



(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).

GENERAL INFORMATION	
Property Owner	City & Borough of Juneau
Applicant	City & Borough of Juneau
Property Address	North Douglas Highway
Legal Description	USS 4605 FR, USS 3172 LT 37 & 38
Parcel Number	6D0611000010, 6D0801010040, 6D0801010050
Zoning	RR, D1, D3
Land Use Designation	RD, RLDR, MDR, RDR
Lot Size	63 acres of 654.7100 acres, 2.27 acres, 2.27 acres
Water/Sewer	CBJ
Access	North Douglas Highway
Existing Land Use	Vacant
Associated Applications	None

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

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

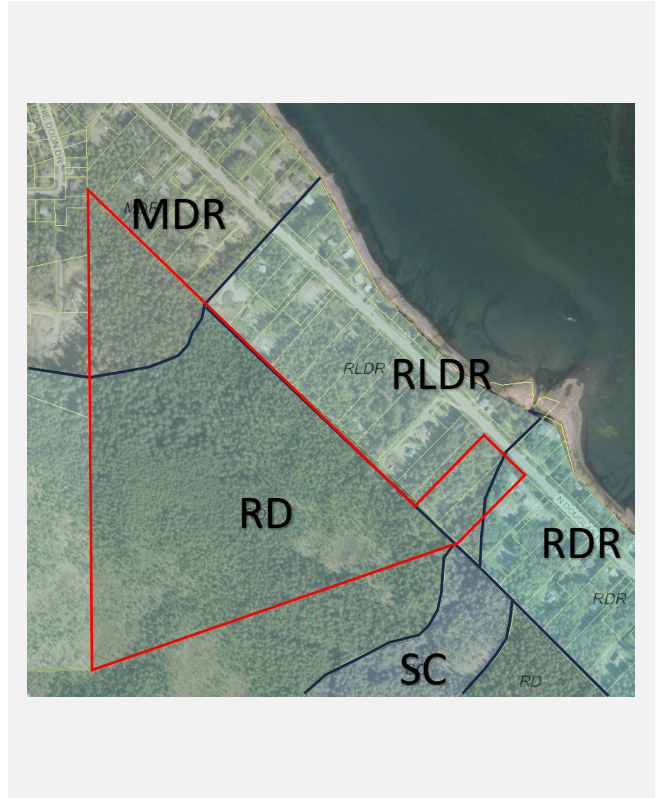
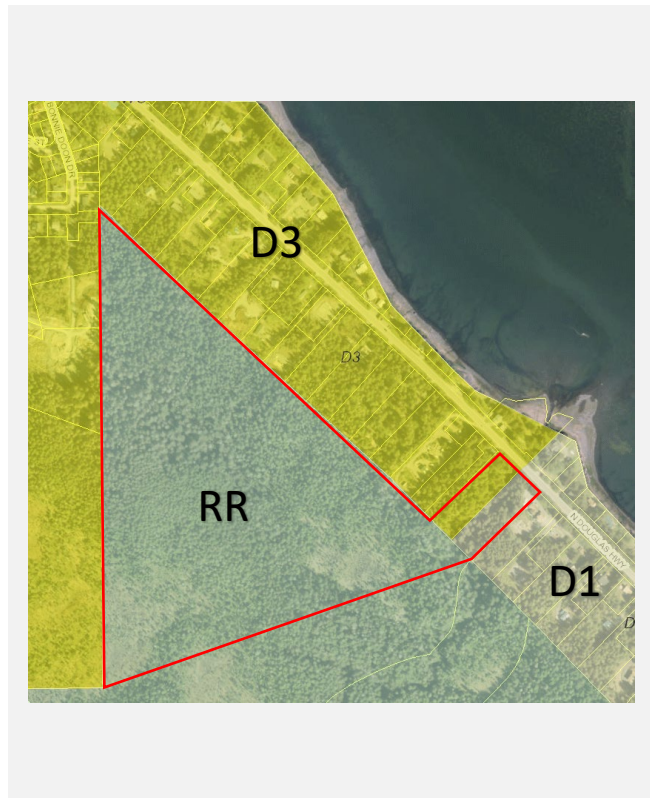


SURROUNDING ZONING AND LAND USES	
North (D3)	Residential
South (RR)	Vacant
East (D3)	Residential
West (D3)	Residential

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

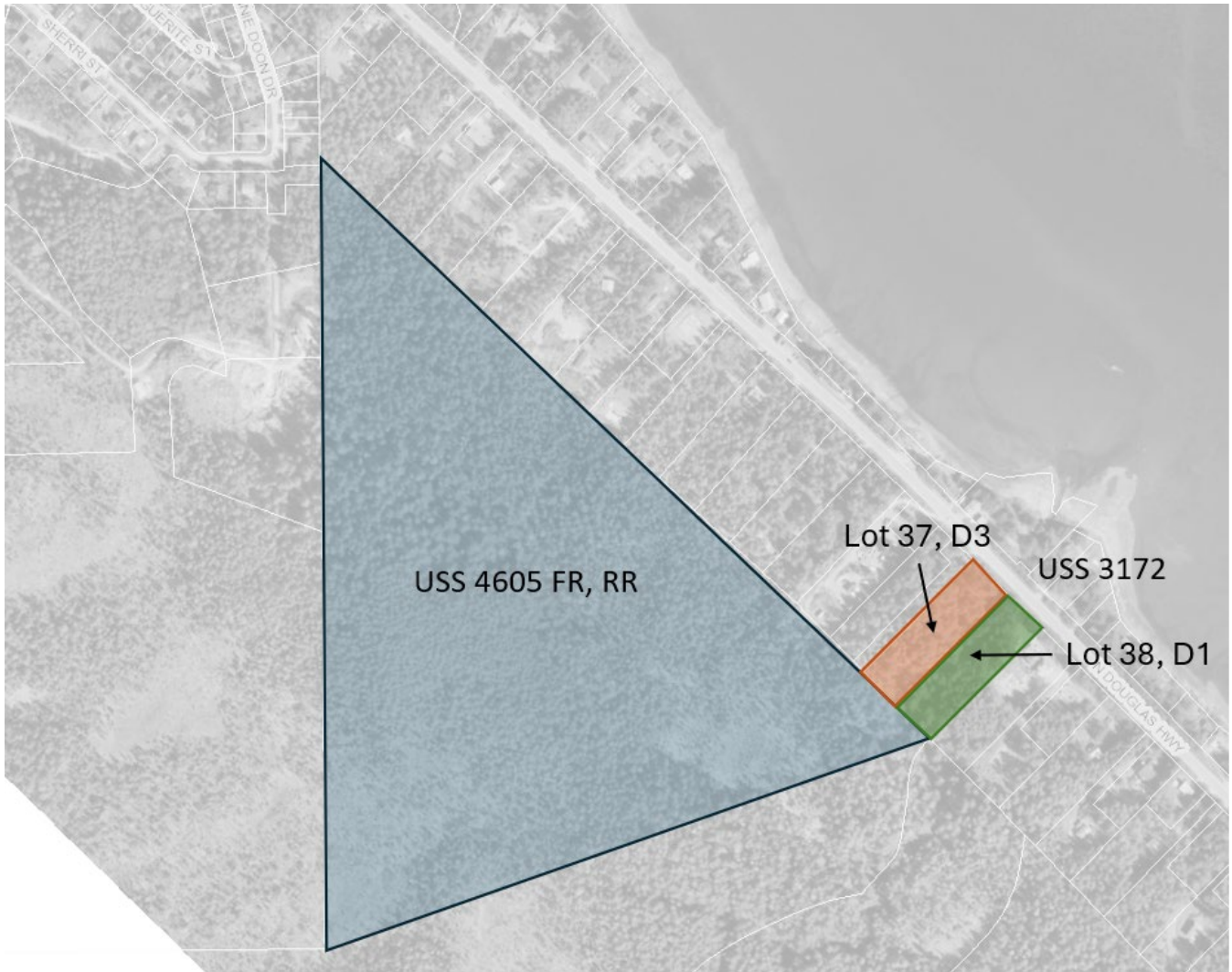
LAND USE DESIGNATION MAP



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>Lot conforms.</p>
1987	RR	<p>Minimum lot size: 36,000 square feet Lot width: 150 feet Lot depth: 100 feet</p>

Year	Zoning	Summary
		<p>Lot coverage: 10% permissible uses 20% conditional uses</p> <p>Height: 45 feet permissible uses 45 feet accessory uses</p> <p>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> <p>Lot conforms.</p>
	D1	<p>Minimum lot size: 36,000 square feet 18,000 bungalow</p> <p>Lot width: 150 feet 75 feet bungalow</p> <p>Lot depth: 100 feet</p> <p>Lot coverage: 10% permissible uses 20% conditional uses</p> <p>Height: 35 feet permissible uses 25 feet accessory uses</p> <p>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> <p>Lot conforms.</p>

ZONING ANALYSIS

The 2013 Comprehensive Plan maps four land uses for the proposed zoning area.

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 housing development is prioritized by the Assembly. Approximately 53 acres of the proposed rezone area is designated RD. The RD area is next to the MDR area, so housing could be considered a reasonable expansion.

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 ⁹		25'	25'
Minimum front yard setback		25'	25'	25'
Minimum street side yard setback		17'	17'	17'
Minimum rear yard setback		25' ²	25'	25'
Minimum side yard setback		15' ²	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.

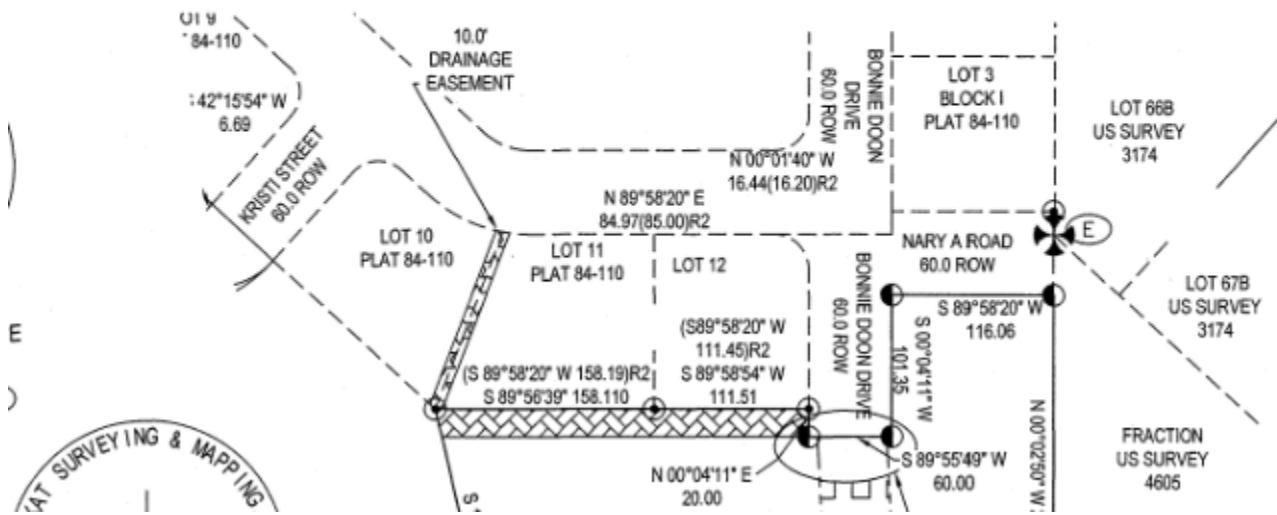
Lot Parcel Zoning Square Feet	USS 4605 FR 6D0611000010 RR 2,744,280	USS 3172 LT 37 6D0801010050 D3 98,881	USS 3172 LT 38 6D0801010040 D1 98,881	Total
Current Zoning	76	8	2	86
D3	228	8	8	244

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.

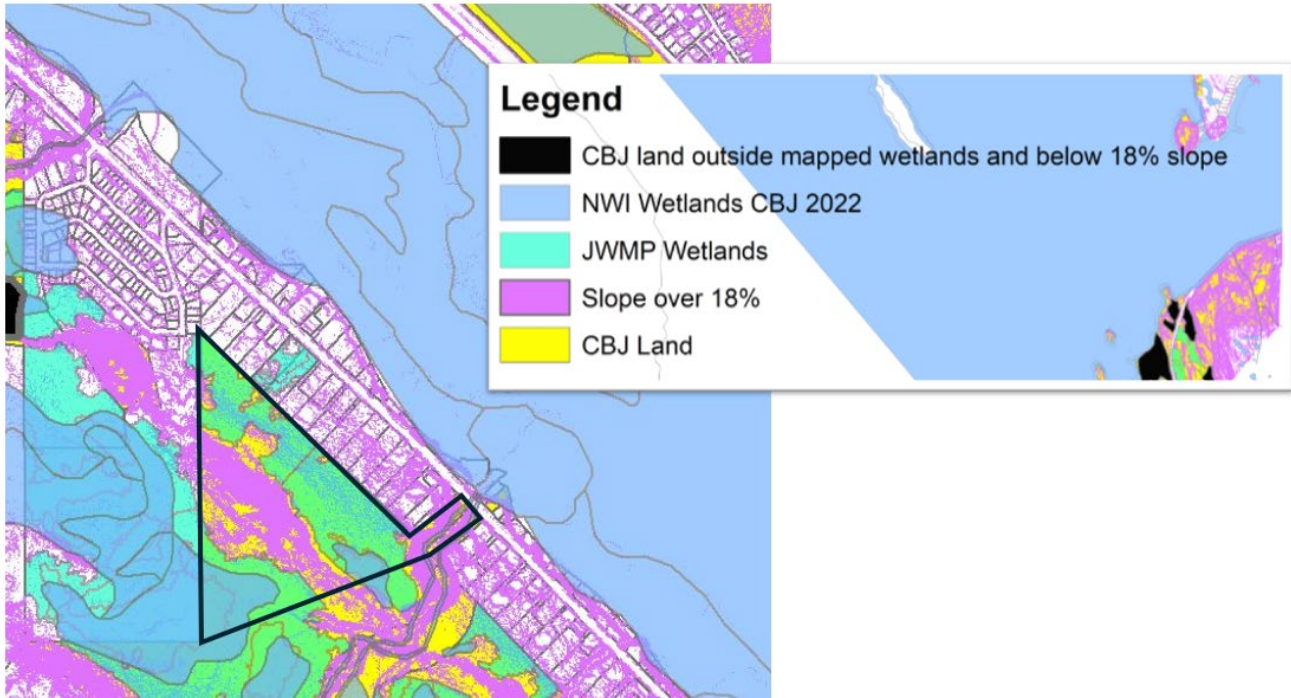
Proximity to Public Transportation – Capital Transit does not serve North Douglas. The closest transit stop is at the bridge.

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

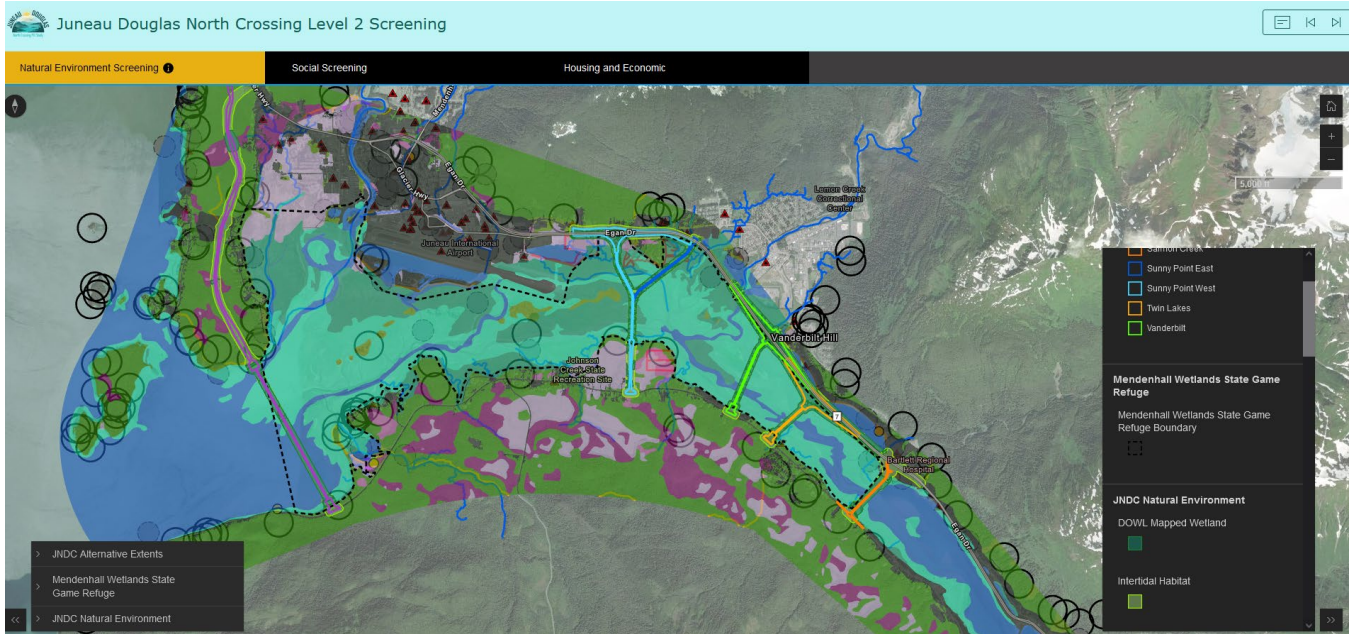
2013 COMPREHENSIVE PLAN VISION: *The City and Borough of Juneau is a vibrant State Capital that values the diversity and quality of its natural and built environments, creates a safe and satisfying quality of life for its diverse population, provides quality education and employment for its workers,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

2013 COMPREHENSIVE PLAN - 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.

2016 HOUSING ACTION PLAN - 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

Item	Description
Attachment A	Application Packet
Attachment B	Draft ordinance and map
Attachment C	Table of Permissible Uses Comparison
Attachment D	Slope and wetlands map
Attachment E	Agency comments
Attachment F	Public meeting materials
Attachment G	Abutters
Attachment H	Public notice sign photo
Attachment I	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	PROPERTY LOCATION				
	Physical Address North Douglas Highway				
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) USS 4605 FR				
	Parcel Number(s) 6D0611000010				
	<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 _____				
	LANDOWNER/ LESSEE				
	Property Owner CBJ	Contact Person Dan Bleidorn			
	Mailing Address 155 Heritage Way	Phone Number(s) 907-586-552			
	E-mail Address Lands_Office@juneau.org				
	LANDOWNER/ LESSEE CONSENT				
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>Dan Bleidorn</u></td> <td style="width:50%; text-align:center;">Lands & 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>Dan Bleidorn</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.					
APPLICANT					
If same as LANDOWNER, write "SAME"					
Applicant (Printed Name) SAME	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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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 <i>TR</i>	
Case Number <i>AME24-004</i>	Date Received <i>7/31/24</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 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	\$ _____			
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
ANE24-004	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.

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

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.

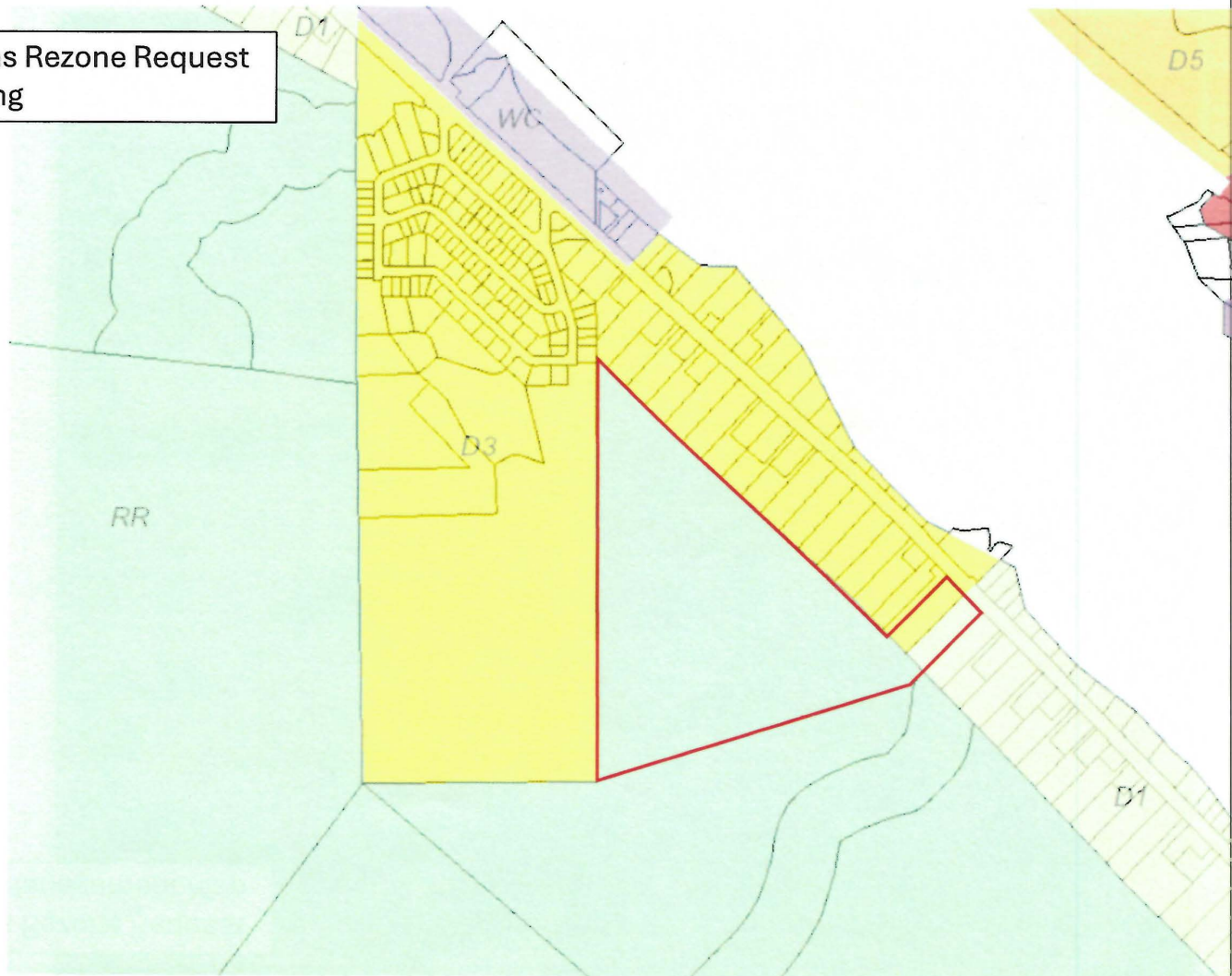
The Housing Action Plan adopted in 2016 states that “Publicly owned land and assets can be one of the most powerful tools a local government has to address housing availability and affordability issues.” (p. 42) and that “public land should be thought of not only as a means by which Juneau can encourage “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



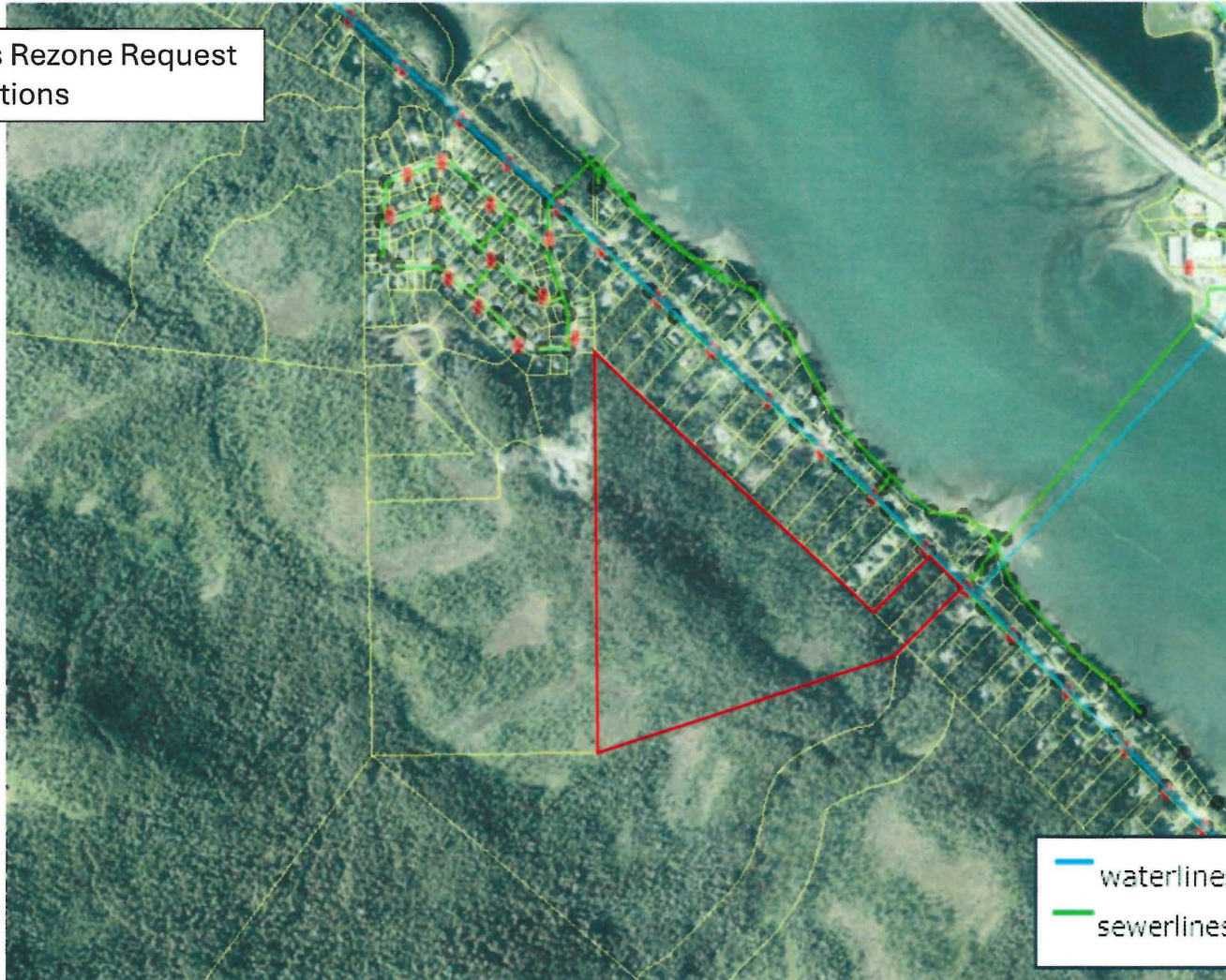
North Douglas Rezone Request
CBJ Property Management Map



North Douglas Rezone Request
Comprehensive Plan Land Use Designation

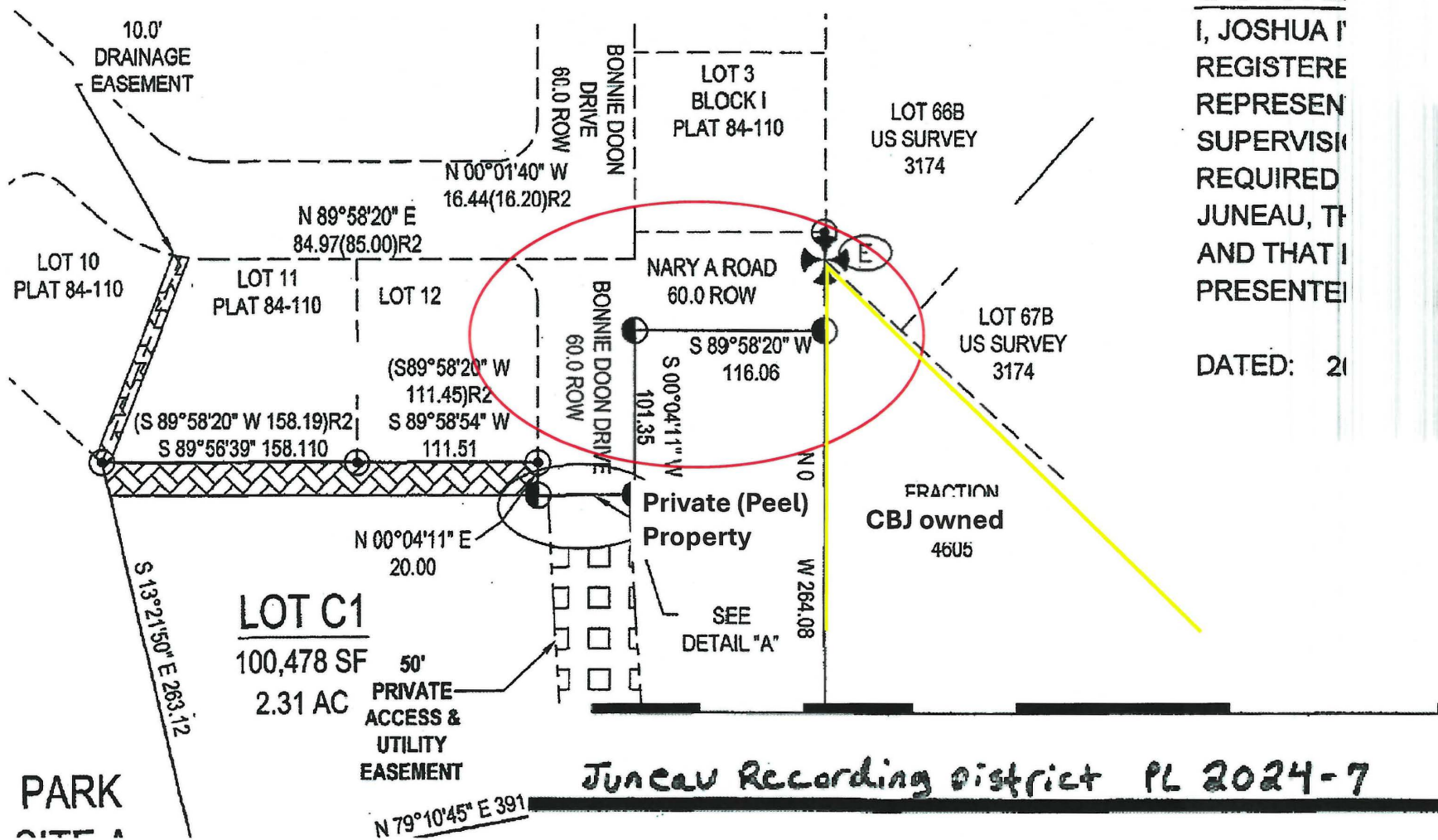


North Douglas Rezone Request
Utility Connections





Attachment A - Application Packet

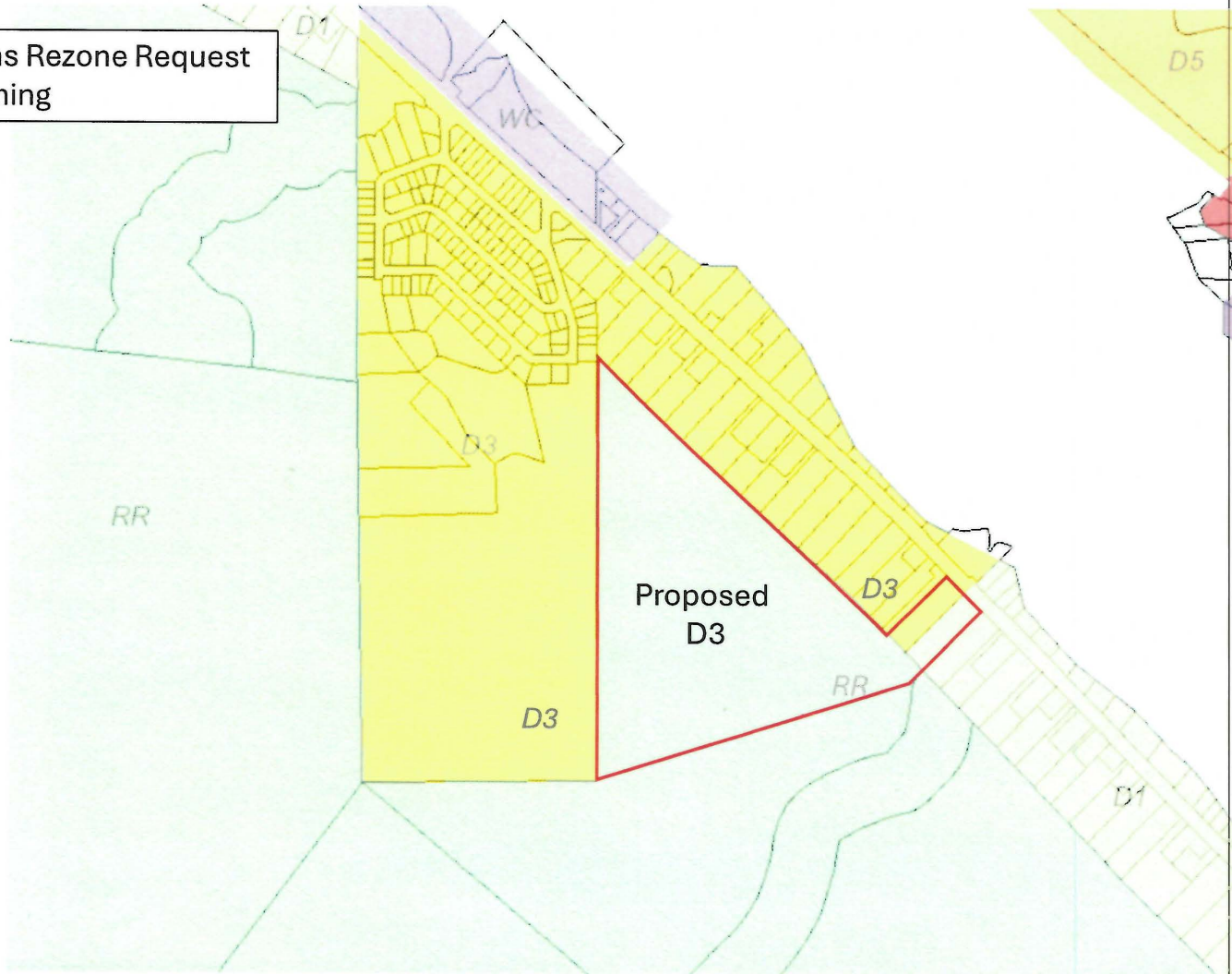


I, JOSHUA I
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 SUPERVISOR
 REQUIRED
 JUNEAU, TR
 AND THAT I
 PRESENTED

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 address 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)

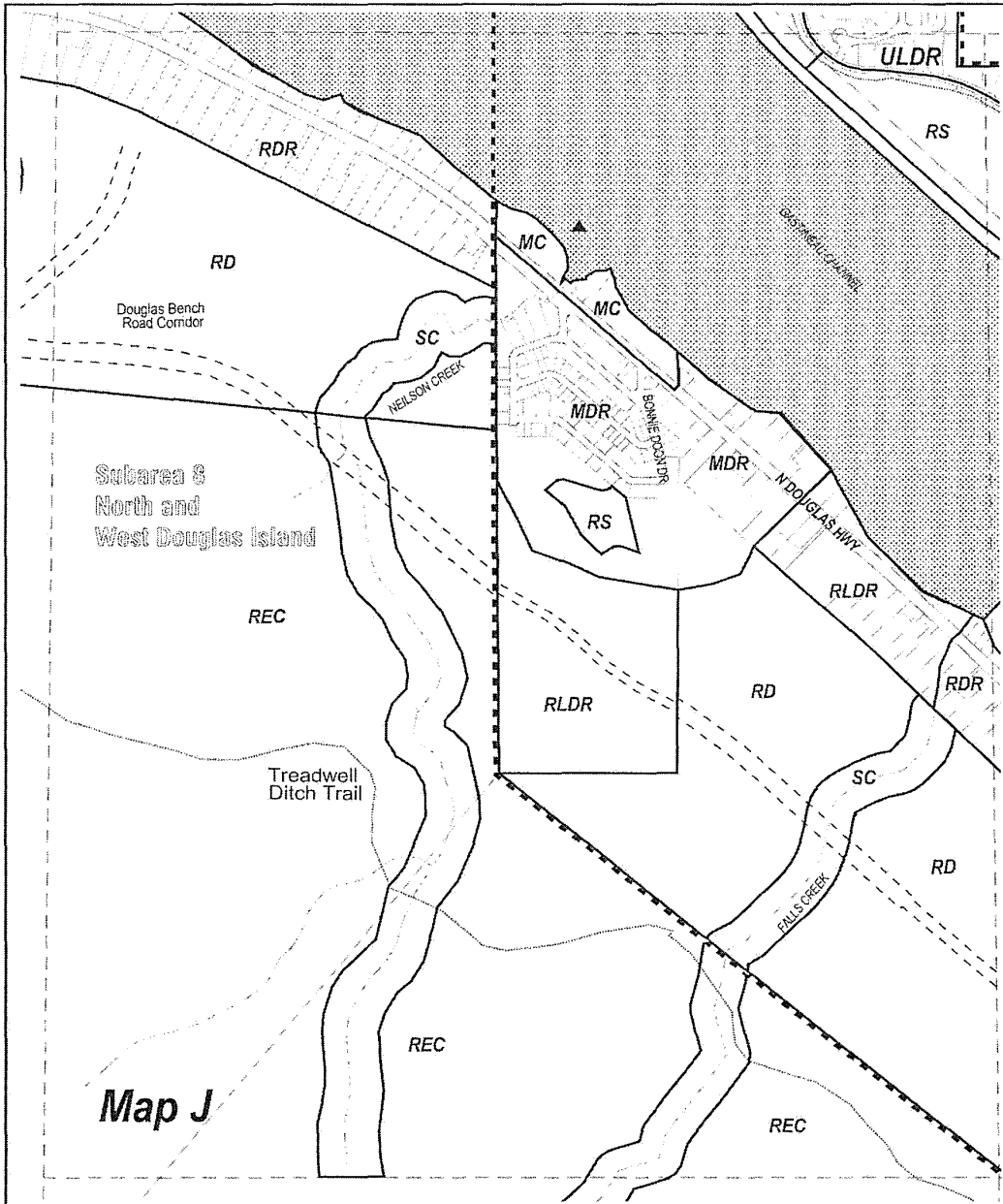
Community Form: Urban in downtown Douglas and West Juneau

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>Map 1111</p> <p>COMMERCIAL INDUSTRIAL</p>	<p>REC Recreational Resource</p> <p>RD Resource Development</p> <p>SP State Park</p> <p>NP CBJ Natural Area Park</p> <p>RS CBJ Recreational Service Park</p> <p>CA CBJ Conservation Area</p> <p>SC Stream Protection Corridor</p>	<p>RDR Rural Dispersed Residential</p> <p>RLDR Rural Low Density Residential</p> <p>ULDR Urban Low Density Residential</p> <p>MDR/RSF Medium Density Residential- Single Family</p> <p>MDR Medium Density Residential</p> <p>HDR High Density Residential</p> <p>TTC Traditional Town Center</p> <p>MMU Marine Mixed Use</p>	<p>City & Borough of Juneau COMPREHENSIVE PLAN City & Borough of Juneau 1000 Adopted October 20th, 2022 Ordinance No. 2022-10</p>
	<p>C Commercial</p> <p>MC Marine Commercial</p> <p>WCI Waterfront Commercial Industrial</p> <p>LI Light Industrial</p> <p>HI Heavy Industrial</p>	<p>RESIDENTIAL</p> <p>IPU Institutional and Public Use</p> <p>S Existing School</p> <p>▲ Potential School Location</p>	<p>PUBLIC</p> <p>— — — Potential Arterial (alignment not specific)</p> <p>— — — — Potential Road (alignment not specific)</p> <p>— — — — — Trails</p>

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

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.

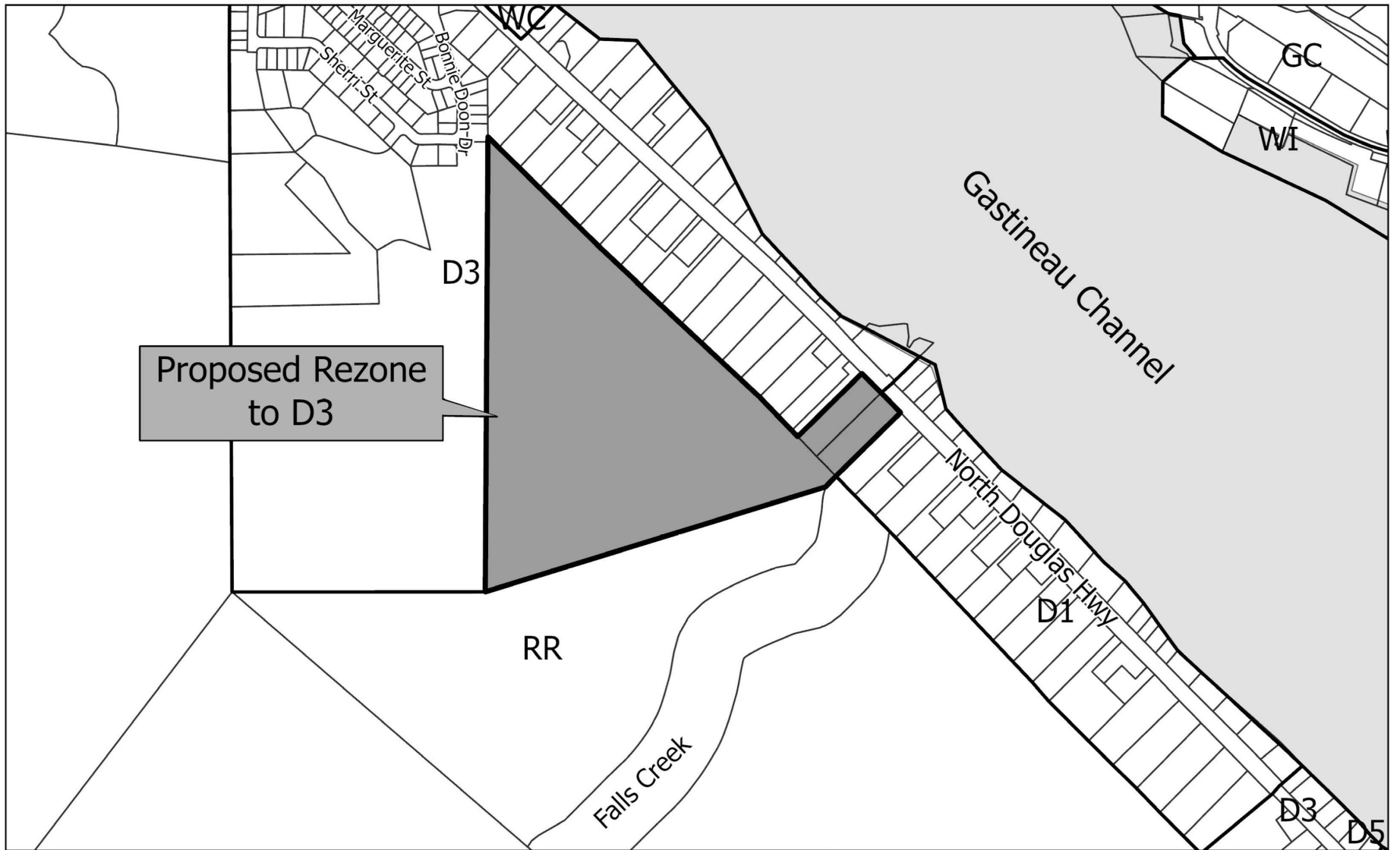
Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2024.

Beth Weldon, Mayor

Attest:

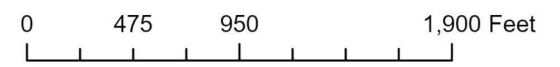
Beth McEwen, Municipal Clerk



Zone changes to portion of USS
4605 FR from RR to D3



CDD Case: AME 2024 0004



	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 ^x	1, 3	1, 3	1, 3
	1.14	Single-family detached, two dwellings per lot, accessory apartments ^x	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 ^E	3	3	3
	1.815	Caretakers mobile homes on individual lots ^E	3	3	3
	1.82	Mobile home parks ^E			
	1.83	Mobile home subdivision ^E			
	1.84	Recreational vehicle parks ^F	3 ^F	3 ^F	3 ^F
1.9	Common wall development				
	1.91	Two dwelling units			
	1.911	Accessory apartments ^x	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 ^G				
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 ^T		
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

Attachment C - Table of Permissible Uses Comparison

	Use Description	RR	D 1	D 3	
2.3	Marijuana retail store	3			
3	PROFESSIONAL OFFICE, CLERICAL, RESEARCH, REAL ESTATE, OTHER OFFICE SERVICES ^G				
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 ^T			
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 ^G				
4.05	Light manufacturing	3 ^T			
4.07	Medium manufacturing	3 ^T			
4.1	Heavy manufacturing	3 ^T	3 ^Q		
4.15	Rock crusher	3 ^T	1 ^Q	1 ^Q	
4.2	Storage of explosives and ammunition	3			
4.21	Seafood processing	3 ^T			
4.22	Marijuana product manufacturing facility	3 ^{AC}			
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 ^T		
	5.13	Colleges, universities	3 ^T	3	3
5.2	Churches, synagogues, temples		3 ^T	3	3
5.3	Libraries, museums, art galleries		3 ^T	3	3
5.4	Social, fraternal clubs, lodges, union halls, yacht clubs		3 ^T		
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 ^T		
	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	D 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	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 ^W	1 ^T	1	1
6.266	Capacity for more than 20 people ^W	3 ^T	3	3
6.27	Aerial conveyances and appurtenant facilities	3	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	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			
8	RESTAURANTS, BARS, NIGHTCLUBS			
8.05	Small restaurants, less than 1,000 ft ² without drive through service	3 ^T		
8.1	Restaurants, bars without drive through service	3 ^T		
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 ^T		
9.3	Car wash			
9.4	Boat sales or rental	3 ^T		
9.45	Boat repairs and maintenance	3 ^T		
9.5	Marine fuel, water sanitation	3 ^T		
9.6	Marine commercial facilities including fisheries support, commercial freight, passenger traffic	3		
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	3	
10.22	General storage inside or outside enclosed structures	1, 3	3	

		Use Description	RR	D 1	D 3
	10.23	Snow storage basin			
	10.232	Neighborhood, less than ½ acre	3	3	3 ^Z
	10.235	Regional, ½ to 1 acre	3	3	3 ^Z
	10.237	Area wide, over 1 acre	3	3 ^Z	3 ^Z
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 ^O of less than 80 square feet total and less than six feet in height	1 ^P	1 ^P	1 ^P
	11.12	Enclosed structures for recyclable materials collection	1 ^P , 3	1 ^P , 3	1 ^P , 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 ^M	1, 3	3	
	14.23	Stabling of farm animals ^M	3	3	3

49.25.300 Table of Permissible Uses

8.14.2023

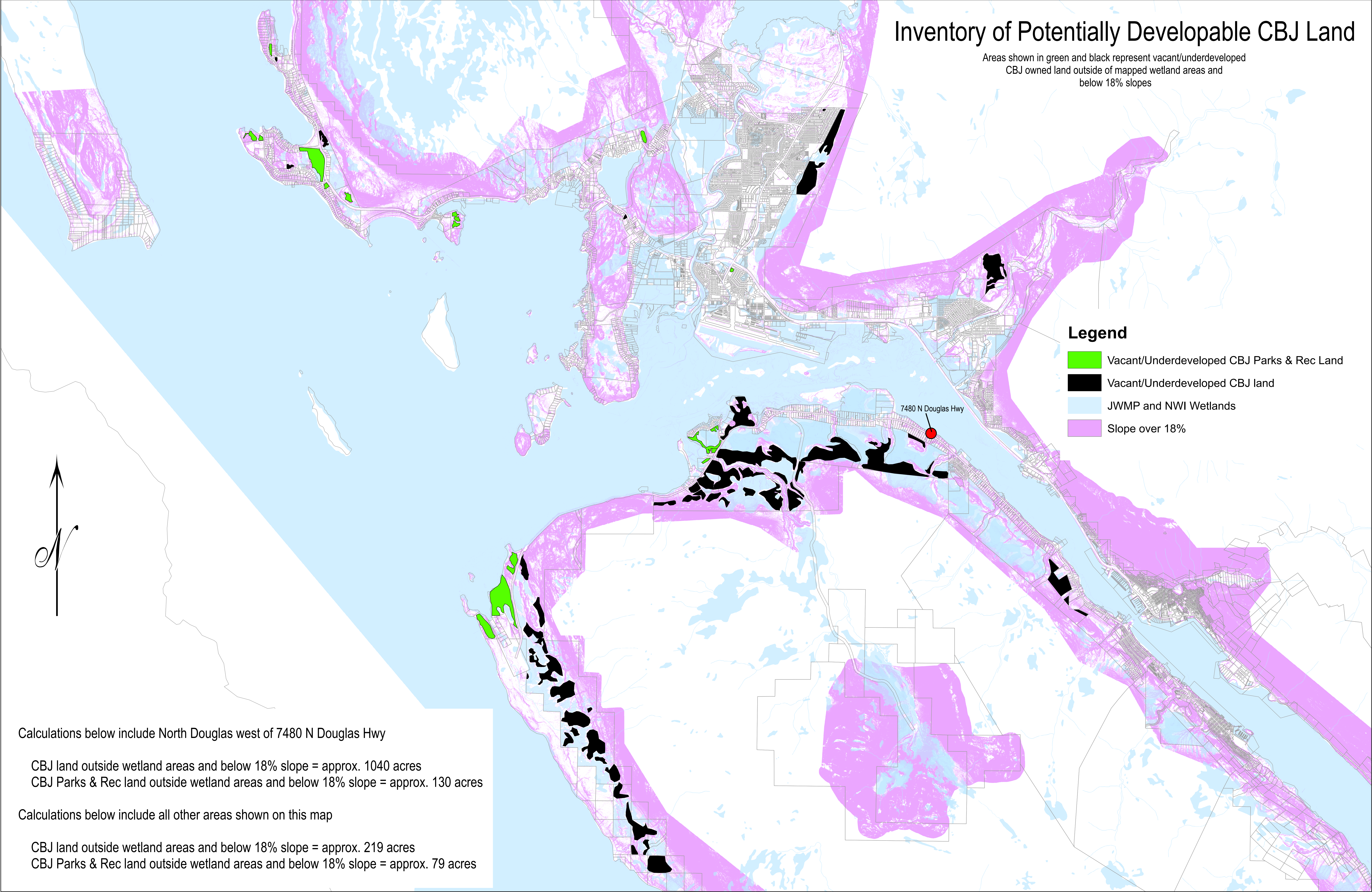
Attachment C - Table of Permissible Uses Comparison

		Use Description	RR	D 1	D 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	3 ^{AB}	
14.25	Personal use agriculture				
	14.253	Hens, 6 maximum	1	1	1
14.3	Silviculture and timber harvesting ^J		3	3	
14.4	Mining operations		2, 3 ^K	3	3
14.5	Sand and gravel operations ^I		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 ^{AA}	Towers and antennas 35 feet or less		1	1	1
18.200 ^{AA}	Towers and antennas 35 to 50 feet		1	3	3
18.300 ^{AA}	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 ^R		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	D 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	3 ^{AB}	
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!

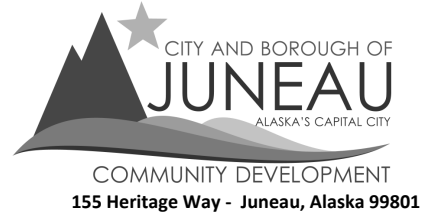
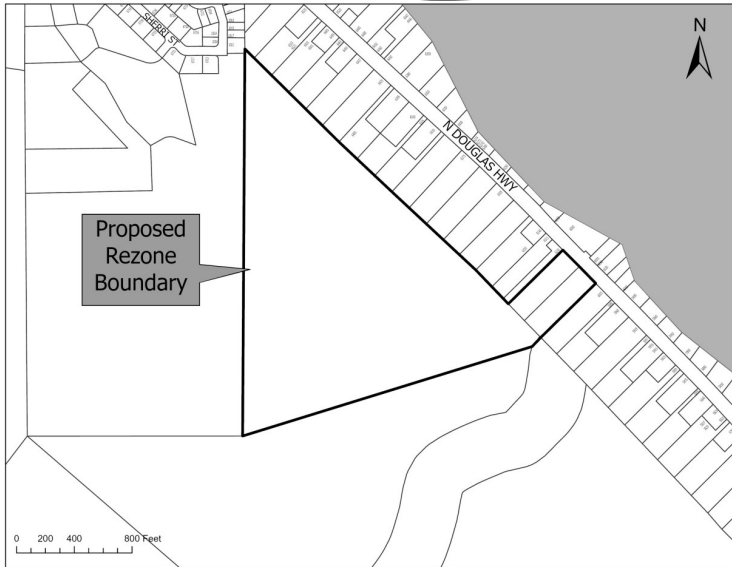
Irene Gallion | Senior Planner
 Community Development Department | City & Borough of Juneau, AK
 Location: 230 S. Franklin Street | 4th Floor Marine View Building
 Office: 907.586.0753 x4130



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.

*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

(907) 586-0753, x4130

AME2024-0004

Rezone of 66 acres uphill (southwest) of 6101 through 6615 North Douglas Highway

From RR and D1 to D3

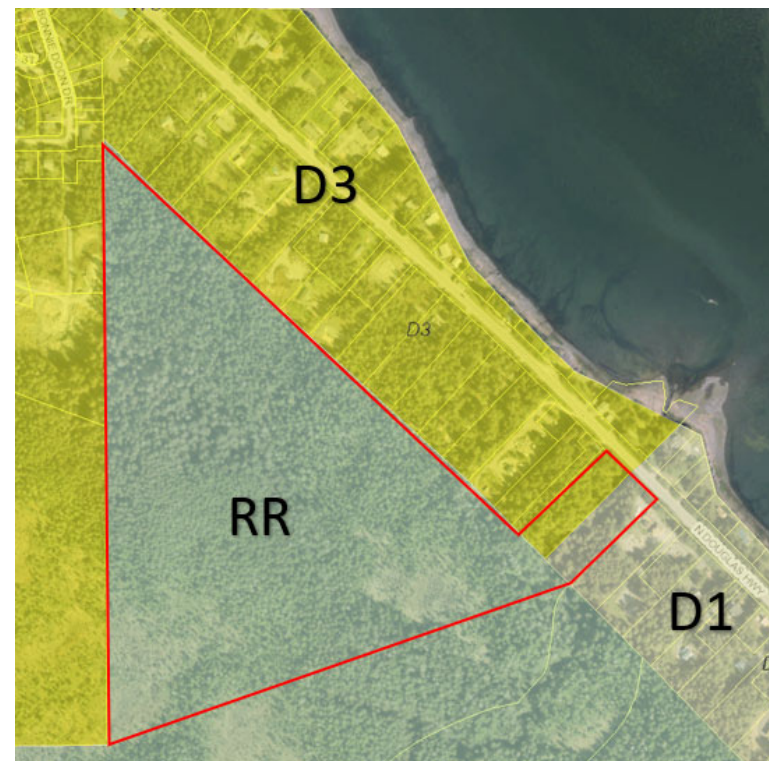
APPLICANT: CBJ Lands and Resources

START RECORDING

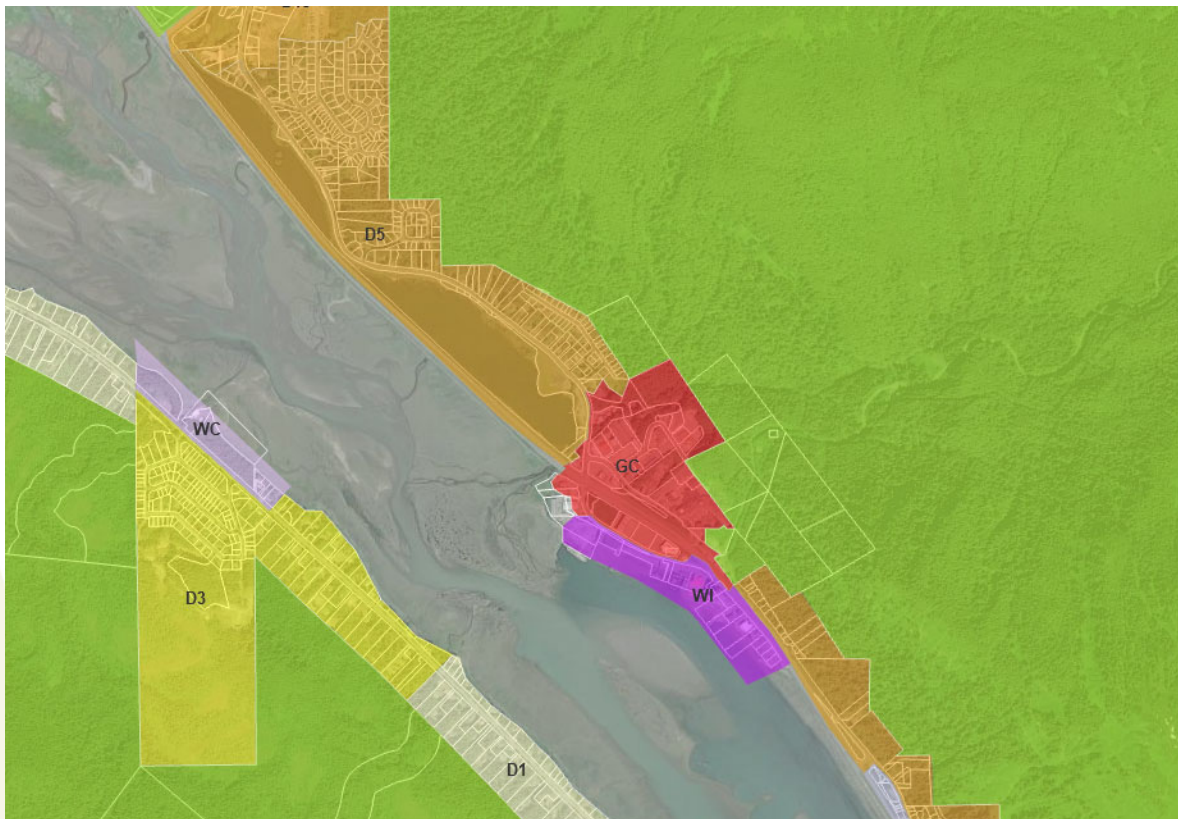


What will happen today

- 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”?

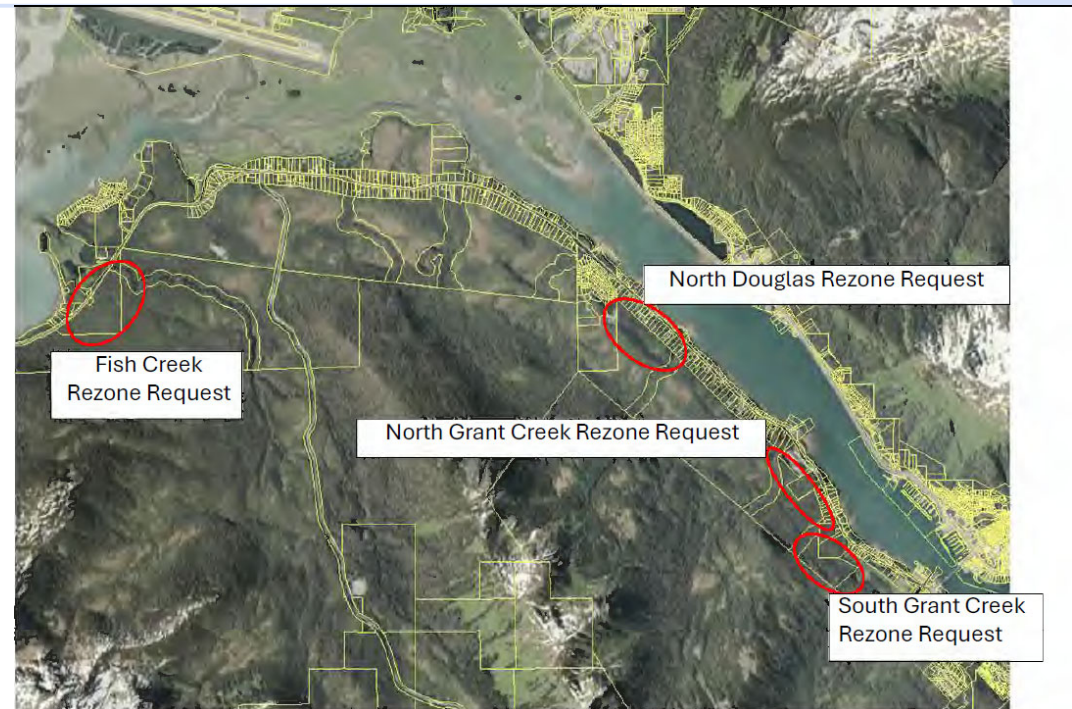


AME24-04



Why rezone?

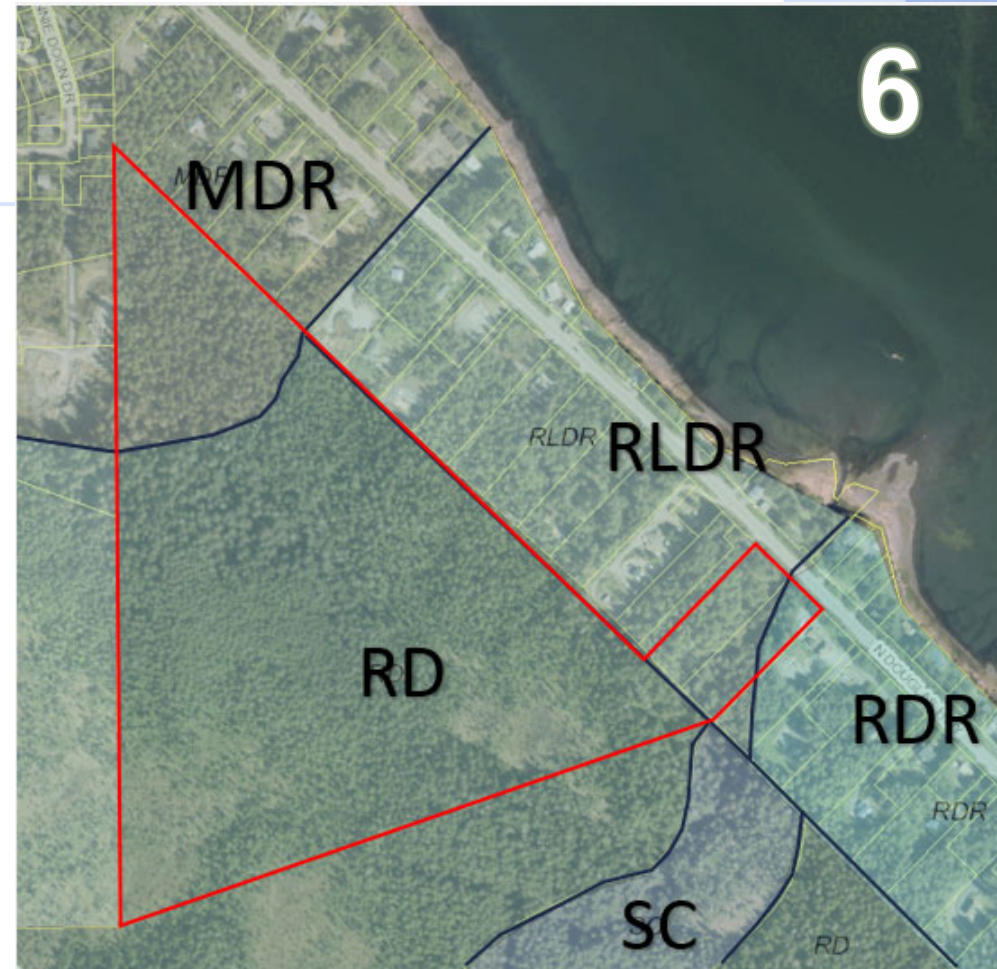
- Housing Assembly's #1 priority
- Review of
 - CBJ land portfolio
 - Land Management Plan
 - Topography
 - Access
 - Road frontage
 - Utilities
 - Wetlands



Rezoning cannot be conditioned except for public health and safety (sewer, water).

Comp Plan guides

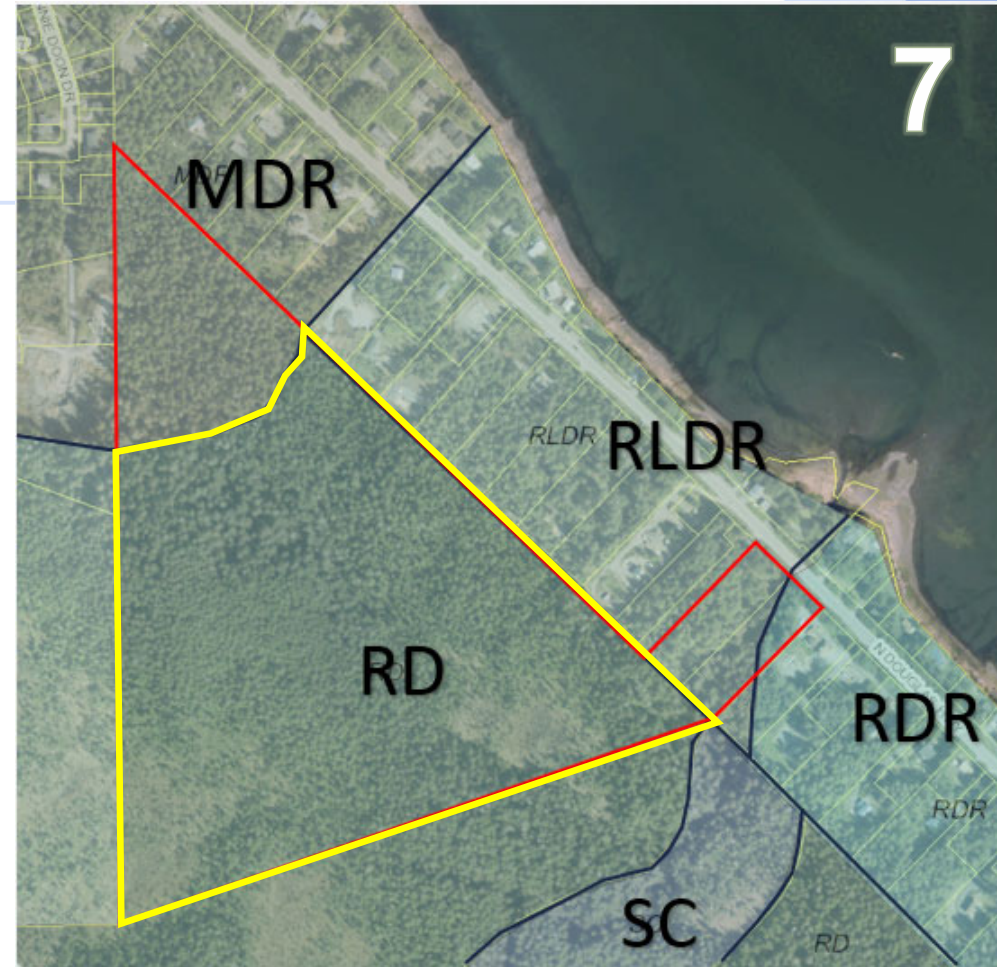
- Resource Development
- Medium Density Residential
- Rural Low Density Residential
- Rural Dispersed Residential



Comp Plan guides

RESOURCE DEVELOPMENT (RD)

- Conserve natural resources UNTIL specific land use developed.
- Should be re-designated and rezoned appropriately.



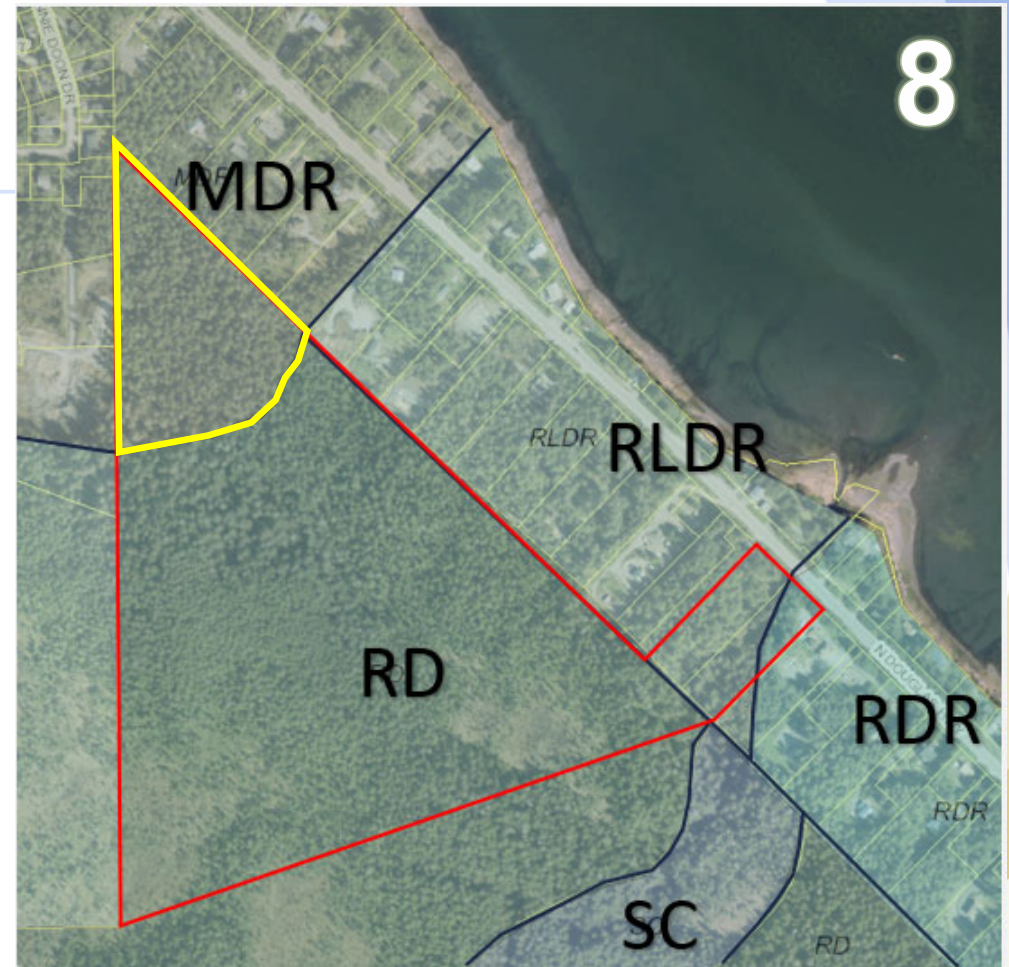
AME24-04



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.



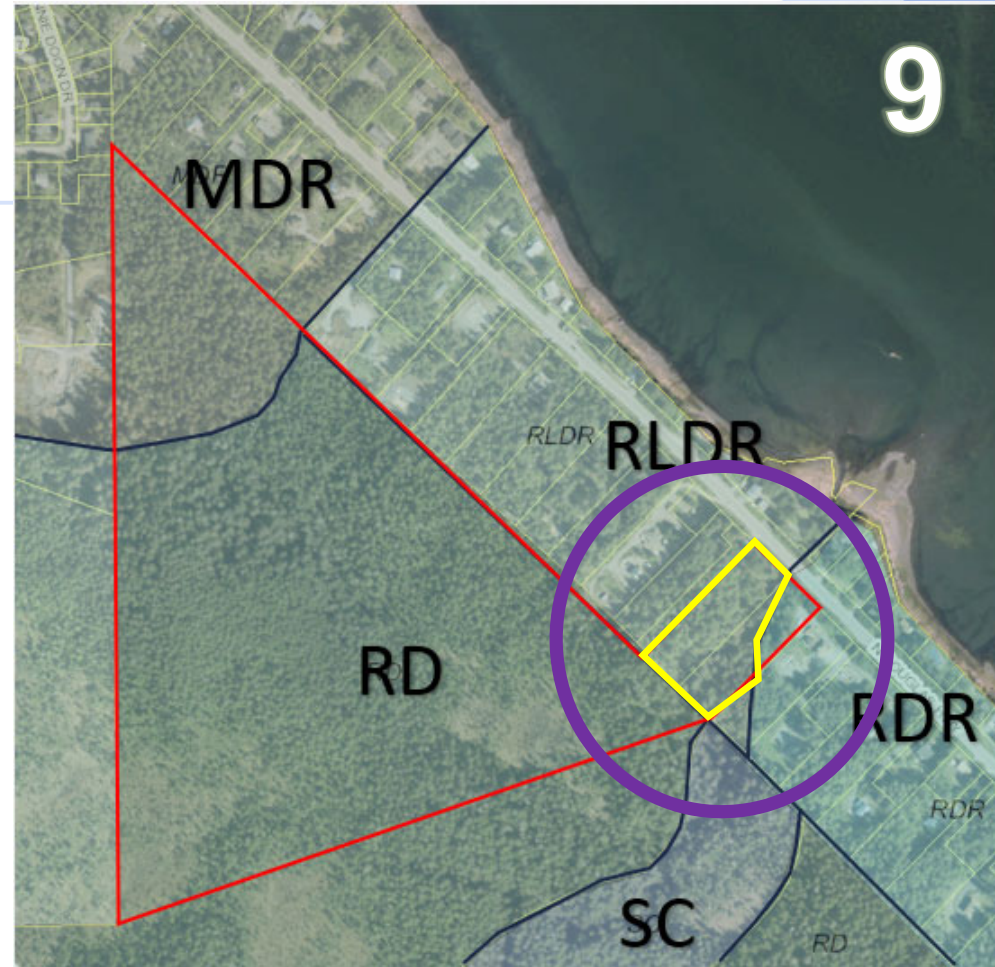
AME24-04



Comp Plan guides

RURAL LOW DENSITY RESIDENTIAL (RDRL)

- 1-3 units per acre.
- Based on utilities available.



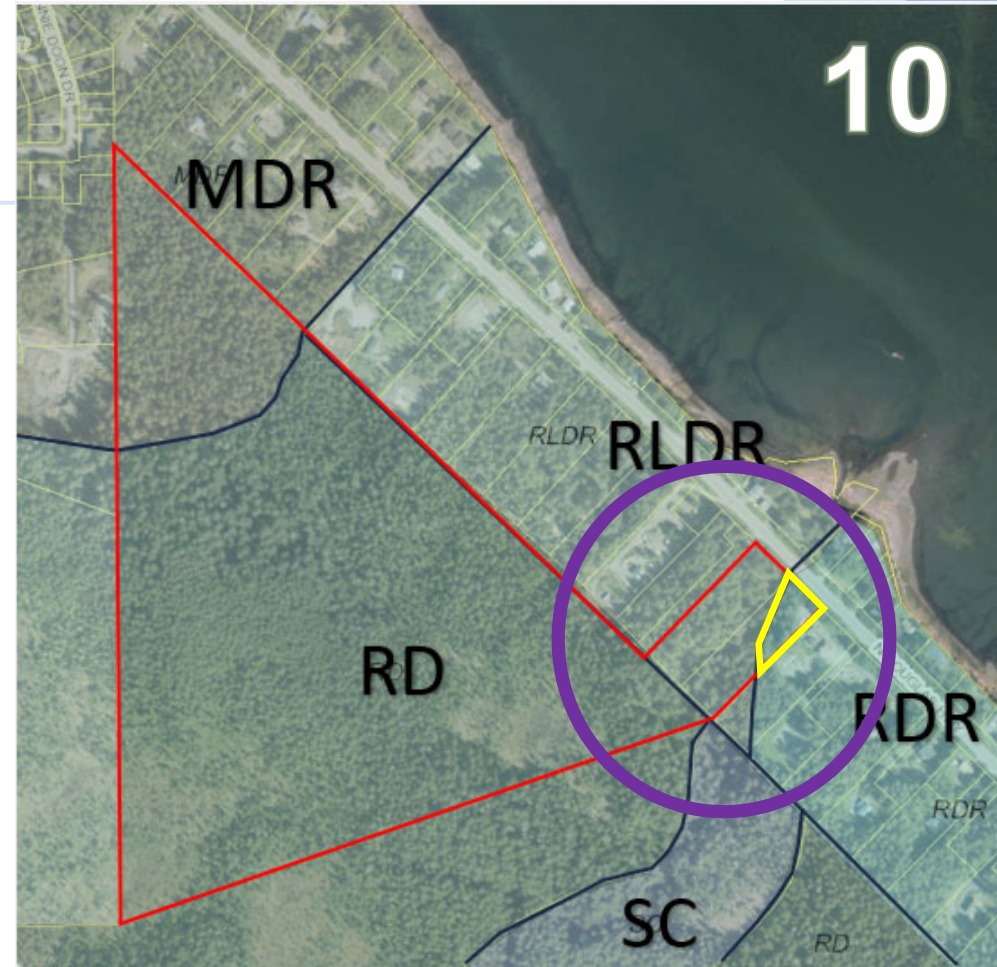
AME24-04



Comp Plan guides

RURAL DISPERSED RESIDENTIAL (RDR)

- Very low density development.
- Assumes no utilities.
- 1 unit per acre.
- Small-scale visitor facilities.

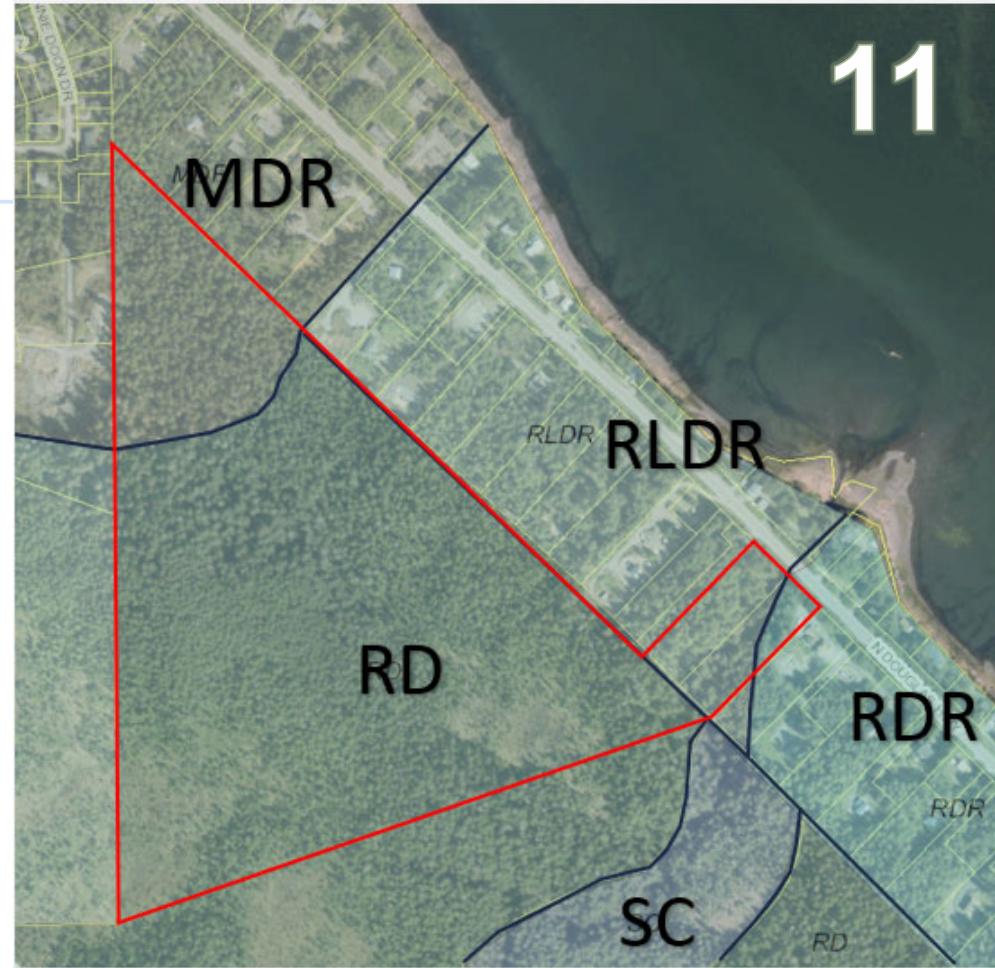


AME24-04

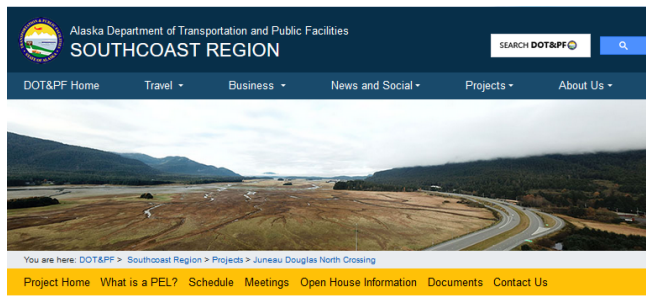


Comp Plan guides

- ✓ Resource Development
- ✓ Medium Density Residential
- ✓ Rural Low Density Residential
- ✓ Rural Dispersed Residential



Ongoing PEL Study – North Crossing



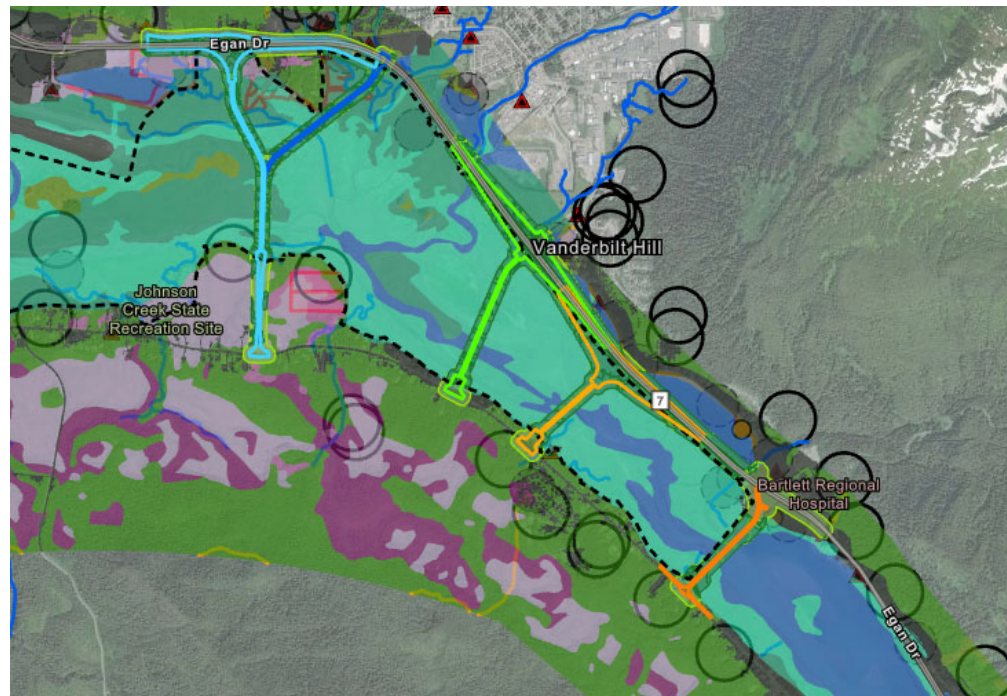
Project # SFHWY00299 / Federal # 0003259



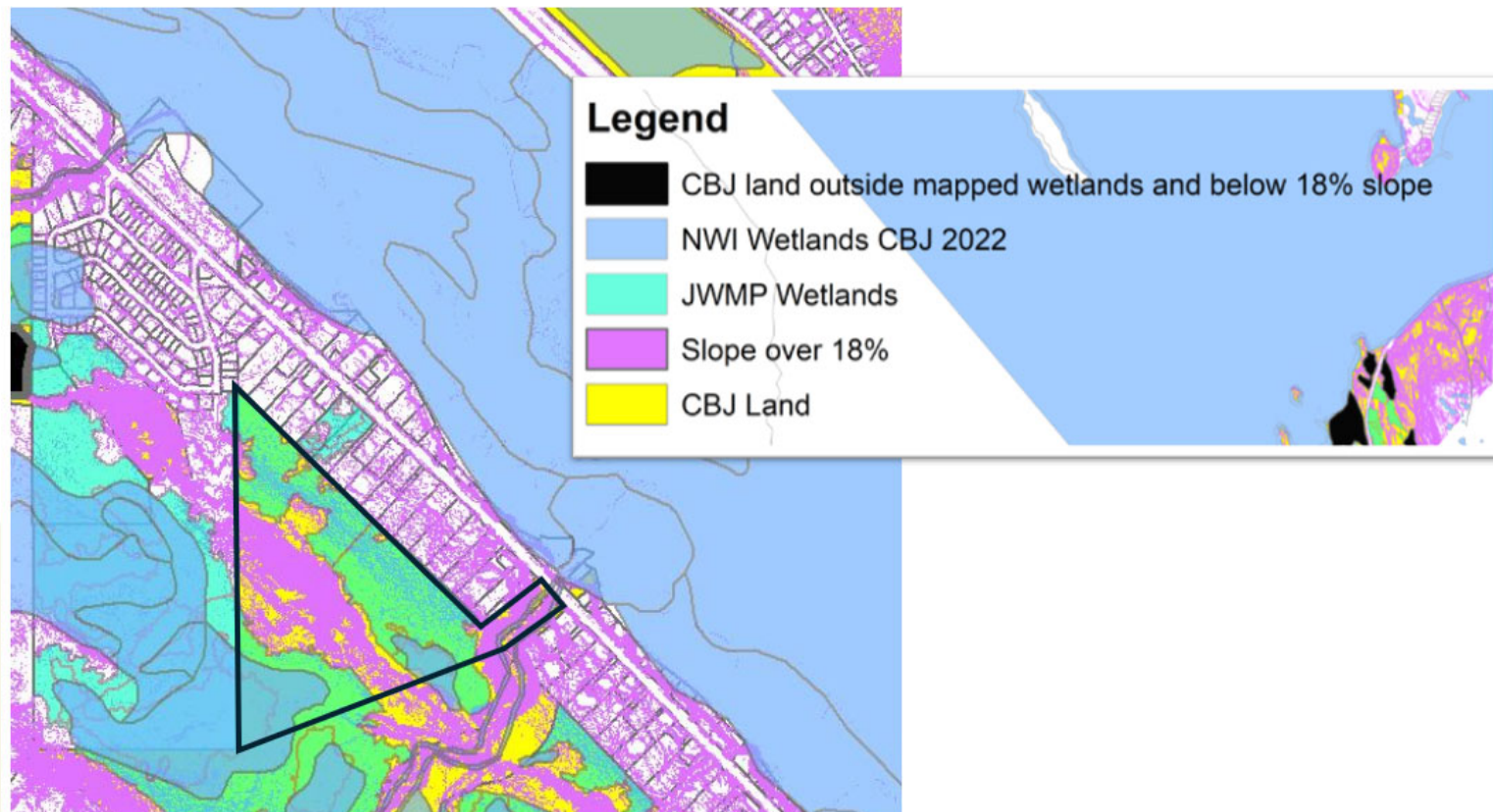
Juneau Douglas North Crossing PEL Study

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?

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 ^x	1, 3	1, 3	1, 3
1.14	Single-family detached, two dwellings per lot, accessory apartments ^x	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.

AME24-04



D3



AME24-04



D3: Requires Conditional Use Permit



AME24-04





Not allowed

AME24-04



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 ⁹		25'	25'
Minimum front yard setback	25'	25'	25'
Minimum street side yard setback	17'	17'	17'
Minimum rear yard setback	25' ²	25'	25'
Minimum side yard setback	15' ²	15'	10'

Potential for Subdivision

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

Access

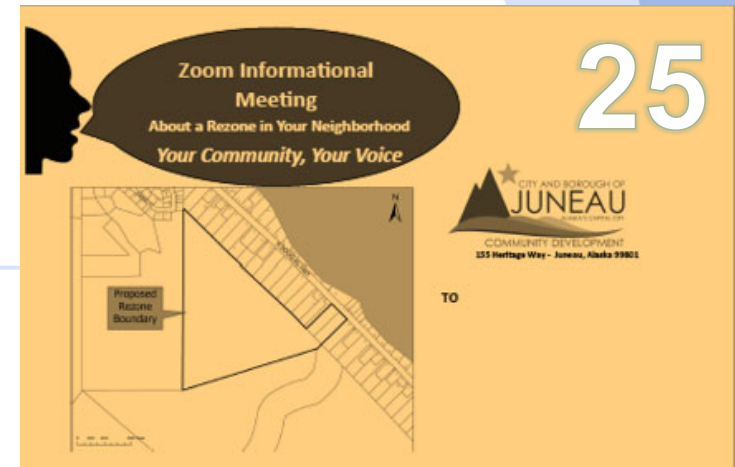


AME24-04



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.

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!

- 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 18th, is the Alaska Day holiday.

Please send comments to:

PC_comments@juneau.gov

Irene.Gallion@juneau.gov

(907) 586-0753 x4130

AME24-04



Comment summary so far...

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
907-586-5252

September 16, 2024



2024 CBJ Rezone Applications

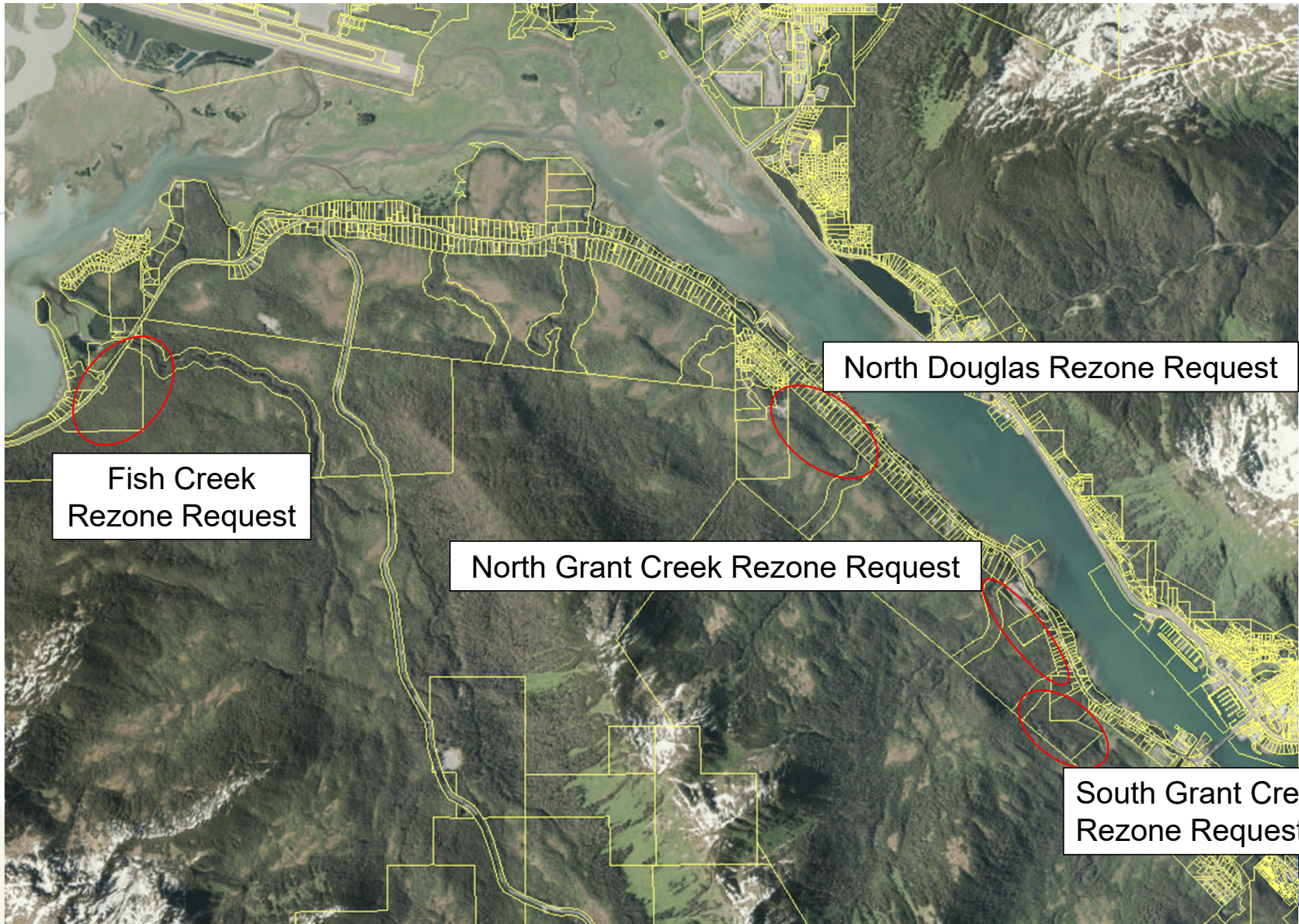
Pre-Application:

- 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





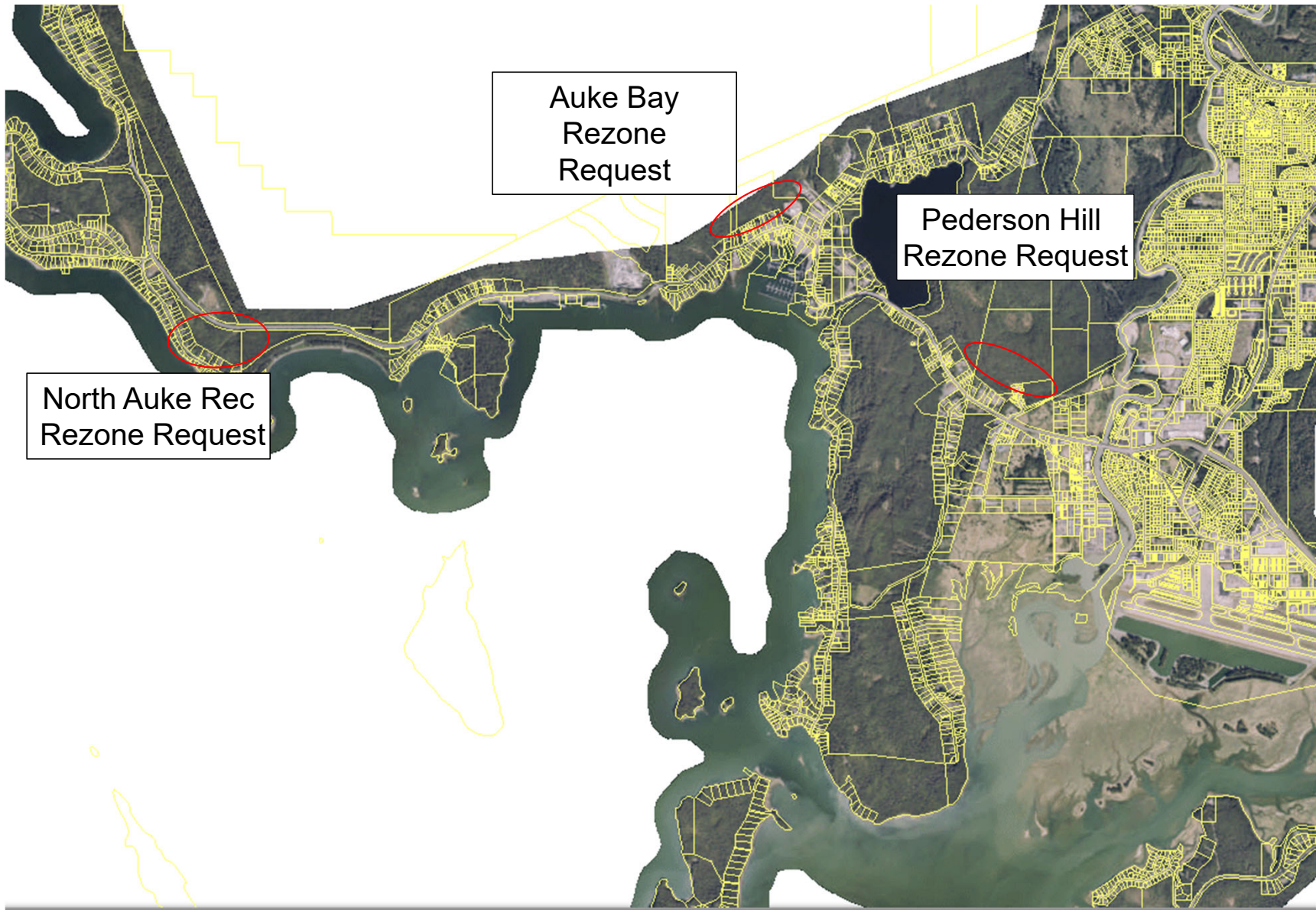
Fish Creek
Rezoning Request

North Douglas
Rezoning Request

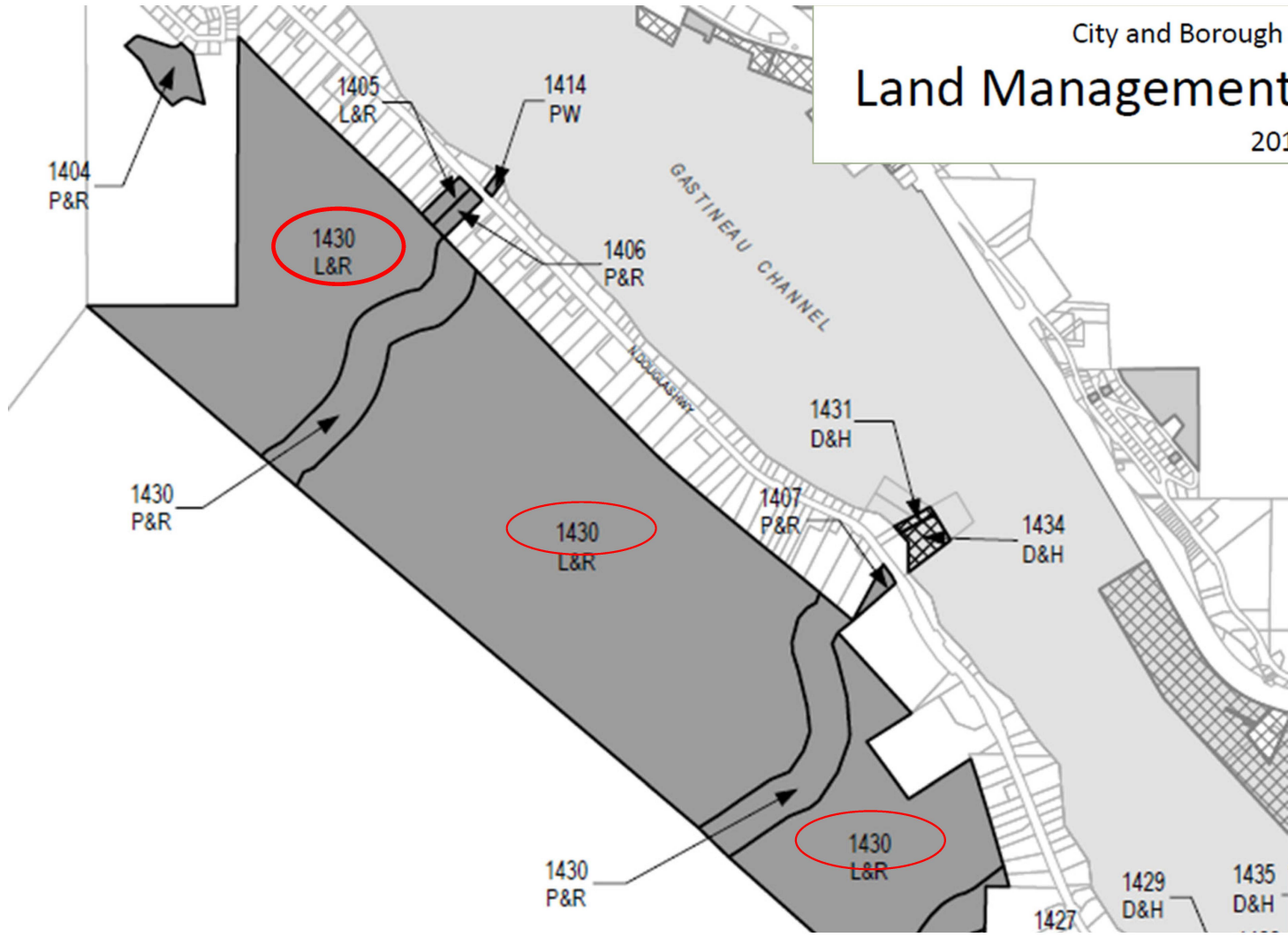
North Grant Creek
Rezoning Request

South Grant Creek
Rezoning Request





City and Borough of Juneau
Land Management Plan
2016 Update

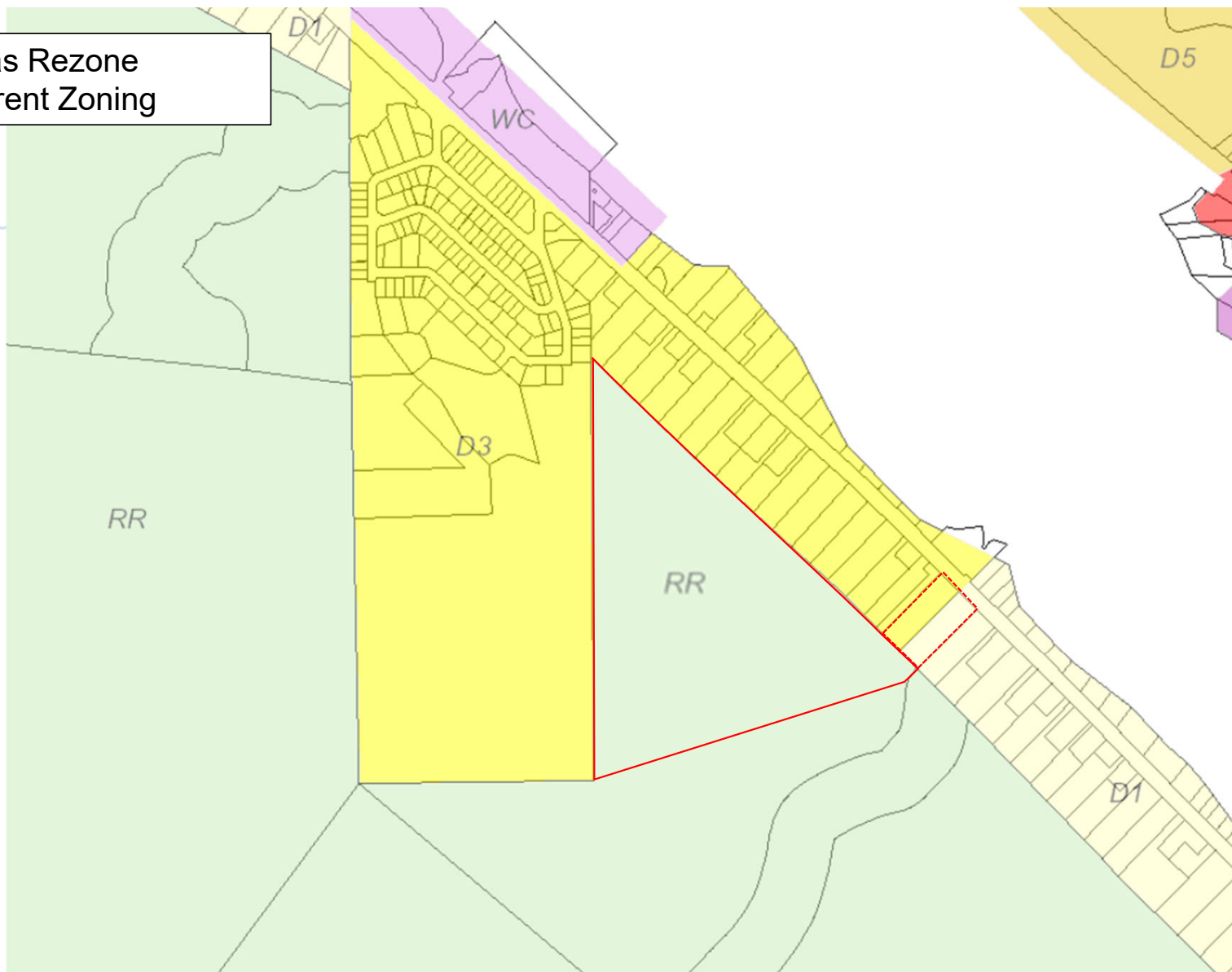


City and Borough of Juneau
Land Management Plan
 2016 Update

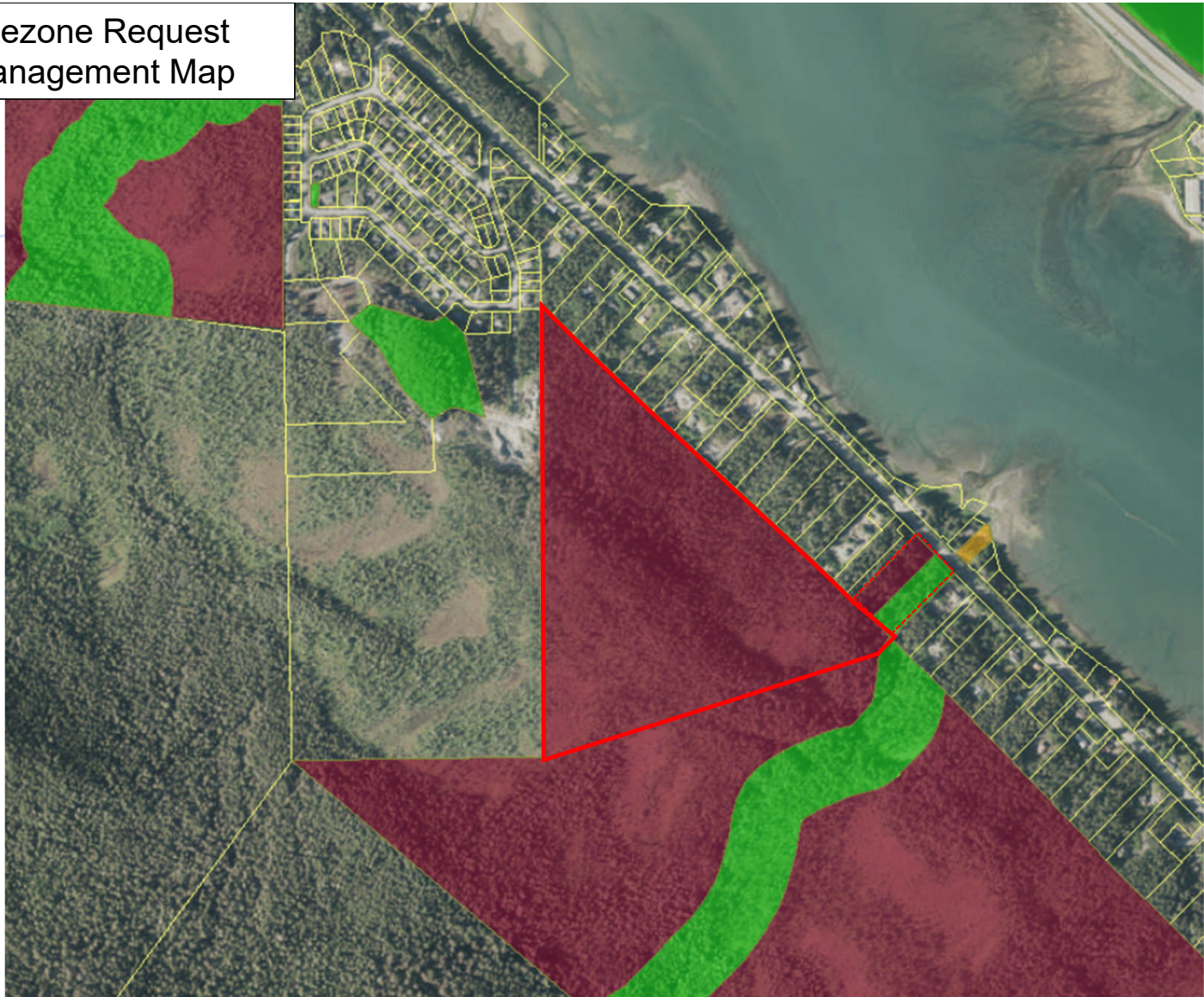
General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
North Douglas	LND-1428	6D0601020013	ATS 750	0.42	Trucano lease site - Juneau-Douglas Bridge	Docks & Harbors	Retain
	LND-1429	6D0601060090	ATS 893	0.33	Communications tower near Juneau-Douglas 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

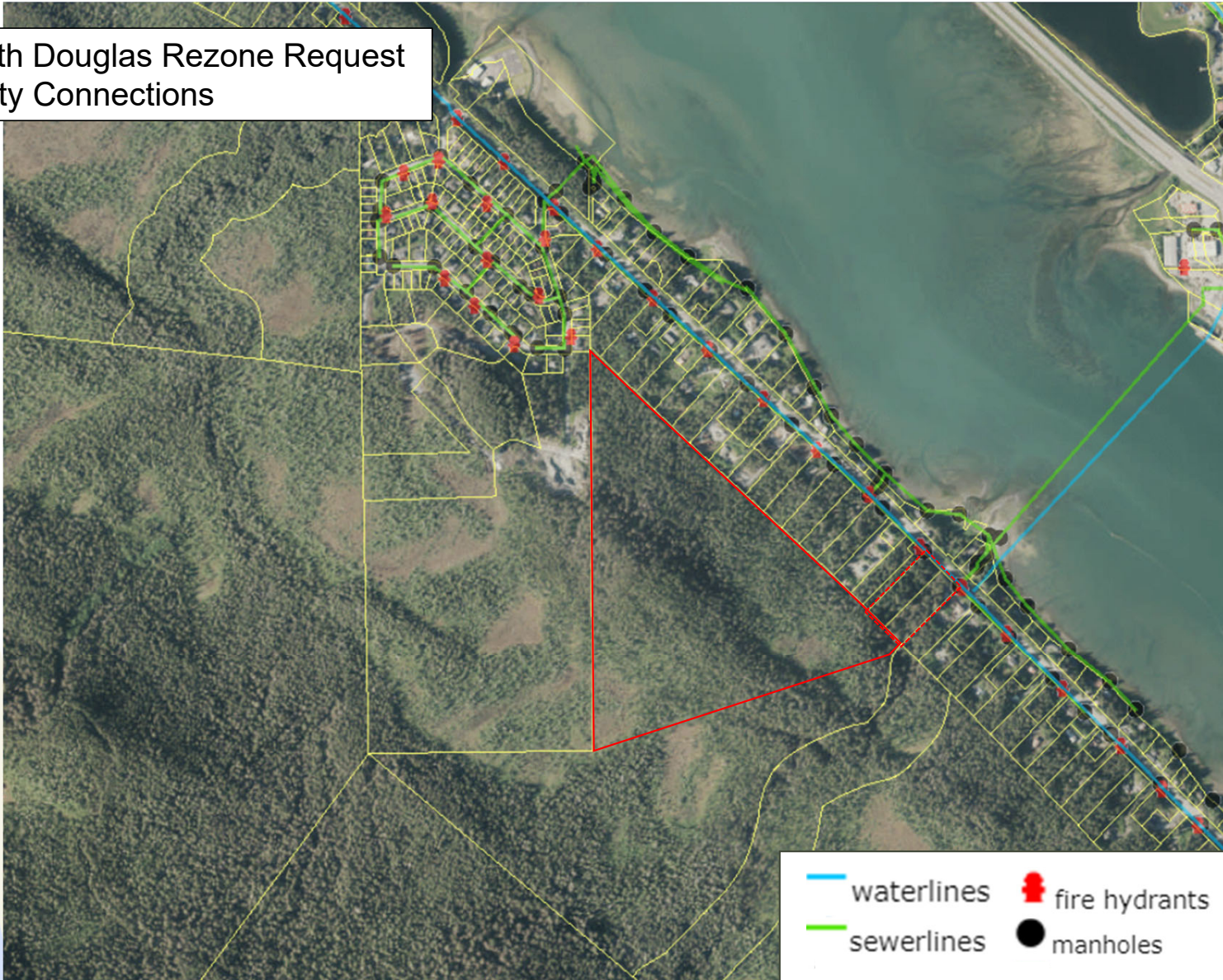


North Douglas Rezone Request CBJ Property Management Map

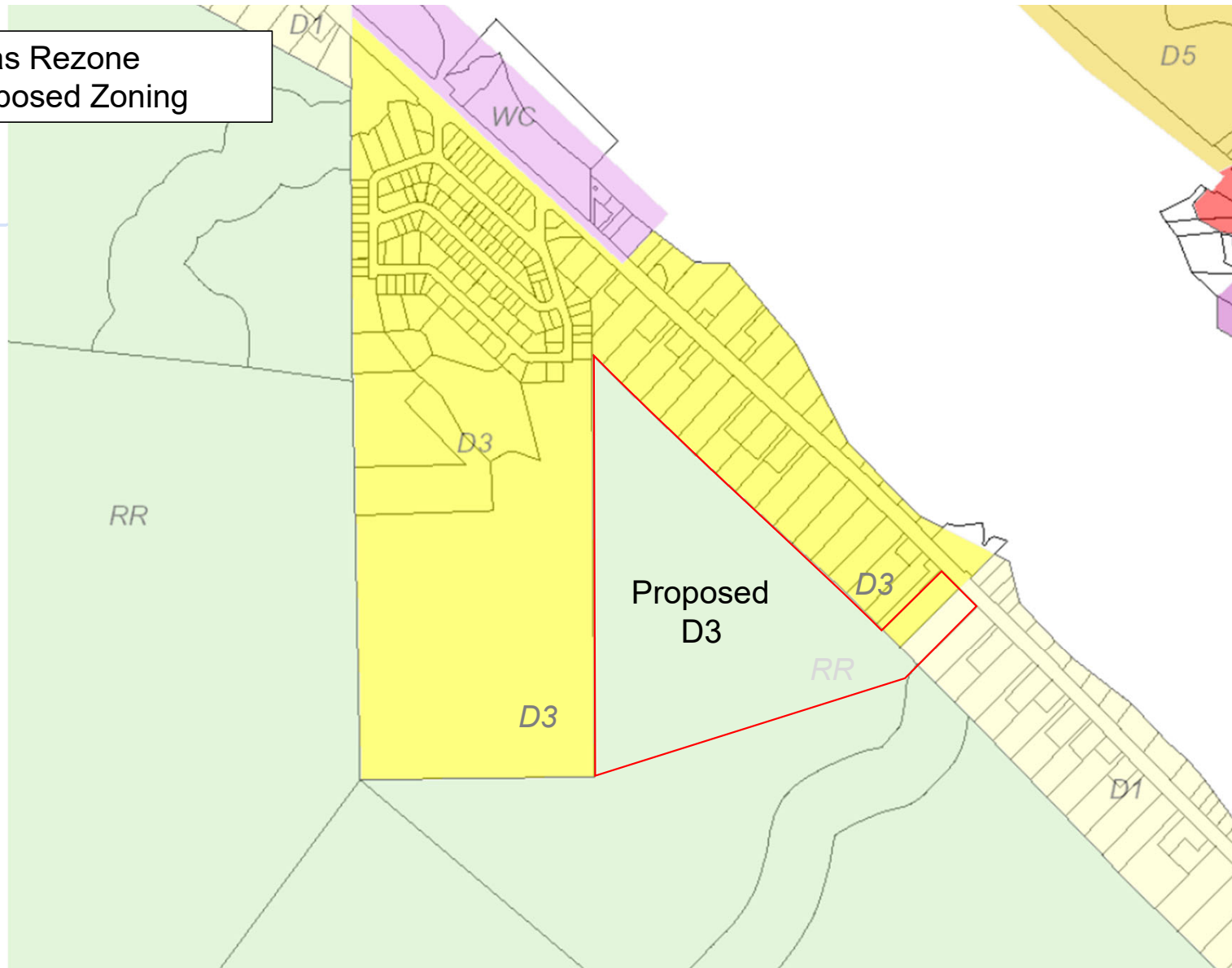


- Airport
- Docks & Harbors
- Eaglecrest
- Fire Department
- Hospital
- Lands & Resources
- Library
- Parks & Recreation
- Police Department
- Public Works
- School District

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

907-586-5252

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

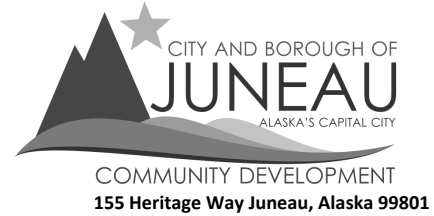
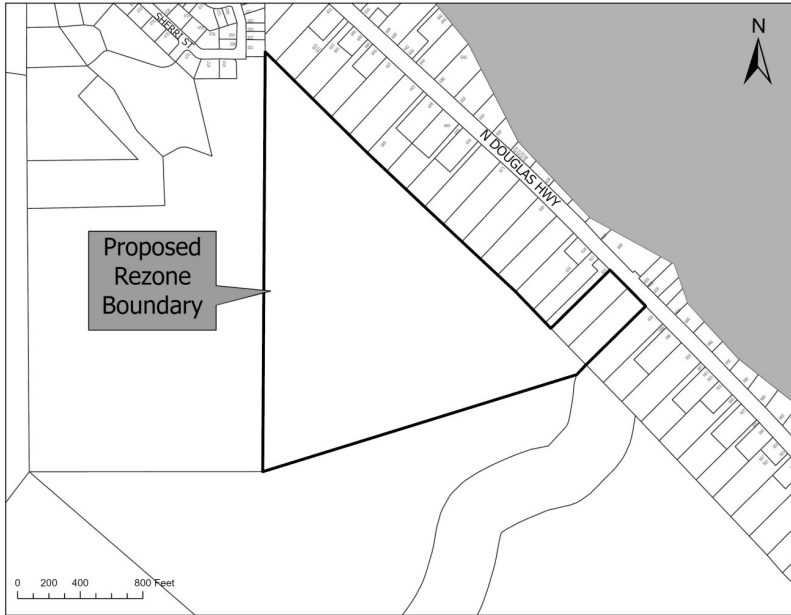
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AME24-04: Rezone for 6101 through 6615 North Douglas Highway					
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Panelist Details					
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Yes	Dan Bleidorn	9/17/2024 17:48	9/17/2024 18:50	63	
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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	
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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	

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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.

Now through Sept. 23	Sept. 24 — noon, Oct. 17	HEARING DATE & TIME: 6:00 pm, Oct. 22 2024	October 23
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/87288626638 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 or 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

Printed September 25, 2024

Irene Gallion

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 H - Public notice sign photo

Irene Gallion

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:

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> 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

From: Larry Bussone <ljsage@gmail.com>
Sent: Wednesday, September 18, 2024 10:17 AM
To: Irene Gallion <irene.gallion@juneau.org>
Cc: parker.boni@gmail.com; Andrea Stats <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> 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

From: Larry Bussone <ljsage@gmail.com>
Sent: Friday, September 6, 2024 10:13 PM
To: Irene Gallion <irene.gallion@juneau.org>
Cc: Andrea Stats <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> 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 | 4th Floor Marine View Building

Office: 907.586.0753 x4130



From: Larry Bussone <ljbsage@gmail.com>
Sent: Thursday, September 5, 2024 10:50 AM
To: Irene Gallion <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

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.

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

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 | 4th Floor Marine View Building
Office: 907.586.0753 x4130



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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

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> wrote:

I wanted to make sure you had the latest info on attending, if you are interested. Note that previous versions of 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 6615 North Douglas Highway from RR to D3.	September 17, 2024	https://juneau.zoom.us/j/81184636159
AME2024 0008	Irene	In the Fish Creek area: rezone approximately 77 acres of RR to D3.	September 18, 2024	https://juneau.zoom.us/j/89181567707
AME2024 0002	Ilsa	South Grant Creek: Rezone of 39 acres from D3 to D18.	September 25, 2024	https://juneau.zoom.us/j/82100104105
AME2024 0009	Ilsa	North Grant Creek: rezone ~87 acres from D3 to D15	September 26, 2024	https://juneau.zoom.us/j/88677584261

Thank you!

From: Richard Kaufman <rkykaufman@gmail.com>
Sent: Monday, September 9, 2024 4:33 PM
To: Irene Gallion <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> wrote:

Thanks Rick, any well-thought-out comments are of value to decision-makers. We appreciate you taking the time.

IMG

From: Richard Kaufman <kykaufman@gmail.com>

Sent: Monday, September 9, 2024 10:30 AM

To: Irene Gallion <irene.gallion@juneau.org>

Cc: Irene Gallion <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> 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

From: Richard Kaufman <rkykaufman@gmail.com>
Sent: Wednesday, September 4, 2024 3:43 PM
To: Irene Gallion <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> 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 | 4th Floor Marine View Building

Office: 907.586.0753 x4130



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From: Richard Kaufman <rkykaufman@gmail.com>
Sent: Tuesday, September 3, 2024 11:04 AM
To: Irene Gallion <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 a staff 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 (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

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!

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

From: Irene Gallion <Irene.Gallion@juneau.gov>
Sent: Friday, August 30, 2024 3:48:49 PM
To: juneau51@hotmail.com <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 zones, 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:

<p>Case No.: <u>AME2024 0004</u></p> <p>Parcel No.: 6D0611000010</p> <p>CBJ Parcel Viewer: http://epv.juneau.org</p>

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 | 4th Floor Marine View Building
Office: 907.586.0753 x4130



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Irene Gallion

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