

Presented by: The Manager  
Introduced: 12/16/2024  
Drafted by: Law Department

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

**Serial No. 2024-45**

**An Ordinance Amending the Official Zoning Map of the City and Borough by Rezoning Approximately 33 Acres of Parcel No. 8B3401000100, USS 3807, Located at 15700 Auke Rec Bypass Road, North of 15700 Glacier Highway.**

WHEREAS, the area of the proposed rezone consists of 33 acres located at 15700 Auke Rec Bypass Road, identified as USS 3807, and zoned Rural Reserve (RR); and

WHEREAS, RR is intended for lands primarily in public ownership managed for the conservation and development of natural resources, and for future community growth and recreation, cabins, lodges, and small seasonal recreational facilities may be allowed; and

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

WHEREAS, the proposed rezone to D3 conforms to the RD; and

WHEREAS, the D3, residential district, is intended to accommodate primarily single-family and duplex residential development and D-3 zoned lands are primarily located outside the urban service boundary; and

WHEREAS, the D3 density reflects the existing pattern of development of properties in the surrounding districts; and

WHEREAS, housing is the Assembly's top priority; and

WHEREAS, the Planning Commission concluded that the change from RR to D3 zoning district does not substantially change the land use and will substantially conform to the maps of the Comprehensive Plan; and

WHEREAS, the Manager recommends approval of the proposed rezone.

**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 CBJC 49.25.110, is amended to change the zoning of USS 3807, located at 15700 Auke Rec Bypass Road, 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:

\_\_\_\_\_  
Elizabeth McEwen, Municipal Clerk