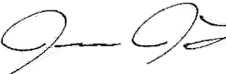




**DATE:** October 10, 2024  
**TO:** Mandy Cole, Chair, Planning Commission  
**BY:** Jay Larson, Planner II   
**THROUGH:** Jill Lawhorne, Director, AICP

**PROPOSAL:** Applicant requests a rezone for approximately six acres at the end of Karl Reishus Boulevard from 10SF to D10.

**STAFF RECOMMENDATION:** Staff recommends the Planning Commission forward a recommendation of APPROVAL to the Assembly.

**KEY CONSIDERATIONS FOR REVIEW:**

- The Application includes six acres with Comprehensive Plan land use designations compatible with proposed residential rezone.
- Zone change to D10 would create opportunities for developing multifamily housing.
- Current zoning does not prevent residential, commercial, or industrial development.

GENERAL INFORMATION	
<b>Property Owner</b>	City & Borough of Juneau
<b>Applicant</b>	Dan Bleidorn, City & Borough of Juneau
<b>Property Address</b>	0 Karl Reishus Boulevard
<b>Legal Description</b>	PEDERSON HILL II LT 2A
<b>Parcel Number</b>	4B2201010102
<b>Zoning</b>	D10SF, D10
<b>Land Use Designation</b>	MDR
<b>Lot Size</b>	Six (6) acres/261,360 sq ft
<b>Water/Sewer</b>	CBJ/None
<b>Access</b>	Karl Reishus Boulevard
<b>Existing Land Use</b>	Residential
<b>Associated Applications</b>	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:**

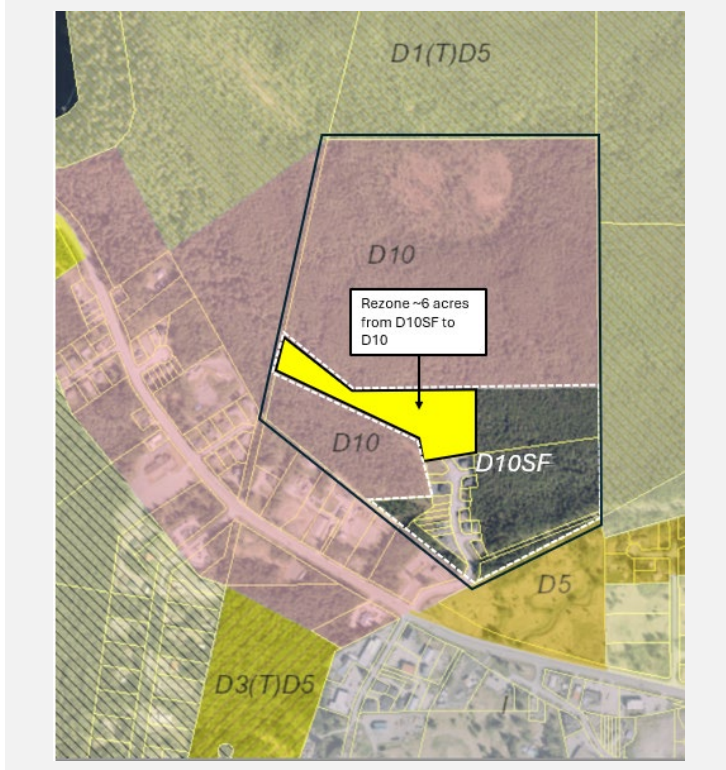
Assembly action is required for this rezone.

**STANDARD OF REVIEW:**

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

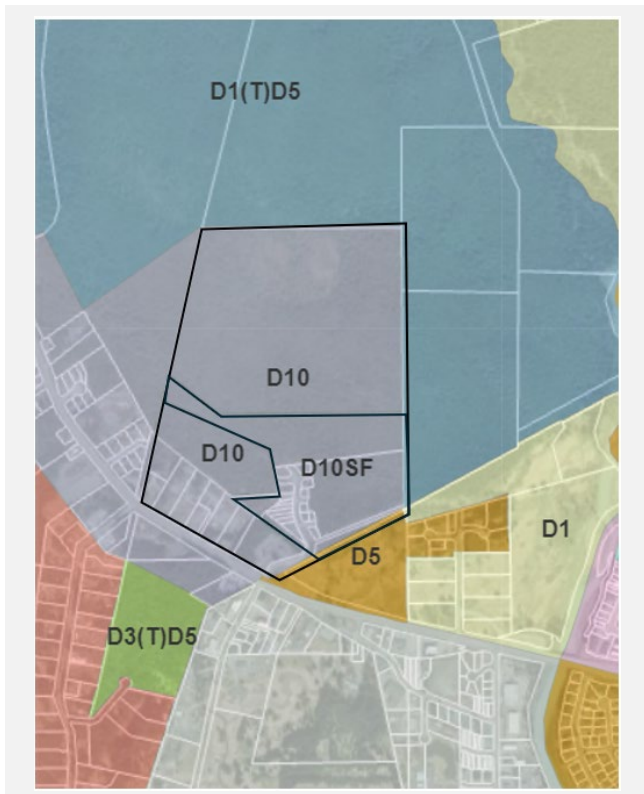


**SURROUNDING ZONING AND LAND USES**

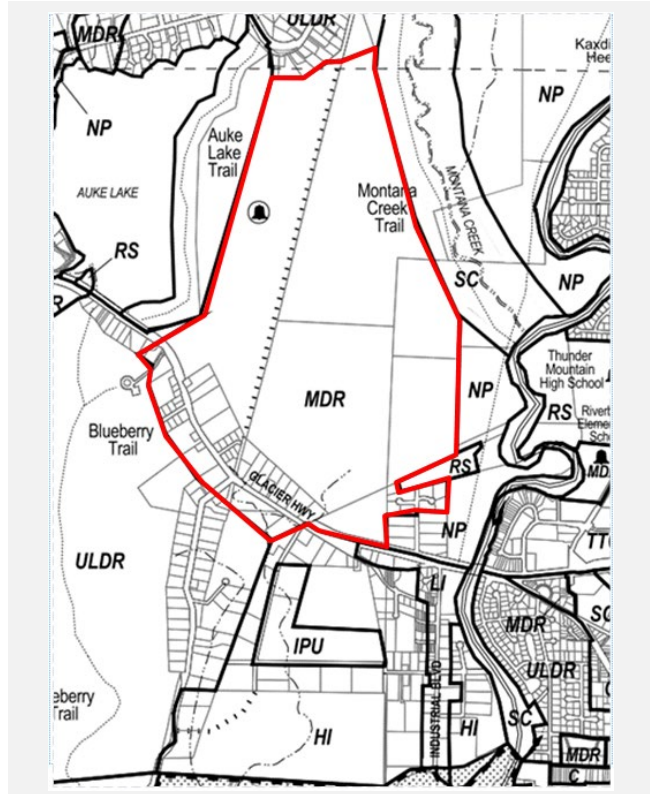
<b>North (D1(T)D5)</b>	<b>MDR - Undeveloped</b>
<b>South (D10/D5)</b>	Residential
<b>East (D1(T)D5)</b>	MDR – Undeveloped
<b>West (D10)</b>	MDR - Undeveloped

SITE FEATURES	
<b>Anadromous</b>	No
<b>Flood Zone</b>	No
<b>Hazard</b>	No
<b>Hillside</b>	No
<b>Wetlands</b>	Yes
<b>Parking District</b>	No
<b>Historic District</b>	No
<b>Overlay Districts</b>	Urban/Rural Mining District Mining and Exploration Surface Activities Exclusion District RVPA

**CURRENT ZONING MAP**



**LAND USE DESIGNATION MAP**



**BACKGROUND INFORMATION**

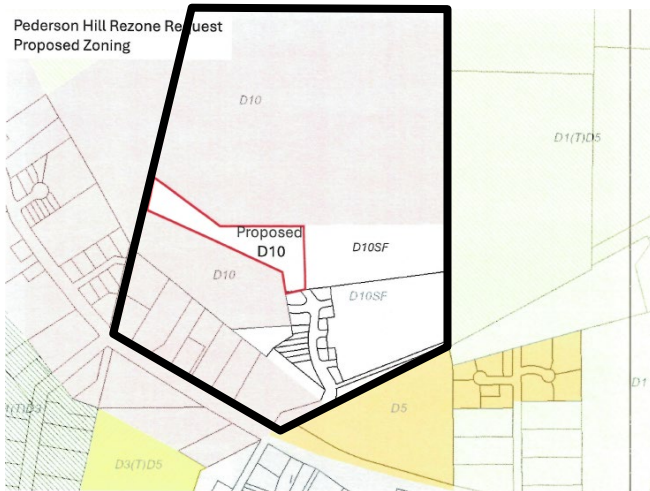
**Project Description** – The Applicant requests a rezone from D10SF to D10 (**Attachment A**). The proposed rezone is a six-parcel section of undeveloped land at the end of Karl Reishus Blvd. The change from D10SF to D10 would allow for multi-family development, whereas D10 SF does not.

A proposed ordinance is attached (**Attachment B**).

Multifamily development is allowed. A Major Development would require a Conditional Use Permit in conjunction with a Development Permit Application.

**Background** - The permitting documents associated with this project can be found at the “Short Term Projects” web site: <https://juneau.org/community-development/short-term-projects>.

CBJ Lands proposed seven rezones to come before the Commission after a review of Juneau’s land portfolio, the Land Management Plan, topography, access, road frontage, utilities and wetlands.



This parcel has two zoning designations: D10SF and D10. This portion of D10SF designated land starts in the middle of the parcel on the west side and continues across to and down to the lower east side of the parcel, sandwiched between two D10 zones on the same parcel. The proposal is for six (6) acres of the middle, west side portion of the parcel’s D10 designation.

**Permit and Parcel History** - The below table summarizes relevant history for the lot and proposed development.

Item	Summary
Quitclaim Deed	From Christ Evangelical Lutheran Church of Juneau to CBJ
Plat	Pederson Hill 2015-40
AME2014-29	Ordinance 2014-29 allowed a rezone of the upper portion of the parcel from D1(T)D5 to D10, and lower portion of the parcel to D10SF
SMP20170001	A modification to the Pederson Hill Preliminary Plat
SMF20190003	A review of a final plat for Pederson Hill Subdivision Phase iA resulting in 17 additional lots and 1 public use habitat preservation
CDD PLAT 2019-34	2019-34 Pederson Hill Subdivision II, Phase 1A, LT 2, Survey No. 3873
AME20220005	Rezoning of 10 acres from D10SF to D10 for multifamily development

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

Year	Zoning	Summary
1969	R40	R40 zone was established in 1969. Its purpose was to provide and protect land for families who desire to live in a low density rural environment and where development on smaller lots would tend to be detrimental to the area. It was also recognized it may also be utilized as a reserve or holding zone from which changes may be made as the community grew.
1987	R40	Zoning requirements remained.
2014	D10SF	See above.
2016	D10	See above.
2022	D10	See above.

**ZONING ANALYSIS**

The 2013 Comprehensive Plan has mapped this lot Medium Density Residential (MDR), urban residential lands for multi-family dwelling units at densities ranging from 5 to 20 units per acre. Commercial development of a scale consistent with a residential neighborhood is allowed [Table of Permissible Uses, CBJ 49.25.300].

**Zoning Districts Defined -**

Current Zoning – D10SF	Proposed Zoning – D10
The D-10 SF, residential district, is intended to accommodate primarily single-family residential development at a density of ten dwelling units per acre. This is the highest-density single-family residential district.	The D-10 and D-15, residential districts, are intended to accommodate primarily multifamily residential development at ten and 15 units per acre respectively. These are relatively low-density multifamily districts.

**CBJ 49.25.300 Table of Permissible Uses Comparison** – While D10SF allows for day animal services, grooming, walking, and day care, D10 zone does not. If any of these services are existing, they would become a nonconforming use with a zone change to D10. However, the land related to this rezone is all undeveloped.

Relevant uses and some differences of D10SF and D10 are listed below.

**Blank** - Not allowed

- 1** - Department approval requires the department of community development approval only.
- 1, 3** - Department approval required if minor development, conditional use permit required if major development.
- 3** - Conditional use permit requires planning commission approval.

No.	Use Description	D10SF	D10
1.200	Duplex		1
1.300	Multifamily Dwellings		1, 3
1.610	Rooming, boarding houses, single room occupancies with shared facilities, transitional housing, and temporary residences. The owner must live on site.	3	1, 3
1.630	Single room occupancies with private facilities.		1, 3
3.100	Offices greater than 1,000 but not more than 2,500 square feet		3
<b>7.310</b>	Childcare centers	3	3
8.050	Small restaurants less than 1,000 square feet without drive through service		3
12.250	Day animal services, grooming, walking, day care	3	

**CBJ 49.25.400 Dimensional Standards** – Similar to changes in use, any current lots would become nonconforming under the new dimensional standards if it existed before the zone change and do not meet the minimum lot size required in the D10 zoning district.

Standard		D10SF Zoning	D10 Zoning
<b>Lot</b>	Size	3,600	6,000
	Width	40 ft	50 ft
<b>Setbacks</b>	Front	20 ft	20 ft
	Rear	10 ft	20 ft
	Side	3 ft	3 ft
	Street Side	10 ft	13 ft
<b>Lot Coverage</b>		50%	50%
<b>Height</b>	Permissible	35 ft	35 ft
	Accessory	25 ft	25 ft

**CBJ 49.25.500 Density** – Both D10SF and D10 allow for 10 dwelling units per acre. Multifamily dwellings would allow more opportunity for the maximum number of dwelling units given development challenges such as topography and wetlands.

	Current Zoning D10 SF	Proposed Zoning D10
<b>Maximum Number of Dwelling Units</b>	10 dwelling units per acre (single-family)	10 dwelling units per acre (single or multi-family)

**Potential for Subdivision** – Development within this parcel will provide minimum lot sizes of 6,000 square feet for standard lots, 3,000 square feet for bungalows, and 5,000 square feet for common wall development. This portion of the parcel is currently undeveloped.

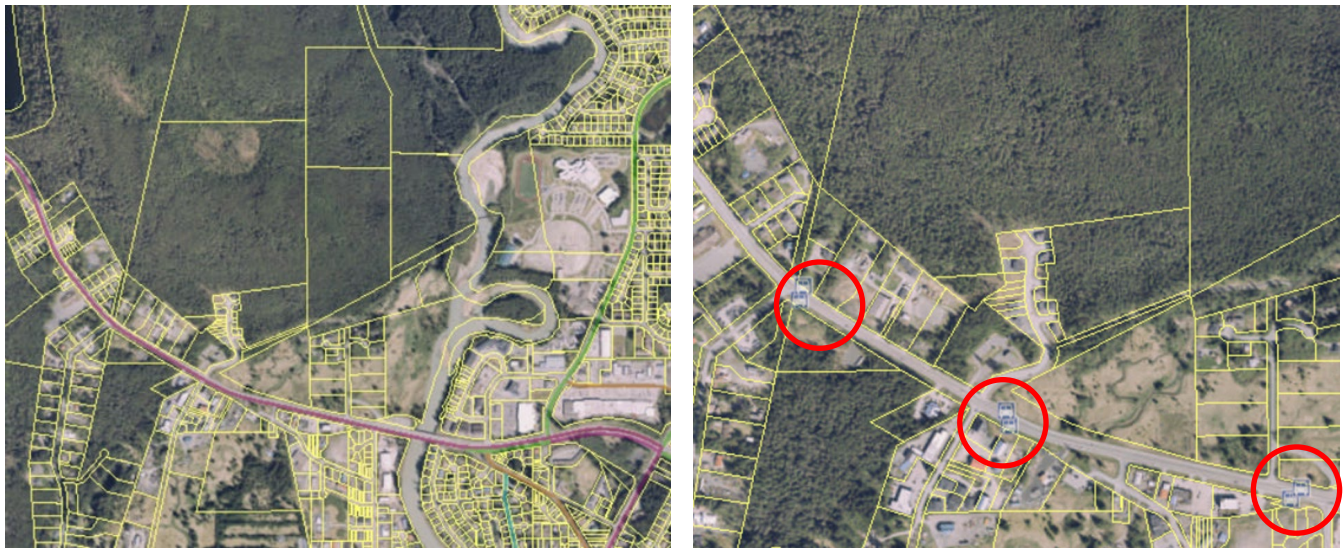
**TRAFFIC AND TRANSPORTATION**

Access	Roadway Classification	Governing Agency	Current Level of Service
Egan Dr	Arterial	ADOT	Determined after Traffic Impact Analysis is performed, if required

**Non-motorized transportation – None**

**Proximity to Public Transportation –** Capital Transit provides the following bus stops and routes from Glacier Hwy:

- 15-Valley\_UAS Express
- 3-Mendenhall Loop Clockwise and Counterclockwise
- 5-University Express and emerged routes



**COMMUNITY SERVICES**

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

Service	Summary
Water/Sewer	Not impacted
Fire Service	Not impacted
Schools	Not impacted
Recreation	Not impacted

**ENVIRONMENTAL, CONSERVATION, HISTORIC, AND ARCHEOLOGICAL RESOURCES**

The table below summarizes Conservation, Historic, and Archeological Resources which may be affected by the proposed rezone.

Resource	Summary
Conservation	None
Wetlands	Various throughout

Resource	Summary
Anadromous	None
Historic	None known
Archeological	None known

**CONFORMITY WITH ADOPTED PLANS**

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

**2013 COMPREHENSIVE PLAN** - The proposed text amendment is in compliance with the 2013 Comprehensive Plan.

Chapter	Page No.	Item	Summary
4	37	Policy 4.3	The proposed text amendment supports Policy 4.3 by creating flexibility in zoning requirements to allow multifamily development.  <i>POLICY 4.3. TO DESIGNATE ON LAND USE MAPS AN ADEQUATE SUPPLY OF BUILDABLE LAND WITHIN THE URBAN SERVICE AREA, AND PARTICULARLY ALONG TRANSIT CORRIDORS, FOR RESIDENTIAL USE AT DENSITIES THAT CAN PRODUCE HOUSING AFFORDABLE TO ALL ECONOMIC GROUPS.</i>
		Land Use Designation	D10SF to D10 is within MSD Land Use Designation and are very similar in allowances and prohibitions
		Subarea Guidelines	This rezone conforms with Subarea 3.  <i>8. Provide for additional medium- to high- density residential development on CBJ lands within the Mendenhall Peninsula when served with utilities, roads, and other infrastructure and urban services, where high-value wetlands, steep slopes or hazard areas are not present, and where incompatible uses are not present such as within the flight-safety zone of the airport. All prospective tenants and owners of new dwelling units therein should be advised of the aircraft noise associated with the nearby airport operations.</i>

**2016 HOUSING ACTION PLAN** - The proposed text amendment complies with the 2016 Housing Action Plan

Chapter	Page No.	Item	Summary
6	43	Implementation Action	The proposed text amendment is in compliance with Chapter 6 for the development of CBJ owned land which will allow for multifamily development.

<b>2016 HOUSING ACTION PLAN</b> - The proposed text amendment complies with the 2016 Housing Action Plan		
		<i>Action: CBJ could use the 150 acres on Pederson Hill as a case study and develop the site with a combination of market and workforce housing.</i>

**AGENCY REVIEW**

CDD conducted an agency review comment period between August 19, 2024 and September 20, 2024. No agency review comments were received.

<b>Agency</b>	<b>Summary</b>
Alaska Department of Transportation and Public Facilities	DOT&PF has no specific comment at this time. Future development should be coordinated with the department regarding access permitting and planning of hydrological and traffic impacts to Glacier Highway facilities as early as possible
<b>CBJ Fire Dept</b>	No concerns at this time

**PUBLIC COMMENTS**

CDD conducted a public comment period between September 24, 2024, and October 7, 2024. Public Notice (**Attachment C**) for an informative were mailed and a neighborhood meeting was held via Zoom on September 19, 2024 (**Attachment D**). Meeting materials and a recording of the meeting can be found at the Short Term Planning web site: <https://juneau.org/community-development/short-term-projects>

Public Notice was mailed to property owners within 500 feet of the proposed rezone (**Attachment E**). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment F**). Below are Public comments (**Attachment G**):

<b>Name</b>	<b>Summary</b>
Jim Sydney	Concerns of future rezoning to much higher density.

**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, as long as it is 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 2024.

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

**Analysis:** CDD staff held a public meeting on September 19, 2024; mailed written notice to property owners within 500 feet of the proposed rezone for the public meeting and the Commission hearing; and a public notice sign was posted on-site two weeks prior to the Commission 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 six (6) 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:** Yes. No similar rezone request has been filed within the previous 12 months.

**5. Is the proposed zoning district and the uses allowed therein found to be in substantial conformance with the land use maps of the comprehensive plan and policies of the comprehensive plan, in accordance with CBJ 49.75.120?**

**Analysis:** No additional analysis required.

**Finding:** Yes. The proposed rezone is in substantial conformance 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 further analysis needed.

**Finding:** Yes. The proposed rezone conforms with the land use maps and policies of the 2013 Comprehensive Plan and the 2016 Housing Plan. The proposed rezone is in substantial conformance with Title 49 – Land Use Code.

**RECOMMENDATION**

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the Assembly for the requested rezone application of rezone of six (6) acres of

parcel No. 4B2201010102 from D10SF to D10.

**STAFF REPORT ATTACHMENTS**

<b>Item</b>	<b>Description</b>
<b>Attachment A</b>	Application Packet
<b>Attachment B</b>	Draft Ordinance
<b>Attachment C</b>	Abutters for Neighborhood Zoom meeting
<b>Attachment D</b>	Neighborhood Zoom Meeting Presentation
<b>Attachment E</b>	Abutters Notice for Planning Commission meeting
<b>Attachment F</b>	Photo of Public Notice Sign posting
<b>Attachment G</b>	Public Comment, including transcript of questions
<b>Attachment H</b>	Informational meeting data



# DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant	<b>PROPERTY LOCATION</b>															
	Physical Address <b>0 Karl Reishus Boulevard</b>															
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <b>PEDERSON HILL II LT 2A</b>															
	Parcel Number(s) <b>4B2201010102</b>															
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____															
	<b>LANDOWNER/ LESSEE</b>															
	Property Owner <b>CBJ</b>	Contact Person <b>Dan Bleidorn</b>														
	Mailing Address <b>155 Heritage Way</b>	Phone Number(s) <b>907-586-5252 Ext 4177</b>														
	E-mail Address <b>Lands_Office@juneau.org</b>															
	<b>LANDOWNER/ LESSEE CONSENT</b>															
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.  I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.  <table style="width:100%; border: none;"> <tr> <td style="width: 50%;"><b>Dan Bleidorn</b></td> <td style="width: 50%; text-align: right;">Lands &amp; Resources Manager</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">Title (e.g.: Landowner, Lessee)</td> </tr> <tr> <td><b>x</b> <u><i>Daniel Bleidorn</i></u></td> <td style="text-align: right;"><u>7/9/24</u></td> </tr> <tr> <td>Landowner/Lessee (Signature)</td> <td style="text-align: right;">Date</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">Title (e.g.: Landowner, Lessee)</td> </tr> <tr> <td><b>x</b> _____</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>Landowner/Lessee (Signature)</td> <td style="text-align: right;">Date</td> </tr> </table>			<b>Dan Bleidorn</b>	Lands & Resources Manager	_____	Title (e.g.: Landowner, Lessee)	<b>x</b> <u><i>Daniel Bleidorn</i></u>	<u>7/9/24</u>	Landowner/Lessee (Signature)	Date	_____	Title (e.g.: Landowner, Lessee)	<b>x</b> _____	_____	Landowner/Lessee (Signature)	Date
<b>Dan Bleidorn</b>	Lands & Resources Manager															
_____	Title (e.g.: Landowner, Lessee)															
<b>x</b> <u><i>Daniel Bleidorn</i></u>	<u>7/9/24</u>															
Landowner/Lessee (Signature)	Date															
_____	Title (e.g.: Landowner, Lessee)															
<b>x</b> _____	_____															
Landowner/Lessee (Signature)	Date															
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.																
<b>APPLICANT</b>																
If same as LANDOWNER, write "SAME"																
Applicant (Printed Name)	Contact Person															
Mailing Address	Phone Number(s)															
E-mail Address																
<b>X</b> _____	_____															
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 <b>TK</b>
Case Number <b>AME 24-007</b>	Date Received <b>129</b>



# 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.**

## PROJECT SUMMARY

The purpose of the requested zone change is to create a uniformed zoning on the west side of Karl Reishus Boulevard.

### IS THIS AN EXPANSION OF AN EXISTING ZONE?

Yes  No

Total Land Area of Proposed Change 6 acres acres

Comprehensive Plan Land Use Designation MDR

Current Zone(s) D10SF

Comprehensive Plan Map Letter Map F

New Zone Requested D10

### 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)

To be completed by Applicant

-----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	\$ _____			
<b>Total Fee</b>	<b>\$ _____</b>			

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

## Zone Change Application Information

Zone changes are outlined in CBJ 49.75 article I

**Pre-Application Conference:** A pre-application conference is encouraged prior to submitting an application. The applicant shall meet with City & Borough of Juneau (CBJ) staff to discuss the Zone Change process and analysis. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via email at [Permits@juneau.org](mailto:Permits@juneau.org).

**Application:** An application for a Zone Change will not be accepted by the CBJ until it is determined to be complete. **Zone Change may only be applied for during January and July.** The items needed for a complete application are:

1. **Forms:** Completed Zone Change Application and Development Permit Application.
2. **Fees:** The fee for Zone Change Application is \$600.00. No work can be approved with a Zone Change. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the purpose for the requested zone change.
4. **Plans:** A site plan showing the following information:
  - A. The boundaries of the existing and proposed zone change and proposed buffers;
  - B. The location of existing structures (i.e. buildings, fences, signs, parking areas, etc.); and
  - C. The location of existing physical features of the site (i.e. drainage, topography, eagle trees, hazard areas, salmon streams, wetlands, etc.).
5. A traffic study may be required for zone changes.

**Document Format:** All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

**Application Review & Hearing Procedure:** Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

**Review:** The Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the Zone Change request, the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department will coordinate the review of this application by other agencies, as necessary.

**Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed Zone Change.**

**Hearing:** Once an application has been reviewed by all applicable parties the Community Development Department will schedule the zone change for the next appropriate Planning Commission meeting. All Zone Change Applications will be reviewed by the Planning Commission who will send a recommendation to the Assembly. Following a recommendation of approval by the Planning Commission, the Community Development Department will coordinate the zone change review by the Assembly. In order for zone changes to become effective, they must be adopted by ordinance by the CBJ Assembly.

**Public Notice Responsibilities:** All Zone Change requests must be given the following public notice as outlined in CBJ 49.15.230:

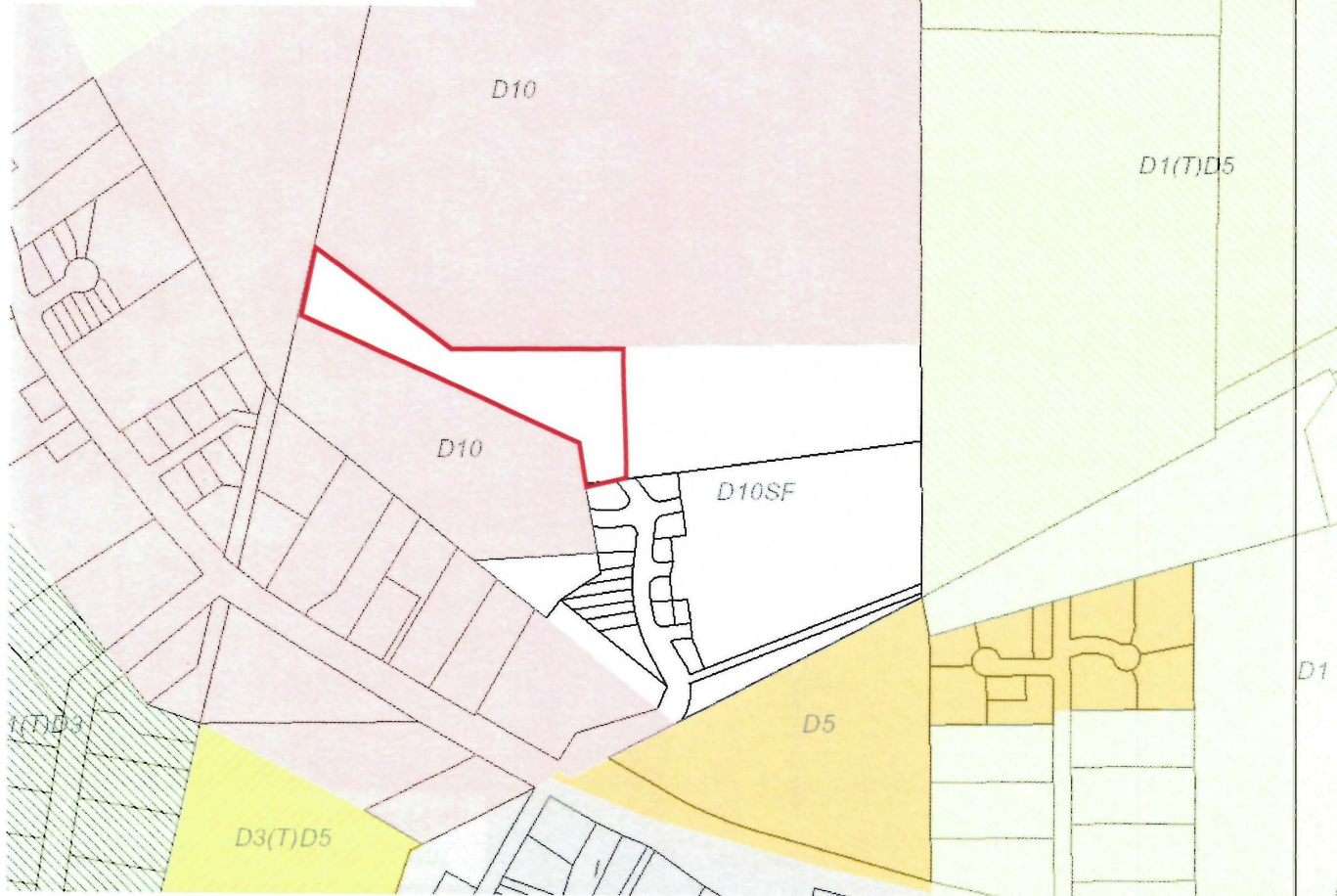
**Community Development Department:** Will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, the department will mail notices to all property owners within 500-feet of the project site.

**The Applicant** will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of \$50, and a \$100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing \$50 may be refunded. The Applicant may make and erect their own sign. Please contact the Community Development Department for more information.

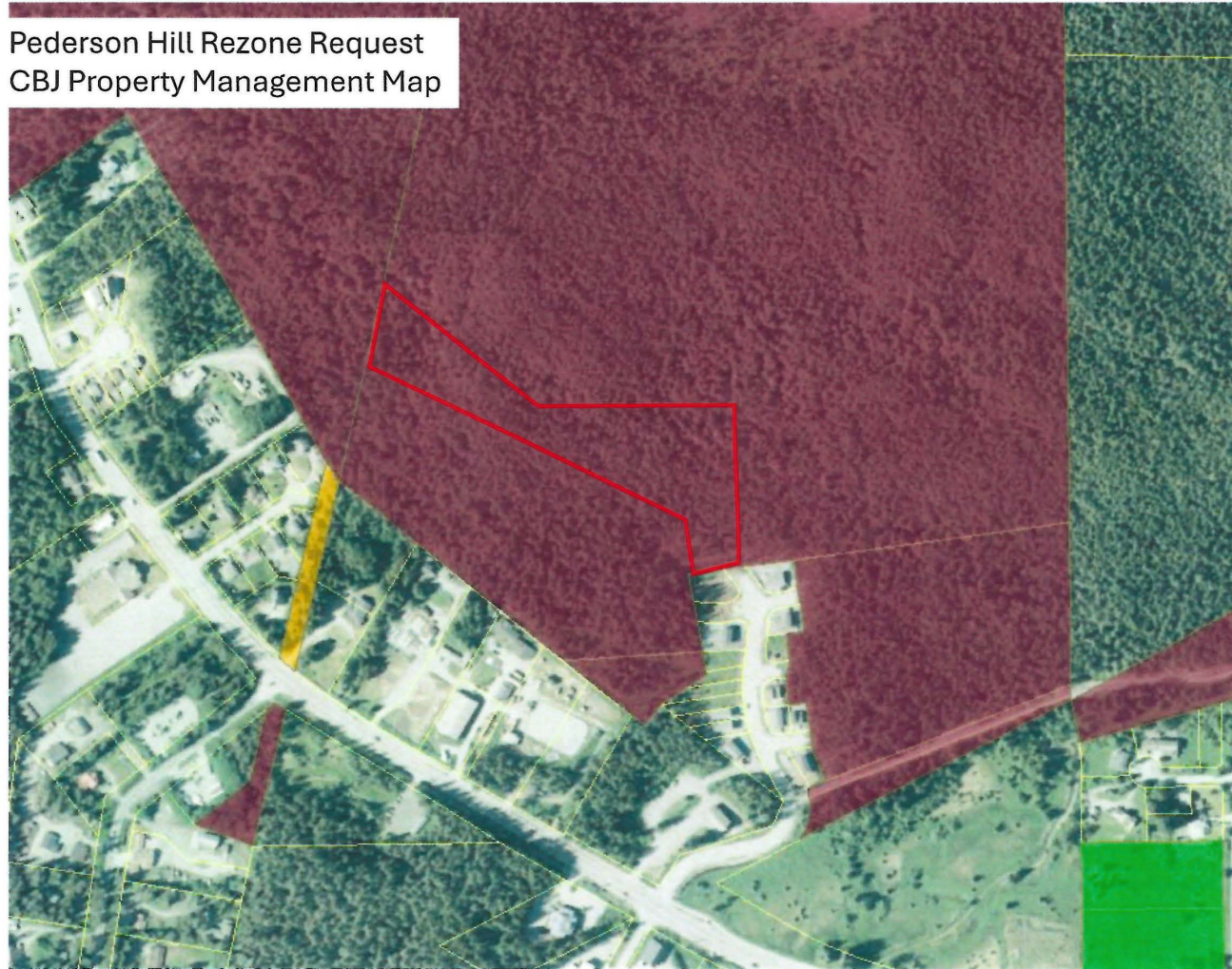
---

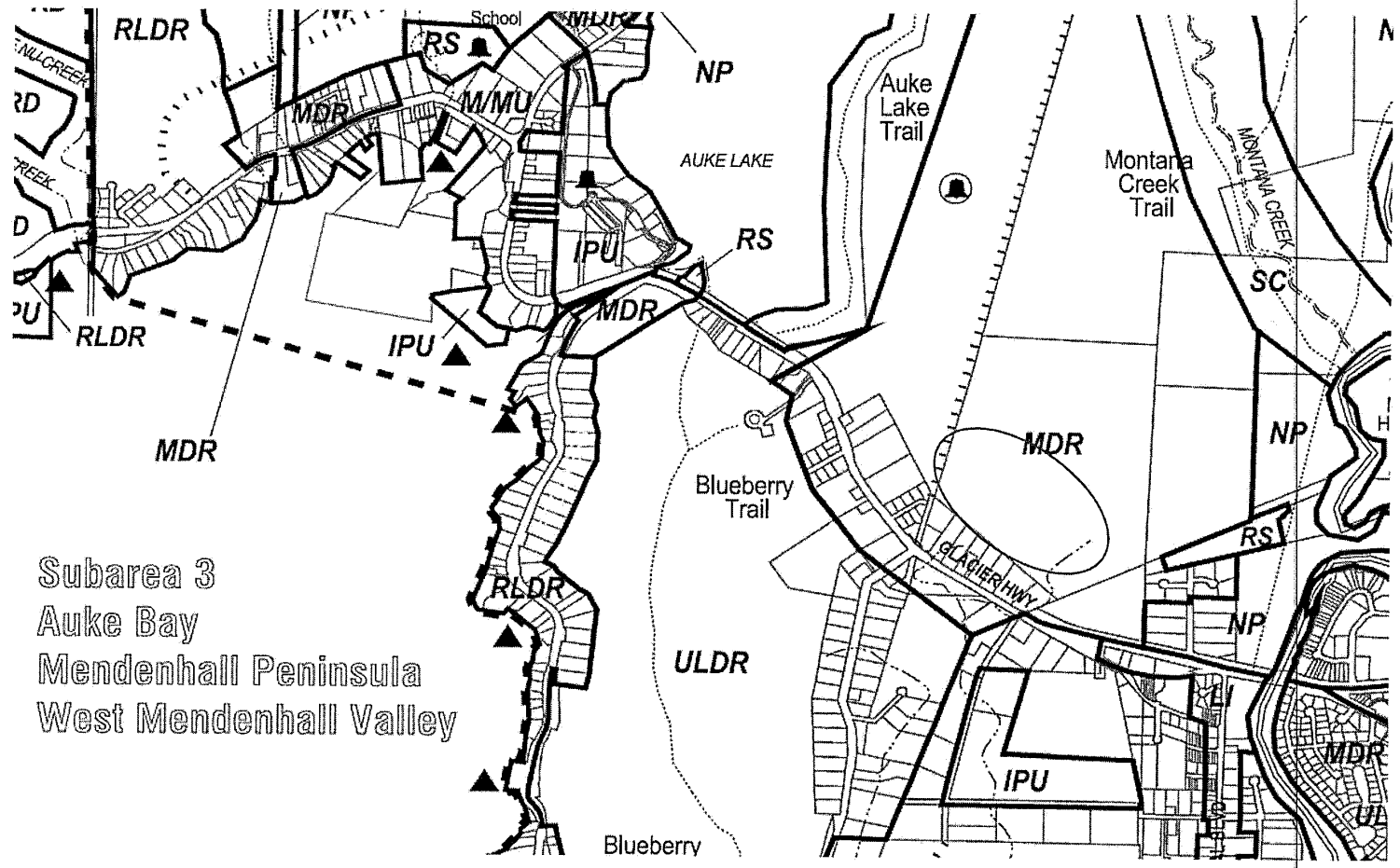
**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

Pederson Hill Rezone Request  
Current Zoning



Pederson Hill Rezone Request  
CBJ Property Management Map

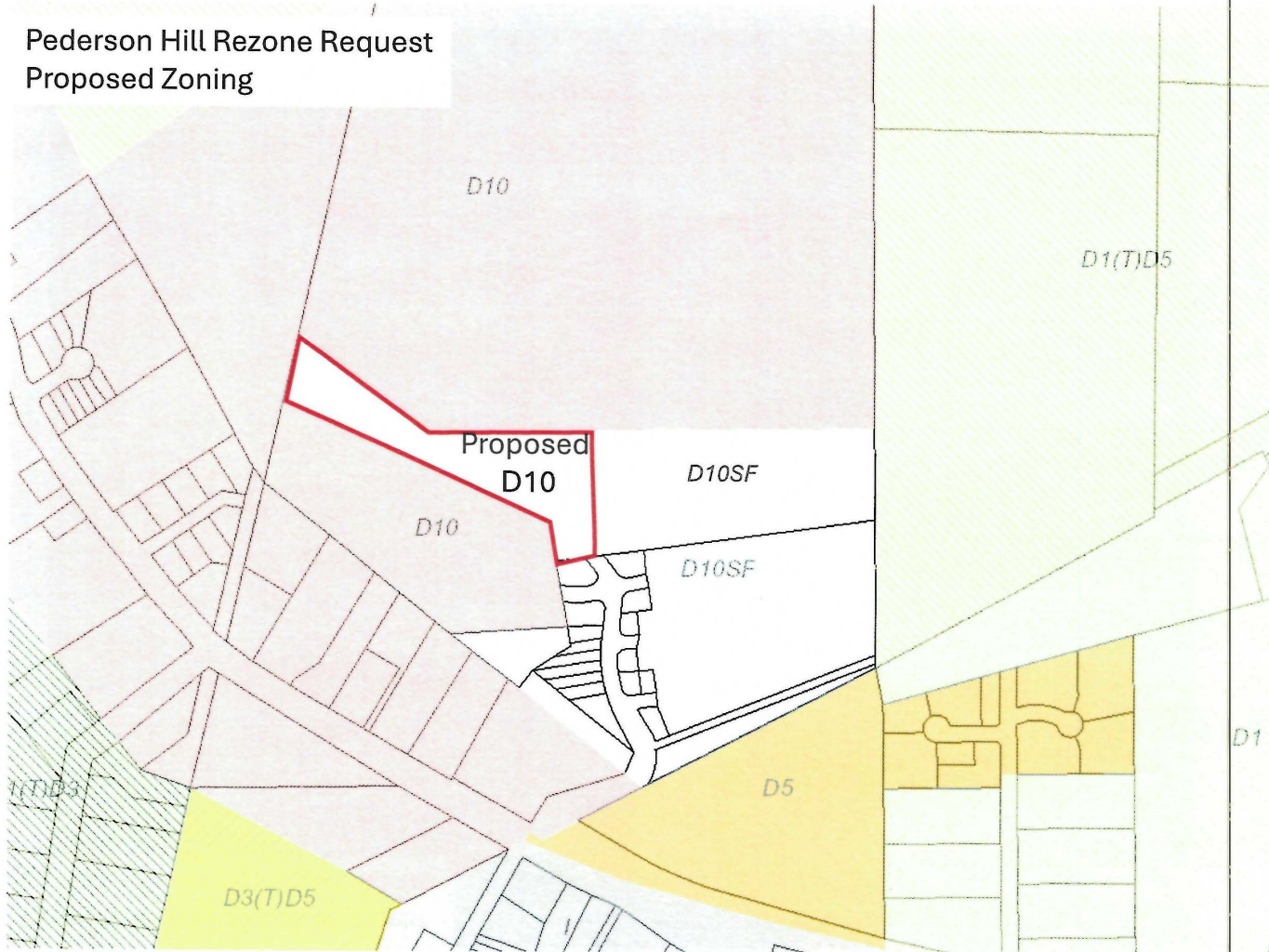




Subarea 3  
 Auke Bay  
 Mendenhall Peninsula  
 West Mendenhall Valley



Pederson Hill Rezone Request  
Proposed Zoning



Pederson Hill Rezone Request  
Comprehensive Plan Boundaries



7. 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.
8. Investigate the potential costs and benefits of constructing an access road to existing private properties and disposing of some CBJ-owned properties on Pt. Stephens.

**Subarea 3: Auke Bay, Mendenhall Peninsula, & West Mendenhall Valley (Maps E, F, & G)**

Community Form: Urban for Auke Bay.

Suburban portions of the West Mendenhall Valley that are serviced by both sewer and water.

Transition from rural to urban in the remainder of the West Mendenhall Valley.

Rural on the Mendenhall Peninsula.

Land use designations on the Subarea map range from open space/natural areas to industrial. Much of this subarea is a Transition area, where higher density development will be considered once public sewer is available and intersections are improved to LOS D or better. Greenbelts are shown for Mendenhall River, Montana Creek, and Auke Lake.

**NATURAL RESOURCES AND HAZARDS:**

<i>Type</i>	<i>General Location</i>
Wildlife (Eagle nests, Herring spawning areas)	Auke Bay, Auk Nu Cove, Mendenhall Peninsula, Mendenhall Wetlands State Game Refuge
Stream and Lakeshore Corridors	Auke Nu Creek, Weydelich Creek, Bay Creek, Lake Creeks, Montana Creek, Mendenhall River, Auke Lake, Jordan Creek, Duck Creek
Impaired Water Body	Pederson Hill Creek (aka Casa Del Sol Creek)
Wetlands/Tidelands	West Mendenhall Valley, Spuhn Island,
Gravel and Mineral Resources	Mendenhall Peninsula, Mendenhall Wetlands State Game Refuge, Montana Creek, Auke Nu Cove
Hazards	Flooding: Montana Creek, West Mendenhall Valley, all coastal areas. Airport Airspace: see FAA 7460 Contours Map and Airport Airspace Drawing (FAR 77 Surfaces), pages 129-130.
Watershed	Montana Creek (above the roaded area)
Historic and Cultural Resources	Subarea-wide

Table 11.3

### Guidelines and Considerations for Subarea 3:

1. Conduct an area plan or neighborhood plan for the Auke Bay area that would address residential and non-residential uses in the vicinity of the cove, harbor and University with the goal of creating a Marine Mixed Use, transit and pedestrian-oriented village in Auke Bay. Marine Mixed Use land uses could include: Water-related recreation, eco-tourism, commercial fisheries, sport fisheries, marine-related research and aquaculture, and other private and public use of the waters; shoreline and inland areas of Auke Bay including the University of Alaska Southeast (UAS) campus, student and faculty housing, neighborhood-commercial needs, transportation systems, habitat protection, educational facilities, careful urban design, and viewscape protection measures. This study should address the needs of and should include the participation of all stakeholders including property owners, residents, business operators, University administration, student and faculty, the Alaska Department of Transportation and Public Facilities, all relevant CBJ Departments and Divisions, NOAA staff and researchers and residents of neighborhoods who regularly traverse the Auke Bay area.
2. Protect and provide for continued water-dependent development at the Ferry Terminal and in Auke Bay. Identify suitable areas for float homes, boat houses, and/or live-aboards as affordable housing options; this may include dedicated portions of the harbor for these residences. Adopt design guidelines and development standards for the proposed Auke Bay neighborhood plan and Marine Mixed Use District.
3. Encourage high-density, transit-oriented residential and/or mixed use developments in the Auke Bay "village" area and around the University, particularly for student and faculty affordable housing.
4. Preserve valuable public tidelands, shorelines, creek and stream corridors as fish and wildlife habitat and public open space/natural areas. Acquire land for greenbelts along the Mendenhall River and Montana Creek stream corridors. Identify and protect a series of un-fragmented fish and wildlife habitat corridors along anadromous fish streams from the uplands to the sea.
5. Protect CBJ-owned lands located within 500 feet of each side of the ordinary high water line of Montana Creek from its juncture with the Mendenhall River to its headwaters, in accordance with the scientific analysis of the special functions of Montana Creek's values conducted by the Juneau Chapter of Trout Unlimited and published in November of 2006.
6. When removing trees for development, care should be taken to consider downwind effects and to mitigate against off-site blow down of trees on down-wind properties.
7. Encourage UAS and private property owners to dedicate new public rights-of-way to create an interconnected Auke Bay neighborhood street system.
8. Provide for additional medium- to high- density residential development on CBJ lands within the Mendenhall Peninsula when served with utilities, roads, and other infrastructure and urban services, where high-value wetlands, steep slopes or hazard areas are not present, and where incompatible uses are not present such as within the flight-safety zone of the airport. All prospective tenants and owners of new dwelling units therein should be advised of the aircraft noise associated with the nearby airport operations.
9. Encourage in-fill, small house development in the West Mendenhall Valley. However, in doing so in the West Valley, continue to protect wetlands, avoid flood hazards and provide buffer vegetation and open space/natural areas for privacy and to maintain the rural character of the West Valley community. Encourage clustering of the small cottage and bungalow houses on larger parcels to maximize the land left in a natural state to assure privacy and provide a visual and sound buffer from existing adjacent lower density residential development. New in-fill development should: (1) Preserve as much of existing wooded areas as is practical; (2) design new building forms to mimic adjacent rural development in scale and massing while increasing density; (3) place parking out of view of the street; and (4) incorporate other appropriate building siting, orientation and design techniques to maintain the rural character of the West Valley. In new subdivisions on large parcels, encourage mixed density developments, such as duplex, accessory dwellings and multi-family units interspersed in suitable locations within the development.

10. Prohibit new residential development on CBJ-owned property abutting the outdoor shooting range. Identify the noise contours for the outdoor shooting range and establish a Noise Notification Overlay District encompassing that area and within which any new development must disclose to potential tenants or buyers the locations, hours of operation and types of noise emanating from the shooting ranges.
11. Provide for expansion of the UAS campus, including student and faculty housing and athletic facilities.
12. Allow development of in-fill residential development, such as apartments, condominiums, efficiency or Single-Room-Occupancy (SRO) units, and loft-style housing within new and existing shopping centers.
13. The Parks and Recreation Comprehensive Plan, Chapter 8, recommends a number of parks, trail, community garden and stream corridor improvements for this subarea. Those recommendations include: (a) develop a cultural park at Auke Cape/Indian Point that would include trails, interpretative panels and other low-impact structures; (b) Plan for the future non-motorized use of the Montana Creek area from its juncture with the Mendenhall River to its upper reaches; (c) pursue a location and funding for a second Mendenhall River pedestrian bridge; (d) reserve trail corridors allowing for loop trails between Montana Creek and the Mendenhall Greenbelt; (e) reserve stream and trail corridors on CBJ-owned land behind Windfall Avenue; (f) reserve trail corridors recommended in the West Mendenhall Greenbelt Plan; (g) develop a Master Plan for the Auke Lake area; (h) develop a master plan for trail connections around Auke Lake; (i) develop a trail from Auke Bay Elementary School to Spaulding Meadows Trail; (j) provide direct and safe access to the Auke Bay park and shelter across from Auke Bay School; (k) reserve a trail corridor on the Mendenhall Peninsula; (l) define and improve the non-motorized trail from the end of the private driveway at Smugglers Cove to the end of Engineer's Cutoff, creating a trail around the end of the Mendenhall Peninsula; (m) review river bank modification projects upstream of West Mendenhall Valley Greenbelt and Brotherhood Park; (n) review connection routes with ADOT&PF at Brotherhood Bridge; (o) light the trail at Kaxdigoowu Heen Trail for year-round use; (p) create a neighborhood park for the subarea; (q) investigate the feasibility of creating cross-country running and skiing loops on CBJ land; (r) identify and protect fish and wildlife habitat and game travel corridors; (s) continue to acquire Greenbelt properties along Montana Creek and the Mendenhall River; (t) retain trail access to Spaulding Meadows and to beaches; and (u) acquire high-value University of Alaska Southeast (UAS) wetlands and designate as Open space/natural areas.
14. The sewer system is being expanded to include the industrial area in the southerly part of the West Valley and to the Pederson Hill area. It should also be extended to other areas around the University to accommodate higher density, affordable student and faculty housing. Areas served by newly extended public sewer systems should be up-zoned to accommodate higher density development. Extend municipal water and sewer service to all properties within the Urban Service Area boundary.
15. Pederson Hill Creek (aka Casa Del Sol Creek) is listed as an impaired water body by the Alaska Department of Environmental Conservation (DEC) and, therefore, careful review of future development proposals that could affect the volume, velocity, cleanliness, and overall water quality of this creek and its watershed and tributaries is warranted.
16. Consider the transportation improvements recommended in Chapter 8 of this Plan. Investigate the feasibility of a roadway extending from Glacier Highway and running east of Auke Lake through the Pederson Hill area to the Mendenhall Back Loop Road; this may be designed as a collector street serving development of the Pederson Hill area and could also be considered as a possible bypass of the Auke Bay area.
17. Encourage beautification and buffering along major roadways.
18. Identify scenic view corridors as seen from public vista points and preserve them through building height restrictions, building massing and orientation restrictions as conditions of a rezoning, subdivision easements and careful building spacing requirements.

19. 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.

20. Work with ADOT&PF to provide sidewalks, bicycle paths, and/or trails separated from the road travelway along existing and newly-constructed arterial and collector roadways to provide safe and efficient access and to reduce pedestrian and bicycle/motor vehicle conflicts.

**Subarea 4: East Mendenhall Valley & Airport (Maps F & G)**

Community Form: Suburban/Urban

**NATURAL RESOURCES AND HAZARDS:**

<i>Type</i>	<i>General Location</i>
Wildlife (Eagle nests)	Airport vicinity, Mendenhall Wetlands State Game Refuge
Stream and Lakeshore Corridors	Mendenhall River; Duck and Jordan Creeks
Wetlands/Tidelands	Nugget Creek, Mendenhall Wetlands State Game Refuge
Gravel and Mineral Resources	Mendenhall River corridor; upper part of valley
Impaired Water Bodies	Duck Creek, Jordan Creek
Hazards	Flooding: Mendenhall River, Duck Creek, Jordan Creek, all coastal areas. Avalanches and Landslides: Thunder Mountain. Airport Airspace: see FAA 7460 Contours Map and Airport Airspace Drawing (FAR 77 Surfaces), pages 129-130.
Watershed	Nugget Creek with a potential hydroelectric source at Nugget Falls
Cultural and Historic Resources	Subarea-wide

Table 11.4

**Guidelines and Considerations for Subarea 4:**

1. Maintain the density of existing neighborhoods while encouraging in-fill development of low- to moderate-income affordable housing.
2. Provide for increased community commercial development close to existing commercial areas in the lower valley.
3. Encourage airport expansion in the area designated in the Airport Master Plan. Maintain adjacent publicly owned wetlands and tidelands for public open space/natural areas or resource protection, unless required for aviation or public safety purposes. The CBJ should facilitate Airport Management Plans to meet FAA regulations regarding Runway Safety Areas (RSA) and other similar safety measures.

Presented by:  
Introduced:  
Drafted by: CDD Jay

**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 Pederson Hill II Lt 2A, Parcel 4B2201010102, Located at 0 Karl Reishus Boulevard, from D10SF to D10.**

WHEREAS, the area of the proposed rezone to D10, located near Karl Reishus Blvd, is currently zoned as D10S; and

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

WHEREAS, the propose rezone conforms to the Medium Density Residential; 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 Pederson Hill Lt II 2A; located at 0 Karl Reishus Boulevard from D10SF to D10.

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

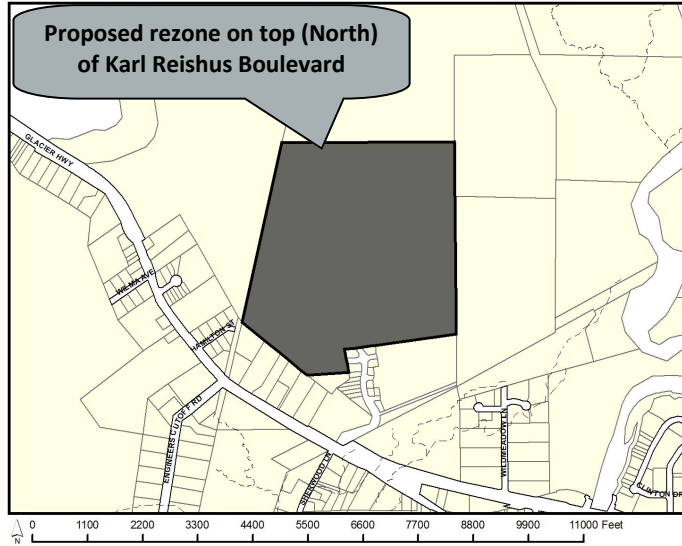




# Zoom Informational Meeting

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 six (6) acres** at the top (North) of **Karl Reishus Boulevard** from 10SF to D10. This meeting will be held virtually over Zoom. Your questions are welcome.



## NEIGHBORHOOD ZOOM MEETING

**September 19, 2024, 6:00 PM**

**Call In: +1 253 215 8782**


**Webinar ID: 896 9544 9122**

**<https://juneau.zoom.us/j/89695449122>**

If you are not able to attend this meeting but have questions or comments, please contact **Jason Larson**, Planner II, at (907) 586-0753 ext. 4139 or [Jason.larson@juneau.org](mailto:Jason.larson@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 0007  
**Parcel No.:** 4B2201010102  
**CBJ Parcel Viewer:** <http://epv.juneau.org>



Thank you for attending our ZOOM Meeting!  
We will begin at 6:00 pm for a proposed  
rezone Case No. AME2024 0007 at:

0 Karl Reishus Blvd

**Submit comments to:**  
Jay Larson, Planner, CBJ  
[Jason.Larson@Juneau.org](mailto:Jason.Larson@Juneau.org) / (907) 586-0753, x4139

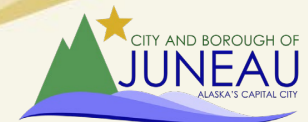
# AME2024-0007

Rezone of 0 Karl Reishus Boulevard

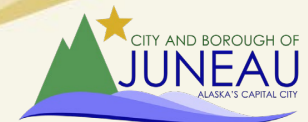
From D10SF to D10

APPLICANT: Daniel Bleidorn, CBJ Lands and Resources  
Manager

**START RECORDING**



# Public Participation Guidelines



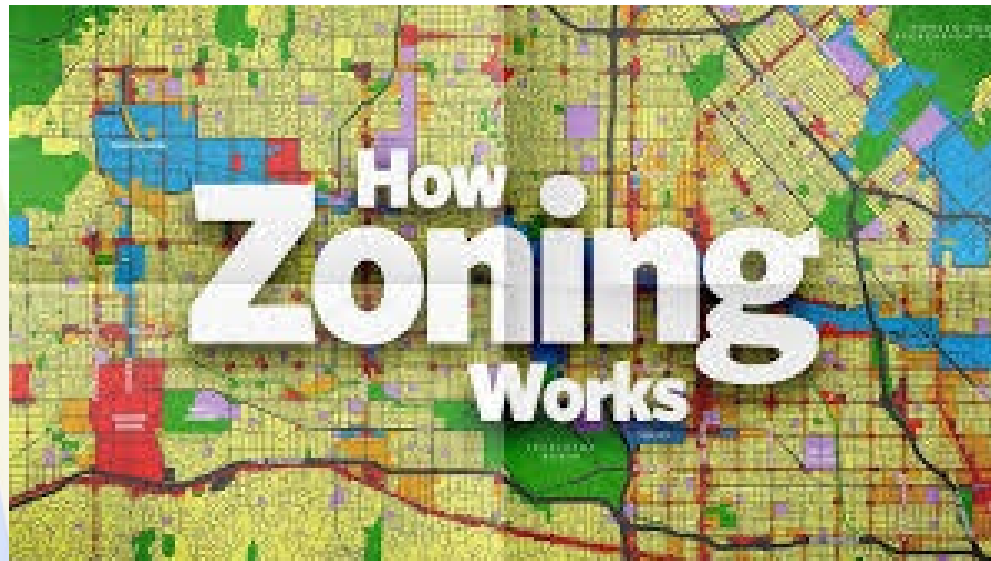
# Today's learning objectives...

---

- Presentation from CBJ Staff:
  - What is being requested and why
  - Zoning Basics
  - Understanding the Rezoning process
- Applicant Dan Bleidorn will share Land Use information
- Open meeting for questions
- Closing comments

# What is Zoning?

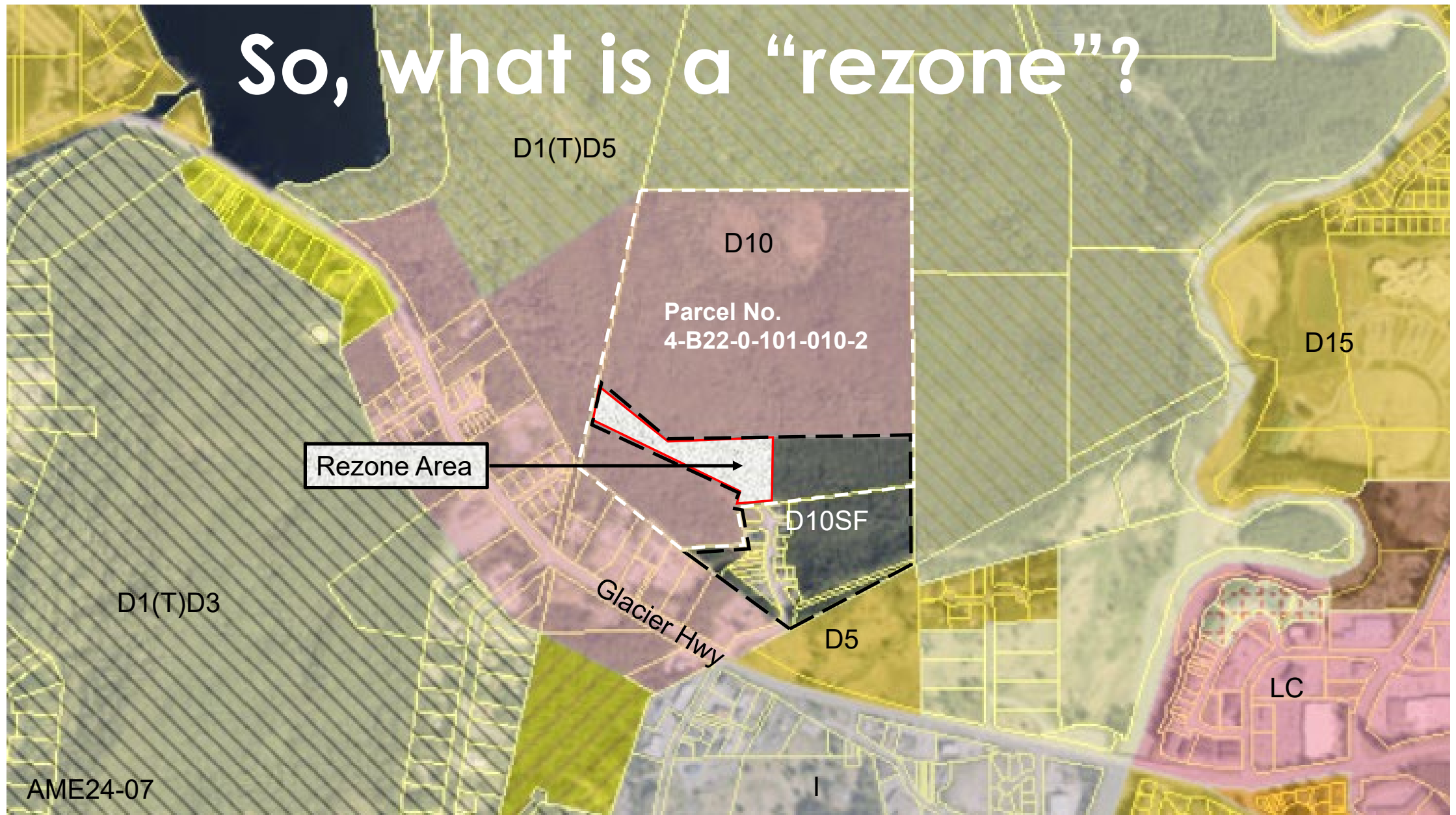
Juneau has had zoning ordinances since 1969. It has gone through many changes throughout the years and had its biggest update in 1987.



Zoning can get very complicated! The purpose of zoning is to protect property values and create appropriate transitions and separations between land uses.



# So, what is a “rezone”?



AME24-07

# Why rezone this property?

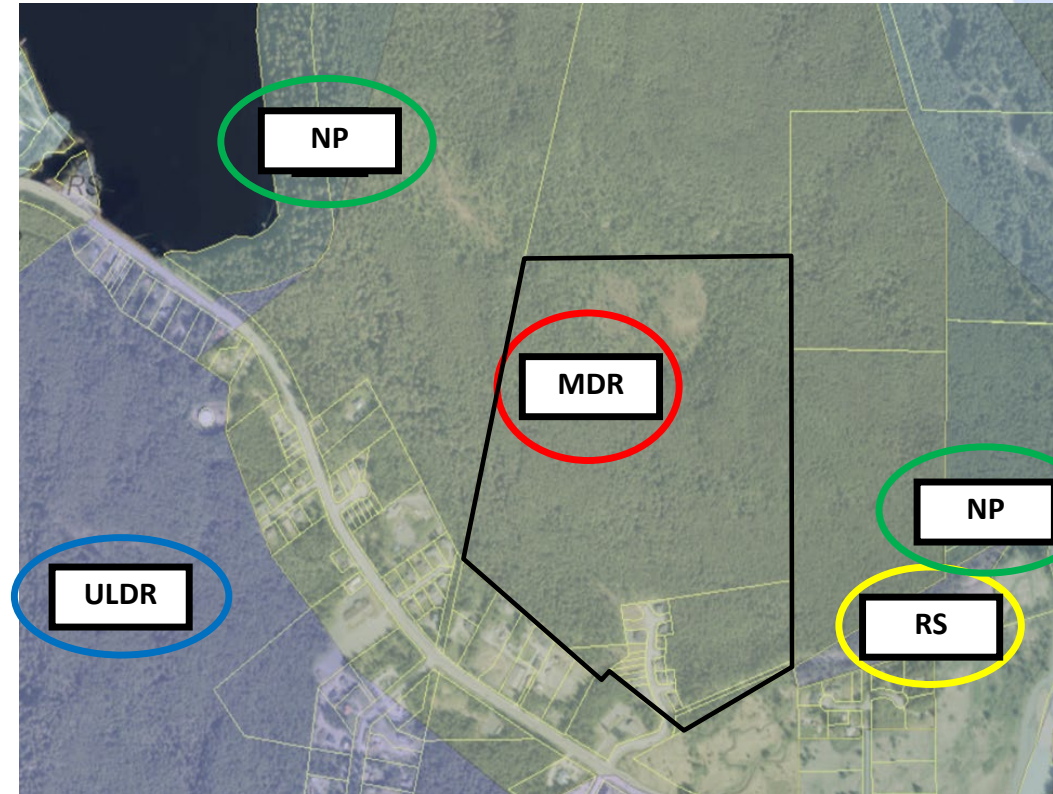
- Housing Assembly's #1 priority
- L&R Dept reviewed:
  - CBJ land portfolio
  - Land Management Plan
  - Topography
  - Access
  - Road frontage
  - Utilities
  - Wetlands



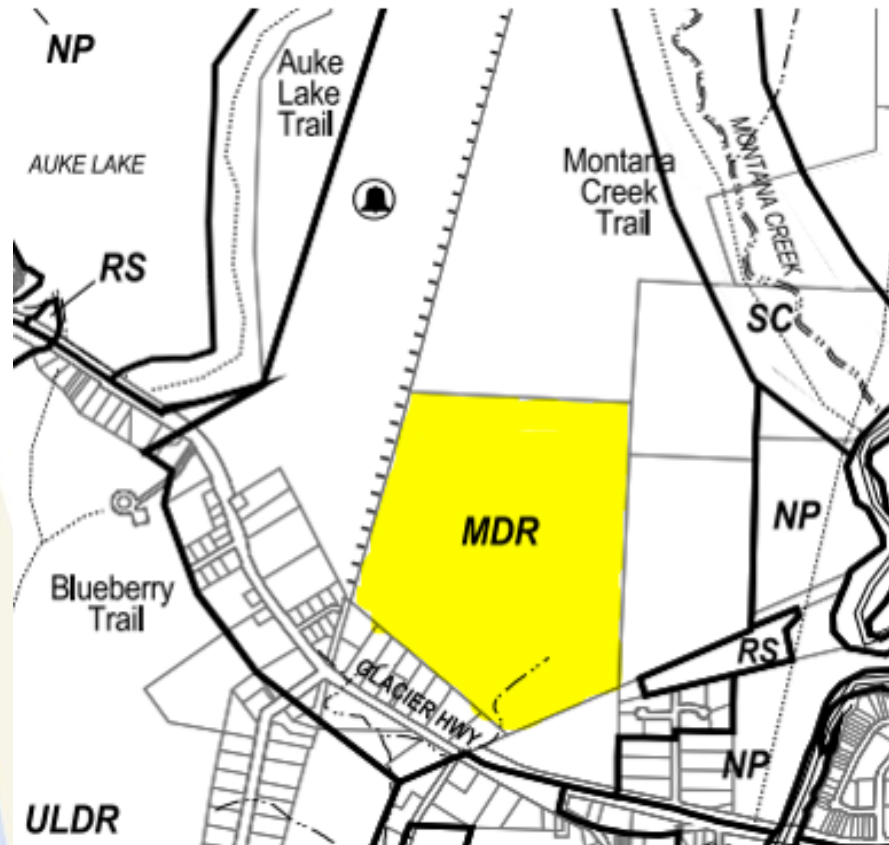


# Relevant Surrounding Land Uses

- Medium Density Residential (MDR)
- Natural Park (NP)
- Recreational Service Park (RS)
- Urban Low Density Residential (ULDR)



# Comp Plan guides



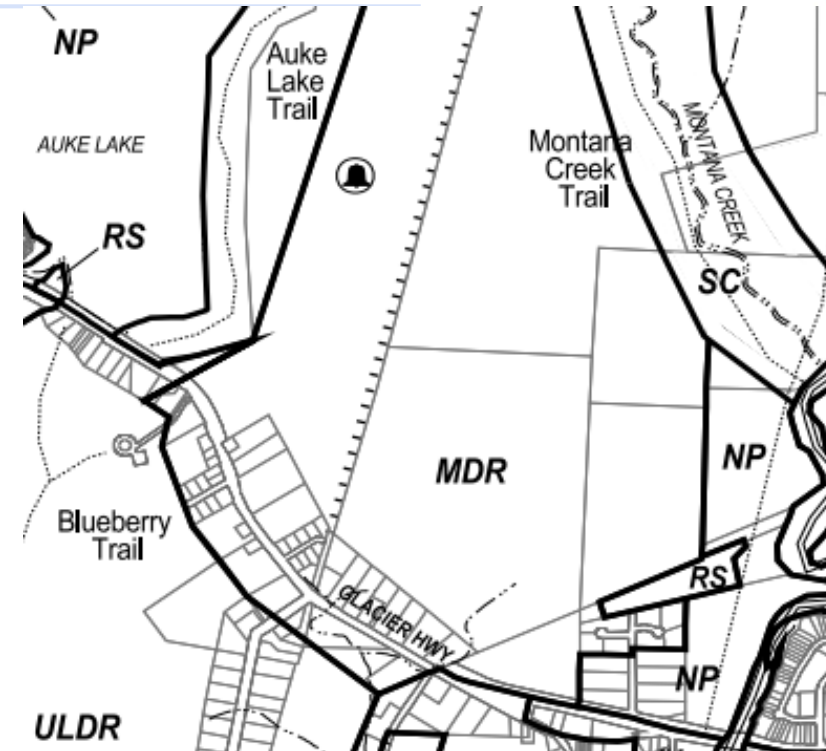
## MEDIUM DENSITY RESIDENTIAL (MDR)

- Urban residential lands
- Multi-family
- Density of 5-20 units per acre
- Commercial development must be consistent with residential

# Comp Plan guides

## NATURAL AREA PARK (NP)

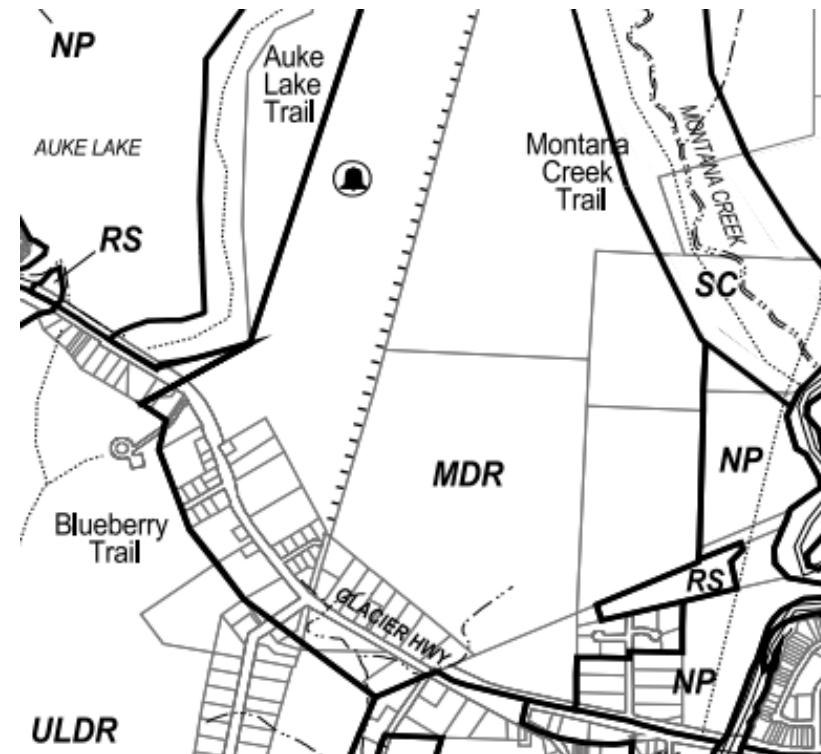
- Provide open space opportunities for entire community.
- Passive and dispersed.
- Development limited to those necessary to maintain and protect.
  - Parking areas
  - Kiosks
  - Cabins
- Zoned to be reserved for public use and prevent residential, commercial and industrial development.



# Comp Plan guides

## RECREATIONAL SERVICE PARK (RS)

- Programmed use, active use, community gardens
- Playgrounds, ski lifts, ATV parks, rifle ranges
- Zoned to prevent residential, commercial and industrial development.
- Tend to be smaller than zoning districts.

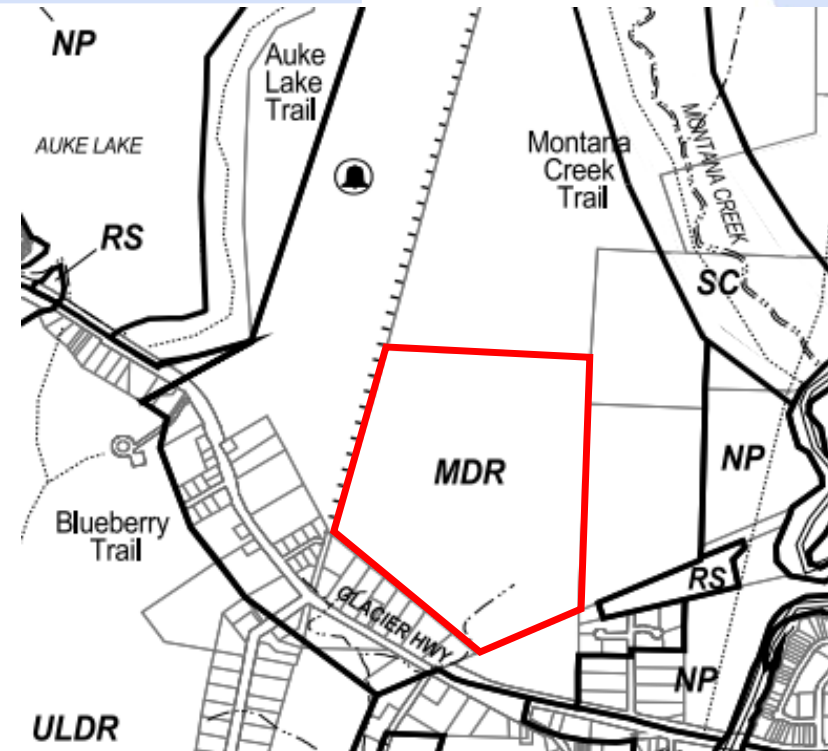




Attachment D - Neighborhood Zoom Meeting Presentation

## Comp Plan guides

- Medium Density Residential
- Natural Park
- Recreational Service Area
- Urban Low Density Residential



# Comp Plan: Subarea 3

## **Subarea 3: Auke Bay, Mendenhall Peninsula, & West Mendenhall Valley (Maps E, F, & G)**

Community Form: Urban for Auke Bay.

Suburban portions of the West Mendenhall Valley that are serviced by both sewer and water.

Transition from rural to urban in the remainder of the West Mendenhall Valley.

Rural on the Mendenhall Peninsula.

Land use designations on the Subarea map range from open space/natural areas to industrial. Much of this subarea is a Transition area, where higher density development will be considered once public sewer is available and intersections are improved to LOS D or better. Greenbelts are shown for Mendenhall River, Montana Creek, and Auke Lake.



Flood Response Home Assembly Departments Services Visitors Contact



CITY AND BOROUGH OF  
**JUNEAU**  
ALASKA'S CAPITAL CITY

COMMUNITY DEVELOPMENT Services Resources About Us Staff

- + Location
- + Hours of Operation
- + Mailing Address
- + Contact Us

STAFF DIRECTORY

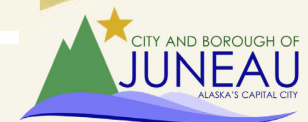
### CDD is Hiring!

**Expect Nonconforming Situation Reviews to take 3-4 weeks.  
If your property is under contract, please include the closing date with your application.**

The fourth annual competitive round for the Juneau Affordable Housing Fund (JAHF) is now accepting applications! Eligible applicants may receive up to \$50,000 per unit to develop new housing in Juneau. For more information about the JAHF, including eligibility guidelines and the application process, please visit the [JAHF website](#).

**Due to short staffing, no inspections will be performed Friday, October 4th 2024**

- LAND USE CODE
- REQUEST INSPECTION
- LONG TERM PLANNING**
- PLANNING COMMISSION CASES
- SPECIAL PROJECTS





Flood Response Home Assembly Departments Services Visitors Contact

CITY AND BOROUGH OF  
**JUNEAU**  
ALASKA'S CAPITAL CITY

Services Resources About Us Staff


## Plans and Studies



BLUEPRINT DOWNTOWN  
DOWNTOWN JUNEAU'S AREA PLAN



Douglas / West Juneau Area Plan



Comprehensive Plan

### Area Plans

- Lemon Creek Area Plan, 2018
- Auke Bay Area Plan, 2015

### Subarea Plans

- Willoughby District Land Use Plan, 2011
- Waterfront Design Guidelines, 2008
- West Douglas Conceptual Plan, 1997
- Subport Vicinity Revitalization Plan, 2003
- Long Range Waterfront Plan, 2004
- Long Range Waterfront Plan, 2004 - Amendment to support support development,

### Historic Preservation

- Historic District Design Standards & Guidelines, 2009
- Historic and Cultural Preservation Plan, 2020
- Historic District Development Plan, 1981

[Additional Historic Surveys, Inventories, and Documents](#)

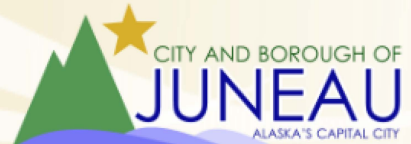
### Housing

- CBJ Housing Action Plan, 2016
- Juneau Housing Needs Assessment, 2012
- Juneau Housing Needs Assessment, 2010

CITY AND BOROUGH OF  
**JUNEAU**  
ALASKA'S CAPITAL CITY

Attachment D - Neighborhood Zoom Meeting Presentation

Flood Response Home Assembly Departments Services Visitors Contact



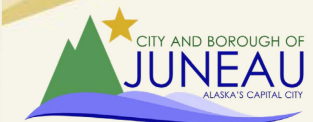
CITY AND BOROUGH OF  
**JUNEAU**  
ALASKA'S CAPITAL CITY

COMMUNITY DEVELOPMENT Services Resources About Us Staff

## Comprehensive Plan

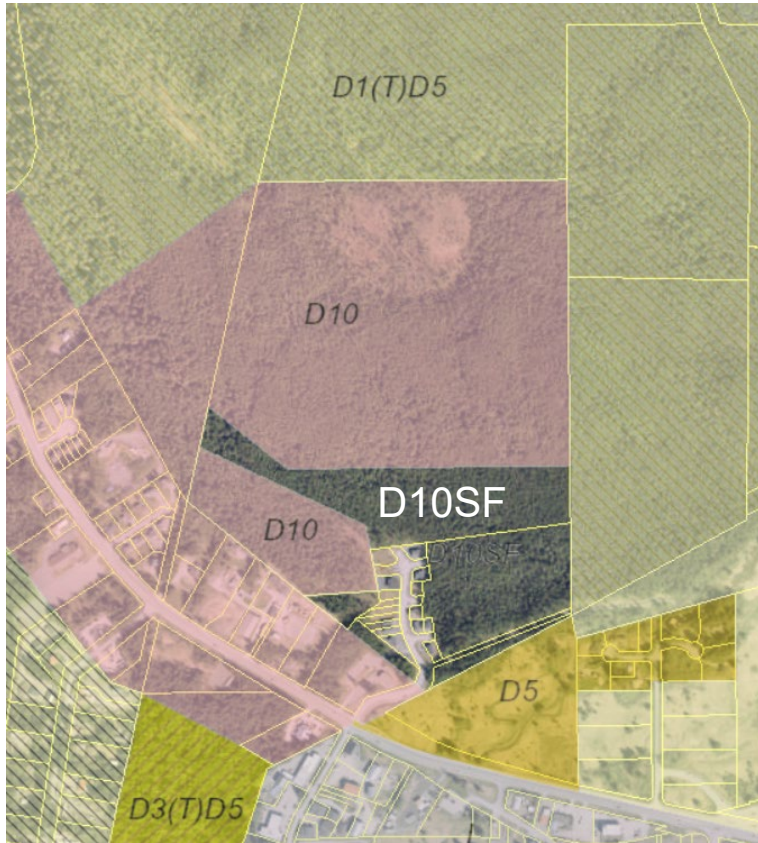
### Individual Chapters

- Chapter 01 - Introduction and Background
- Chapter 02 - Sustainability
- Chapter 03 - Community Form
- Chapter 04 - Housing Element
- Chapter 05 - Economic Development
- Chapter 06 - Energy
- Chapter 07 - Natural Resources and Hazards
- Chapter 08 - Transportation
- Chapter 09 - Parks and Recreation Trails and Natural Area Resources
- Chapter 10 - Land Use
- Chapter 11 - Land Use Maps
- Chapter 12 - Public and Private Utilities and Facilities
- Chapter 13 - Community Services
- Chapter 14 - Community Education and Services
- Chapter 15 - Cultural Arts and Humanities
- Chapter 16 - Historic and Cultural Resources
- Chapter 17 - Community Development
- Chapter 18 - Implementation and Administration

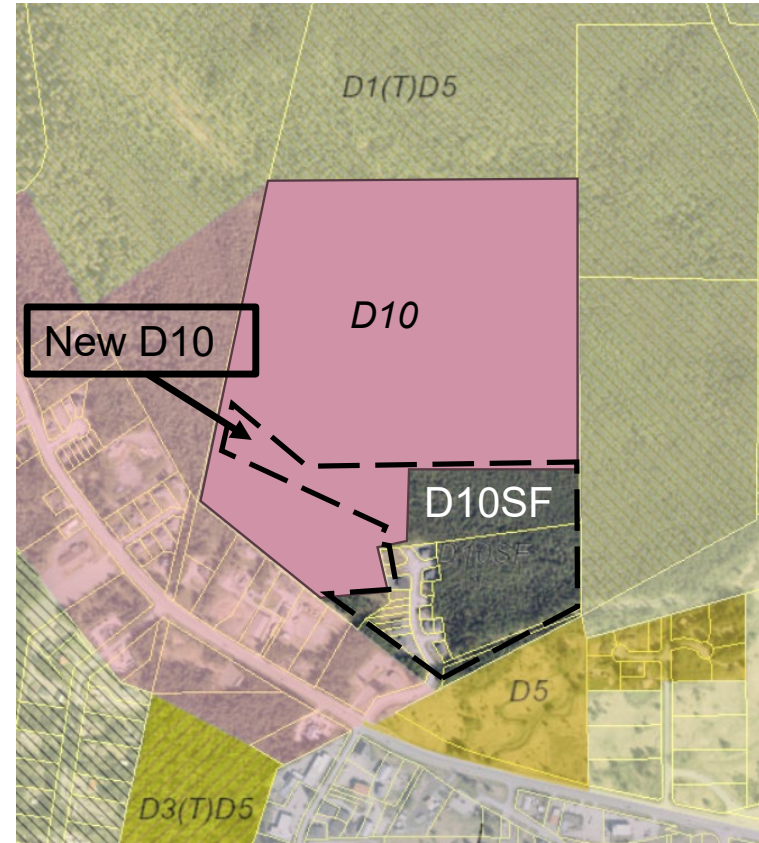


# What does rezoning look like?

## Existing zoning



## Proposed zoning



# Table of Permissible Uses

TABLE OF PERMISSIBLE USES - CBJ 49.25.300

EXPAND

Use Description		Zones																
		RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
1.000	Residential																	
1.100	Single-family dwellings																	
1.110	Single-family detached, one dwelling per lot	1	1	1	1	1	1	1	1	1	1	1			1	1A	1A	
1.120	Single-family detached, two dwellings per lot	1	1	1														
1.130	Single-family detached, accessory apartment <sup>x</sup>	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			1, 3			



# What changes come with the rezone? – Table of Permissible Uses

	USE DESCRIPTION	D-10 SF	D10
<b>1 Residential</b>			
1.1	Single-family dwellings		
1.11	Single-family detached, one dwelling per lot	1	1
1.12	Single-family detached, two dwellings per lot		
1.13	Single-family detached, accessory apartment x	1, 3	1, 3
1.14	Single-family detached, two dwellings per lot, accessory apartments x		
1.2	Duplex		1
1.3	Multifamily dwellings		1, 3
<b>1.5 Child and Day care homes</b>			
1.51	Child; 12 or fewer children under the age of 12	1	1
1.52	Reserved		
1.53	Adult; 12 or fewer people, 12 years and older	1	1
1.54	Reserved		
1.55	Child care residence, 6 to 9 children under 18 years of age	3	3

# Differences between D10SF and D10

USE	Current D10SF	Proposed D10
Duplex	No	Yes
Multifamily Dwellings	No	Yes/CUP

Minor development means development which is classified by zoning district as follows:

(C) *Multifamily residential districts*: A residential development containing:

- Eight or fewer dwelling units
- Eight or fewer bedrooms leased on a daily or weekly basis
- A nonresidential building totaling less than 5,000 square feet or
- Using less than 10,000 square feet of land in total



# Table of Permissible Uses

COMMUNITY DEVELOPMENT

Services ▾ Resources ▾ About Us ▾ Staff

- + Location
- + Hours of Operation
- + Mailing Address
- + Contact Us

STAFF DIRECTORY

## CDD is Hiring!

**Expect Nonconforming Situation Reviews to take 3-4 weeks.  
If your property is under contract, please include the closing date with your application.**

The fourth annual competitive round for the Juneau Affordable Housing Fund (JAHF) is now accepting applications! Eligible applicants may receive up to \$50,000 per unit to develop new housing in Juneau. For more information about the JAHF, including eligibility guidelines and the application process, please visit the [JAHF website](#).

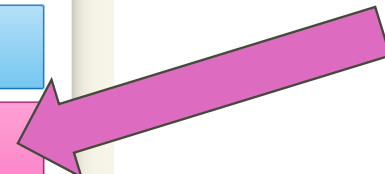
LAND USE CODE

REQUEST INSPECTION

LONG TERM PLANNING

PLANNING COMMISSION CASES

SPECIAL PROJECTS



Common Projects | Interactive Model

**DO I NEED A PERMIT?**

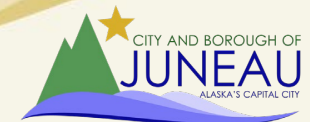
**JUNEAU MAPS & GIS**

Housing Programs & Resources

**HOUSING PROGRAMS**

**PARCEL VIEWER**

**PLANNING COMMISSION**



+ AME2024 0001: Zone Change

+ 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

+ AME2024 0005: 11900 through 12170 Glacier Highway from D3 to D15

+ AME2024 0006: 15200 through 15860 Glacier Highway from RR to D3.

- AME2024 0007: Karl Reishus Boulevard, rezone from 10SF to D10

Rezone approximately six acres of 10SF to D10 at top (north) of Karl Reishus Boulevard.

## SCHEDULE:

### Public Informational Meeting

September 19, 2024, at 6:00 – 8:00 pm

[ZOOM Link](#)

Webinar ID: 896 9544 9122

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.

AME24-07

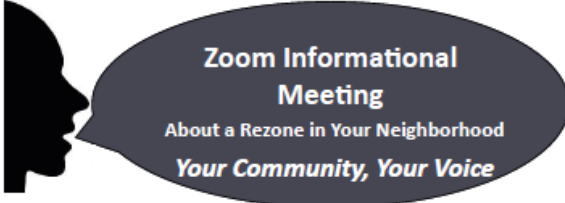




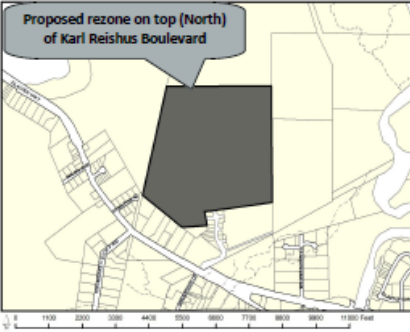
# What is the Process?

- Neighborhood informational meeting
- Staff analysis and report
- Report posted week of October 14, 2024
- **Planning Commission Hearing: October 22, 2024.** Recommend to Assembly to:
  - Approve
  - Approve with conditions
  - Deny
  - Continue
- Schedule with the Assembly (no post cards)


AME24-07



**Zoom Informational Meeting**  
About a Rezone in Your Neighborhood  
*Your Community, Your Voice*



Proposed rezone on top (North) of Karl Reishus Boulevard



CITY AND BOROUGH OF  
**JUNEAU**  
ALASKA'S CAPITAL CITY  
COMMUNITY DEVELOPMENT  
155 Heritage Way Juneau, Alaska 99801

TO

The Community Development Department is hosting an informational meeting on a proposal to **rezone six (6) acres** at the top (North) of **Karl Reishus Boulevard** from 10SF to D10. This meeting will be held virtually over Zoom. Your questions are welcome.

**NEIGHBORHOOD ZOOM MEETING**  
September 19, 2024, 6:00 PM  
Call In: +1 253 215 8782  
Webinar ID: 896 9544 9122  
<https://juneau.zoom.us/j/89695449122>

If you are not able to attend this meeting but have questions or comments, please contact **Jason Larson**, Planner II, at (907) 586-0753 ext. 4139 or [Jason.larson@juneau.org](mailto:Jason.larson@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.*

Printed August 27, 2024

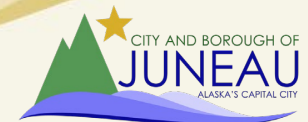
Case No.: AME2024 0007 Parcel No.: 482201010102 CBI Parcel Viewer: <a href="http://epv.juneau.org">http://epv.juneau.org</a>
--

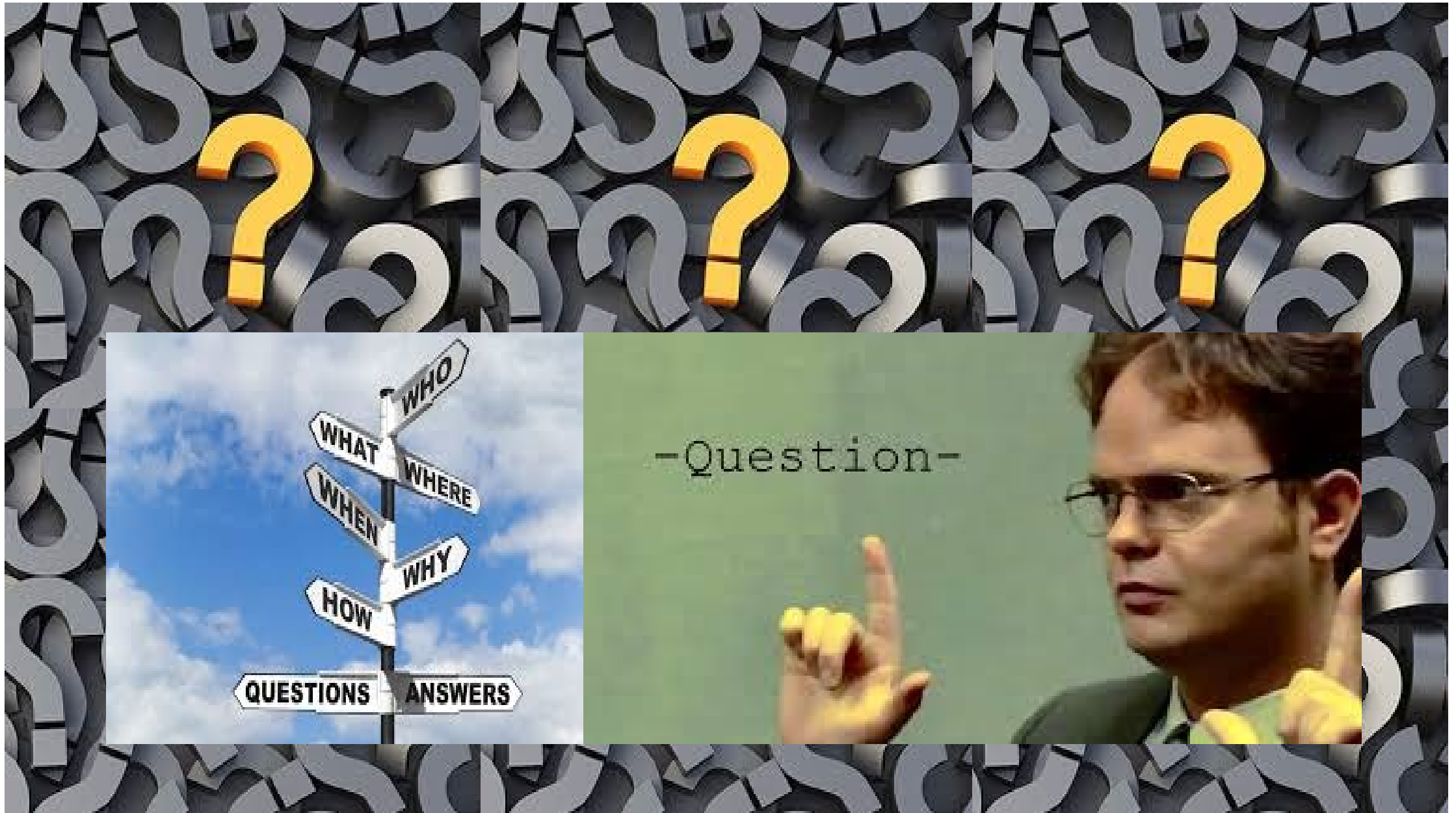
# Thank you!

---

- Dan Bleidorn, CBJ Lands and Resource Manager

AME24-07





Attachment D - Neighborhood Zoom Meeting Presentation



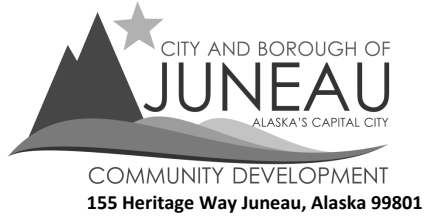
Thank you for attending our presentation for  
the AME2024 0007 rezoning proposal!

Have a great evening!

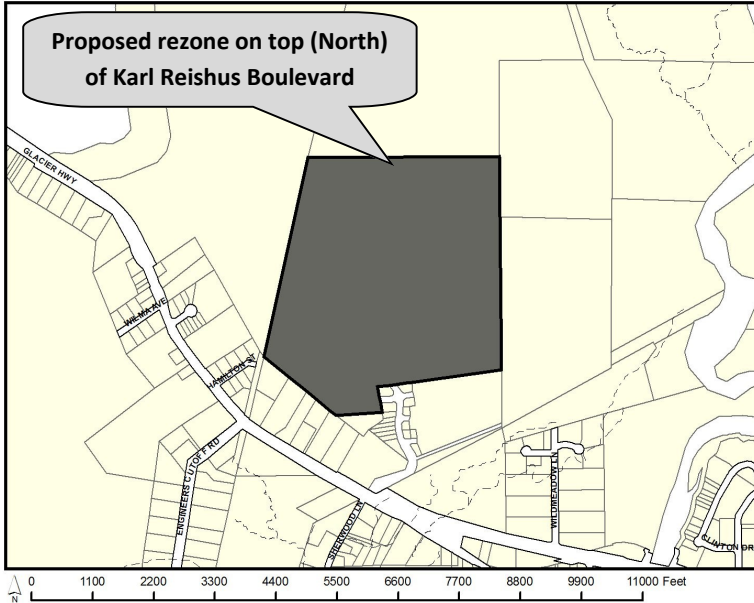
# Invitation to Comment

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 six (6) acres** at the top (North) of **Karl Reishus Boulevard** from **D10 SF to D10** zone.

#### 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.

<b>Now through October 7</b>	<b>Oct. 8 — noon, Oct. 17</b>	<b>HEARING DATE &amp; TIME: 6:00 pm, Oct. 22 2024</b>	<b>October 23</b>
Comments received during this period will be sent to the Planner, <b>Jay Larson</b> , 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 <a href="https://juneau.zoom.us/j/87288626638">https://juneau.zoom.us/j/87288626638</a> 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. 4139

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

Mail: Community Development, 155 Heritage Way, Juneau AK 99801

**Case No.: AME2024 0007**

**Parcel No.: 4B2201010102**

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

Printed September 24, 2024



Attachment F - Photo of Public Notice Sign posting

Informational Meeting: AME2024 0007, held on 9/19/2024

Jay Larson – Planner II, CDD

Dan Bleidorn – Manager, Lands and Resources

Community Development Department – Ilsa Lund, Planner, CDD

## **QUESTIONS and ANSWERS**

### **QUESTION:**

**Jim Sidney:** Okay, I'm Jim Sidney. I live at 1,400 glacier highway. Jim Sidney: you know, we did the subdivision here several. It's been what 5 years since we talked about getting it and doing it as single family. The single family designation, similar like we had down on 12th Street, 11th Street, and we went through many, many, many meetings and comments and stuff, and we got it. And now you're going back in and you're just hacking it all the hell while these people that built on the 1st 16 lots?

You know, as single family users. And now, all of a sudden you're going back to you know, if you got 6 acres there, they can put 60 units on it on A. D. 10 without even going to the planning commission. It's just do it right off the bat on that and the Brayford Street, and then a the impact. It's going to be on the Glacier highway, getting cars out and into that subdivision is never been addressed and keeps getting skirted around. And I just wonder why you keep doing this.

### **RESPONSE:**

**Dan Bleidorn:** And thanks, Jim, it's nice to hear from you. It's been a little while.

**Jim Sidney:** It has been Dan.

**Dan Bleidorn:** So let's see if I can get this thing going here. I'm glad to hear from you. I'm glad you're being here tonight, and so you're probably you're obviously more familiar than this than most citizens. And so I you probably remember the Moline application that came to the city where a private entity wanted to build some low income housing, using tax credits, and he actually rezoned a chunk of this, and when he rezoned it he left out this portion. So in some ways this is almost like a housekeeping measure, so that we everything to the west of Carl Reich's boulevard is the same zoning. So it's not complicated when when something goes in there and then you're right. That access point is definitely something that needs to be investigated further. So prior to anything being built here. This whole section would need a secondary access. So it have to go up towards Hamilton Street, or along that piece that's managed by public works that you saw in that last image. But those are definitely things that are that are going to have to be addressed before before moving forward with any any development here. So you're 100 correct. Good.

**Jason Larson:** And Jim, if I if I can just interject to just remember, too, a lot of times we rezone from maybe A. D. 3 to a d. 5, or maybe a d. 3 to a d. 10. And that's that's a density issue, right? So one of the things to remember also with this is, we're going from A. D 10 to A. D. 10. So our density doesn't actually change right? We can still only have 10 dwelling units per acre, whether it's 10 houses or one building

with 10 dwellings in it, that's all that's going to be allowed. So it's not going to actually increase the density. The only thing I think, that it would actually really help with is, let's say, there's 6 acres. If only 3 of those acres are actually buildable. That's going to be the difference. We're going to be able to take one multi family dwelling and put that on that acre and be able to have 10 units in there versus ... It's it's just not going to be a significant amount of difference. It's just gonna allow for a more buildable area.

**Jim Sidney:** -Oh, I got muted now.

**Jason Larson:** You're muted, Dan.

**Jim Sidney:** No, I'm yeah. Somebody was muted.

**Dan Bleidorn:** We can hear you, Jim.

**Jim Sidney:** Oh, okay, yeah. And and that. And I just keep going back. You know, the 40 50 years I've been dealing with the bureaucracy of the borough is that they changed it, and it goes to A. D. 10 from A. D. 10 single family, which is a single family house on, you know, 3,000 square foot lot, or 7,000 square foot lot.

And then. Now it's going to be one big building with 60 units, or could be one building, and then in 3 years it gets subdivided off the partial and the other 5 and a half acres get sold, and, by God, they're going to build another 55 units on the next chunk.

And I've seen that ha! That type of stuff happen over and over. It happened over in West, you know. and it has happened in the past, and I just see that that's what's gonna happen. They'll sell the lot that's vacant after they get their d 10 permit for the 1st building. and I don't see any way of that ever stopping.

**Jason Larson:** Okay, well, Jim, hey, I I haven't met you. But I appreciate your input, thanks for being on today. And that's definitely something that can be presented to the planning commission. So thank you for that. Yeah.

**Jim Sidney:** Okay. no problem. I just it's not a. It's just a an observation. But yeah.

**Dan Bleidorn:** And Jim, I hear you. I mean I was here. You and I both remember that whole process. And you're right. It was a lot of meetings, and some of this also is. You know, has to do with the assembly priorities, changing a little bit, and maybe single family homes aren't necessarily their priority as much as they were even 8 or 10 years ago. And so your comments are definitely valid, and I hope you do show up to the planning Commission meeting and the Assembly, and you know people know you and respect you, and I think, it would add value to have you add those comments.

**Jim Sidney:** Okay. Sounds good.



Attendee Report

Report Gen 9/25/2024 10:34

Topic: AME24-07: Rezone for Karl Reishus Boulevard

Webinar ID	Actual Start Time	Actual Duration	Unique Viewers	Total Users
896 9544 9	9/19/2024 17:44	50	7	10

User Name	Email	Join Time	Leave Time	Total Minutes
Host Details				
Community	cdd_admin@juneau.gov	9/19/2024 17:44	9/19/2024 18:34	50
Panelist Details				
Dan Bleido	dan.bleidorn@juneau.org	9/19/2024 17:47	9/19/2024 18:34	48
jason_larsc	jason.larson@juneau.gov	9/19/2024 17:47	9/19/2024 18:34	48
Attendee Details				
Irene Gallion		9/19/2024 17:45	9/19/2024 18:34	50
Dan Bleido	dan.bleidorn@juneau.org	9/19/2024 17:45	9/19/2024 17:47	3
Jim Sidney		9/19/2024 17:54	9/19/2024 18:34	41
hmarlow		9/19/2024 18:20	9/19/2024 18:34	15
jason_larson		9/19/2024 17:45	9/19/2024 17:47	2
Ilsa Lund		9/19/2024 18:06	9/19/2024 18:34	29
Cole Cummins		9/19/2024 18:02	9/19/2024 18:34	33