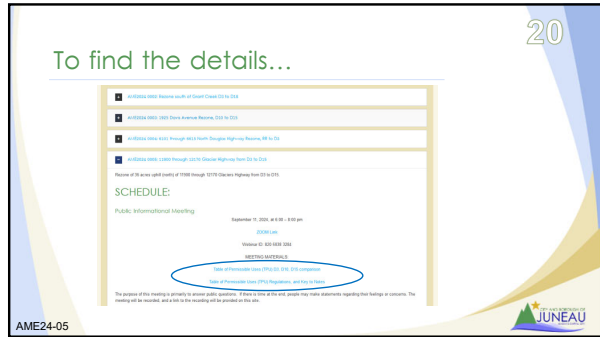
Major Development	Residences	Commercial Structure	Commercial Land
>2		5,000 sf	10,000 sf
>8		5,000 sf	10,000 sf

AME24-05

18



19



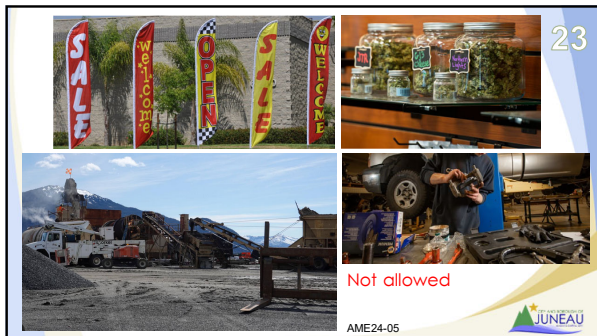
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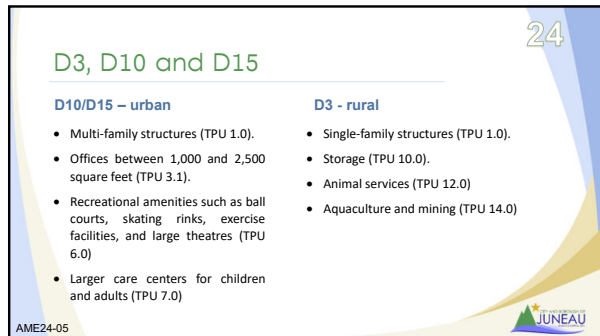
21



22



23



24

### 25

## Differences between districts

USE	D3	D10	D15
Multi-family dwellings	No	CUP >8	CUP >8
Offices 1,000 to 2,500 sf	No	CUP	CUP
Ball courts, skating rinks, gyms, etc.	No	CUP	CUP
Vet and animal services	CUP	No	No
Hens, 6 max	Yes	Yes	CUP
Mining, sand and gravel	CUP	No	No
Public works facility	CUP	No	No

Comp Plan IPU: Public use must match the underlying zoning district.

AME24-05

25

### 26

## Dimensional Standards

	D3	D10	D15
Minimum lot size, square feet	12,000	6,000	5,000
Minimum lot width, linear feet	100	50	50
Maximum lot coverage	35%	50%	50%
Maximum height, permissible	35	35	35
Maximum height, accessory	25	25	25
Minimum front yard setback	25	20	20
Minimum rear yard setback	25	20	15
Minimum side yard setback	10	5	5
Minimum street side setback	17	13	13

Anadromous stream: 50' no development, 25' no disturb.

AME24-05

26

### 27

## Dimensional Standards – Bay Creek

AME24-05

27

### 28

## Potential for Subdivision

	USS 3820 LT 3B1, D3	USS 3820 LT 3 TR A, D3	USS 2391 LT 1, D10, and D10(T)D15	All D15
Maximum Number of Dwelling Units	2	2	14	670
If subdivided	144	14	14	670

Single-family density – per lot  
Multi-family density – per acre

AME24-05

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## Access

AME24-05

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## Process

- Neighborhood informational meeting
- Staff analysis and report
- Report posted week of October 14, 2024
- Planning Commission Hearing: October 22, 2024. Recommendation to:
  - Approve
  - Approve with conditions
  - Deny
  - Continue
- Schedule with the Assembly (no post cards)

**Open Informational Meeting**  
Join us to learn more about the proposed development and provide your input.

**NEIGHBORHOOD MEETING**  
September 11, 2024, 6:00 PM  
Call 907-586-2222  
Webinar ID: 828 588 1284  
<https://juneau.com/join/8285881284>

For more information, contact the Planning Commission at 907-586-2222 or visit [www.juneau.com](http://www.juneau.com).  
Juneau, Alaska Planning Commission  
October 22, 2024 10:00 AM (tentative)  
907-586-2222  
907-586-2222  
907-586-2222

AME24-05


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Thank you!

- Dan Bleidorn, CBJ Lands and Resources Manager

AME24-05



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To comment:

<https://juneau.org/community-development/short-term-projects>

Planning Commission Hearing  
Hearing before the Planning Commission on October 22, 2024.  
The staff report is anticipated to be posted the week of October 14, 2024, and can be found [here](#).  
Comments received by September 23, 2024, will be included in a staff analysis and forwarded to the Commission.  
Comments received between September 24, 2024, and October 17, 2024, at noon will be forwarded to the Commission.

LAST DAY FOR WRITTEN COMMENT: Thursday, October 17, 2024, at NOON  
Note that Friday, October 18<sup>th</sup>, is the Alaska Day Holiday

Please send comments to:  
[PC\\_comments@juneau.gov](mailto:PC_comments@juneau.gov)  
[Jane.Gutten@juneau.gov](mailto:Jane.Gutten@juneau.gov)

(907) 586-0753 x4130

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Comment summary so far...

AME24-05




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# Auke Bay Rezone

**Dan Bleidorn**  
 City and Borough of Juneau  
 Division of Lands and Resources  
 Lands and Resources Manager  
[Lands\\_Office@juneau.gov](mailto:Lands_Office@juneau.gov)  
 907-586-5252

September 11, 2024



1


## 2024 CBJ Rezoning Applications

**Pre-Application:**

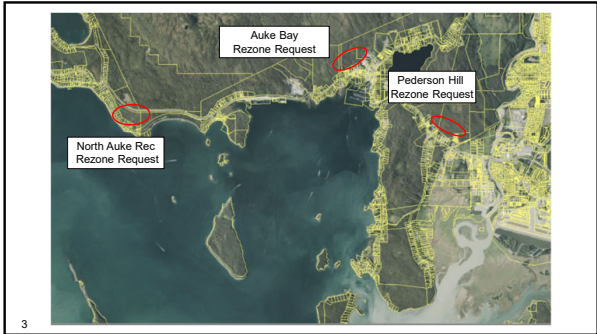
- Review of utilities, topography, wetlands, access, road frontage and property history for all CBJ properties included in the 2016 Land Management Plan
- 7 Applications submitted to CDD in July 2024
- Public Comment/Neighborhood Meetings - September

**Upcoming:**

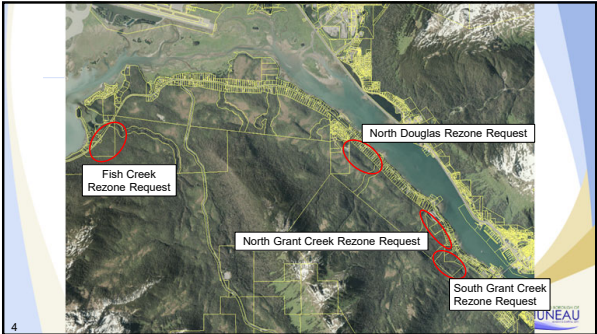
- Planning Commission
- LHEDC Committee of the Assembly
- Assembly Public Hearing/authorizing ordinance



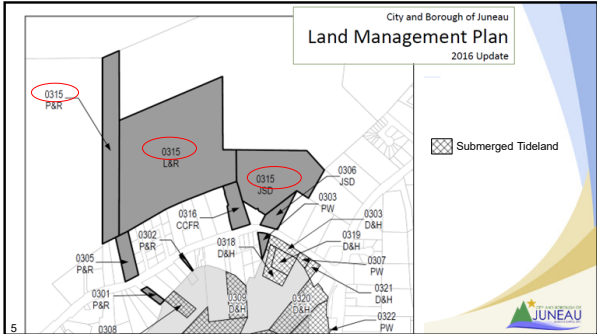
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5

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Auke Bay	LND-0312	4B2201000541	ATS 415	0.42	Dock - Auke Bay	Docks & Harbors	Retain
	LND-0313	4B2201021140	ATS 1324	7.5	Fisherman's Bend marina	Docks & Harbors	Retain
	LND-0314	4B2901010034	ATS 1118	2.41	Stather Harbor	Docks & Harbors	Retain
	LND-0315	4B2901030121	Lot 361, USS 3820 and Tract A, Spaulding Trail ROW, Fraction USS 3820	43.90	Auke Bay Elementary School and surrounding land, western portion of lot may be used for residential purposes, Spaulding Meadows Trail	School District, Lands & Resources and Parks & Recreation	Retain / Dispose
	LND-0316	4B2901040031	Lot 2, Kirkevoel Subdivision	1.73	Auke Bay Fire Station, Northwest portion may be used for residential purposes.	Fire Department	Retain / Dispose
	LND-0317	4B2301050120	ATS 1251	33.84	Stather Harbor	Docks & Harbors	Retain
	LND-0318	4B2301010090	ATS 756	1.02	New launch ramp and parking lot	Docks & Harbors	Retain
	LND-0319	4B2301010070	ATS 121	1.01	New launch ramp and parking lot	Docks & Harbors	Retain
	LND-0320	4B2301010032	Lot 3C, USS 2664 and ATS 18	3.36	Small boat launch ramp	Docks & Harbors	Retain
	LND-0321	4B2301010040	Lot 4, USS 2694	0.41	Auke Bay Islands and adjacent uplands in Stather Harbor	Docks & Harbors	Retain
LND-0322	4B2301050110	Fraction of USS 1604	0.00	Auke Bay pump station (Stather Harbor)	Public Works	Retain	
LND-0399	4B2701000060	Fraction of Lot 3, USS 3820	1.68	North shore of Auke Lake	Parks & Recreation	Retain	
LND-0400	4B2701080130	Fraction of Lot 3, USS 3820	171.80	Future low-density residential, open space	Lands & Resources and Parks & Recreation	Retain / Dispose	



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Page 50 Parcels for Disposal

City and Borough of Juneau  
Land Management Plan  
2016 Update

**Implications for Plan Update**

Since most CBJ property does not border the road system, local access roads will need to be developed in order to utilize land for housing or commercial purposes. Even though in most cases these roads will be short, they will require significant investment to construct. Therefore, if the CB plans to develop these properties, CBJ should consider setting aside funds for local road construction in order to complete residential developments as proposed in this Land Management Plan.

**Recommendations**

**Parcel 0315.** Pursue access to Land ID Parcel 0315 (Auke Bay region) and investigate a potential partnership with the adjacent landowner to establish a right-of-way corridor.

**Parcel Information:**  
 Lands ID Number: 0315  
 Parcel Description: US 9602, Fraction of Lot 184  
 Parcel Zoning: D1 Single Family/Duplex  
 Parcel Area: Approximately 29 Acres

**Development Constraints:**  
 Methods: Significant, Moderate, Low  
 Hazard Potential: None, Low, Moderate, High  
 Water Services: Within 1,000 ft, Within 1,000 ft, None  
 Street Services: Within 1,000 ft, Within 1,000 ft, None

**Comments:** This parcel will need to be evaluated in greater detail to better determine site development constraints and to evaluate the cost associated with development.

**Disposal Recommendation:** A future subdivision road for completed through public access and other development considerations will be the first step to the parcel access to the road system and the development of the parcel. The development of the parcel will be consistent with the goals of the Auke Bay Management Plan. Access right-of-way will need to be secured prior to development of this property.

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Auke Bay Rezone Request  
Current Zoning

8

Auke Bay Rezone Request  
CBJ Property Management

9

Auke Bay Rezone Request  
Utility Connections

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Initial Draft from Community Charrette

"This map was the initial draft from the community and represents the long-range vision for the area. As the area develops and priorities evolve, the map will need to be reviewed and updated from time to time."

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Auke Bay Rezone Request  
Requested Zoning

IS THIS AN EXPANSION OF AN EXISTING ZONE?  YES  NO

Total Land Area of Proposed Change: 35 acres  
 Current Zoning: D3  
 Comprehensive Plan Land Use Designation: NP  
 Comprehensive Plan Map Letter: F  
 New Zone Requested: D15

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### Planning for a future use

**If the zone change is successful, the next steps could include:**

- Access & alignment study
- Trailhead improvements & design
- Investigate traffic
- Utility expansion planning
- Storm water & drainage plan
- Delineate wetlands & permit fill
- Soliciting development partnerships



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## Auke Bay Rezone

**Dan Bleidorn**  
City and Borough of Juneau  
Division of Lands and Resources  
Lands and Resources Manager  
[Lands\\_Office@juneau.gov](mailto:Lands_Office@juneau.gov)  
907-586-5252

[boroughassembly@juneau.gov](mailto:boroughassembly@juneau.gov)



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Informational Meeting: AME2024 0005, held on 9/11/2024

Irene Gallion – Senior Planner, CDD

Dan Bleidorn – Manager, Lands and Resources

Community Development Department – Minta Montalbo, Senior Planner, Moderator

**QUESTIONS and ANSWERS**

**Vicki Van Fleet:** We live on Sea View, the second house up the hill. Our property backs up onto Spalding Trail. The diagrams that that flashed through pretty quickly don't really describe what kind of access road. Obviously, that's the access is Spalding Meadows Trail. When we had this discussion when they were trying to increase the density of this of Tanner Terrace, the city backtracked and said, "Oh, no, we don't have any plans on, disturbing that trail." And yet here we are again 2 or 3 years later, and we're looking at that again. That is the access point. I can tell you right now if we were to go out and tell the people who use that trail that the city is planning on putting a road there, the Assembly meetings will be full of upset people. I don't really understand where the road would go, because it also on one of your on one of your screens it also said you had the a trail right of way. So explain where that road would go.

**Dan Bleidorn:** Thank you, Vicki, for that question. Nothing's designed yet, nothing's in the works. This is the 1st step before the city and the Assembly really evaluate how to approach this property for development or disposal, as part of the application process. Prior to submitting the application, I had a long conversations with the director of the Parks Department, and forward it through the Parks and Rec Advisory Committee, which is an appointed board that looks at any improvements to the site. If we build a road there the idea would be. First and foremost, that trail head would become more safe than it is now. If you look now, in the busiest days there's cars parked along the highway, and so if anything gets built here like an access road, the very first phase of that would be moving the trail head off of the highway and incorporating it into any part of future development.

**Vicki Van Fleet:** So that still doesn't really tell me. The existing trail? Would the road be to the north of the trail, or would the road be, like, right up against the houses on Sea View? We don't have a lot of back acreage here, so obviously, that's a big concern.

**Dan Bleidorn:** I can see that, being concerned and, like I said, nothing's designed yet. The city's property is 150 feet wide and right of way is usually 60 feet wide. The city would only build on city-owned property.

**Vicki Van Fleet:** Okay. Thank you.

**Richard Currier:** Rick Currier, and we also live in the Tanner Terrace Subdivision. We're on the northeast corner of Cross Street.

Auke Bay School is currently at capacity, or maybe even a little bit above capacity. One of the things that came in a planning proposal of several years ago was that the sewage plant was, or has, limited expansion capacity. So we're planning on. You're planning possibility of 670 units in the property behind us? How are you going to upgrade infrastructure? The school, the sewage. Storm drainage is a concern we had when they the road in our neighborhood. The contractor caused flooding in my driveway, my yard! Which they did fix. How are you going to plan? How are you going to accommodate all those things? The second question I have is, what, what are we looking at for a time horizon between changing zoning to actually breaking ground for multiple units?

**Irene Gallion:** This is the first step in a long examination. The first step is to look at the comprehensive plan and the context of it. If this went forward part of the discussion the Assembly would need to have is how to deal with Auke Bay School and the sewer treatment plant. With seven of these being considered this is the first step in considering which of those seven have the best value. One of the things that the planning commission and assembly are going to have to consider is the needs for utility improvements.

**Dan Bleidorn:** I know there's a few reports of the treatment plants being at capacity, and some opportunity to turn it into an additional pump station that would bring things to the wastewater plant. All that would be looked at. The city hasn't spent, assembly hasn't authorized, a lot of funds to evaluate this yet, because the first step in the process is to evaluate it for the zone change. Then with the expectation that development doesn't revert to D3, given the existing assembly guidelines and direction of trying to build higher density units.

**Irene Gallion:** This goes back to what Vicki was talking about, too. It's kind of frustrating to not have a better idea of what is planned there. but the city does not want to spend money on designs and further examination until they figure out if this is even feasible at this level.

One of one of Rick's questions was about the timeline and the time horizon. There's a lot to do, and it'll depend. So, let's say this rezone went forward. Okay then, how is the assembly going to handle it? Is the city going to develop it? Is the city going to sell it to developers? Is the city going to subdivide it, and then sell those lots? We don't know. When you look at that subdivision, that's when we're going to look at the details on, how do we retain that trail? Do we need to move the trail head? How many parking spaces does it need? Part of subdivision design process is, first you lay out the lots. Then you have an engineer go in and say, "Okay, if this is the layout, and if these are the roads, this is how we would design the drainage to to mitigate impacts." It's a long process, and we are at the very beginning of it. To be transparent, my understanding is that the trail head for Spalding Meadows is considered substandard. They would like to build something bigger and probably uphill, farther away from the highway. As far as the sewer plant goes, I know that public works is looking at kind of a systemic evaluation of our facilities which will include the Mendenhall Treatment Plant as well. So, still, a long ways out. We don't have a date certain.

**Community Development:** We've had a couple of comments in the Q and A.

Dan, I don't know if you can hear yourself, but on our end it sounds rather warbly and echoey. That's recently, in the last couple of answers you've had, and before we get too much farther down, I just thought I would make sure you're aware of that.

**Dan Bleidorn:** Okay, I'm going to turn off my video, hopefully, that helps out a little bit.

**Community Development:** So if you've already done that, it's not helping yet.

**Irene Gallion:** Okay, well, let's go to heather. And then, I think I can interpret what Dan is saying and restate it if we need to.

**hmarlow:** Thank you. Heather Marlowe and I live here in Auke Bay, right behind the post office. Thank you for the meeting, it's going well so far. My question. I see that the Engineering Department today had an RFP close for design services for this property and Tee Harbor, and maybe the North Bay property, or something like that. So, there's an RFP for design services. Can you speak a little bit about that, or what is known?

**Dan Bleidorn:** Irene. I can speak to that one hopefully. You can hear me heather.

**hmarlow:** A little bit. You do sound warbly. I have to say.

**Dan Bleidorn:** Bummer. Sorry about that, everybody. I'm embarrassed, to say the least. The city does have an RFP, primarily for Peterson Hill with the potential to add on Auke Bay for some design work related to drill heading utilities. Primarily that's for the Peterson Hill Subdivision and with the potential to add these on in the future, depending on the outcome of the zone change request.

**hmarlow:** So, as a follow up, I wonder if there's some information that's somewhat predetermined for an outcome that would speak to some of the comments that people have been sharing so far in in this meeting? And some of the questions about time frame? It would seem that the RFP would have timeframe and outcomes, sideboards for respondents to be aware of.

**Dan Bleidorn:** I'll address that one, too, Irene. If that's okay. I'd say no, not particularly. I think if any work is going to be done in this area in the short term, it's going to be primarily related to the trailhead. The trail head could theoretically be moved with some partners and some grant funds, and it could take a couple of years. So, having some preliminary design work would allow us to maybe apply for some grants to help facilitate that trail head being enhanced.

**Irene Gallion:** For those of you who weren't able to hear Dan very well, Heather talked about the RFP that had come out, and Dan had clarified that that the RFP was for Peterson Hill with an additive alternate for possible Auke Bay trailhead and utilities work. It sounds like with some preliminary design they might be able to go after some partners and possibly go after some grant funds.

**hmarlow:** Just one more follow up if I could. I note the number of public uses that are in this vicinity. We've heard comments on sewer and schools. I have to think that we've done one or two land trades with the University, which we're always looking to expand. The school was mentioned. The fire department. You're going to have additional demand if you're going to put more units and more disposal areas north of here and such. It seems like there's six or seven public users with the docks and harbors as well. I caution the municipality. We're really planning for 75 years out with these public utilities. When we site a university, we site it for a hundred years. When we site public works support, we site it for 75 years. Cautionary tale: We don't want to get ahead of ourselves on disposing of all of our available lands, especially when we look at the housing that we've done for the university that's immediately adjacent to this.

**Irene Gallion:** Thank you. Noted and appreciated.

**Andi, Ryan & Mike:** Yeah, this is Mike Story. Andy and I are both here. I'll try and be quick. You said, to try and keep it to a minute. But just three things, and the third one's kind of related to the first two.

My understanding is that the sewer treatment plant is at capacity. We know there's been out of compliance issues with that treatment plant, and I think it was between 5 and 10 years ago there was a design to upgrade the plant. Bids came in really high. The city decided not to move forward on that. When you write your report you might just have a little bit of background on that.

Dan also talked about extending force main to the Mendenhall plant. When the city did sewer infill in front of Auke Lake along Glacier Highway, and when the State repaved the road, the city elected not to put that force main in the ground. It may or may not be feasible to do, the State has a policy not letting you tear up their roads until they see something on the horizon where they're going to redo them. They've redone them recently. So I doubt that's going to happen.

On access, a couple of things are, one, I know the State requires like a 6% or less than 6% grade certain distance. And then the city has a maximum grade percentage.

Is your report going to be available on the web site that you shared with us earlier? You showed some steep areas in the on one of the charts. If that's available, that'd be interesting to look at.

Related to access, and maybe sewer. There was a private development just west of this development that has a lot of private land uphill, too. That developer, again, this might have been 5 years ago, started the access in at just west of Wylie Creek, I believe, and was shut down. My understanding is they were shut down by the State. I don't know if it was a permitting issue. I don't know if he didn't have water access. I didn't know. I don't know why, but it might be helpful to you to understand why that hasn't gone anywhere in the last 5 or 10 years. Whatever reason held that up may apply to this property as well.

**Irene Gallion:** We'll check on the sewer treatment plant. Especially with Heather's comments on a 75 year investments in all of our public infrastructure. The extended force main after State paving - valid point. We'll have to check on that. I think the city limit on grade is 10%. Regarding this presentation, the slides are already on the website that I showed you. My intent is to post this video, too. We'll put Dan's up there, too. If you need to kind of take a second or third look at it, the information will be there, and then my contact information is out there, too. As you guys are kind of picking through this stuff, if anything comes to you, give me a call.

I already talked to DOT. I said, "Do you guys have any concerns about this at this point?" Generally they don't usually at this stage. What they're waiting for is to see a little bit more about the actual development rather than the possibility of development, because that's when they're going to start looking at whether or not they need traffic impact analyses, which I'm fully expecting they would. But at this point they're no comments yet, but we would like to be involved as soon as you know what your intents are. Of course that was just asking them about this particular access point in this particular development. Not anything about the sewer line going along recently paved roads.

**Andi, Ryan & Mike:** I know in the past the city, and the planning commission was looking at more at infill as being more economically feasible to develop. Which again, I know those are some things you guys are looking at with these different parcels, as far as you know already having sewer water. My question here is, does this really have sewer? I'm not sure it does.

There's an area in Lemon Creek that goes kind of from DZ school over to Lemon Creek kind of behind the jail that was the city owns that property. I don't see it included in this one. But I know they did a short little street, and there's been a little bit of development. But most of those lots are still available.

**Irene Gallion:** We just sold those last lots, and I think, Dan can correct me if I'm wrong, but I think all of those lots have been sold. I think development to the East is challenging because of the degree of wetlands. It's very, very wet. It'd be a lot of fill.

**Andi, Ryan & Mike:** Okay.

**Irene Gallion:** That's like the Jackie Street area, I think, is what you're thinking of.

**Andi, Ryan & Mike:** Yes, thank you.

**Irene Gallion:** Dan can help me with this, too, but infill absolutely is one of our highest leveraged things we can do. It doesn't seem like CBJ has land for infill. We'd be depending on private developers to do that.

I'll be doing a public meeting on one tomorrow out in Lemon Creek. We're going to get 9 units out of So it's a move in the right direction, but it's not going to provide the housing that I think the Assembly is hoping to see.

And as we pull over the next person, Joel Carpenter, I'll be just reminding everybody to head on over to the website. I can walk us all back through that if you want to see it again. This information will be up there if you need to look at it a second or third time.

**joelcarpenter:** So I'm not super knowledgeable in all of this, and I'll have to go back and look at some of the slides, so I apologize if I'm asking something, you answered.

First I want to say, when we bought our house here, and we're the first house on Sea View, next door neighbors to Vicki Van Fleet. Spaulding Trail parking lot affects us quite a bit. And then, subsequently, possibly being a road. We bought out here, not because we wanted to be around high density homes, and you know, D15 in general. I think a lot of people live in this area because we have our single family homes. I want to figure out what was the thought process. I know the Assembly wants more housing. A great quick way to do it is put high density. This came up 2 or 3 years ago, and was put down 2 or 3 years ago, actually came up before that was put down. Why did this one get chosen again in the seven to come back up and be looked at again? Those studies couldn't have gone away. How is it going to have a different result this time?

My second question is, you talked about moving the trailhead. Where would that go? Because on the other side of where the trail is now there's a house in the woods right there and then there's houses all down the road. So where would this new trailhead be?

**Irene Gallion:** So I'll start with this, Dan, and hopefully you can kick in on a little bit.

First of all, I know what I've talked about here is a lot of esoteric, regulatory stuff. That is not necessarily like the be-all-end-all of comments. Saying things like, "I moved here for this reason. This is the environment I prefer." Those are also very valid comments that can help decision makers make decisions about next steps. If you're if you're out here right now, listening, and you're like, "Man, this this zoning stuff is over my head," still share your share your thoughts and concerns with them.

I think one reason this came up is that lands got direction to look at developable land? Is it possible that the Assembly's mindset has changed since 3 or 4 years ago? Especially with an icebreaker coming to town, and with some of the challenges we've had along the Menden Hall.

So, in due diligence, I could see where the Lands Manager would bring this up and just say, "Hey, yeah, we've looked at it, but this is one of them that's closer to utilities than some of the others that are being proposed."

As far as moving the trail head, my understanding is that the trailhead would be going uphill, further up on CBJ land.

**Dan Bleidorn:** Irene, can you hear me any better?

**Irene Gallion:** Not really. But I can translate.

**Dan Bleidorn:** Sorry. I'm having trouble with my login on my phone to have a different device. I'll add I've worked for CBJ since 2009, and we've never looked at reevaluating the zoning of the city property here before. Previously it was discussed through the Auke Bay Plan and through the Land Management Plan. This is the 1st time we've rezoned city property in this manner.

**Irene Gallion:** That makes me think about when they did the Auke Bay Plan in 2015. There was a lot of talk about changes to zoning, and they came up with 2 new zoning types. One was Neighborhood Commercial, and then one was MU3. And they're like, "Hey, these are great zoning types for this area." They never got adopted in this area or honestly anywhere else, so that might be where you're thinking about.

**joelcarpenter:** Okay, that makes sense. Thank you.

**Community Development:** Dan is logging off and going to try logging back on to see if he gets a better connection. I do have a question to share that was typed into the Q and A. I will go ahead and read that out loud to you, and then, if we need to repeat for Dan, if it's more appropriate for him, we can do so when he gets back on. This is a question submitted by Karen Forrest, and her comment is, given the significant increase in traffic in recent years in the Auke Bay core, how would the city or the Assembly evaluate the existing and proposed traffic congestion as part of this email?

**Irene Gallion:** This is early in the process. Usually traffic is evaluated as developments come up. We ask the developer to pay for a traffic impact analysis where you've got a traffic engineer, licensed in Alaska, saying, "Hey, here's the development. And here's the impacts." We have 2 different parties who are looking at these traffic impact analyses, the city and the state. The city is looking for is, are there any improvements to infrastructure that would be required? Then, how to pass those costs on to developers. What the State is looking for is if there's going to be an increase in a hundred movements in an hour. And if there is, they're going to be starting to look toward the developer for funding to do things like, for instance, a dedicated turn lane, widening or engineering improvements to the approach to state resources. So the traffic gets a deep dive later in the process, when they know what's going to be going in. The traffic is going to be different, depending on if it's apartments or single family homes, and how many of each there might be.

And, Dan, I see your back. I don't know if you have anything to weigh in on. The question was, how is the city going to evaluate existing and proposed traffic impacts?

**Dan Bleidorn:** Yeah, great question. Hopefully, you can hear me now. Sorry. I'm switching offices, moving to a new building, and everything is a mess. You answered that correctly. If anything happens here, there's going to be a traffic study that evaluates connection, and CBJ is going to demand that.

**No Further Questions.**

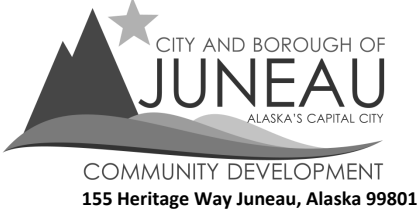


Attendee Report					
Report Generated:	9/18/2024 10:40				
Topic	AME24-05: Rezone for 11900 through 12170 Glacier Highway				
Webinar ID	Actual Start Time	Actual Duration (minutes)	Unique Viewers	Total Users	Max Concurrent Views
820 5838 3284	9/11/2024 17:45	93	25	32	21
Host Details					
Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	
Yes	Irene Gallion (Community Development)	9/11/2024 17:45	9/11/2024 19:17	93	
Yes	Community Development	9/11/2024 17:46	9/11/2024 19:18	92	
Panelist Details					
Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	
Yes	Dan Bleidorn	9/11/2024 17:48	9/11/2024 19:12	85	
Yes	Dan Bleidorn	9/11/2024 19:13	9/11/2024 19:17	5	
Attendee Details					
Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	
Yes	Scott Ciambor CDD Planning Manager	9/11/2024 17:46	9/11/2024 19:17	92	
Yes	Dan Bleidorn	9/11/2024 17:46	9/11/2024 17:48	2	
Yes	Dan Bleidorn	9/11/2024 19:12	9/11/2024 19:13	2	
Yes	Scott McPherson	9/11/2024 18:12	9/11/2024 18:12	1	
Yes	Linda Blefgen	9/11/2024 17:56	9/11/2024 19:18	82	
Yes	Rick and Lisa Currier	9/11/2024 17:59	9/11/2024 18:03	5	
Yes	Vicki Van Fleet	9/11/2024 18:04	9/11/2024 19:17	74	
Yes	19075008461	9/11/2024 18:05	9/11/2024 19:15	71	
Yes	pat Spence	9/11/2024 17:45	9/11/2024 19:18	93	
Yes	Ron Flint	9/11/2024 17:56	9/11/2024 19:18	82	
Yes	Andi, Ryan & Mike	9/11/2024 17:55	9/11/2024 19:18	83	
Yes	Ilsa Lund	9/11/2024 17:56	9/11/2024 19:04	68	
Yes	Ilsa Lund	9/11/2024 19:04	9/11/2024 19:17	14	
Yes	Karen Forrest	9/11/2024 17:56	9/11/2024 19:15	80	
Yes	Nancy Collinsworth	9/11/2024 18:02	9/11/2024 19:17	76	
Yes	Rick	9/11/2024 18:03	9/11/2024 18:06	3	
Yes	Daniele Gaucher	9/11/2024 17:45	9/11/2024 19:17	93	
Yes	Richard Currier	9/11/2024 18:07	9/11/2024 19:17	71	
Yes	Denice's iPad	9/11/2024 18:12	9/11/2024 19:17	66	
Yes	Dave Sevdv	9/11/2024 18:27	9/11/2024 19:18	51	
Yes	nancy	9/11/2024 18:01	9/11/2024 18:02	1	
Yes	Kristi Hooton	9/11/2024 17:57	9/11/2024 19:17	81	
Yes	Jay	9/11/2024 17:55	9/11/2024 19:18	83	
Yes	hmarlow	9/11/2024 17:58	9/11/2024 18:47	49	
Yes	hmarlow	9/11/2024 18:47	9/11/2024 19:18	31	
Yes	debiballam	9/11/2024 18:00	9/11/2024 19:18	78	
Yes	Eric Nelson	9/11/2024 18:02	9/11/2024 18:56	54	
Yes	joelcarpenter	9/11/2024 18:02	9/11/2024 19:17	76	

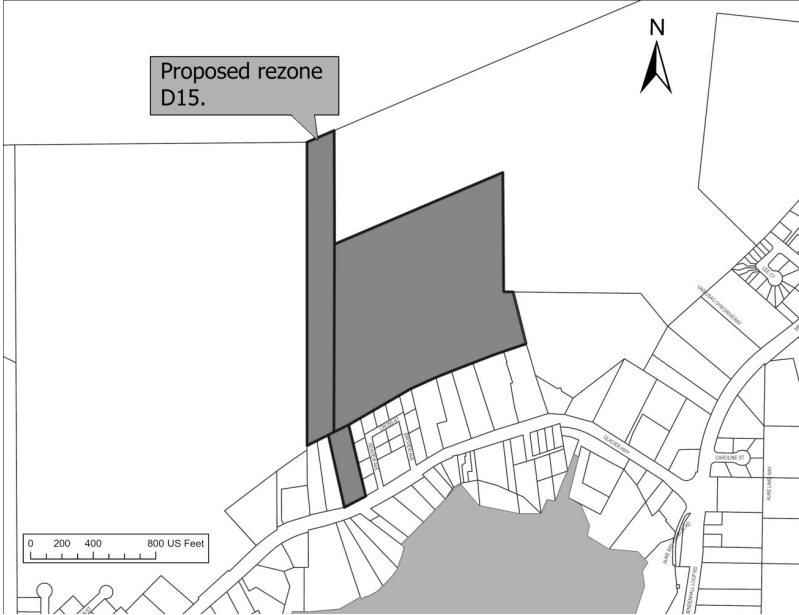
# Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

*Your Community, Your Voice*



TO



**Rezoning application** has been submitted for consideration and public hearing by the Planning Commission to **rezone 36 acres** uphill of **11900 through 12170 Glacier Highway** to **D15**. Lots are currently zoned D3, D10, and D10(T)D15.

**PROJECT INFORMATION:**

Project Information can be found at:  
<https://juneau.org/community-development/short-term-projects>

**PLANNING COMMISSION DOCUMENTS:**

Staff Report expected to be posted **October 14, 2024** at  
<https://juneau.org/community-development/planning-commission>  
Find hearing results, meeting minutes, and more here, as well.

<b>Now through Sept. 23</b>	<b>Sept. 24 — noon, Oct. 17</b>	<b>HEARING DATE &amp; TIME: 6:00 pm, Oct. 22 2024</b>	<b>October 23</b>
Comments received during this period will be sent to the Planner, <b>Irene Gallion</b> , to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <a href="https://juneau.zoom.us/j/87288626638">https://juneau.zoom.us/j/87288626638</a> and use the Webinar ID: 872 8862 6638 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).  You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.	The results of the hearing will be posted online.

**FOR DETAILS OR QUESTIONS,**

Phone: (907)586-0753 ext. 4130  
Email: [pc\\_comments@juneau.gov](mailto:pc_comments@juneau.gov) or [irene.gallion@juneau.gov](mailto:irene.gallion@juneau.gov)  
Mail: Community Development, 155 Heritage Way, Juneau AK 99801

**Case No.: AME2024 0005**  
**Parcel No.: 4B2801030121**  
**CBJ Parcel Viewer:** <http://epv.juneau.org>

**Irene Gallion**

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**From:** Jason Larson  
**Sent:** Monday, October 7, 2024 9:48 AM  
**To:** Dan Bleidorn; Ilsa Lund; Irene Gallion  
**Cc:** Jill Lawhorne  
**Subject:** RE: Public Notice Sign photos

Awesome. Thanks Dan!

---

**From:** Dan Bleidorn <dan.bleidorn@juneau.org>  
**Sent:** Monday, October 7, 2024 8:43 AM  
**To:** Ilsa Lund <Ilsa.Lund@juneau.gov>; Jason Larson <Jason.Larson@juneau.gov>; Irene Gallion <Irene.Gallion@juneau.gov>  
**Cc:** Jill Lawhorne <Jill.Lawhorne@juneau.gov>  
**Subject:** FW: Public Notice Sign photos

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS



Attachment K - Photo of Public Notice Sign.

**Irene Gallion**

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**From:** Irene Gallion  
**Sent:** Monday, September 9, 2024 4:26 PM  
**To:** Mark Morris; elders@abbcjuneau.org  
**Cc:** Irene Gallion  
**Subject:** RE: Brief visit re. 11900-12170 glacier redone

Hi Mark,

This is not technically an issue for this rezone process, but good information that we do not want to lose as development progresses. So:

- \* I'll mention it in my staff report, for documentation.
- \* I'll add your e mail to our land database system, with a "splat" note that pops up when the property is looked at.
- \* Our Lands Division will be adding your information to the Lands file, which is reviewed before development decisions are made.

None the less, it is a good idea for you and yours to keep an eye on any development on the property, and give us a nudge if you've not been contacted.

Thank you,

Irene Gallion | Senior Planner  
Community Development Department | City & Borough of Juneau, AK  
Location: 230 S. Franklin Street | 4th Floor Marine View Building  
Office: 907.586.0753 x4130

Fostering excellence in development for this generation and the next.

-----Original Message-----

**From:** Mark Morris <mark@morrisengineeringgroup.com>  
**Sent:** Wednesday, September 4, 2024 11:02 AM  
**To:** Irene Gallion <irene.gallion@juneau.org>; elders@abbcjuneau.org  
**Subject:** RE: Brief visit re. 11900-12170 glacier redone

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Irene,

There is an existing ditch that runs behind the subdivision (Bayview, Cross St, Seaview), Echo Ranch's property and Auke Bay Bible Church (ABBC) property. The ditch used to enter a structure on the Auke Bay RV park property and be routed underground to the storm drain system on Glacier Highway.

However, the underground piping failed at the RV park and they demanded that ABBC correct the problem. The water was coming from a ditch on ABBC property.

We looked for any paperwork on the ditch in our records and asked the CBJ if they had any. No agreements could be found on this ditch.

So for the sake of keeping the peace, ABBC built an underground drainage system on the east side of our property and directed the water from the ditch into the new system.

We would like this "community ditch" rendered unneeded to the greatest extent possible if the CBJ develops the property that provides water into the ditch.

Please see the attached screenshot of google earth. I showed the ditch in the white line.

Thanks Irene,

Mark Morris, PE  
President

mark@morrisengineeringgroup.com  
www.morrisengineeringgroup.com  
2375 Jordan Ave #7 | Juneau, AK 99801 | Office: 907-789-3350 | Mobile: 907-321-3354

-----Original Message-----

From: Irene Gallion <irene.gallion@juneau.org>  
Sent: Wednesday, September 4, 2024 9:00 AM  
To: Mark Morris <mark@morrisengineeringgroup.com>; elders@abbcjuneau.org  
Subject: RE: Brief visit re. 11900-12170 glacier redone

Hi Mark,

What are your questions?

I've got a conflict at the proposed time. My calendar is pretty full through the 19th. Would a discussion at that time help?

Thanks,

Irene Gallion | Senior Planner  
Community Development Department | City & Borough of Juneau, AK  
Location: 230 S. Franklin Street | 4th Floor Marine View Building  
Office: 907.586.0753 x4130

Fostering excellence in development for this generation and the next.

-----Original Message-----

From: Mark Morris <mark@morrisengineeringgroup.com>  
Sent: Monday, September 2, 2024 9:30 AM  
To: Irene Gallion <irene.gallion@juneau.org>; elders@abbcjuneau.org  
Subject: Re: Brief visit re. 11900-12170 glacier redone

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Haha. Rezone. Not Redone.

Oh well....

Mark Morris, PE  
Morris Engineering Group, Inc.  
907-789-3350 Juneau  
907-321-3354 cell

> On Sep 1, 2024, at 8:12 PM, Mark Morris <mark@morrisengineeringgroup.com> wrote:  
>  
> Hi Irene,  
>  
> Larry Walsh and I would like to come by your office to visit regarding the rezone in Auke Bay.  
>  
> We are elders at Auke Bay Bible Church.  
>  
> Would you be willing to meet with us at 2:15-2:45 this Wednesday?  
>  
> Thanks Irene!  
>  
>  
>  
> Mark Morris, PE  
> Morris Engineering Group, Inc.  
> 907-789-3350 Juneau  
> 907-321-3354 cell  
>





Rick and Lisa Currier  
12020 Cross Street  
Juneau, Alaska 99801

Planning Commission  
Department of Community Development  
155 Heritage Way  
Juneau, Alaska 99801

September 20, 2024

**Case No. : AME2024 005, Parcel No. : 482801030121**

Dear Planning Commission Members:

We believe that Parcel number 482801030121 is not a viable choice for high density development due to these factors:

- Wetlands: much this land is sloping wetlands over many feet of black, muddy soil. Developers will have to deal with stabilizing porous, wet soils, some extreme slopes, and a lot of standing water
- Spaulding Trail: the proposal would urbanize about three quarters of a mile of the trail. Moving the parking lot and trailhead upslope will be expensive, especially as the trail rapidly steepens above the trailhead
- Drainage: water runs downhill. In this case downhill includes: a fire station, an RV park, a church, numerous residences, and Glacier Highway. Any development will need extensive drainage engineering to avoid flooding downslope neighbors. Can the existing storm sewer mains along Glacier Highway handle a new network of streets and driveways in the new neighborhood?
- Sewage Plant Capacity: The Auke Bay sewage treatment plant cannot handle the projected 670 dwellings. The sewage mains that run to the main sewage plant by the airport do not have the capacity to handle the extra waste if the Auke Bay treatment plant is bypassed
- Access: during the last Auke Bay re-zoning (Neighborhood Commercial) proposal, Community Development planners said that this development requires an entrance *and* an exit road. CBJ adopted a land swap with the owner of the RV park at 11930 Glacier Highway to gain an access easement to Parcel 482801030121. Presumably, the other access road would be the current trailhead for Spaulding Trail. Would these two routes be able to handle the traffic to and from this new neighborhood, especially with the current congestion on Glacier Highway at the entrance to Auke Bay School?
- Auke Bay School: Under the school reorganization plan, all elementary schools in Juneau are overcrowded. Adding 670 new residences to Auke Bay School's catchment area will create further crowding

The Planning Commission is looking at seven land parcels in an effort to provide "affordable housing". We believe that at least one of the other parcels would be cheaper and easier to develop than Parcel number 482801030121.

Sincerely,

Rick and Lisa Currier

Mark Schwan and Debi Ballam

12090 Cross Street, Juneau, AK 99801

Sept 22, 2024

Juneau Planning Commission  
Department of Community Development  
155 Heritage Way, Juneau, AK 99801

Dear Planning Commission Members;

We are submitting comments regarding rezoning of 36 acres of CBJ land in the Auke Bay Area to D15 (Case no AME2024 0005; Parcel No: 4B2801030121). We live at 12090 Cross Street in the Tanner Terrace Subdivision. The back of our property borders this land.

We have several concerns about the hillside behind our property being rezoned to allow such high-density development:

- ◆ We are extremely concerned and anxious about the drainage and run off. This is a very wet hill. Trees have been coming down behind us and on the trail adjacent to us at an accelerated rate in the past few years, the land is so wet. With the hill vegetation intact, almost every resident has had water issues. Removing the trees behind us would make the run off even higher. The land is classified as wetlands, and it is certainly that.
- ◆ The plan for access via what is now Spaulding Trail is also very concerning. Turning left onto Glacier Highway there is dangerous, with a bend in the highway very close, it is a very short-sighted left-hand turn. People zoom around that corner, especially en route to school or work in the mornings. Our neighbours drive around our block to avoid it. It is scary.
- ◆ We moved here to Auke Bay 35 years ago, and pushed what we could afford to buy, so we would not have dense housing all around us. Our quality of life would be negatively affected by this proposed development along with a drop in the value of our property.
- ◆ We assume you are aware that the Auke Bay Sewage treatment plant is at capacity, as is the capacity of Auke Bay School we learned from local teachers, so also a big concern.

We understand the need to open more land for development of affordable housing, especially with the Valley flooding, however we have deep concerns about this proposal.

Thank you for inviting public comment, Debi Ballam and Mark Schwan

**Irene Gallion**

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**From:** James Mothershead <james.mothershead0077@hotmail.com>  
**Sent:** Monday, September 23, 2024 11:38 AM  
**To:** PC\_Comments; PC\_Comments; Irene Gallion  
**Subject:** 11900 - 12170 Glacier Hwy. Rezoning Comments

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

Good morning,

My name is James Mothershead and my wife Nicole and I have some major concerns about the proposed rezoning and projects in our neighborhood. We live at 12110 Cross St. and we would be one of the residences most negatively affected by this project.

As of now, there are 13 houses in this small neighborhood. We are concerned in many ways when the city talks about adding another 200 to 600+ residences just up the hill behind our house. We have major concerns about traffic, drainage, sewage, soil stability, property value, and the general safety and wellbeing of our neighborhood.

After listening to all of the minutes of the zoom meeting last week, there were many fair points of concern that were brought up. One of the issues that was not discussed in depth was the Spaulding Meadows Trail head reconstruction.

During the meeting, it was pointed out that the Spaulding Meadows trailhead did not have adequate parking. The plan was to wait for a grant to get extra money to build a road up the hill to a larger parking lot can be built. This is an awful plan.

The parking lot at the bottom of the Spaulding Meadows trailhead rarely gets full. I would estimate that only about 5% of the days in the year does that parking become completely full. Most days, there are 5 to 10 cars that park at the trailhead. This is during peak season in the summer. During the fall and winter, there are even fewer cars. If the parking lot is full, parking can be a little tricky because cars end up getting blocked in. But it doesn't happen very often.

The idea of building a dead-end road up into the forest where there would be a larger parking lot, unsupervised and unmanaged, is a horrible idea for this neighborhood and for Juneau. This type of hidden location would attract illegal, dumping, more homeless camps, (as there is already one up the trail 1/4 mile), illegal drug activity, and many other problems. All of this could be devastating for our wonderful, small, close-knit neighborhood. And all of this activity, according to the plans, would be about 50 feet from our house, and a few of the other houses that are along the trail.

For example, I look at the Montana Creek trailhead. And the Windfall Lake trailhead. Both of those areas were being misused. Party's, homeless camps, illegal dumping, illicit drug use. Gates needed to be installed in these areas to keep the illegal activity out. The illegal dumping and drug use has been awful

all over town and it's getting worse. We don't need another one of these hidden locations, or another one in Juneau.

We feel like there is room at the current location of the parking to make some good improvements. To increase the parking area and the organization to be able to fit more cars. It does not need to expand much to fix the current parking problem. Again, it is rarely filled to capacity.

We feel like this is the wrong location to put a large subdivision in. With all the wetlands and soil stability issues, sewage plant capacity limitations, traffic concerns, etc., this small neighborhood would be negatively affected in so many ways.

Thanks for your time and consideration,

James & Nicole Mothershead

**Irene Gallion**

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**From:** heather marlow <cdxx881@yahoo.com>  
**Sent:** Monday, September 23, 2024 4:46 PM  
**To:** Irene Gallion  
**Subject:** Auke Bay Rezone

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Irene  
Greetings, thank you again for presenting the initial application and analysis for this rezone request from the municipality.

I participated earlier and made several comments and points of inquiry. I'm not sure what will be acted on until I read your staff report, but my initial review included comments questions and observations, such as:

The map needs to be expanded and improved to identify all public uses not just municipal, and previous municipal land disposals in the vicinity, along with those zoning and purpose identifiers

The public uses need some characteristics called out, like expanding or contracting future plans and relative level of importance to the vicinity, community and state wide considerations

The Spaulding trailhead can be relocated off of University Drive or the Armory or UAS campus, or other developed public land and does not justify a whole new street, or partial funding, even with the housing projected with the up zone

Housing of significance that utilizes public funding in the vicinity should support goals that are qualified and quantified and not more of the same, above working wage and entry level. This area can be described as having a good mix of options, student dorms, low income vouchers, condos, sf, boats, and new way above mid-market values. That is not likely to be disadvantaged in the next 20 years of growth

In brief, I did not see a justification for d15, it read more like a justification for Eng Dept to spend money with unsure outcomes, I do not support the application as submitted, perhaps for additional reasons than your analysis, but I'll wait to read the staff report.

Heather Marlow  
Auke Bay Alaska

Sent from my iPhone



**DATE:** October 11, 2024  
**TO:** Many Cloe, Chair, Planning Commission  
**BY:** Jay Larson, Planner II *[Signature]*  
**THROUGH:** Jill Lawhorne, Director, AICP

**PROPOSAL:** Applicant requests a rezone of approximately 33 acres uphill (north) of 15700 Glacier Highway from RR to D3.

**STAFF RECOMMENDATION:** Staff recommends the Planning Commission forward a recommendation of APPROVAL to the Assembly.

**KEY CONSIDERATIONS FOR REVIEW:**

- The application includes 33 acres with Comprehensive Plan land use designations compatible with residential rezone.
- Zone change supports Subarea 2 guidelines of the 2013 Comprehensive Plan for residential development.
- Current zoning does not prevent residential, commercial, or industrial development.

**ALTERNATIVE ACTIONS:**

1. **Amend:** recommend an amended rezone boundary; recommend an alternative zoning district; or recommend conditions.
2. **Deny:** recommend denial of the requested rezone. Planning Commission must make its own findings.
3. **Continue:** continue the hearing to a later date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

**ASSEMBLY ACTION REQUIRED:**

Assembly action is required for this rezone.

**STANDARD OF REVIEW:**

- Quasi-legislative decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
  - CBJ 49.75.120
  - CBJ 49.10.170(d)
  - CBJ 49.80

GENERAL INFORMATION	
Property Owner	City & Borough of Juneau
Applicant	Dan Bleidorn, City & Borough of Juneau
Property Address	15700 Auke Rec Bypass Road
Legal Description	USS 3807
Parcel Number	8B3401000100
Zoning	RR & D3
Land Use Designation	RD
Lot Size	33 acres/1,437,480 Square Feet
Water/Sewer	CBJ/None
Access	Auke Rec Bypass Rd
Existing Land Use	Undeveloped, Residential
Associated Applications	None

**The Commission shall hear and decide the case per CBJ 49.75.120 - Restrictions on rezoning.** *Rezoning requests covering less than two acres shall not be considered unless the rezoning constitutes an expansion of an existing zone. Rezoning requests which are substantially the same as a rezoning request rejected within the previous 12 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.*

**SITE FEATURES AND ZONING**

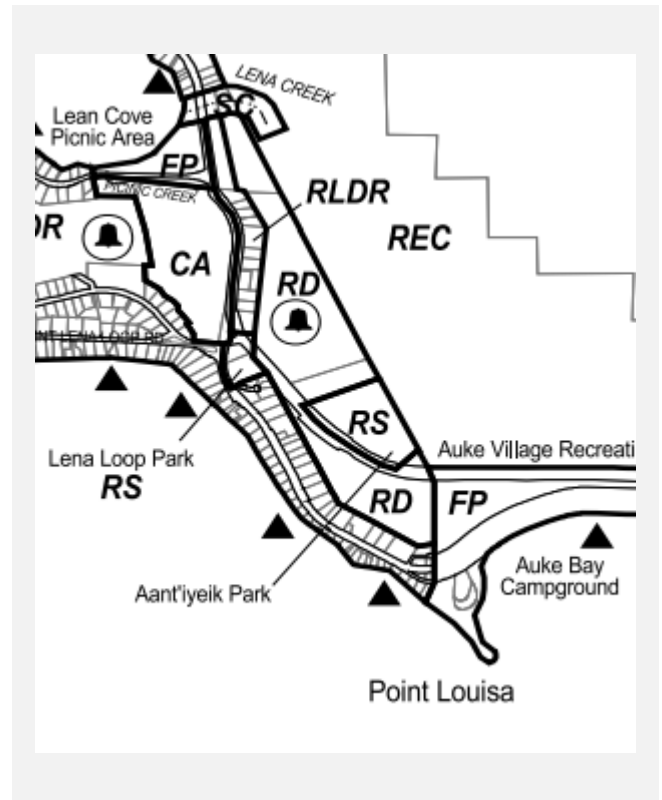
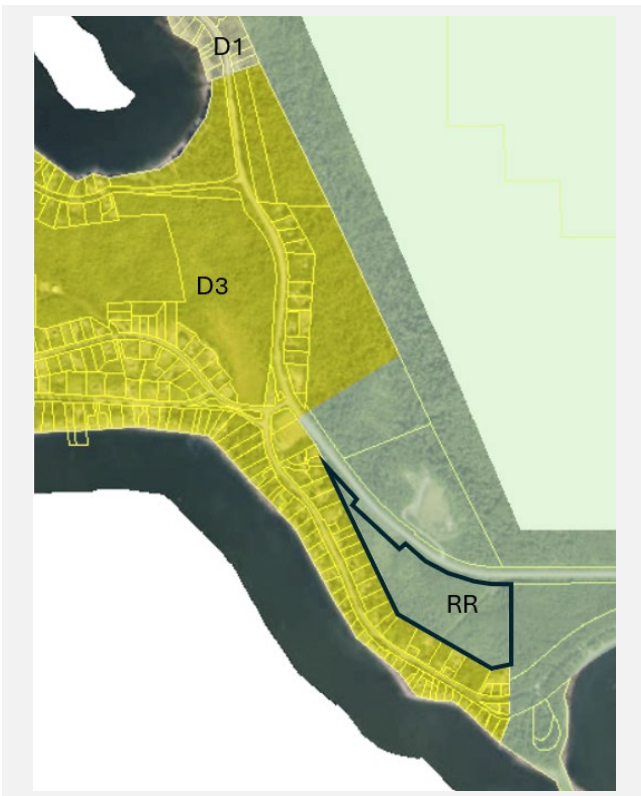


CURRENT ZONING MAP

SURROUNDING ZONING AND LAND USES	
North (RR)	Aant'iyek Park Disc Golf Course
South (D3)	Residential
East (D3)	Residential
West (RR)	US Forest Service

SITE FEATURES	
Anadromous	No
Flood Zone	No
Hazard	Not Mapped
Hillside	Yes
Wetlands	Yes
Parking District	No
Historic District	No
Overlay Districts	Urban/Rural Mining District Mining and Exploration Surface Activities Exclusion District RVPA

LAND USE DESIGNATION MAP



**BACKGROUND INFORMATION**

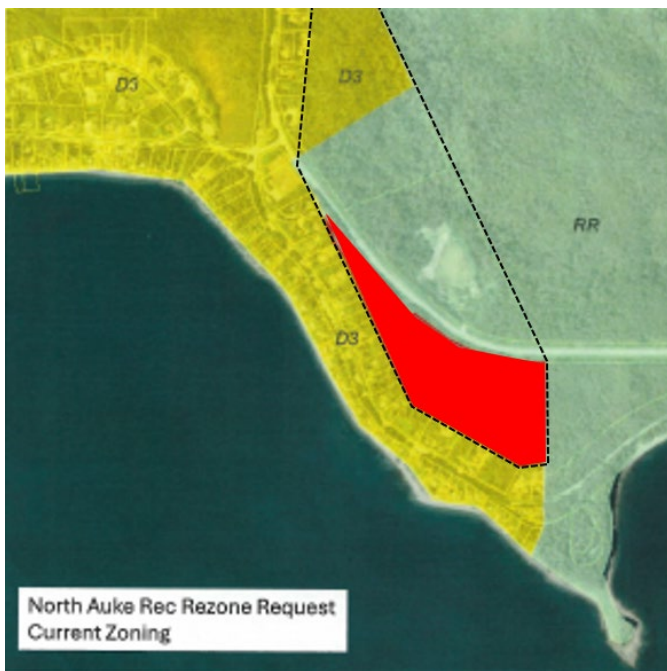
Project Description – The Applicant requests a rezone from RR to D3 (**Attachment A**). The proposed rezone is a 33-parcel section of undeveloped land between the southernmost tip of the parcel, between Auke Rec Blvd and Glacier Hwy. The change from RR to D3 would promote a more desirable opportunity for residential development.

A proposed ordinance is attached (**Attachment B**).

Childcare residence of up to nine (9) children under the age of 18 years old is allowed. Two dwelling units per lot are allowed under special density considerations.

Background - The permitting documents associated with this rezone proposal can be found at the “Short Term Projects” web site: <https://juneau.org/community-development/short-term-projects>.

CBJ Lands proposed seven rezones to come before the Commission after a review of Juneau’s land portfolio, the Land Management Plan, topography, access, road frontage, utilities, and wetlands.



This parcel has both RR and D3 zoning designations through the 150 acres. The portion proposed for rezone would be from the lower section of the parcel between Auke Rec Bypass Rd and Glacier Hwy. This proposal is to rezone 33 acres from RR to D3, which would align with the D3 zoning of its current surroundings where development has already been established.

**Permit and Parcel History** - The below table summarizes relevant history for the lot and proposed development.

Item	Summary
Land use cases	
	CSP1999-00003 - A temporary use permit to locate a hot mix asphalt plant, on a temporary basis, on CBJ lands adjacent to the Auke Rec. By-Pass Right-of-Way for the purpose of paving this new section of State roadway.
	CSP1997-00006 - A proposal to donate 18.39 acres of CBJ land to the State of Alaska for the Auke Recreation Bypass right-of-way



Item	Summary
	USE1997-00011 - A Conditional Use permit to locate a rock crusher and hot mix asphalt plant, on a temporary basis, in or adjacent to the Auke Rec. By-Pass Right-of-Way for the purpose of paving this new section of State roadway.
	PAD2024 0002 - Property Acquisition and Disposal approximately one acre from a 151-acre CBJ parcel creating an easement to CBJ land.

**Zoning History** – The below table summarizes zoning history for the lot.

Year	Zoning	Summary
1969	R12	The purpose of the R-12 District was to provide and preserve land for families who desire to live in low density areas and where smaller lots would tend to be detrimental to the area.
1987	RR	RURAL RESERVE DISTRICT is intended for lands primarily in public ownership managed for the conservation and development of natural resources and for future community growth. In addition, recreation cabins, lodges, and small seasonal recreational facilities may be allowed.
1987	R3	The D-3 residential district is intended to accommodate primarily single-family and duplex residential development at a density of three dwelling units per acre. D-3 zoned lands are primarily located outside the urban service boundary where public utilities are not provided. The density reflects the existing pattern of development of properties in the district.

**ZONING ANALYSIS**

The 2013 Comprehensive Plan land use designation maps identifies the proposed zoning area as Resource Development (RD).

RD is land to be managed primarily to identify and conserve natural resources until specific land uses are identified and developed. The area outside the study area of this Comprehensive Plan is considered to be designated Resource Development. As resources are identified or extracted from these lands, they should be re-designated and rezoned appropriately.

CBJ 29.25.200 Zoning Districts Defined -

Current Zoning – RD	Proposed Zoning – D3
<p>The RR, rural reserve zoning district, is intended for lands primarily in public ownership managed for the conservation and development of natural resources and for future community growth. In addition, recreation cabins, lodges and small seasonal recreational facilities may be allowed.</p>	<p>The D-3, residential district, is intended to accommodate primarily single-family and duplex residential development at a density of three dwelling units per acre. D-3 zoned lands are primarily located outside the urban service boundary where public utilities are not provided. The density reflects the existing pattern of development of properties in the district. There is a limited amount of D-3 zoned lands located within the urban service boundary. These are lands for which a lower density is deemed appropriate or, in the case of transition zones, where the zoning will be changed to a higher density when sewer and water are provided.</p>

**CBJ 49.25.300 Table of Permissible Uses Comparison** – A major difference between RR and D3 zones, is that D3 allows for childcare residences and will not allow the use of hotels or motels.

Relevant uses and some differences of D10SF and D10 are listed below.

**Blank** - Not allowed.

**1** - Department approval requires the department of community development approval only.

**1, 3** - Department approval required if minor development, conditional use permit required if major development.

**3** - Conditional use permit requires planning commission approval.

No.	Use Description	Current Zoning	Proposed Zoning
1.500	Childcare residence		3
1.620	Hotels/Motels	3	
1.930	Two dwelling unit structures		3
2.130	Marine Merchandise and equipment		
2.300	Marijuana retail store	3	
3.050	Offices of not more than 1,000 square feet		3
3.300	Research, laboratory uses	3	
3.500	Marijuana testing facility	3	
4.050	Light Manufacturing	3 <sup>T</sup>	
4.070	Medium Manufacturing	3 <sup>T</sup>	

4.100	Heavy manufacturing	3 <sup>T</sup>	1 <sup>Q</sup>
4.200	Storage of explosives	3	
4.210	Seafood processing	3 <sup>T</sup>	
4.220	Marijuana product manufacturing facility	3 <sup>AC</sup>	
5.110	Elementary and secondary schools		3
5.120	Trade, vocational and commercial schools	3 <sup>T</sup>	
5.400	Social, fraternal clubs, lodges, union halls and yacht clubs	3 <sup>T</sup>	

**CBJ 49.25.400 Dimensional Standards**

Standard		Current Zoning	Proposed Zoning
Lot	Size	36,000	12,000
	Width	150 ft	100 ft
Setbacks	Front	25 ft	25 ft
	Rear	25 ft2	25 ft
	Side	15 ft2	10 ft
	Street Side	17 ft	17 ft
Lot Coverage		10%	35%
Height	Permissible	45 ft	35 ft
	Accessory	45 ft	25 ft

**CBJ 49.25.500 Density** – RR zoning district allows for two dwelling units per 72,000 square feet. D3 will allow for up to 1 dwelling per lot, with a minimum lot size of 12,000 sq. ft. Neither zoning district allows for multifamily dwellings, keeping the zoning use similar to its current surrounding development.

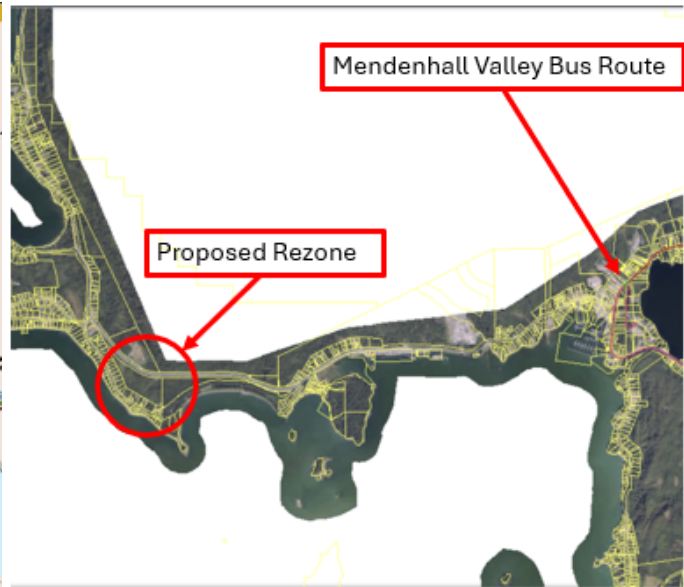
	Current Zoning	Proposed Zoning
Maximum Number of Dwelling Units	2 per lot, dependent upon lot size	1 dwelling per lot

**TRAFFIC AND TRANSPORTATION**

Access	Roadway Classification	Current Level of Service
Auke Rec Bypass Rd	Minor Arterial	Determined after Traffic Impact Analysis is performed, if required

Non-motorized transportation – None.

Proximity to Public Transportation – The closest Capital Transit stop is located near the Auke Bay roundabout at Glacier Hwy and Mendenhall Loop Rd.



**COMMUNITY SERVICES**

No known community services will be affected by the proposed rezone.

**ENVIRONMENTAL, CONSERVATION, HISTORIC, AND ARCHEOLOGICAL RESOURCES**

The table below summarizes Conservation, Historic, and Archeological Resources which may be affected by the proposed rezone.

Resource	Summary
Conservation	None
Wetlands	Various
Anadromous	None
Historic	None Known
Archeological	None Known

**CONFORMITY WITH ADOPTED PLANS**

**2013 COMPREHENSIVE PLAN VISION:** *The City and Borough of Juneau is a vibrant State Capital that values the diversity and quality of its natural and built environments, creates a safe and satisfying quality of life for its diverse population, provides quality education and employment for its workers, encourages resident participation in community decisions and provides an environment to foster state-wide leadership.*

<b>2013 COMPREHENSIVE PLAN - The proposed text amendment follows the 2013 Comprehensive Plan</b>			
Chapter	Page No.	Item	Summary
4	37	Policy 4.2	<p>The proposed text amendment supports Policy 4.2 by creating flexibility in zoning requirements to allow two dwelling unit structures and childcare residence.</p> <p><i>Policy 4.2. TO FACILITATE THE PROVISION OF AN ADEQUATE SUPPLY OF VARIOUS HOUSING TYPES AND SIZES TO ACCOMMODATE PRESENT AND FUTURE HOUSING NEEDS FOR ALL ECONOMIC GROUPS.</i></p>
		Land Use Designation	D3 complies with RD land use for residential development and matches surrounding D3 zoning districts.
		Subarea Guidelines	<p>This rezone conforms with Subarea 2.</p> <p>3. Where appropriate, continue rural residential development.</p> <p>6. The subarea is not served by the public sewer system, and is outside of the Urban Service Area boundary. Since municipal services are not to be provided outside of the urban service area boundary, there is no plan to extend public sewer to the subarea.</p>

<b>2016 HOUSING ACTION PLAN - The proposed text amendment complies with the 2016 Housing Action Plan</b>			
Chapter	Page No.	Item	Summary
7	47	Implementation Action	<p>The proposed text amendment follows Chapter 7 implementation Action because it will allow triplexes in all zoning districts, including the single-family residential zoning districts, many of which have existing public services.</p> <p><i>Action: Evaluate policies designed to encourage new development areas that already have infrastructure.</i></p>

**AGENCY REVIEW**

CDD conducted an agency review comment period between August 19, 2024, and September 24, 2024. Agency review comments can be found in the chart below:

Agency	Summary
<b>Alaska Department of Transportation and Public Facilities</b>	DOT&PF has no specific comment currently. Future development should be coordinated with the department regarding access permitting and planning of hydrological and traffic impacts to Glacier Highway facilities as early as possible.
<b>CBJ Fire Dept</b>	No concerns currently.

## **PUBLIC COMMENTS**

CDD conducted a public comment period between August 19, 2024, and September 24, 2024. Public Notice for an informative were mailed and a neighborhood meeting was held via Zoom on September 19, 2024 (**Attachments C, D and E**). Meeting materials and a recording of the meeting can be found at the Short-Term Planning web site: <https://juneau.org/community-development/short-term-projects>

Public Notice was mailed to property owners within 500 feet of the proposed rezone (**Attachment F**). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment G**). Public comments can be found in (**Attachment H**).

Name	Summary
Mark Hickey	Concerns of drainage, hillside destabilization and exacerbating slide risk, and sewage capacity impacts from future development.

## **ZONE CHANGE OPTIONS AND ALTERNATIVES**

As stated in CBJ 49.75.130(a), the Commission may recommend approval, approval with modifications or denial of a rezone request. The Commission may recommend approval to the Assembly for different zoning districts than what is requested by the applicant or recommended by staff. Additionally, the Commission can recommend modifications to the boundaries of the area to be rezoned. This means that if the Commission wishes to do so, the zoning district boundary line may be moved from its current location, as long as it is found to be in substantial conformance with the Comprehensive Plan and Title 49 – Land Use Code. Zoning district boundary lines are intended to follow property lines, centerlines of streets, alleys, streams (CBJ 49.25.110(f)).

## **FINDINGS**

In accordance with CBJ 49.75 the Director makes the following findings on the proposed rezone:

**1. *Was the rezone application filed timely in accordance with CBJ 49.75.110?***

**Analysis:** No additional analysis required.

**Finding:** **Yes.** The rezone application was filed in July 2024.

**2. *Was adequate public notice provided in accordance with CBJ 49.75.110?***

**Analysis:** CDD staff held a public meeting on September 19, 2024; mailed written notice to property owners within 500 feet of the proposed rezone; and a public notice sign was posted on the site two weeks prior to the scheduled hearing.

**Finding:** **Yes.** Adequate public notice was provided in accordance with CBJ 49.75.110.

**3. *Is this request for an area covering more than two acres or an expansion of an existing zoning district as required by CBJ 49.75.120?***

**Analysis:** The rezone request is for 33 acres.

**Finding:** **Yes.** The proposed rezone meets the minimum area.

**4. Has no similar request been made within the previous 12 months as required by CBJ 49.75.120?**

**Analysis:** No additional analysis required.

**Finding: Yes.** No similar rezone request has been filed within the previous 12 months.

**5. Is the proposed zoning district and the uses allowed therein found to be in substantial conformance with the land use maps of the comprehensive plan and policies of the comprehensive plan, in accordance with CBJ 49.75.120?**

**Analysis:** No additional analysis required.

**Finding: Yes.** The proposed rezone is in substantial conformance with the land use maps and policies of the comprehensive plan.

**6. Is the proposed zoning district and the uses allowed therein found to be in substantial conformance with Title 49 – Land Use Code, in accordance with CBJ 49.75.120?**

**Analysis:** No further analysis needed.

**Finding: Yes.** The proposed rezone conforms with the land use maps and policies of the 2013 Comprehensive Plan and the 2016 Housing Plan. The proposed rezone is in substantial conformance with Title 49 – Land Use Code.

**RECOMMENDATION**

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the Assembly for the requested rezone application 33 acres of parcel No. 8B3401000100 from RR to D3.

**STAFF REPORT ATTACHMENTS**

<b>Item</b>	<b>Description</b>
Attachment A	Application Packet
Attachment B	Ordinance Draft
Attachment C	Abutters Notice for Neighborhood Meeting
Attachment D	PowerPoint presentation – CDD
Attachment E	PowerPoint presentations – LRM
Attachment F	Abutters Notice for Public Comment
Attachment G	Photo of Public Notice Sign
Attachment H	Public Comments
Attachment I	Public Meeting Comments



# DEVELOPMENT PERMIT APPLICATION

**NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.**

To be completed by Applicant	<b>PROPERTY LOCATION</b>		
	Physical Address <b>15700 Auke Rec Bypass Rd</b>		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <b>USS 3807</b>		
	Parcel Number(s) <b>8B3401000100</b>		
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____		
	<b>LANDOWNER/ LESSEE</b>		
	Property Owner <b>CBJ</b>	Contact Person <b>Dan Bleidorn</b>	
	Mailing Address <b>155 Heritage Way</b>	Phone Number(s) <b>907-586-5252 Ext 4177</b>	
	E-mail Address <b>Lands_Office@juneau.org</b>		
	<b>LANDOWNER/ LESSEE CONSENT</b>		
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.			
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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.			
<p style="text-align: center;"><b>Dan Bleidorn</b> <span style="float: right;">Lands &amp; Resources Manager</span></p> <p style="text-align: center;">Landowner/Lessee (Printed Name) <span style="float: right;">Title (e.g.: Landowner, Lessee)</span></p> <p>X <u><i>Daniel Bleidorn</i></u> <span style="float: right;"><u>7/16/24</u></span></p> <p style="text-align: center;">Landowner/Lessee (Signature) <span style="float: right;">Date</span></p> <p>_____</p> <p style="text-align: center;">Landowner/Lessee (Printed Name) <span style="float: right;">Title (e.g.: Landowner, Lessee)</span></p> <p>X _____</p> <p style="text-align: center;">Landowner/Lessee (Signature) <span style="float: right;">Date</span></p>			
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.			
<b>APPLICANT</b> <span style="float: right;">If same as LANDOWNER, write "SAME"</span>			
Applicant (Printed Name) <b>SAME</b>	Contact Person		
Mailing Address	Phone Number(s)		
E-mail Address			
X _____			
Applicant's Signature	Date of Application		

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.

	Intake Initials <b>TR</b>
Case Number <b>AME24-006</b>	Date Received <b>7/31/24</b>





# ZONE CHANGE APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

**NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.**

To be completed by Applicant

**PROJECT SUMMARY**  
Request for a zone change from RR to D3

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

Total Land Area of Proposed Change ~33 acres acres    Comprehensive Plan Land Use Designation RD

Current Zone(s) RR    Comprehensive Plan Map Letter D

New Zone Requested D3

**TYPE OF ZONE CHANGE REQUESTED**     Regular     Transition

**Has this or a similar zone change been requested in the previous 12 months?**     Yes Case # \_\_\_\_\_     No

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

**ALL REQUIRED MATERIALS ATTACHED**

- Complete application
- Pre-Application Conference notes
- Narrative including:
  - Purpose of the requested zone change
  - Any potential impacts to public infrastructure (streets, water, & sewer)
  - How the requested zone change comply with the maps and policies of the Comprehensive Plan
- Site Plan and/or map of proposed zone change (details on reverse side)

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

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

This form and all documents associated with it are public record once submitted.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
<u>AME24-006</u>	<u>7/31/24</u>

**Zone Change Application Information**

Zone changes are outlined in CBJ 49.75 article I

**Pre-Application Conference:** A pre-application conference is encouraged prior to submitting an application. The applicant shall meet with City & Borough of Juneau (CBJ) staff to discuss the Zone Change process and analysis. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via email at [Permits@juneau.org](mailto:Permits@juneau.org).

**Application:** An application for a Zone Change will not be accepted by the CBJ until it is determined to be complete. **Zone Change may only be applied for during January and July.** The items needed for a complete application are:

1. **Forms:** Completed Zone Change Application and Development Permit Application.
2. **Fees:** The fee for Zone Change Application is \$600.00. No work can be approved with a Zone Change. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the purpose for the requested zone change.
4. **Plans:** A site plan showing the following information:
  - A. The boundaries of the existing and proposed zone change and proposed buffers;
  - B. The location of existing structures (i.e. buildings, fences, signs, parking areas, etc.); and
  - C. The location of existing physical features of the site (i.e. drainage, topography, eagle trees, hazard areas, salmon streams, wetlands, etc.).
5. A traffic study may be required for zone changes.

**Document Format:** All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

**Application Review & Hearing Procedure:** Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

**Review:** The Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the Zone Change request, the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department will coordinate the review of this application by other agencies, as necessary. **Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed Zone Change.**

**Hearing:** Once an application has been reviewed by all applicable parties the Community Development Department will schedule the zone change for the next appropriate Planning Commission meeting. All Zone Change Applications will be reviewed by the Planning Commission who will send a recommendation to the Assembly. Following a recommendation of approval by the Planning Commission, the Community Development Department will coordinate the zone change review by the Assembly. In order for zone changes to become effective, they must be adopted by ordinance by the CBJ Assembly.

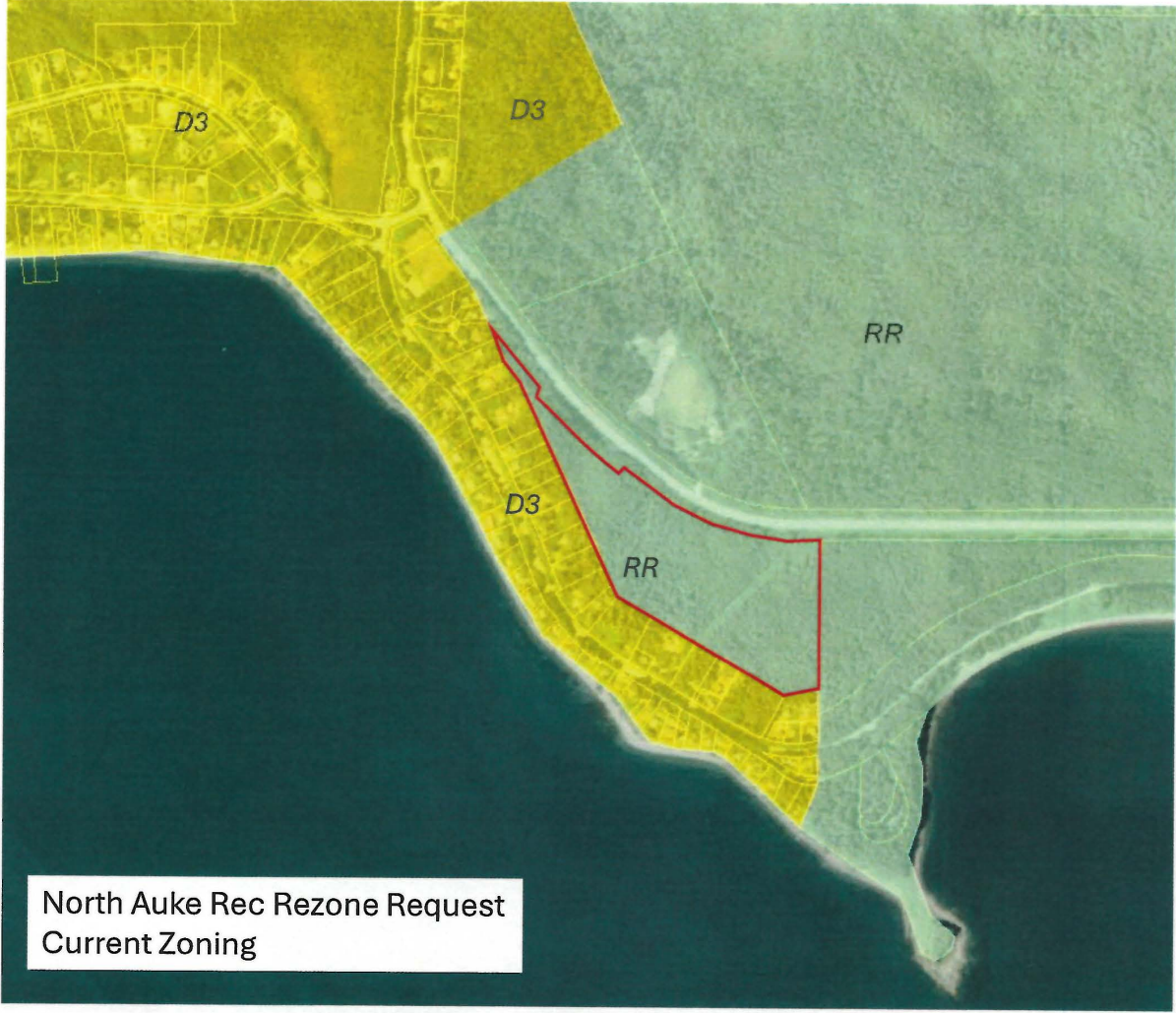
**Public Notice Responsibilities:** All Zone Change requests must be given the following public notice as outlined in CBJ 49.15.230:

**Community Development Department:** Will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, the department will mail notices to all property owners within 500-feet of the project site.

**The Applicant** will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of \$50, and a \$100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing \$50 may be refunded. The Applicant may make and erect their own sign. Please contact the Community Development Department for more information.

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**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**



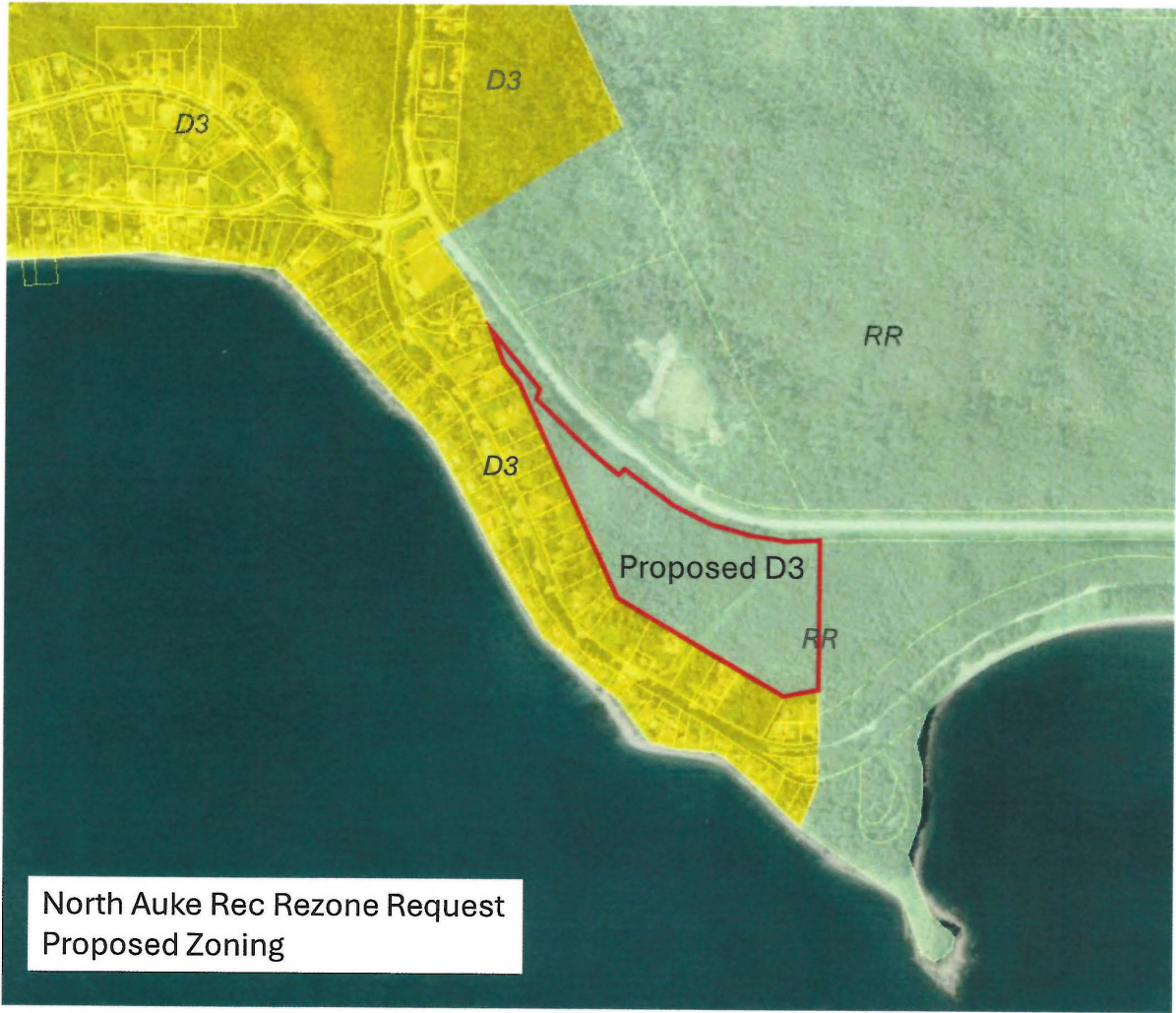




North Auke Rec Rezone Request  
Comprehensive Plan Boundaries







North Auke Rec Rezone Request  
Proposed Zoning



7. Identify historic and cultural resources within the subarea. Projects that may impact historic resources identified within this subarea are to be reviewed by the Historic Resources Advisory Committee (HRAC) prior to issuance of a permit. Where new historic or cultural resources are discovered or identified, the Juneau-Douglas City Museum should be contacted immediately for documentation and technical assistance toward preservation and/or curating of the resource. The demolition or removal of historic resources should be avoided and should only occur when no other option for its preservation or relocation to a suitable site exists.
8. Investigate the potential costs and benefits of constructing an access road to existing private properties and disposing of some CBJ-owned properties on Pt. Stephens.

**Subarea 3: Auke Bay, Mendenhall Peninsula, & West Mendenhall Valley (Maps E, F, & G)**

Community Form: Urban for Auke Bay.

Suburban portions of the West Mendenhall Valley that are serviced by both sewer and water.

Transition from rural to urban in the remainder of the West Mendenhall Valley.

Rural on the Mendenhall Peninsula.

Land use designations on the Subarea map range from open space/natural areas to industrial. Much of this subarea is a Transition area, where higher density development will be considered once public sewer is available and intersections are improved to LOS D or better. Greenbelts are shown for Mendenhall River, Montana Creek, and Auke Lake.

**NATURAL RESOURCES AND HAZARDS:**

<i>Type</i>	<i>General Location</i>
Wildlife (Eagle nests, Herring spawning areas)	Auke Bay, Auk Nu Cove, Mendenhall Peninsula, Mendenhall Wetlands State Game Refuge
Stream and Lakeshore Corridors	Auke Nu Creek, Weydelich Creek, Bay Creek, Lake Creeks, Montana Creek, Mendenhall River, Auke Lake, Jordan Creek, Duck Creek
Impaired Water Body	Pederson Hill Creek (aka Casa Del Sol Creek)
Wetlands/Tidelands	West Mendenhall Valley, Spuhn Island,
Gravel and Mineral Resources	Mendenhall Peninsula, Mendenhall Wetlands State Game Refuge, Montana Creek, Auke Nu Cove
Hazards	Flooding: Montana Creek, West Mendenhall Valley, all coastal areas. Airport Airspace: see FAA 7460 Contours Map and Airport Airspace Drawing (FAR 77 Surfaces), pages 129-130.
Watershed	Montana Creek (above the roaded area)
Historic and Cultural Resources	Subarea-wide

Table 11.3

**Subarea 2: Lena Cove to Eagle River, Including Shelter Island (Maps B, C, & D)**

Community Form: Rural

The Rural Dispersed Residential (1 dwelling per acre) and Rural Low Density Residential (1 to 3 dwellings per acre) designations predominate in this Subarea, primarily due to the absence of both public water and public sewer in the area; there are no plans to provide or extend sewer service to this area; nor are there plans to extend water service north of Cohen Drive. The lands in the Auke Nu/Point Lena area were designated Rural Low Density Residential (1 to 3 dwellings per acre) primarily because of the established development pattern therein.

**NATURAL RESOURCES AND HAZARDS**

<i>Type</i>	<i>General Location</i>
Wildlife (Eagle nests, Herring spawning areas)	Lena Cove, Tee Harbor, Shelter Island, Amalga Harbor, Shrine of St. Therese
Stream and Lakeshore Corridors	Peterson Creek, Shrine Creek, Lena Creek, Tee Creek
Watersheds	Peterson Creek, Herbert River
Gravel and Mineral Resources	Herbert River
Hazards	Flooding: Peterson Creek, Strawberry Creek, all coastal areas
Historic and Cultural Resources	Subarea-wide, Shrine of St. Therese, Auk Rec and Indian Point areas

Table 11.2

**Guidelines and Considerations for Subarea 2:**

1. Preserve shoreline areas in public ownership as fish and wildlife habitat and public open space/natural areas with public access to the water.
2. Identify and protect a series of un-fragmented fish and wildlife habitat corridors along anadromous fish streams from the uplands to the Lynn Canal.
3. Where appropriate, continue rural residential development.
4. Encourage development of boat launch facilities at South Tee Harbor.
5. The Parks and Recreation Comprehensive Plan, Chapter 8, recommends a number of parks, trail, community garden and stream corridor improvements for this subarea. Those recommendations are listed in Subarea 1 and include: (a) enhance the Lena Loop Park as a neighborhood park with play areas, dog parks, restrooms and additional parking; (b) enhance Lena Point Park with trail parking, trail improvements, benches and interpretive signs; (c) Continue Tee Harbor to Berner's Bay cooperative management; (d) implement the Master Plan for Amalga Meadows area; and (e) protect stream corridors and establish a 200 foot stream buffer on CBJ-owned lands that are not designated for disposal in the 1999 CBJ Land Management Plan on each side of Peterson Creek and Shrine Creek.
6. The subarea is not served by the public sewer system, and is outside of the Urban Service Area boundary. Since municipal services are not to be provided outside of the urban service area boundary, there is no plan to extend public sewer to the subarea.

This property is currently zoned RR and is designated RD in the comp Plan.

The purpose of the requested zone change is to increase density of municipally owned property in accordance with adopted plans and Assembly goals.

The Housing Action Plan adopted in 2016 states that “Publicly owned land and assets can be one of the most powerful tools a local government has to address housing availability and affordability issues.” (p. 42) and that “public land should be thought of not only as a means by which Juneau can encourage “beneficial private economic activity” and guide “a rational growth pattern,” but also, importantly, as a means by which Juneau can achieve key policy goals. These goals include filling key housing gaps” (p. 43). The Implementation section of the Housing Action Plan states that CBJ would “Ensure any CBJ-owned land slated for development is zoned for the least restrictive/highest density use, consistent with the Comprehensive Plan; rezone certain parcels as necessary.” (p. 45)

Presented by:  
Introduced:  
Drafted by: CDD LARSON

**ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**

**Serial No. 2024-DRAFT**

**An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of USS 3807, Located at 15700 Auke Rec Bypass Rd, from RR to D3.**

WHEREAS, the area of the proposed rezone to D3, located near 15700 Auke Rec Bypass Rd is currently zoned as RR; and

WHEREAS, the CBJ Comprehensive Plan maps this area for Medium Density Residential; and

WHEREAS, the propose rezone conforms to the Medium Density Residential; and

WHEREAS, housing is the Assembly’s top priority;

NOW, THEREFORE, BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

**Section 1. Classification.** This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

**Section 2. Amendment to the Official Zoning Map.** The official zoning map of the City and Borough, adopted pursuant to CBJ 49.25.110, is amended to change the zoning of USS 3807; located at 15700 Auke Rec Bypass Rd, from RR to D3.

The described rezone is shown on the attached Exhibit “A” illustrating the area of the proposed zone change.

**Section 3. Effective Date.** This ordinance shall be effective 30 days after its adoption.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Beth Weldon, Mayor

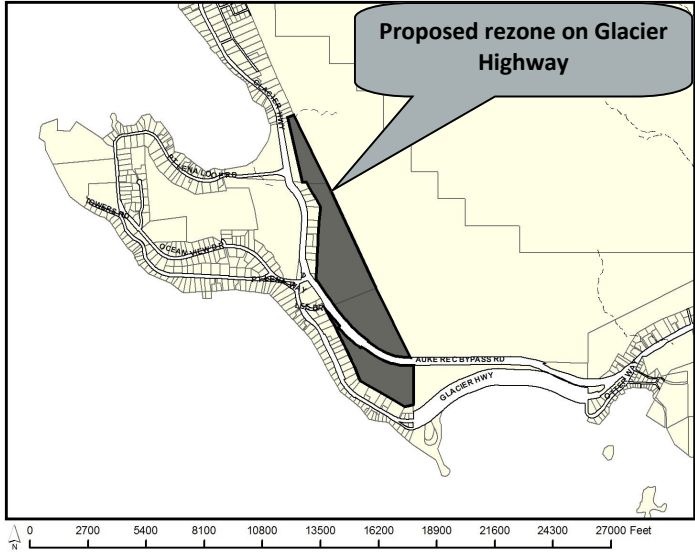
Attest:

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Beth McEwen, Municipal Clerk



**Zoom Informational Meeting**  
About a Rezone in Your Neighborhood  
*Your Community, Your Voice*



TO

The Community Development Department is hosting an informational meeting on a proposal to **rezone 33 acres** uphill (North) of **15200 through 15860 Glacier Highway** from RR to D3 zone. This meeting will be held virtually over Zoom. Your questions are welcome.



**NEIGHBORHOOD ZOOM MEETING**  
**September 23, 2024, 6:00 PM**  
 Call In: +1 253 215 8782  
 Webinar ID: 848 8708 0582  
<https://juneau.zoom.us/j/84887080582>


If you are not able to attend this meeting but have questions or comments, please contact **Jason Larson**, Planner II, at (907) 586-0753 ext. 4139 or [Jason.larson@juneau.org](mailto:Jason.larson@juneau.org).

*This project is scheduled for review by the Planning Commission on **October 22, 2024**. All property owners within 500 feet of the proposed rezone will receive a separate notice with details on how and where to submit comments or testify before the Commission.*

Printed August 27, 2024

Case No.: AME2024 0006  
Parcel No.: 8B3401000100  
CBJ Parcel Viewer: <http://epv.juneau.org>

**Welcome to your Neighborhood ZOOM meeting! We will begin at 6:00 pm to discuss rezoning of: 15700 Auke Rec Bypass Rd, Case No. AME2024 0006**



**Submit comments to:**  
Jay Larson, Planner, CBJ  
[Jason.Larson@Juneau.org](mailto:Jason.Larson@Juneau.org)  
(907) 586-0753, x4139

AME24-07


1

# AME2024-0006

Rezone of 15700 Auke Rec Bypass Rd  
From Zoning District RR to D3

PRESENTED BY:  
Jay Larson, CBJ Planner  
With  
Ilsa Lund, CBJ Planner  
And  
Dan Bleidorn, CBJ Lands & Resources Manager and applicant

START RECORDING



2


## Guidelines for Public Participation...



3

## Today's learning objectives...

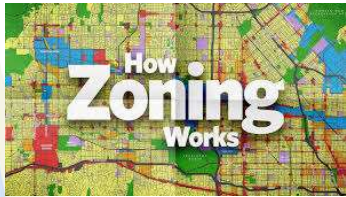

- Presentation from CBJ Staff:
  - Property Location
  - Zoning Basics
  - Understanding the Rezoning process
- Applicant Dan Bleidorn
  - What is being requested
  - Why this property specifically
- Open meeting for questions
- End with closing comments




4

## What is Zoning?

Zoning is the process of establishing rules for the use of land and the types of structures that can be built on it. Juneau has had zoning ordinances since 1969. It has gone through many changes throughout the years and had its biggest update in 1987.

Zoning can get very complicated! The purpose of zoning is to protect property values and create appropriate transitions and separations between land uses.



5

## Where is this property located exactly?

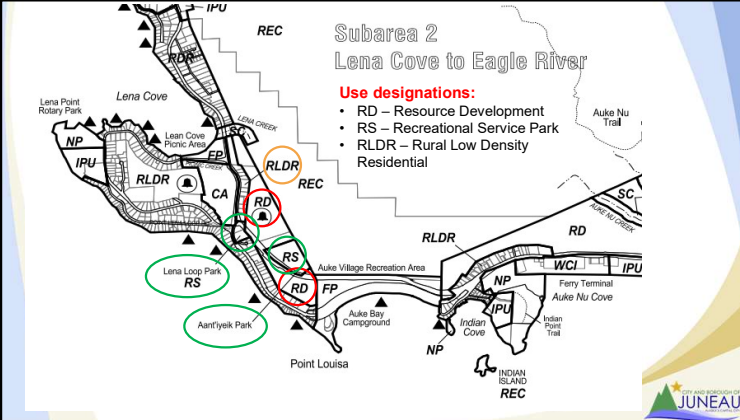




6

### Subarea 2 Lena Cove to Eagle River

**Use designations:**

- RD – Resource Development
- RS – Recreational Service Park
- RLDR – Rural Low Density Residential

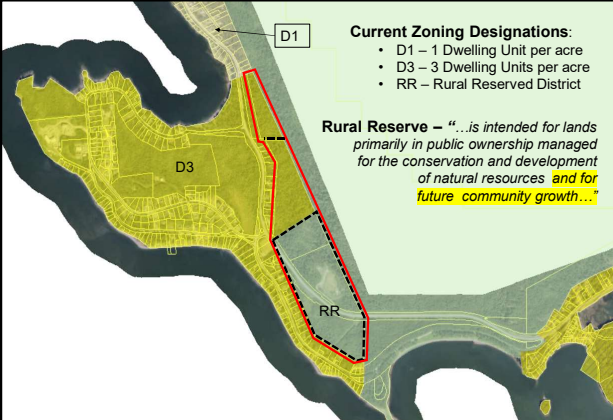




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### Current Zoning Designations:

- D1 – 1 Dwelling Unit per acre
- D3 – 3 Dwelling Units per acre
- RR – Rural Reserved District

**Rural Reserve** – "...is intended for lands primarily in public ownership managed for the conservation and development of natural resources and for future community growth..."

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### Why rezone this property?

- General Assembly's #1 priority: Housing
- L&R Dept reviewed:
  - CBJ land portfolio
  - Land Management Plan
  - Topography
  - Access
  - Road frontage
  - Utilities
  - Wetlands



North Auke Rec Rezoning Request  
Current Zoning

AME24-07

9

### Why re-zone to D3

The D-3, residential district, is intended to accommodate primarily single-family and duplex residential development at a density of three dwelling units per acre.

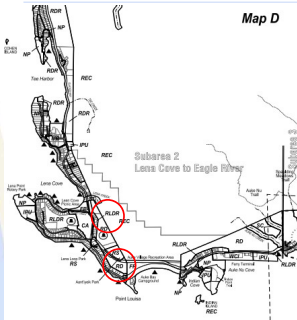
D-3 zoned lands are primarily located outside the urban service boundary where public utilities are not provided. The density reflects the existing pattern of development of properties in the district.

There is a limited amount of D-3 zoned lands located within the urban service boundary. These are lands for which a lower density is deemed appropriate or, in the case of transition zones, where the zoning will be changed to a higher density when sewer and water are provided.

The rezoning of this area to D3 is part of the CBJ, 2013 Comprehensive Plan.

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### Comprehensive Plan guides



**Map D**

**RURAL LOW DENSITY RESIDENTIAL**

- Rural residential lands
- Single-family
- Density of 1-3 units per acre

**Resource Development (RD)**

Land to be managed primarily to identify and conserve natural resources until specific land uses are identified and developed. The area outside the study area of this Comprehensive Plan is considered to be designated Resource Development. As resources are identified or extracted from these lands, they should be re-designated and rezoned appropriately.

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### Comp Plan: Subarea 2

**Subarea 2: Lena Cove to Eagle River, Including Shelter Island (Maps B, C, & D)**  
Community Form: Rural

The Rural Dispersed Residential (1 dwelling per acre) and Rural Low Density Residential (1 to 3 dwellings per acre) designations predominate in this Subarea, primarily due to the absence of both public water and public sewer in the area; there are no plans to provide or extend sewer service to this area; nor are there plans to extend water service north of Cohen Drive. The lands in the Auke Nu/Point Lena area were designated Rural Low Density Residential (1 to 3 dwellings per acre) primarily because of the established development pattern therein.

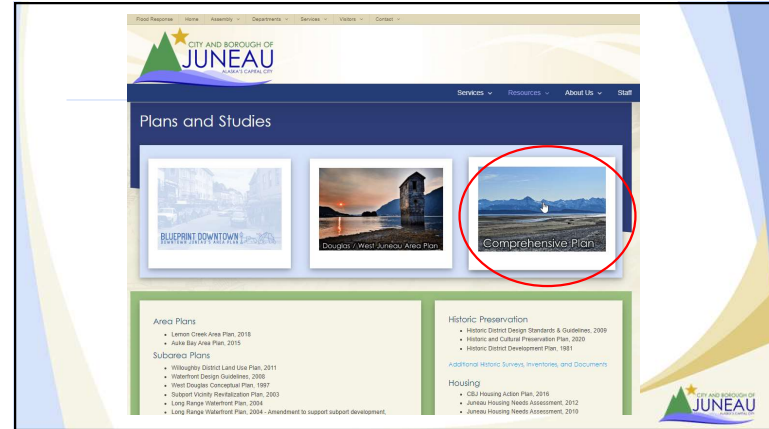
**Guidelines and Considerations for Subarea 2:**

1. Preserve shoreline areas in public ownership as fish and wildlife habitat and public open space/ natural areas with public access to the water.
2. Identify and protect a series of un-fragmented fish and wildlife habitat corridors along anadromous fish streams from the uplands to the Lynn Canal.
3. Where appropriate, continue rural residential development.

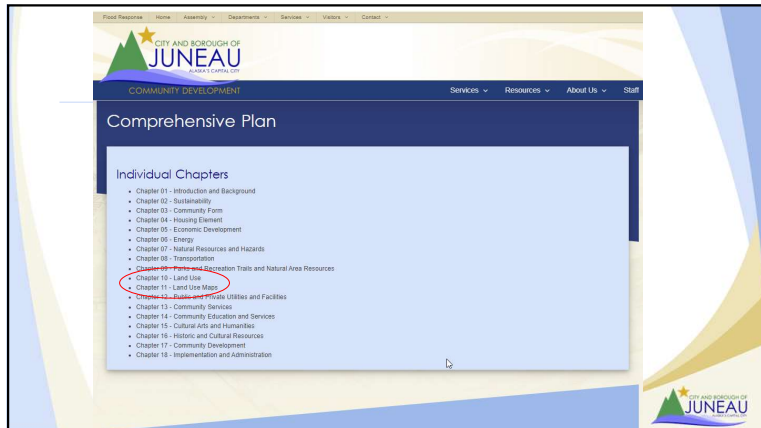
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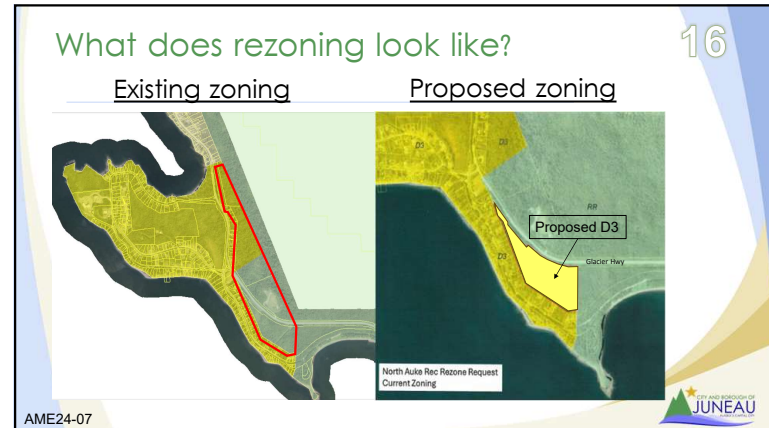
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### Dimensional Standards

	Current	Proposed
	RR	D3
Minimum lot size, square feet	36,000	12,000
Minimum lot width	150 ft	100 ft
Minimum lot coverage	10%	35%
Minimum height, permissible	45 ft	35 ft
Minimum height, accessory	45 ft	25 ft
Minimum front yard setback	25 ft	25 ft
Minimum rear yard setback	25 ft	25 ft
Minimum side yard setback	15 ft	10 ft
Minimum street side setback	17 ft	17 ft



17

### Table of Permissible Uses

TABLE OF PERMISSIBLE USES - CBJ 49.25.300

Use Description	Zones															
	RR	D-1	D-3	D-S	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
1.000 Residential																
1.100 Single-family dwellings																
1.110 Single-family detached, one dwelling per lot	1	1	1	1	1	1	1	1	1	1	1			1	1A	1A
1.120 Single-family detached, two dwellings per lot	1	1	1													
1.130 Single-family detached, accessory apartment <sup>1</sup>	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			1, 3		

AME24-07



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### What changes come with the rezone?

Use Description	Zones		
	RR	D-1	D-3
1.000 Residential			
1.100 Single-family dwellings			
1.110 Single-family detached, one dwelling per lot	1	1	1
1.120 Single-family detached, two dwellings per lot	1	1	1
1.130 Single-family detached, accessory apartment <sup>1</sup>	1, 3	1, 3	1, 3
1.140 Single-family detached, two dwellings per lot, accessory apartments <sup>2</sup>	1, 3	1, 3	1, 3

Use Description	Zones		
	RR	D-1	D-3
1.000 Residential			
1.500 Child and Day care homes			
1.510 Child; 12 or fewer children under the age of 12	1	1	1
1.520 Reserved			
1.530 Adult; 12 or fewer people; 12 years and older	1	1	1
1.540 Reserved			
1.550 Child care residence; 6 to 9 children under 18 years of age		3	3

Table of Permissible Uses



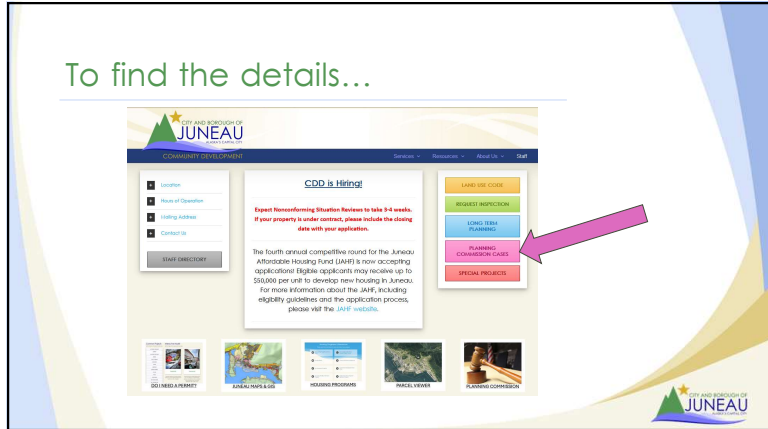
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### Major differences...

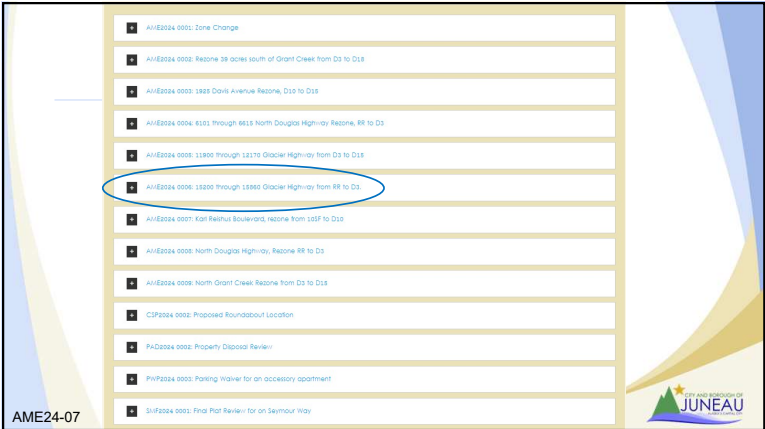
Use Description	Zones		
	RR	D-1	D-3
1.600 Miscellaneous, rooms for rent situations			
1.620 Hotels, motels		3	
1.900 Common wall development			
1.930 Two dwelling unit structures allowed under special density considerations, subsections 49.25.510(F)			3



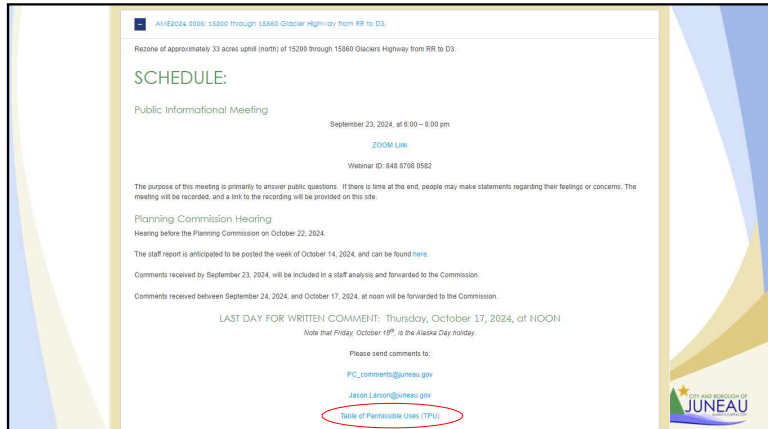
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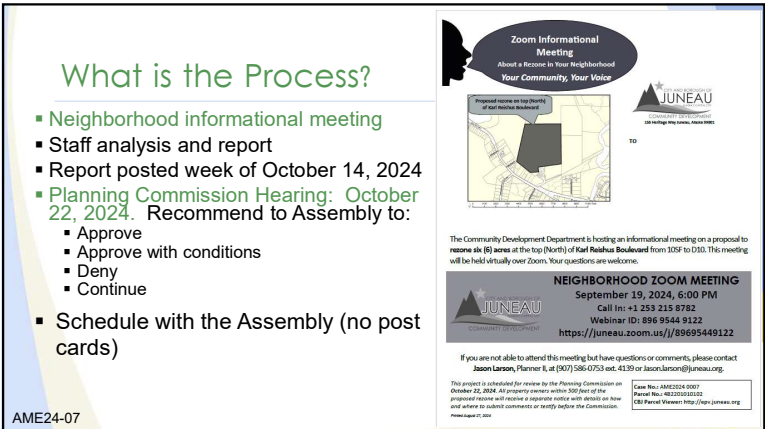
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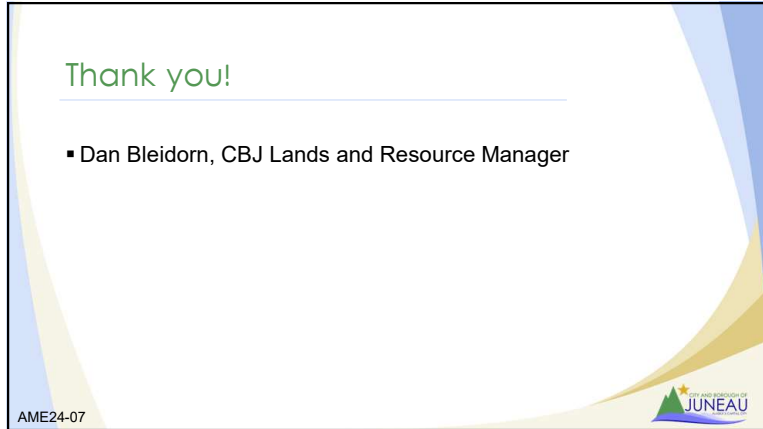
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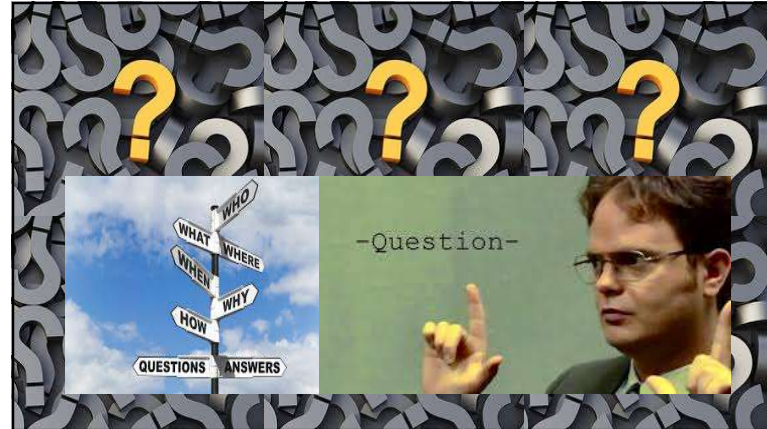
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1

# North Auke Rec Rezone

**Dan Bleidorn**  
 City and Borough of Juneau  
 Division of Lands and Resources  
 Lands and Resources Manager  
[Lands\\_Office@juneau.gov](mailto:Lands_Office@juneau.gov)  
 907-586-5252

September 18, 2024



1


## 2024 CBJ Rezone Applications

**Pre-Application:**

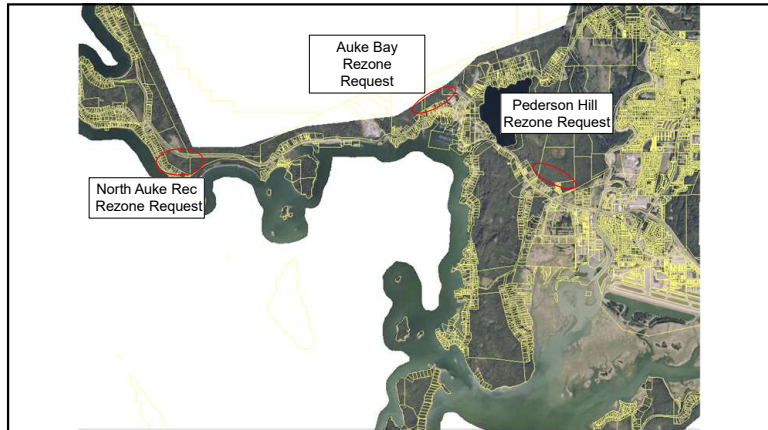
- Review of utilities, topography, wetlands, access, road frontage and property history for all CBJ properties included in the 2016 Land Management Plan
- 7 Applications submitted to CDD in July 2024
- Public Comment/Neighborhood Meetings - September

**Upcoming:**

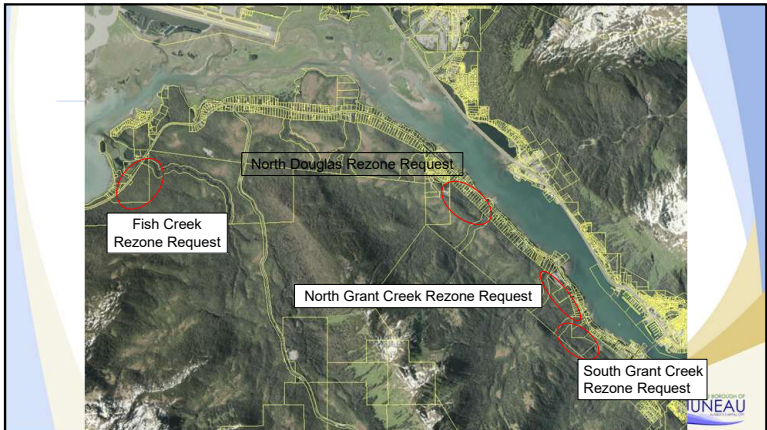
- Planning Commission
- LHEDC Committee of the Assembly
- Assembly Public Hearing/authorizing ordinance



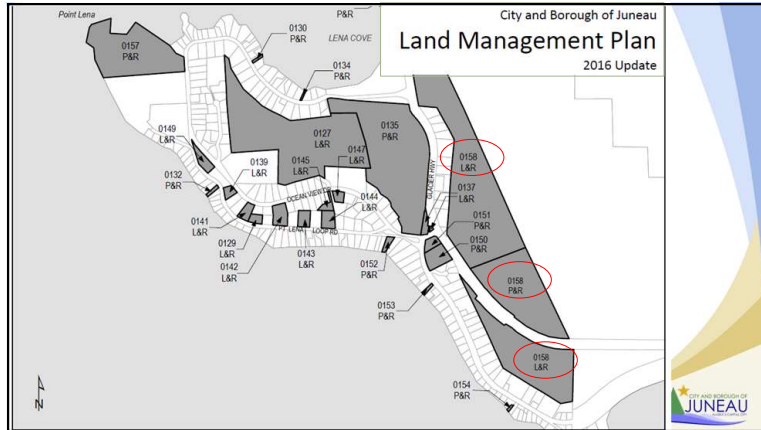
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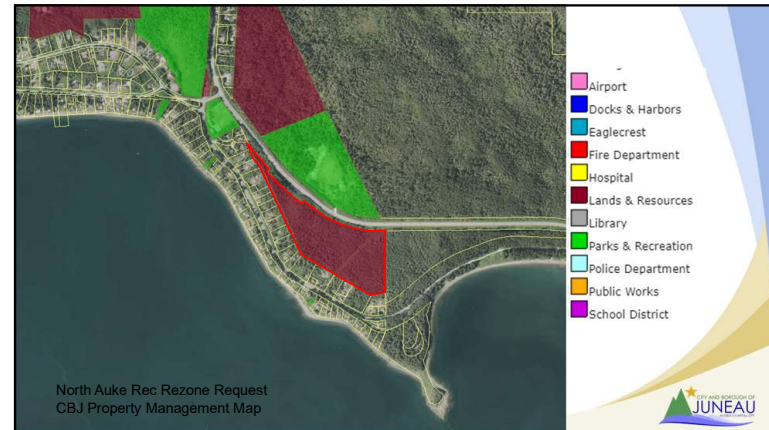
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General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
South Lena	LND-0144	8B3301040200	Lot 20, Block A, South Lena Subdivision	1.50	Future disposal	Lands & Resources	Dispose
	LND-0145	8B3301040100	Lot 10, Block A, South Lena Subdivision	1.07	Future disposal	Lands & Resources	Dispose
	LND-0147	8B3301040080	Lot 8, Block A, South Lena Subdivision	1.05	Future disposal	Lands & Resources	Dispose
	LND-0149	8B3301010112	Lot 8, a subdivision of Tract C, USS 3808	1.49	Remnant after parcel was subdivided and land purchased for Ocean View Drive	Lands & Resources	Retain / Dispose
	LND-0150	4B3301000050	Lot 28, USS 3266	3.82	16.5 mile north Glacier Hwy, water pumps for Lena Loop Reservoir, Lena Loop Park	Parks & Recreation and Public Works	Retain
	LND-0151	4B3301000060	Lot 29, USS 3266	3.20	Lena Loop Park	Parks & Recreation	Retain
Point Louisa Road	LND-0152	4B3301020080	Lot 18A, USS 3054	0.73	16145 Lena Loop Road, Pedestrian beach access from Point Louisa Road to Favorite Channel	Parks & Recreation	Retain
	LND-0153	4B3301020170	Lot 25A, USS 3054	0.32	Pedestrian access from 16.5 mile north Glacier Hwy to Favorite Channel (undeveloped)	Parks & Recreation	Retain
Lena Point	LND-0154	4B3201010020	Lot 10A, USS 3051	0.15	Property does not abut Hwy, located along Favorite Channel, north of Point Louisa, used for pedestrian access	Parks & Recreation	Retain
	LND-0157	8B3301010030	Lot 11, USS 3808	29.98	Park at northern tip of Lena Point	Parks & Recreation	Retain
East of Lena	LND-0158	8B3401000100	USS 3807	151.17	Point Louisa - Lena Cove, 15.5 - 17.4 mile north Glacier Hwy, baseball field, Aant'yelik Park	Lands & Resources and Parks & Recreation	Retain / Dispose
Auke Bay	LND-0200	4B3001020050	ATS 1533	4.30	Terminal	Docks & Harbors	Retain
	LND-0201	4B3001020020	Lot 1, USS 3810	347.92	Auke Nu Creek to Auke Village Recreation Area, Parks & Recreation manages area of stream corridors, Stabers Rock Quarry	Lands & Resources and Parks & Recreation	Retain / Dispose

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**Planning for a future use**  
**If the zone change is successful, the next steps could include:**

- Access & alignment study
- Investigate traffic
- Utility expansion planning
- Storm drainage plan
- Delineate wetlands & permit fill
- Solicit development partnerships



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**North Auke Rec Rezone**

**Dan Bleidorn**  
 City and Borough of Juneau  
 Division of Lands and Resources  
 Lands and Resources Manager  
[Lands\\_Office@juneau.gov](mailto:Lands_Office@juneau.gov)  
 907-586-5252

[boroughassembly@juneau.gov](mailto:boroughassembly@juneau.gov)



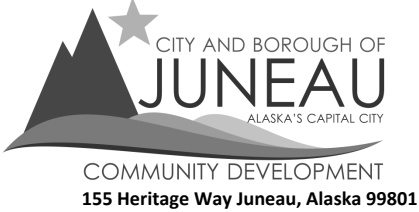
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# Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

*Your Community, Your Voice*



TO

**Rezone application** has been submitted for consideration and public hearing by the Planning Commission to **rezone 33 acres** between Glacier Highway and Auke Rec Bypass Road, **15700 Glacier Highway** from **RR to D3** zone.

**PROJECT INFORMATION:**

Project Information can be found at:  
<https://juneau.org/community-development/short-term-projects>

**PLANNING COMMISSION DOCUMENTS:**

Staff Report expected to be posted **October 14, 2024** at  
<https://juneau.org/community-development/planning-commission>  
Find hearing results, meeting minutes, and more here, as well.

<b>Now through October 7</b>	<b>Oct. 8 — noon, Oct. 17</b>	<b>HEARING DATE &amp; TIME: 6:00 pm, Oct. 22 2024</b>	<b>October 23</b>
Comments received during this period will be sent to the Planner, <b>Jason Larson</b> , to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <a href="https://juneau.zoom.us/j/87288626638">https://juneau.zoom.us/j/87288626638</a> and use the Webinar ID: 872 8862 6638 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).  You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.	The results of the hearing will be posted online.

**FOR DETAILS OR QUESTIONS,**

Phone: (907)586-0753 ext. 4139  
Email: [pc\\_comments@juneau.gov](mailto:pc_comments@juneau.gov) or [jason.larson@juneau.gov](mailto:jason.larson@juneau.gov)  
Mail: Community Development, 155 Heritage Way, Juneau AK 99801

**Case No.: AME2024 0006**  
**Parcel No.: 8B3401000100**  
**CBJ Parcel Viewer:** <http://epv.juneau.org>



Attachment G - Photo of Public Notice Sign

**From:** [Mark S. Hickey](#)  
**To:** [Jason Larson](#)  
**Subject:** Comments re: Case No. AME2024 0006  
**Date:** Sunday, September 15, 2024 11:21:51 AM

---

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

Jason,

Good morning. Per our recent discussion, I wanted to submit comments re: proposal to rezone 33 acres uphill of 15200 through 15860 Glacier Highway. I'll be traveling during the upcoming Zoom meeting and comment opportunity.

I'm not opposed to the proposal but want to ensure the CBJ does a proper assessment of impacts from any ultimate housing development that are proposed in the future for this land. We discussed this by phone, and I gather this is normal procedure.

Specifically, I think it's important to look at the following potential impacts to the property owners below these 33 acres (downhill to the water).

1. Impact to existing drainage patterns resulting from the likely density of housing development.
2. Impact to de-stabilizing the hillside and exacerbating slide risk due to heavy periods of rain. I think this is particularly important to assess properly beforehand given recent catastrophic slides in Haines and Ketchikan.
3. Impacts to downhill property owners from various sewage treatment systems required of new housing development.

The CBJ should impose appropriate restrictions or conditions on subsequent housing development based on these assessments.

Thanks...

Mark Hickey  
Hickey & Associates  
(907) 723-8574



Question Report  
Report

Generated: 9/24/2024 15:18  
 Topic Webinar ID: 848 8708 0582, AME24-06: Rezone for 15200 through 15860 Glacier Highway.  
 Actual Start Time 9/23/2024 17:28  
 Actual Duration 88 minutes

Question Details


#	Question	Asker Name
1	Where will egress for 33 houses come from - Bypass or old section Glacier Highway?	Anonymous Attendee
2	Can you speak to what "solicit development partnerships" means?	Fabienne Peter-Contesse
3	would rezone not allow a community garden to be developed	Anonymous Attendee
4	will there be a buffer?	Anonymous Attendee
5	Has the city rezoned 7 parcels and 300+ acres at the same time before?	Anonymous Attendee
6	so the area will be clear cut to allow for this density?	Anonymous Attendee
7	Will city water be accessed now via the recent easement that was proposed from a glacier hwy resident? Thank you for the informative presentation. Very nice to get the specific details and we appreciate your mailings and zoom details.	Fabienne Peter-Contesse
8		Johanna & Jason Page
9	Can you explain how or why you are recommending d3 vs d1	Anonymous Attendee
10	How would up to 99 onsite sewage treatment systems even work?	Anonymous Attendee
11	will our property values and taxes increase after the rezone	Anonymous Attendee
12	Is there any intention to provide sewer system access beyond Auke Bay as plans to increase housing in this area develop?	Jan Beauchamp
13	Process for comments?	ritchie dorrier's iPad (2)
13	Process for comments?	ritchie dorrier's iPad (2)
14	why not develop the area along the bypass, not Glacier Highway?	Anonymous Attendee
15	thank you	Anonymous Attendee
16	What about existing water rights	Anonymous Attendee
17	Will the questions we have asked so far tonight be included in the staff report?	Jan Beauchamp
18	As you consider re-zoning this area, have there been any conversations with the tribal organizations, since this area is so historically connected to the Tlingit community?	Nancy Lehnhart





**PLANNING COMMISSION STAFF**  
**REZONE: AME2024 0007**  
**HEARING DATE: OCOTBER 22, 2024**

(907) 586-0715  
CDD\_Admin@juneau.gov  
www.juneau.org/community-development  
155 Heritage Way • Juneau, AK 99801

**DATE:** October 10, 2024  
**TO:** Mandy Cole, Chair, Planning Commission  
**BY:** Jay Larson, Planner II   
**THROUGH:** Jill Lawhorne, Director, AICP

**PROPOSAL:** 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.

**KEY CONSIDERATIONS FOR REVIEW:**

- The Application includes six acres with Comprehensive Plan land use designations compatible with proposed residential rezone.
- Zone change to D10 would create opportunities for developing multifamily housing.
- Current zoning does not prevent residential, commercial, or industrial development.

**ALTERNATIVE ACTIONS:**

1. **Amend:** recommend an amended rezone boundary; recommend an alternative zoning district; or recommend conditions.
2. **Deny:** recommend denial of the requested rezone. Planning Commission must make its own findings.
3. **Continue:** continue the hearing to a later date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

**ASSEMBLY ACTION REQUIRED:**

Assembly action is required for this rezone.

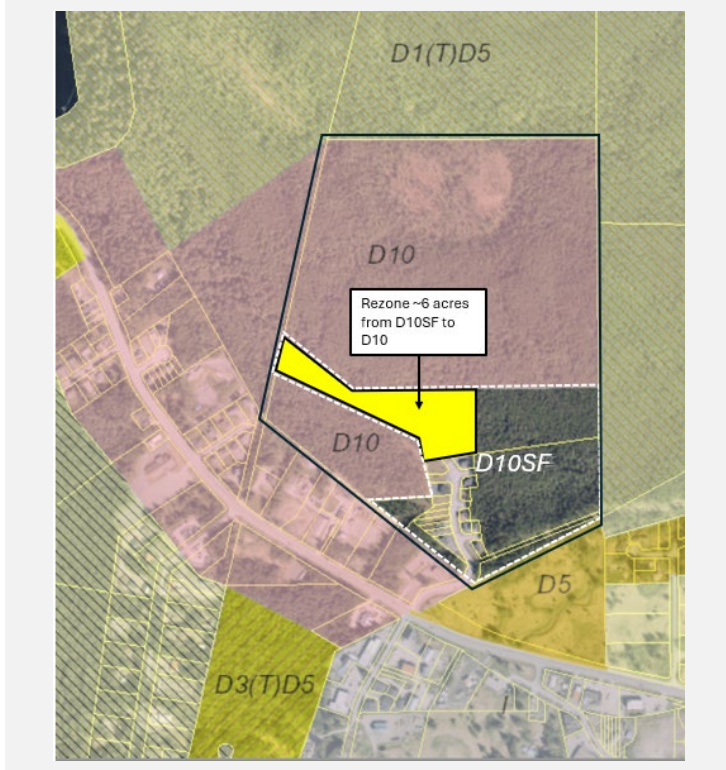
**STANDARD OF REVIEW:**

- Quasi-legislative decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
  - CBJ 49.75.120
  - CBJ 49.10.170(d)
  - CBJ 49.80

GENERAL INFORMATION	
<b>Property Owner</b>	City & Borough of Juneau
<b>Applicant</b>	Dan Bleidorn, City & Borough of Juneau
<b>Property Address</b>	0 Karl Reishus Boulevard
<b>Legal Description</b>	PEDERSON HILL II LT 2A
<b>Parcel Number</b>	4B2201010102
<b>Zoning</b>	D10SF, D10
<b>Land Use Designation</b>	MDR
<b>Lot Size</b>	Six (6) acres/261,360 sq ft
<b>Water/Sewer</b>	CBJ/None
<b>Access</b>	Karl Reishus Boulevard
<b>Existing Land Use</b>	Residential
<b>Associated Applications</b>	None

**The Commission shall hear and decide the case per CBJ 49.75.120 - Restrictions on rezoning.** *Rezoning requests covering less than two acres shall not be considered unless the rezoning constitutes an expansion of an existing zone. Rezoning requests which are substantially the same as a rezoning request rejected within the previous 12 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.*

**SITE FEATURES AND ZONING**

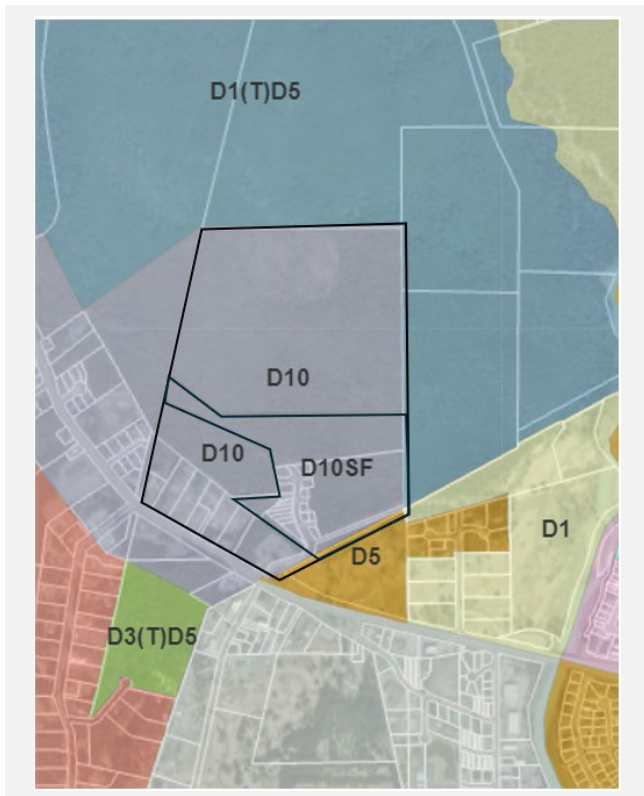


**SURROUNDING ZONING AND LAND USES**

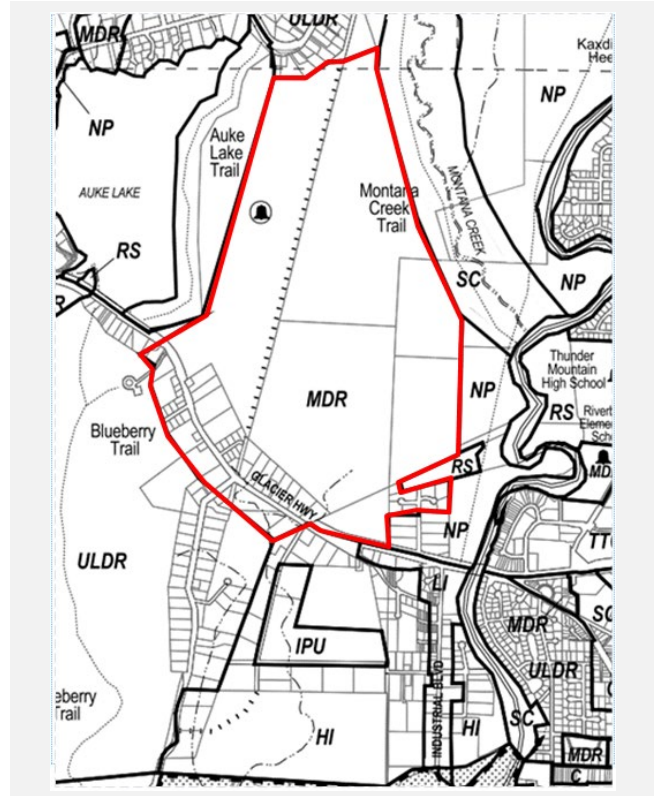
<b>North (D1(T)D5)</b>	<b>MDR - Undeveloped</b>
<b>South (D10/D5)</b>	Residential
<b>East (D1(T)D5)</b>	MDR – Undeveloped
<b>West (D10)</b>	MDR - Undeveloped

SITE FEATURES	
<b>Anadromous</b>	No
<b>Flood Zone</b>	No
<b>Hazard</b>	No
<b>Hillside</b>	No
<b>Wetlands</b>	Yes
<b>Parking District</b>	No
<b>Historic District</b>	No
<b>Overlay Districts</b>	Urban/Rural Mining District Mining and Exploration Surface Activities Exclusion District RVPA

**CURRENT ZONING MAP**



**LAND USE DESIGNATION MAP**



**BACKGROUND INFORMATION**

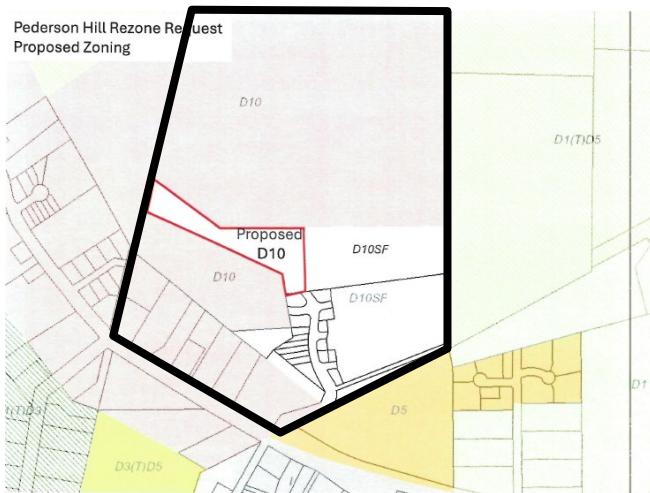
**Project Description** – The Applicant requests a rezone from D10SF to D10 (**Attachment A**). The proposed rezone is a six-parcel section of undeveloped land at the end of Karl Reishus Blvd. The change from D10SF to D10 would allow for multi-family development, whereas D10 SF does not.

A proposed ordinance is attached (**Attachment B**).

Multifamily development is allowed. A Major Development would require a Conditional Use Permit in conjunction with a Development Permit Application.

**Background** - The permitting documents associated with this project can be found at the “Short Term Projects” web site: <https://juneau.org/community-development/short-term-projects>.

CBJ Lands proposed seven rezones to come before the Commission after a review of Juneau’s land portfolio, the Land Management Plan, topography, access, road frontage, utilities and wetlands.



This parcel has two zoning designations: D10SF and D10. This portion of D10SF designated land starts in the middle of the parcel on the west side and continues across to and down to the lower east side of the parcel, sandwiched between two D10 zones on the same parcel. The proposal is for six (6) acres of the middle, west side portion of the parcel’s D10 designation.

**Permit and Parcel History** - The below table summarizes relevant history for the lot and proposed development.

Item	Summary
Quitclaim Deed	From Christ Evangelical Lutheran Church of Juneau to CBJ
Plat	Pederson Hill 2015-40
AME2014-29	Ordinance 2014-29 allowed a rezone of the upper portion of the parcel from D1(T)D5 to D10, and lower portion of the parcel to D10SF
SMP20170001	A modification to the Pederson Hill Preliminary Plat
SMF20190003	A review of a final plat for Pederson Hill Subdivision Phase iA resulting in 17 additional lots and 1 public use habitat preservation
CDD PLAT 2019-34	2019-34 Pederson Hill Subdivision II, Phase 1A, LT 2, Survey No. 3873
AME20220005	Rezoning of 10 acres from D10SF to D10 for multifamily development

**Zoning History** – The below table summarizes zoning history for the lot.

Year	Zoning	Summary
1969	R40	R40 zone was established in 1969. Its purpose was to provide and protect land for families who desire to live in a low density rural environment and where development on smaller lots would tend to be detrimental to the area. It was also recognized it may also be utilized as a reserve or holding zone from which changes may be made as the community grew.
1987	R40	Zoning requirements remained.
2014	D10SF	See above.
2016	D10	See above.
2022	D10	See above.

**ZONING ANALYSIS**

The 2013 Comprehensive Plan has mapped this lot Medium Density Residential (MDR), urban residential lands for multi-family dwelling units at densities ranging from 5 to 20 units per acre. Commercial development of a scale consistent with a residential neighborhood is allowed [Table of Permissible Uses, CBJ 49.25.300].

**Zoning Districts Defined -**

Current Zoning – D10SF	Proposed Zoning – D10
The D-10 SF, 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.	The D-10 and D-15, residential districts, are intended to accommodate primarily multifamily residential development at ten and 15 units per acre respectively. These are relatively low-density multifamily districts.

**CBJ 49.25.300 Table of Permissible Uses Comparison** – While D10SF allows for day animal services, grooming, walking, and day care, D10 zone does not. If any of these services are existing, they would become a nonconforming use with a zone change to D10. However, the land related to this rezone is all undeveloped.

Relevant uses and some differences of D10SF and D10 are listed below.

**Blank** - Not allowed

- 1** - Department approval requires the department of community development approval only.
- 1, 3** - Department approval required if minor development, conditional use permit required if major development.
- 3** - Conditional use permit requires planning commission approval.



No.	Use Description	D10SF	D10
1.200	Duplex		1
1.300	Multifamily Dwellings		1, 3
1.610	Rooming, boarding houses, single room occupancies with shared facilities, transitional housing, and temporary residences. The owner must live on site.	3	1, 3
1.630	Single room occupancies with private facilities.		1, 3
3.100	Offices greater than 1,000 but not more than 2,500 square feet		3
<b>7.310</b>	Childcare centers	3	3
8.050	Small restaurants less than 1,000 square feet without drive through service		3
12.250	Day animal services, grooming, walking, day care	3	

**CBJ 49.25.400 Dimensional Standards** – Similar to changes in use, any current lots would become nonconforming under the new dimensional standards if it existed before the zone change and do not meet the minimum lot size required in the D10 zoning district.

Standard		D10SF Zoning	D10 Zoning
<b>Lot</b>	Size	3,600	6,000
	Width	40 ft	50 ft
<b>Setbacks</b>	Front	20 ft	20 ft
	Rear	10 ft	20 ft
	Side	3 ft	3 ft
	Street Side	10 ft	13 ft
<b>Lot Coverage</b>		50%	50%
<b>Height</b>	Permissible	35 ft	35 ft
	Accessory	25 ft	25 ft

**CBJ 49.25.500 Density** – Both D10SF and D10 allow for 10 dwelling units per acre. Multifamily dwellings would allow more opportunity for the maximum number of dwelling units given development challenges such as topography and wetlands.

	Current Zoning D10 SF	Proposed Zoning D10
<b>Maximum Number of Dwelling Units</b>	10 dwelling units per acre (single-family)	10 dwelling units per acre (single or multi-family)

**Potential for Subdivision** – Development within this parcel will provide minimum lot sizes of 6,000 square feet for standard lots, 3,000 square feet for bungalows, and 5,000 square feet for common wall development. This portion of the parcel is currently undeveloped.

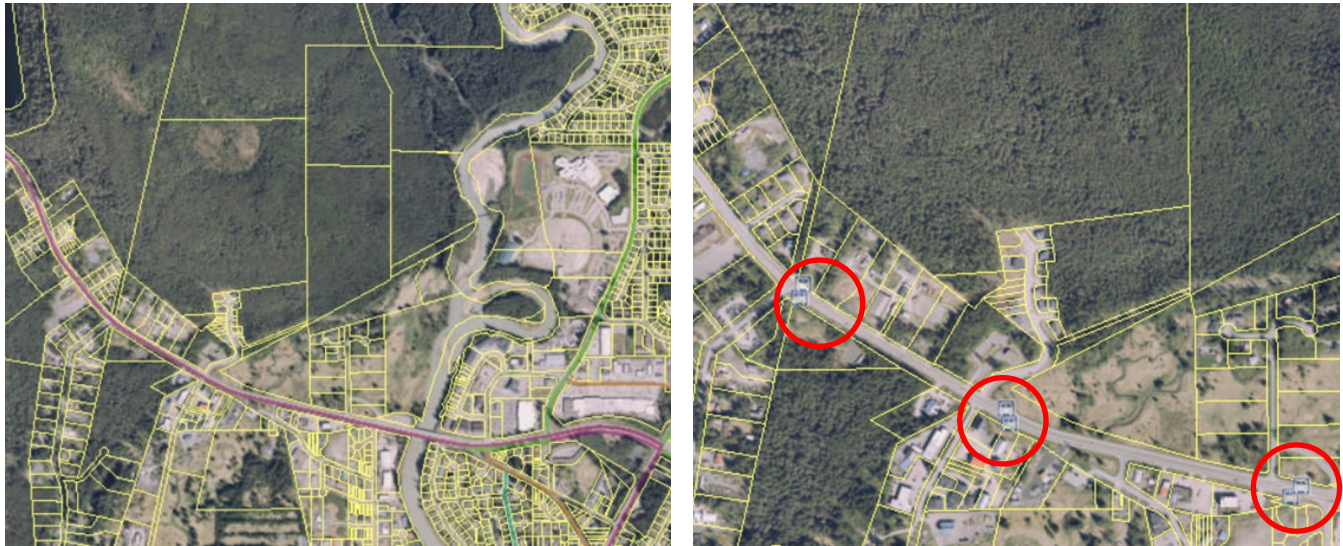
**TRAFFIC AND TRANSPORTATION**

Access	Roadway Classification	Governing Agency	Current Level of Service
Egan Dr	Arterial	ADOT	Determined after Traffic Impact Analysis is performed, if required

**Non-motorized transportation – None**

**Proximity to Public Transportation –** Capital Transit provides the following bus stops and routes from Glacier Hwy:

- 15-Valley\_UAS Express
- 3-Mendenhall Loop Clockwise and Counterclockwise
- 5-University Express and emerged routes



**COMMUNITY SERVICES**

The table below summarizes community services that may be affected by the proposed rezone.

Service	Summary
Water/Sewer	Not impacted
Fire Service	Not impacted
Schools	Not impacted
Recreation	Not impacted

**ENVIRONMENTAL, CONSERVATION, HISTORIC, AND ARCHEOLOGICAL RESOURCES**

The table below summarizes Conservation, Historic, and Archeological Resources which may be affected by the proposed rezone.

Resource	Summary
Conservation	None
Wetlands	Various throughout

Resource	Summary
Anadromous	None
Historic	None known
Archeological	None known

**CONFORMITY WITH ADOPTED PLANS**

**2013 COMPREHENSIVE PLAN VISION:** *The City and Borough of Juneau is a vibrant State Capital that values the diversity and quality of its natural and built environments, creates a safe and satisfying quality of life for its diverse population, provides quality education and employment for its workers, encourages resident participation in community decisions and provides an environment to foster state-wide leadership.*

**2013 COMPREHENSIVE PLAN** - The proposed text amendment is in compliance with the 2013 Comprehensive Plan.

Chapter	Page No.	Item	Summary
4	37	Policy 4.3	The proposed text amendment supports Policy 4.3 by creating flexibility in zoning requirements to allow multifamily development.  <i>POLICY 4.3. TO DESIGNATE ON LAND USE MAPS AN ADEQUATE SUPPLY OF BUILDABLE LAND WITHIN THE URBAN SERVICE AREA, AND PARTICULARLY ALONG TRANSIT CORRIDORS, FOR RESIDENTIAL USE AT DENSITIES THAT CAN PRODUCE HOUSING AFFORDABLE TO ALL ECONOMIC GROUPS.</i>
		Land Use Designation	D10SF to D10 is within MSD Land Use Designation and are very similar in allowances and prohibitions
		Subarea Guidelines	This rezone conforms with Subarea 3.  <i>8. Provide for additional medium- to high- density residential development on CBJ lands within the Mendenhall Peninsula when served with utilities, roads, and other infrastructure and urban services, where high-value wetlands, steep slopes or hazard areas are not present, and where incompatible uses are not present such as within the flight-safety zone of the airport. All prospective tenants and owners of new dwelling units therein should be advised of the aircraft noise associated with the nearby airport operations.</i>

**2016 HOUSING ACTION PLAN** - The proposed text amendment complies with the 2016 Housing Action Plan

Chapter	Page No.	Item	Summary
6	43	Implementation Action	The proposed text amendment is in compliance with Chapter 6 for the development of CBJ owned land which will allow for multifamily development.

<b>2016 HOUSING ACTION PLAN</b> - The proposed text amendment complies with the 2016 Housing Action Plan		
		<i>Action: CBJ could use the 150 acres on Pederson Hill as a case study and develop the site with a combination of market and workforce housing.</i>

**AGENCY REVIEW**

CDD conducted an agency review comment period between August 19, 2024 and September 20, 2024. No agency review comments were received.

<b>Agency</b>	<b>Summary</b>
Alaska Department of Transportation and Public Facilities	DOT&PF has no specific comment at this time. Future development should be coordinated with the department regarding access permitting and planning of hydrological and traffic impacts to Glacier Highway facilities as early as possible
<b>CBJ Fire Dept</b>	No concerns at this time

**PUBLIC COMMENTS**

CDD conducted a public comment period between September 24, 2024, and October 7, 2024. Public Notice (**Attachment C**) for an informative were mailed and a neighborhood meeting was held via Zoom on September 19, 2024 (**Attachment D**). Meeting materials and a recording of the meeting can be found at the Short Term Planning web site: <https://juneau.org/community-development/short-term-projects>

Public Notice was mailed to property owners within 500 feet of the proposed rezone (**Attachment E**). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment F**). Below are Public comments (**Attachment G**):

<b>Name</b>	<b>Summary</b>
Jim Sydney	Concerns of future rezoning to much higher density.

**ZONE CHANGE OPTIONS AND ALTERNATIVES**

As stated in CBJ 49.75.130(a), the Commission may recommend approval, approval with modifications or denial of a rezone request. The Commission may recommend approval to the Assembly for different zoning districts than what is requested by the applicant or recommended by staff. Additionally, the Commission can recommend modifications to the boundaries of the area to be rezoned. This means that if the Commission wishes to do so, the zoning district boundary line may be moved from its current location, as long as it is found to be in substantial conformance with the Comprehensive Plan and Title 49 – Land Use Code. Zoning district boundary lines are intended to follow property lines, centerlines of streets, alleys, streams (CBJ 49.25.110(f)).

**FINDINGS**

In accordance with CBJ 49.75 the Director makes the following findings on the proposed rezone:

**1. Was the rezone application filed timely in accordance with CBJ 49.75.110?**

**Analysis:** No additional analysis required.

**Finding:** **Yes.** The rezone application was filed in July 2024.

**2. Was adequate public notice provided in accordance with CBJ 49.75.110?**

**Analysis:** CDD staff held a public meeting on September 19, 2024; mailed written notice to property owners within 500 feet of the proposed rezone for the public meeting and the Commission hearing; and a public notice sign was posted on-site two weeks prior to the Commission hearing.

**Finding:** **Yes.** Adequate public notice was provided in accordance with CBJ 49.75.110.

**3. Is this request for an area covering more than two acres or an expansion of an existing zoning district as required by CBJ 49.75.120?**

**Analysis:** The rezone request is for six (6) acres.

**Finding:** **Yes.** The proposed rezone meets the minimum area.

**4. Has no similar request been made within the previous 12 months as required by CBJ 49.75.120?**

**Analysis:** No additional analysis required.

**Finding:** **Yes.** No similar rezone request has been filed within the previous 12 months.

**5. Is the proposed zoning district and the uses allowed therein found to be in substantial conformance with the land use maps of the comprehensive plan and policies of the comprehensive plan, in accordance with CBJ 49.75.120?**

**Analysis:** No additional analysis required.

**Finding:** **Yes.** The proposed rezone is in substantial conformance with the land use maps and policies of the comprehensive plan.

**6. Is the proposed zoning district and the uses allowed therein found to be in substantial conformance with Title 49 – Land Use Code, in accordance with CBJ 49.75.120?**

**Analysis:** No further analysis needed.

**Finding:** **Yes.** The proposed rezone conforms with the land use maps and policies of the 2013 Comprehensive Plan and the 2016 Housing Plan. The proposed rezone is in substantial conformance with Title 49 – Land Use Code.

**RECOMMENDATION**

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the Assembly for the requested rezone application of rezone of six (6) acres of

parcel No. 4B2201010102 from D10SF to D10.

**STAFF REPORT ATTACHMENTS**

<b>Item</b>	<b>Description</b>
<b>Attachment A</b>	Application Packet
<b>Attachment B</b>	Draft Ordinance
<b>Attachment C</b>	Abutters for Neighborhood Zoom meeting
<b>Attachment D</b>	Neighborhood Zoom Meeting Presentation
<b>Attachment E</b>	Abutters Notice for Planning Commission meeting
<b>Attachment F</b>	Photo of Public Notice Sign posting
<b>Attachment G</b>	Public Comment, including transcript of questions
<b>Attachment H</b>	Informational meeting data



# DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant	<b>PROPERTY LOCATION</b>														
	Physical Address <b>0 Karl Reishus Boulevard</b>														
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <b>PEDERSON HILL II LT 2A</b>														
	Parcel Number(s) <b>4B2201010102</b>														
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____														
	<b>LANDOWNER/ LESSEE</b>														
	Property Owner <b>CBJ</b>	Contact Person <b>Dan Bleidorn</b>													
	Mailing Address <b>155 Heritage Way</b>	Phone Number(s) <b>907-586-5252 Ext 4177</b>													
	E-mail Address <b>Lands_Office@juneau.org</b>														
	<b>LANDOWNER/ LESSEE CONSENT</b>														
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.  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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.  <table style="width:100%; border: none;"> <tr> <td style="width: 50%;"><b>Dan Bleidorn</b></td> <td style="width: 50%; text-align: right;">Lands &amp; Resources Manager</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">Title (e.g.: Landowner, Lessee)</td> </tr> <tr> <td><b>x</b> <u><i>Daniel Bleidorn</i></u></td> <td style="text-align: right;"><u>7/9/24</u></td> </tr> <tr> <td>Landowner/Lessee (Signature)</td> <td style="text-align: right;">Date</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">Title (e.g.: Landowner, Lessee)</td> </tr> <tr> <td><b>x</b> _____</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>Landowner/Lessee (Signature)</td> <td style="text-align: right;">Date</td> </tr> </table>		<b>Dan Bleidorn</b>	Lands & Resources Manager	_____	Title (e.g.: Landowner, Lessee)	<b>x</b> <u><i>Daniel Bleidorn</i></u>	<u>7/9/24</u>	Landowner/Lessee (Signature)	Date	_____	Title (e.g.: Landowner, Lessee)	<b>x</b> _____	_____	Landowner/Lessee (Signature)	Date
<b>Dan Bleidorn</b>	Lands & Resources Manager														
_____	Title (e.g.: Landowner, Lessee)														
<b>x</b> <u><i>Daniel Bleidorn</i></u>	<u>7/9/24</u>														
Landowner/Lessee (Signature)	Date														
_____	Title (e.g.: Landowner, Lessee)														
<b>x</b> _____	_____														
Landowner/Lessee (Signature)	Date														
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.															
<b>APPLICANT</b>															
If same as LANDOWNER, write "SAME"															
Applicant (Printed Name)	Contact Person														
Mailing Address	Phone Number(s)														
E-mail Address															
<b>X</b> _____	_____														
Applicant's Signature	Date of Application														

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.

	Intake Initials <b>TK</b>
Case Number <b>AME24-007</b>	Date Received <b>124</b>



# ZONE CHANGE APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

**NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.**

To be completed by Applicant

**PROJECT SUMMARY**

The purpose of the requested zone change is to create a uniformed zoning on the west side of Karl Reishus Boulevard.

**IS THIS AN EXPANSION OF AN EXISTING ZONE?**

Yes  No

Total Land Area of Proposed Change 6 acres acres

Comprehensive Plan Land Use Designation MDR

Current Zone(s) D10SF

Comprehensive Plan Map Letter Map F

New Zone Requested D10

**TYPE OF ZONE CHANGE REQUESTED**

Regular  Transition

**Has this or a similar zone change been requested in the previous 12 months?**

Yes Case # \_\_\_\_\_  No

**UTILITIES AVAILABLE**

WATER:  Public  On Site

SEWER:  Public  On Site

**ALL REQUIRED MATERIALS ATTACHED**

- Complete application
- Pre-Application Conference notes
- Narrative including:
  - Purpose of the requested zone change
  - Any potential impacts to public infrastructure (streets, water, & sewer)
  - How the requested zone change comply with the maps and policies of the Comprehensive Plan
- Site Plan and/or map of proposed zone change (details on reverse side)

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

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

This form and all documents associated with it are public record once submitted.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received



**Zone Change Application Information**

Zone changes are outlined in CBJ 49.75 article I

**Pre-Application Conference:** A pre-application conference is encouraged prior to submitting an application. The applicant shall meet with City & Borough of Juneau (CBJ) staff to discuss the Zone Change process and analysis. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via email at [Permits@juneau.org](mailto:Permits@juneau.org).

**Application:** An application for a Zone Change will not be accepted by the CBJ until it is determined to be complete. **Zone Change may only be applied for during January and July.** The items needed for a complete application are:

1. **Forms:** Completed Zone Change Application and Development Permit Application.
2. **Fees:** The fee for Zone Change Application is \$600.00. No work can be approved with a Zone Change. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the purpose for the requested zone change.
4. **Plans:** A site plan showing the following information:
  - A. The boundaries of the existing and proposed zone change and proposed buffers;
  - B. The location of existing structures (i.e. buildings, fences, signs, parking areas, etc.); and
  - C. The location of existing physical features of the site (i.e. drainage, topography, eagle trees, hazard areas, salmon streams, wetlands, etc.).
5. A traffic study may be required for zone changes.

**Document Format:** All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

**Application Review & Hearing Procedure:** Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

**Review:** The Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the Zone Change request, the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department will coordinate the review of this application by other agencies, as necessary.

**Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed Zone Change.**

**Hearing:** Once an application has been reviewed by all applicable parties the Community Development Department will schedule the zone change for the next appropriate Planning Commission meeting. All Zone Change Applications will be reviewed by the Planning Commission who will send a recommendation to the Assembly. Following a recommendation of approval by the Planning Commission, the Community Development Department will coordinate the zone change review by the Assembly. In order for zone changes to become effective, they must be adopted by ordinance by the CBJ Assembly.

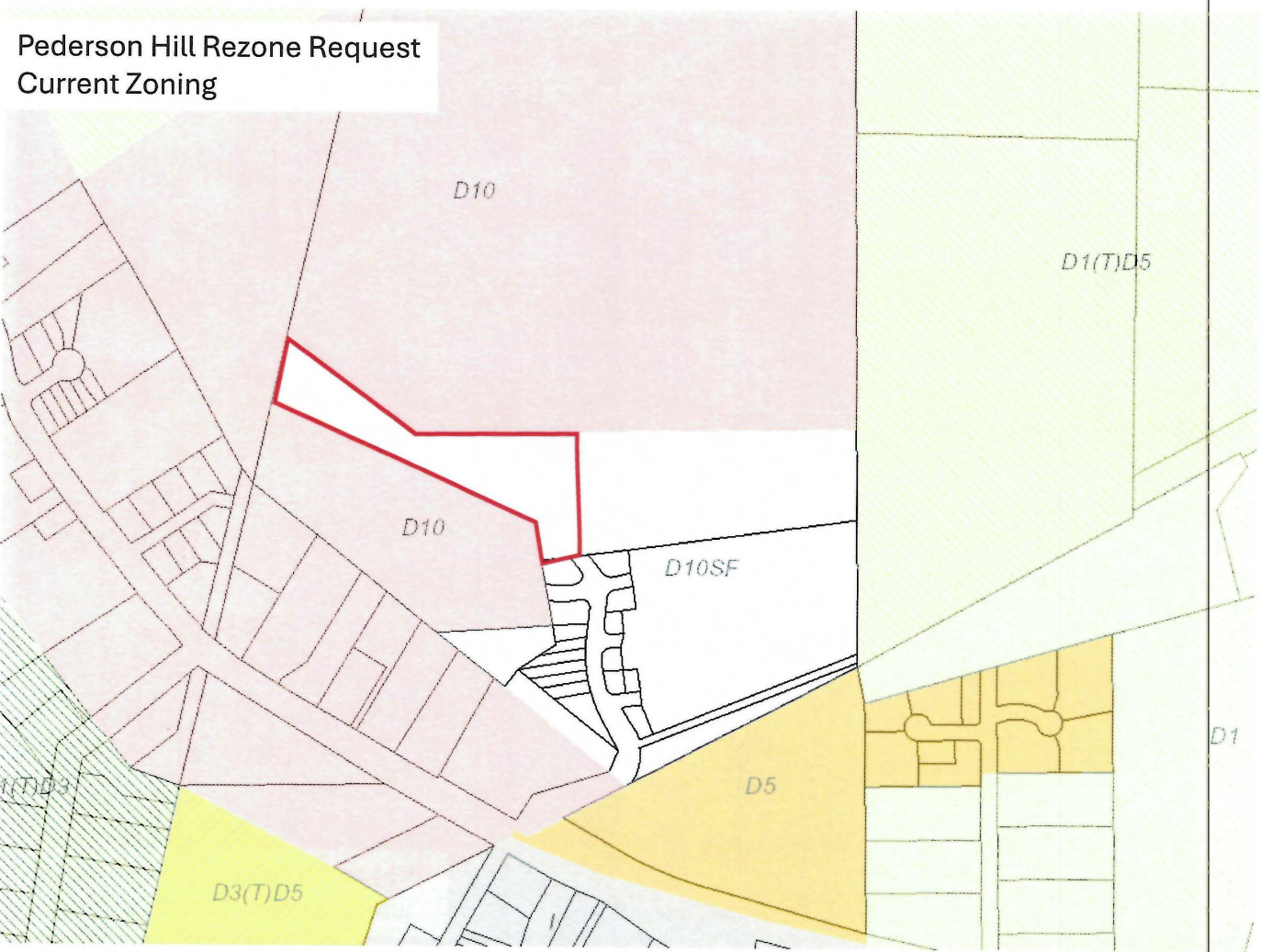
**Public Notice Responsibilities:** All Zone Change requests must be given the following public notice as outlined in CBJ 49.15.230:

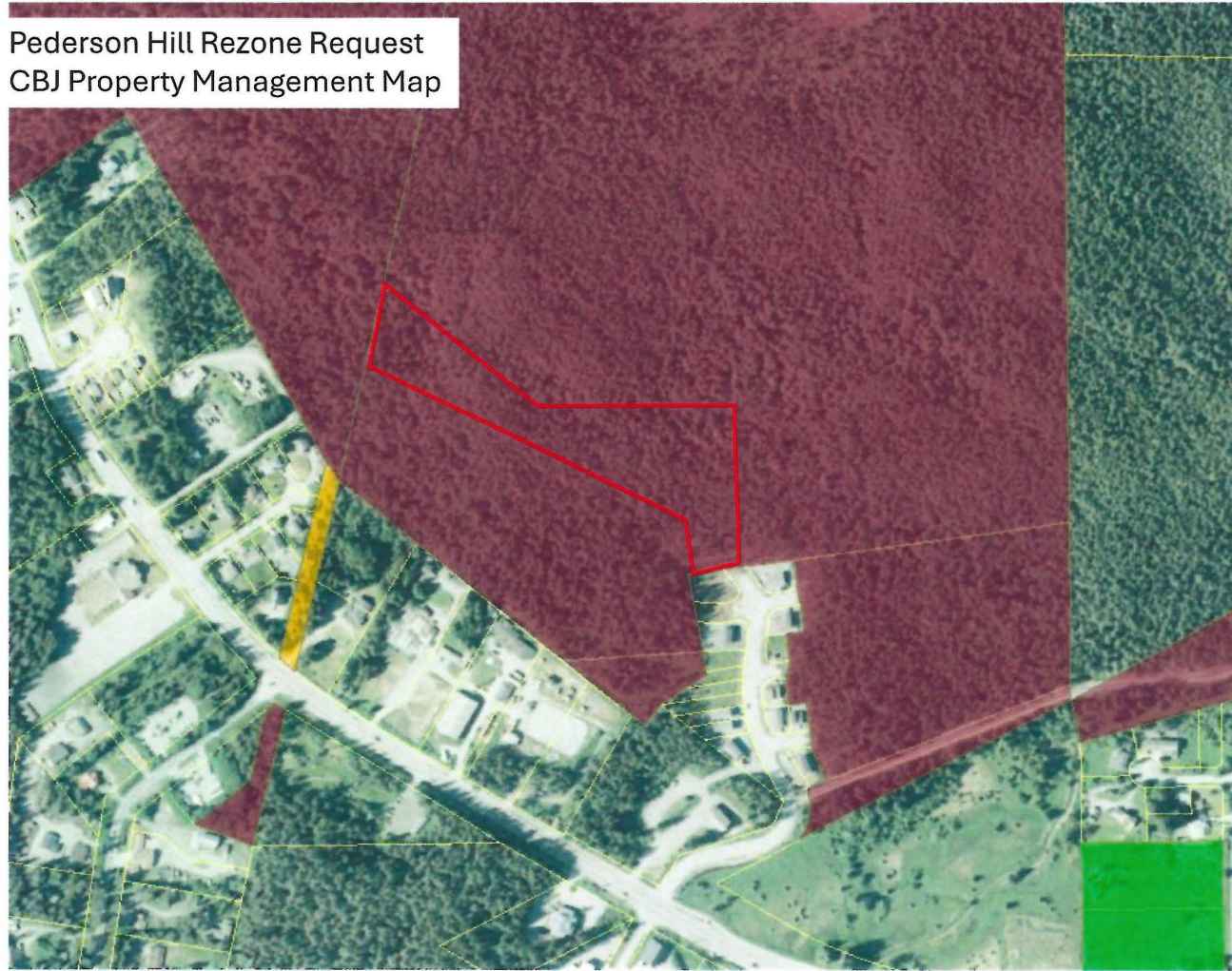
**Community Development Department:** Will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, the department will mail notices to all property owners within 500-feet of the project site.

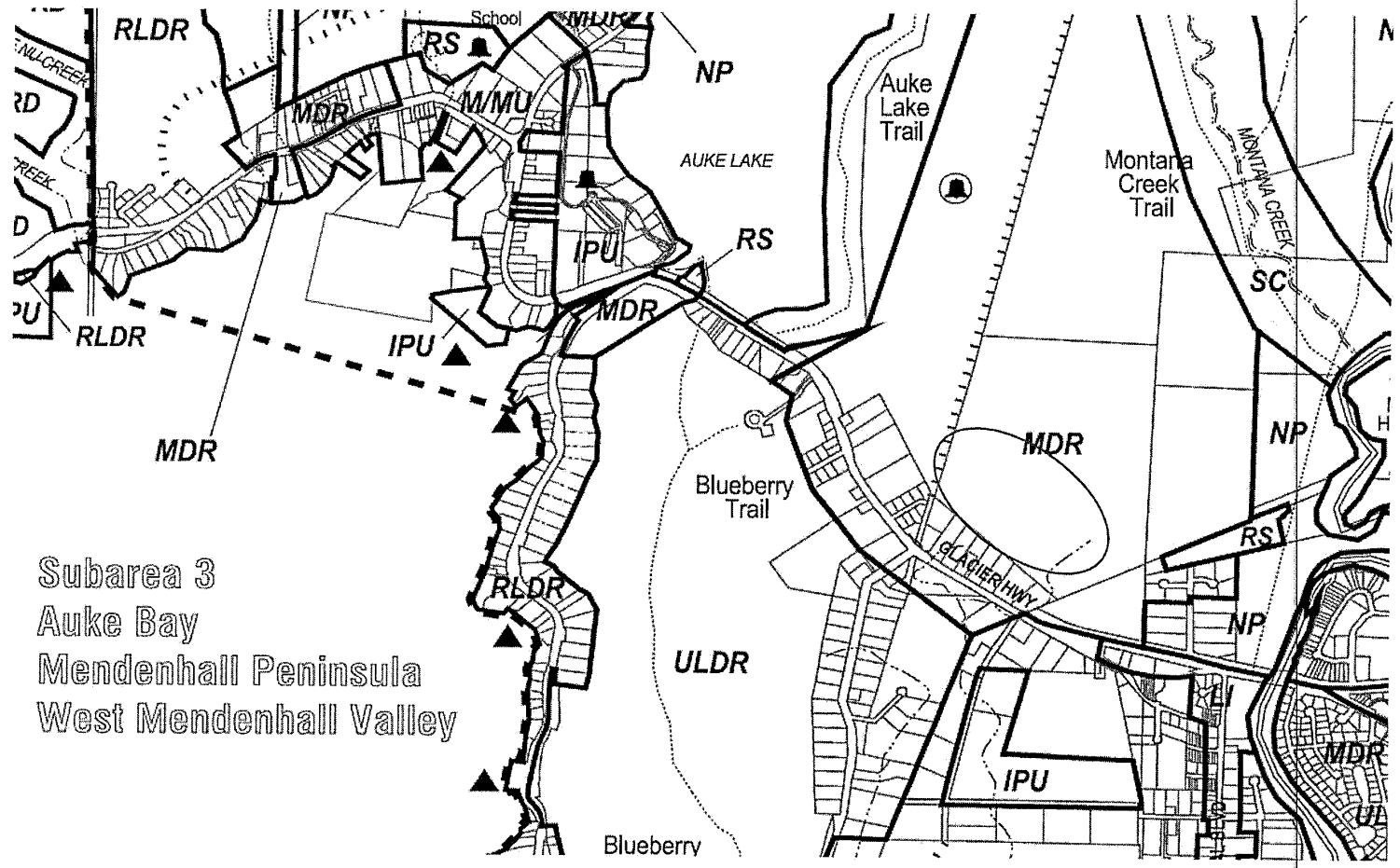
**The Applicant** will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of \$50, and a \$100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing \$50 may be refunded. The Applicant may make and erect their own sign. Please contact the Community Development Department for more information.

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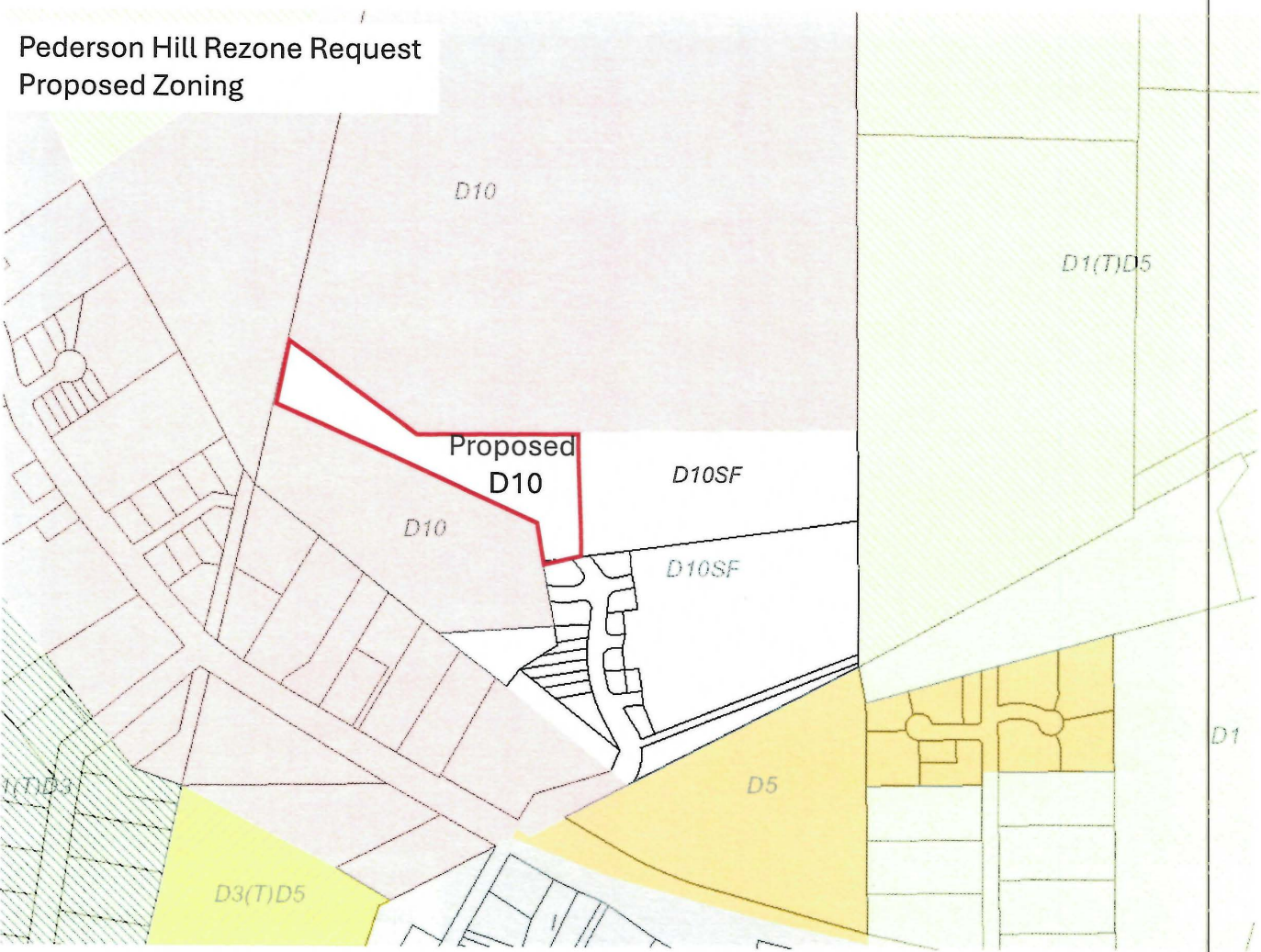
**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**







Subarea 3  
Auke Bay  
Mendenhall Peninsula  
West Mendenhall Valley



Pederson Hill Rezone Request  
Comprehensive Plan Boundaries



7. Identify historic and cultural resources within the subarea. Projects that may impact historic resources identified within this subarea are to be reviewed by the Historic Resources Advisory Committee (HRAC) prior to issuance of a permit. Where new historic or cultural resources are discovered or identified, the Juneau-Douglas City Museum should be contacted immediately for documentation and technical assistance toward preservation and/or curating of the resource. The demolition or removal of historic resources should be avoided and should only occur when no other option for its preservation or relocation to a suitable site exists.
8. Investigate the potential costs and benefits of constructing an access road to existing private properties and disposing of some CBJ-owned properties on Pt. Stephens.

**Subarea 3: Auke Bay, Mendenhall Peninsula, & West Mendenhall Valley (Maps E, F, & G)**

Community Form: Urban for Auke Bay.

Suburban portions of the West Mendenhall Valley that are serviced by both sewer and water.

Transition from rural to urban in the remainder of the West Mendenhall Valley.

Rural on the Mendenhall Peninsula.

Land use designations on the Subarea map range from open space/natural areas to industrial. Much of this subarea is a Transition area, where higher density development will be considered once public sewer is available and intersections are improved to LOS D or better. Greenbelts are shown for Mendenhall River, Montana Creek, and Auke Lake.

**NATURAL RESOURCES AND HAZARDS:**

<i>Type</i>	<i>General Location</i>
Wildlife (Eagle nests, Herring spawning areas)	Auke Bay, Auk Nu Cove, Mendenhall Peninsula, Mendenhall Wetlands State Game Refuge
Stream and Lakeshore Corridors	Auke Nu Creek, Weydelich Creek, Bay Creek, Lake Creeks, Montana Creek, Mendenhall River, Auke Lake, Jordan Creek, Duck Creek
Impaired Water Body	Pederson Hill Creek (aka Casa Del Sol Creek)
Wetlands/Tidelands	West Mendenhall Valley, Spuhn Island,
Gravel and Mineral Resources	Mendenhall Peninsula, Mendenhall Wetlands State Game Refuge, Montana Creek, Auke Nu Cove
Hazards	Flooding: Montana Creek, West Mendenhall Valley, all coastal areas. Airport Airspace: see FAA 7460 Contours Map and Airport Airspace Drawing (FAR 77 Surfaces), pages 129-130.
Watershed	Montana Creek (above the roaded area)
Historic and Cultural Resources	Subarea-wide

Table 11.3

**Guidelines and Considerations for Subarea 3:**

1. Conduct an area plan or neighborhood plan for the Auke Bay area that would address residential and non-residential uses in the vicinity of the cove, harbor and University with the goal of creating a Marine Mixed Use, transit and pedestrian-oriented village in Auke Bay. Marine Mixed Use land uses could include: Water-related recreation, eco-tourism, commercial fisheries, sport fisheries, marine-related research and aquaculture, and other private and public use of the waters; shoreline and inland areas of Auke Bay including the University of Alaska Southeast (UAS) campus, student and faculty housing, neighborhood-commercial needs, transportation systems, habitat protection, educational facilities, careful urban design, and viewscape protection measures. This study should address the needs of and should include the participation of all stakeholders including property owners, residents, business operators, University administration, student and faculty, the Alaska Department of Transportation and Public Facilities, all relevant CBJ Departments and Divisions, NOAA staff and researchers and residents of neighborhoods who regularly traverse the Auke Bay area.
2. Protect and provide for continued water-dependent development at the Ferry Terminal and in Auke Bay. Identify suitable areas for float homes, boat houses, and/or live-aboards as affordable housing options; this may include dedicated portions of the harbor for these residences. Adopt design guidelines and development standards for the proposed Auke Bay neighborhood plan and Marine Mixed Use District.
3. Encourage high-density, transit-oriented residential and/or mixed use developments in the Auke Bay "village" area and around the University, particularly for student and faculty affordable housing.
4. Preserve valuable public tidelands, shorelines, creek and stream corridors as fish and wildlife habitat and public open space/natural areas. Acquire land for greenbelts along the Mendenhall River and Montana Creek stream corridors. Identify and protect a series of un-fragmented fish and wildlife habitat corridors along anadromous fish streams from the uplands to the sea.
5. Protect CBJ-owned lands located within 500 feet of each side of the ordinary high water line of Montana Creek from its juncture with the Mendenhall River to its headwaters, in accordance with the scientific analysis of the special functions of Montana Creek's values conducted by the Juneau Chapter of Trout Unlimited and published in November of 2006.
6. When removing trees for development, care should be taken to consider downwind effects and to mitigate against off-site blow down of trees on down-wind properties.
7. Encourage UAS and private property owners to dedicate new public rights-of-way to create an interconnected Auke Bay neighborhood street system.
8. Provide for additional medium- to high- density residential development on CBJ lands within the Mendenhall Peninsula when served with utilities, roads, and other infrastructure and urban services, where high-value wetlands, steep slopes or hazard areas are not present, and where incompatible uses are not present such as within the flight-safety zone of the airport. All prospective tenants and owners of new dwelling units therein should be advised of the aircraft noise associated with the nearby airport operations.
9. Encourage in-fill, small house development in the West Mendenhall Valley. However, in doing so in the West Valley, continue to protect wetlands, avoid flood hazards and provide buffer vegetation and open space/natural areas for privacy and to maintain the rural character of the West Valley community. Encourage clustering of the small cottage and bungalow houses on larger parcels to maximize the land left in a natural state to assure privacy and provide a visual and sound buffer from existing adjacent lower density residential development. New in-fill development should: (1) Preserve as much of existing wooded areas as is practical; (2) design new building forms to mimic adjacent rural development in scale and massing while increasing density; (3) place parking out of view of the street; and (4) incorporate other appropriate building siting, orientation and design techniques to maintain the rural character of the West Valley. In new subdivisions on large parcels, encourage mixed density developments, such as duplex, accessory dwellings and multi-family units interspersed in suitable locations within the development.



10. Prohibit new residential development on CBJ-owned property abutting the outdoor shooting range. Identify the noise contours for the outdoor shooting range and establish a Noise Notification Overlay District encompassing that area and within which any new development must disclose to potential tenants or buyers the locations, hours of operation and types of noise emanating from the shooting ranges.
11. Provide for expansion of the UAS campus, including student and faculty housing and athletic facilities.
12. Allow development of in-fill residential development, such as apartments, condominiums, efficiency or Single-Room-Occupancy (SRO) units, and loft-style housing within new and existing shopping centers.
13. The Parks and Recreation Comprehensive Plan, Chapter 8, recommends a number of parks, trail, community garden and stream corridor improvements for this subarea. Those recommendations include: (a) develop a cultural park at Auke Cape/Indian Point that would include trails, interpretative panels and other low-impact structures; (b) Plan for the future non-motorized use of the Montana Creek area from its juncture with the Mendenhall River to its upper reaches; (c) pursue a location and funding for a second Mendenhall River pedestrian bridge; (d) reserve trail corridors allowing for loop trails between Montana Creek and the Mendenhall Greenbelt; (e) reserve stream and trail corridors on CBJ-owned land behind Windfall Avenue; (f) reserve trail corridors recommended in the West Mendenhall Greenbelt Plan; (g) develop a Master Plan for the Auke Lake area; (h) develop a master plan for trail connections around Auke Lake; (i) develop a trail from Auke Bay Elementary School to Spaulding Meadows Trail; (j) provide direct and safe access to the Auke Bay park and shelter across from Auke Bay School; (k) reserve a trail corridor on the Mendenhall Peninsula; (l) define and improve the non-motorized trail from the end of the private driveway at Smugglers Cove to the end of Engineer's Cutoff, creating a trail around the end of the Mendenhall Peninsula; (m) review river bank modification projects upstream of West Mendenhall Valley Greenbelt and Brotherhood Park; (n) review connection routes with ADOT&PF at Brotherhood Bridge; (o) light the trail at Kaxdigoowu Heen Trail for year-round use; (p) create a neighborhood park for the subarea; (q) investigate the feasibility of creating cross-country running and skiing loops on CBJ land; (r) identify and protect fish and wildlife habitat and game travel corridors; (s) continue to acquire Greenbelt properties along Montana Creek and the Mendenhall River; (t) retain trail access to Spaulding Meadows and to beaches; and (u) acquire high-value University of Alaska Southeast (UAS) wetlands and designate as Open space/natural areas.
14. The sewer system is being expanded to include the industrial area in the southerly part of the West Valley and to the Pederson Hill area. It should also be extended to other areas around the University to accommodate higher density, affordable student and faculty housing. Areas served by newly extended public sewer systems should be up-zoned to accommodate higher density development. Extend municipal water and sewer service to all properties within the Urban Service Area boundary.
15. Pederson Hill Creek (aka Casa Del Sol Creek) is listed as an impaired water body by the Alaska Department of Environmental Conservation (DEC) and, therefore, careful review of future development proposals that could affect the volume, velocity, cleanliness, and overall water quality of this creek and its watershed and tributaries is warranted.
16. Consider the transportation improvements recommended in Chapter 8 of this Plan. Investigate the feasibility of a roadway extending from Glacier Highway and running east of Auke Lake through the Pederson Hill area to the Mendenhall Back Loop Road; this may be designed as a collector street serving development of the Pederson Hill area and could also be considered as a possible bypass of the Auke Bay area.
17. Encourage beautification and buffering along major roadways.
18. Identify scenic view corridors as seen from public vista points and preserve them through building height restrictions, building massing and orientation restrictions as conditions of a rezoning, subdivision easements and careful building spacing requirements.

19. Identify historic and cultural resources within the subarea. Projects that may impact historic resources identified within this subarea are to be reviewed by the Historic Resources Advisory Committee (HRAC) prior to issuance of a permit. Where new historic or cultural resources are discovered or identified, the Juneau-Douglas City Museum should be contacted immediately for documentation and technical assistance toward preservation and/or curating of the resource. The demolition or removal of historic resources should be avoided and should only occur when no other option for its preservation or relocation to a suitable site exists.
20. Work with ADOT&PF to provide sidewalks, bicycle paths, and/or trails separated from the road travelway along existing and newly-constructed arterial and collector roadways to provide safe and efficient access and to reduce pedestrian and bicycle/motor vehicle conflicts.

**Subarea 4: East Mendenhall Valley & Airport (Maps F & G)**

Community Form: Suburban/Urban

**NATURAL RESOURCES AND HAZARDS:**

<i>Type</i>	<i>General Location</i>
Wildlife (Eagle nests)	Airport vicinity, Mendenhall Wetlands State Game Refuge
Stream and Lakeshore Corridors	Mendenhall River; Duck and Jordan Creeks
Wetlands/Tidelands	Nugget Creek, Mendenhall Wetlands State Game Refuge
Gravel and Mineral Resources	Mendenhall River corridor; upper part of valley
Impaired Water Bodies	Duck Creek, Jordan Creek
Hazards	Flooding: Mendenhall River, Duck Creek, Jordan Creek, all coastal areas. Avalanches and Landslides: Thunder Mountain. Airport Airspace: see FAA 7460 Contours Map and Airport Airspace Drawing (FAR 77 Surfaces), pages 129-130.
Watershed	Nugget Creek with a potential hydroelectric source at Nugget Falls
Cultural and Historic Resources	Subarea-wide

Table 11.4

**Guidelines and Considerations for Subarea 4:**

1. Maintain the density of existing neighborhoods while encouraging in-fill development of low- to moderate-income affordable housing.
2. Provide for increased community commercial development close to existing commercial areas in the lower valley.
3. Encourage airport expansion in the area designated in the Airport Master Plan. Maintain adjacent publicly owned wetlands and tidelands for public open space/natural areas or resource protection, unless required for aviation or public safety purposes. The CBJ should facilitate Airport Management Plans to meet FAA regulations regarding Runway Safety Areas (RSA) and other similar safety measures.

Presented by:  
Introduced:  
Drafted by: CDD Jay

**ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**  
**Serial No. 2024-XX DRAFT**

**An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of Pederson Hill II Lt 2A, Parcel 4B2201010102, Located at 0 Karl Reishus Boulevard, from D10SF to D10.**

WHEREAS, the area of the proposed rezone to D10, located near Karl Reishus Blvd, is currently zoned as D10S; and

WHEREAS, the CBJ Comprehensive Plan maps this area for Medium Density Residential; and

WHEREAS, the propose rezone conforms to the Medium Density Residential; and

WHEREAS, housing is the Assembly’s top priority;

NOW, THEREFORE, BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

**Section 1. Classification.** This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

**Section 2. Amendment to the Official Zoning Map.** The official zoning map of the City and Borough, adopted pursuant to CBJ 49.25.110, is amended to change the zoning of Pederson Hill Lt II 2A; located at 0 Karl Reishus Boulevard from D10SF to D10.

The described rezone is shown on the attached Exhibit “A” illustrating the area of the proposed zone change.

**Section 3. Effective Date.** This ordinance shall be effective 30 days after its adoption.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Beth Weldon, Mayor

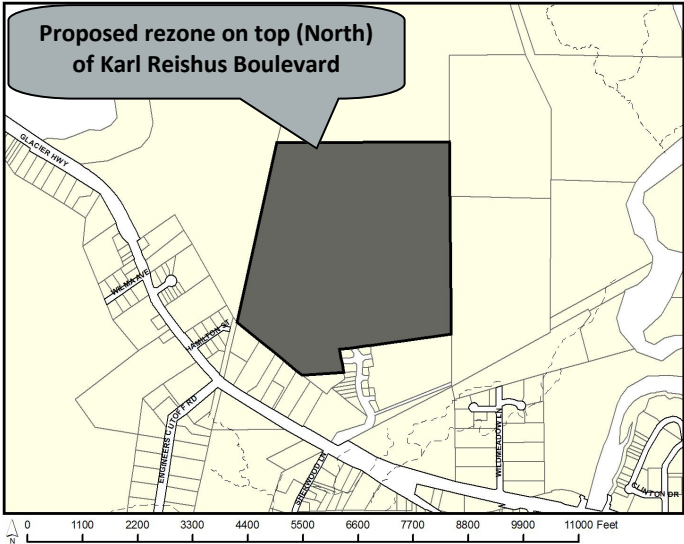
Attest:

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Beth McEwen, Municipal Clerk



**Zoom Informational Meeting**  
About a Rezone in Your Neighborhood  
*Your Community, Your Voice*



TO

The Community Development Department is hosting an informational meeting on a proposal to **rezone six (6) acres** at the top (North) of **Karl Reishus Boulevard** from 10SF to D10. This meeting will be held virtually over Zoom. Your questions are welcome.



**NEIGHBORHOOD ZOOM MEETING**  
**September 19, 2024, 6:00 PM**  
 Call In: +1 253 215 8782  
 Webinar ID: 896 9544 9122  
<https://juneau.zoom.us/j/89695449122>

If you are not able to attend this meeting but have questions or comments, please contact **Jason Larson**, Planner II, at (907) 586-0753 ext. 4139 or [Jason.larson@juneau.org](mailto:Jason.larson@juneau.org).

*This project is scheduled for review by the Planning Commission on **October 22, 2024**. All property owners within 500 feet of the proposed rezone will receive a separate notice with details on how and where to submit comments or testify before the Commission.*

**Case No.:** AME2024 0007  
**Parcel No.:** 4B2201010102  
**CBJ Parcel Viewer:** <http://epv.juneau.org>

Thank you for attending our ZOOM Meeting!  
We will begin at 6:00 pm for a proposed  
rezone Case No. AME2024 0007 at:

0 Karl Reishus Blvd

**Submit comments to:**  
Jay Larson, Planner, CBJ  
[Jason.Larson@Juneau.org](mailto:Jason.Larson@Juneau.org) / (907) 586-0753, x4139

# AME2024-0007

Rezone of 0 Karl Reishus Boulevard

From D10SF to D10

APPLICANT: Daniel Bleidorn, CBJ Lands and Resources  
Manager

**START RECORDING**



# Public Participation Guidelines





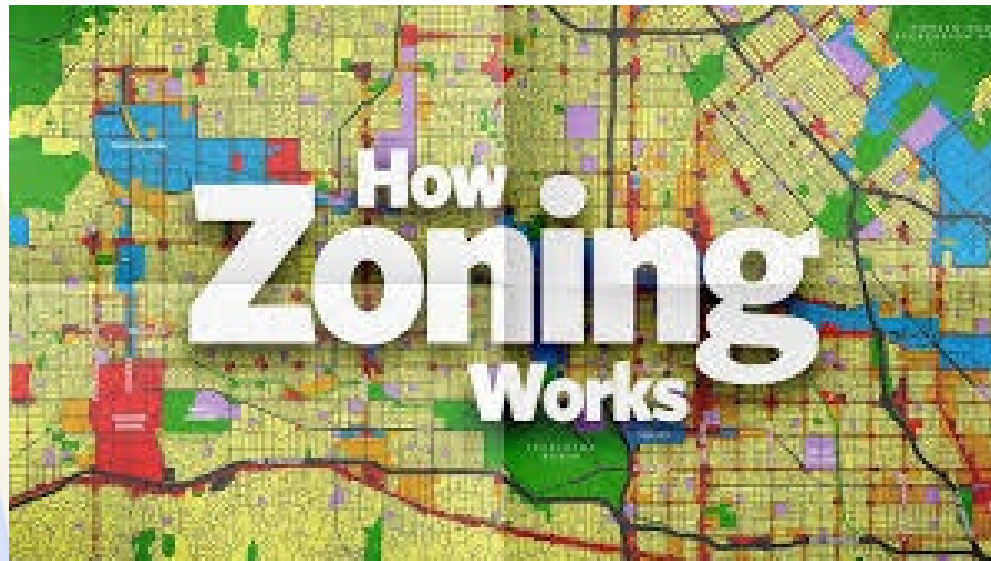
# Today's learning objectives...

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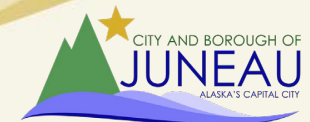
- Presentation from CBJ Staff:
  - What is being requested and why
  - Zoning Basics
  - Understanding the Rezoning process
- Applicant Dan Bleidorn will share Land Use information
- Open meeting for questions
- Closing comments

# What is Zoning?

Juneau has had zoning ordinances since 1969. It has gone through many changes throughout the years and had its biggest update in 1987.



Zoning can get very complicated! The purpose of zoning is to protect property values and create appropriate transitions and separations between land uses.



# So, what is a "rezone"?



AME24-07

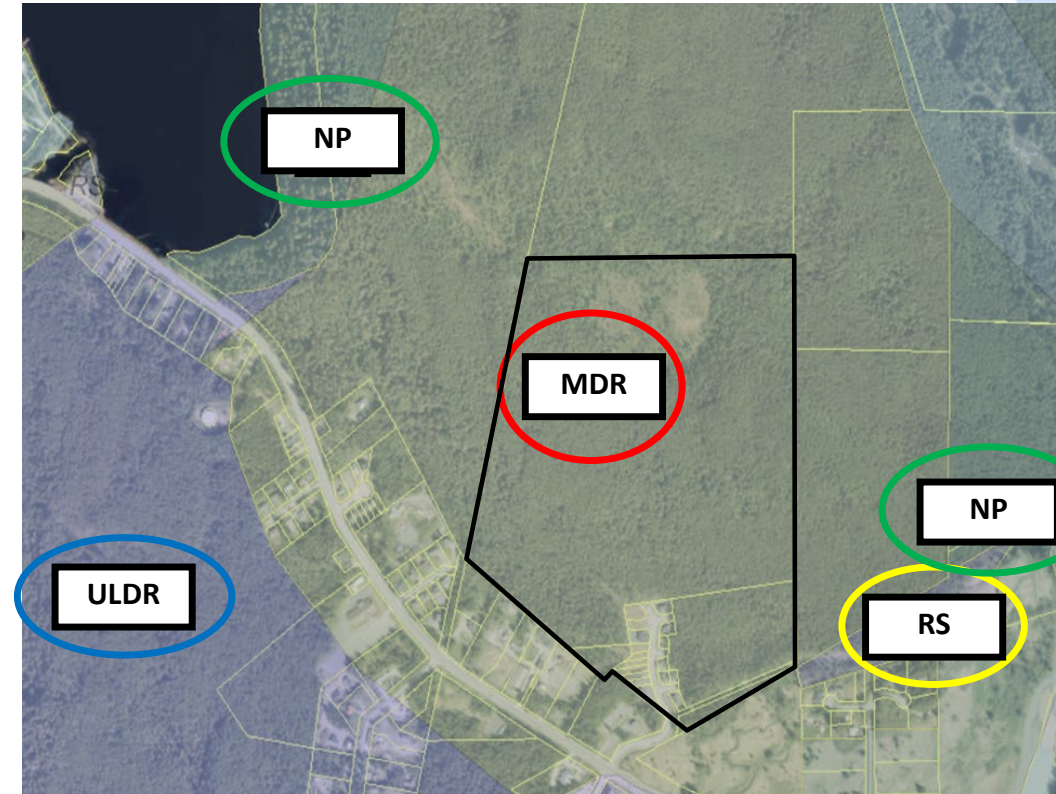
# Why rezone this property?

- Housing Assembly's #1 priority
- L&R Dept reviewed:
  - CBJ land portfolio
  - Land Management Plan
  - Topography
  - Access
  - Road frontage
  - Utilities
  - Wetlands

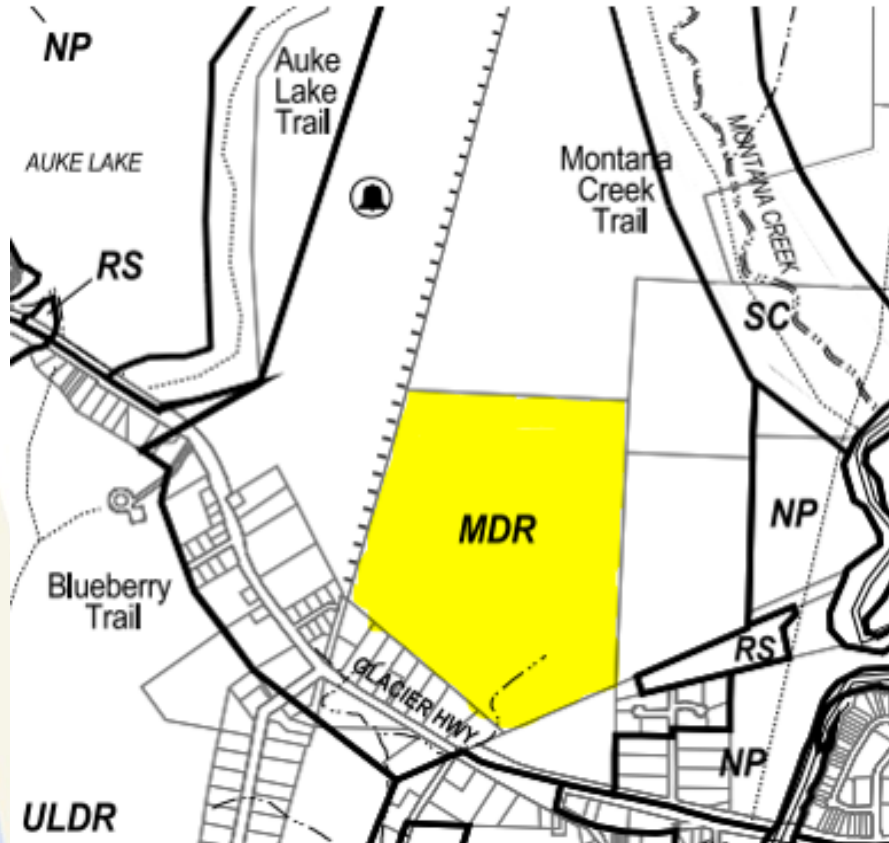


# Relevant Surrounding Land Uses

- Medium Density Residential (MDR)
- Natural Park (NP)
- Recreational Service Park (RS)
- Urban Low Density Residential (ULDR)



# Comp Plan guides



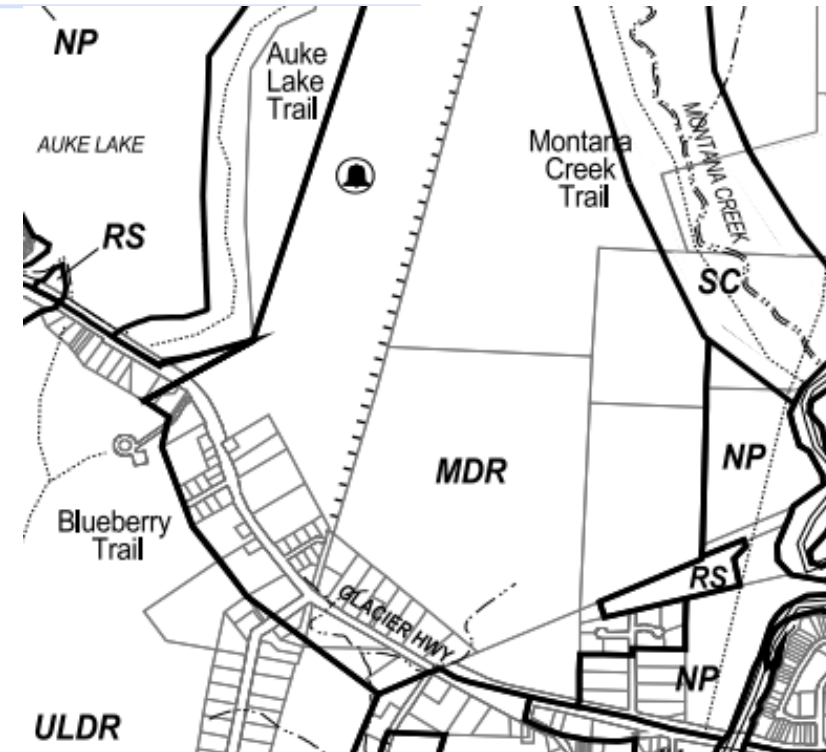
## MEDIUM DENSITY RESIDENTIAL (MDR)

- Urban residential lands
- Multi-family
- Density of 5-20 units per acre
- Commercial development must be consistent with residential

# Comp Plan guides

## NATURAL AREA PARK (NP)

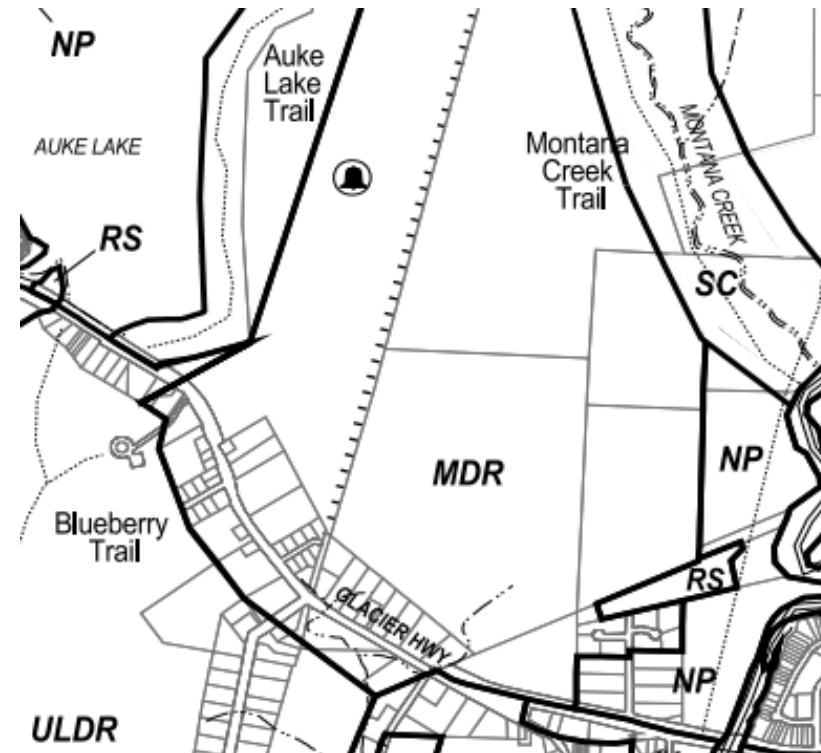
- Provide open space opportunities for entire community.
- Passive and dispersed.
- Development limited to those necessary to maintain and protect.
  - Parking areas
  - Kiosks
  - Cabins
- Zoned to be reserved for public use and prevent residential, commercial and industrial development.



# Comp Plan guides

## RECREATIONAL SERVICE PARK (RS)

- Programmed use, active use, community gardens
- Playgrounds, ski lifts, ATV parks, rifle ranges
- Zoned to prevent residential, commercial and industrial development.
- Tend to be smaller than zoning districts.



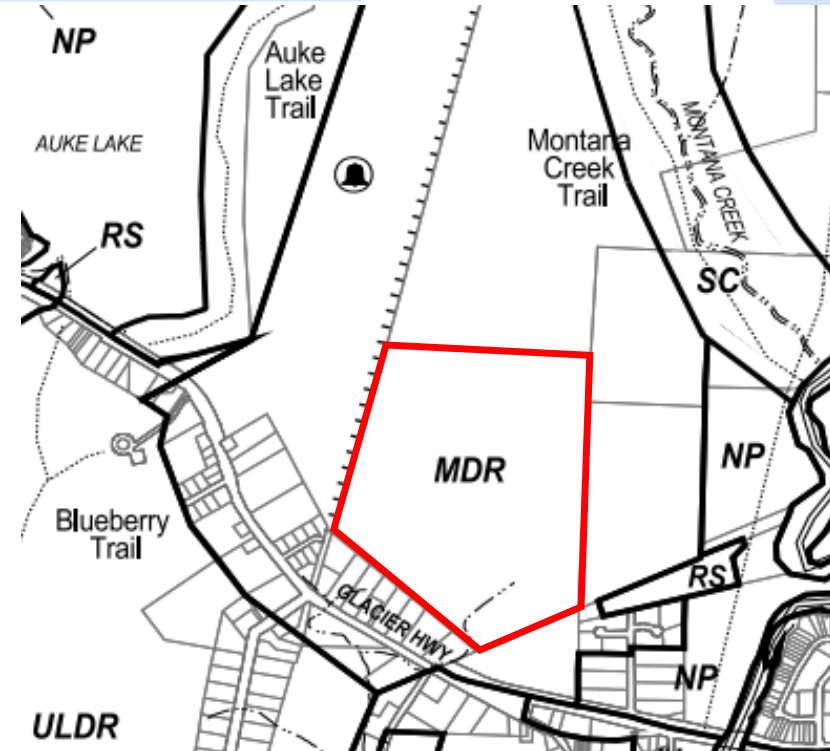




Attachment D - Neighborhood Zoom Meeting Presentation

# Comp Plan guides

- Medium Density Residential
- Natural Park
- Recreational Service Area
- Urban Low Density Residential



# Comp Plan: Subarea 3

## **Subarea 3: Auke Bay, Mendenhall Peninsula, & West Mendenhall Valley (Maps E, F, & G)**

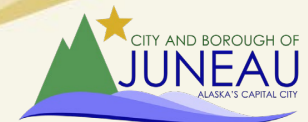
Community Form: Urban for Auke Bay.

Suburban portions of the West Mendenhall Valley that are serviced by both sewer and water.

Transition from rural to urban in the remainder of the West Mendenhall Valley.

Rural on the Mendenhall Peninsula.

Land use designations on the Subarea map range from open space/natural areas to industrial. Much of this subarea is a Transition area, where higher density development will be considered once public sewer is available and intersections are improved to LOS D or better. Greenbelts are shown for Mendenhall River, Montana Creek, and Auke Lake.



The screenshot shows the website for the City and Borough of Juneau, Alaska's Capital City. The top navigation bar includes links for Flood Response, Home, Assembly, Departments, Services, Visitors, and Contact. Below this is the city logo and a secondary navigation bar for COMMUNITY DEVELOPMENT, with links for Services, Resources, About Us, and Staff.

The main content area features a central announcement titled "CDD is Hiring!". The text reads: "Expect Nonconforming Situation Reviews to take 3-4 weeks. If your property is under contract, please include the closing date with your application." Below this, it states: "The fourth annual competitive round for the Juneau Affordable Housing Fund (JAHF) is now accepting applications! Eligible applicants may receive up to \$50,000 per unit to develop new housing in Juneau. For more information about the JAHF, including eligibility guidelines and the application process, please visit the [JAHF website](#)." At the bottom of the announcement, a red note says: "Due to short staffing, no inspections will be performed Friday, October 4th 2024".

On the right side of the page, there is a vertical menu of service categories: LAND USE CODE, REQUEST INSPECTION, LONG TERM PLANNING (circled in red), PLANNING COMMISSION CASES, and SPECIAL PROJECTS.

On the left side, there is a sidebar with expandable sections for Location, Hours of Operation, Mailing Address, and Contact Us, along with a STAFF DIRECTORY button.



The screenshot shows the website for the City and Borough of Juneau, Alaska's Capital City. The navigation menu includes: Flood Response, Home, Assembly, Departments, Services, Visitors, Contact, Services, Resources, About Us, and Staff. The main heading is "Plans and Studies". Three plan thumbnails are displayed: "Blueprint Downtown", "Douglas / West Juneau Area Plan", and "Comprehensive Plan". The "Comprehensive Plan" thumbnail is circled in red and has a mouse cursor over it. Below the thumbnails are two columns of text:

**Area Plans**

- Lemon Creek Area Plan, 2018
- Auke Bay Area Plan, 2015

**Subarea Plans**

- Willoughby District Land Use Plan, 2011
- Waterfront Design Guidelines, 2008
- West Douglas Conceptual Plan, 1997
- Subport Vicinity Revitalization Plan, 2003
- Long Range Waterfront Plan, 2004
- Long Range Waterfront Plan, 2004 - Amendment to support support development,

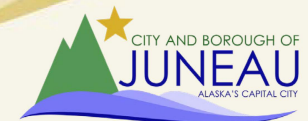
**Historic Preservation**

- Historic District Design Standards & Guidelines, 2009
- Historic and Cultural Preservation Plan, 2020
- Historic District Development Plan, 1981

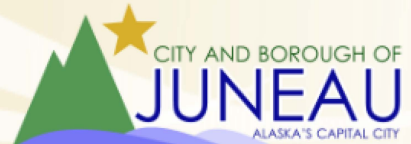
[Additional Historic Surveys, Inventories, and Documents](#)

**Housing**

- CBJ Housing Action Plan, 2016
- Juneau Housing Needs Assessment, 2012
- Juneau Housing Needs Assessment, 2010



Flood Response Home Assembly Departments Services Visitors Contact

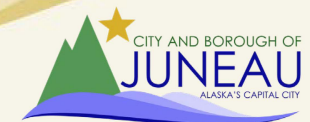
 CITY AND BOROUGH OF  
**JUNEAU**  
ALASKA'S CAPITAL CITY

COMMUNITY DEVELOPMENT Services Resources About Us Staff

## Comprehensive Plan

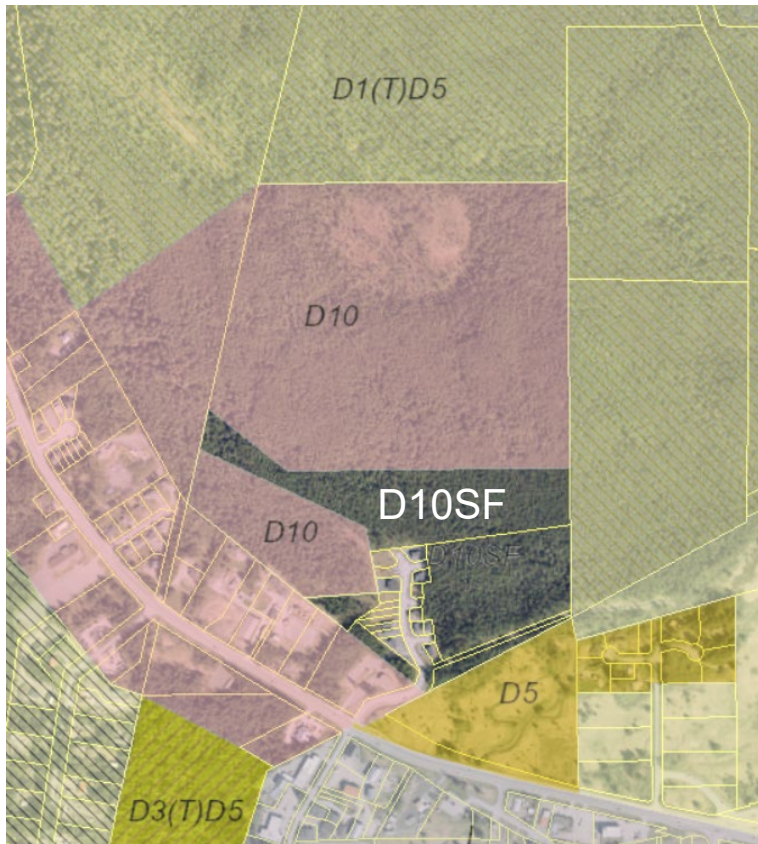
### Individual Chapters

- Chapter 01 - Introduction and Background
- Chapter 02 - Sustainability
- Chapter 03 - Community Form
- Chapter 04 - Housing Element
- Chapter 05 - Economic Development
- Chapter 06 - Energy
- Chapter 07 - Natural Resources and Hazards
- Chapter 08 - Transportation
- Chapter 09 - Parks and Recreation Trails and Natural Area Resources
- Chapter 10 - Land Use
- Chapter 11 - Land Use Maps
- Chapter 12 - Public and Private Utilities and Facilities
- Chapter 13 - Community Services
- Chapter 14 - Community Education and Services
- Chapter 15 - Cultural Arts and Humanities
- Chapter 16 - Historic and Cultural Resources
- Chapter 17 - Community Development
- Chapter 18 - Implementation and Administration

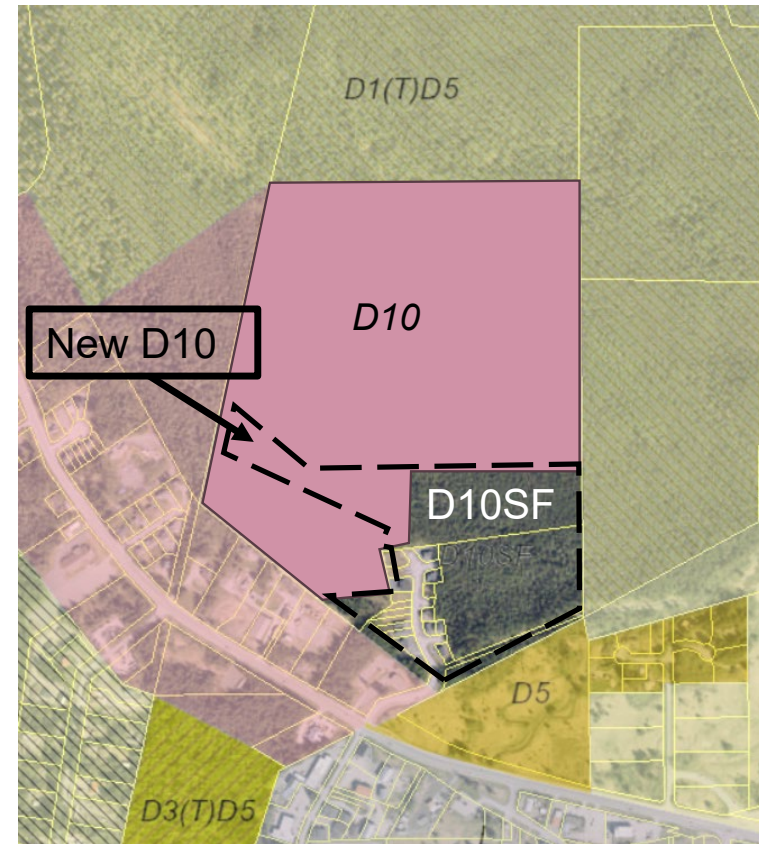


# What does rezoning look like?

## Existing zoning



## Proposed zoning



# Table of Permissible Uses

TABLE OF PERMISSIBLE USES - CBJ 49.25.300

EXPAND

Use Description		Zones																
		RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
1.000	Residential																	
1.100	Single-family dwellings																	
1.110	Single-family detached, one dwelling per lot	1	1	1	1	1	1	1	1	1	1	1	1		1	1A	1A	
1.120	Single-family detached, two dwellings per lot	1	1	1														
1.130	Single-family detached, accessory apartment <sup>x</sup>	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3		1, 3			



# What changes come with the rezone? – Table of Permissible Uses

	USE DESCRIPTION	D-10 SF	D10
<b>1 Residential</b>			
1.1	Single-family dwellings		
1.11	Single-family detached, one dwelling per lot	1	1
1.12	Single-family detached, two dwellings per lot		
1.13	Single-family detached, accessory apartment x	1, 3	1, 3
1.14	Single-family detached, two dwellings per lot, accessory apartments x		
1.2	Duplex		1
1.3	Multifamily dwellings		1, 3
<b>1.5 Child and Day care homes</b>			
1.51	Child; 12 or fewer children under the age of 12	1	1
1.52	Reserved		
1.53	Adult; 12 or fewer people, 12 years and older	1	1
1.54	Reserved		
1.55	Child care residence, 6 to 9 children under 18 years of age	3	3

# Differences between D10SF and D10

USE	Current D10SF	Proposed D10
Duplex	No	Yes
Multifamily Dwellings	No	Yes/CUP

Minor development means development which is classified by zoning district as follows:

(C) *Multifamily residential districts*: A residential development containing:

- Eight or fewer dwelling units
- Eight or fewer bedrooms leased on a daily or weekly basis
- A nonresidential building totaling less than 5,000 square feet or
- Using less than 10,000 square feet of land in total



# Table of Permissible Uses

COMMUNITY DEVELOPMENT

Services ▾ Resources ▾ About Us ▾ Staff

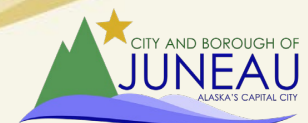
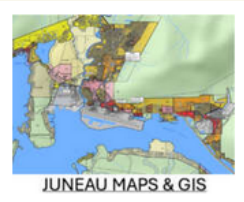
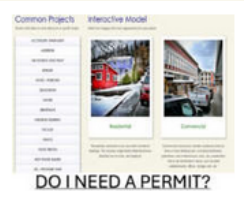
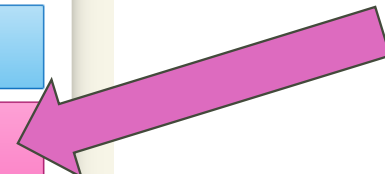
- + Location
  - + Hours of Operation
  - + Mailing Address
  - + Contact Us
- STAFF DIRECTORY

## CDD is Hiring!

**Expect Nonconforming Situation Reviews to take 3-4 weeks.**  
**If your property is under contract, please include the closing date with your application.**

The fourth annual competitive round for the Juneau Affordable Housing Fund (JAHF) is now accepting applications! Eligible applicants may receive up to \$50,000 per unit to develop new housing in Juneau. For more information about the JAHF, including eligibility guidelines and the application process, please visit the [JAHF website](#).

- LAND USE CODE
- REQUEST INSPECTION
- LONG TERM PLANNING
- PLANNING COMMISSION CASES
- SPECIAL PROJECTS



- AME2024 0001: Zone Change
- AME2024 0002: Rezone south of Grant Creek D3 to D18
- AME2024 0003: 1925 Davis Avenue Rezone, D10 to D15
- AME2024 0004: 6101 through 6615 North Douglas Highway Rezone, RR to D3
- AME2024 0005: 11900 through 12170 Glacier Highway from D3 to D15
- AME2024 0006: 15200 through 15860 Glacier Highway from RR to D3.
- AME2024 0007: Karl Reishus Boulevard, rezone from 10SF to D10

Rezone approximately six acres of 10SF to D10 at top (north) of Karl Reishus Boulevard.

### SCHEDULE:

Public Informational Meeting

September 19, 2024, at 6:00 – 8:00 pm

[ZOOM Link](#)

Webinar ID: 896 9544 9122

The purpose of this meeting is primarily to answer public questions. If there is time at the end, people may make statements regarding their feelings or concerns. The meeting will be recorded, and a link to the recording will be provided on this site.

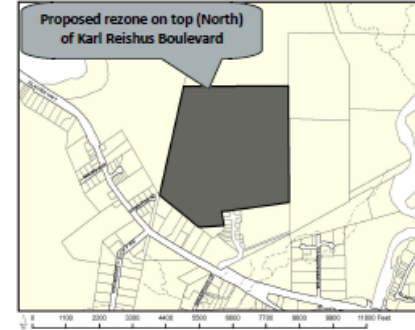
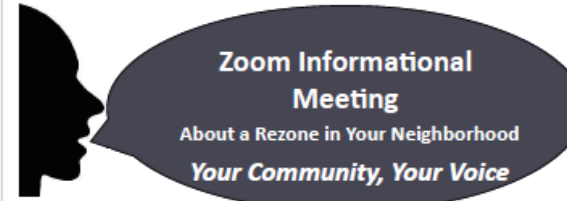
AME24-07



# What is the Process?

- Neighborhood informational meeting
- Staff analysis and report
- Report posted week of October 14, 2024
- **Planning Commission Hearing: October 22, 2024.** Recommend to Assembly to:
  - Approve
  - Approve with conditions
  - Deny
  - Continue
- Schedule with the Assembly (no post cards)

AME24-07



TO

The Community Development Department is hosting an informational meeting on a proposal to **rezone six (6) acres** at the top (North) of **Karl Reishus Boulevard** from 10SF to D10. This meeting will be held virtually over Zoom. Your questions are welcome.



**NEIGHBORHOOD ZOOM MEETING**  
 September 19, 2024, 6:00 PM  
 Call In: +1 253 215 8782  
 Webinar ID: 896 9544 9122  
<https://juneau.zoom.us/j/89695449122>

If you are not able to attend this meeting but have questions or comments, please contact **Jason Larson**, Planner II, at (907) 586-0753 ext. 4139 or [Jason.larson@juneau.org](mailto:Jason.larson@juneau.org).

*This project is scheduled for review by the Planning Commission on October 22, 2024. All property owners within 500 feet of the proposed rezone will receive a separate notice with details on how and where to submit comments or testify before the Commission.*

Printed August 27, 2024

Case No.: AME2024 0007  
 Parcel No.: 482201010102  
 CBJ Parcel Viewer: <http://epv.juneau.org>

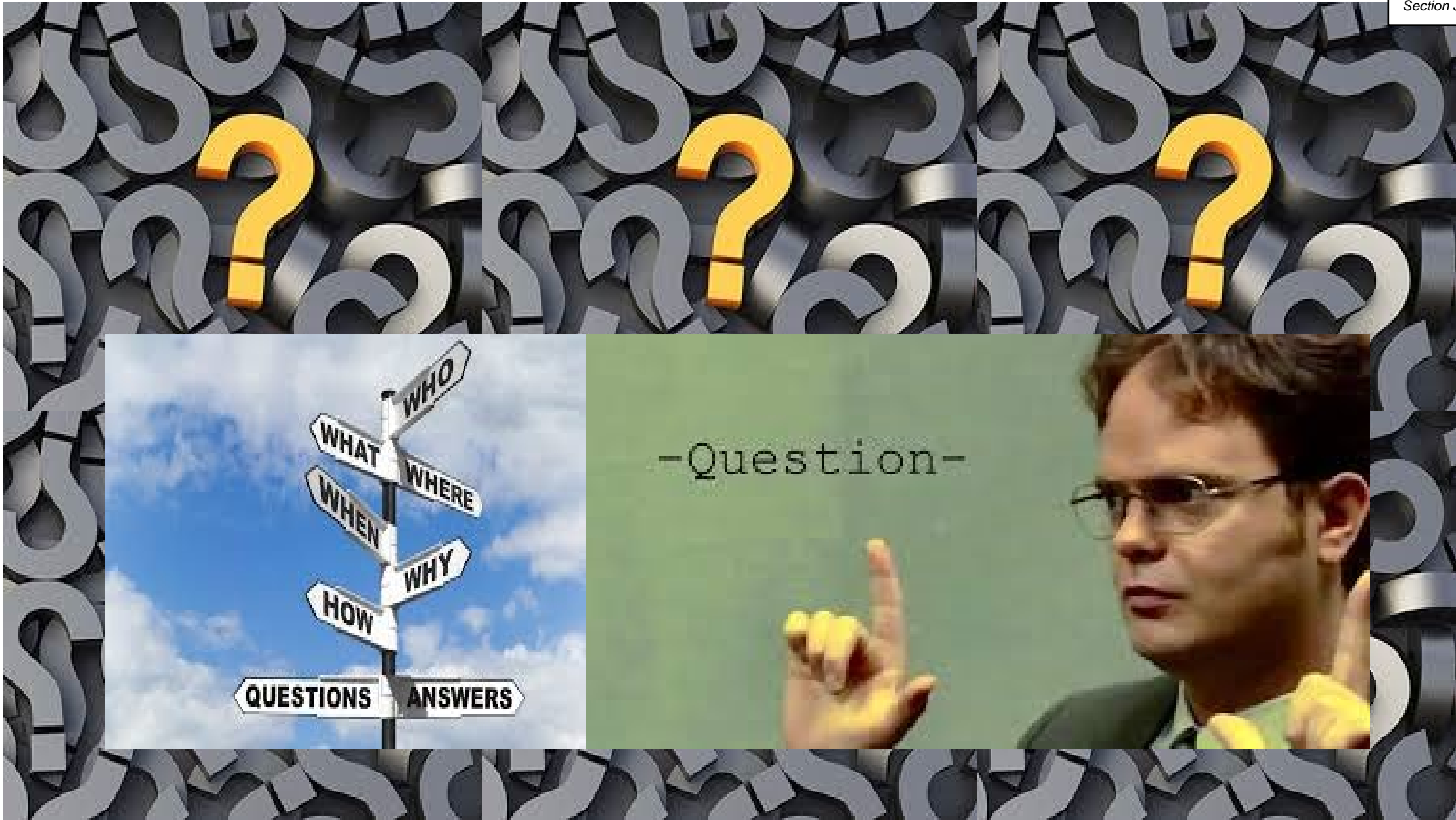
# Thank you!

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- Dan Bleidorn, CBJ Lands and Resource Manager

AME24-07





Thank you for attending our presentation for  
the AME2024 0007 rezoning proposal!

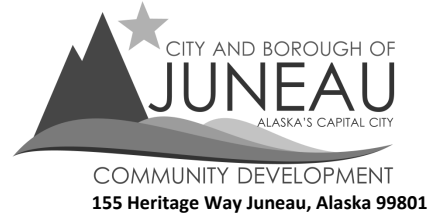
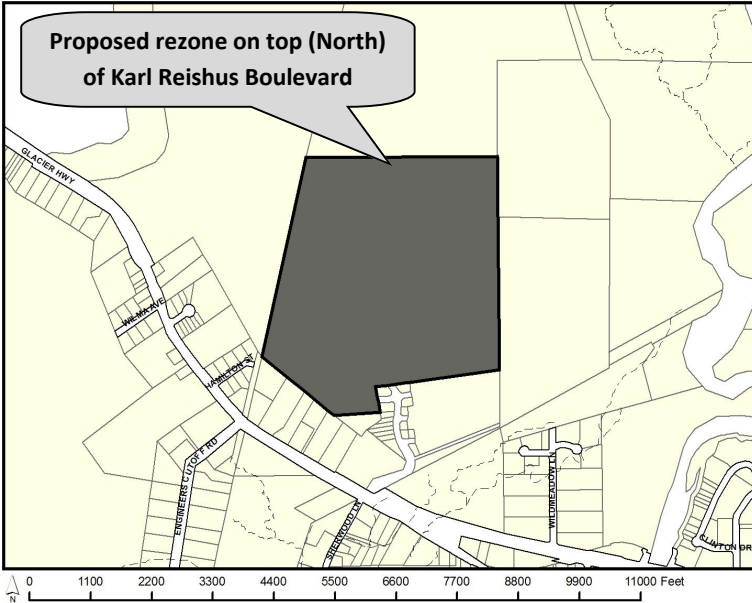
Have a great evening!



# Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

*Your Community, Your Voice*



TO

**Rezone application** has been submitted for consideration and public hearing by the Planning Commission to **rezone six (6) acres** at the top (North) of **Karl Reishus Boulevard** from **D10 SF to D10** zone.

**PROJECT INFORMATION:**

Project Information can be found at:

<https://juneau.org/community-development/short-term-projects>

**PLANNING COMMISSION DOCUMENTS:**

Staff Report expected to be posted **October 14, 2024** at

<https://juneau.org/community-development/planning-commission>

Find hearing results, meeting minutes, and more here, as well.

<b>Now through October 7</b>	<b>Oct. 8 — noon, Oct. 17</b>	<b>HEARING DATE &amp; TIME: 6:00 pm, Oct. 22 2024</b>	<b>October 23</b>
Comments received during this period will be sent to the Planner, <b>Jay Larson</b> , to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <a href="https://juneau.zoom.us/j/87288626638">https://juneau.zoom.us/j/87288626638</a> and use the Webinar ID: 872 8862 6638 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).  You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.	The results of the hearing will be posted online.

**FOR DETAILS OR QUESTIONS,**

Phone: (907)586-0753 ext. 4139

Email: [pc\\_comments@juneau.gov](mailto:pc_comments@juneau.gov) or [jason.larson@juneau.gov](mailto:jason.larson@juneau.gov)

Mail: Community Development, 155 Heritage Way, Juneau AK 99801

**Case No.: AME2024 0007**  
**Parcel No.: 4B2201010102**  
**CBJ Parcel Viewer: <http://epv.juneau.org>**



Attachment F - Photo of Public Notice Sign posting

Informational Meeting: AME2024 0007, held on 9/19/2024

Jay Larson – Planner II, CDD

Dan Bleidorn – Manager, Lands and Resources

Community Development Department – Ilsa Lund, Planner, CDD

**QUESTIONS and ANSWERS**

**QUESTION:**

**Jim Sidney:** Okay, I'm Jim Sidney. I live at 1,400 glacier highway. Jim Sidney: you know, we did the subdivision here several. It's been what 5 years since we talked about getting it and doing it as single family. The single family designation, similar like we had down on 12th Street, 11th Street, and we went through many, many, many meetings and comments and stuff, and we got it. And now you're going back in and you're just hacking it all the hell while these people that built on the 1st 16 lots?

You know, as single family users. And now, all of a sudden you're going back to you know, if you got 6 acres there, they can put 60 units on it on A. D. 10 without even going to the planning commission. It's just do it right off the bat on that and the Brayford Street, and then a the impact. It's going to be on the Glacier highway, getting cars out and into that subdivision is never been addressed and keeps getting skirted around. And I just wonder why you keep doing this.

**RESPONSE:**

**Dan Bleidorn:** And thanks, Jim, it's nice to hear from you. It's been a little while.

**Jim Sidney:** It has been Dan.

**Dan Bleidorn:** So let's see if I can get this thing going here. I'm glad to hear from you. I'm glad you're being here tonight, and so you're probably you're obviously more familiar than this than most citizens. And so I you probably remember the Moline application that came to the city where a private entity wanted to build some low income housing, using tax credits, and he actually rezoned a chunk of this, and when he rezoned it he left out this portion. So in some ways this is almost like a housekeeping measure, so that we everything to the west of Carl Reich's boulevard is the same zoning. So it's not complicated when when something goes in there and then you're right. That access point is definitely something that needs to be investigated further. So prior to anything being built here. This whole section would need a secondary access. So it have to go up towards Hamilton Street, or along that piece that's managed by public works that you saw in that last image. But those are definitely things that are that are going to have to be addressed before before moving forward with any any development here. So you're 100 correct. Good.

**Jason Larson:** And Jim, if I if I can just interject to just remember, too, a lot of times we rezone from maybe A. D. 3 to a d. 5, or maybe a d. 3 to a d. 10. And that's that's a density issue, right? So one of the things to remember also with this is, we're going from A. D 10 to A. D. 10. So our density doesn't actually change right? We can still only have 10 dwelling units per acre, whether it's 10 houses or one building

with 10 dwellings in it, that's all that's going to be allowed. So it's not going to actually increase the density. The only thing I think, that it would actually really help with is, let's say, there's 6 acres. If only 3 of those acres are actually buildable. That's going to be the difference. We're going to be able to take one multi family dwelling and put that on that acre and be able to have 10 units in there versus ... It's it's just not going to be a significant amount of difference. It's just gonna allow for a more buildable area.

**Jim Sidney:** -Oh, I got muted now.

**Jason Larson:** You're muted, Dan.

**Jim Sidney:** No, I'm yeah. Somebody was muted.

**Dan Bleidorn:** We can hear you, Jim.

**Jim Sidney:** Oh, okay, yeah. And and that. And I just keep going back. You know, the 40 50 years I've been dealing with the bureaucracy of the borough is that they changed it, and it goes to A. D. 10 from A. D. 10 single family, which is a single family house on, you know, 3,000 square foot lot, or 7,000 square foot lot.

And then. Now it's going to be one big building with 60 units, or could be one building, and then in 3 years it gets subdivided off the partial and the other 5 and a half acres get sold, and, by God, they're going to build another 55 units on the next chunk.

And I've seen that ha! That type of stuff happen over and over. It happened over in West, you know. and it has happened in the past, and I just see that that's what's gonna happen. They'll sell the lot that's vacant after they get their d 10 permit for the 1st building. and I don't see any way of that ever stopping.

**Jason Larson:** Okay, well, Jim, hey, I I haven't met you. But I appreciate your input, thanks for being on today. And that's definitely something that can be presented to the planning commission. So thank you for that. Yeah.

**Jim Sidney:** Okay. no problem. I just it's not a. It's just a an observation. But yeah.

**Dan Bleidorn:** And Jim, I hear you. I mean I was here. You and I both remember that whole process. And you're right. It was a lot of meetings, and some of this also is. You know, has to do with the assembly priorities, changing a little bit, and maybe single family homes aren't necessarily their priority as much as they were even 8 or 10 years ago. And so your comments are definitely valid, and I hope you do show up to the planning Commission meeting and the Assembly, and you know people know you and respect you, and I think, it would add value to have you add those comments.

**Jim Sidney:** Okay. Sounds good.

Attendee Report

Report Gen 9/25/2024 10:34

Topic: AME24-07: Rezone for Karl Reishus Boulevard

Webinar ID	Actual Start Time	Actual Duration	Unique Viewers	Total Users
896 9544 9	9/19/2024 17:44	50	7	10

User Name	Email	Join Time	Leave Time	Total Minutes
<b>Host Details</b>				
Community	cdd_admin@juneau.gov	9/19/2024 17:44	9/19/2024 18:34	50
<b>Panelist Details</b>				
Dan Bleido	dan.bleidorn@juneau.org	9/19/2024 17:47	9/19/2024 18:34	48
jason_larsc	jason.larson@juneau.gov	9/19/2024 17:47	9/19/2024 18:34	48
<b>Attendee Details</b>				
Irene Gallion		9/19/2024 17:45	9/19/2024 18:34	50
Dan Bleido	dan.bleidorn@juneau.org	9/19/2024 17:45	9/19/2024 17:47	3
Jim Sidney		9/19/2024 17:54	9/19/2024 18:34	41
hmarlow		9/19/2024 18:20	9/19/2024 18:34	15
jason_larson		9/19/2024 17:45	9/19/2024 17:47	2
Ilsa Lund		9/19/2024 18:06	9/19/2024 18:34	29
Cole Cummins		9/19/2024 18:02	9/19/2024 18:34	33

# Additional Materials

## Regular Planning Commission Meeting

Assembly Chambers  
6:00pm  
Meeting Date: 10/22/2024

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- 1. AME2024 0002:**
  - a. Public comment: Gary Gillette, received 10/15/24
- 2. AME2024 0009:**
  - a. Public comment: Gary Gillette, received 10/15/24
- 3. AME2024 0008**
  - a. Public comment: Bruce Baker, received 10/13/24
  - b. Public comment: Karen & Pete Crandall, received 10/15/24
  - c. Public comment: Gary Gillette, received 10/15/24
  - d. Public comment: Marquam George, received 10/15/24
  - e. Public comment: Cinda Stanek, received 10/16/24
  - f. Public comment: Joe Lilly, received 10/16/24
  - g. Public comment: Kathy Coghill, received 10/17/24
  - h. Public comment: Barb Mecum, received 10/17/24
  - i. Public Comment: Gregory Cook, received 10/17/24
- 4. AME2024 0004:**
  - a. Public comment: Gary Gillette, received 10/15/24
  - b. Public comment: Mark & Elinor Fitzjarrald, received 10/16/24
  - c. Public comment: Joe Lilly, received 10/16/24
- 5. AME2024 0005:**
  - a. Public comment: Heather & Joel Carpenter, received 9/23/24
  - b. Public comment: Jeremy Woodrow, received 10/3/24
  - c. Public comment: Alan Degener, received 10/17/24
  - d. Public comment: Marciano Duran, received 10/17/24
- 6. AME2024 0006:**
  - a. Public comment: Fran & Mike, received 10/10/24
  - b. Public comment: Brandon Hauser, received 10/16/24
- 7. Comments on Non-Agenda Items:**
  - a. Public comment: Wayne Carnes received 10/17/24

City and Borough of Juneau  
Planning Commission  
155 South Heritage Way  
Juneau, Alaska 99801

Date: October 15, 2024

To: CBJ Planning Commission

Subject: AME2024 0002: Proposed Re-Zone on Douglas Island

The proposal is to rezone 39 acres of Residential D3 to Residential D-18 at South Grant Creek on North Douglas Highway. I understand the assembly's interest in creating housing opportunities. However, this parcel has a safety issue that should be addressed before rezoning. These issues are:

#### Safety

The proposed rezone would allow up to 702 residential units. Based on the most recently published data there are on average 2.65 persons per unit. Thus, this parcel could support up to 1,860 residents. Based on anecdotal information there are roughly 2.5 vehicles per residential unit equating to 1,755 additional vehicles on North Douglas Highway which is already at the Alaska Department of Transportation's service level F, meaning it is at or beyond capacity. The potential for serious and harmful accidents would greatly be increased with the proposed rezone, especially in conjunction with the other rezone proposals along North Douglas Highway. The cumulative impacts of approval of all four rezones could add 6,602 residents and 6,328 vehicles to the North Douglas Highway. In addition, there are several currently undeveloped D-18 zoned properties along North Douglas Highway. Until such time that a second crossing is built, this rezone is premature.

Once a property is rezoned it is the public's expectation that it would be developed to its full zoning potential. There is a safety issue as identified above that should be carefully considered prior to any action to rezone this parcel.

I strongly recommend that this rezone be continued until such time that the safety issue is fully studied and determined adequate for potential development allowed by D18 zoning.

Thank you for your thoughtful consideration.,

Gary Gillette  
North Douglas Resident

City and Borough of Juneau  
Planning Commission  
155 South Heritage Way  
Juneau, Alaska 99801

Date: October 15, 2024

To: CBJ Planning Commission

Subject: AME2024 0009: Proposed Re-Zone on Douglas Island

The proposal is to rezone 87 acres of Residential D3 to Residential D-15 at North Grant Creek on North Douglas Highway. I understand the assembly's interest in creating housing opportunities. However, this parcel has a safety issue that should be addressed before rezoning.

#### Safety

The proposed rezone would allow up to 1,305 residential units. Based on the most recently published data there are on average 2.65 persons per unit. Thus, this parcel could support up to 3,458 residents. Based on anecdotal information there are roughly 2.5 vehicles per residential unit equating to 3,263 additional vehicles on North Douglas Highway which is already at the Alaska Department of Transportation's service level F, meaning it is at or beyond capacity. The potential for serious and harmful accidents would greatly be increased with the proposed rezone, especially in conjunction with the other rezone proposals along North Douglas Highway. The cumulative impacts of approval of all four rezones could add 6,602 residents and 6,328 vehicles to the North Douglas Highway. In addition, there are several currently undeveloped D-18 zoned properties along North Douglas Highway. Until such time that a second crossing is built, this rezone is premature.

Once a property is rezoned it is the public's expectation that it would be developed to its full zoning potential. The safety issue as identified above should be carefully considered prior to any action to rezone this parcel.

I strongly recommend that this rezone be continued until such time that the issue safety is fully studied and determined adequate for potential development allowed by D15 zoning.

Thank you for your thoughtful consideration.

Gary Gillette  
North Douglas Resident



Bruce Baker  
10738 Horizon Drive  
Juneau, AK 99801

October 12, 2025

CBJ Planning Commission & Ms. Irene Gallion (CBJ Planner)  
c/o Planning Department  
City & Borough of Juneau  
155 Heritage Way  
Juneau, AK 99801

Subject: Fish Ck. Area: "rezone 77 acres of RR to D3. Case AME 2024-0008"

Dear Planning Commission Members & Ms. Irene Gallion

As a resident of Bayview Subdivision, I oppose your initiating a rezoning process for the above referenced CBJ property next to Fish Creek and the North Douglas Highway. The reason is that essential prerequisite research and analysis have simply not been conducted, reported, and made available to either Borough decision makers or members of the public.

It is premature to initiate a rezoning process for the subject property without first completing the following two plans:

A Comprehensive Land Management Plan for CBJ property on North Douglas Island.

and

A Comprehensive Transportation Plan for North Douglas Island.

In the absence of these two plans, the public, the CBJ Planning Commission, and the Borough Assembly are being asked to make ill-informed and piece-meal decisions regarding the future of these 77 acres and the broader North Douglas Island area of which they are a part.

You and we are being asked, in essence, to buy a pig in a poke.

Sincerely,

*Isi Bruce Baker*

October 14, 2024

Comments on: Proposed Rezoning of Approximately 77 acres of RR to D3 in vicinity of Fish Creek on North Douglas Highway

Case No: AME2024 0008  
Parcel No: 6D1201110011

We have lived across the road from this proposed rezone request parcel for 41 years. It is a beautiful, quiet semi-rural area enjoyed by those of us who live here and by the many individuals and now tour groups who walk, run, ride bikes, or take scenic drives along this section of road and enjoy Fish Creek Park. We would hope that any planned development of this parcel would be designed to protect these qualities.

As property owners downhill from this potential large residential area (up to 279 residences) we are concerned how sewage from each of these residences will be treated. Without connection to the city's sewer system the outflow will seep downhill into small creeks/drainage areas, cross the highway through culverts and onto the property of private residences and Fish Creek Park across the highway. Eventually the outflow will reach the wetlands and the very productive personal use crab area in Fritz Cove. The use of community sewage treatment facilities and individual treatment plants failed to work in Bay View and Bonnie Brae subdivisions. At great expense, these situations were rectified by connecting these two subdivisions to the city's sewer systems. **We should not allow rezoning of large parcels or development of any subdivision without a plan to eliminate potential sewage problems.**

Dependent on how access to this property is designed it will only add to the number of driveways entering North Douglas Highway. It was stated during the Neighborhood Meeting that there are already nearly 500 driveways. Any development on North Douglas will only increase the congestion on the already heavily traveled residential highway that is also widely used by bikers, walkers, runners and children. It is often a worrisome place to drive, walk or bike. Increased traffic from an additional large subdivision will only exacerbate this problem. During any discussion of new development and/or changed use of North Douglas, including this rezoning request, the need for a bench road to relieve pressure on this residential highway is always discussed. A very preliminary Douglas Bench Road Corridor is drawn on all maps of the area included in the CBJ Comprehensive Plan. This particular rezone request parcel is located on Map I and a road corridor is drawn adjacent to this property. As far as we know other than agreeing on the need for a bench road nothing else has been done. **Any further development along on North Douglas should not be permitted until a more detailed analysis of transportation issues is conducted and a transportation plan is made which will alleviate current congestion that will only to be made worse by any new development.**

**Our biggest problem with this rezone request is that there is no long-term area plan for North Douglas. Could the use of this parcel for residences restrict its use for something deemed more important in a long-term area plan?** Maybe it would block connecting a transportation corridor from a much-discussed Douglas Bench Road to an even bigger project, the long-range development of the West Douglas New Growth Area. Maybe the best use of this parcel would be to expand the popular and productive Fish Creek Park. The Parks and Recreation Department manages approximately 200 feet on either side of the creek. This is probably not enough to protect the creek, the fish and the other wildlife that use the creek and its corridor. Without a plan we do not know what the best use of this valuable piece of property is. The piecemeal approach to planning for this area could restrict what, we as a community, may need and want in the future.

For many years whenever there is any discussion of new development of North or West Douglas the need for a comprehensive North Douglas Area Plan is emphasized. We have spent millions of dollars studying a second channel crossing, we used millions of dollars to construct several miles of the West Douglas Pioneer Road that is closed to vehicular traffic and now makes a nice but expensive trail. We should have spent our money and energy formulating a plan for the future of this area. It seems everyone agrees that a plan is needed but even now a plan is not being worked on. **We feel that a North Douglas Area Plan, including a transportation plan, needs to be completed prior to moving forward with a second channel crossing, development of West Douglas New Growth Area, new subdivisions, changes to the use of Eaglecrest area, changes to the North Douglas Boat Launch and simple zoning changes. Without a plan, how do we know what is the long-term best use of this property or other city property in North Douglas.**

Thank you for consideration of my concerns and comments.

Karen Crandall and Pete Crandall  
11466 N Douglas Hwy  
Juneau, AK 99801

Crandall9@gci.net

City and Borough of Juneau  
Planning Commission  
155 South Heritage Way  
Juneau, Alaska 99801

Date: October 15, 2024

To: CBJ Planning Commission

Subject: AME2024 0008: Proposed Re-Zone on Douglas Island

The proposal is to rezone 77 acres of Rural Reserve to Residential D3 in the vicinity of Fish Creek on North Douglas Highway. I understand the assembly's interest in creating housing opportunities. However, this parcel has several issues that should be investigated and addressed before rezoning. These issues are:

#### Environmental

The parcel abuts Fish Creek, an anadromous fish stream that supports a highly used recreational fishery at Fish Creek Park. The development of this parcel will create a substantial area of impervious surfaces such as roofs, sidewalks, streets, and parking. The increased runoff could have a serious impact on the existing habitat of the Fish Creek delta. Until there is a study and plan to adequately address the runoff from this potential development, a rezone would be premature.

#### Health

Currently there is no sewer connection to this parcel. It is anticipated that development on this parcel would require on-site individual sewage treatment plants and drain fields. No testing has been completed to determine percolation rates that might be necessary for individual treatment plants. Past development at Bayview and Bonnie Brae subdivisions has shown that individual treatment plants do not operate successfully in these highly saturated lands. Until feasible methods to handle sewage are identified, the rezoning of this property is premature.

#### Safety

The proposed rezone would allow up to 280 residential units. Based on the most recently published data there are on average 2.65 persons per unit. Thus, this parcel could support up to 742 residents. Based on anecdotal information there are roughly 2.5 vehicles per residential unit equating to 700 additional vehicles on North Douglas Highway which is already at the Alaska Department of Transportation's service level F, meaning it is at or beyond capacity. The potential for serious and harmful accidents would greatly be increased with the proposed rezone, especially in conjunction with the other rezone proposals along North Douglas Highway. The cumulative impacts of approval of all four rezones could add 6,602 residents and 6,328 vehicles to the North Douglas Highway. In addition, there are several currently undeveloped D-18 zoned

properties along North Douglas Highway. Until such time that a second crossing is built, this rezone is premature.

Once a property is rezoned it is the public's expectation that it would be developed to its full zoning potential. There are several issues as identified above that should be carefully considered prior to any action to rezone this parcel.

I strongly recommend that this rezone be continued until such time that the issues regarding environmental, health, and safety are fully studied and determined adequate for potential development allowed by D3 zoning.

Thank you for your thoughtful consideration.

Gary Gillette  
North Douglas Resident

**Ilsa Lund**

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**From:** Marquam George <marquamgeorge@gmail.com>  
**Sent:** Tuesday, October 15, 2024 6:43 AM  
**To:** PC\_Comments  
**Subject:** Rezone #2024 0008

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

Dear Planning Commissioner's,

I have been a property owner and N. Douglas resident since 1979.

I'm truly finding this rezoning proposal completely out of touch with the N. Douglas community. Why and where did this proposal come from?

Fish Creek is a critical habitat that deserves to be protected. I can see no way 200+ homes could be compatible on the uphill side without discharging all sorts of household waste into Fish Creek.

With 200+ homes how many more vehicles are going to be on the highway? Even the idea of this proposal argues for a second crossing going towards Industrial Blvd., or Mendenhall Peninsula.

This rezoning proposal is like the Pebble Mine. Wrong place.

Respectfully,  
Marquam George

October 16, 2024

Dear CBJ Planning Commission and Assembly members,

This letter is in reference to the CDD short term project AME2024 0008: North Douglas Highway, Rezone RR to D3 - approximately 92 acres in the vicinity of Fish Creek and CBJ's Fish Creek Park. Thank you for the opportunity to share my thoughts.

I fully recognize that Juneau urgently needs additional housing, and that some lands may need to be rezoned for higher density. But for this pressing community need, the proposed land near Fish Creek is not the place.

First and foremost, the Alaska Department of Transportation recently stated that the North Douglas Highway is already at, or beyond, traffic capacity. This means that even at current traffic levels, the North Douglas Highway is becoming, or already is, unsafe - for vehicles, bikes, pedestrians, children waiting for school buses, etc. North Douglas Highway, a residential road, cannot absorb more traffic without becoming perilously unsafe for those who live along it and for who use it.

Already in the near future, North Douglas is looking at significantly increased traffic due to the expansion of tourism at Eaglecrest (including the gondola), the expansion of other tourism offerings, and the proposed expansion of the North Douglas boat ramp. Unfortunately, all of these projects have developed without any mitigation plans for increased traffic levels on North Douglas Highway, making the road even more dangerous with each passing year.

A new large subdivision at Fish Creek would put hundreds of additional resident vehicles on the already-overburdened and increasingly unsafe road each day - potentially 500-600 extra vehicles on the road daily, each with multiple trips. This is unacceptable.

My assumption is that the leaders of CBJ put safety first - be it trying to insure the safety and protection of residents during Mendenhall River flooding, or during threats of downtown landslides and avalanches, or for users of Eaglecrest and the harbors - I believe CBJ's top priority is, and should be, our safety. We cannot, and should not, make decisions that unduly heighten unsafe conditions and that take precedence over our safety. Adding more traffic to the North Douglas Highway goes against CBJ's responsibility of keeping us safe.

Before any other projects or plans take another step, North Douglas needs two things: An **Area Plan** (North Douglas does not have one); and a **Traffic Hazard Mitigation Plan** (beyond a traffic study). To propose any new projects or plans before those two things are completed is putting the cart before the horse. It is the responsibility of CBJ leaders to make sure "first things first" are taken care of. Yes, the need for housing is important and pressing, but the assurance of safety on North Douglas Highway is foremost.

Second, there is no city sewer at, or reasonably near, the proposed rezoned land. The nearest connection to sewer is over half a mile away (in Bayview). It would be prohibitively expensive to run sewer from potentially 250 homes, over half a mile, to the connection at Bayview - prohibitively expensive for both the developer(s) and the city.

Respectfully,  
Cinda Stanek  
Juneau, Alaska

**From:** [Joe Lilly](#)  
**To:** [CDD Admin](#)  
**Subject:** North Douglas property development  
**Date:** Wednesday, October 16, 2024 12:46:17 PM

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EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

I respect and appreciate the hard work you all do. I am writing to express concern about the proposal by CBJ to rezone large parcels out North Douglas Hwy from RR to D3. I understand that there is a major housing shortage in Juneau and I am not against development/expansion but this seems to be putting the cart before the horse. I have asked CBJ multiple times over the past 15 years when North Douglas residents might be able to connect to a sewer system and have always gotten the same answer; a little chuckle and something along the lines of "it will be a very long time until that happens."

By opening up these lots to higher density zoning, does that mean North Douglas will finally see a proper sewer system? It seems with all the concern for the wetlands, a modern sewer system would be more environmentally friendly and efficient than hundreds of individual septic systems and leach fields. Or, would new sewer systems only be installed for the new D3 developments, leaving the long time residents of North Douglas with nothing... except more traffic?

Thanks for your time.  
Joe Lilly  
N. Douglas



**From:** [katharine.coghill](#)  
**To:** [PC Comments](#)  
**Subject:** Rural Reserve Fish Ck  
**Date:** Thursday, October 17, 2024 10:12:42 AM

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EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

I'm writing to express my deep concern regarding the need to retain fish Creek area in its current zoning category of rural reserve.

I understand the need for additional housing in Juneau, as the seasonal tour employee influx has created a disastrous housing situation for locals. This is a serious need and must be addressed, however, it is not appropriate to take land out of rural reserve at this time.

Fish Creek has unique value with a local population of toads and is critical for supporting water fowl and a full spectrum of wildlife in this area.

Additional housing is currently underway, creating many new units in downtown Douglas, as well as out near the Juneau animal rescue facility. Before we start changing zoning in critical habitat areas, we need to give that new housing a chance to absorb some of the currently unmet need.

The character and quality of life in Juneau is under threat from increased pressures of vehicular traffic and destruction of natural areas. We must do everything we can as a community to avoid destroying the integrity and the quality of the environment here that has provided a safe haven from the chaos and overcrowding currently being experienced in much of the United States.

Concentrating new housing in hubs of activity is an important way to minimize impacts to the greater City and Bureau of Juneau. Additional housing needs to be concentrated in population centers, and not spread to regions which lack the necessary infrastructure.

Additionally, the environmental impacts of putting a second crossing out at N Douglas are orders of magnitude unacceptable due to the dire impact this would cause to the Mendenhall wetlands.

Changing the fish Creek area from rural reserve to D3 seems to be a step in anticipation of a Northern second crossing. No changes to zoning in North Douglas should be performed until the location of the second crossing has been definitively determined.

A final concern is the disastrous consequences of global climate change as seen recently in Florida, North Carolina, etc. This is not the time to be cutting down trees in a rural reserve. This is the time to be more creative about adding houses in areas that have already had their trees removed.

Thank you for this opportunity to comment.

Kathy Coghill  
10600 Horizon Drive  
Juneau, Alaska 99801  
253-389-5475  
Sent from my iPhone

**From:** [Barb Mecum](#)  
**To:** [PC Comments](#); [Irene Gallion](#)  
**Subject:** Opposed - 77-Acre Fish Creek Rezone  
**Date:** Thursday, October 17, 2024 10:39:06 AM

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**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

Dear Planning Commission,

As a 22-year resident of Bayview Subdivision, I am writing to express my opposition to the proposed Fish Creek Re-Zone project.

While I am well aware of the need for new housing, I am opposed because without a North Douglas Comprehensive/Neighborhood Plan nor a North Douglas Transportation Plan, this re-zone is premature.

The CBJ infrastructure is not available to the area. It would be prohibitively expensive to extend these services, otherwise each new home will require a septic system and leach field, adjacent to the Fish Creek.

While I agree we are in need of new and affordable housing in Juneau, this area would not prove affordable to the average homeowner nor fiscally prudent to us property tax payers who fund our infrastructure. Other areas should first be considered by the Planning Commission if we are to be made confident our CBJ is engaging in sound management practices.

Asking property owners who have faithfully paid property taxes for years to fund an expensive infrastructure project to extend services to this area should not occur before developing other areas where these services already exist.

It is another example of a piece-meal approach to development on North Douglas. We have requested CBJ provide a planning process for North Douglas for years now.

It is offensive to home and land owners to have CBJ consistently move ahead with this piece-meal approach without consultation with those of us who live here, especially in light of the recently announced unbridled tourism on the backside of the island. It is time to halt this Fish Creek re-zone and commence with a North Douglas Comprehensive/Neighborhood Plan along with a North Douglas Transportation Plan.

I request the Planning Commission NOT recommend forwarding the Fish Creek re-zone to the Assembly, and that the commission further recommend it be put on hold until appropriate planning has been undertaken. I would appreciate knowing this email had been received and will be included in the Oct. 22, 2024 Planning Commission packet.

Respectfully,  
Barb Mecum  
10742 Horizon Drive  
Juneau

**GREGORY FRANK COOK**  
ATTORNEY AT LAW

P.O. Box 240618  
Douglas, Alaska 99824

October 17, 2024

Telephone: (907) 586-9719  
Fax: (907) 463-5848

TO THE CBJ PLANNING COMMISSION:

re: re-zone of 77 acres at Fish Creek, Case # 2024 AME 0008

The Cook family has resided at 5.1 mile, North Douglas Hwy for over 45 years, and we OPPOSE the proposed zoning change of 77 acres near Fish Creek from Rural Reserve to D-3. This is the wrong project, the wrong place, and the wrong time.

The Fish Creek drainage is important to wildlife and fish. A broad zone several hundred yards wide along each side of Fish Creek is an important wildlife corridor. This corridor serves as a "safe travel zone" for species as diverse as deer, black bear, porcupine, river otter, and the endangered North Douglas toad, whose hordes of tiny toadlings annually traverse the road just uphill from the (lower) Fish Creek bridge.

Rural reserve zoning protects the multifarious values of wildlife and fish; D-3 bulldozers and D-3 zoning endanger and diminish populations of wildlife and fish, thereby destroying the very values that have attracted us and others to keep our residence in the semi-rural tranquility of North Douglas. Increased development means increased pollution, further diminishing the quality of life for local residents.

The proposed re-zoning hides various appurtenant costs to taxpayers. Existing infrastructure on North Douglas is inadequate to support an influx of 200-300 families. We have no CBJ sewer lines

beyond Bonnie Brae and we do NOT want an LID imposed on us to subsidize the profits of real estate developers so that they can offer purchasers sewer and water hookups. Bus service on North Douglas at the existing level is wholly inadequate. Hundreds more residents at Fish Creek will only exacerbate those deficiencies until higher tax revenues can support better service. We oppose higher taxes.

The (lower) Fish Creek bridge at the site of this re-zoning proposal is specifically denominated as "Narrow." The bridge is already unsafe for pedestrians and cyclists whenever motorized traffic is present. It is very likely that bridge will have to be replaced if hundreds of new houses are built as per this proposed re-zoning, since each home is likely to have 2-4 vehicles apiece. Whose taxes will pay for that new, wider bridge?

We have no sidewalks anywhere on the North Douglas Hwy. Speeding cars and speeding dump trucks pose a special threat to us. Dump trucks invariably have poorly-secured loads and spew rocks of various sizes that become dangerous, airborne missiles before touching ground to become traffic hazards. Who will pay for the necessary improvements for pedestrians entrained by re-zoning and development? Please say NO to the years of speeding, messy, and dangerous dump trucks that will threaten pedestrians, children, cyclists, and dogs.

There is no indication that this proposal has been preceded by consultation with the North Douglas Neighborhood Association. Certainly, local residents deserve to have a special place at the table in the formulation of any proposed major change to the neighborhood BEFORE the Planning Commission puts the proposal out to the general public. Please go back to the drawing board and work with the North Douglas Neighborhood Association as a preliminary stage.

Please say NO to the proposal to re-zone 77 acres near Fish Creek. Please say NO to higher taxes and NO to more LID's.

Please say YES to maintaining the semi-rural values that make North Douglas a bastion of tranquility distinct from other CBJ neighborhoods.

Please say YES to working with the North Douglas Neighborhood Association in a timely manner instead of *post hoc*.

Please say YES to keeping the Fish Creek riverine corridor a safe home for wildlife and fish.

Please say YES to keeping--and improving--the North Douglas Highway as a safe area for recreational cycling by tourists and locals.

Thank you



Tam, Corinna, and Greg Cook

7745 North Douglas Hwy.

Juneau, AK 99824

907-586-9717 ([Gregcookalaska@gmail.com](mailto:Gregcookalaska@gmail.com))

City and Borough of Juneau  
Planning Commission  
155 South Heritage Way  
Juneau, Alaska 99801

Date: October 15, 2024

To: CBJ Planning Commission

Subject: AME2024 0004: Proposed Re-Zone on Douglas Island

The proposal is to rezone 66 acres of Rural Reserve and Residential D-1 to Residential D3 at 6101 to 6615 North Douglas Highway. I understand the assembly's interest in creating housing opportunities. However, this parcel has a safety issue that should be addressed before rezoning.

#### Safety

The proposed rezone would allow up to 244 residential units. Based on the most recently published data there are on average 2.65 persons per unit. Thus, this parcel could support up to 647 residents. Based on anecdotal information there are roughly 2.5 vehicles per residential unit equating to 610 additional vehicles on North Douglas Highway which is already at the Alaska Department of Transportation's service level F, meaning it is at or beyond capacity. The potential for serious and harmful accidents would greatly be increased with the proposed rezone, especially in conjunction with the other rezone proposals along North Douglas Highway. The cumulative impacts of approval of all four rezones could add 6,602 residents and 6,328 vehicles to the North Douglas Highway. In addition, there are several currently undeveloped D-18 zoned properties along North Douglas Highway. Until such time that a second crossing is built, this rezone is premature.

Once a property is rezoned it is the public's expectation that it would be developed to its full zoning potential. There is a safety issue as identified above that should be carefully considered prior to any action to rezone this parcel.

I strongly recommend that this rezone be continued until such time that the issue regarding safety is fully studied and determined adequate for potential development allowed by D3 zoning.

Thank you for your thoughtful consideration.

Gary Gillette  
North Douglas Resident

October 17, 2024

TO: Juneau Planning Commission

RE: AME2024-0004 - re-zoning of 66 acres uphill (Southwest) of 6101 through 6615 North Douglas Highway from RR to D3.

We are the property owners of 6015 North Douglas Highway, located southwest of Falls Creek for the last 45 years. Falls Creek wanders through each of the two lots between 6101 and 6015 North Douglas Highway and we oppose the rezoning of these two properties for the reasons described below.

Heavy rainfall events and snow melt of recent years has caused substantial streambank erosion and has changed the channel and streamflow of Falls Creek immediately above the highway, creating a widened channel with gravel aggradation due to the undersized highway culvert. While the culvert prevents salmon passage above the highway, the culvert should be replaced to provide passage as we recall salmon in the stream when we purchased the property in 1979. Should culvert replacement occur and provide salmon passage in the future, the CBJ ordinance for stream buffer protection would apply, but which may occur after development and the riparian vegetation may have been removed. The Falls Creek riparian vegetation is highly valuable consisting of young and old growth forest characteristics with many downed large trees over the creek, and the streambed is gravel which would provide salmon spawning habitat.

Road access from the highway to either of these lots would be difficult if not impracticable due to the steep terrain and undercut streambanks. Development of this area would be challenging and risky because of the slope and elevation, and the stream channel changes due to ongoing channel constriction through the highway culvert. In addition, these two lots surrounding Falls Creek serve as a wildlife corridor. Black bears and deer frequently travel through and forage on the property, as do Bald Eagles and small mammals. Because few wildlife corridors along streams remain undeveloped on North Douglas Highway, these two properties should be reserved as a stream buffer for Falls Creek and a wildlife corridor. The corridor also provides public access to the Tongass National Forest, for deer hunting and accessing the Treadwell Trail.

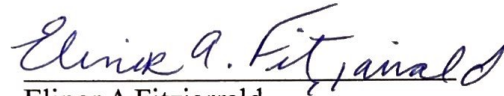
As mentioned in the second North Douglas Crossing PEL public comments to date, we too are concerned about increased traffic and safety risks associated with more residential development on North Douglas Highway, also as documented in the 2013 CBJ Comprehensive Plan Update that is attached to the rezone application. The limitations of North Douglas Highway documented in the 2013 Plan continue to exist and have not been addressed, meanwhile the traffic congestion on North Douglas Highway since 2013 has increased immensely from new residential developments, and increased tourism and recreational activities including motorized boat launch use. Tour buses and shuttles transporting tourists for helicopter excursions, Segway rides, kayaking, cycling, wildlife walks, and other activities creates overuse and dangers and safety hazards to the locals. While a bike lane has been added, there are no pedestrian pathways or pull outs to allow school buses to pull out of the travel lane to allow other vehicles to pass after children have safely crossed the street. While we understand the second North Douglas Crossing is not part of this review, the sudden multiple proposed rezoning of CBJ lands on North Douglas

appears as though CBJ is attempting to open land to support the needs for the crossing. Each parcel should be carefully considered for its resources and public use. The second crossing is sorely needed to accommodate increased traffic from further development, and the proposed rezoning of CBJ land on North Douglas Highway should be paused until the second crossing is better understood and a plan in place.

We respectfully request that the Planning Commission deny the proposed zone change from RR to D3 for both of the two lots located between 6101 and 6015 North Douglas Highway.



Mark A. Fitzjarrald  
(907) 723-2401



Elinor A Fitzjarrald  
(907) 723-9658



**From:** [Joe Lilly](#)  
**To:** [CDD Admin](#)  
**Subject:** North Douglas property development  
**Date:** Wednesday, October 16, 2024 12:46:17 PM

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EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

I respect and appreciate the hard work you all do. I am writing to express concern about the proposal by CBJ to rezone large parcels out North Douglas Hwy from RR to D3. I understand that there is a major housing shortage in Juneau and I am not against development/expansion but this seems to be putting the cart before the horse. I have asked CBJ multiple times over the past 15 years when North Douglas residents might be able to connect to a sewer system and have always gotten the same answer; a little chuckle and something along the lines of "it will be a very long time until that happens."

By opening up these lots to higher density zoning, does that mean North Douglas will finally see a proper sewer system? It seems with all the concern for the wetlands, a modern sewer system would be more environmentally friendly and efficient than hundreds of individual septic systems and leach fields. Or, would new sewer systems only be installed for the new D3 developments, leaving the long time residents of North Douglas with nothing... except more traffic?

Thanks for your time.  
Joe Lilly  
N. Douglas

September 23, 2024

Irene Gallion, Senior Planner  
City and Borough of Juneau  
[Irene.Gallion@juneau.gov](mailto:Irene.Gallion@juneau.gov)

RE: Rezone of 36 acres uphill (north) of 11900 through 12170 Glaciers Highway from D3 to D15

Ms. Gallion,

These comments are made in opposition to the proposed rezoning of 36 acres uphill (north) of 11900 through 12170 Glacier Highway from D3 to D15. We live at 3855 Seaview Ave and our property is directly connected to the start of the proposed rezone area by the Spaulding Meadows/John Muir trailhead. There is not a day since we purchased our home and moved in February 2019 that we haven't seen people using the trail – it doesn't matter the season or the weather. Our young children use the trail often as well as their friends and the other children in our neighborhood. If the rezone is approved and the land developed, they will lose a large outdoor recreational area due to CBJ planning to put a road where the trailhead parking lot and start of the trail currently exists. It would no longer be safe for our boys to play there due to the traffic that would be going by. Our property would lose a large part of why we purchased this property – the trees and privacy it offered. Even though we would still have some right of way, it is unknown how many trees CBJ would determine must come down, and we must assume that they would take them all down, no longer creating the privacy and forest area our family loves. It is not clear where the new trailhead would actually exist and what the cost would be to move it. What type of development and fill/gravel would be required due to the land up from the trailhead not being flat? The development process and construction would also cause a large disruption to the neighborhood, our children, and our daily lives.

Our neighborhood is a single-family neighborhood, and not compatible with a D15 zoning. Auke Bay Elementary School is already at full capacity and cannot sustain the increased enrollment that would result from the rezone to D15. We have concerns that the sewer system in Auke Bay cannot handle the maximum possible increase in dwelling units of 670 in a D15 zone. If CBJ has to pay to expand the elementary school and the sewer system, those costs should be considered by the planning commission and the assembly as part of a rezone decision.

Juneau has seen an increase in landslides. Being the house at the bottom of the hill, we have a big concern that disturbing the land above us could shift the solid ground and make our area more susceptible to land movement. We ask that engineers and city planners properly consider this risk. Juneau residents are already experience a lack of insurance availability, and the increased cost to add coverage like landslide or mudslide to a standard homeowner policy. If the area above our property becomes a higher risk to land movement due to development, that will add costs to our home budget to ensure our home is protected.

Finally, we have seen our property taxes raise significantly since 2021. If this rezone is just step one of CBJ spending a large amount of money on development, we could see our taxes impacted even more to pay for it. We already are struggling to pay the yearly increases, and do not want to see the assembly take on more projects.

Thank you for your consideration.

Heather and Joel Carpenter  
3855 Seaview Ave  
Juneau, AK 99801

October 3, 2024

RE: Auke Bay Rezone AME2024 0005

Dear Commissioners,

I reside at 3875 Seaview Ave, one of the neighboring properties to the proposed rezone of CBJ Auke Bay properties 0315 and 0305. Thank you for providing the opportunity to provide local perspective and comments to the rezone proposal.

First, I would like to offer the support of responsibly and developing CBJ lands. It has been discussed a length in numerous public meetings the need and desire to develop CBJ lands to offer more opportunity to expand housing opportunities throughout the borough. I am not opposed to the idea of developing LND-0315 as I believe that this is a large enough area, that if done appropriately could add value and opportunity to Juneau and Auke Bay.

However, I oppose the rezone request for these reasons:

- There has been no study or supporting materials as to why this particular property requires a rezone. It is already zoned for residential, why does it need to be higher density and according to who?
- The infrastructure needs and the associated costs, both near and long-term, that would be passed on to residents and rate payers have not been identified. What is the sewer capacity in Auke Bay? What other unknown costs are expected?
- There is a lack of identifying potential positive or negative impacts on neighboring properties from water run-off due to clearing wetland and diverting streams, wind events by removing trees, and or displacement of wildlife?
- There is no plan to accommodate the increase in the traffic that a higher density housing development would require. Is the existing infrastructure adequate for growth? What does ADOT&PF think about the proposal?
- This plan only identifies using LND-0305, i.e. the Spaulding Meadows Trail, as the new road and access point. Why does it not identify other potential access points? Have those been explored? Have other neighboring property owners, such as the University been included in this development discussion and is there a cooperative opportunity to responsibly and thoughtfully develop both CBJ and University lands with lesser impact on existing property owners?

This proposal also intends to rip apart one of Juneau's most iconic hiking trails. While at some point in the future this may be a necessity to accommodate growth in Juneau, I counter that we aren't yet at the nexus of removing a vital part of our community's identity to accommodate more condos. Additionally, I strongly oppose the rezone proposal and development of LND-0305, which most Juneau residents would identify as the Spaulding Meadows trailhead and first section of the trail, for the following reasons:

- Adding a larger parking lot to increase trail usage will have negative impacts on the popular trail. The current parking may at times seem inadequate a few times each year but most of the year the trailhead sits empty or has 1 or 2 cars max at the trailhead parking. This is no different than the Auke Lake parking lot, which is empty 90 percent of the year and overflows on the few warm, sunny days of the summer. If there is indeed a need to expand

the parking lot, where is the study or justification? As a frequent user of the trail, I recommend that any additional funding available be put into trail maintenance versus a parking lot.

- Adding a street up the existing trail and a dead-end parking lot will create problems for nearby residents by illegal or undesirable users. This has become a frequent problem across Juneau. Wherever there is a slightly concealed parking lot there is a vehicle or multiple vehicles either abandoned, burned, disassembled and/or people in them using drugs and engaging in other illegal activities. Let's not add another location for this type of activity, especially in Auke Bay, which will lower property values and deter people from wanting to live-in or develop the community in a positive way.
- Glacier Highway is an extremely busy roadway. The 2023 northbound average daily vehicle traffic at the Auke Bay roundabout was 7,730, according ADOT&PF. The slight turn on Glacier Highway as southbound drivers approach Auke Bay near the Spaulding Meadows trailhead has poor visibility for drivers wishing to turn left from Seaview Avenue. As a result, neighbors choose to use the Bayview Ave exit for left turn as a safety precaution. This section of highway would not be improved if a new street was added adjacent to Seaview Ave. I recommend not adding a new street or street-like entrance/exit at this location until it can be determined that this stretch of highway will not become more dangerous to all user groups: cars, bikers, pedestrians.

For the above reasons, developing LND-0305 is the wrong proposal. If CBJ truly wants to improve and create safer access to Spaulding Meadows trail, I do believe that a new access point via LND-0315 makes sense. However, I propose the new access road and parking should be developed via the University land either through the Auke Lake Way or University Drive roads.

These two roads are already established and safe intersections that lead to existing development. CBJ should be working with the University to help develop both properties to meet the vision of the Auke Bay Area Plan that was adopted in March 2015. By utilizing existing road infrastructure, savings will likely be found and stress on neighboring properties will be reduced. Spaulding Meadows and the developed land will become similar to West Juneau where the Dan Moller trail has two access points within the neighborhood. Additionally, the existing Spaulding Meadows trailhead's historic presence can be preserved and made safer by directing traffic to a parking lot away from Glacier Highway.

Again, thank you for the opportunity to provide additional insight into this public process. I do hope that you use these comments and those of my neighbors as important factors in your ultimate decision. While we must continue to strive toward making Juneau an affordable and welcoming city, let us not drive away those who currently reside and have invested their livelihoods into making Juneau the incredible community as it presently stands.

Sincerely,



Jeremy Woodrow  
3875 Seaview Ave  
Juneau, Alaska 99801

**From:** [Alan Degener](#)  
**To:** [PC Comments](#); [Irene Gallion](#)  
**Subject:** Rezoning in Auke Bay  
**Date:** Thursday, October 17, 2024 8:18:05 AM

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EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Regarding the rezoning in Auke-Bay area to D-15, I use the John Muir trail weekly and I would like whatever transpires to minimize impact that that trail and the buffered zone around the trail. It is a good trail, particularly the lower sections, in that it is not too difficult for older persons or persons with mobility issues. Please also consider making an adequate parking zone for that trail as it is often crowded.

Thank you.

Alan Degener  
16999 Point Lena Loop Road.



P.O. Box 32634  
Juneau, AK 99803  
(907) 780-6161  
duran@acsalaska.net

October 17, 2024

Irene Gallion  
Senior Planner  
Community Development Department  
City and Borough of Juneau  
155 S. Seward St  
Juneau, AK 99801

Dear Irene,

I am writing in regard to the proposed rezoning of the CBJ-owned 36-acre parcel in the Auke Bay area (AME2024-005) from D-3 to D-15, as discussed in the recent public meeting. I own a large parcel of land located just west of the CBJ-owned property currently under consideration for rezoning. Given the proximity and the similar development potential of my land, I respectfully request that a portion of my parcel also be included in the rezoning consideration to D-15 (approximately 44 acres adjacent to CBJ property and up to Waydelich Creek as shown on the attached PDFs).

In line with the Assembly's goal of addressing housing shortages in Juneau, the rezoning to D-15 would provide flexibility to develop in areas that are impacted by natural challenges such as elevation and wetlands, which limit the buildable land. By allowing for more efficient land use on the portions of my property that are suitable for development, this zoning change would help compensate for these constraints while maintaining a balanced approach to growth in the area. This would support the city's housing goals without compromising the environmental considerations that are vital to the community.

Additionally, I request that the City and Borough of Juneau initiate a Capital Improvement Project (CIP) to extend the sewer infrastructure west approximately 530 feet. The proximity of this parcel to the CBJ land currently being evaluated for development makes it logical to extend the sewer lines to serve both properties. This extension would not only facilitate development but also ensure the provision of essential infrastructure for future residents, further aligning with the city's goals of creating sustainable, well-serviced neighborhoods.

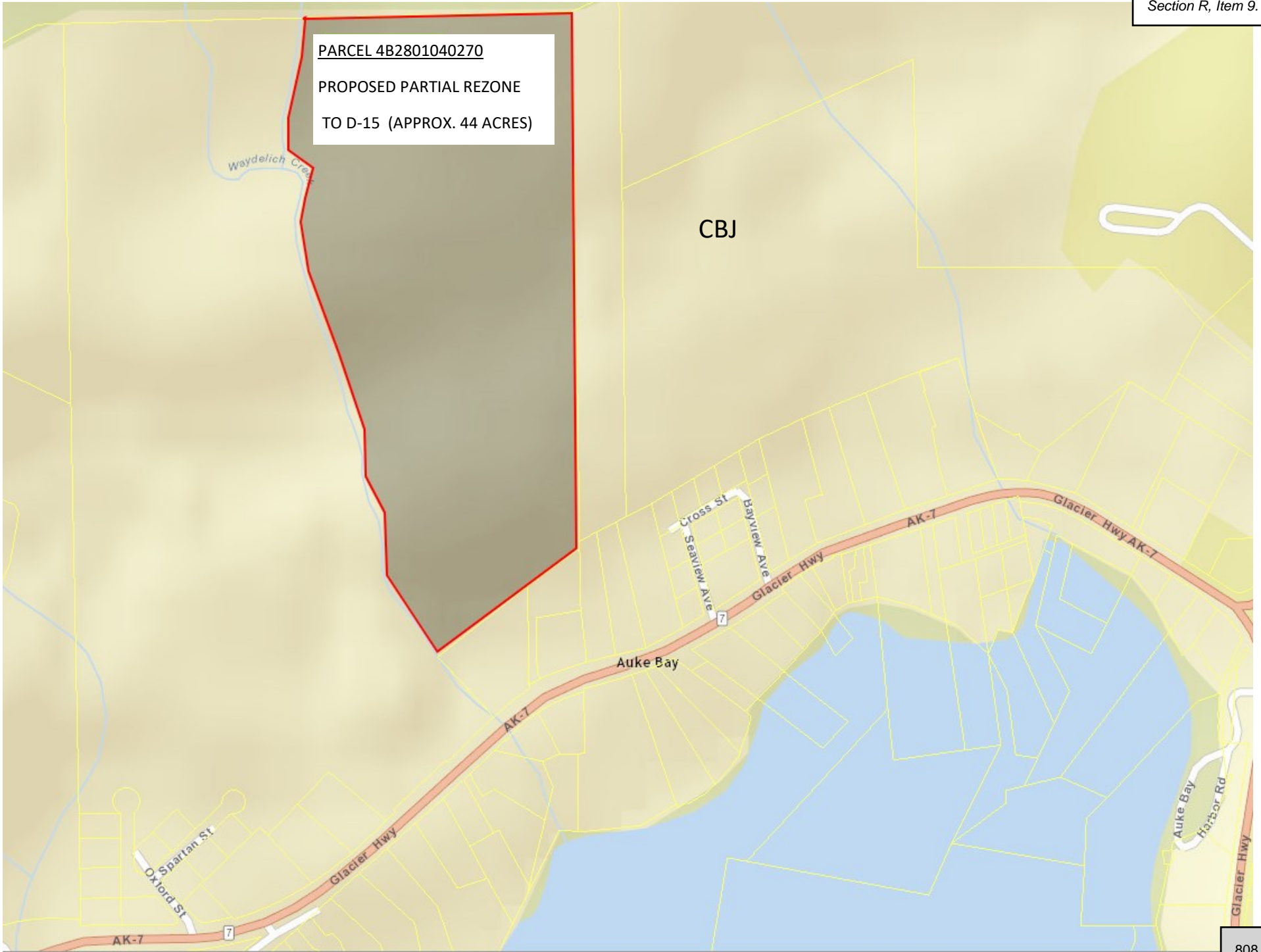
Thank you for considering my requests. I look forward to collaborating with the City and Borough of Juneau in a way that benefits the community while supporting responsible development.

Sincerely,

Marciano G. Duran

PARCEL 4B2801040270  
PROPOSED PARTIAL REZONE  
TO D-15 (APPROX. 44 ACRES)

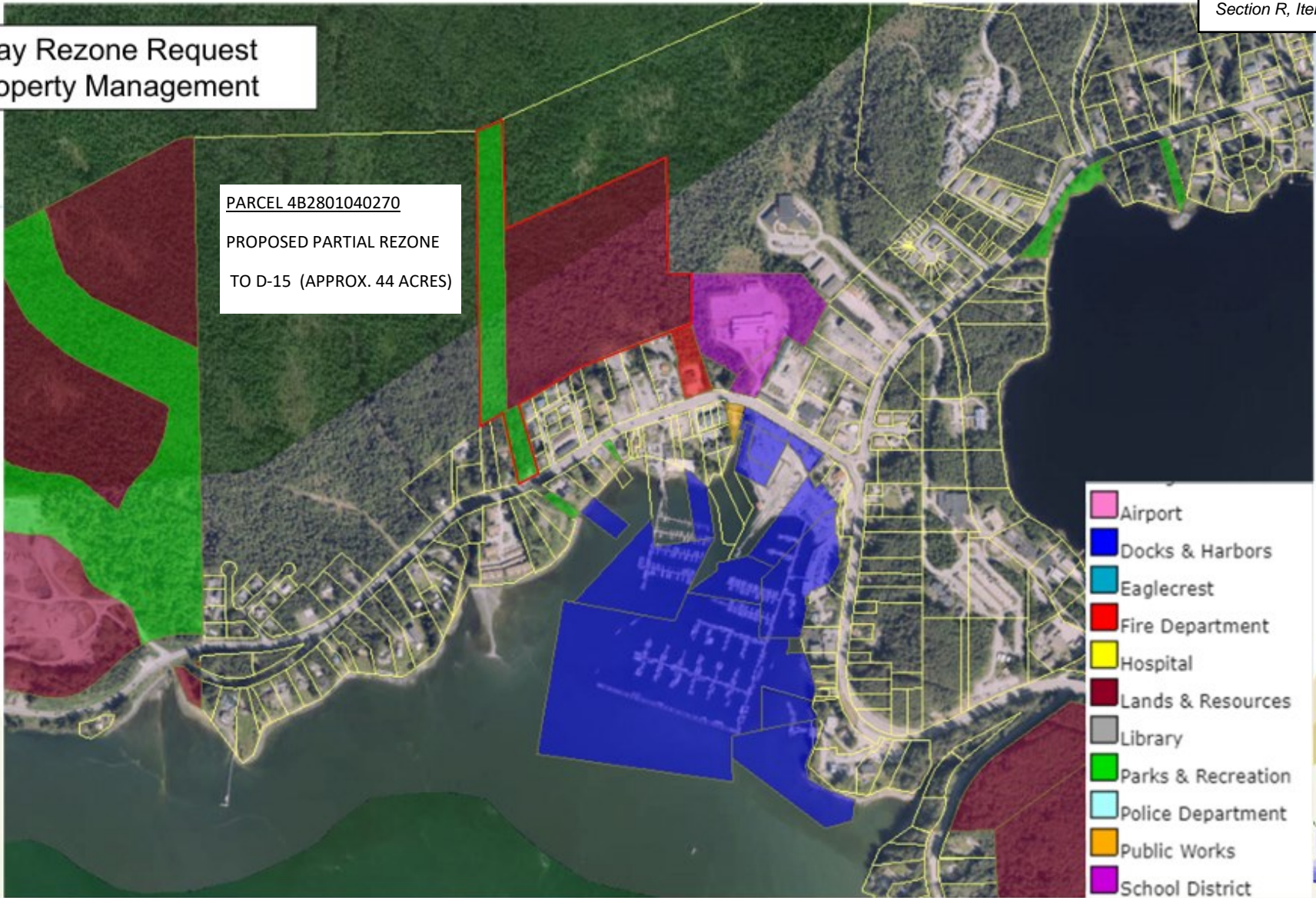
CBJ





# Auke Bay Rezone Request CBJ Property Management

PARCEL 4B2801040270  
PROPOSED PARTIAL REZONE  
TO D-15 (APPROX. 44 ACRES)



**From:** [Fran & Mike](#)  
**To:** [PC Comments](#); [Jason Larson](#)  
**Subject:** Comments on AME2024 0006  
**Date:** Thursday, October 10, 2024 2:02:04 PM

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**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

I am writing to oppose rezoning these 33 acres from RR to D3. As a 65+ year resident of Juneau and 42 year resident adjacent to Parcel 8B3401000100 the Planning Commission needs to seriously consider your approval of AME2024 0006.

It appears the Planning Commission is currently considering at your next meeting rezoning a total of six parcels totaling 338 acres! It appears CBJ is pushing 'housing' forward without proper review, planning and study. In 2012, JEDC compiled a study titled CBJ Switzer Lands Residential Development Study. <https://www.jedc.org/sites/default/files/2nd%20DRAFT%20OF%20THE%20FINAL%20STUDY%20DOCUMENT.pdf> This detailed document clearly defines which areas were suitable for development and which areas were not suitable for development. A similar type document should be compiled for each of the six parcels.

The 33 acres in AME2024 0006 has no CBJ water, no CBJ sewer services and no access to public transportation. Most of the acreage is very steep and tree covered. Without proper study and layout, surface drainage from stormwater runoff and onsite sewage systems will seriously impact residents below this parcel.

I seriously urge you to postpone rezoning this parcel and instead focus on rezoning parcels that are closer to established areas of Juneau with proper access to water, sewer services and public transportation. I also believe the Planning Commission should postpone rezoning all six parcels until and unless proper reviews and studies have been completed.

With a declining population in Juneau now is NOT the time to be proposing to rezoning 338 acres without a clear, convincing mandate from all the residents of Juneau. The Planning Commission should also review the 2012 Switzer study and see how many of those parcels were actually developed for housing.

**From:** [Brandon Hauser](#)  
**To:** [PC Comments](#); [Jason Larson](#)  
**Subject:** Comments on Case No: AME2024 0006  
**Date:** Wednesday, October 16, 2024 6:55:17 AM

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**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

Hello,

I am writing to oppose rezoning these 33 acres (Case No: AME2024 0006) from RR to D3. My primary concerns are septic containment, unstable grounds, and if it would assist in the goal of creating affordable housing.

The 33 acres of proposed land to develop is a mix of old growth sitka spruce (some of which have active eagle nests), mountain hemlock, western hemlock, and a variety of other flora. These tree root systems hold the land together. The land as is, in the hilly sections, shows signs of instability during heavy rainstorms; sloughing of land material. Removing these trees would greatly increase the potential for landslides. Building on this land would take proper planning, engineering, and be an expensive feat.

The water accumulating from the hillside drains towards and beneath our house as the groundwater in areas is 6 to 12 inches beneath the surface at best. A dense layer of green clay, sediment from when the oceans were higher, keeps the water from getting too deep. I feel that it would be irresponsible for the city to develop this land without proper sewer services and a thorough investigation as to how to properly drain the uphill runoff to the sea.

My last concern is that if this development is meant to reduce the limited housing options in Juneau, then why is it being built in an area that will be, if done safely and thoroughly, very expensive to buy into. Juneau's shrinking population is a direct result of limited affordable housing options. By affordable I refer to first time homeowners or families who have outgrown their space and require a slightly larger home. If this 33 acres is developed, will it be able to meet the needs of individuals who fit this and similar demographics? Or would a location that has less building obstacles and access to city water and sewage be a wiser choice?

At the least, I propose that extensive land reviews and studies have been completed to ensure that AME2024 0006 is an area that can be rezoned from RR to D3 safely and without impact to the already existing homes and property. I've included a document as an example of a thorough review. <https://www.jedc.org/sites/default/files/2nd%20DRAFT%20OF%20THE%20FINAL%20STUDY%20DOCUMENT.pdf>

Thank you for your time,  
Brandon Hauser  
907-500-8667

Oct 17, 2024

Dear Planning Commission - including Mayor Weldon and the Assembly.

I'm very disappointed and pissed off after reading the news from Royal Caribbean and Goldbelt; however, it is not unrelated to the CDD Short term project ME2024008 North Douglas rezone RR to D3.

While we may not have control over corporation goals, we do have control over the planning for our community. The key work is "PLANNING" - the lead word in your Commission. To be clear "planning" means envisioning the big picture, and the numerous pieces that make up a sub area or neighborhood - homes, open spaces, trails, nonmotorized pathways, sewer, water, playgrounds, a safe transportation plan, etc.

North Douglas needs an area plan, including a transportation hazard mitigation plan. TO REPEAT AGAIN – N. Douglas has been asking for decades FOR A PLAN. This request has been ignored by CBJ - the Planning Commission, CBJ Planners and elected officials.

In the 2003 CBJ's Comp Plan, it states the need for N. Douglas transit and sub-area plans before any crossing happens (or any other piecemeal development). With expedient growth of tourism, and more to come, our residential highway is not safe and our neighborhood is becoming a less satisfying place to live.

I do not support any rezoning or development out N. Douglas until a plan is completed and I hope you actually read this letter and think about what I said.

Wayne Carnes  
N. Douglas Resident