

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 Heritage Way, Juneau, Alaska 99801
Dan.Bleidorn@juneau.gov
(907) 586-5252

TO: Alicia Hughes-Skandijs, Chair of the Assembly LHED Committee
FROM: *Daniel Bleidorn*
Dan Bleidorn, Lands and Resources Manager
SUBJECT: 2024 CBJ Rezone Applications
DATE: July 26, 2024

In July 2024, the Lands Office submitted seven (7) rezone applications to the Community Development Department. These seven properties were selected after thorough review of the CBJ land portfolio and the Land Management Plan, while considering the topography, access, road frontage, utilities, and wetlands. These seven properties represent a broad and equitable up-zoning across the borough.

The 2016 Housing Action Plan 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 Housing Action Plan’s Implementation section 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)

Increasing the density of CBJ properties is the first step in facilitating development or disposal. These rezone applications of CBJ property are the direct result of discussions with the Assembly at the 2023 Retreat. CDD staff will review and analyze the applications and schedule neighborhood meetings and public hearings. The Planning Commission will review these applications and provide the Assembly with recommendations. Upon completion of the Planning Commission review, Lands will update this Committee and request direction on how to proceed.

These applications were recently submitted, and as public notice goes out, staff expect a significant amount of public comment at both the Planning Commission and the Assembly level. This item is for information and staff are not requesting a motion at this time.