



**PLANNING COMMISSION STAFF REPORT**

**REZONE: AME2022 0008**


**HEARING DATE: JANUARY 24, 2022**

(907) 586-0715

CDD\_Admin@juneau.org

www.juneau.org/community-development

155 S. Seward Street • Juneau, AK 99801

**DATE:** January 11, 2023  
**TO:** Michael LeVine, Chair, Planning Commission  
**BY:** Irene Gallion, Senior Planner   
**THROUGH:** Jill Maclean, Director, AICP

**PROPOSAL:** Applicant requests a rezone for approximately 5.7 acres in the Aak’w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions.

**STAFF RECOMMENDATION:** Staff recommends the Planning Commission extend the rezone east to encompass the Four Points Sheraton (0.9 acres), then forward a recommendation of APPROVAL to the Assembly.

**KEY CONSIDERATIONS FOR REVIEW:**

- Staff recommends extending the boundaries east to encompass the Four Points Sheraton property, for cohesive block development.
- Proposed MU zoning is consistent with proposed zoning to the north, and existing zoning to the east.
- Proposed MU zoning facilitates Willoughby District Land Use Plan:
  - Zero setbacks for construction to the lot line.
  - Current height limit 45 feet. Proposed zoning would allow construction to the planned height of 55 or 65 feet, depending on area.
- Zero setbacks facilitates canopy construction, improving pedestrian experience.

**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.

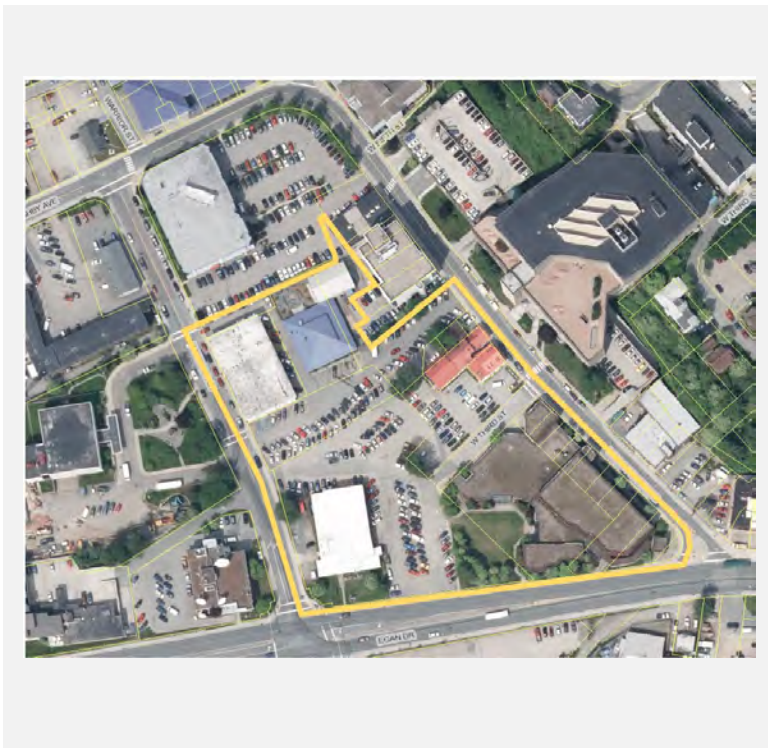
**STANDARD OF REVIEW:**

- Quasi-legislative decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
  - CBJ 49.25.500
  - CBJ 49.75.110
  - CBJ 49.75.120
  - CBJ 49.75.130
  - CBJ 49.10.170(d)
  - CBJ 49.80

GENERAL INFORMATION	
<b>Property Owner</b>	Attachment B, C
<b>Applicant</b>	City & Borough of Juneau
<b>Property Address</b>	Attachment B, C
<b>Legal Description</b>	Attachment B, C
<b>Parcel Number</b>	Attachment B, C
<b>Zoning</b>	MU2
<b>Land Use Designation</b>	Traditional Town Center, w/ Capital Complex
<b>Lot Size</b>	Attachment B, C
<b>Water/Sewer</b>	CBJ
<b>Access</b>	Willoughby Avenue, Whittier Street
<b>Existing Land Use</b>	Urban Developed
<b>Associated Applications</b>	AME2022 0006

**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.*

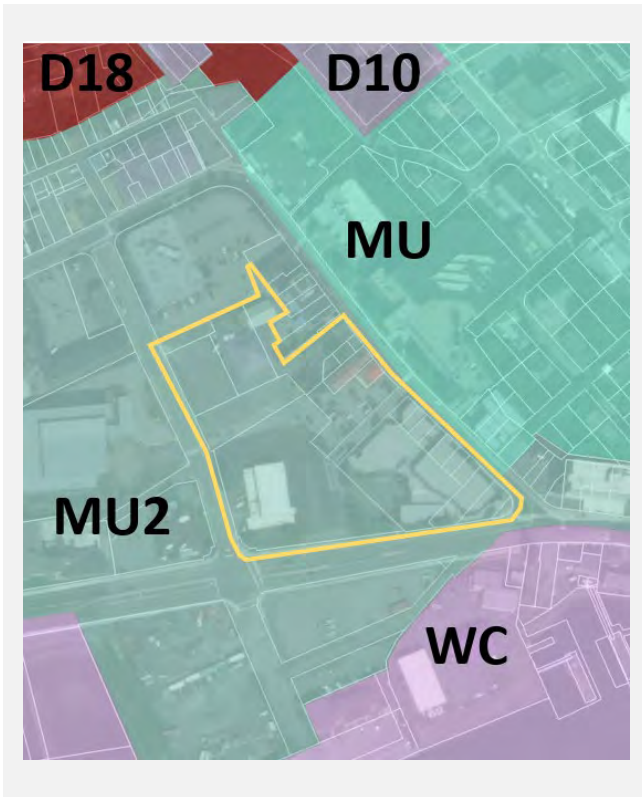
**SITE FEATURES AND ZONING**



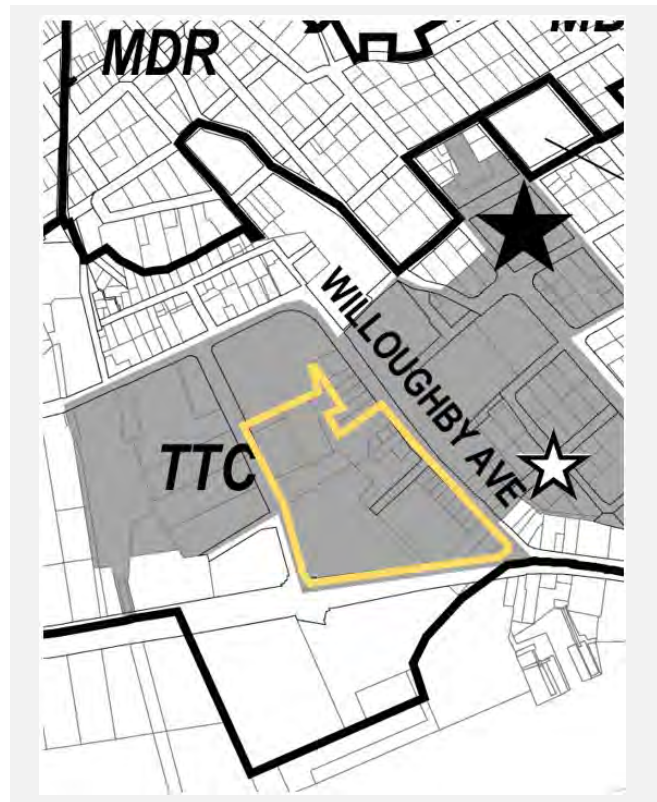
SURROUNDING ZONING AND LAND USES	
North (MU2)	Mixed Use
South (WC)	Waterfront Commercial
East (MU)	Mixed Use
West (MU2)	Mixed Use

SITE FEATURES	
Anadromous	No
Flood Zone	No
Hazard	No
Hillside	No
Wetlands	No
Parking District	Town Center
Historic District	No
Overlay Districts	None

**CURRENT ZONING MAP**



**LAND USE DESIGNATION MAP**



**BACKGROUND INFORMATION**

**Project Description** – The City and Borough of Juneau (CBJ) has requested a rezone of their properties they own (**Attachment A, B**) from MU2 to MU. Bullwinkles Inc., Catherine and Ariel Cristobal (Twilight Café), and General Teamsters Local 959 own lots in the rezone area. For clarity, this area will be referred to as the “CBJ application” throughout this document.

The Community Development Department asks the Commission to extend the boundary to the southeast, to encompass Yc Rivergold Hotel, LLC property (Four Points by Sheraton property, managed through Marriott Bonvoy) (**Attachment C**). For clarity, this area will be referred to as the “application extension” throughout this document.

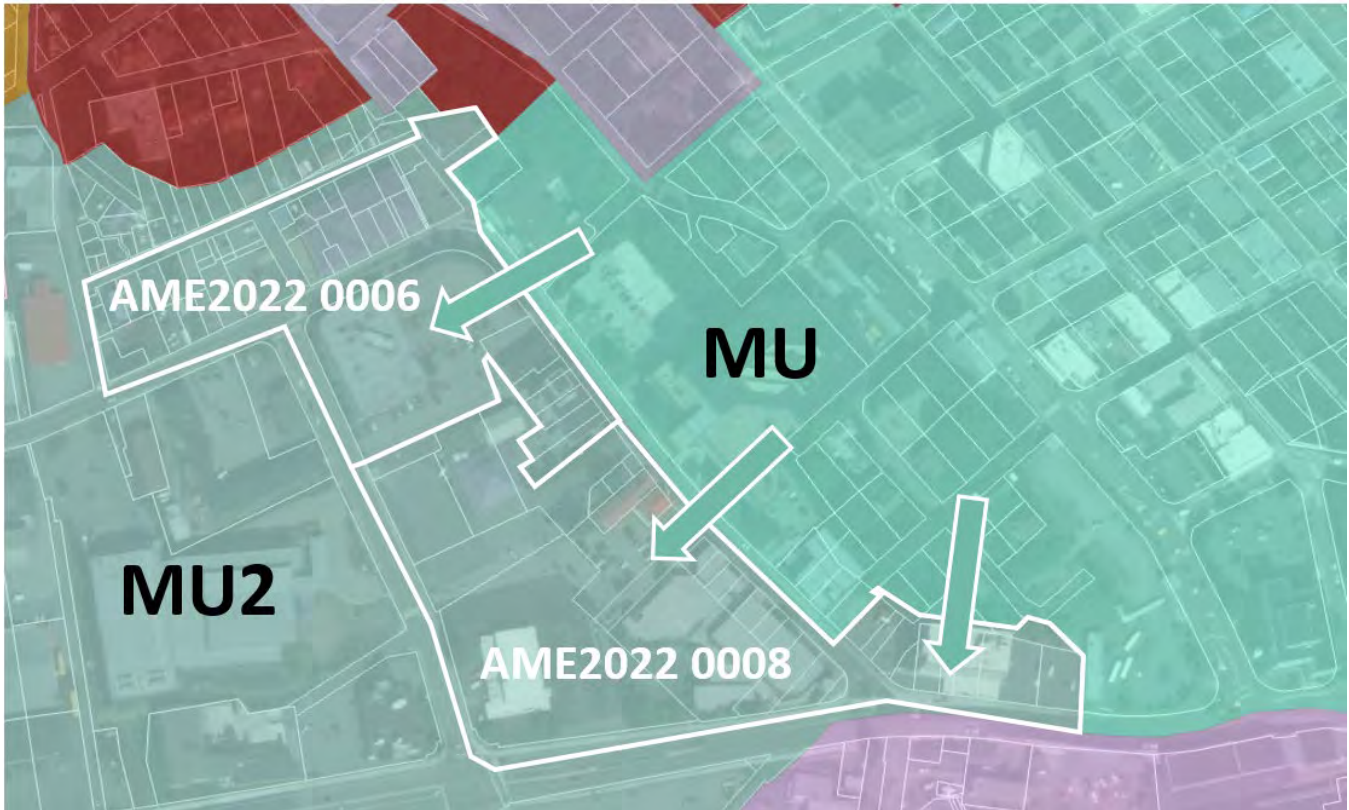
“Proposed zoning” will refer to the rezone effort under this case number.



Attachment D includes the proposed rezone ordinance map.

**Background** – With AME2022 0006, the CBJ application is a consistent expansion of MU zoning to the south and west.





The CBJ application is separate from the adjacent northerly rezone proposed by Central Council Tlingit & Haida (AME2022 0006). The two cases are intentionally separate ensuring that either may proceed if one does not. The CBJ application includes Centennial Hall, the Juneau Arts and Culture Center, and the proposed location for a new city hall.

The area proposed for rezone is built on Alaska Juneau Gold Mine waste rock placed between 1930 and 1960.

The 1971 construction of Egan Drive [Outer Drive Phase II (F-093-1(3)) & Whittier Street Grading, Drainage, Bridge Illumination, Signalization and Paving (X-31530), **Attachment E**] cut through existing lots and created fractions at the southeast end of the rezone area.

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

Year	Zoning	Summary
1956	C-1	Commercial and Light Industry Districts. Height limit: 50 feet No minimum lot area Minimum yard, front: 10 feet Minimum yard, side: 10 feet Minimum yard, rear: As necessary to meet parking requirements
1969	RML	Low Density Multi-Family Residential District Minimum lot size: 5,400 square feet Minimum lot width: 60 feet Minimum lot depth: 90 feet Maximum building height: 35 feet

Year	Zoning	Summary
		Maximum lot coverage: 50% Minimum front yard setback: 15 feet Minimum rear yard setback: 15 feet Minimum side yard setback: 5 feet for one story, 6 feet for two stories, 8 feet for three stories. Required parking based on use
1987	C2	Central Business District Minimum lot size: 2,400 square feet Minimum yard setbacks: 10 feet if adjoining residential district Maximum lot coverage: None. Minimum lot width: 20 feet Required parking based on use
1998	MU2	GC, LC and D18 to MU2, Ordinance 98-10 Minimum lot size: 4,000 square feet Minimum lot width: 50 feet Maximum coverage: 80% Maximum height, permissible uses: 45 feet Accessory uses, 35 feet All setbacks: 5 feet Required parking based on use

**ZONING ANALYSIS**

**CBJ 29.25.200 Zoning Districts Defined -**

Current Zoning – MU2	Proposed Zoning – MU
<i>The MU2, mixed use 2 district, is intended to place a greater emphasis on residential development than is the case in the MU district. A range of residential development types is allowed. Multi-family residential uses are allowed at a density of up to 80 units per acre.</i>	<i>The MU, mixed use district, reflects the existing downtown development pattern and is intended to maintain the stability of the downtown area. Multi-family residential uses are allowed and encouraged.</i>

**CBJ 49.25.300 Table of Permissible Uses Comparison –** Two uses in the Table of Permissible Uses differ between MU and MU2:

No.	Use Description	Current Zoning – MU2	Proposed Zoning - MU
4.220	Marijuana product manufacturing facility	Not Allowed	CUP
12.300	Zoos, aquaria, or wild animal rehabilitation facilities with a visitor component	CUP	Not Allowed

No known zoos, aquaria or wild animal rehabilitation facilities will be made nonconforming with this proposed rezone.

**CBJ 49.25.400 Dimensional Standards –**

Standard		Current Zoning – MU2	Proposed Zoning - MU
<b>Lot</b>	Size	4,000	3,000
	Width	50	50
<b>Setbacks</b>	Front	5	0
	Rear	5	0
	Side	5	0
	Street Side	5	0
<b>Lot Coverage</b>		80%	No limit
<b>Height</b>	Permissible	45	No limit
	Accessory	35	No limit

The proposed zoning has a smaller lot size than the existing zoning. Under the CBJ application, conformity remains the same. Under the application extension, two of the lots making up the parcel code become conforming (**Attachment C**).

**CBJ 49.25.500 Density** – Proposed MU zoning has no maximum density. No property will become nonconforming for density under this proposed rezone.

**Potential for Subdivision** – Minimum lot size is 4,000 under current MU2 zoning, and 3,000 under proposed MU zoning.

The estimate of lots that could result from subdivision assumes consolidation of larger parcels of multiple lots, then subdivision into lots of conforming size.

Under MU zoning 65 lots could be created in the CBJ application. Under current MU2 zoning 47 under lots could be created (**Attachment F**).

The application extension is 38,786 square feet. If owners consolidate the lots in the parcels then subdivided into lots of conforming size, 12 lots could be provided under proposed MU zoning, as opposed to nine under current MU2 zoning. Created lots that directly accessed Egan Drive would have a minimum lot size of 36,000 square feet, which would impact the number of lots that could be created under either zoning scenario.

**TRAFFIC AND TRANSPORTATION**

Access	Roadway Classification	Current Level of Service
Willoughby Avenue	Collector	1,280
Whittier Street	Collector	2,752
Egan Drive	Arterial	12,200

*Alaska Department of Transportation and Public Facilities, 2021 data*

The lots in the CBJ application gain access from Willoughby Avenue or Whittier Street. The parcel proposed for the application extension gains access from Willoughby Avenue and Egan Drive.

Traffic impacts are estimated based on use. Traffic estimates below are for two uses that differ between current MU2 and proposed MU zoning (*Institute of Traffic Engineers Trip Generation Manual, 9<sup>th</sup> Edition, Volume 2 and 3*).

Manufacturing: 3.82 Average Annual Daily Traffic (AADT) per 1,000 square feet (page 173). *Other areas of Juneau provide less expensive property for manufacture.*

Zoos: 114.88 AADT per acre (page 900). *An aquarium has been proposed along Juneau's waterfront, outside of the proposed rezone.*

**Non-motorized transportation** – The area proposed for rezone is urban. The rezone would allow structures to be built up to the property line, which would facilitate construction of canopies over the sidewalk.

Whittier Street, Willoughby Avenue and Egan Drive border the CBJ application, and have sidewalks on both sides of the road.

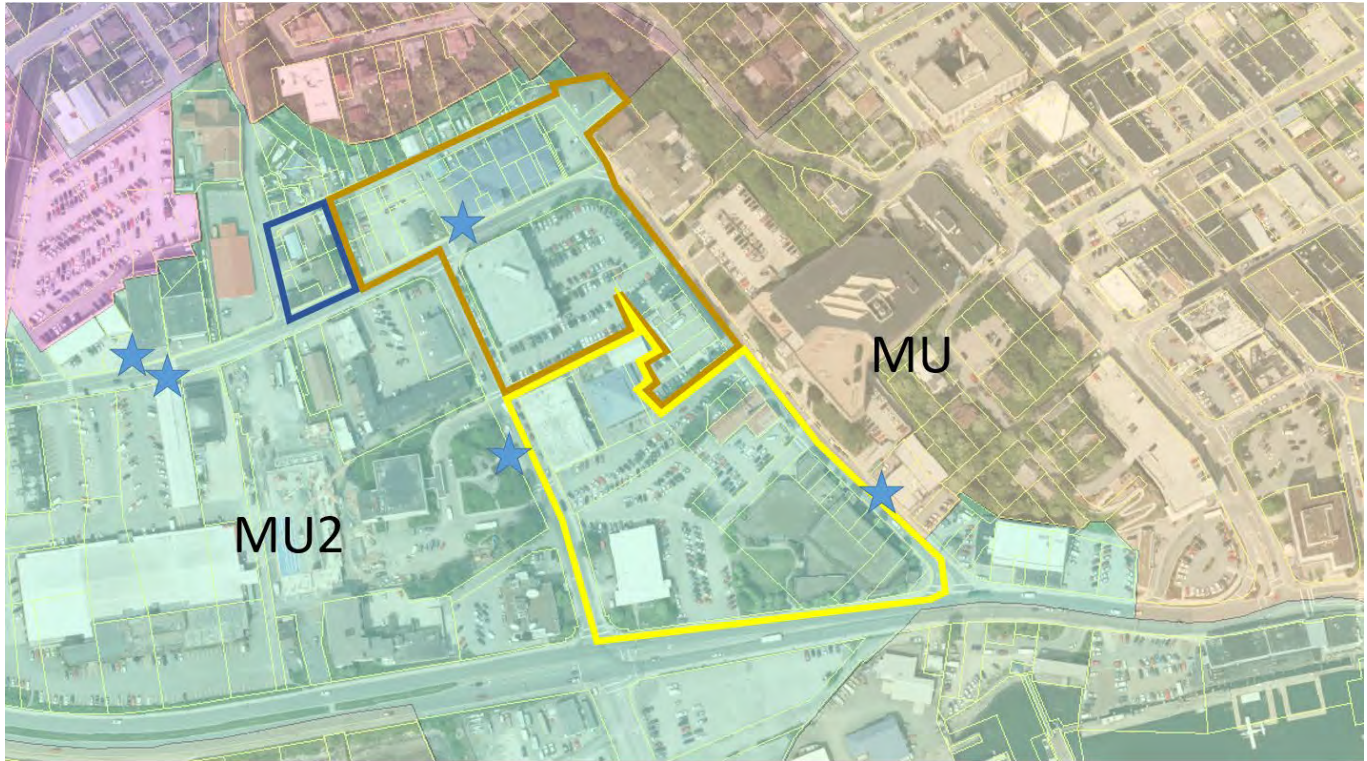
West 3<sup>rd</sup> Street is a 25 foot wide right-of-way that serves as the driveway to the Centennial Hall Complex. Centennial Hall has sidewalks next to West 3<sup>rd</sup> Street. West 3<sup>rd</sup> Street right-of-way ends at the southwest corner of Centennial Hall (see below).



*Left: Google Street View of West 3<sup>rd</sup> Street from the southwest corner of Centennial Hall. Right: Parcel Viewer with West 3<sup>rd</sup> Street right-of-way highlighted.*

**Proximity to Public Transportation** – Capital Transit has an outbound stop at the State Archives and Records Center, across Willoughby Avenue from Centennial Hall. Inbound riders can disembark at the Downtown Transit Center. A stop on Whittier Street can serve inbound or outbound commuters, depending on routing. The blue stars in the image below represent Capital Transit stops.





**COMMUNITY SERVICES**

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

Service	Summary
Water/Sewer	CBJ
Fire Service	Downtown Fire Station
Schools	Schools that serve the proposed rezone area: Harborview Elementary School, Montessori Borealis, Yaakoosge Daakahidi Alternative High School, Juneau Douglas High School,
Recreation	Centennial Hall, Juneau Arts and Humanities Council, Zach Gordon Youth Center

**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	None
Anadromous	None

Resource	Summary
Historic	None
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 -			
Chapter	Page No.	Item	Summary
10	132	10.4-IA1	Design higher density housing in scale with adjacent lower-density housing.
	140	10.13-SOP1	Allow high density mixed use developments.
		10.13-IA1	Rezone appropriate land for mixed use.
11	184	10.13-IA4	Plan for redevelopment into pedestrian-oriented mixed use.
		Subarea 6	3. Enhance the Capitol Complex
	185	Subarea 6	6. Preserve viewsheds downtown (through Willoughby Land Use Plan)
			10. Promote mixed uses downtown.

The Comprehensive Plan maps the area as Traditional Town Center and Capitol Complex.

**Traditional Town Center (TTC):** *These lands are characterized by high density residential and non-residential land uses in downtown areas and around shopping centers, the University, major employment centers and public transit corridors, as well as other areas suitable for a mixture of retail, office, general commercial, and high density residential uses at densities at 18 or more residential units per acre. Residential and non-residential uses could be combined within a single structure, including off-street parking. Ground floor retail space facing roads with parking behind the retail and housing above would be an appropriate and efficient use of the land.*

Current MU2 zoning and proposed MU zoning conform to this land use.

**Capitol Complex:** *An area in downtown Juneau which could contain legislative hearing rooms, offices, meeting rooms, pedestrian-friendly circulation systems, parking, transit services, seasonal and short-term accommodations, food and beverage services, cultural and entertainment activities, and other facilities which support the legislative activities of the state capital in Juneau. This area is shown on the land use maps for Subarea 6, particularly Map M, and is centered on Telephone Hill, the proposed site of a new State Capitol building.*

MU zoning (proposed) allow structure construction up to the front property line, facilitating construction of canopies over the sidewalk and improving conformity.

<b>2016 HOUSING ACTION PLAN</b>			
<b>Chapter</b>	<b>Page No.</b>	<b>Item</b>	<b>Summary</b>
	49	9. Downtown Strategy	Build on planning efforts in the Willoughby District
	51		Consider inclusionary zoning so new business can meet housing needs.

Current MU2 zoning and proposed MU zoning both facilitate the Housing Action Plan. MU allows higher residential density.

<b>2011 Willoughby District Land Use Plan, Chapter 5*</b>			
<b>Chapter</b>	<b>Page No.</b>	<b>Item</b>	<b>Summary</b>
5	35	5.1 Planning and Design Principles	Build structures at the lot line to facilitate “human scale” development. Proposed MU zoning has a zero foot required setback.
5	39	Figure 5. Building Height	The plan recommends a 50 foot height limit in the rezone area to protect viewsheds from Calhoun Avenue and Dixon Avenue. Current MU2 zoning height limit is 45 feet. Proposed MU zoning has unlimited height limit, allowing construction to the full 50 feet.
5	41	5.2 Development Themes	Triple residential units by 2021. Current MU2 zoning has a density limit of 80 units per acre. Proposed MU has no density limit.
5	45	Land Use and Development	Aspirational goals for redevelopment, ground floor office space, increased density, more eyes on the street, and consolidated government offices.

*\*Only Chapter 5 of the Willoughby District Land Use Plan was adopted into the Comprehensive Plan.*

Like the Housing Action Plan, the Willoughby District Land Use Plan encourages residential density. Proposed MU zoning allows structures to be built to the front property line, an element of the Willoughby District Land Use Plan creating “human scale” development.

The Willoughby District Land Use Plan proposes height limits (see page 18 of **Attachment G**). The Willoughby District Land Use Plan Chapter 5 is incorporated by reference into the 2013 Comprehensive Plan. Citation in the Comprehensive Plan does not create a right to a certain development [CBJ 49.05.200(c)]. When a conditional use permit is proposed in the Aak’w Kwan district, the Planning Commission will be asked to review the proposal for conformity with the Comprehensive Plan [CBJ 49.15.330(f)(3)]. The Commission may use the context of a land use plan to establish conformity. For instance, the height limitation in the Willoughby District Land Use Plan protects the view from Calhoun Avenue and Dixon Avenue. If a mitigating measure was proposed that met this goal, the Commission could approve a height taller than that proposed in the land use plan, if height conformed to zoning limitations. MU has no height limit.

**AGENCY REVIEW**

CDD conducted an agency review comment period between December 20, 2022 and December 27, 2022 (**Attachment H**). No comments were received.

State of Alaska was e mailed on August 4, 2022. No comments were received. A subsequent request was made on December 21, 2022. No comments were received in time for analysis in this staff report.

### **PUBLIC COMMENTS**

CDD conducted a public meeting on December 6, 2022 (**Attachment G**). One member of the public attended. The attendee's concern was to protect the view from his residence on Dixon Avenue. The attendee was comfortable with the limitations of the Willoughby District Land Use Plan.

CDD conducted a public comment period between December 12, 2022 and January 12, 2023 (**Attachment I**). Public notice was mailed to property owners within 500 feet of the proposed rezone. A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment J**).

Property owners within the rezone area received a letter advising them of the rezone and providing public meeting materials (**Attachment K**).

An e mail was sent to Marriot Franchise group regarding the possibility of rezoning their Four Corners property (**Attachment L**). Staff sent Marriott the letter to property owners, discussed above.

No public comments were received for analysis in this staff report.

### **ZONE CHANGE OPTIONS AND ALTERNATIVES**

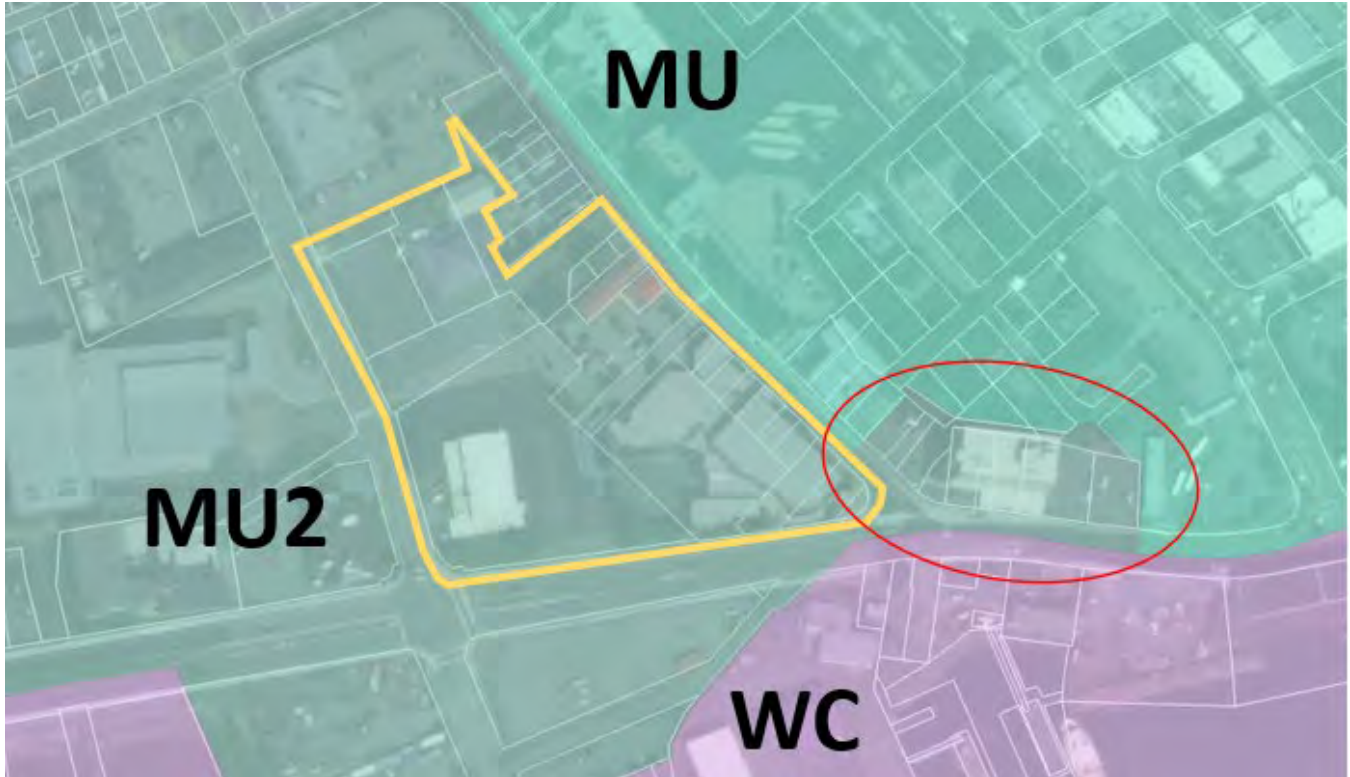
The Commission may recommend approval to the Assembly for different [49.75.130(a)]:

- Zoning districts than staff or applicant requested.
- Boundaries for the proposed rezone area.

Zoning district boundary lines are intended to follow property lines, centerlines of streets, alleys, streams (CBJ 49.25.110(f)).

Staff recommends that the boundary of the CBJ application extend east to encompass the Four Points by Sheraton property, managed through the Marriott Bonvoy. The application extension provides for cohesive expansion of MU zoning westward. Without it, an island of MU2 remains (see red circle below).





Staff is not proposing an alternative zoning to that proposed.

#### **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 2022.

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

**Analysis:** CDD staff developed a basic project web site (<https://juneau.org/community-development/short-term-projects>), held a public meeting on December 16, 2022; mailed written notice to property owners within 500 feet of the proposed rezone; sent a letter to impacted land owners, and posted a public notice sign 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 CBJ application for rezone of 5.7 acres to MU is west of existing MU zoning. The application extension is 0.9 acres.

**Finding: Yes.** The proposed rezone meets the minimum size. The application extension expands existing MU.

**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 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 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 6.6 acres in the Aak'w Kwaan District from MU2 to MU, eliminating zoning setback requirements, lot coverage restrictions and height restrictions. The area includes 5.7 acres originally proposed for rezone by the CBJ, and staff's proposed extension of the east boundary of the rezone to include the Four Points Sheraton (Parcel # 1-C07-0-K75-002-0, TIDELANDS ADDITION BL 75 LT 8 – 16), adding 0.9 acre.

***Proposed Motion:*** I move of the Commission accept staff findings and analysis, and forward a recommendation of approval of AME2022 0008 to the Assembly; a rezone of approximately 6.6 acres in the Aak'w Kwan District, from MU2 to MU, eliminating zoning setback requirements, lot coverage restrictions and height restrictions. The area includes the 5.7 acres originally proposed by the CBJ, and a 0.9 acre extension eastward to include the Four Points Sheraton (Parcel # 1-C07-0-K75-002-0, TIDELANDS ADDITION BL 75 LT 8 – 16). I ask for unanimous consent.

**STAFF REPORT ATTACHMENTS**

<b>Item</b>	<b>Description</b>
<b>Attachment A</b>	Application
<b>Attachment B</b>	Land Ownership – CBJ proposed rezone
<b>Attachment C</b>	Land Ownership – staff proposed application extension
<b>Attachment D</b>	Proposed Rezone Ordinance Map
<b>Attachment E</b>	1971 Egan Drive reconstruction, excerpt
<b>Attachment F</b>	Subdivision potential
<b>Attachment G</b>	Public Meeting Materials
<b>Attachment H</b>	Agency Outreach
<b>Attachment I</b>	Abutters Notice
<b>Attachment J</b>	Public Notice Sign
<b>Attachment K</b>	Letter to Owners
<b>Attachment L</b>	Notice to Four Points Sheraton



# 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>Multiple, see attached</b>		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <b>Multiple, see attached</b>		
	Parcel Number(s) <b>Multiple, see attached</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	Contact Person	
	Mailing Address	Phone Number(s)	
	E-mail Address		
	<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>N/A, CBJ-initiated under 49.75.110</b>			
_____		_____	
Landowner/Lessee (Printed Name)		Title (e.g.: Landowner, Lessee)	
X _____	_____	_____	
Landowner/Lessee (Signature)		Date	
<i>Daniel Bleidorn</i>		<i>Land Manager</i>	
Landowner/Lessee (Printed Name)		Title (e.g.: Landowner, Lessee)	
X _____	_____	<i>08/18/2022</i>	
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)	Contact Person		
<i>Jill Maclean, AICP, Director, Community Development Department</i>	<b>Irene Gallion, Senior Planner</b>		
Mailing Address	Phone Number(s)		
<b>155 S. Seward Street, Juneau, AK 99801</b>	<b>(907) 586-0753, X4130</b>		
E-mail Address <b>irene.gallion@juneau.org</b>			
X _____	_____	<i>8/17/2022</i>	
Applicant's Signature		Date of Application	

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

Intake Initials

*[Signature]* *8/18/22*

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

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

Case Number	Date Received
<i>AME22-008</i>	<i>8/18/22</i>





# 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 approximately 5.1 acres in the Aak'w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions.

## IS THIS AN EXPANSION OF AN EXISTING ZONE?

Yes  No

Total Land Area of Proposed Change 5.1 acres

Comprehensive Plan Land Use Designation TTC/Capitol Complex

Current Zone(s) MU2

Comprehensive Plan Map Letter M

New Zone Requested MU

## 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>NA CBT</u>			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ _____			
Pub. Not. Sign Deposit	\$ _____			
Total 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	Date Received
<u>AME22-008</u>	<u>8/18/22</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**

**NARRATIVE:**

This rezone application is a companion rezone case to AME2022 0006, the Central Council of Tlingit and Haida Tribes of Alaska’s application to rezone 3.7 acres from MU2 to MU.

A rezone from MU2 to MU would eliminate setback, height, and lot coverage limitations.

**PURPOSE OF THE REQUESTED ZONE CHANGE**

CBJ has proposed to rezone the 5.1 acres to the southeast of AME2022 0006 to better conform with CBJ 49.25.110(f):

*District boundary lines. Except where reference is made on the zoning map to a street line, political boundary or other designated line, the district boundary lines are intended to follow property lines, centerlines of streets, alleys, streams, or the extension of such lines as they existed on the date of adoption of the ordinance codified in this title.*

Of note, the Parcel 1C070K740010 includes a fraction across Egan. That fraction is removed from the application, and will remain MU2, in order to:

- Better conform with 49.25.110(f).
- Be consistent with abutting property zoned MU2.
- Respect sensitivities about increased height and coverage on waterfront lots.

Of the 5.2 acre area, 7,183 square feet is in private hands. One land owner was asked about the rezone in passing and was supportive at that time.

**POTENTIAL IMPACTS TO PUBLIC INFRASTRUCTURE**

There are no recognized impacts to public infrastructure at this time.

**COMPREHENSIVE PLAN CONFORMITY**

The Willoughby District Land Use Plan, Chapter 5, has been adopted by the Assembly and is incorporated by reference into the 2013 Comprehensive Plan. Elements of the Willoughby District Land Use Plan Planning and Design Principles (Chapter 5.1) and Willoughby Development Themes (5.2) can be better accommodated under MU zoning:

Feature	MU2	MU
Build to line	Five foot setback required	No setback required
Building height of 50 feet	45’ height limit	No height limit
Triple residential density	80 units per acre	No limit

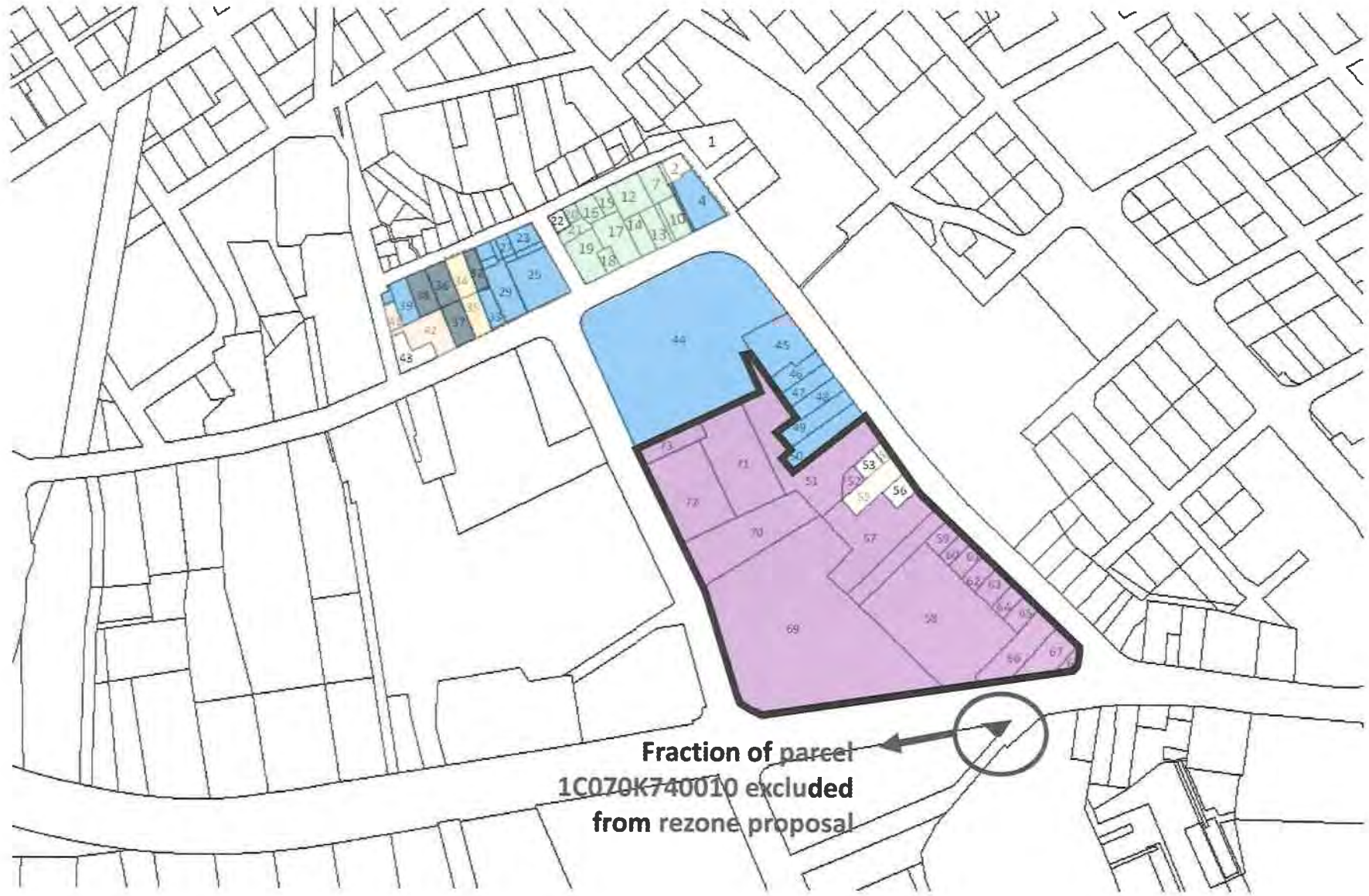
Whittier Street is the western boundary of this proposal to recognize and respect community sensitivity about large-scale waterfront development.

Comprehensive maps designate this area “Traditional Town Center,” which supports mixed use. The explicit goals of Subarea 6 seem to be met by either MU or MU2.

NUMBERS CORRESPOND TO MAP, ATTACHED

#	Physical Address	Legal Description	Parcel	Owner	Notes	Area
51	None	TIDELANDS ADDITION BL 68 LT 12A	1C060K680121	CBJ L&R		19923
52	None	TIDELANDS ADDITION BL 68 LT 8 FR	1C060K680080	CBJ L&R		1116
53	324 Willoughby Avenue	TIDELANDS ADDITION BL 68 LT 8 FR	1C060K680070	Cristobal	Twilight Café	1247
54	318 Willoughby Avenue	TIDELANDS ADDITION BL 68 LTS 8 FR & 9	1C060K680060	Bullwinkles	Bullwinkles	4134
55			1C060K680060	Bullwinkles	Bullwinkles	
56	306 Willoughby Avenue	TIDELANDS ADDITION BL 68 LT 10	1C060K680090	Teamsters Local 595	Teamsters Local 595	1802
57	304 Willoughby Avenue	TIDELANDS ADDITION BL 68 LT 11	1C060K680100	CBJ L&R	Parking	14690
58	101 Egan Drive	TIDELANDS ADDITION BL 74 LT 1-9	1C070K740010	CBJ L&R	Exclude FR across Egan	55832
59			1C070K740010	CBJ L&R	Centennial Hall	
60			1C070K740010	CBJ L&R	Centennial Hall	
61			1C070K740010	CBJ L&R	Centennial Hall	
62			1C070K740010	CBJ L&R	Centennial Hall	
63			1C070K740010	CBJ L&R	Centennial Hall	
64			1C070K740010	CBJ L&R	Centennial Hall	
65			1C070K740010	CBJ L&R	Centennial Hall	
66			1C070K740010	CBJ L&R	Centennial Hall	
67			1C070K740010	CBJ L&R	Centennial Hall	
68			1C070K740010	CBJ L&R	Centennial Hall	
69	350 Whittier Street	JUNEAU SUBPORT LT A	1C060K010010	JAHC, CBJ L&R	JACC	71,984
70	None	TIDELANDS ADDITION BL 68 LT 12 FR	1C060K680130	CBJ L&R	Parking	14944
71	396 Whittier	TIDELANDS ADDITION BL 68 LT 13	1C060K680140	CBJ L&R	Johnson Youth Center	19,642
72	450 Whittier Street	TIDELANDS ADDITION BL 68 LT 14 FR	1C060K680150	CBJ L&R	Future City Hall	14658
73	None	TIDELANDS ADDITION BL 68 LT 14 FR	1C060K680160	CBJ L&R	Parking	5,269
					TOTAL	225241
					Acres	5.170821855





LAND OWNERSHIP AND CONFORMITY

Map	Parcel	Owner	Notes	Property Address	Legal Description	Lot Size	Conforms?		
							4,000?	3,000?	50 foot width?
51	1C060K680121	CBJ L&R			TIDELANDS ADDITION BL 68 LT 12A	19,923	Yes	Yes	Yes*
52	1C060K680080	CBJ L&R			TIDELANDS ADDITION BL 68 LT 8 FR	1,116	No	No	No*
53	1C060K680070	Cristobal			TIDELANDS ADDITION BL 68 LT 8 FR	1,247	No	No	No*
54	1C060K680060	Bullwinkles	Lot width conforms if lots consolidated	318 Willoughby Avenue	TIDELANDS ADDITION BL 68 LTS 8 FR & 9	4,134	Yes	Yes	Yes*
55	1C060K680060	Bullwinkles							
56	1C060K680090	Teamsters Local 595		306 Willoughby Avenue	TIDELANDS ADDITION BL 68 LT 10	1,802	No	No	No
57	1C060K680100	CBJ L&R		304 Willoughby Avenue	TIDELANDS ADDITION BL 68 LT 11	14,690	Yes	Yes	No
	1C070K740010			Parcel as a whole, if lots consolidated		55,832	Yes	Yes	Yes
58	1C070K740010	CBJ L&R	Exclude fraction across Egan	101 Egan Drive	US3566, Lot 3 fraction, ~33,400 square feet*		Yes	Yes	Yes
59	1C070K740010	CBJ L&R	TIDELANDS ADDITION BL 74 LT 1 - 9		Lot 1, 1883 square feet		No	No	No
60	1C070K740010	CBJ L&R	Centennial Hall Complex		Lot 2, 1143 square feet		No	No	No
61	1C070K740010	CBJ L&R			Lot 3, 1446 square feet		No	No	No
62	1C070K740010	CBJ L&R			Lot 4, 1647 square feet		No	No	No
63	1C070K740010	CBJ L&R			Lot 5, 2011 square feet		No	No	No
64	1C070K740010	CBJ L&R			Lot 6, 1468 square feet		No	No	No
65	1C070K740010	CBJ L&R			Lot 7, 1779 square feet		No	No	No
66	1C070K740010	CBJ L&R			Lot 8, fraction, ~6,400 square feet*		Yes	Yes	No
67	1C070K740010	CBJ L&R			Lot 9, fraction, ~4,300 square feet*		Yes	Yes	No
68	1C070K740010	CBJ L&R			US3566, Lot 2A fraction, ~850 square feet*		No	No	No
69	1C060K010010	JAHK, CBJ L&R		350 Whittier Street	JUNEAU SUBPORT LT A	71,984	Yes	Yes	Yes
70	1C060K680130	CBJ L&R			TIDELANDS ADDITION BL 68 LT 12 FR	14,944	Yes	Yes	Yes
71	1C060K680140	CBJ L&R	Nonconforming access	396 Whittier Street	TIDELANDS ADDITION BL 68 LT 13	19,642	Yes	Yes	No
72	1C060K680150	CBJ L&R		450 Whittier Street	TIDELANDS ADDITION BL 68 LT 14 FR	14,658	Yes	Yes	Yes
73	1C060K680160	CBJ L&R			TIDELANDS ADDITION BL 68 LT 14 FR	5,269	Yes	Yes	No*

TOTAL  
Acres

225,241  
5.170821855

\* scaled from Parcel Viewer

**Map on following page:**

Proposed rezone in heavy black outline.

Privately owned properties color coded per this table.

CBJ large parcel with multiple lots outlined in pink for clarification.



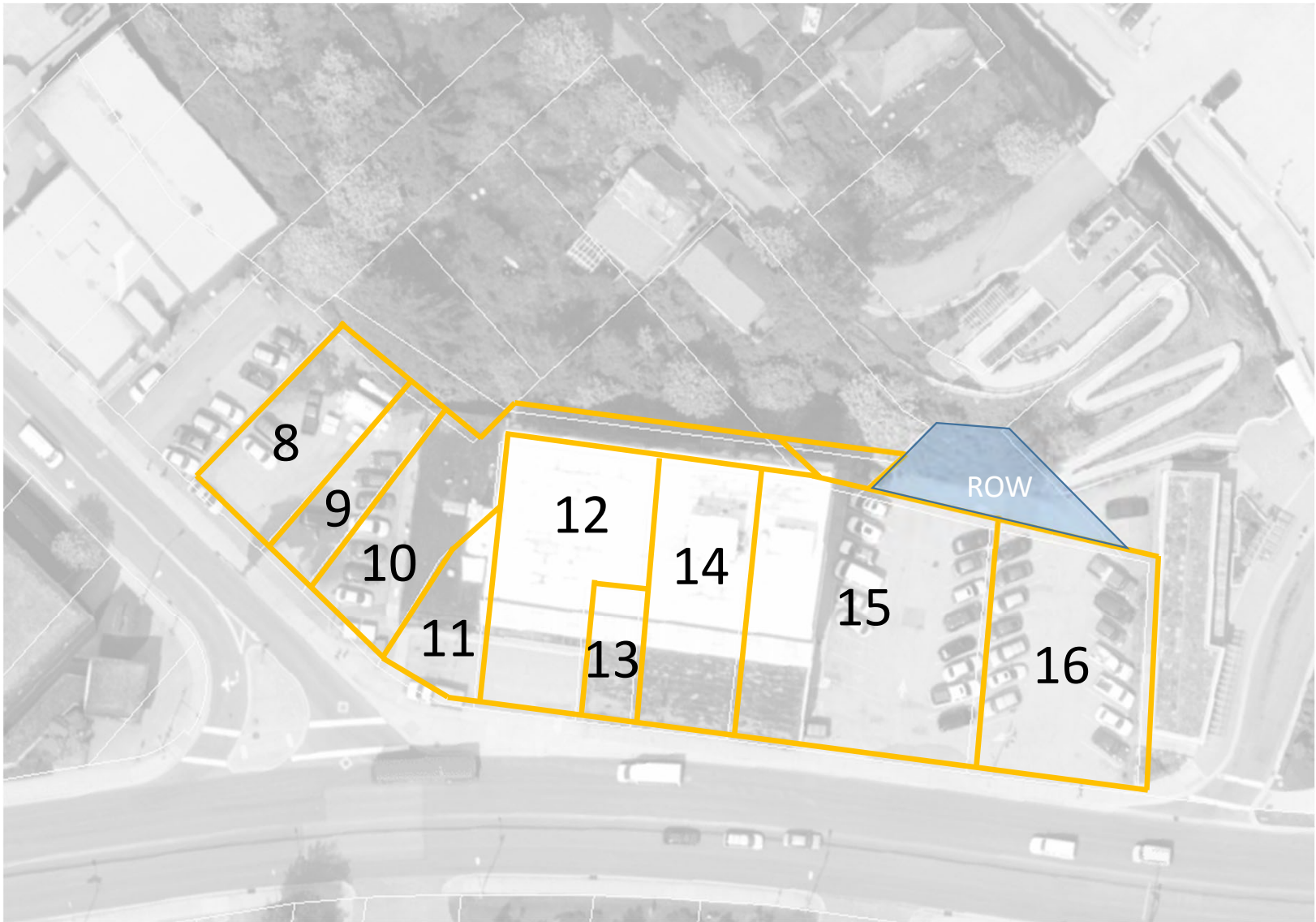
Attachment B - Land Ownership – CBJ proposed rezone

LAND OWNERSHIP AND CONFORMITY - EXTENSION

Parcel	Owner	Notes	Property Address	Legal Description	Lot Size	Conforms?		
						4,000?	3,000?	50 foot width?
1C070K750020	YC Rivergold Hotel LLC	For parcel, assumes consolidation	51 Egan Drive	TIDELANDS ADDITION BL 75 LT 8 - 16	38,786	Yes	Yes	Yes
				<i>Lot 8, 3,169 square feet</i>		No	Yes	No
				<i>Lot 9, 1,967 square feet</i>		No	No	No
				<i>Lot 10, 3,227 square feet</i>		No	Yes	No
				<i>Lot 11, 1,604 square feet</i>		No	No	No
				<i>Lot 12, 5,030 square feet</i>		Yes	Yes	No
				<i>Lot 13, 962 square feet</i>		No	No	No
				<i>Lot 14, 4,260 square feet</i>		Yes	Yes	No
				<i>Lot 15, 9,379 square feet</i>		Yes	Yes	Yes
				<i>Lot 16, 5,855 square feet</i>		Yes	Yes	Yes
TOTAL					38,786			
Acres					0.89			

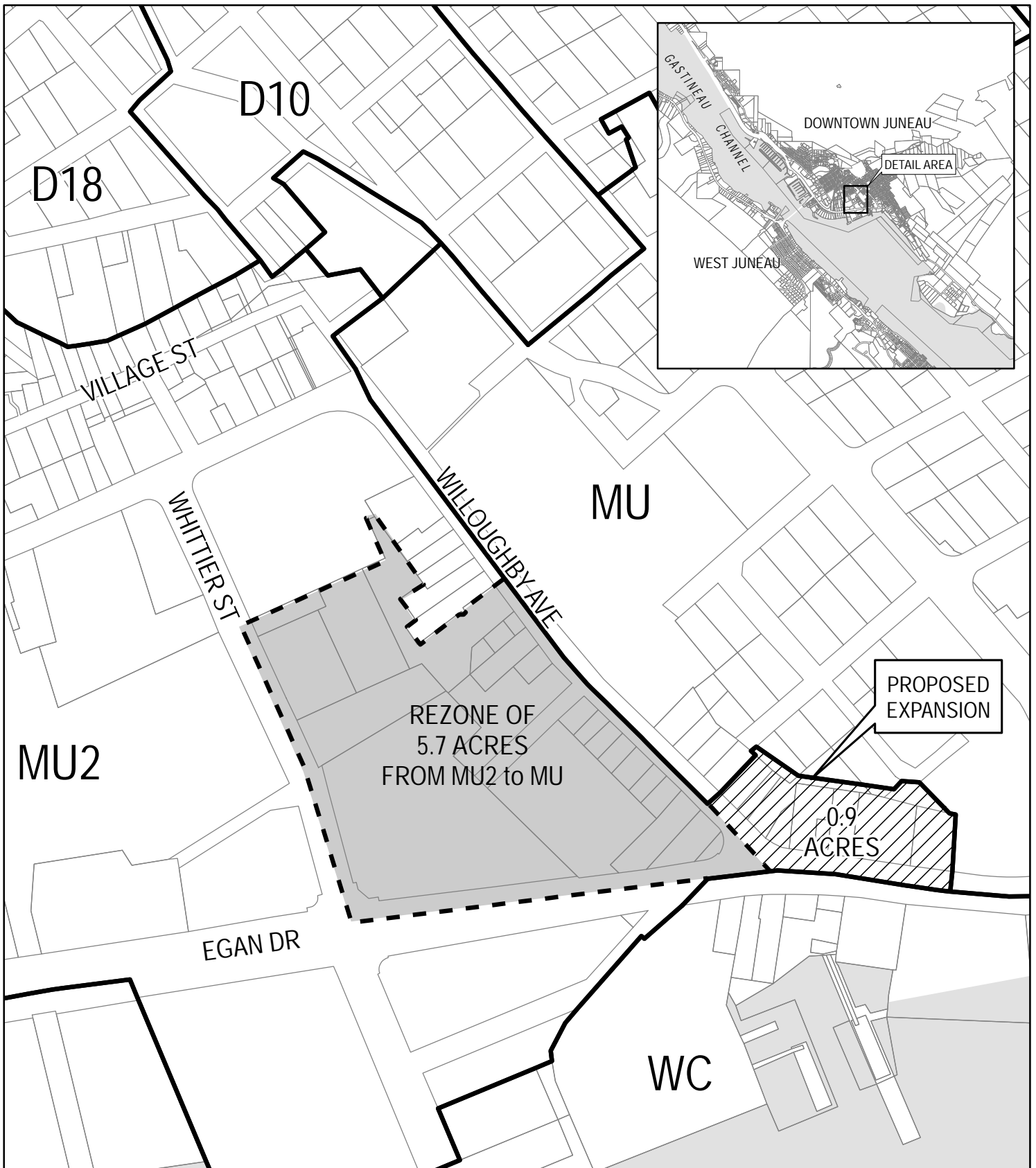
See map next page.





Attachment C - Land Ownership – staff proposed application extension






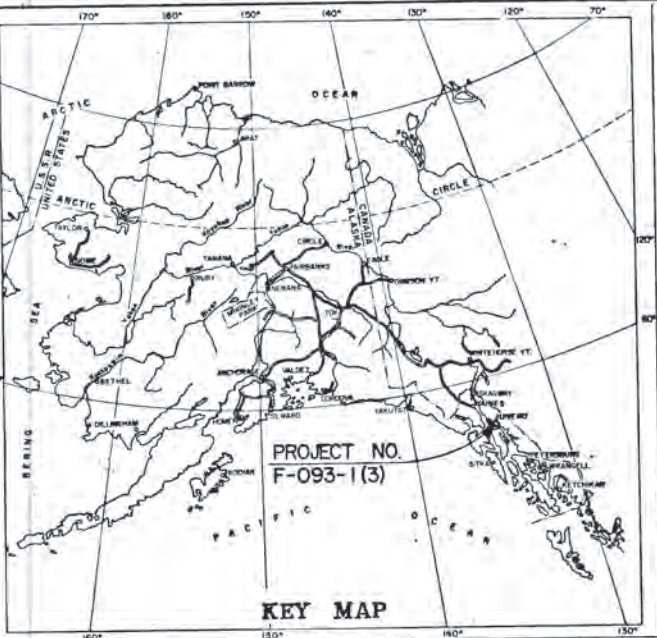
Ord. No. 2023-XX  
 Zone Change for  
 portions of the Aak'w Kwaan District  
 from MU2 to MU

CDD Case: AME20220008

0 125 250 Feet

 NORTH

STATE	ROUTE DESIGNATION	YEAR	SHEET NO.
ALASKA	F-093-I(3) X-31530	1971	1



STATE OF ALASKA  
DEPARTMENT OF HIGHWAYS

PLAN AND PROFILE  
PROPOSED HIGHWAY PROJECT  
AS BUILT

F-093-I(3)  
JUNEAU OUTER DRIVE PHASE II  
X-31530  
WHITTIER STREET  
GRADING, DRAINAGE, BRIDGE  
ILLUMINATION, SIGNALIZATION  
& PAVING

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-4	TYPICAL SECTIONS
5-7	ESTIMATE OF QUANTITIES
8-10	SUMMARY TABLES
11-20	PLAN & PROFILE SHEETS
21-22	INTERSECTION
23-25	DRAINAGE PROFILES
26-29	OIL DOCK CROSSING
30-32	RETAINING WALL DETAILS
33	UTILITY DETAILS
34	RANGER STATION MODIFICATION
35	MONUMENT SUMMARY
36-49	ILLUMINATION, SIGNING & PAVEMENT MARKINGS
50-52	SIGNALIZATION PLANS
53-72	POWER & TELEPHONE PLANS
73-81	BRIDGE PLANS
81-815	SEWER INTERCEPTOR PLANS



Sheet 72 is 11x17  
Sheet 35 is 11x17  
Sheet 33 is 11x17

BEGINNING OF PROJECT F-093-I(3)  
STA. "L" 43+14.20 =  
END OF PROJECT F-095-8(13)  
STA. "L" 43+14.20

END OF PROJECT NO. X-31530  
STA. "C" 7+63.11

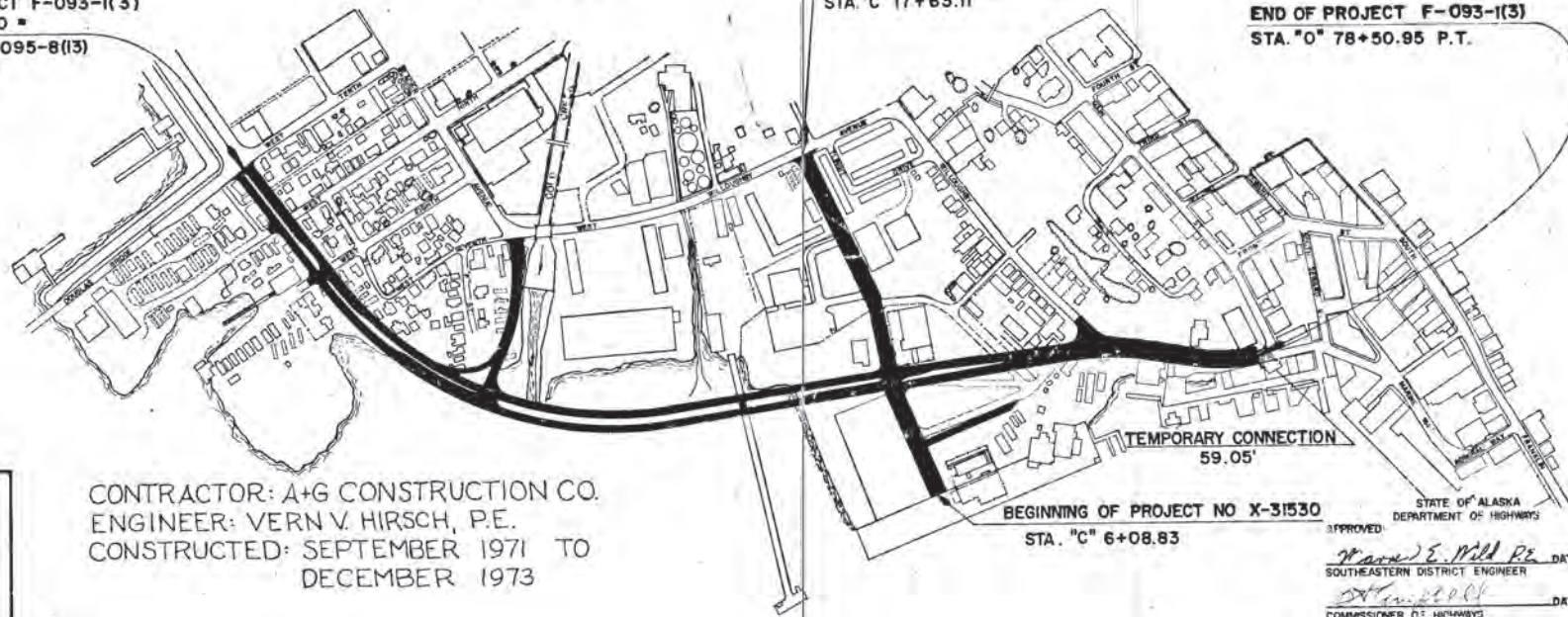
END OF PROJECT F-093-I(3)  
STA. "O" 78+50.95 P.T.

DESIGN	DESIGNATION
ADT (1971)	= 11060
ADT (1995)	= 22650
DHV (12%)	= 2720
D	= 45-55
T	= 5%
V	= 35,25 MPH

PROJECT SUMMARY

WIDTH of ROADBED	= VARIES 70' to 37'
WIDTH of PAVEMENT	= VARIES DUAL 25' to 34'
LENGTH of GRADING	= 3,416.69' = 0.647 mi.
LENGTH of PAVING	= 3,416.69' = 0.647 mi.
LENGTH of BRIDGE	= 120.06 = 0.023 mi.
LENGTH of PROJECT	= 3,536.75' = 0.670 mi.

CONTRACTOR: A+G CONSTRUCTION CO.  
ENGINEER: VERN V. HIRSCH, P.E.  
CONSTRUCTED: SEPTEMBER 1971 TO  
DECEMBER 1973

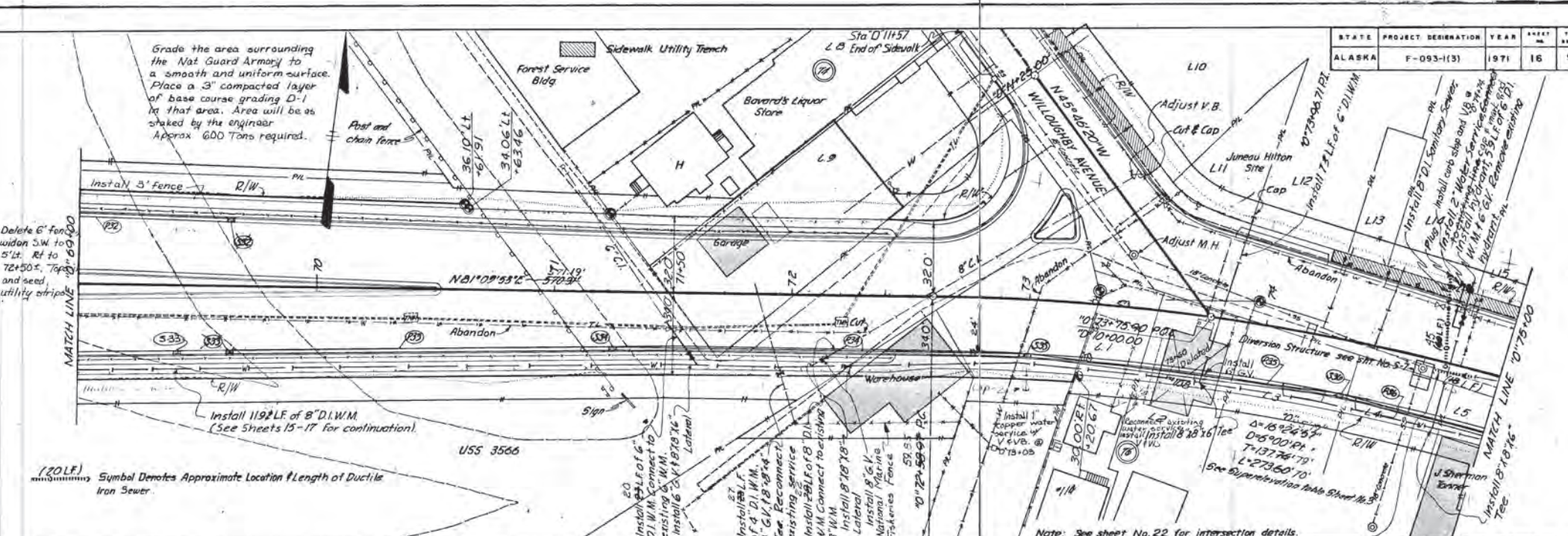


STATE OF ALASKA  
DEPARTMENT OF HIGHWAYS

APPROVED:  
*Harold E. Mill Jr.* DATE: \_\_\_\_\_  
SOUTHEASTERN DISTRICT ENGINEER

*W. J. ...* DATE: \_\_\_\_\_  
COMMISSIONER OF HIGHWAYS



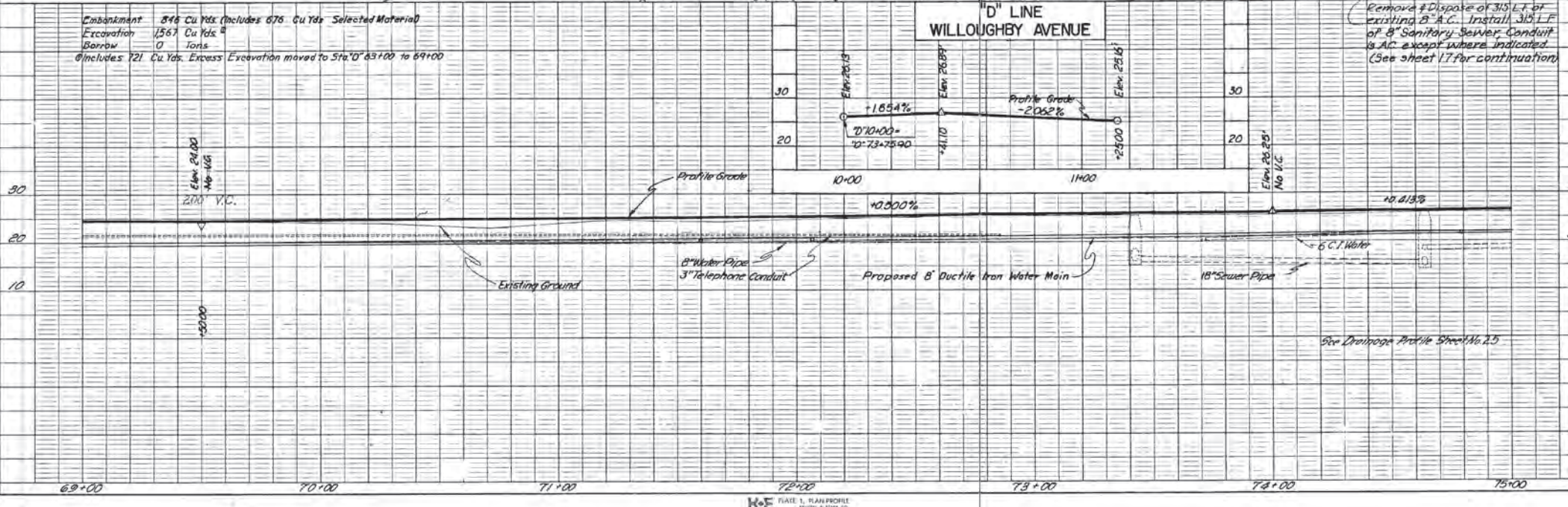


(20 LF) Symbol Denotes Approximate Location & Length of Ductile Iron Sewer.

Note: See sheet No. 22 for intersection details.

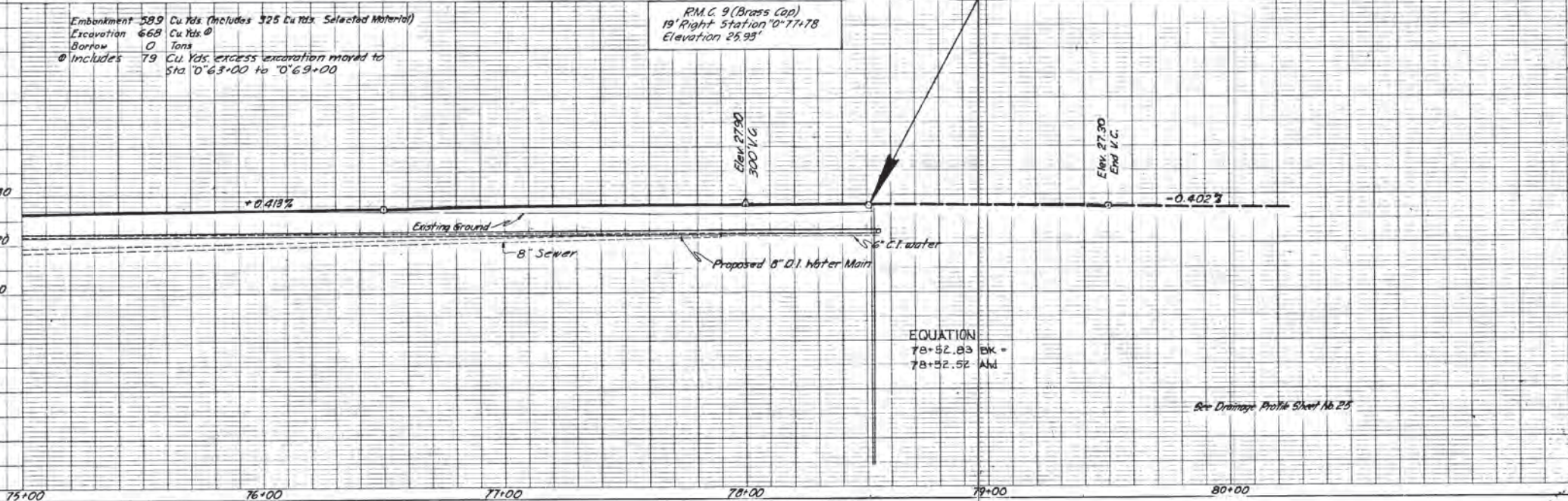
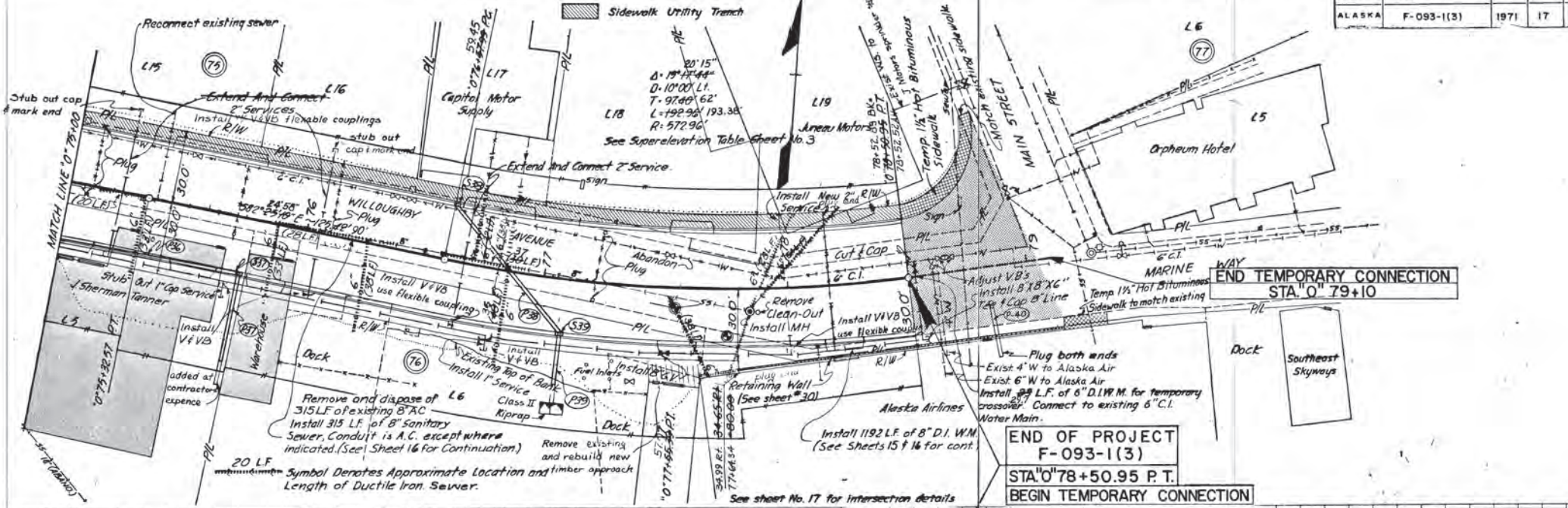
Embankment 848 Cu Yds. (Includes 676 Cu Yds. Selected Material)  
 Excavation 1567 Cu Yds.  
 Borrow 0 Tons  
 Includes 721 Cu Yds. Excess Excavation moved to Sta. 10+83+00 to 89+00

Remove & Dispose of 315 LF of existing 8\"/>



Attachement E - 1971 Egan Drive reconstruction, excerpt





Embankment 589 Cu Yds (Includes 325 Cu Yds Selected Material)  
 Excavation 668 Cu Yds @  
 Borrow 0 Tons  
 @ Includes 79 Cu Yds excess excavation moved to Sta. 0+63+00 to 0+69+00

R.M.C. 9 (Brass Cap)  
 19' Right Station 0+77+78  
 Elevation 25.93'

EQUATION  
 $78+52.83 \text{ BK} =$   
 $78+52.52 \text{ Hd}$

See Drainage Profile Sheet No. 25

Attachment E - 1971 Egan Drive reconstruction, excerpt

SUBDIVISION POTENTIAL

Map Key	Parcel	Property Address	Legal Description	Lot Size	# of lots	
					4,000 MU2	3,000MU
51	1C060K680121		TIDELANDS ADDITION BL 68 LT 12A	19,923	4	6
52	1C060K680080		TIDELANDS ADDITION BL 68 LT 8 FR	1,116	No	No
53	1C060K680070		TIDELANDS ADDITION BL 68 LT 8 FR	1,247	No	No
54, 55	1C060K680060	318 Willoughby Avenue	TIDELANDS ADDITION BL 68 LTS 8 FR & 9	4,134	No	No
56	1C060K680090	306 Willoughby Avenue	TIDELANDS ADDITION BL 68 LT 10	1,802	No	No
57	1C060K680100	304 Willoughby Avenue	TIDELANDS ADDITION BL 68 LT 11	14,690	3	4
58-68	1C070K740010	101 Egan Drive	TIDELANDS ADDITION BL 74 LT 1 - 9	55,832*	13	18
69	1C060K010010	350 Whittier Street	JUNEAU SUBPORT LT A	71,984	17	23
70	1C060K680130		TIDELANDS ADDITION BL 68 LT 12 FR	14,944	3	4
71	1C060K680140	396 Whittier Street	TIDELANDS ADDITION BL 68 LT 13	19,642	4	6
72	1C060K680150	450 Whittier Street	TIDELANDS ADDITION BL 68 LT 14 FR	14,658	3	4
73	1C060K680160		TIDELANDS ADDITION BL 68 LT 14 FR	5,269	No	No
TOTAL LOTS POSSIBLE					47	65

\*IF parcel lots consolidated first





1

**Thank you for being  
here!  
The meeting will start  
at 6:00 pm**

**Proposed rezone:  
Approximately 9.5 (nine and one-  
half) acres in the Aak'w Kwaan  
District from MU2 to MU,  
eliminating setback  
requirements, lot coverage  
restrictions and height  
restrictions.**

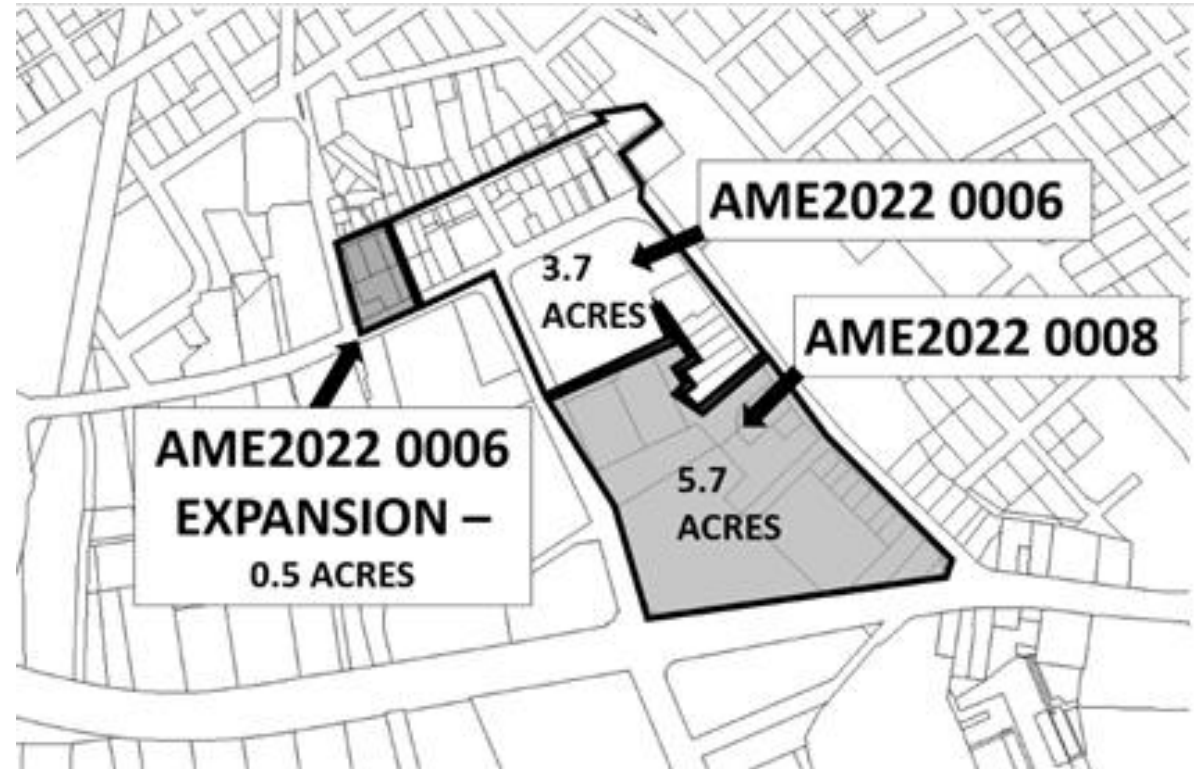
# AME2022-0006 AME2022-0008

Rezone of approximately 9.5 (nine and one-half) acres in the Aak'w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions.

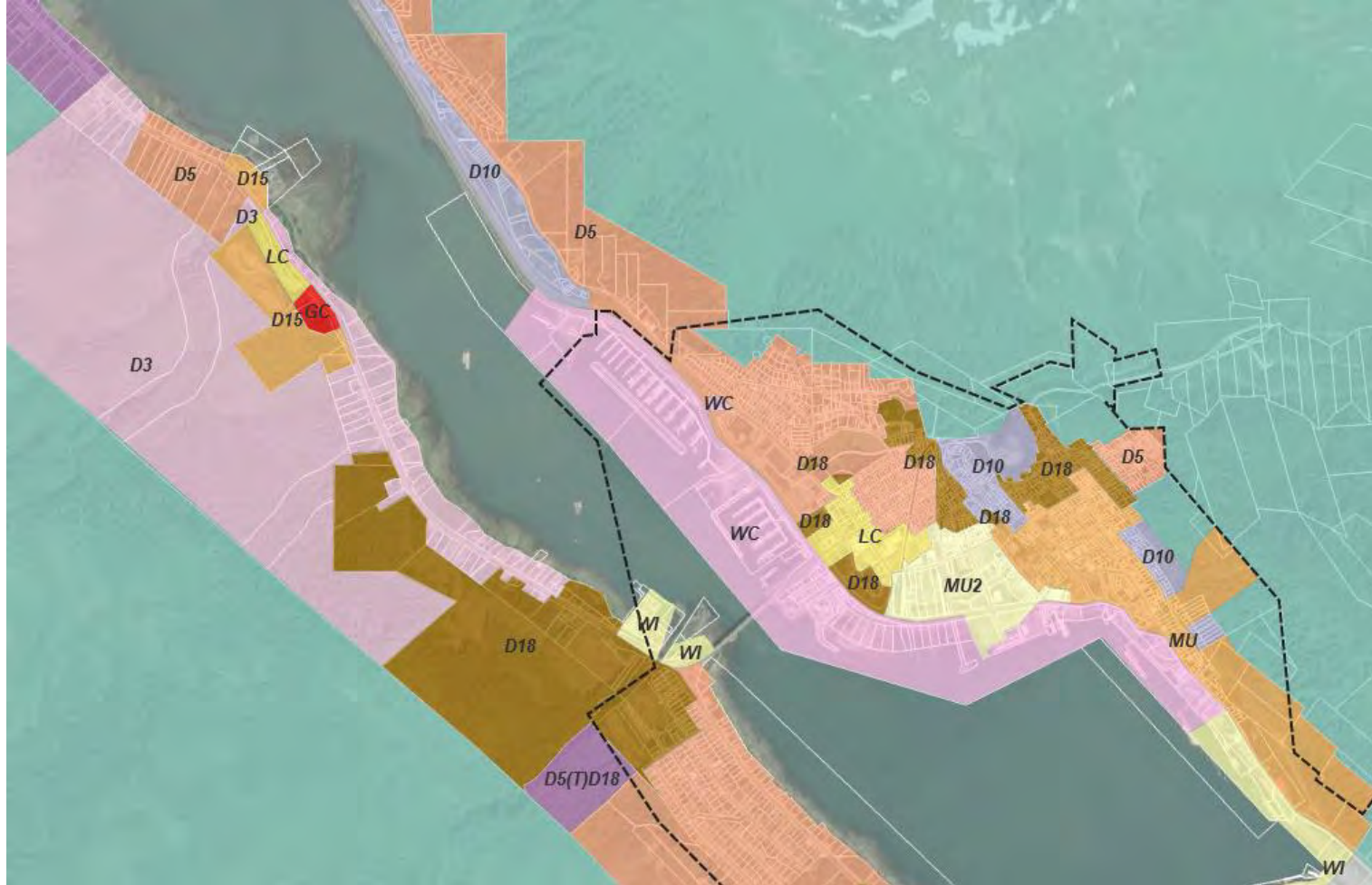


# What will happen today

- Presentation from CBJ
  - What is being requested and why
  - Regulatory details
  - What the process is
- Applicant shares information
- Open to your questions.

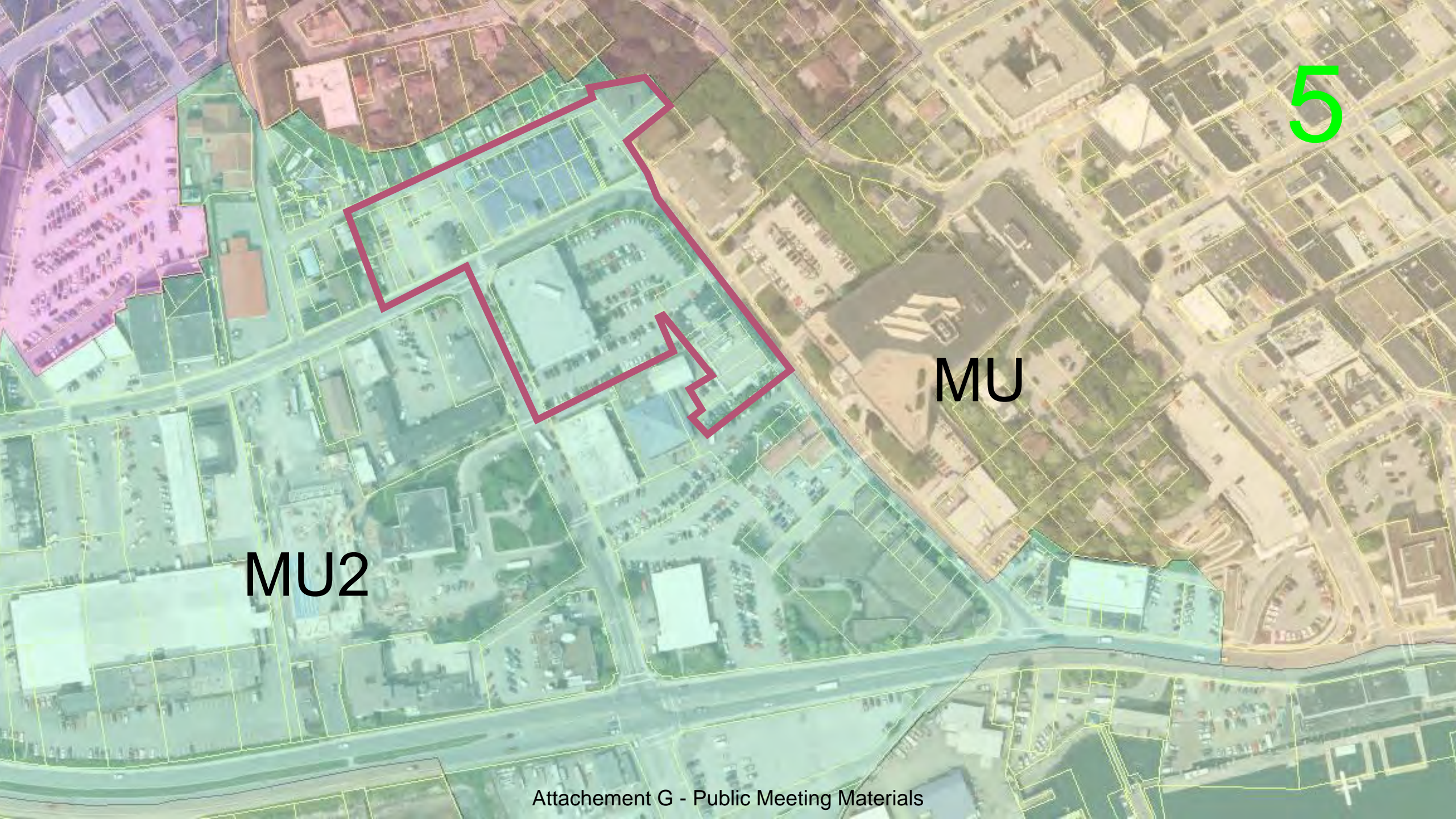


# What is a “rezone”?



Attachement G - Public Meeting Materials





5

MU

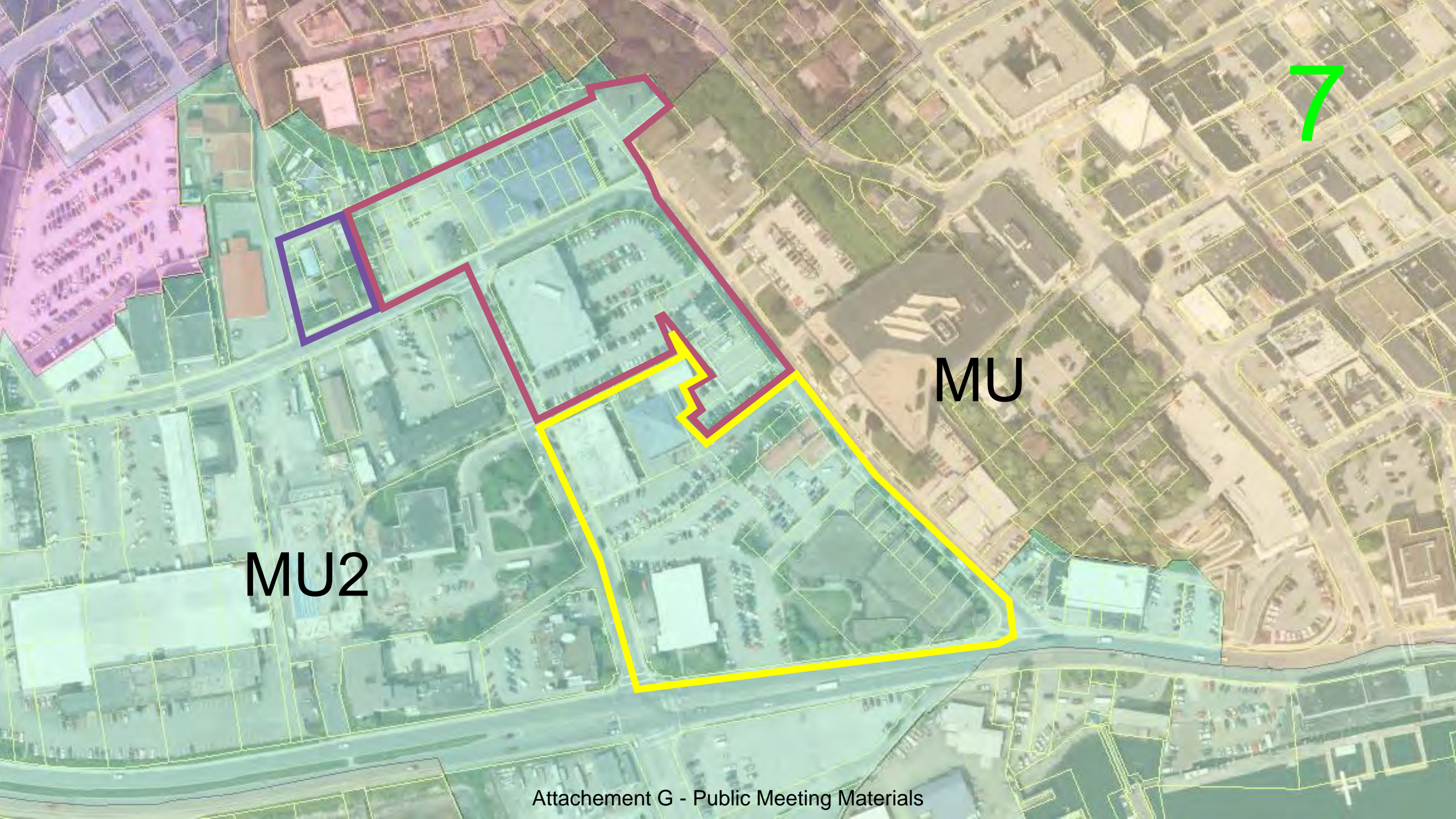
MU2



# Why rezone? Dimensional and Density

Standard	Current Zoning, MU2	Proposed Zoning, MU
Setback	Five feet	Zero Feet
Lot coverage	80%	No limit
Height Limit	45 feet for permissible uses	No limit
Density	80 units per acre	No limit





MU2

MU

7



# Native Restricted Deeds



# Comp Plan guides

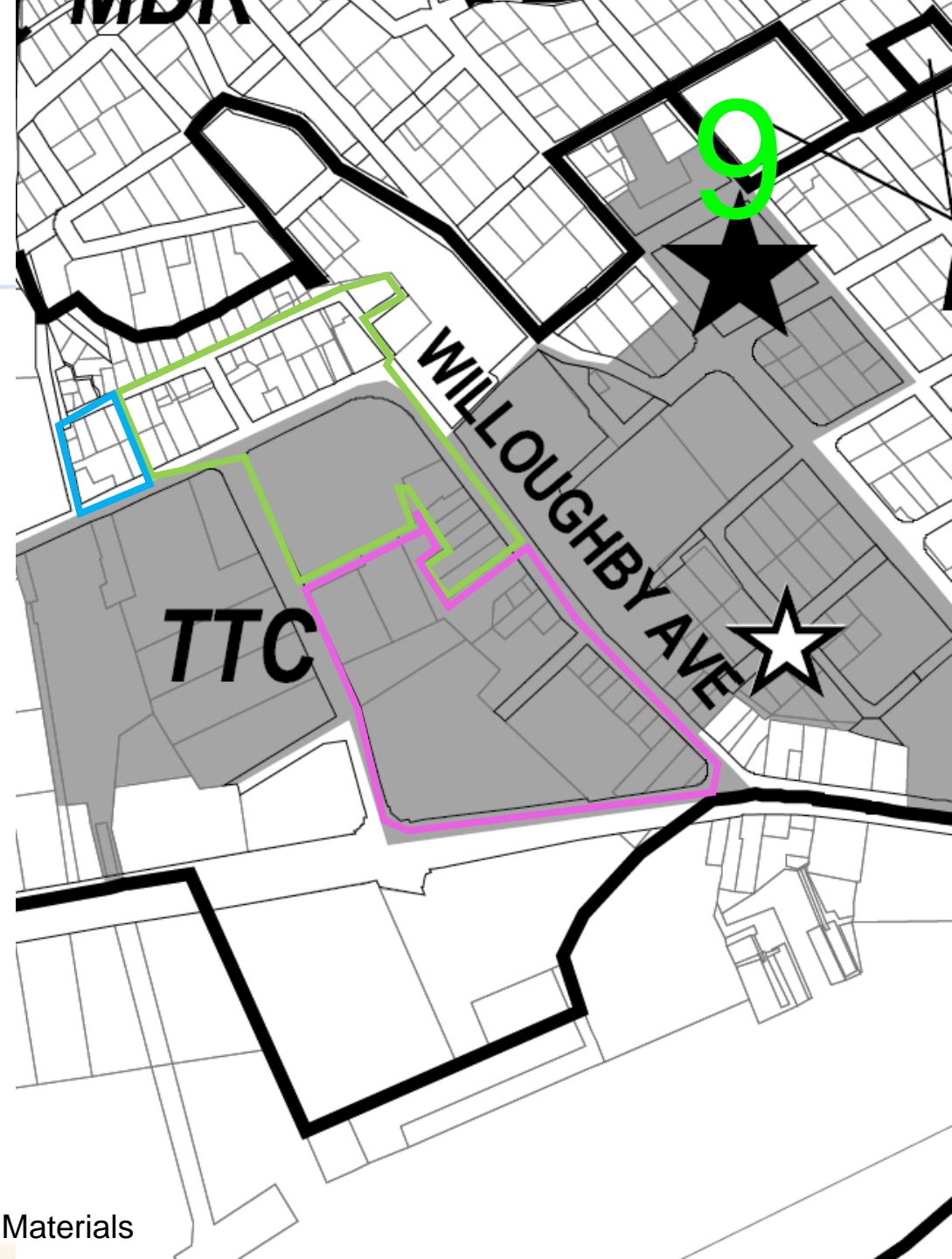
## What is the difference between Land Use Designation and Zoning?

### TRADITIONAL TOWN CENTER

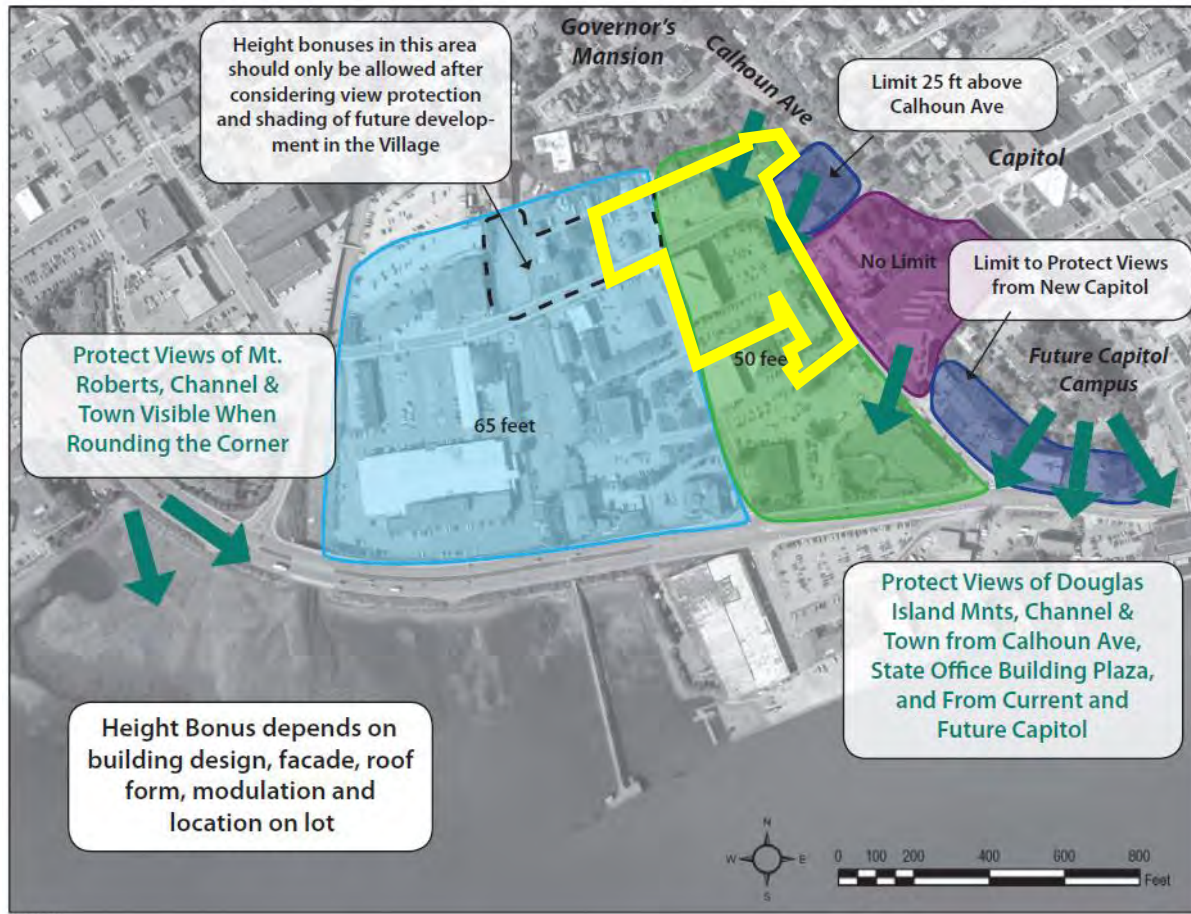
- Mixed-use High Density Residential and Commercial
- Density of 18 or more units per acre

### CAPITAL COMPLEX

- Legislative infrastructure
- Pedestrian-friendly circulation
- Food and entertainment



# Willoughby District Land Use Plan





# Willoughby District Land Use Plan

---

- Build to line
- Two story minimum height
- Orient toward street
- Ground floor retail with offices/residences above
- Interesting facades
- Parking at rear or side of building
- Hidden trash receptacles, utility boxes
- Connected streets

# Why rezone? Permissible Uses

Use	Current Zoning, MU2	Proposed Zoning, MU
Marijuana product manufacturing facility	Not allowed	Requires a conditional use permit
Zoos, aquaria, or wild animal rehabilitation facilities with a visitor component	Requires a conditional use permit	Not allowed

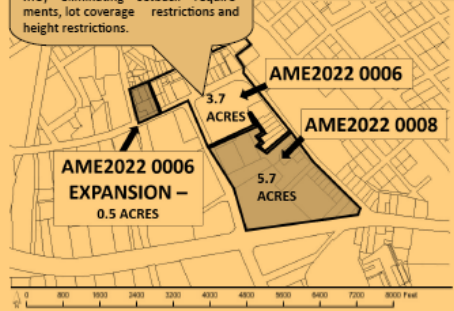


# Process

- Neighborhood meeting
- Staff analysis and report
- Report posted week of **January 16, 2023** 🙌
- **Planning Commission Hearing: January 24, 2023** 🙌 Recommendation to:
  - Approve
  - Approve with conditions
  - Deny
  - Continue

**Neighborhood Meeting Notice**

Proposed rezone for approximately 9.5 (nine and one-half) acres in the Aak'w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions.



CITY AND BOROUGH OF **JUNEAU**  
ALASKA'S CAPITAL CITY  
COMMUNITY DEVELOPMENT  
155 S. Seward Street Juneau, Alaska 99801  
TO:

The Community Development Department is hosting a neighborhood meeting to discuss a **proposed rezone for approximately 9.5 (nine and one-half) acres in the Aak'w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions.**

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

**NEIGHBORHOOD MEETING**  
December 6, 2022, 6:00 p.m.  
Location: Assembly Chambers  
Meeting will be held in person only.

If you are not able to attend this meeting but have questions or comments, please contact **Irene Gallion**, CDD Senior Planner, at (907) 586-0753 ext. 4130 or [irene.gallion@juneau.org](mailto:irene.gallion@juneau.org).

*This project is not scheduled for review by the Planning Commission as of yet. 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.: AME2022 0006 & AME2022 0008  
Parcel No.: Multiple  
CBJ Parcel Viewer: <http://epv.juneau.org>

Printed November 22, 2022

- Schedule with the Assembly (no post cards)



# Thank you!

---

- Paul Voelckers, MRV Architects
  - Elias Duran, Property Manager, KIRA Services
- Central Council of Tlingit and Haida Tribes of Alaska (CCTHITA)

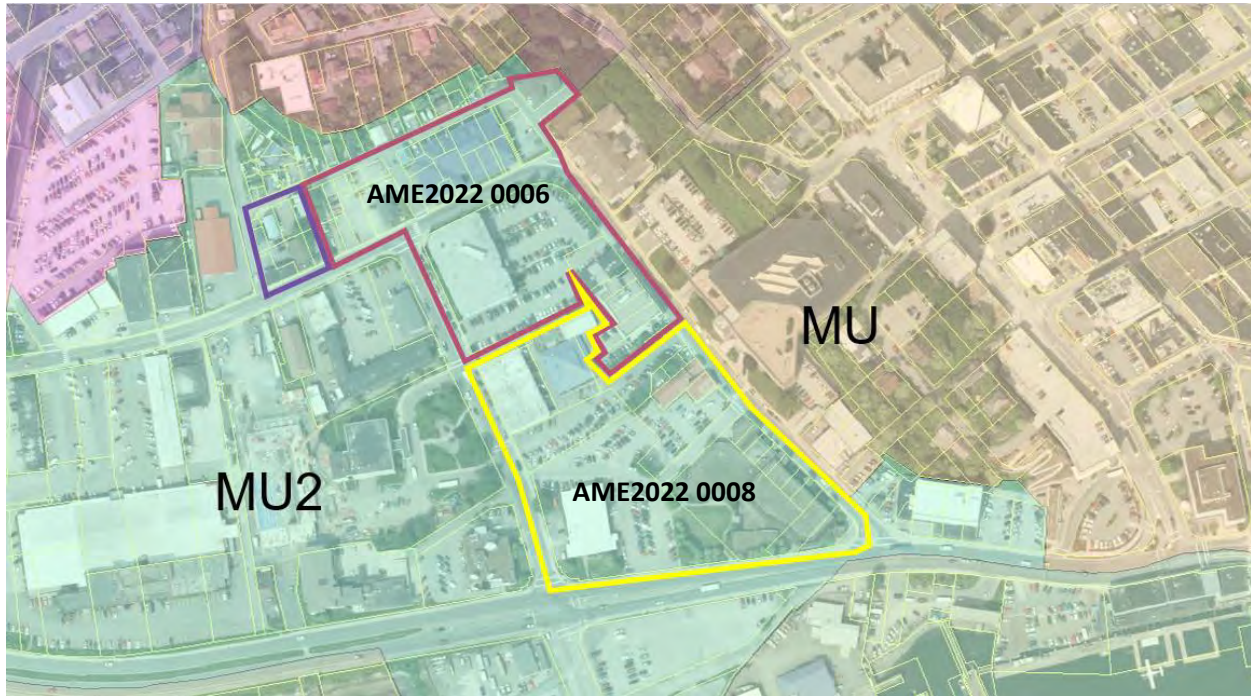
# ZONING

# 15

AME2022 0006:

**Rezone of approximately 9.5 (nine and one-half) acres in the Aak’w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions.**

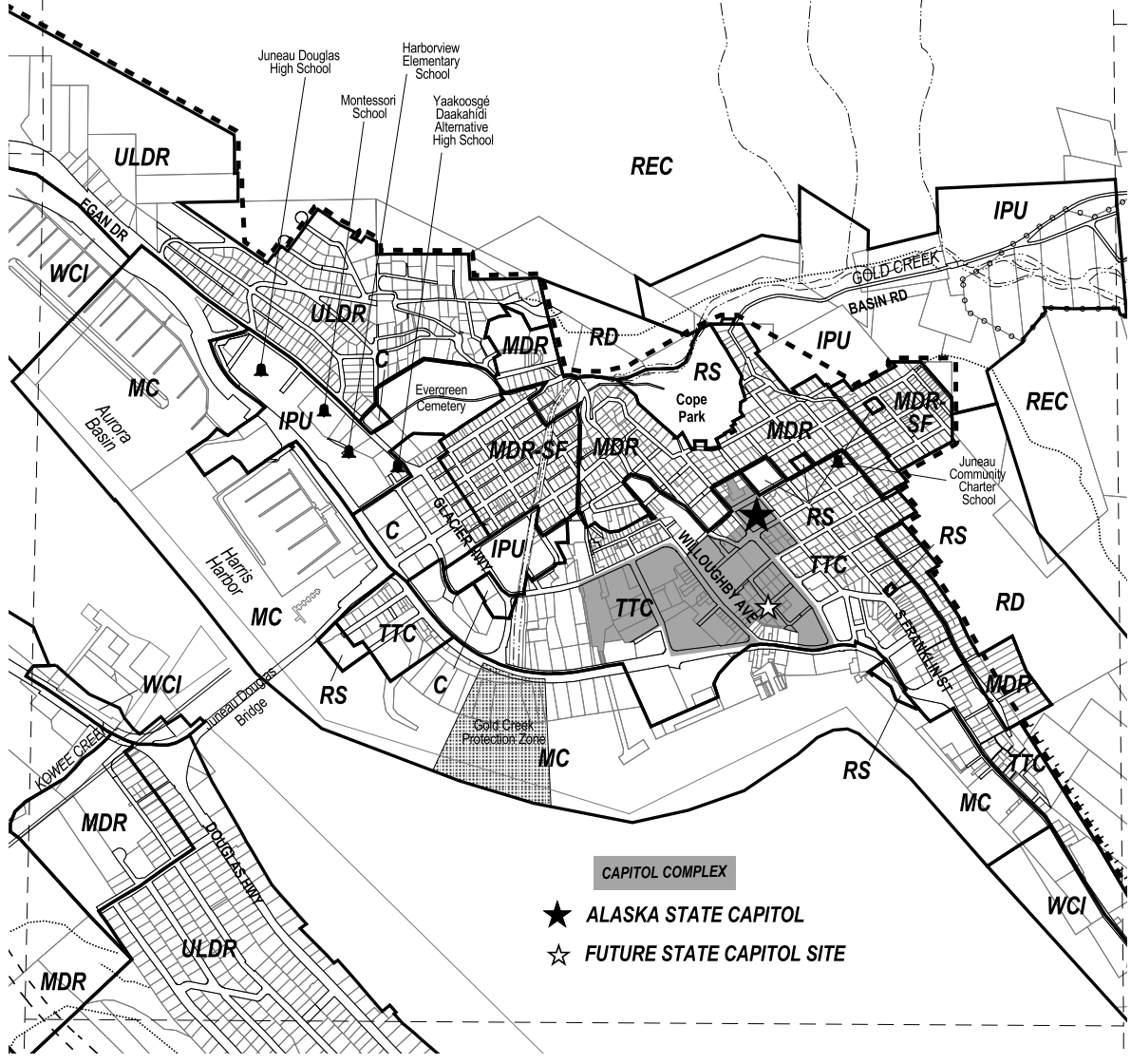
Zoning is a set of rules on how land can be developed. Zoning impacts lot size, building size and placement, and what sorts of activities can be placed next to each other. The point of zoning is to preserve property value and to separate incompatible uses. When you rezone a property, you are changing the rules under which it can be developed.



Standard	Current Zoning, MU2	Proposed Zoning, MU
Setback	Five feet	Zero Feet
Lot coverage	80%	No limit
Height Limit	45 feet for permissible uses	No limit
Density	80 units per acre	No limit

Use	Current Zoning, MU2	Proposed Zoning, MU
Marijuana product manufacturing facility	Not allowed	Requires a conditional use permit
Zoos, aquaria, or wild animal rehabilitation facilities with a visitor component	Requires a conditional use permit	Not allowed

## Subarea 6 Juneau



★ ALASKA STATE CAPITOL  
☆ FUTURE STATE CAPITOL SITE

<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>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>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/SF</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>M/MU</b> Marine Mixed Use</p> <p><b>PUBLIC</b></p> <p><b>IPU</b> Institutional and Public Use Existing School Potential School Location</p> <p><b>ROADS TRAILS</b></p> <p>--- Potential Arterial (alignment not specific) - - - Potential Road (alignment not specific) - - - Trails</p>	<p><b>OTHER</b></p> <p>[Hatched Box] New Growth Areas [Wavy Box] Mendenhall Wetlands [Dotted Box] State Game Refuge [Dashed Line] Subarea Boundary</p> <p>[Dotted Area] Urban Service Area [Triangle] Beach Access [Wavy Line] Streams</p>
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**City & Borough of Juneau  
COMPREHENSIVE PLAN**

City & Borough of Juneau  
Alaska's Capital City  
Adopted October 20th, 2008  
Ordinance No. 2008-30

NOTE: Potential geophysical hazards, wetlands, flood zones, natural resource setbacks or other features which can affect properties may be present. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.



# LAND USE DESIGNATIONS

17

The 2013 Comprehensive Plan includes “land use designations.” These designations outline the aspirational intent for the land. Zoning rules are the specific tools used to comply with land use designations.

**Traditional Town Center (TTC):** These lands are characterized by high density residential and non-residential land uses in downtown areas and around shopping centers, the University, major employment centers and public transit corridors, as well as other areas suitable for a mixture of retail, office, general commercial, and high density residential uses at densities at 18 or more residential units per acre. Residential and non-residential uses could be combined within a single structure, including off-street parking. Ground floor retail space facing roads with parking behind the retail and housing above would be an appropriate and efficient use of the land.

**Capitol Complex:** An area in downtown Juneau which could contain legislative hearing rooms, offices, meeting rooms, pedestrian-friendly circulation systems, parking, transit services, seasonal and short-term accommodations, food and beverage services, cultural and entertainment activities, and other facilities which support the legislative activities of the state capital in Juneau. This area is shown on the land use maps for Subarea 6, particularly Map M, and is centered on Telephone Hill, the proposed site of a new State Capitol building.

## Other Comprehensive Plan Land Use Types:

**Recreational Service Park (RS):** 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.

**Institutional and Public Use (IPU):** Lands 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.

**Resource Development (RD):** Land managed to identify and conserve natural resources until specific land uses are identified and developed. As resources are identified or extracted from these lands, they should be re-designated and rezoned appropriately.

**Urban/Low Density Residential (ULDR):** These lands are characterized by 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.

**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.

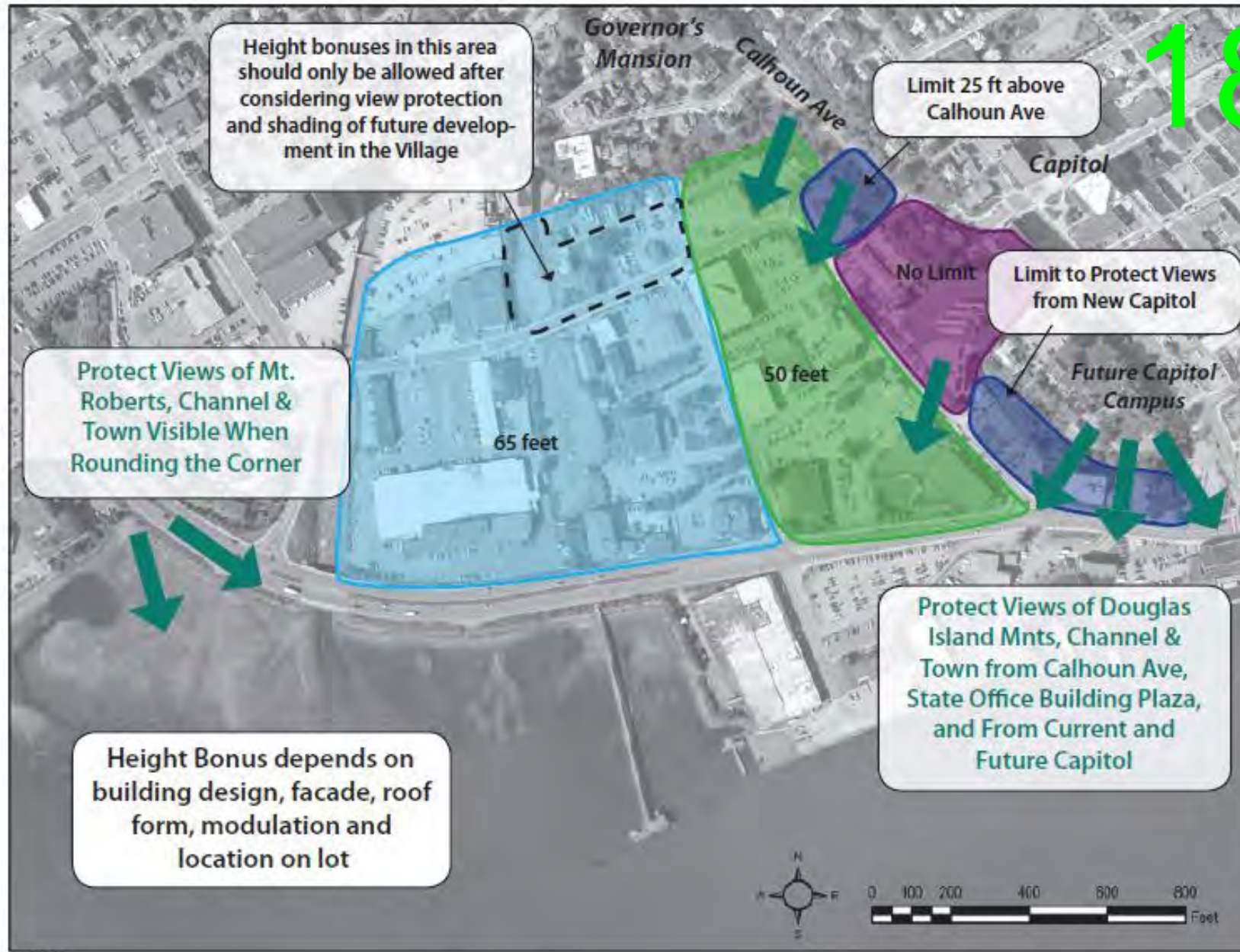
**Medium Density Residential—Single Family Detached (MDR/SF):** Single-family detached homes at densities ranging from 10 to 20 units per acre. Includes single-family detached homes with an accessory apartment, cottage houses and bungalow houses.

**High Density Residential (HDR):** Urban residential lands suitable for new, in-fill or redevelopment housing at high densities ranging from 18 to 60 units per acre.

**Commercial (C):** Lands devoted to retail, office, food service or personal service uses, including neighborhood retail and community commercial centers. Mixed retail/residential/office uses are allowed and encouraged. Residential densities ranging from 18- to 60-units per acre are appropriate in this area.

**Marine Commercial (MC):** Water-dependent commercial uses such as marinas/boat harbors, marine vessel and equipment sales and repair services, convenience goods and services for commercial and sport fishing, marine recreation and marine tourism activities such as food and beverage services, toilet and bathing facilities, bait and ice shops, small-scale fish processing facilities, hotels and motels, and similar goods and services to support mariners and their guests. Float homes, house boats, and live-aboards would be residential uses to be allowed within an MC district.

**Waterfront Commercial/Industrial (WCI):** Water-dependent heavy commercial and industrial uses such as marine transportation terminals, large or small boat marinas, boat repair, shipyards, marine freight handling areas, fish buying and processing plants, ice plants, marine hatcheries, and marine parks. Residential uses would not be allowed in Waterfront Commercial/Industrial Districts, with the exception of caretaker units.



**Figure 5. Building Heights (Possible with Bonus Points) and Viewsheds**

AME2022 0006:

19

Rezone of approximately 9.5 (nine and one-half) acres in the Aak'w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions.

PROJECT INFORMATION:

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

Click the + sign next to "AME2022 0006" for the map and application materials. Updated hearing information will be posted here.

PROJECT HEARING SCHEDULE:

Planning Commission Hearing:

**January 24, 2023 TENTATIVE**

7:00 pm

**In person:** Assembly Chambers, 155 S Seward Street. Go in the door next to the raven on the mural, then turn right.



**ZOOM:** Connection information will be available at the scheduling site (see reverse). You can participate via computer or via phone.

**By computer:** Either paste the link into your browser, or navigate to ZOOM and join the meeting using the Webinar ID.

**By phone:** When ready to participate,

- Press \*9 to raise your hand.
- Press \*6 to unmute yourself (if needed).



PROJECT HEARING SCHEDULE, continued:

20

<https://juneau-ak.municodemeetings.com/>

Locate the appropriate date:

The screenshot shows the 'City and Borough Website' header with a search bar for 'Meeting Files'. Below the header is a navigation menu with 'Meetings', 'Calendar', 'Boards', and 'Subscribe'. A search filter section includes 'From' (Sep 7, 2022), 'To' (Oct 12, 2022), and 'Meeting Group' (-Any-). Below this is a 'Meetings Directory' table with columns for Date, Meeting, Agenda, Agenda Packet, Minutes, Video, and View. An arrow points to the first row of the table.

Date	Meeting	Agenda	Agenda Packet	Minutes	Video	View
10/11/2022 - 7:00pm	Planning Commission Regular Meeting					<a href="#">View Details</a>
09/28/2022 - 6:00pm	Assembly Finance Committee					<a href="#">View Details</a>
09/27/2022 - 7:00pm	Planning Commission Regular Meeting					<a href="#">View Details</a>
09/20/2022 - 5:30pm	Board of Equalization					<a href="#">View Details</a>
09/14/2022 - 12:00pm	Local Emergency Planning Committee					<a href="#">View Details</a>
09/13/2022 - 7:00pm	Planning Commission Regular Meeting					<a href="#">View Details</a>

Your options are:

Agenda : This is a .pdf of the agenda, which will have ZOOM contact info.

Agenda : This is a web page of the agenda, which will have ZOOM contact info.

Agenda Packet : This is a .pdf of the agenda and of supporting documents (including staff reports) for cases being heard this night. It can be lengthy.

Agenda Packet : This is a web page that has the agenda, and [links](#) to supporting documents (including staff reports). This may be the easiest way to navigate through a long agenda.

WRITTEN COMMENTS

Comments can be e mailed to:

pc\_comments@juneau.gov  
(that is, pc UNDERSCORE comments)

Irene.Gallion@juneau.gov

Comments can be posted to:

Community Development Department  
City and Borough of Juneau  
155 South Seward Street  
Juneau, AK 99801

Comments may be dropped off at:

Marine View Building  
Corner of Ferry Way and S. Franklin Street  
4<sup>th</sup> Floor permit center (hang a right out of the elevator, and it will be on your left)

If you do not have a computer available or have difficulty with writing, give Irene a call and she can take your comment over the phone: (907) 586-0753, x4130

**IF the project is scheduled to be heard January 24, 2023, the last day for written comments is January 20, 2023, NOON.**

Irene Gallion, Senior Planner ■ (907) 586-0753, x4130 ■ irene.gallion@juneau.org  
Attachement G - Public Meeting Materials

Public Comment Sign-In Sheet

Meeting: 12/16/2022

21

Name (please print)	Residence Address or Area of Town	Email Address – if you would like to receive project updates
Sample: Joe Juneau	555 Fifth St., Juneau	joe.juneau@juneau.org
ELIAS DURAN	9219 BLACK WOLF	edurana@kira.com
PAUL VOELCKERS	1760 CAPITAL VIEW CT.	paul@mrvarchitects.com
GREY PENDLETON	329 Distin Ave.	gwendleton@gmail.com

**From:** Emily Suarez  
**Sent:** Wednesday, December 7, 2022 9:43 AM  
**To:** Irene Gallion  
**Subject:** Public meeting notes

Hi Irene,

This is what I have from yesterday's meeting.

- Clarification on height restrictions between MU and MU2 zoning districts.
- MU does not have a height limitation compared to MU2 zoning district.
- Attendee asked a question regarding height limits for the new rezone proposal, and how that might have an impact on his neighborhood.
- Attendee also mentioned how a variance could be applied under current code to modify height restrictions for current zoning district. However, the rezone would allow for a more streamlined process for developers and building permit applications for future projects.
- Attendee was supportive of rezoning from MU2 to MU, and for future development to maintain a height between 50 feet to 65 feet.

Thank you,

**Emily Suarez | Planner II**

[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 ext. 4131

**Note: My email will change to [emily.suarez@juneau.gov](mailto:emily.suarez@juneau.gov) beginning on December 5, 2022.**



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Re: CCTHITA Rezone Application, Aak’w Village District

The Central Council of Tlingit and Haida Indian Tribes of Alaska, CCTHITA, is pleased to submit this application for a zone change of a number of parcels in the historic core of the newly-named Aak’w District. Per the attached graphic, CCTHITA is hoping to revise the indicated properties from MU2 to MU zoning. Each of the properties identified in this block is controlled by Central Council.

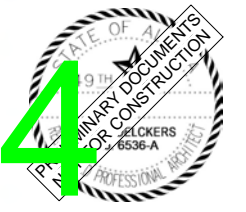
The strategic reasons for this are identified following. First, MU is the predominant underlying zoning in the developed urban core of Juneau, and this existing zoning abuts the new rezone parcel along Willoughby Street, or the long northeasterly edge of the property.

Second, this rezone to MU is consistent with the Comprehensive Plan in this area, which indicates the proposed area is “TTC”, Traditional town Center, also consistent with other northeasterly areas of the established downtown core.

Third, this rezone will allow greater flexibility to CCTHITA as building upgrades and new projects are considered for the downtown central properties.

The ability of MU to build to property lines, along with greater height opportunity, will allow us the potential for more efficient mixed-use solutions in this area. MU allows an unlimited number of housing units per acre, as opposed to MU2 which is capped at 80 housing units per acre.





**MRV**  
ARCHITECTS  
ARCHITECTURE · PLANNING · INTERIORS

MRV ARCHITECTS  
1420 GLACIER AVE. #101  
JUNEAU, AK 99801  
907-586-1371  
FAX 907-463-5544  
mrv@mrvarchitects.com

For The  
Central Council of the Tlingit and Haida Indian Tribes of Alaska  
MRV # 2215

**ZONE CHANGE APPLICATION**

No.	Description	Date

SHEET TITLE:  
**PROPOSED ZONE CHANGE PLAN**

DATE: 6.10.2022

DRAWN: MRV

CHECKED: PV

SHEET NO.

**A100**

7/26/2022 1:22:05 PM \\MRV\2013\data\projects\2022\2215 CCT-HITA Downtown Planning\REV\BASE.MXD.rvt

1 PROPOSED ZONE CHANGE  
1" = 100'-0"





## Irene Gallion

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**From:** Alec Venechuk  
**Sent:** Tuesday, December 20, 2022 2:27 PM  
**To:** Irene Gallion  
**Subject:** RE: AME22-06 and 08: Rezone of Aak'w Kwan District property

No Comments from GE on this -

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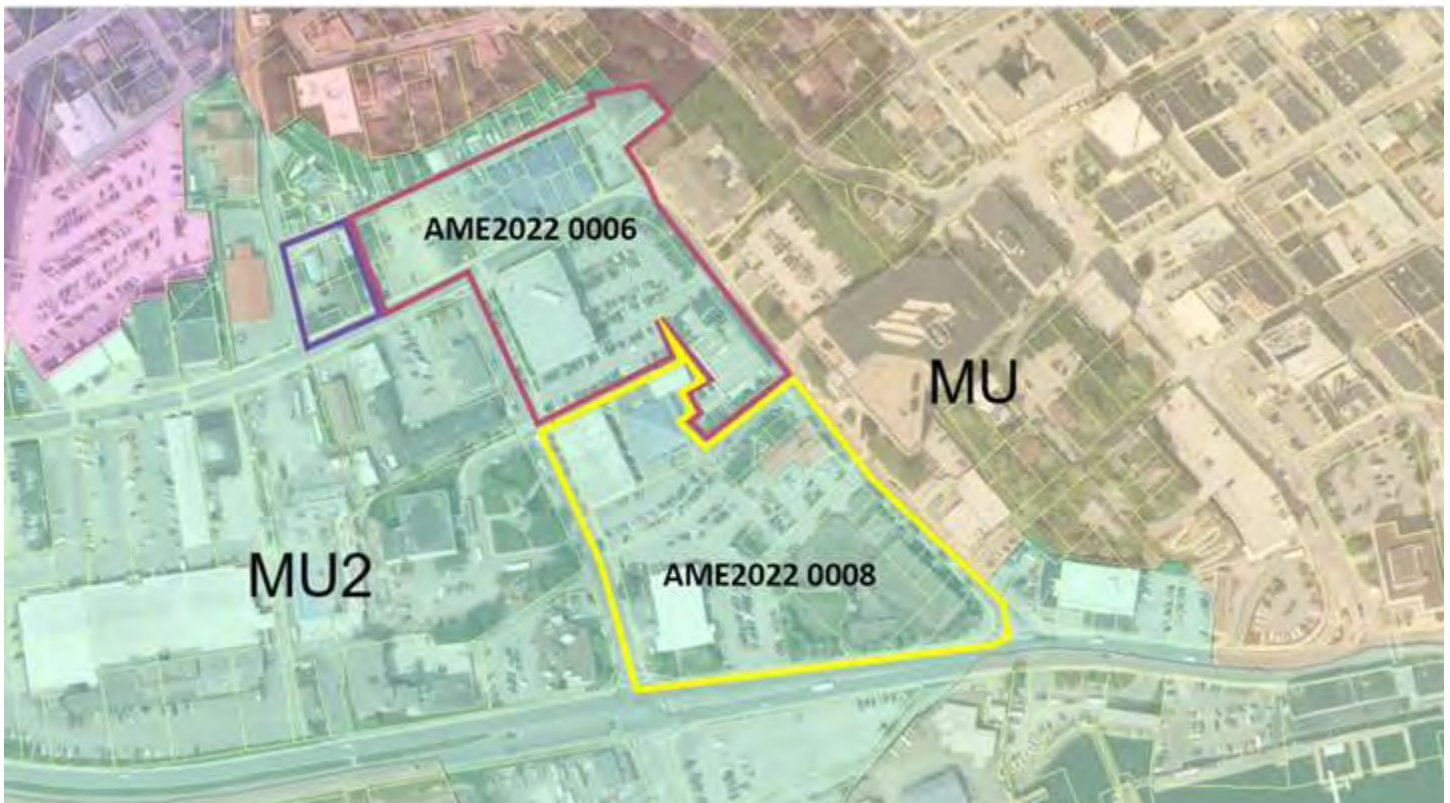
**From:** Irene Gallion <Irene.Gallion@juneau.gov>  
**Sent:** Thursday, December 15, 2022 8:29 AM  
**To:** Charlie Ford <Charlie.Ford@juneau.gov>; General Engineering <General\_Engineering@juneau.gov>; Dan Jager <Dan.Jager@juneau.gov>  
**Cc:** Dan Bleidorn <Dan.Bleidorn@juneau.gov>; Irene Gallion <Irene.Gallion@juneau.gov>  
**Subject:** AME22-06 and 08: Rezone of Aak'w Kwan District property

Hello all,

Attached are two applications for rezoning in the Aak'w Kwan District, map below. I've attached a ZONING\_Summary that outlines the changes.

If you have any comments, please provide them by **December 27, 2022**.

You may have had an early look at this in August, but it is coming to the Planning Commission in January. We had a public meeting with one attendee, who was interested in height limits.





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

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 X2



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## Irene Gallion

---

**From:** Irene Gallion  
**Sent:** Thursday, August 4, 2022 11:04 AM  
**To:** 'bill.campbell@alaska.gov'  
**Subject:** Rezone in your area

Hi Bill,

We've received a proposed rezone in the area of the SOB (Willoughby side) and the offices that currently house ADEC. We'd like to give the State the opportunity to comment on it. Who should I send the details to?



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 X2

## Irene Gallion

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**From:** Irene Gallion  
**Sent:** Wednesday, December 21, 2022 1:59 PM  
**To:** 'bill.campbell@alaska.gov'  
**Cc:** Irene Gallion  
**Subject:** AME22-06/08: Rezones in your area  
**Attachments:** 0822\_001.pdf

Hi Bill,

I wanted to check in and see if there a State position on the proposed rezone in the Aak'w Kwan District. The project will be heard by the Planning Commission on January 24, 2023. The web site can be accessed here: <https://juneau.org/community-development/short-term-projects>

I am currently drafting the staff report for this project. To be considered in the staff report, comments must be received by December 23, 2022. After that, comments will be forwarded to the Planning Commission.

**The last day for written comments is January 20, 2023 at noon. Testimony will be accepted at the Planning Commission meeting on January 24<sup>th</sup>, 2023.**

Thank you for any perspective you can provide.

### 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 X2



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**From:** permits@juneau.org <permits@juneau.org>  
**Sent:** Wednesday, December 21, 2022 1:51 PM  
**To:** Irene Gallion <Irene.Gallion@juneau.gov>  
**Subject:** Attached Image



## Irene Gallion

---

**From:** Norton Gregory <ngregory@thrha.org>  
**Sent:** Wednesday, December 7, 2022 3:19 PM  
**To:** Irene Gallion  
**Subject:** RE: AME22-06/08: Rezone in Aak'w Kwan

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

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Hi Irene,

Thank you for the information, I appreciate it.

All the best,  
Norton

*Norton Gregory*  
Director of Housing Services  
(907) 780-3125 - direct  
(888) 241-6868 – toll free  
(866) 291-9019 - fax  
[ngregory@thrha.org](mailto:ngregory@thrha.org)



---

**From:** Irene Gallion <Irene.Gallion@juneau.gov>  
**Sent:** Wednesday, December 7, 2022 2:57 PM  
**To:** Norton Gregory <ngregory@thrha.org>  
**Subject:** AME22-06/08: Rezone in Aak'w Kwan

You don't often get email from [irene.gallion@juneau.gov](mailto:irene.gallion@juneau.gov). [Learn why this is important](#)

Hi Norton!

Here are the attachments from the public meeting, attended by one guy who lives on Distin and was concerned about his view.

The fastest summary of changes is in the ZONING\_Summary attachment.

- The PINK is CCTHITA's proposed rezone.
- The PURPLE is an extension that Staff is recommending, just so the zoning borders don't split neighborhoods. We are proposing it go to Capital Avenue.
- The YELLOW is a separate CBJ proposal for rezoning. There are some politically-charged projects in the city area – Centennial Hall/JAHC and a proposal for a City Hall – and we didn't want those to derail CCTHITA's efforts, so we have a separate proposal for city land.

I'm happy to answer any questions, and also happy to run through the presentation for you and yours if you are interested. It takes about 20 minutes.

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 X2

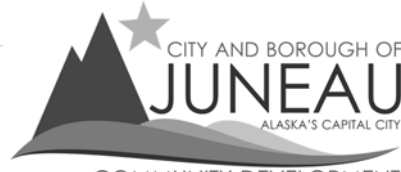
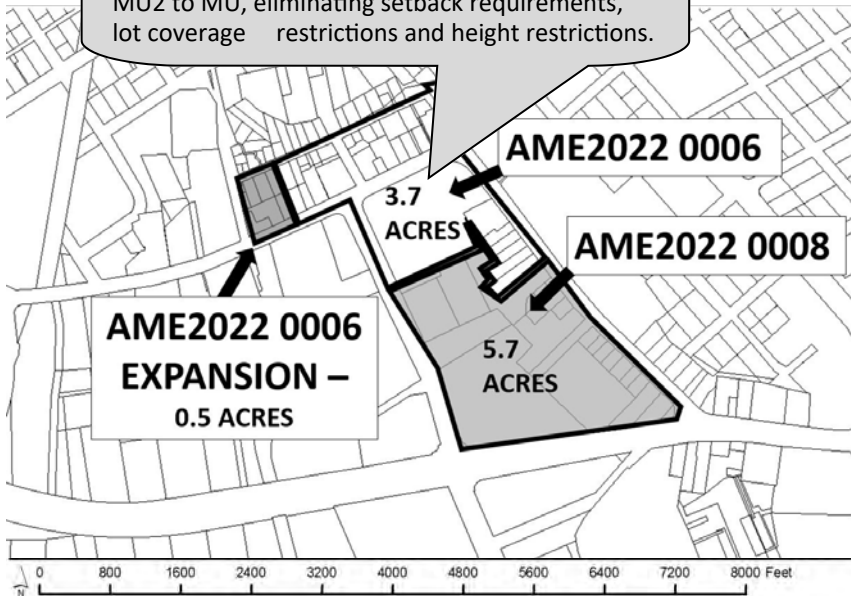


*Fostering excellence in development for this generation and the next.*

# Invitation to Comment

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

**Proposed** rezone for approximately 9.5 (nine and one-half) acres in the Aak'w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions.



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 **proposed rezone for approximately 9.5 (nine and one-half) acres in the Aak'w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions.**

#### 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 **January 23, 2023** at

<https://juneau.org/community-development/planning-commission>

Find hearing results, meeting minutes, and more here, as well.

Now through Jan. 12, 2023

Jan. 12 noon, Jan. 20, 2023

HEARING DATE & TIME: 7:00 pm, Jan. 24, 2023

Jan. 25, 2023

Comments received during this period will be sent to the Planner, **Irene Gallion**, 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 <https://juneau.zoom.us/j/85488605721> and use the Webinar ID: 854 8860 5721 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).

The results of the hearing will be posted online.

You may also participate in person in City Hall Assembly Chambers, 155 S. Seward Street, Juneau, Alaska.

#### FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ext. 4130 ♦

Email: [pc\\_comments@juneau.gov](mailto:pc_comments@juneau.gov)

Mail: Community Development, 155 S. Seward Street, Juneau AK 99801

Case No.: AME2022 0006 & AME2022 0008

Parcel No.: Multiple

CBJ Parcel Viewer: <http://epv.juneau.org>





Attachement J - Public Notice Sign



Attachement J - Public Notice Sign

## Irene Gallion

---

**From:** Alan Steffert <asteffert@gmail.com>  
**Sent:** Thursday, January 5, 2023 12:20 PM  
**To:** Irene Gallion; Dan Bleidorn  
**Subject:** Public notice sign is up!  
**Attachments:** IMG\_9010.JPG; ATT00001.txt; IMG\_9011.JPG; ATT00002.txt

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

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Dan & Irene.

The big red public notice sign for the redone has been tied and nailed to a tree outside the JAAHC, facing Egan Drive. See attached photos. This was done around noon today.

Alan





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

**December 14, 2022**

Hello Neighbor,

The City and Borough of Juneau's Planning Commission will hear a proposal to rezone approximately 9.5 acres in the Aak'w Kwan District. **If you are receiving this letter, it means you own property in the area proposed for rezone.**

Attached is information on the rezone, and what it means. To summarize, under proposed zoning:

- Buildings can be built right up to the property line. No setbacks will be required.
- A building can cover the entire lot.
- There is no limit on the number of residential units that could be built per acre.
- In theory, there is no height limit. However, any proposed building would need to be considered in light of the Willoughby District Land Use Plan, which includes protections for:
  - The view from Calhoun Avenue.
  - The view from Distin Avenue.
  - Sunlight to Village Street residents.

Zoning also impacts uses. The proposed zoning would allow marijuana product manufacturing facilities. The proposed zoning would disallow zoos, aquaria or other animal facilities with a visitor component – facilities allowed under current zoning. Other than that, uses under the proposed zoning would remain the same.

You'll receive a post card in the mail notifying you of the Planning Commission meeting date and time, and you may see the meeting advertised in the "Your Municipality" section of the Juneau Empire. The meeting will be:

**Regular Planning Commission**

**January 24, 2022**

**7:00 pm**

Enclosed documents have information on how to participate in person or via ZOOM.

If you have any questions, you can contact me with the information below.

Thank you for your participation in developing our community!

Irene Gallion, Senior Planner  
[Irene.Gallion@juneau.gov](mailto:Irene.Gallion@juneau.gov)  
(907) 586-0753, extension 4130

Included items from the public meeting, **Attachment G**.  
\* Comprehensive Plan Land Use Maps and Descriptions (page 16)  
\* Zoning Summary (page 15)  
\* Willoughby District Land Use Map - Height Restrictions (page 18)  
Meeting instructions were updated with meeting scheduling information (attached).

## AME2022 0006 and AME2022 0008:

**Rezone of approximately 9.5 (nine and one-half) acres in the Aak'w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions.**

### PROJECT INFORMATION:

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

Click the + sign next to “AME2022 0006” for the map and application materials. Updated hearing information will be posted here.

### PROJECT HEARING SCHEDULE:

Planning Commission Hearing:

**January 24, 2023**

**7:00 pm**

**In person:** Assembly Chambers, 155 S Seward Street. Go in the door next to the raven on the mural, then turn right.



**ZOOM:** Connection information will be available at the scheduling site (see below). You can participate via computer or via phone.

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**By phone:** When ready to participate,

- Press \*9 to raise your hand.
- Press \*6 to unmute yourself (if needed).

## PROJECT HEARING SCHEDULE, continued:

<https://juneau-ak.municodemeetings.com/>

Locate the appropriate date:

Date	Meeting	Agenda	Agenda Packet	Minutes	Video	View
10/11/2022 - 7:00pm	Planning Commission Regular Meeting					<a href="#">View Details</a>
09/28/2022 - 6:00pm	Assembly Finance Committee					<a href="#">View Details</a>
09/27/2022 - 7:00pm	Planning Commission Regular Meeting					<a href="#">View Details</a>
09/20/2022 - 5:30pm	Board of Equalization					<a href="#">View Details</a>
09/14/2022 - 12:00pm	Local Emergency Planning Committee					<a href="#">View Details</a>
09/13/2022 - 7:00pm	Planning Commission Regular Meeting					<a href="#">View Details</a>

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## WRITTEN COMMENTS

Comments can be e mailed to:

pc\_comments@juneau.gov  
(that is, pc UNDERSCORE comments)

Irene.Gallion@juneau.gov

Comments can be posted to:

Community Development Department  
City and Borough of Juneau  
155 South Seward Street  
Juneau, AK 99801

Comments may be dropped off at:

Marine View Building  
Corner of Ferry Way and S. Franklin Street  
4<sup>th</sup> Floor permit center (hang a right out of the elevator, and it will be on your left)

If you do not have a computer available or have difficulty with writing, give Irene a call and she can take your comment over the phone: (907) 586-0753, x4130

**The last day for written comments is January 20, 2023, NOON.**

Irene Gallion, Senior Planner ■ (907) 586-0753, x4130 ■ irene.gallion@juneau.org

Attachment K - Letter to Owners



## Irene Gallion

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**From:** Irene Gallion  
**Sent:** Monday, December 12, 2022 10:15 AM  
**To:** 'franchise.transactions@marriott.com'  
**Subject:** AME22-06 and 08: Possible rezone in Juneau  
**Attachments:** AME20220006\_ZONING\_Summary.pdf; Willoughby\_Plan\_MAP\_COLOR.pdf

Hello,

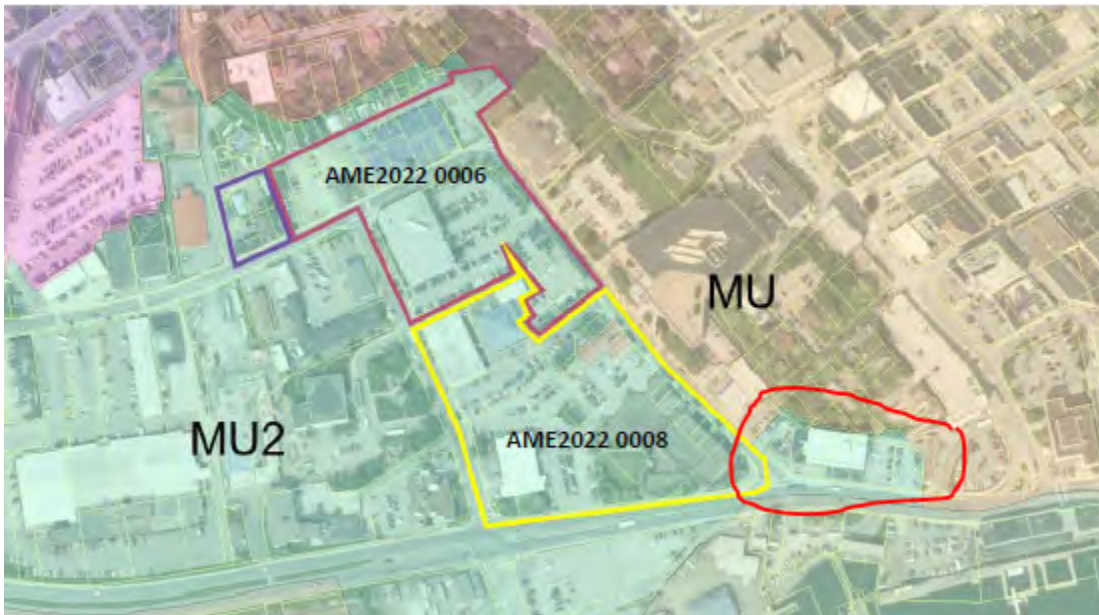
If you are not the right party to engage with, I hope you can send me in the right direction.

There is a rezone being considered in Juneau. Your property at 51 Egan Drive is not currently included. However,

- The Commission may choose to include it, to avoid it being on an island of zoning by itself.
- You may wish for it to be included, to take advantage of less restrictive height and setback provisions.

I've attached the zoning summary handout from our last public meeting, to give you a feel for impacts. I've also attached a map from our Willoughby District Land Use Plan, which the Planning Commission would consider, and which would limit the otherwise unlimited height.

The snip below shows where Marriott property is in relation to the proposed rezone.



Thank you for your time. Let me know if you have any questions,

### 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 X2



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