

MEMORANDUM

CITY/BOROUGH OF JUNEAU

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

TO: Mayor Weldon, Acting Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: 2024 CBJ Rezone Applications
DATE: November 22, 2024

In July 2024, the Lands Office submitted seven (7) rezone applications to the Community Development Department. These seven CBJ 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. The 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. The Planning Commission reviewed these applications at the October 22, 2024, meeting and approved of six of the seven rezone requests. The one rezone that the Planning Commission denied of was the property located in the vicinity of Fish Creek on Douglas.

In accordance with 49.75.130, an ordinance will not be introduced for the Fish Creek rezone. The denial does not prevent the Assembly from developing this property with the existing zoning of RR which allows for more industrial and rural uses than the proposed residential D3. This property could be reevaluated during the land review for the upcoming 2026 Land Management Plan in order to determine if this property should be retained for public use rather than the current designation of retain/dispose.