



PLANNING COMMISSION STAFF REPORT

REZONE: AME2024 0008


HEARING DATE: OCTOBER 22, 2024

(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 
THROUGH: Jill Lawhorne, Director, AICP

PROPOSAL: Applicant requests a rezone for rezone approximately 77 acres of RR to D3 in the vicinity of Fish Creek on North Douglas Highway.

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

KEY CONSIDERATIONS FOR REVIEW:

- Approximately 57 acres of the rezone has slopes less than 18 percent and no mapped wetlands.
- Closest sewer is approximately 3,000 feet away via public rights-of-way.
- Alaska Department of Fish and Game has asked that development accommodate toad habitat.

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

INFORMATION	
Property Owner	City & Borough of Juneau
Applicant	City & Borough of Juneau
Property Address	North Douglas Highway
Legal Description	USS 3559 LT 2A
Parcel Number	6D1201110011
Zoning	RR
Land Use Designation	RD
Lot Size	76.9014 acres
Water/Sewer	CBJ water, no wastewater service
Access	North Douglas Highway
Existing Land Use	Vacant
Associated Applications	None

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.*

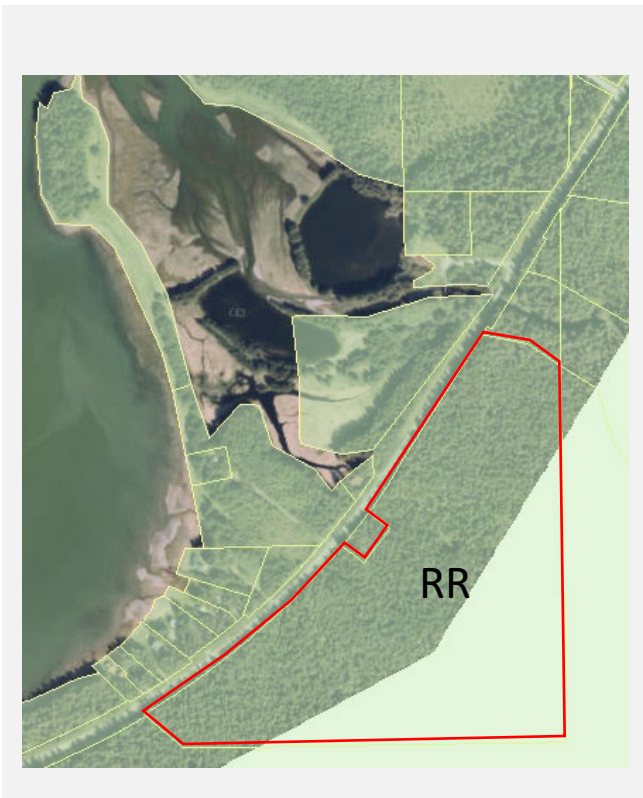
SITE FEATURES AND ZONING



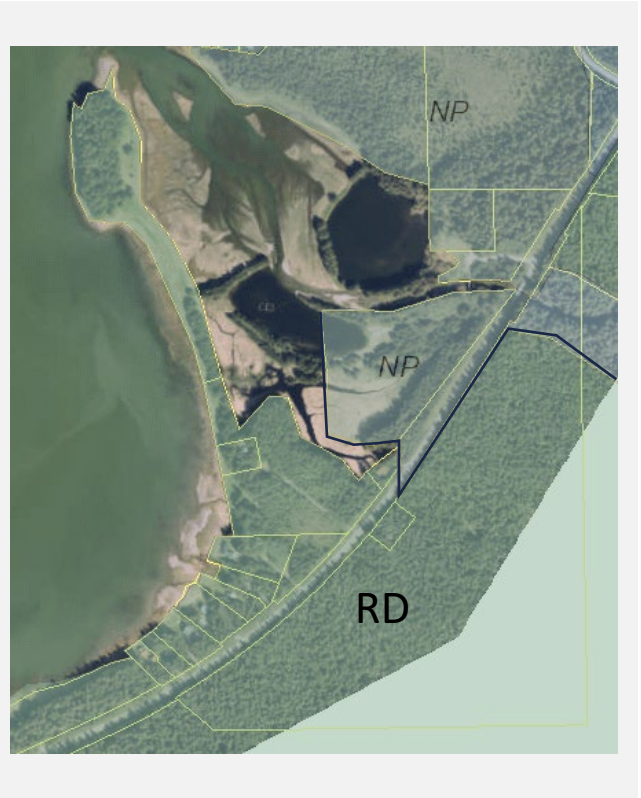
SURROUNDING ZONING AND LAND USES	
North (RR)	Vacant
South (RR)	Vacant
East (RR)	Vacant
West (RR)	Residential/Park

SITE FEATURES	
Anadromous	Yes, Fish Creek
Flood Zone	No, 02110C 1528E
Hazard	None mapped
Hillside	Maybe
Wetlands	Yes
Parking District	No
Historic District	No
Overlay Districts	RV Park Area. Outside of the Mining and Exploration Surface Activities Exclusion District

CURRENT ZONING MAP



LAND USE DESIGNATION MAP



BACKGROUND INFORMATION

Rezone Description – Applicant proposes rezone from RR to D3 (**Attachment A**).

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

Background - This rezone is one of seven coming before the Commission. CBJ Lands and Resources selected 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 – Tract C is a private inholding within the CBJ-owned lot. Lot history revolves around land exchanges to reshape Tract C and bring the lot to minimum lot size.

Item	Summary
MIF2021 0007	Documenting land transfer under CSP2017 0010
CSP2017 0010	PC recommendation to add 14,000 – 22,000 to the Entrance Point Subdivision Tract C. This disposal to a private landowner created the rectangular exclusion seen on the maps.

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 Lot coverage: 10% permissible uses 20% conditional uses Height: 45 feet permissible uses 45 feet accessory uses 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>

Year	Zoning	Summary
		Lot conforms.

ZONING ANALYSIS

The 2013 Comprehensive Plan maps the proposed rezone area as Resource Development.

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 the Assembly identified a need for housing and prioritized housing development.

CBJ 29.25.200 Zoning Districts Defined -

Current Zoning – RR	Proposed Zoning – 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.

CBJ 49.25.300 Table of Permissible Uses Comparison – The analysis of the differences between the existing and proposed zoning districts is in **Attachment C**.

RR zoning allows uses incompatible with housing due to noise or odor. Uses include marijuana cultivation, manufacture, storage of explosives, shooting ranges and racing tracks, stables and dog team yards, crematorium, and repair facilities.

D3 allows uses that facilitate residential use of the land, such as care residences, schools, transit centers.

CBJ 49.25.400 Dimensional Standards – The lot is undeveloped.

Zoning Regulations		RR	D-3
Minimum Lot Size			
	Permissible Uses	36,000	12,000
	Bungalow		6,000
	Duplex	54,000	18,000
	Single-family detached, two dwellings per lot	72,000	24,000
Minimum lot width		150'	100'
	Bungalow		50'
Maximum lot coverage			
	Permissible uses	10%	35%
	Conditional uses	20%	35%
Maximum height permissible uses		45'	35'
	Accessory	45'	25'
	Bungalow ⁹		25'
Minimum front yard setback		25'	25'
Minimum street side yard setback		17'	17'
Minimum rear yard setback		25' ²	25'
Minimum side yard setback		15' ²	10'

CBJ 49.25.500 Density – For RR and D3 zoning, density allowed is based on units per lot rather than units per acre. Increased density would require subdivision.

Because the rezone area is one lot, the maximum units that could be built is two.

Potential for Subdivision – The table below shows the maximum number of lots subdivision could produce. The 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.

	Minimum Lot Size	Maximum Lots
RR	36,000 square feet	93
D3	12,000 square feet	279

TRAFFIC AND TRANSPORTATION

Access	Roadway Classification	Current Level of Service
North Douglas Highway	Collector	

Non-motorized transportation – North Douglas Highway shoulders accommodate bike and pedestrian traffic.

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

COMMUNITY SERVICES

The rezone may impact community services.

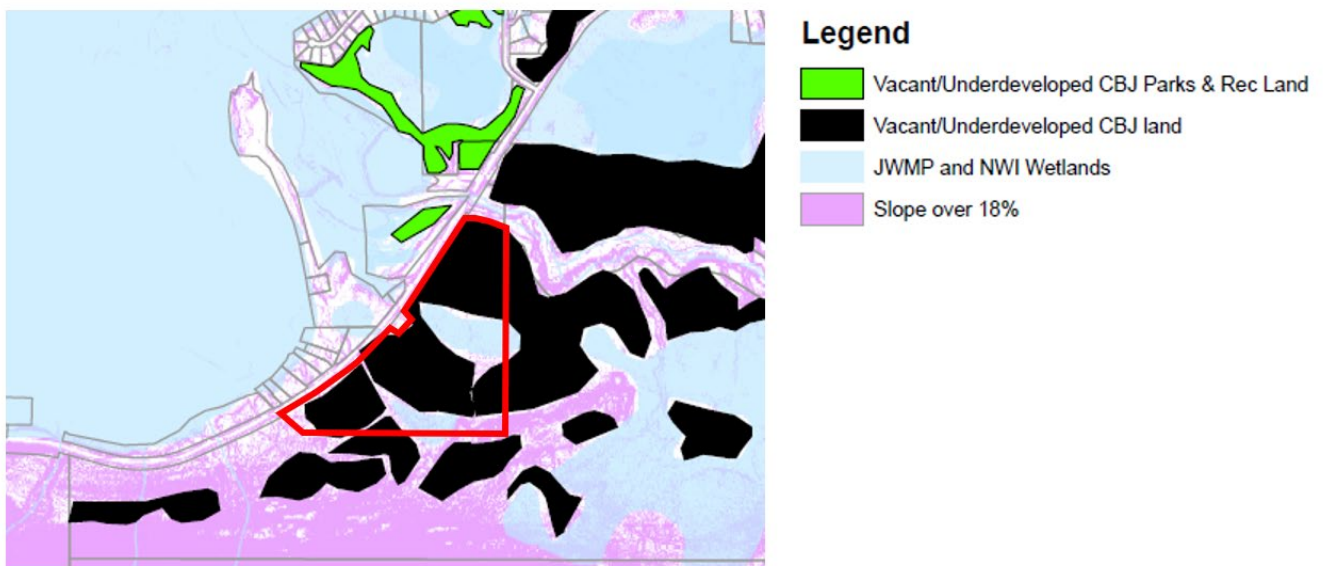
Service	Summary
Water/Sewer	Water lines in North Douglas Highway. Nearest wastewater is in Bayview.
Fire Service	Downtown
Schools	Downtown
Recreation	Fish Creek Park, North Douglas Boat Launch

ENVIRONMENTAL, CONSERVATION, HISTORIC, AND ARCHEOLOGICAL RESOURCES

The rezone may impact community resources:

Resource	Summary
Conservation	Fish Creek Park and Stream Corridor, to the north of the proposed rezone.
Wetlands	Yes.
Anadromous	Fish Creek.
Historic	Not documented.
Archeological	Not documented.

As part of the North Channel Crossing study, staff created a map of areas of Juneau that are less than 18% slope, and that do not have mapped wetlands (**Attachment D**). Those areas were shaded in black. The rezone area includes approximately 15 acres of mapped wetlands and 5 acres of slopes exceeding 18 percent.



Areas that are relatively flat and dry will be less expensive to develop.

One commenter had expressed concerns regarding habitat for the Northern Boreal Toad. During the rewrite of the 2019-2029 Parks and Recreation Master Plan, a proposal to remove some Fish Creek parkland from park status drew comments in opposition. One compelling issue was habitat for the Northern Boreal Toad, which is endangered in Colorado and New Mexico, and protected in Wyoming.

Notes from the meetings were not available, so staff contacted the Alaska Department of Fish and Game (ADF&G). The Western Toad is designated a Species of Greatest Conservation Need in Alaska. Fish Creek Pond and surrounding wetlands provide habitat. Saltwater surrounding Fish Creek Park might drive the Toad uphill. Development should avoid seeps and streams and leave buffers around them to better protect toad habitat (**Attachment E**).

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.*

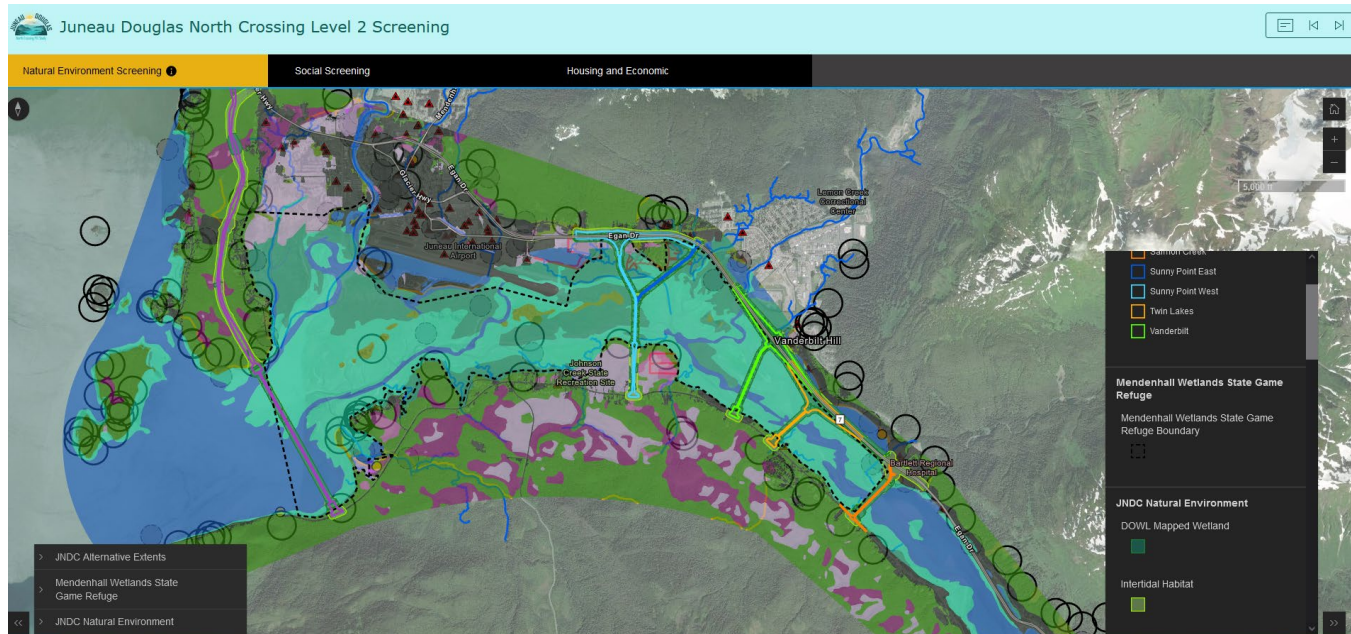
2013 COMPREHENSIVE PLAN - The proposed rezone conforms with the 2013 Comprehensive Plan.			
Chapter	Page No.	Item	Summary
4	33		Adequate vacant land for housing, zoned appropriately, exists.
	35		10% of CBJ-owned land north of the bridge is developable.
8	121	Implementing Action 8.8-IA21	Encourage ADOT&PF 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 warrant 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, it should not block direct vehicular access to Douglas Highway, nor obstruct access to an eventual bench road, nor obstruct access to Treadwell Ditch Trail.

2016 HOUSING ACTION PLAN - The proposed rezone conforms 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.

2016 HOUSING ACTION PLAN - The proposed rezone conforms with the 2016 Housing Action Plan			
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.”

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.
ADF&G	Protect Western Toad habitat with buffers around seeps and streams.
CBJ Agencies	No response at this time.

PUBLIC COMMENTS

CDD conducted an informational meeting on September 18, 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.

- Can we delay the process until we have better planning in place? *We could, but housing development would be delayed.*
- Does this mean a private entity has asked to purchase the land? *No.*
- How rigorous a review was given all seven parcels being considered? Is there a ranking? *Rezone application is the first step, and will determine which are chosen for further development expenditure.*
- Please consider going ahead with the Bench Road plan.
- How much Rural Reserve land exists and is available for disposal? *Unable to quantify, but “very little” CBJ land has frontage.*
- Caution on private treatment facilities. Both Bonnie Brae and Bayview failed, with large expense and environmental degradation.
- Is there any chance of a traffic hazard mitigation plan being a condition? *No.*
- What is the rush? Studies indicate about 200 housing units are needed currently. *We are getting 190 families with the ice breaker, and our Mendenhall River neighbors may need some alternatives.*
- How does the city decide that D3 is the best use of the land? *Comprehensive Plan, and public feedback.*
- If the city runs sewer to the rezone, would it connect to Bayview? Where? *Unknown.*
- What is CBJ doing to encourage residential development on private property? *Juneau Affordable Housing Fund provides \$50,000 per unit. The Accessory Dwelling Unit Grant Program provides \$12,500 per apartment. A 12-year tax abatement is available for downtown, multi-family and senior housing. Off-street parking constraints were recently removed from Telephone Hill.*
- Concerns for going across Fish Creek Park with utilities.

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
Richard Behrends	Questions about overall logic of rezone, due to distance from utilities.
Jim Dorn	Opposed. Prioritize infill, concerns for lack of utilities and waste impact on environment.
Douglas Mertz	Concern with lack of sewer and impacts on environment. Questions wetlands and topography map. Concern with lack of area and traffic studies.
James and Judith Hauck	Concerns for habitat, cited toads.
Mary Irvine	Concerns for impacts on environment, with level of analysis conducted at this point, and for highway safety.
Margo Waring	Concerns for representation of wetlands, and septic impacts. At the foot of a steep incline. Requests area and transportation planning.

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 18, 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 77 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.** A 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 set aside the proposed rezone area for future community growth.

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 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 for rezone approximately 77 acres of RR to D3 in the vicinity of Fish Creek on North Douglas Highway.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Proposed rezone ordinance
Attachment C	Table of Permissible Uses comparison
Attachment D	Map of wetlands and slopes
Attachment E	Agency comments
Attachment F	Public meeting materials
Attachment G	Abutters notice
Attachment H	Public Notice Sign
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 N Douglas Hwy		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) USS 3559 LT 2A		
	Parcel Number(s) 6D1201110011		
	<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 - Juneau, AK 99801	Phone Number(s) 907-586-5252 ext 4177	
	E-mail Address lands_office@juneau.gov		
	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.			
Dan Bleidorn		Land Manager	
Landowner/Lessee (Printed Name)		Title (e.g.: Landowner, Lessee)	
X	<i>Daniel Bleidorn</i>	7/16/24	
	Landowner/Lessee (Signature)	Date	
	Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)	
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			
X	Applicant's Signature	Date of Application	

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

Intake Initials

TK

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number

AME24-008

Date Received

129



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 within the vicinity of Fish Creek Douglas

IS THIS AN EXPANSION OF AN EXISTING ZONE? Yes No

Total Land Area of Proposed Change 76.9 acres Comprehensive Plan Land Use Designation RD

Current Zone(s) RR Comprehensive Plan Map Letter Map I

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 <i>Am E 24-008</i>	Date Received
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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

Fish Creek Zone Change Request

The Fish Creek property topography is favorable for development but contains small areas of high value wetlands. The proposed rezone would upzone from RR to D3 the property in order to facilitate future development. Increased density will allow for pockets of development that avoid high value wetlands. In regard to CBJ landholding, this property is unique in that it has a long stretch of direct street access and municipal water. The areas surrounding Fish Creek and any areas managed by the Parks department will remain undeveloped in the future

The 2006 CBJ Buildable Sites Criteria and Findings estimated that this property contains roughly 80 acres of developable land, excluding areas with steep slopes or that are known wetlands. Given the limitations of the Douglas Highway and the distance to municipal sewer, D3 zoning could facilitate private sector interest in developing low density D3 housing with onsite wastewater treatment. Impacts to public infrastructure could include additional cars on Douglas Highway and additional utility connections once developed in the future. This zone change conforms with the areas of the adopted plan that discuss utilizing CBJ landholdings to promote economic activity and meet the housing needs of the community.

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)

Map I in the Comp Plan

Recap:

Rezone from RR to D3

Larger than 2 acres (~76 acres).

Conforms with Assembly goals.

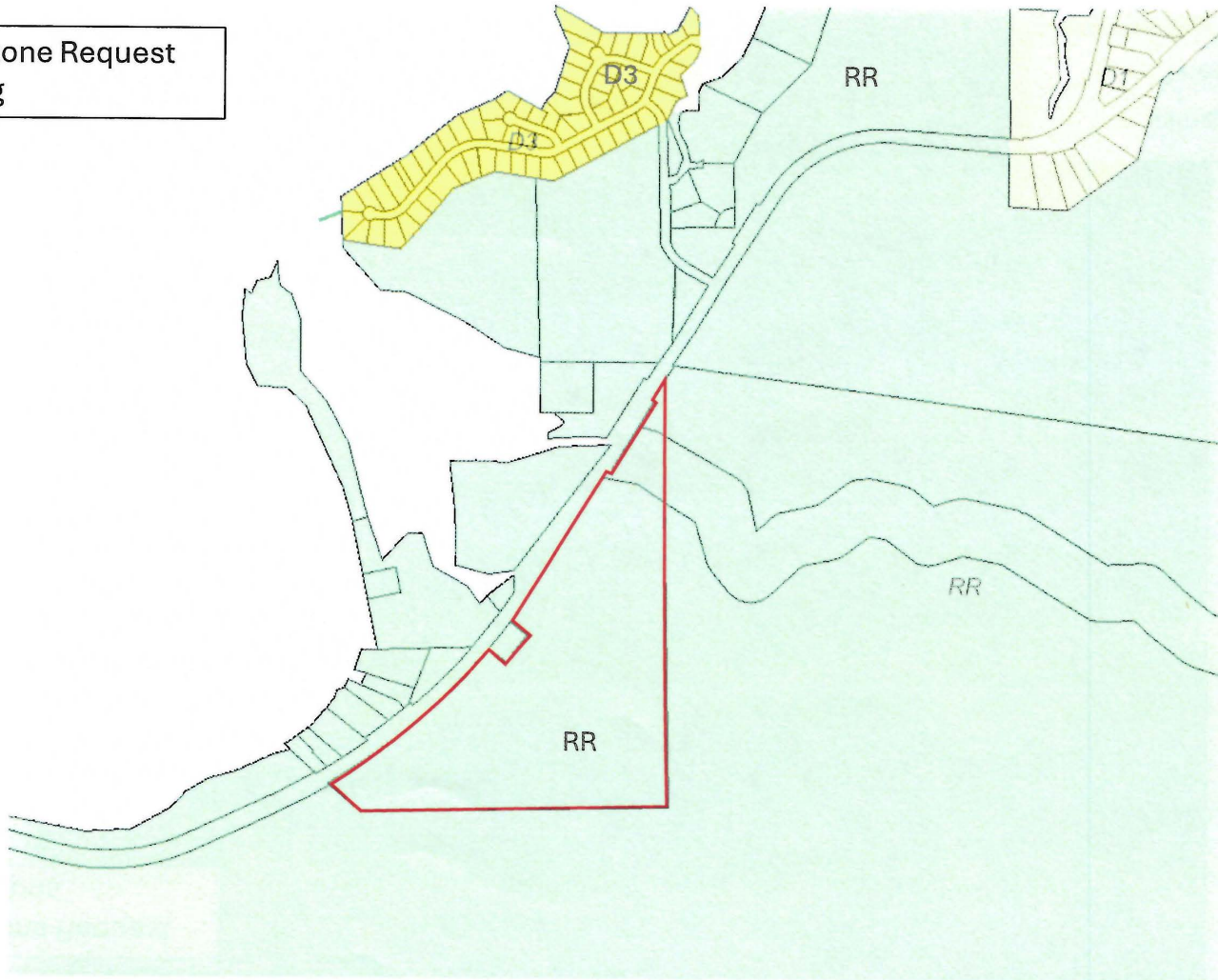
Outside urban service boundary. (limited by sewer)

Rare CBJ property with Douglas Hwy frontage.

D3 is similar to surrounding developments

D3 could facilitate private development

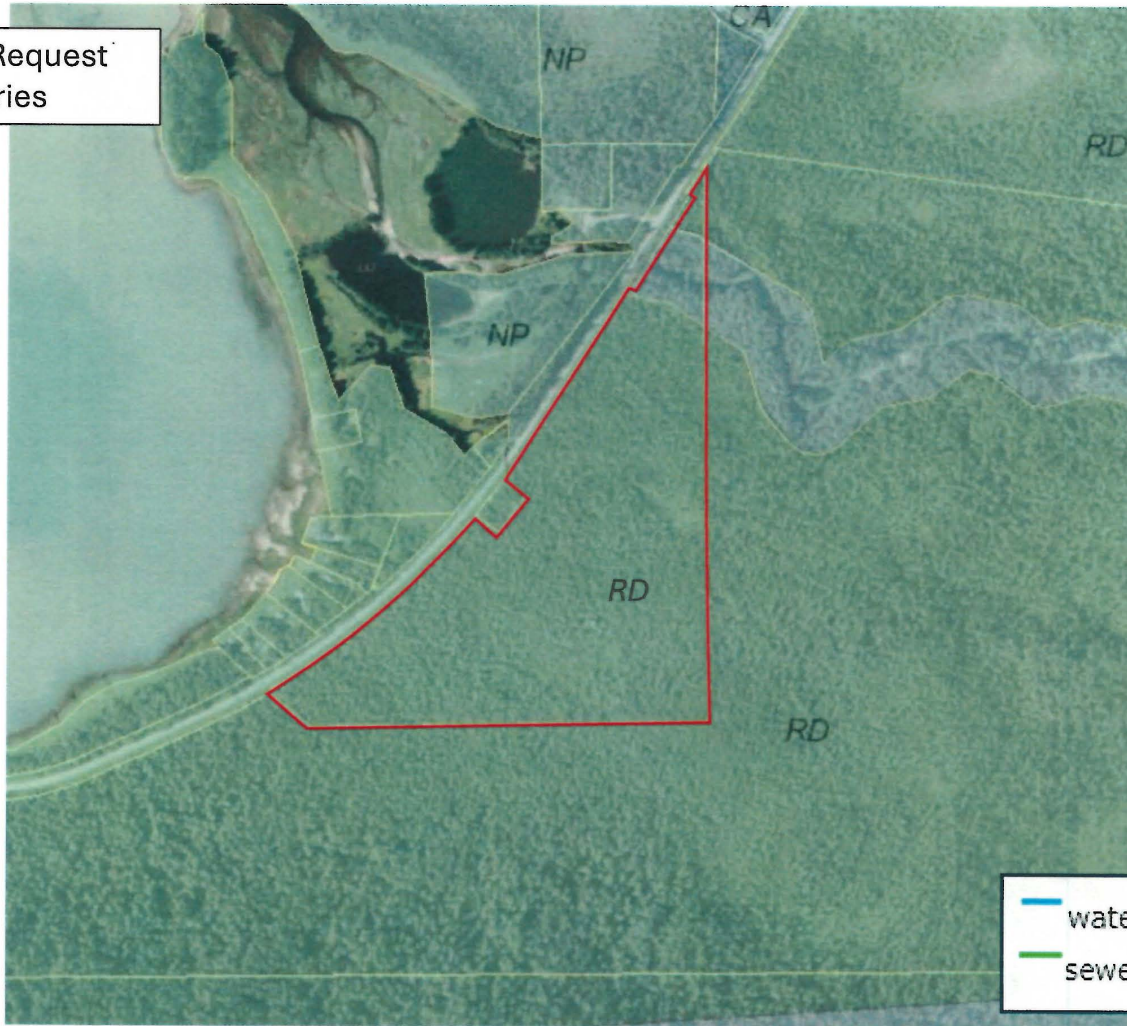
Fish Creek Rezone Request
Current Zoning



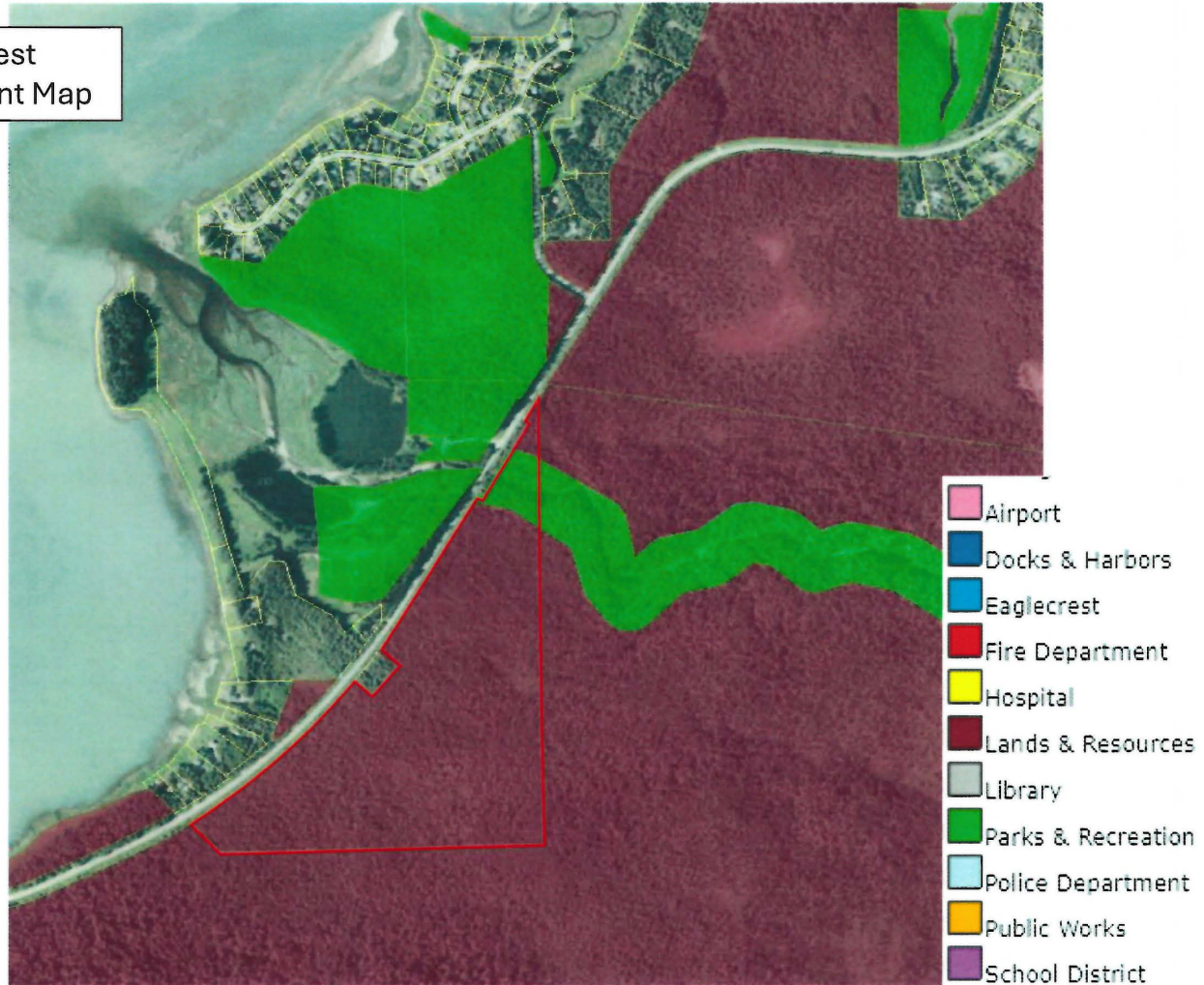
Fish Creek Rezone Request
Utility Connections

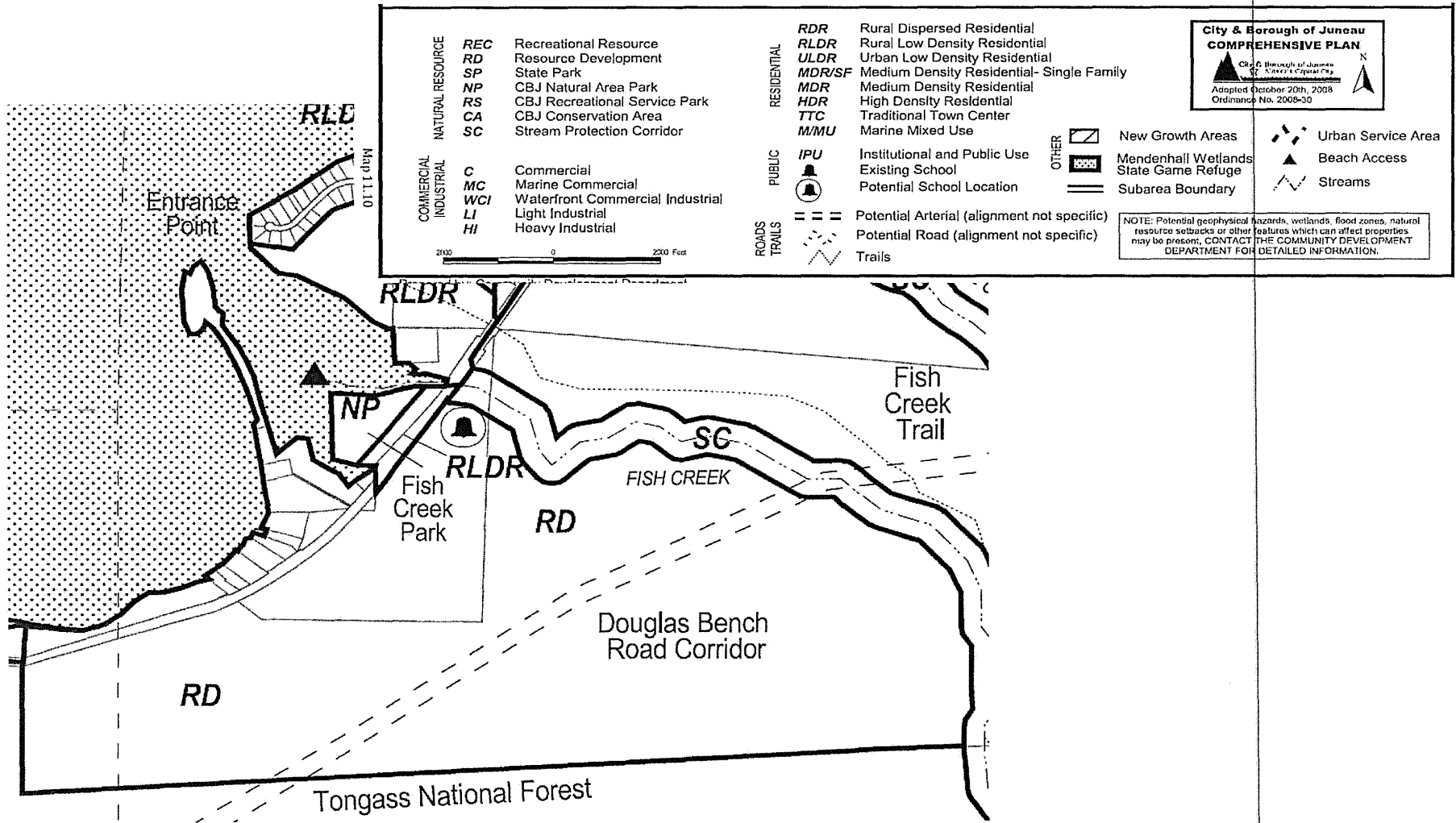


Fish Creek Rezone Request
Comp Plan Boundaries

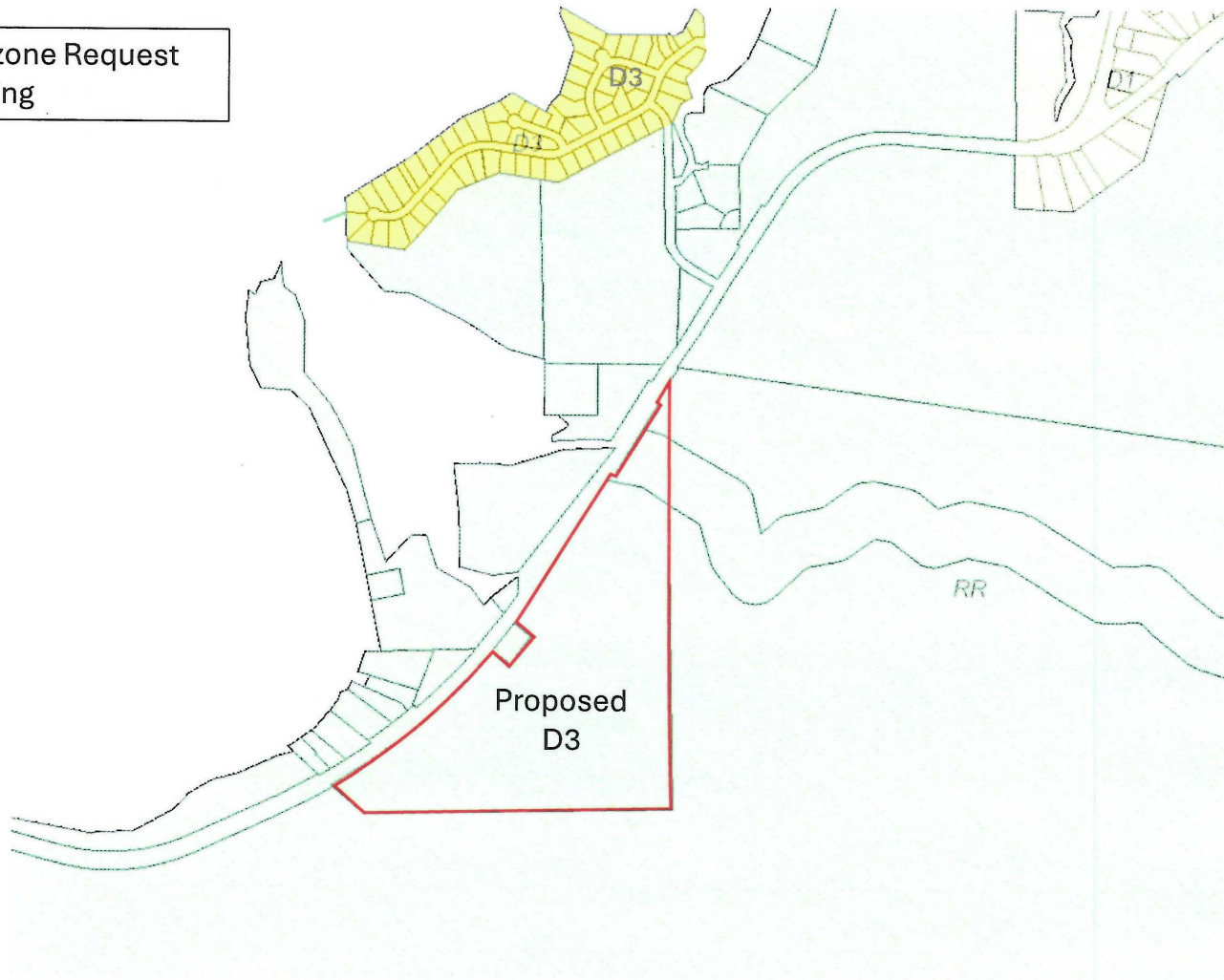


Fish Creek Rezone Request
CBJ property Management Map





Fish Creek 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

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 USS 3559 LT 2A; Located on North Douglas Highway.

WHEREAS, the area of the proposed rezone to D3, located on North Douglas Highway, is currently zoned as RR; and

WHEREAS, the CBJ Comprehensive Plan maps this area for Resource Development; and

WHEREAS, the Resource Development designation calls for rezone when new uses are identified; and

WHEREAS, the proposed rezone conforms to the Resource Development land use designation; 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 USS 3559 LT 2A; located on North Douglas Highway, from RR to D3.

The described rezone is shown on the attached Exhibit "A" illustrating the area of the proposed zone change.

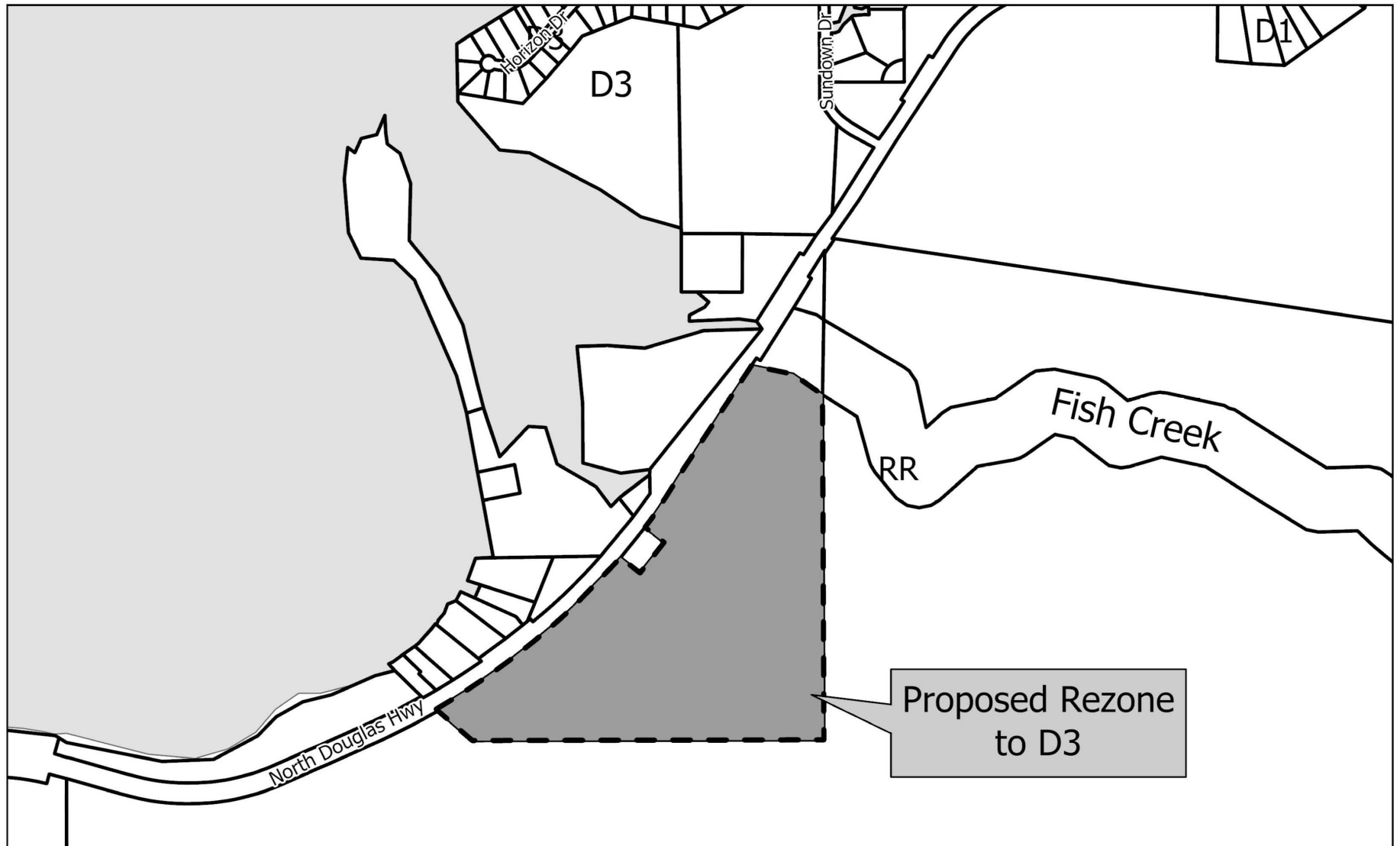
Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2024.

Beth Weldon, Mayor

Attest:

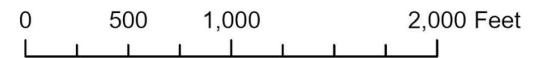
Beth McEwen, Municipal Clerk



Zone changes to USS 3559 Lot
2A from RR to D3



CDD Case: AME 2024 0008



	Use Description		RR	D 3
1	RESIDENTIAL			
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	1
	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, 3	1, 3
1.2	Duplex		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
	1.52	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
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
	1.62	Hotels, motels	3	
	1.63	Single room occupancies with private facilities		
1.7	Home occupations		1	1
1.8	Mobile homes			
	1.81	Residential mobile homes on individual lots ^E	3	3
	1.815	Caretakers mobile homes on individual lots ^E	3	3
	1.82	Mobile home parks ^E		
	1.83	Mobile home subdivision ^E		
	1.84	Recreational vehicle parks ^F	3 ^F	3 ^F
1.9	Common wall development			
	1.91	Two dwelling units		
	1.911	Accessory apartments ^x	1, 3	1, 3
	1.92	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		

49.25.300 Table of Permissible Uses
8.14.2023

Attachment C - Table of Permissible Uses comparison

		Use Description	RR	D 3
	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			
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
3.1	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	
4.15	Rock crusher		3 ^T	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
	5.12	Trade, vocational schools, commercial schools	3 ^T	
	5.13	Colleges, universities	3 ^T	3
5.2	Churches, synagogues, temples		3 ^T	3
5.3	Libraries, museums, art galleries		3 ^T	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		

49.25.300 Table of Permissible Uses
8.14.2023

Attachment C - Table of Permissible Uses comparison

	Use Description		RR	D 3
	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
	6.22	Miniature golf courses, skateboard parks, water slides, batting cages	3	3
	6.24	Automobile, motorcycle racing tracks; off-highway vehicle parks	3	
	6.25	<i>Reserved</i>		
	6.26	Open space	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
	6.266	Capacity for more than 20 people ^W	3 ^T	3
	6.27	Aerial conveyances and appurtenant facilities	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
7.3	Day care centers			
7.31	Child care centers		3	3
7.5	Correctional facilities		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	

	Use Description		RR	D 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	
	10.22	General storage inside or outside enclosed structures	1, 3	
	10.23	Snow storage basin		
	10.232	Neighborhood, less than ½ acre	3	3 ^Z
	10.235	Regional, ½ to 1 acre	3	3 ^Z
	10.237	Area wide, over 1 acre	3	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	
10.4	Temporary contractor's storage connected with construction project off-site for a specified period of time		1, 3	3
10.5	Moorage			
	10.51	Public, commercial	3	3
	10.52	Private	1, 3	1, 3
10.6	Floating structures supporting seasonal, commercial recreation		3	3
11	MATERIALS SALVAGE YARDS, WASTE MANAGEMENT			
11.1	Recycling operations			
	11.11	Enclosed collection structures ⁰ of less than 80 square feet total and less than six feet in height	1 ^P	1 ^P
	11.12	Enclosed structures for recyclable materials collection	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
11.3	Sanitary landfill		3	
12	SERVICES AND ENTERPRISES RELATED TO ANIMALS			
12.1	Veterinary clinic		3	3
12.2	Kennel		3	
12.25	Day animal services, grooming, walking, day care		3	3
12.3	Zoos, aquaria, or wild animal rehabilitation facilities with a visitor component		3	
12.31	Wild animal rehabilitation facilities without a visitor component		3	3
12.4	Horseback riding stables, dog team yards		3	

	Use Description	RR	D 3
13	EMERGENCY SERVICES		
13.1	Fire, police, ambulance	3	3
14	AQUACULTURE, AGRICULTURE, SILVICULTURE, MINING, QUARRYING OPERATIONS, SPRING WATER BOTTLING		
14.1	Aquaculture	3	3
14.15	Weirs, channels, and other fisheries enhancement	1, 3	1, 3
14.2	Commercial agricultural operations		
	14.21 Excluding farm animals	1, 3	3
	14.22 Including farm animals ^M	1, 3	
	14.23 Stabling of farm animals ^M	3	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	
14.25	Personal use agriculture		
	14.253 Hens, 6 maximum	1	1
14.3	Silviculture and timber harvesting ^J	3	
14.4	Mining operations	2, 3 ^K	3
14.5	Sand and gravel operations ^I	3	3
14.8	Spring water bottling	3	
15	MISCELLANEOUS PUBLIC AND SEMIPUBLIC FACILITIES		
15.1	Post office	3	3
15.2	Airport	3	
15.4	Military reserve, National Guard centers	3	3
15.5	Heliports, helipads	3	
15.6	Transit facilities		
	15.61 Transit center		3
	15.62 Transit station		1
	15.63 Park and ride not associated with transit station	3	3
15.7	Public works facility	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
17.15	Intermediate	3	3
17.2	Major	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
18.200 ^{AA}	Towers and antennas 35 to 50 feet	1	3

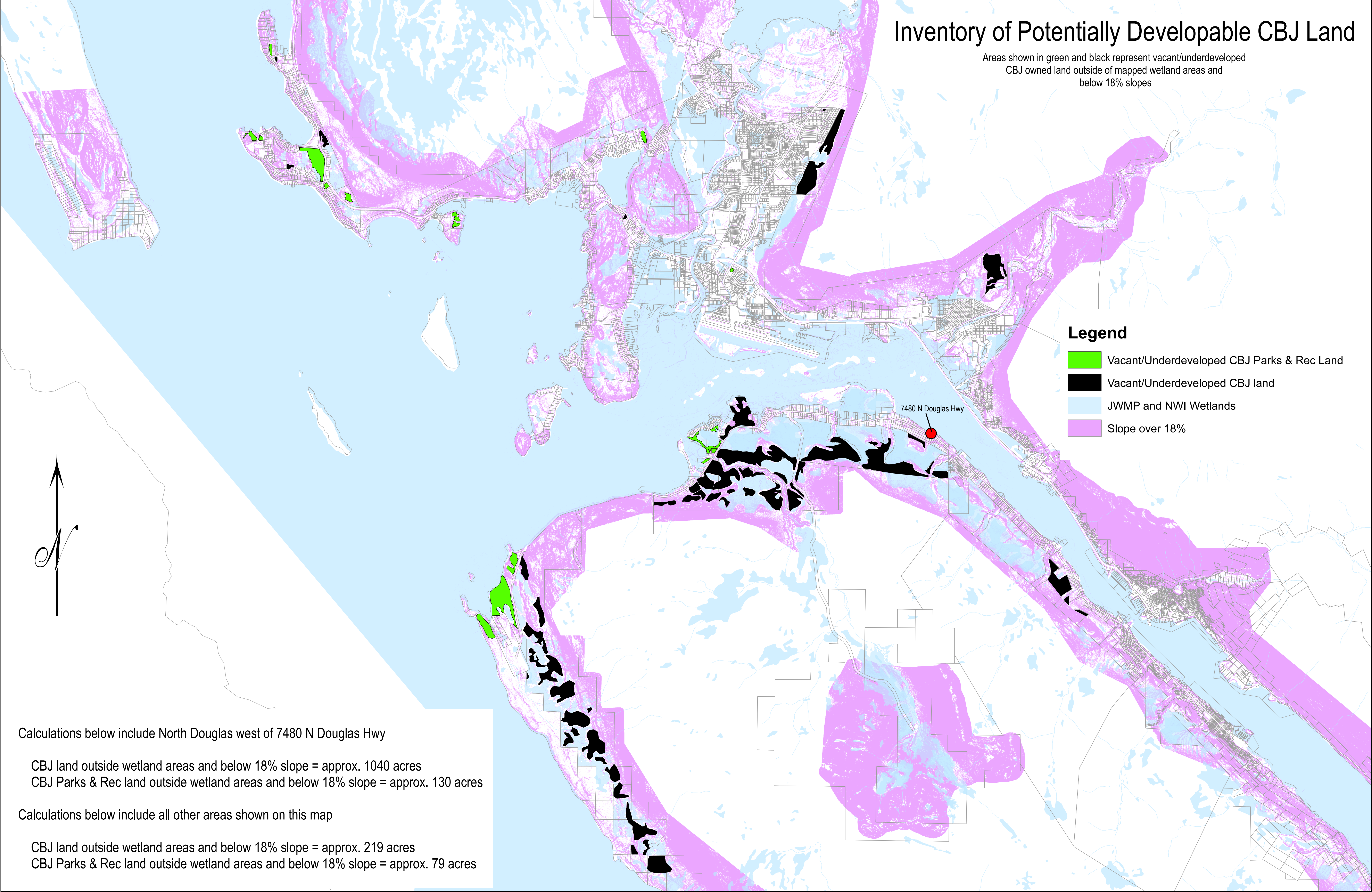
49.25.300 Table of Permissible Uses
8.14.2023

Attachment C - Table of Permissible Uses comparison

	Use Description	RR	D 3
18.300 ^{AA}	Towers and antennas more than 50 feet in height	3	3
18.4	Amateur (ham) radio towers and antennas more than 35 feet in height ^R	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	
19.2	Nurseries, commercial greenhouses		
	19.21	Retail sales	3 3
	19.22	Nonretail sales	1, 3 1, 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
20	CEMETERY, CREMATORIUM, MORTUARY		
20.1	Cemetery	1, 3	3
20.2	Crematorium	3	
20.3	Funeral home	3	3
21	VISITOR-ORIENTED, RECREATIONAL FACILITIES		
21.1	Resort, lodge	3	
21.2	Campgrounds	1, 3	
21.3	Visitor, cultural facilities related to features of the site	3	
22	TEMPORARY STRUCTURES ASSOCIATED WITH ONSITE CONSTRUCTION		
22.1	Temporary structures used in connection with construction	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



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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 approximately 77 acres of RR to D3 in the vicinity of Fish Creek on North Douglas Highway.

LEGAL DESCRIPTION: USS 3559 LT 2A

PARCEL NUMBER(S): 6D1201110011

PHYSICAL ADDRESS: Not assigned.

SPECIFIC QUESTIONS FROM PLANNER:

AGENCY COMMENTS:

AGENCY COMMENTS (CONTINUED):

Irene Gallion

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Wednesday, September 18, 2024 2:43 PM
To: Irene Gallion
Cc: Blejwas, Karen M (DFG); Koch, Carl H (DFG); DFG, DSF R1 Access (DFG sponsored); Kanouse, Kate M (DFG); Carter, Marla M (DFG); Nietmann, Lindsey B (DFG); Rhoads, Tory R (DFG); Irene Gallion
Subject: Re: AME2024 0008: Northern Boreal Toad Habitat

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

Hi Irene,

I just got a comment back! Forgive me but I'm on my phone in the Anchorage airport right now so I can't use the comments form. I wanted to make sure it got passed along though:

Western toads are designated a Species of Greatest Conservation Need in Alaska. Fish Creek Pond, and at least some portions of the surrounding wetlands, are important annual breeding habitat for a relatively large local population of western toads. Western toads, particularly males of the species, will typically return to the same breeding site each year (Wind and Dupuis 2002). In other stages of their life cycle, western toads have been found to use habitat several miles from their breeding locations, though the majority of use is concentrated within roughly a mile of breeding habitat (Bartelt et al. 2004; Bull 2006; Muths 2003). Unlike wood frogs, western toads are not adapted to freezing and instead overwinter in variety of habitat structures (e.g., rodent burrows, root wads, natural cavities, large boulders, small stream seeps) that offer protection from extremely cold temperatures (reviewed in Constance 2020). Saltwater is a barrier to western toad movement (Moore et al 2011), and the greater Fish Creek Pond area is roughly surrounded by saltwater on two sides. This geographic constraint on available habitat could drive toad density higher in the available nearby habitat than would be otherwise expected. In addition to the proposed 200m buffer surrounding Fish Creek, development should avoid small seeps and streams and leave as large a buffer around them as possible to better protect toad habitat.

Thanks again for reaching out for comment.

Colton T. Percy
Habitat Biologist
Access Defense Program
ADF&G-DWC-SWP
907-267-2118

From: Irene Gallion <irene.gallion@juneau.gov>
Sent: Wednesday, September 18, 2024 12:26:08 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Cc: Blejwas, Karen M (DFG) <karen.blejwas@alaska.gov>; Koch, Carl H (DFG) <carl.koch@alaska.gov>; DFG, DSF R1 Access (DFG sponsored) <dfg.dsf.R1access@alaska.gov>; Kanouse, Kate M (DFG) <kate.kanouse@alaska.gov>; Carter, Marla M (DFG) <marla.carter@alaska.gov>; Nietmann, Lindsey B (DFG) <lindsey.nietmann@alaska.gov>; Rhoads, Tory R

(DFG) <tory.rhoads@alaska.gov>; Irene Gallion <Irene.Gallion@juneau.gov>

Subject: RE: AME2024 0008: Northern Boreal Toad Habitat

Thank you for keeping us in the loop, Colton. We look forward to your comments.

IMG

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>

Sent: Wednesday, September 18, 2024 12:02 PM

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

Cc: Blejwas, Karen M (DFG) <karen.blejwas@alaska.gov>; Koch, Carl H (DFG) <carl.koch@alaska.gov>; DFG, DSF R1 Access (DFG sponsored) <dfg.dsf.R1access@alaska.gov>; Kanouse, Kate M (DFG) <kate.kanouse@alaska.gov>; Carter, Marla M (DFG) <marla.carter@alaska.gov>; Nietmann, Lindsey B (DFG) <lindsey.nietmann@alaska.gov>; Rhoads, Tory R (DFG) <tory.rhoads@alaska.gov>

Subject: FW: AME2024 0008: Northern Boreal Toad Habitat

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

Hi Irene,

I did not hear back about the Northern Boreal Toad from our biologists. While I don't have any comments for the November 18th meeting, I will have some comments for the September 27th meeting. I am heading into the field until the 30th so Marla Carter will submit our comments using the Agency Comments Form.

Colton Percy

Habitat Biologist

Access Defense Program

Alaska Department of Fish and Game

Division of Wildlife Conservation

333 Raspberry Rd

Anchorage, AK 99518

907-267-2118

From: Kanouse, Kate M (DFG) <kate.kanouse@alaska.gov>

Sent: Monday, September 9, 2024 7:37 AM

To: Carter, Marla M (DFG) <marla.carter@alaska.gov>

Cc: irene.gallion@juneau.gov

Subject: Fw: AME2024 0008: Northern Boreal Toad Habitat

Hi Marla,

This is this a CBJ zone change review, which your office provides comments for, correct? Please let us know, thank you.

Kate

From: Irene Gallion <Irene.Gallion@juneau.gov>

Sent: Monday, September 2, 2024 3:28 PM

To: Kanouse, Kate M (DFG) <kate.kanouse@alaska.gov>

Cc: Irene Gallion <Irene.Gallion@juneau.gov>
Subject: AME2024 0008: Northern Boreal Toad Habitat

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

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Kate,

We have an application to rezone 77 acres adjacent to Fish Creek from Rural Reserve to D3. The change would technically allow development of 12,000 square foot lots – however, there is no sewer to the area, so functionally lots would be limited to about an acre.

A commenter had expressed concerns that the area was a corridor for the Northern Boreal Toad. I am hoping you can send this request to your NBT specialist for consideration and comment. I've attached the application and an Agency Comments form for your use, should you want it.

We have a public meeting on the project September 18, 2024. If ADF&G has comments, it would be nice to have them by then, so that the public can know that. Otherwise, comments would be due by September 27 to be included in analysis for the Planning Commission.

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



Fostering excellence in development for this generation and the next.

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

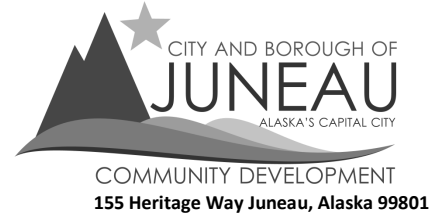
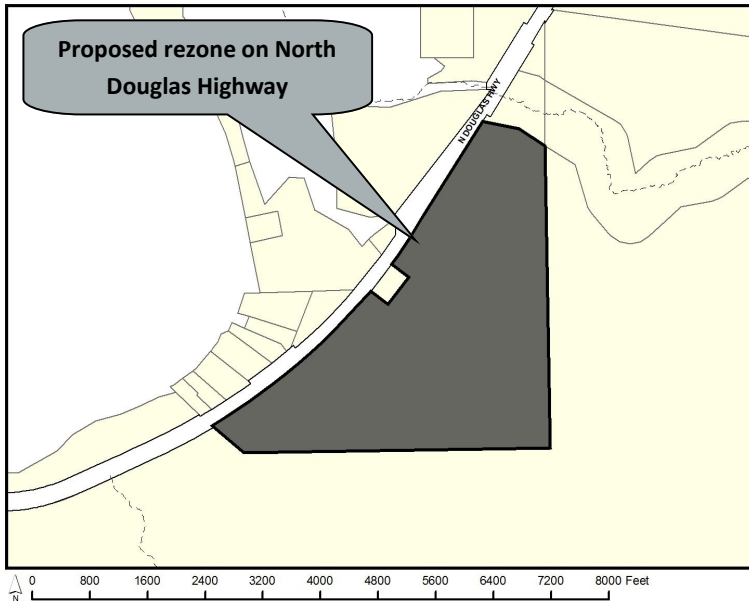


Fostering excellence in development for this generation and the next.

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 approximately 77 acres of RR to D3** in the vicinity of **Fish Creek on North Douglas Highway**.

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: 7:00 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 0008

Parcel No.: 6D1201110011

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



1

Proposed rezone:

77 acres of RR to D3 in the vicinity of Fish Creek on North Douglas Highway

CBJ Lands and Resources

**Thank you for being
here!**

**The meeting will start
at 6:00 pm**

Submit comments to:

Irene Gallion, Senior Planner, CBJ

Irene.Gallion@Juneau.gov

(907) 586-0753, x4130

AME2024-0008

77 acres in the vicinity of Fish Creek on North Douglas Highway

From RR to D3

APPLICANT: CBJ Lands and Resources

START RECORDING

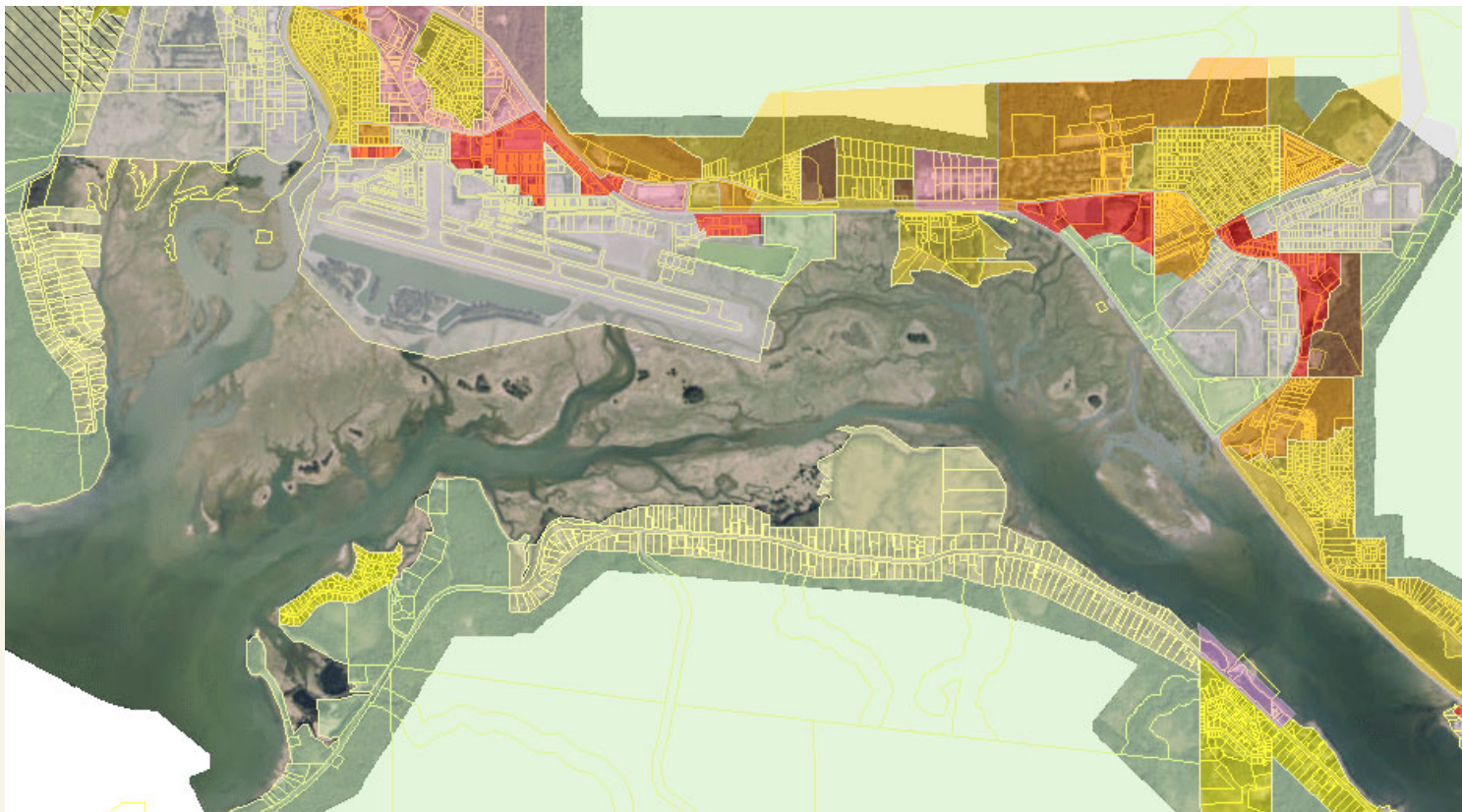


What will happen today

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



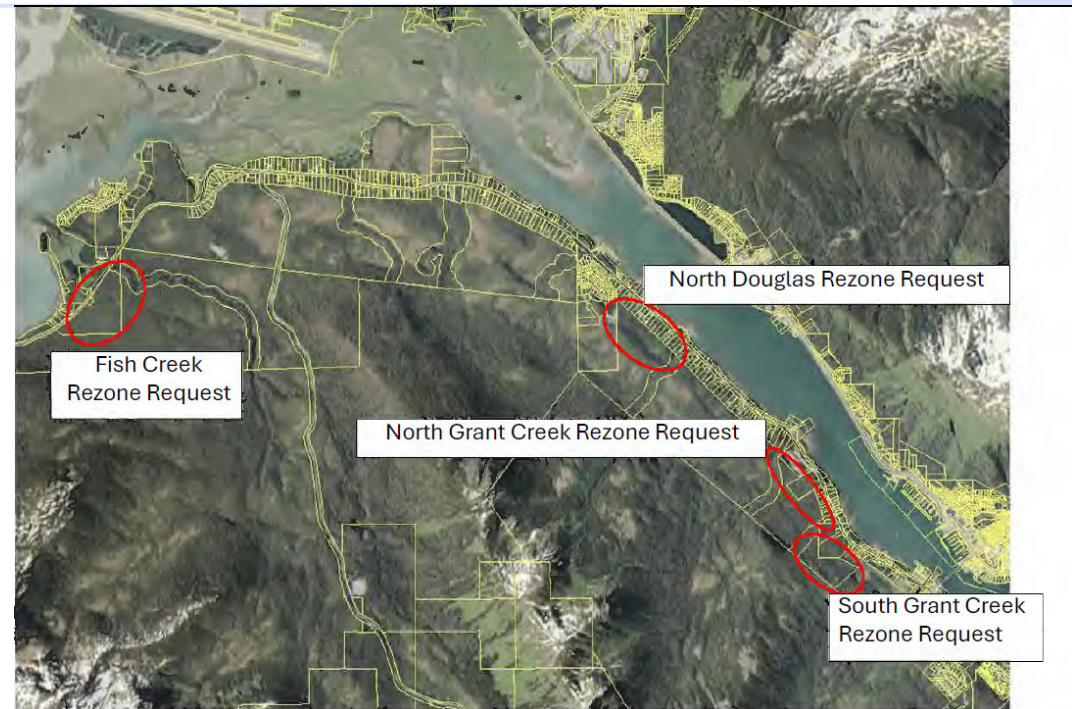
What is a “rezone”?



AME24-08

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).

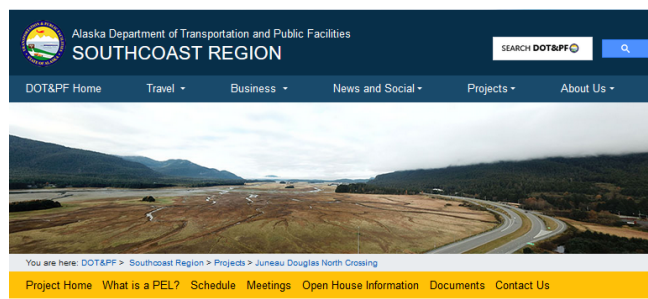
Comp Plan guides

Resource Development

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



Ongoing PEL Study – North Crossing



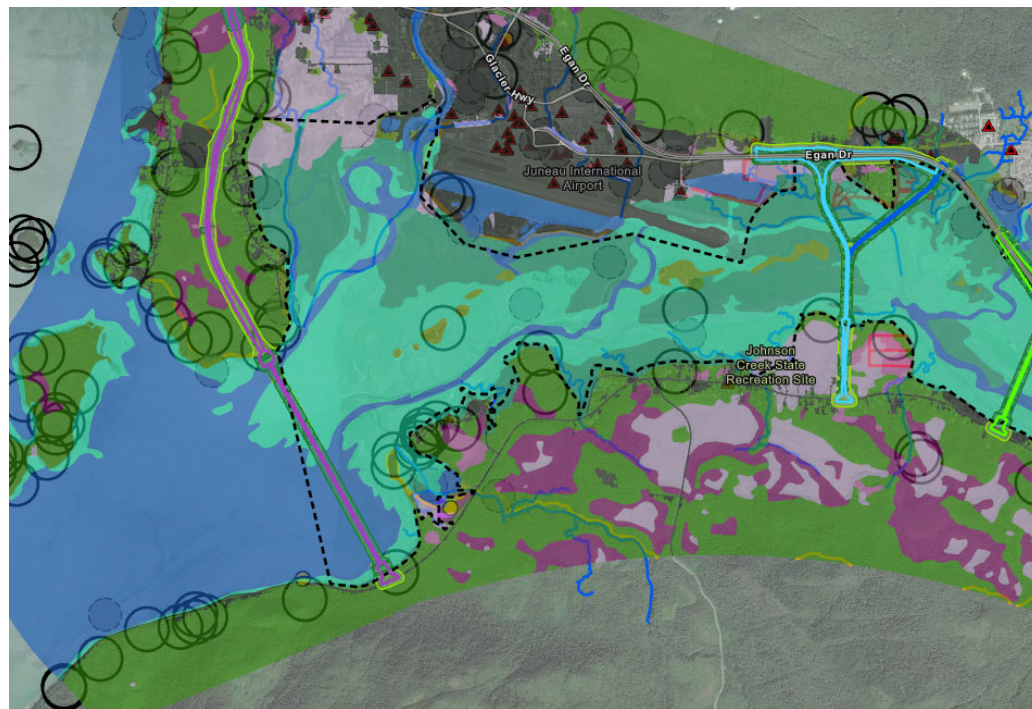
Project # SFHWY00299 / Federal # 0003259



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.







<https://www.jdnorthcrossing.com/>



Slopes and wetlands



Legend

-  Vacant/Underdeveloped CBJ Parks & Rec Land
-  Vacant/Underdeveloped CBJ land
-  JWMP and NWI Wetlands
-  Slope over 18%

What do plans say about land use?

What does rezoning to D3 look like?

Table of Permissible Uses

		Use Description	RR	D-3
1	RESIDENTIAL			
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	1
	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, 3	1, 3
1.2	Duplex			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
	1.52	Reserved		
	1.53	Adult; 12 or fewer people, 12 years and older	1	1
	1.54	Reserved		

Major Development

	Residences	Commercial Structure	Commercial Land
D3	>2	5,000 sf	10,000 sf
RR	Any	10,000 sf	1 acre



To find the details...



To find the details...

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

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

- AME2024 0008: North Douglas Highway, Rezone RR to D3

Rezone approximately 77 acres of RR to D3 in the vicinity of Fish Creek on North Douglas Highway.

SCHEDULE:

Public Meeting

September 18, 2024, at 6:00 – 8:00 pm

[ZOOM Link](#)

Webinar ID: 891 8156 7707

MEETING MATERIALS:

[Table of Permissible Uses \(TPU\) RR, 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.



D3



AME24-08



D3: Requires Conditional Use Permit



AME24-08



Not allowed

Differences between districts

USE	RR	D3
Manufacture, light to heavy	CUP	No
Marijuana retail, testing	CUP	No
Cultivation > 500 sf	CUP	No
Cultivation < 500 sf	CUP	No
Restaurants without drive-through	CUP	No
Stables, dog teams	CUP	No
Resort, lodge	CUP	No
Visitor facilities	CUP	No

Dimensional Standards

Zoning Regulations	RR	D-3
Minimum Lot Size		
Permissible Uses	36,000	12,000
Bungalow		6,000
Duplex	54,000	18,000
Single-family detached, two dwellings per lot	72,000	24,000
Minimum lot width	150'	100'
Bungalow		50'
Maximum lot coverage		
Permissible uses	10%	35%
Conditional uses	20%	35%
Maximum height permissible uses	45'	35'
Accessory	45'	25'
Bungalow ⁹		25'
Minimum front yard setback	25'	25'
Minimum street side yard setback	17'	17'
Minimum rear yard setback	25'	25'
Minimum side yard setback	15'	10'

Lot size tends to be smaller

Lot coverage higher

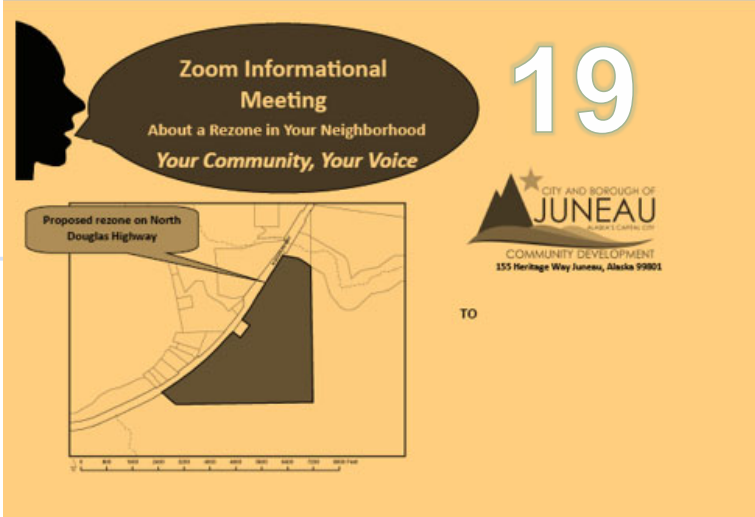
Potential for Subdivision

	Minimum Lot Size	Maximum Lots
RR	36,000 square feet	93
D3	12,000 square feet	279

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

- Schedule with the Assembly (no post cards)



The poster features a silhouette of a person's head in profile on the left, with a speech bubble containing the text: "Zoom Informational Meeting About a Rezone in Your Neighborhood Your Community, Your Voice". To the right is a large number "19". Below the speech bubble is a map of a residential area with a callout box pointing to a specific area, labeled "Proposed rezone on North Douglas Highway". The map includes a scale bar at the bottom. On the right side, there is the logo for the City and Borough of Juneau, Alaska, with the text "COMMUNITY DEVELOPMENT" and "155 Heritage Way Juneau, Alaska 99801".

The Community Development Department is hosting an informational meeting on a proposal to rezone approximately 77 acres of RR to D3 in the vicinity of Fish Creek on North Douglas Highway. This meeting will be held virtually over Zoom. Your questions are welcome.



The section contains the City and Borough of Juneau logo on the left. To the right, the text reads: "NEIGHBORHOOD MEETING September 18, 2024, 6:00 PM Call In: +1 253 215 8782 Webinar ID: 891 8156 7707 https://juneau.zoom.us/j/89181567707".

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.

Printed August 20, 2024

Case No.: AME2024 0008
Parcel No.: 6D1201110011
CBI Parcel Viewer: <http://epv.juneau.org>



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



Comment summary so far...

Fish Creek 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 18, 2024



2024 CBJ Rezone Applications

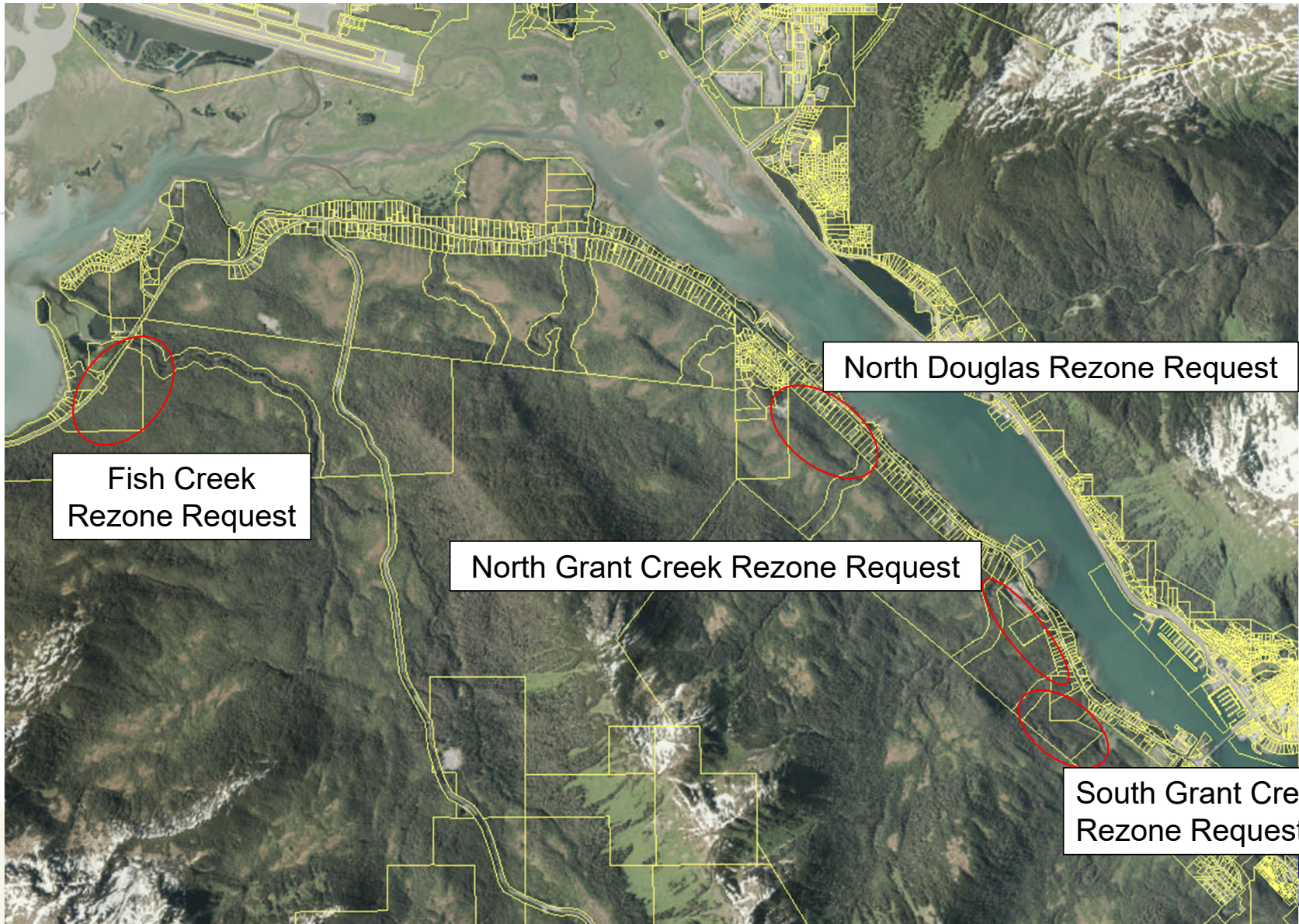
Pre-Application:

- 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





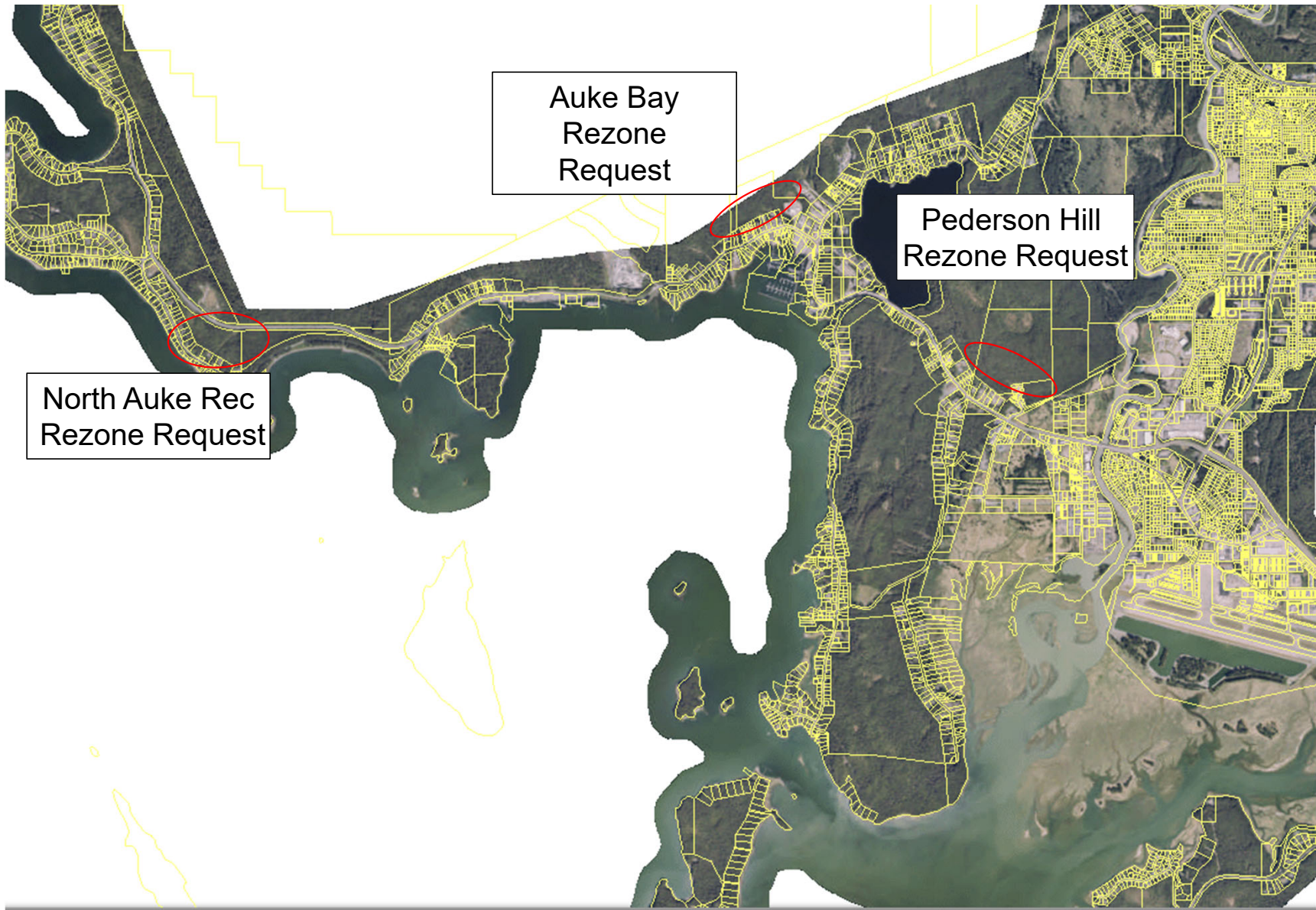
Fish Creek
Rezoning Request

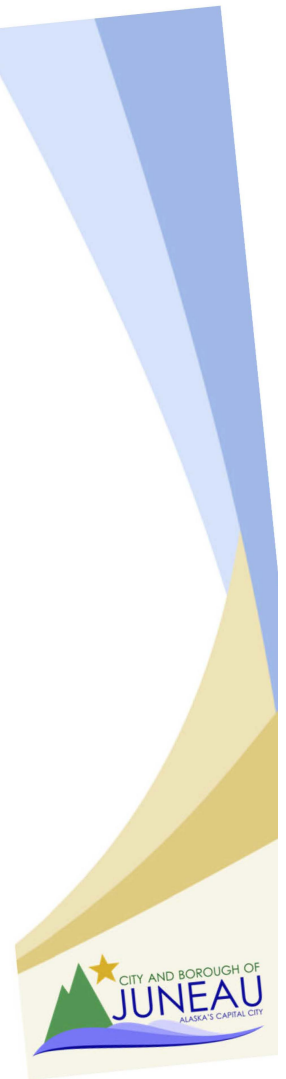
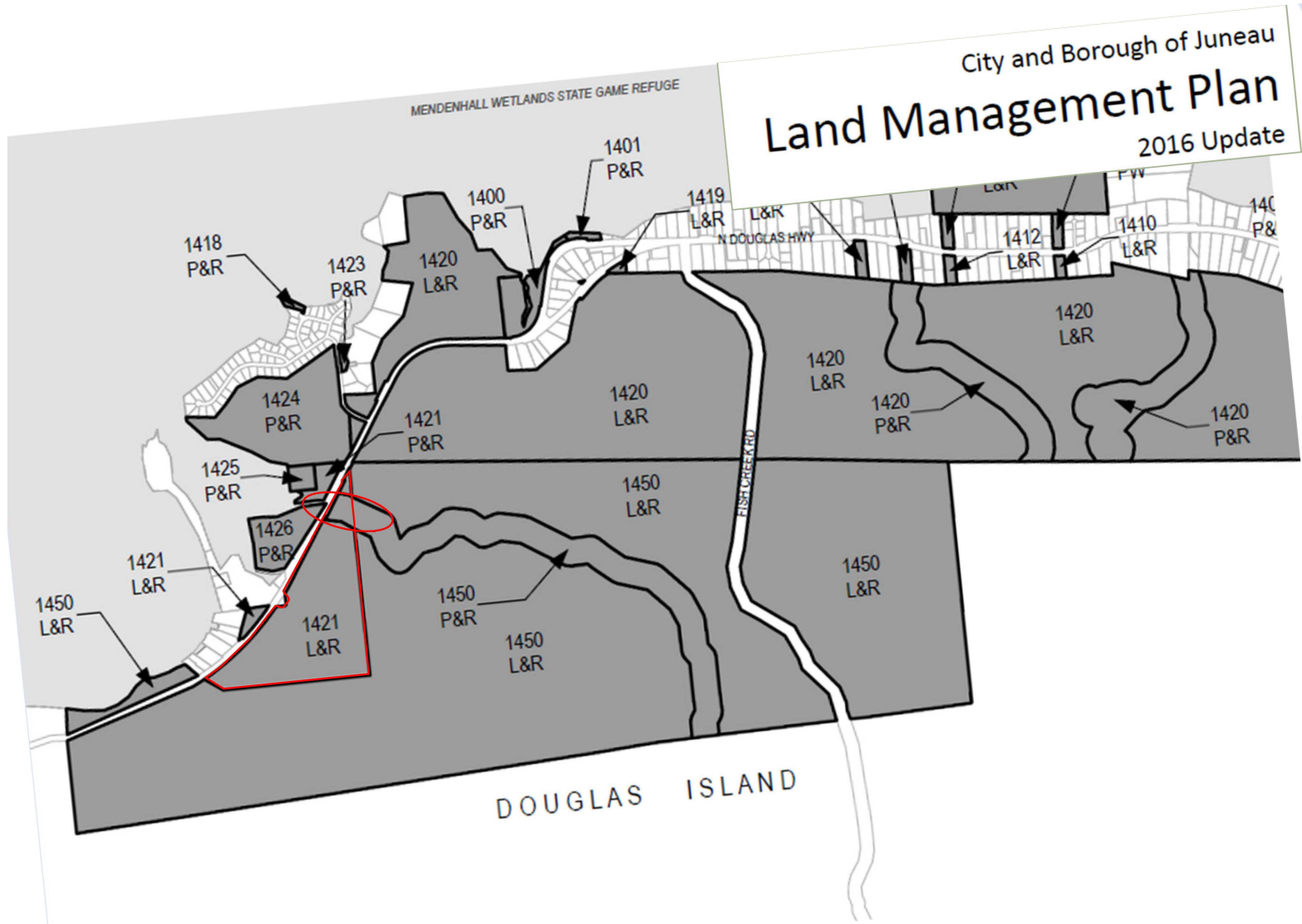
North Douglas
Rezoning Request

North Grant Creek
Rezoning Request

South Grant Creek
Rezoning Request





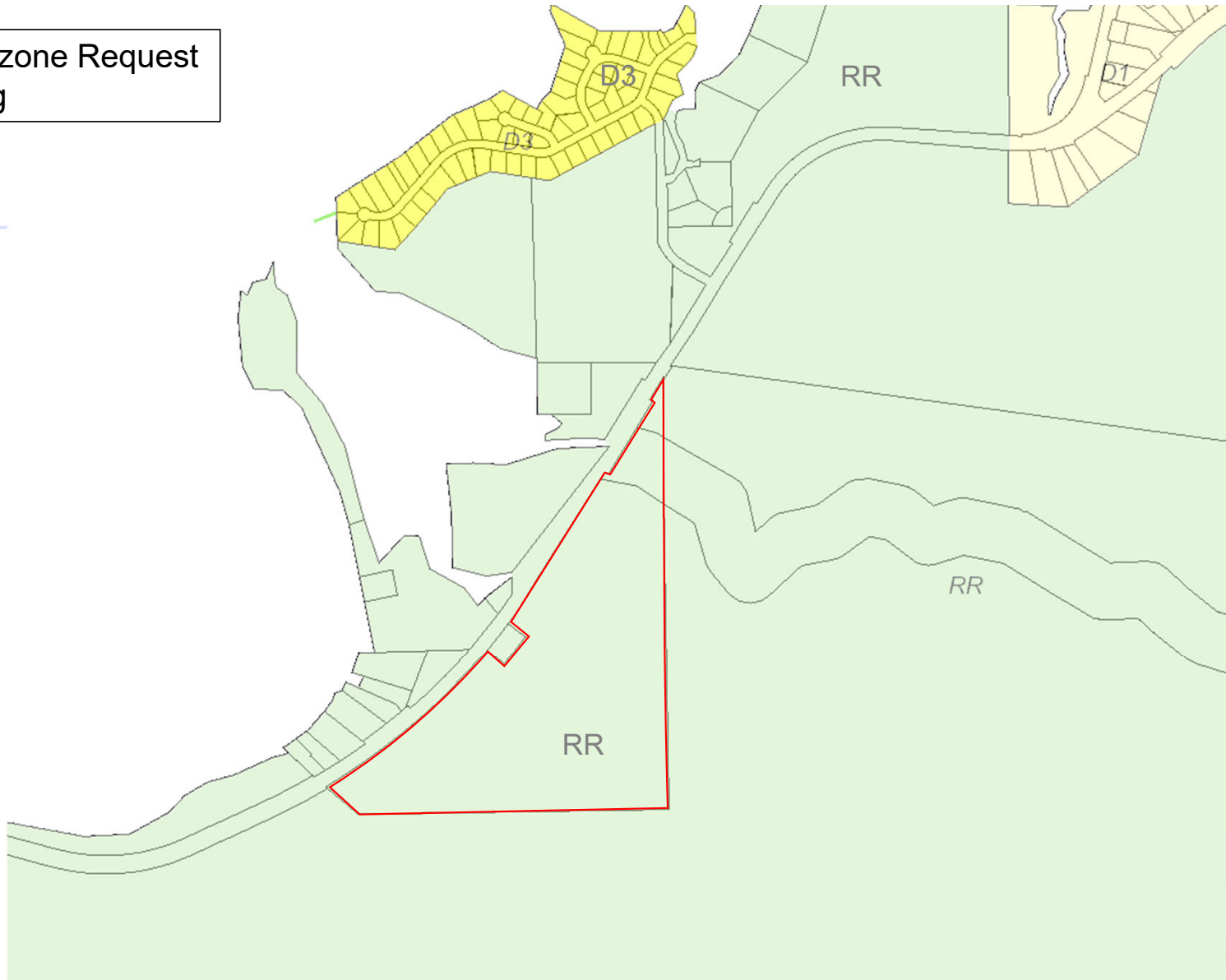


City and Borough of Juneau
Land Management Plan
 2016 Update

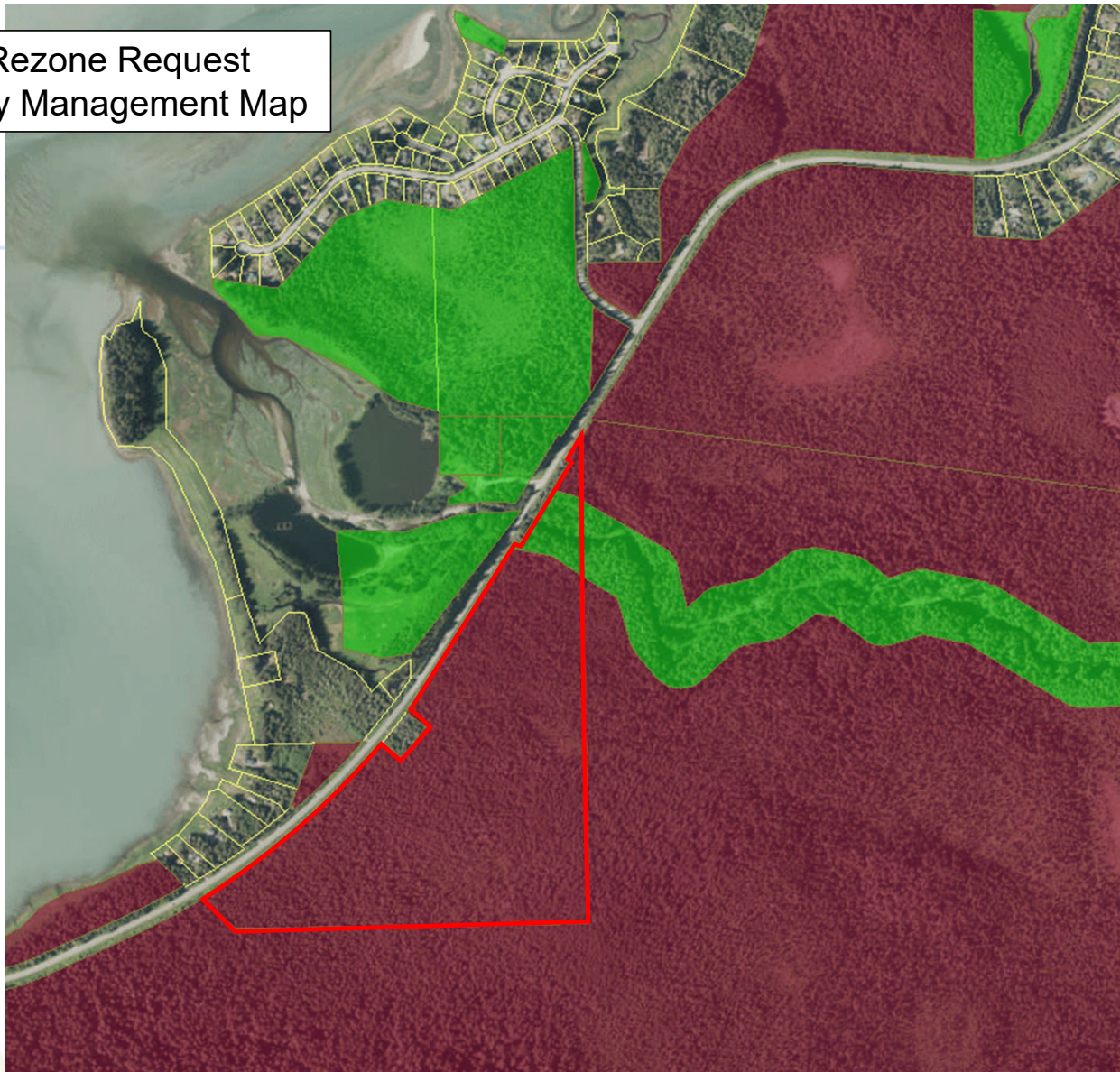
General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
North Douglas	LND-1418	6D1201020230	Lot 23, Block B, Bayview Subdivision	0.87	.25 mile down Sundown Drive; subdivision open space	Parks & Recreation	Retain
	LND-1419	6D1101010140	Tract C, Lot 212, USS 3545	0.65	Nine Mile Creek area	Lands & Resources	Retain / Dispose
		6D1101030021					
	LND-1420	6D1011000010	Lot 1, USS 3559	1121.59	8 mile North Douglas Hwy, Fish Creek Road; Neilson Creek; Hendrickson Creek; Ninemile Creek; Bench Road alignment; trailhead, future residential subdivision	Lands & Resources and Parks & Recreation	Retain / Dispose
		6D1011000011					
		6D1011000012					
		6D1011000013					
	LND-1421	6D1201110010	Lot 2, USS 3559	92.05	8.5 mile North Douglas Hwy; Fish Creek runs through north corner; future residential subdivision	Lands & Resources and Parks & Recreation	Retain / Dispose
		6D1201120080					
	LND-1422	6D0601020019	ATS 1532	0.24	Trucano lease site, near Juneau-Douglas Bridge; fuel dock	Docks & Harbors	Retain
	LND-1423	6D1101040050	Lot 4, USS 3559	0.57	.25 mile Sundown Drive, east side; roadside overlook; open space	Parks & Recreation	Retain
LND-1424	6D1201050010	Tract B, Fish Creek Subdivision No. 1	54.69	South of Bay View Subdivision, west of Sundowner Drive; Natural Area Park	Parks & Recreation	Retain	
LND-1425	6D1201050020	Lot E, USS 2561	3.30	8.5 mile North Douglas Hwy at north side of Fish Creek Mouth; Natural Area Park	Parks & Recreation	Retain	
LND-1426	6D1201070010	USS 1548	13.83	South side of mouth of Fish Creek; Natural Area Park	Parks & Recreation	Retain	
LND-1427	6D0601050051	Lots 2, Tract IV, USS 1361	1.00	North Douglas Bench Road	Lands & Resources	Retain / Dispose	



Fish Creek Rezone Request
Current Zoning



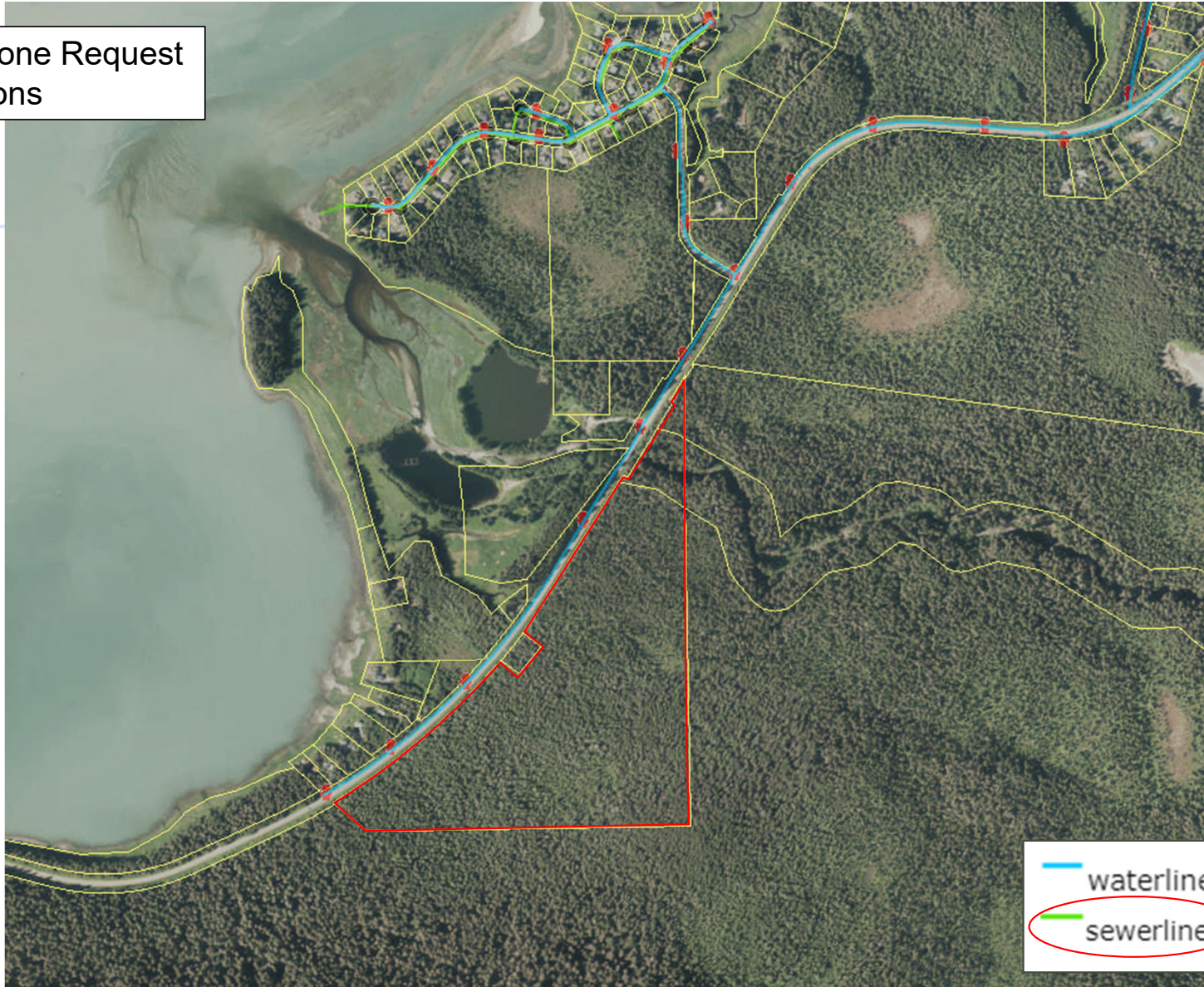
Fish Creek Rezone Request
CBJ property Management Map

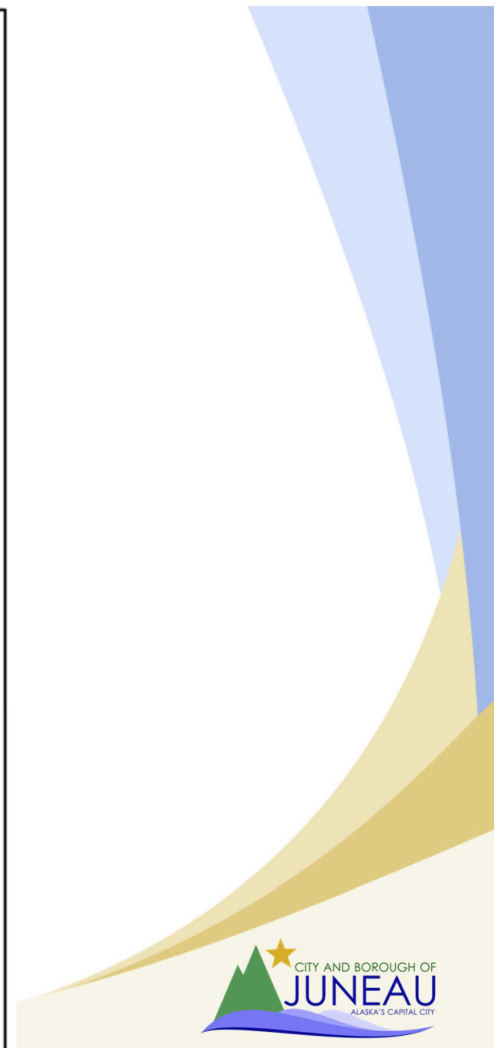
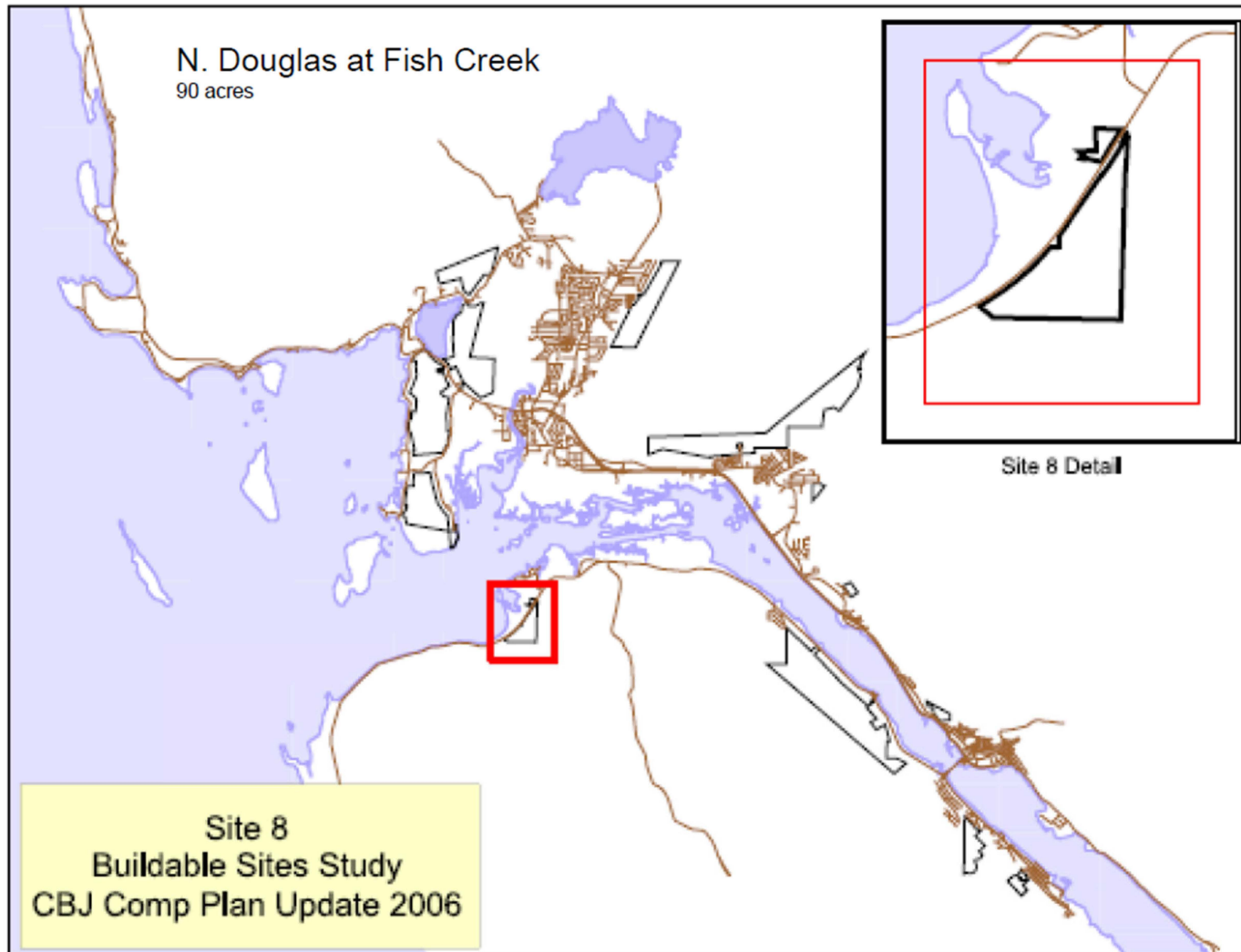


- Airport
- Docks & Harbors
- Eaglecrest
- Fire Department
- Hospital
- Lands & Resources
- Library
- Parks & Recreation
- Police Department
- Public Works
- School District



Fish Creek Rezone Request
Utility Connections





Buildable Sites Study

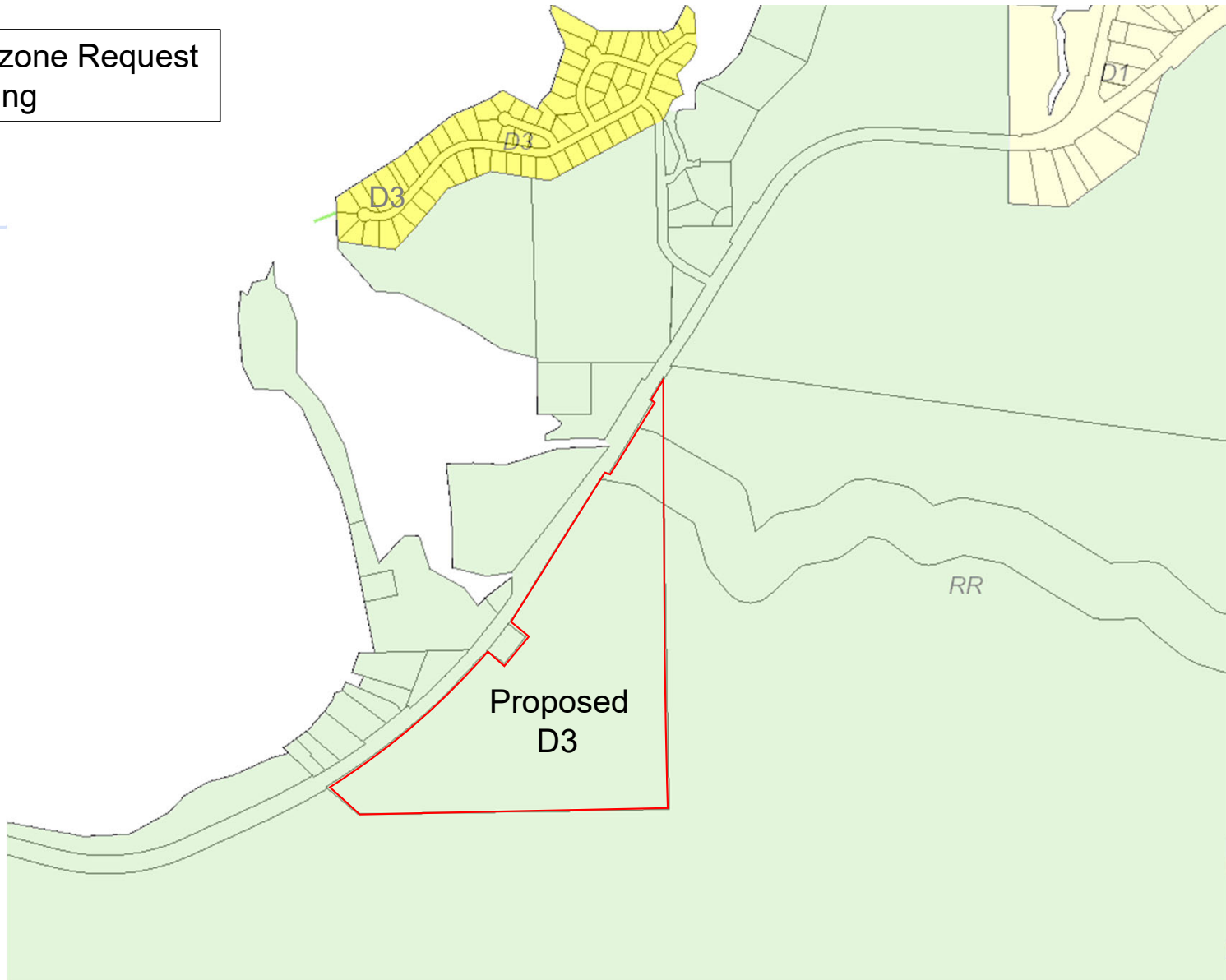
Of the 4 Sites that have buildable lands, 2 of the Sites (Site 2—Mendenhall Peninsula and Site 8—North Douglas at Fish Creek) rely on access roads that are severely congested in the peak evening week-day period and are at Levels of Service (LOS) F, the worst level of congestion. These Sites should not be deemed buildable unless and until the access roads are improved to LOS D or better.

8	North Douglas at Fish Creek	90	90% or about 80 acres of buildable land when sewer and roads are extended to area
---	-----------------------------	----	------------------------------------------------------------------------------------------

8	North Douglas	North Douglas Highway to the JD Bridge and 10 th and Egan Drive	North Douglas Highway at Bridge was LOS F before the roundabout was built—no data since then. JD Bridge at 10 th and Egan Drive = LOS F
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Fish Creek 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



Fish Creek 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 0008

Irene Gallion - Senior Planner, CDD

Dan Bleidorn – Manager, Lands and Resources

Community Development Department – Scott Ciambor, Planning Manager, 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: It looks like North Douglas has been asking for a comprehensive plan for many years and for a North Douglas transportation plan. This road is already at or beyond capacity. Can this process be delayed until we at least have a transportation plan for the North Douglas Highway?

Irene Gallion: So, 2 things, the comprehensive plan and an area plan. Our comprehensive plan was last updated in 2,013. But we are putting out an RFP soon to update it, and that will be about a 2 year process. So that's coming. As for a transportation plan, both the comprehensive plan and an area plan would touch on that. I don't know that it would be prioritized unless the public brought it up is something that they would really like to see some details on.

Can this process be delayed until at least a transportation plan for North Douglas Highway? It could. I feel, from watching the Assembly and the Commission, I feel like getting housing built is their priority, and I think they would probably be inclined to go forward with this, if they went forward with this as one of the options they wanted to work with, regardless of whether or not there was an existing plan, but recognizing that one needed to be done.

Q&A: Does this mean a private entity has asked to purchase this land from CBJ? ,

Irene Gallion: No. Well, Dan may correct me on that, but my understanding is that we don't have a private entity, and that's kind of part of the issue. What can you do to make this land attractive for development to both CBJ as a government entity, and to private entities? That's the number one reason to look at rezoning to higher density, you can spread development costs across more homes.

Q&A: How rigorous of a review was given to all seven parcels proposed for rezone? Is there a community development priority ranking for the proposals?

Irene Gallion: This is the 1st step in the review. So basically, Dan did a very global look at what was going on with parcels that could be developed. Now we're going through the rezone process to kind of come up with opening position data on all of the lots, and then getting the public's opinion on the different lots, and looking at which ones we want to move forward with. We don't want to do a large expenditure on research or development if something's going to fall out with some sort of fatal flaw. So, this is the absolute 1st step. And, Dan. I don't know if there's anything that you'd like to add to that.

Dan Bleidorn: No, that sounds about right, thank you, Irene.

Irene Gallion: I am doubtful that community development will be ranking the proposals. It's possible the Commission or the Assembly will. But for us, at the level of bureaucracy, we're just doing the analysis at this point before rezoning.

Q&A: Please consider going ahead with the Bench Road plan in the last North Douglas Comp plan.

Irene Gallion: That is not entirely within our control. It is an interest of CBJs. I don't know that we have a dedicated budget item for it. Also, something the scope of a bench road would be years of development, I'd say 5 to 10 years of development minimum. I think the Assembly and the Commission are interested in getting housing going a little bit before that. We will pass the comment on, though.

Dan Bleidorn: And Irene. I'll just add to that. There's a few preliminary roads around, like the Douglas Bench Road. Whenever we look at future development of a property, we consider those things. The Bench road is still an active goal for the long term for the Douglas area.

Irene Gallion: Thanks, Dan.

Q&A: Thank you for referencing the 2016 Land Management Plan. Could you please talk about how much Rural Reserve exists that is, one, available for disposal and, two, marked for disposal?

Dan Bleidorn: So we don't have a difference between available for disposal and marked for disposal in that Land Management Plan. We have retain, and or slash dispose. The problem with rural reserve land is a lot of times there's zero road frontage - there's a line of properties between the road access and the city properties, so there's no way to access it. And then, also, there's relatively no utilities. Most of the rural reserve has no sewer. Anything that had sewer plumbed to it was probably rezoned up at the time that sewer was put in and installed. I don't have the number of how many acres it is off the top of my head, but that's it's in the plan. And if you wanted to call my office we could talk more about the city land holdings as well. The problem with rural reserve and a lot of the large tracts of undeveloped city owned property is the fact that they don't have any utilities, and they don't have road frontage or their wetlands, or their 18% slope or higher. All those things were weighed when we were looking at which properties to try to move forward with zone changes on. This one is about 3,000 feet away from sewer. I think if the direction from the Planning Commission or Assembly is to work on extending that sewer, I would expect the zone change to be above D3, because having sewer allows for it for a higher density. And then, when you start to add in all those types of infrastructures it gets expensive. It's hard to have sewer pencil out with the D 3 zoning, especially when a housing crisis exists in Juneau.

Q&A: Both Bonnie Bray and Bayview had large problems with sewage going downhill. And in Bayview's case, impacting the crab fishery. Eventually CBJ had to put in a sewer connection at public expense. How can you avoid the same thing here?

Irene Gallion: I'm more familiar with Bonnie Brae than I am Bayview. In the case of Bonnie Brae, when it was first subdivided and developed the developer proposed a private sewer and a private water system for the neighborhood. DEC had signed off on both plans. Those were constructed. After construction there was a problem with the water system where there was actually *e coli* in it. The city needed to come in and look at that, and they developed an LID process to come in and provide city water. Now, when you do a LID, the residents are paying, I think, 15% of it. The rest of Juneau is paying for the rest. The residents had some skin in the game, but CBJ still paid a large amount of it. As they were doing that they found out that the sewer system was also failing. So, they did water and sewer, and they were able to get Bonnie Bray onto CBJ water and sewer. That was a large expense, and I am sure our engineering department is not interested in seeing that happen again.

(Editor's note: LID = Local Improvement District. The resident's share is determined during the LID development process)

Irene Gallion: So how do you avoid the same thing? The difference between Bonnie Brae and many of our other systems is that Bonnie Brae was a private system for multiple homes. And for the most part, when you see septic systems around Juneau, you'll have one septic system serving one home. The Alaska Department of Environmental Conservation are the ones who are going to say, "Hey, this septic system is big enough for this home, and you need this much lot to accommodate the leech field for that septic system." Basically, I think we would avoid the same thing here by being careful about individual septic systems and possibly hooking up to sewer. I don't know if you have anything to add on that, Dan.

Dan Bleidorn: I'll just add a little bit because I was familiar with the Bayview subdivision and the sewer line that goes under the channel over to the wastewater treatment plant from that subdivision. And I'd say, I think in that case, it was a neighborhood wastewater treatment plant, and I don't know if the city was involved in managing that plant. But I'd say I think the DEC. The city has gone away from that approach. I know that, after those subdivisions were complete, the city in the early 2000s subdivided South Lena subdivision with individual on-site wastewater treatment. They had started to do a neighborhood sewer system, but as they were working on that the system on Douglas failed, so we switched approaches. I think that's definitely something we're going to be cautious of as anything moves forward.

Irene Gallion: Thank you for the comment, though it's always important to have these historical watermarks kept in the forefront.

Q&A: Twice a day the North Douglas Highway turns into a residential street lined with small children, waiting for the bus at least half the year in the dark and often in the rain. While I appreciate that a traffic study will be done, that is very rudimentary. A traffic hazard mitigation plan should be undertaken. Is there any chance? This could be a condition of the rezone?

Irene Gallion: No. However, I would still make the comment that you think it's important. North Douglas Highway is a state road. They're right now going through the North Channel crossing process. There might be some opportunities there to look at safety along the road and impacts to it. A traffic hazard plan will not be a condition of this rezone, but it's still an important thing to get on the record.

Q&A: What is the rush? Our population has been fairly static in recent year. Where's the demand for this proposed subdivision?

Irene Gallion: Dan, I'll start and then you can add, if you'd like. So, the latest studies that the Assembly has seen are showing us about 200 housing units behind, looking at basically cloaked housing. That's not legal housing. You might find in the back of a business, that is, it's not supposed to be there. We've got needs in the community that we already haven't met, and then we are also looking at an icebreaker coming to town. We're expecting 190 families with that. Our neighbors along the Mendenhall River have got some challenges. So that's the rush. There's the perception that we're already behind, and we have a couple of big needs coming our way. Dan, anything you want to add to that?

Dan Bleidorn: Sure I'll add to it, just to clarify the fact that this isn't a proposed subdivision. This is a proposed zone change, and that the second to last slide I had that showed all the things that would need to be done before any type of development could take place, if the zone change is successful. Of the seven properties the Assembly could choose to work on one of them first or two of them first, or pick and choose, depending on the density or the need, or what they're looking for in their Assembly goals

for the year. Dan Bleidorn: But this zone change is just the first step in a very long process to determine if the property can be disposed of or developed That hasn't really even been determined yet. We're not in any rush, but there's it's a very long process. If we were in a hurry to get something built out there, it would still take years.

Q&A: On a Comp Plan map it listed a potential school site without a North Douglas area plan. How does the city decide that D3 is the best use for this land?

Irene Gallion: The tools we have are the Comprehensive Plan, the 2013 Comprehensive Plan at this point. That's the tool we have. And yet another reason why your well-thought-out comments are going to be important for our decision makers on how they move forward. Anything you want to add on that one, Dan?

Dan Bleidorn: I think this is the point where we're collecting comments and facts and doing the research. And between now and the Planning Commission meeting, we're going to continue to review the comments. Some of those comments are going to lead to more research and fine tuning things. It's just important that we try to get the word out there that these things are happening.

Q&A: If the city does run a sewer out here, would it run along the road, or would be connected to Bayviews? If it connects to Bayview where would that affect the neighborhood? Sundown Drive or inside the subdivision?

Irene Gallion: Don't know yet. I would think the closest sewer line connection would be in the Bayview area, but I don't know that it's even been looked at theoretically for where it would hook up, or if they try to go around the neighborhood. Dan, I don't know if you have additional news on that.

Dan Bleidorn: I'd say sewer is going to be an intensive study to determine how to connect and where to connect. And if we should even connect. I don't think sewer is on the cards for this property right away. I mean, obviously, the Planning Commission could determine to not upzone this property and hold off until we have sewer out there, and then make it a different density. But the way this is moving forward now with D3, it would be more similar to those larger lots on site, wastewater type of out-the-road development, similar to what's in the area downhill of it.

Irene Gallion: Just to give the listeners some perspective. When I look at all of the properties put together, two of the proposed rezones are right next to water and sewer, but those are relatively small parcels. Two of the proposed rezones are about 500 feet from water and sewer. This proposed rezone, while proximate to water, if you follow the road, if we were going to put sewer in the road right of way, it's about 3,000 feet. And that's a lot. That's a heavy lift. It would be interesting to see how they approached that. It's definitely a significant cost.

Q&A: What is CBJ doing to encourage residential development on private property, such as the large cleared lot by the bridge?

Irene Gallion: Scott, this might be one where I ask you to participate. I don't know that we have programs for lots outside of downtown, but Scott is intimately involved with our housing programs.

Community Development: Excellent. CBJ is doing a lot in terms of encouraging housing development by the private sector. We have the Juneau Affordable Housing fund that provides funding for \$50,000 per unit for folks that apply. We have an Accessory Apartment Dwelling Unit Grant program for homeowners to apply for developing on their lot. We also have a tax abatement program that's been in place for assisted living, targeted areas of downtown, and for multi-family, providing 12 years of tax abatement. So there's a lot of incentives out there for private developers at that point. And then also, there's been some legislative work, and in decreasing parking requirements downtown to encourage housing, development on private properties. A wide range of other activities associated with the Housing Action Plan. If you look at the CDD website we have a housing tracker which gives all of the most recent activities that the city has taken place in these regards over the last 5 years. And it's there for your perusal.

Q&A: Sounds like it would be tempting for CBJ to try to cut through Fish Creek, Park, or skirt the edge of it, and honestly, that is not appropriate, and a disturbance that is not wanted and not appreciated.

Irene Gallion: Not sure...Maybe you're talking about access going through Fish Creek Park. If there was a North Channel crossing, I can tell you it's not intended. The only area where we might cross Fish Creek Park is within the road right of way. That is park land.

Q&A: In reference to the sewer line.

Irene Gallion: I would be highly skeptical of the sewer line going through Fish Creek Park. But it is absolutely, I mean, keep an eye on it. You never know what's going to happen. But it is park land. With the last Parks and Recreation update, CBJ heard, loud and clear that people were not interested in having that land be touched by development. Always worth keeping an eye on, but at this point I'd suggest that that message has been heard by leadership.

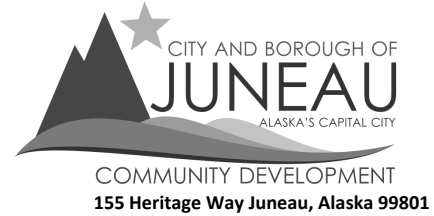
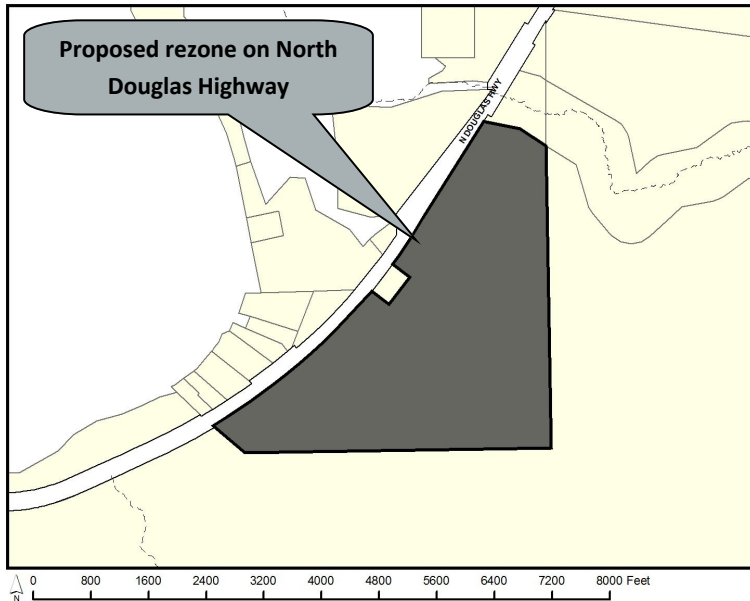
END OF QUESTIONS AND COMMENTS

Attendee Report					
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Topic					
AME24-08: Rezone for North Douglas Highway					
Webinar ID	Actual Start Time	Actual Duration (minutes)	Unique Viewers	Total Users	Max Concurrent Views
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Host Details					
Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	
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Yes	Community Development	9/18/2024 17:43	9/18/2024 18:59	76	
Panelist Details					
Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	
Yes	Irene Gallion	9/18/2024 17:46	9/18/2024 18:59	73	
Yes	Dan Bleidorn	9/18/2024 17:45	9/18/2024 18:59	74	
Attendee Details					
Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	
Yes	Jill Lawhorne	9/18/2024 17:48	9/18/2024 18:54	66	
Yes	Cinda Stanek and Fred Hiltner	9/18/2024 17:44	9/18/2024 17:52	8	
Yes	Cinda Stanek and Fred Hiltner	9/18/2024 17:53	9/18/2024 18:59	67	
Yes	Dwight williams	9/18/2024 18:05	9/18/2024 18:59	54	
Yes	David & Cindy Juneau AK	9/18/2024 18:30	9/18/2024 18:59	29	
Yes	Ilsa Lund	9/18/2024 18:02	9/18/2024 18:59	58	
Yes	Sarah	9/18/2024 18:02	9/18/2024 18:55	54	
Yes	Tim Blust's iPhone	9/18/2024 18:05	9/18/2024 18:54	49	
Yes	Linda Baker	9/18/2024 17:59	9/18/2024 18:59	60	
Yes	Mary Irvine	9/18/2024 17:48	9/18/2024 18:59	71	
Yes	Eric Nelson	9/18/2024 17:58	9/18/2024 18:55	57	
Yes	Ellen Ferguson	9/18/2024 18:02	9/18/2024 18:54	53	
Yes	The Chartrand's	9/18/2024 17:52	9/18/2024 18:55	64	
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Yes	Karen Crandall	9/18/2024 17:57	9/18/2024 18:59	62	
Yes	Irene Gallion	9/18/2024 17:45	9/18/2024 17:46	1	
Yes	Jim Dorn	9/18/2024 18:07	9/18/2024 18:59	52	
Yes	Bruce Baker	9/18/2024 17:57	9/18/2024 18:57	61	
Yes	Dan Bleidorn	9/18/2024 17:42	9/18/2024 17:45	4	
Yes	Douglas Mertz Juneau Alaska	9/18/2024 17:59	9/18/2024 18:59	60	

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 approximately 77 acres of RR to D3** in the vicinity of **Fish Creek on North Douglas Highway**.

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

Comments received during this period will be sent to the Planner, **Irene Gallion**, to be included as an attachment in the staff report.

Sept. 24 — noon, Oct. 17

Comments received during this period will be sent to Commissioners to read in preparation for the hearing.

HEARING DATE & TIME: 6:00 pm, Oct. 22 2024

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.

October 23

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 0008

Parcel No.: 6D1201110011

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

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

Irene Gallion

From: Irene Gallion
Sent: Wednesday, September 18, 2024 12:22 PM
To: Richard Behrends
Cc: Irene Gallion
Subject: RE: Case AME2024 0008

Hi Dick,

See initial responses to your queries below.

Tonight is the informational meeting for the Fish Creek proposed rezone. You can view or participate through this link: <https://juneau.zoom.us/j/89181567707>

The meeting will start at 6:00 pm. I plan to post a copy of the presentation on our web site: <https://juneau.org/community-development/short-term-projects>

Note it may take as much as 24 hours to get the recording up.

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.

From: Richard Behrends <behrendsmech@gci.net>
Sent: Wednesday, September 18, 2024 10:53 AM
To: Irene Gallion <irene.gallion@juneau.org>
Subject: Case AME2024 0008

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

Good morning

We live at 11326 North Douglas and received the pink card about a possible zoning change. It was sent to our PO Box.

We had a couple of question:

1. Since there is no sewer out here, you would end up with three separate septic systems on an acre lot, not sure how that can happen. That could end up being 231 separate systems. To the best of my knowledge, you can't have one system serve three individual homes. If sewer is not extended, lot size will be limited by on-site wastewater. The Alaska Department of Environmental Conservation would determine lot size based on perk tests and other standards. I'd estimate 0.75 to 1 acre lots, but we will not know for sure until ADEC takes a look. If sewer is NOT extended, a rezone to D3 still provides some changes that may be attractive for residential developers. RR allows (with a conditional use permit) some uses that may be incompatible with residential, such as medium and heavy manufacture, marijuana retail and cultivation, and some animal services that may be loud or odiferous (stables, dog teams, zoos).
2. If this goes through, how would the reclassification work for us that are presently RR? Would we have to apply for the change, or would it be included? The rezone is proposed for the CBJ land uphill of the highway. Private land is not included. To qualify for rezone, parcels would have to abut the property or Douglas Highway, OR be a minimum of two acres. Applications for rezone are accepted in January and July.
3. How are they going to deal with the wetlands permits? Our daughter built out here, just across the highway, just like us, and had to get the Corp of Engineers involved. It's the same type of land. Have you asked the Corp? Not yet. This proposed rezone is a first step in evaluating properties. CBJ does not want to expend development funds on properties that have fatal flaws. The city is proposing seven areas for rezone. This one has extensive areas that are not mapped wetlands or slopes in excess of 18% (see black on map below), which is favorable to development costs. If wetlands fills were required, CBJ would pursue a fill permit from the US Army Corps of Engineers.



4. Will the Planning Commission be shown these emails and questions? The Planning Commission will see comments. If a question has notable context that may help them make a decision (for instance, your item #3) I'll include a copy of the questions and answers for context. If someone just needs clarification, I'll generally not include that question in the packet, but use it to fine tune the report that will go to the Commission.

We aren't NIMBY, we realize that you need build lots, but out here , it doesn't make a whole lot of sense. Understood. Whether for or against, well-thought-out questions and comments will aid decision-makers as they review these projects. The easy land has been developed. The Commission and Assembly will be considering more challenging sites, which will have higher development costs. The proposed rezones are a way to initially weigh which sites give CBJ the most development per dollar spent.

Who would be responsible for punching in the roads, running the power and such. CBJ has not determined who will subdivide or develop the land. It could be CBJ or a private developer.

Peterson Hill sure didn't end up being affordable housing. Not so far. THRHA will be further developing Peterson Hill and has affordability goals. While Fish Creek provides cost advantages with relatively flat and dry land, the lack of sewer decreases density and increases costs. The housing market is tight enough that any housing will help with the challenges, not just affordable housing.

Those lots closer to town that have access to sewer make a whole lot more. The seven CBJ-proposed rezones being considered each have advantages and disadvantages. This rezone is the only one that would not require extensive wetlands fill. However, utilities are a challenge. Any feedback that can help the Commission and Assembly ferret out a balance is appreciated.

Thanks for your time. And yours. Hope you can attend tonight, but if you cannot, remember that the meeting video will be posted for viewing at your leisure.

Dick and Candy Behrends

Richard Behrends
President Emeritus
Behrends Mechanical, Inc.
PO Box 20347
Juneau, AK 99802
Cell: 907.723.7892

Irene Gallion

From: Irene Gallion
Sent: Monday, September 2, 2024 1:36 PM
To: Jim Dorn
Cc: Irene Gallion
Subject: RE: Fish Creek Rezone
Attachments: Wetlands Slope Map Excerpt.pdf; ABN_AME24-04_v3.pdf; Wetlands Slope Map Excerpt AME24-04.pdf

Hi Jim,

Thanks for your initial thoughts, see initial answers below.

As we get more information we will post it on our short term projects web site: <https://juneau.org/community-development/short-term-projects>

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.

From: Jim Dorn <jdorn@carsondorn.com>
Sent: Friday, August 30, 2024 5:04 PM
To: Irene Gallion <irene.gallion@juneau.org>
Subject: Fish Creek Rezone

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

Irene,

I am very surprised that CBJ is considering rezoning the parcel of land adjacent to Fish Creek. No rational argument for rezoning this small remote parcel with no access to sewer service comes to mind. So my initial questions and concerns are:

- 1) Why is CBJ wanting to rezone this small remote parcel?

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 attached document is a map staff developed showing areas analyzing slope and mapped wetlands. Areas in black are less than 18% slope and do not have mapped wetlands, an estimated 60 acres under this proposed rezone.

- 2) Who is it within CBJ that decided this parcel should be rezoned? The Assembly?? The Manager?? The Mayor?? The Public Works Director??

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.

- 3) Why rezone this parcel instead of the 1,000's of acres near Bonnie Brae that have ready access to water and sewer with correspondingly lower development costs?

66 acres near Bonnie Brae is also proposed for rezone under AME2024 0004. I've attached the Abutters Notice to give you a better idea of the area. While utilities are proximate, the area is more impacted by slopes and wetlands.

A D3 development on this remote parcel with no sewer service will be expensive.

CBJ's remaining portfolio is challenging to develop. Decision-makers will need to balance development costs of wetlands, slopes, and lack of infrastructure. Input on relative costs or development strategies would be helpful.

I will stay in touch as this proceeds but would appreciate your thoughts on my initial questions.

Thanks,

Jim Dorn
11468 North Douglas Highway
Juneau, AK 99801
(907) 723-4717

Irene Gallion
Senior Planner
CBJ Community Development
155 Heritage Way
Juneau, Alaska 99801

September 22, 2024

Re: Planning Commission Case No. AME2024 0008 North Douglas Highway,
Rezone RR to D3

Thank you for the opportunity to comment on the proposed rezone of CBJ Parcel No.6D1201110011, which has been described as the Fish Creek parcel. I believe the Fish Creek parcel should not be rezoned from RR to D3 at this time and will mistakenly leave the impression to those without in-depth knowledge of the area, that this parcel is reasonably ready for residential development. This proposed rezone is premature and there is no reason to rezone this parcel until utilities are available to the parcel. Isolated subdivisions on North Douglas, without the supporting infrastructure, have a history of problems and this proposed rezone appears to be repeating the pattern.

For the following reasons the proposed rezone for the Fish Creek parcel from RR to D3 should be denied:

- 1) **Is not in agreement with the concept of in-fill development identified in the CBJ Land Management Plan, 2016 Update.** When considering the proposed rezone of this parcel, there is important guidance in the CBJ Land Management Plan, 2016 Update that it would be good to remember and consider. This includes:

Page 8, CBJ Land Management Plan, 2016 Update "One of the principle concepts in the Comprehensive Plan is to provide a strategy for in-fill development where service and utilities already exist. This concept is important when evaluating which CBJ lands are to be made available for development."

The proposed Fish Creek rezone is a remote parcel, is not in agreement with the strategy of in-fill development and should not be recommended for approval. Remote subdivision development on North Douglas has a history of problems. Development of both the Bonnie Brae and the Bayview subdivisions resulted in CBJ spending millions of dollars to correct water supply and wastewater disposal issues at each location. Without CBJ sewer service to the Fish Creek parcel there is no reason to expect a different result. Juneau taxpayers will be left with the financial burden to correct problems just like they had to do at Bayview and Bonnie Brae.

- 2) **Concerns about sewer and transportation capacity identified in the CBJ Land Management Plan, 2016 still exist.** The CBJ Land Management Plan, 2016 Update identified issues to evaluate when considering future development along North

Douglas, particularly with regards to sewer service areas and transportation capacity problems.

Page 8, CBJ Land Management Plan, 2016 Update "Sewer has been extended along North Douglas Highway, and significant rezoning has been approved that will allow several thousand acres to be considered for residential development. Further extensions of the sewer system along the highway are planned. However, construction of the North Douglas Bench Road and capacity problems at both ends of the Juneau Douglas Bridge will need to be evaluated at the same time as new development projects."

The Land Management Plan recognized the importance of extending the sewer system to support residential development along North Douglas and identified the problems with traffic along North Douglas. Until CBJ has an acceptable sewer service plan for the Fish Creek parcel and has conducted a comprehensive review of infrastructure on North Douglas (water, sewer, transportation, and power) and their capacity to accommodate additional residential developments, it is premature to suggest rezoning to higher residential density is acceptable. Failure to consider these known infrastructure concerns will only leave problems for Juneau's future.

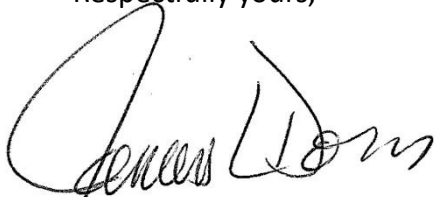
- 3) **On-lot wastewater disposal on North Douglas is problematic.** It was suggested the Fish Creek parcel could have on-lot wastewater treatment and disposal systems. For a number of reasons, residential on-lot wastewater disposal along North Douglas has been a problem. This is primarily due to high water tables, shallow bedrock, poor soil conditions and inadequate operation and maintenance. Most initial residential development on North Douglas proceeded without the benefit of CBJ water and sewer service. This resulted in visible sewage seeps from uphill homes, elevated levels of fecal coliform in ditches along North Douglas and complaints from residents of North Douglas. These failing on-lot disposal systems drove CBJ's sewer system expansion along North Douglas. Higher density development only makes the problems with on-lot wastewater disposal worse. On-lot wastewater disposal systems should not be considered for this parcel as they will directly impact downhill homeowners, and it will be a repeat of the problems that occurred elsewhere on North Douglas.
- 4) **Bayview Subdivision wastewater system does not have excess capacity.** Planning and design of the Bayview wastewater system did not consider any future developments beyond full housing in-fill within the Bayview Subdivision. As a result, the Bayview Subdivision sewer system, which has been suggested as an existing sewer system that could serve the Fish Creek parcel, does not have excess capacity. The Horizon Drive and Bayview sewage pump stations are too small. The 10,300' force main crossing the Mendenhall Wetlands from Bayview to the Mendenhall treatment plant, constructed in 2006 to deal with effluent from the Bayview outfall being discharged to the tidal flats, is

only a 6" high density polyethylene pipe with an inside diameter of less than 5 ½". There was no plan for this force main to serve any area other than the Bayview subdivision and as a result it is too small to reasonably accommodate additional wastewater flow from the Fish Creek parcel.

Until a review and assessment of the Bayview Subdivision sewer system is made to identify necessary improvements and planning level costs to upgrade the system to handle wastewater flows from the proposed Fish Creek parcel, it is premature to proceed with this rezone.

For these reasons the proposed rezone of the Fish Creek parcel should not occur until adequate plans for handling sewage are developed and transportation capacity issues on North Douglas addressed. Approval of this rezone would result in this remote parcel being included in CBJ's inventory of D3 properties and would leave impression that it is suitable for development. This is not the case and the rezone should be denied until the area really is ready for higher density residential development.

Respectfully yours,

A handwritten signature in black ink, appearing to read "Jim Dorn". The signature is written in a cursive style with a large initial "J" and "D".

Jim Dorn
11468 North Douglas Highway
Juneau, AK99801

(907) 723-4717

From: DOUGLAS MERTZ <dkmertz3155@gmail.com>
Sent: Monday, September 23, 2024 11:14 AM
To: PC_Comments; Irene Gallion
Subject: Parcel No.: 6D1201110011

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

Dear Community Development staff:

These are comments regarding the major rezone and development envisioned above Fish Creek Park and the existing residential area on the water side of the North Douglas Highway.

1. The biggest flaw is the lack of sewage infrastructure and the unlikelihood that it will be provided in the near future. Onsite sewage flows downhill, into the many small creeks and drainages in the area, through over a dozen culverts that then dump this potentially contaminated water on the existing residential lots on the lower side of the road. There is no way this sewage-laden water can be diverted as long as the source is individual lots. The eventual outflow would be to the Fritz Cove crabbing area, the most intensively used personal use crabbing area in Southeast Alaska.

2. As a realistic proof of what will happen, see the Bayview sewer system, where individual lot treatment was not feasible and a community treatment resulted in inadequately treated sewage being piped to Fritz Cove. Those of us who are residents recall the signs posted at the refuge, warning people not to consume seafood from that area due to sewage contamination. (I hope they kept the signs, as they will be needed again.) The problem was only solved when the CBJ piped the sewage across the wetlands at great public expense, to the existing treatment plant near the airport. Everyone must realize that such a plan will be necessary if development is to occur.

3. See also what happened at Bonnie Brae, where individual treatment plants were required but there was no enforcement and most of the in-house plants ceased operating. (I was then the state's assistant attorney general for Environmental Conservation; I was given the task of determining who we should sue to halt the groundwater contamination, the homeowners, the developers, or CBJ. The need for a decision was avoided when CBJ decided to connect the entire subdivision to city sewer at great expense.) Individual onsite treatment, without monitoring and enforcement, simply doesn't work.

4. There is no Area Plan yet so no integration with any adequate plan, despite the years in which North Douglas residents have been demanding such a plan. It would be far better to spend public effort on the Area Plan than on efforts to develop under the flawed 2013 comp plan.

5. You are incorrect that there are no or few wetlands in this parcel. When we built below the highway, the Corps of Engineers ruled that the entire area was "jurisdictional wetlands," and required us to set aside a large part of our lot in a non-development status; same with our neighbors, the most recent to build a home in the area. When the Corps imposed the same restrictions on the land above the highway, as it will almost certainly do, the number of buildable lots will be greatly reduced, perhaps eliminated entirely. The vision of 279 lots cannot be achieved, more likely a quarter of that

number. Note that the one part of this area that is not part of CBJ lands — see the notch adjacent to the highway, where the Reiswigs sold the only privately-owned land above the highway — has not been built, because the wet nature of the land would require an enormous amount of expensive fill. You must assess whether either potential developers or financial sources would be willing to consider developing an area with such a high initial expense.

6. Note that the CBJ has eliminated all bus service to North Douglas and had declined to consider extending it this far out. At the same time it means other city services, such as Care-a-Van, will continue to be unavailable. Is a major subdivision sustainable without primary city services? Will CBJ notify potential buyers of the lack of city transportation services?
 7. You declare the area to be flat with no actual examination of the many variations in topography due to waterways and deep gullies
. More important, the land just uphill is a major steep slope, likely subject to mass wasting, i.e., landslides onto the area you plan for development. Again, it seem that developers and financiers will balk at creating homes in an area downhill of slide dangers.
 8. Fish Creek Park is slated to become a prime recreational area as it is reconfigured. Do we want to endanger this with the potential of groundwater or surface sewage? Do we want to disfigure it with a sewer line? Again, there are multiple counts against any development which sacrifices this amenity to augment the local housing supply.
 9. You conceded that there will not be a traffic study before a rezone decision, and that CBJ will not impose conditions on the state's North Douglas Highway. So the result of this development would be even more congestion, and frankly, danger, on a residential highway used extensively for walking and bike riding.
 10. Finally, it is an obvious error for you to accept without a critical examination the predictions of a large population increase. This would duplicate the mistake the School District made in basing its need for new buildings on overly optimistic population projections, The fact is that our population is shrinking and will be likely to continue shrinking. Don't blindly accept projections that result in overbuilding.
- IN short, it would be far better to plan rezoning and development closer to town — e.g., above Ski Street or Nine Mile Creek- where infrastructure such as sewers already exist.

Irene Gallion

From: Irene Gallion
Sent: Monday, September 2, 2024 1:06 PM
To: james hauck
Cc: Irene Gallion
Subject: RE: Rezone north Douglas
Attachments: Previous rezone.docx

Hi Judith,

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. At the bottom of the attached document is a map staff developed showing areas analyzing slope and mapped wetlands. Areas in black are less than 18% slope and do not have mapped wetlands.

CBJ code requires a 50-foot no development and a 25-foot not disturb buffer from anadromous resources. Fish creek has a mapped 425-foot wide stream protection corridor around Fish Creek.

Do you have any specific data on toad breeding? When I look at the internet there is a lot out there, but nothing specific to this area. It looks like the toad is threatened in Colorado and New Mexico – do we have a similar listing here?

CBJ will defer to the Alaska Department of Environmental Conservation for evaluation of septic systems.

I've attached a document that has an image from a previous rezone - is this the rezone you were thinking of? It is 5.5 miles to the east of the proposed rezone. When I look through our records another rezone does not pop out. I'd welcome more specific information to narrow down the search.

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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-----Original Message-----

From: james hauck <jhauckak@gmail.com>
Sent: Monday, September 2, 2024 12:03 AM
To: Irene Gallion <Irene.Gallion@juneau.gov>
Subject: Rezone north Douglas

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

I am writing to ask why the parcel along north Douglas in the vicinity of Fish Creek being considered for rezone?

This area is adjacent to an active fish stream which attracts bears every season and also Fish Creek Park area. The area is of critical concern as a wildlife corridor and a breeding ground for the Northern Boreal Toad.

Please research the previous rezone consideration adjacent to the park to see what the serious concerns were as they apply to this area as well.

In addition there is no sewer service along the area so septic systems above the park and wetland habitat would be a serious issue.

I will attend the meeting but thought some historical research from the previous rezone would be appropriate to have as part of this meeting.

Thank you

Judith Hauck

Sent from my iPhone

Irene Gallion

From: Irene Gallion
Sent: Tuesday, September 24, 2024 8:52 AM
To: james hauck
Cc: Irene Gallion
Subject: RE: Fish creek area rezone

Hi Judith and James,

I am glad the recording was helpful!

To summarize, the rezone follows lot lines, since there are other underlying protections to Fish Creek. Details:

Rezoning is intended to follow lot lines, centerlines of streets, alleys, or streams [CBJ 49.25.110(f)]. The applicant chose to follow the lot lines, probably because having two zoning districts on one lot adds complexity to administrative tracking.

There are two factors that provide protection to Fish Creek.

* There is a 400-foot wide Stream Corridor through which Fish Creek meanders. Creeks being creeks, the meander is not directly down the middle,

* CBJ regulations require a 50-foot no-development buffer, and a 25-foot no disturb buffer, from anadromous streams. So, if the stream meanders close to the corridor boundary, there is still a buffer required.

I'll include this e mail as a comment in the staff report. As noted in my last e mail, there is still time to submit comments (until October 17 at noon) so if you have additional or more specific recommendations send those our way.

Thank you for your thoughtful consideration,

IMG

-----Original Message-----

From: james hauck <jhauckak@gmail.com>
Sent: Monday, September 23, 2024 6:27 PM
To: Irene Gallion <Irene.Gallion@juneau.gov>
Subject: Fish creek area rezone

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

Irene. We just listened to the recording of the zoom meeting First of all my husband and I would like to commend you on an excellent presentation! The meeting was great you and your coworkers did a super job of covering the process and the project.

As we look at the parcel we wondered why the rezone is the shape that included fish creek. Maybe it should be outside and be designated parklands.

My concerns are primarily the effect of a subdivision of this size on the Fish Creek estuary. The drainage changes, sewer outfall and habitat destruction could have a dramatic effect on this biologically diverse area. As mentioned previously the

boreal toad habitat, major bird habitat and the fact that all of this is just upland of the very important Mendenhall Wetlands Refuge should be considered. We are so fortunate to have these biologically diverse habitats right within our city. It would be unfortunate to lose these special areas.

Thanks for allowing us to comment.

Judith and James Hauck
10624 Starlite Court, Juneau, Ak

Sent from my iPhone

Irene Gallion

From: Mary Irvine <mary.irvine@acsalaska.net>
Sent: Monday, September 23, 2024 4:59 PM
To: Irene Gallion
Subject: 2024-0008 comments

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

Good afternoon,

Thank you for the opportunity to comment on 2024-0008, the reason zone of 77 acres uphill from Fish Creek Park. Below please find my comments.

The choice by staff of the North Douglas parcel surrounding and abutting Fish Creek uphill from the highway, and directly above Fish Creek Park, is a dangerous one since development is contemplated and made easier by such a rezone. It would naturally have a very high likelihood of causing damage in terms of increased disturbance to and increased sediment and pollution load to this anadromous fish stream. Fish Creek currently supports extremely healthy runs of King salmon, chum salmon and pink salmon and this rezone would foreseeable lead directly to negative impacts on these species. The test that CBJ should be mindful of when choosing to propose areas for rezone to D3 is whether the development of this area for housing would lead to likely negative impacts. Put another way, "but for" the rezone, such impacts would not be highly likely. Because these negative consequences impacts are made likely and probable by the choice of this area for rezone, a different area should be chosen instead, and this area left in RR.

Further, not only would this rezone increase the foreseeable and likely negative impacts on an important anadromous fish stream, this rezone would also likely cause reasonably foreseeable adverse effects on important pooling areas for salmon. The cove between Entrance Point to north of the North Douglas Boat Ramp is an incredibly important area for these salmon, and also crab and herring and all of these would be negatively affected by the effects reasonably foreseeable by a rezone to D3.

The rezone of the area uphill of Fish Creek Park, contained within the rezone proposal would also negatively affect the important natural viewshed of the north end of Douglas Island. This viewshed is specifically noted as an Important Viewshed in the CBJ Plan of 2013.

The North Douglas Fish Creek area rezone on the map shared with the public is an egregiously large swath of area which does not allow the public to discern what areas are included in the proposal. In the informational meeting, CBJ staff repeatedly said that "a lot of this area might not be developable as D3" due to proximity of the Creek or other natural features. This fuzzy and overbroad demarcation of area leaves the public unable to discern where exactly the CBJ means when it says it wishes to rezone this area for housing development. CBJ staff should do further analysis on the lands within the massive area they have identified uphill of Fish Creek Park, so that their proposal can be more meaningfully considered by the public, instead of a broad-brush approach. It should remove from this "lump sum" area those areas of the topography which are not reasonably developable for D3 purposes.

Choice of this massive parcel of land to rezone from RR to D3 must take into account reasonably foreseeable conditions impacts to Fish Creek Park:

This "resilient little park" as the municipal interpretive signage calls it, is one of the hidden jewels of the municipality. It is reachable by a very short drive from town and is one of the wildest parks closest in to downtown Juneau, and contains valuable fish and wildlife habitat as well as recreational value because of its largely wild characteristics. It has been

envisioned by CBJ, set aside as a Park by CBJ, monitored, planned for, protected, and used by a growing number of people: thousands of people annually for many years. Its estuary and natural habitat is important not only for fish, but provides one of the singlemost important feeding and nesting areas for bats in all of Southeast, an enormous and healthy population of boreal toads, and several species of owls. Year-round this Park is used by school groups, tourism groups (commercial kayak tours, hiking tours, fishing tours), residential neighbors, fishermen, hockey players, berry pickers and dog walkers. Nearly all of these users comment favorably on the de minimus lighting in the area which allows the natural character of the Park to remain dark and wild.

Impact to current walking safety:

The quiet character of the North Douglas highway walking experience, between the North Douglas Boat Ramp and the Outer Point parking lot is important to consider at this time. Hundreds of people use this stretch of the highway year-round for walking exercise, bicycling, running, and even commercial segway tours. This near-town, easily-accessible and largely flat paved walking experience has not yet been recognized formally by CBJ planners as a recreational use of this stretch of highway, but in fact, it has become part and parcel of the use of the stretch of highway, year round. Rezoning this massive parcel of RR to D3 contemplates housing development, and foreseeable impacts include Increased traffic, which would negatively impact this area, and create congestion that would negatively impact the safety of the public who use this stretch of highway now.

Finally, to reference studies done only for the potential Second Crossing bridge is inadequate and pernicious. Please consider conducting studies of the special character of North Douglas and probable impacts on North Douglas prior to recommending taking this massive parcel of land out of Rural Reserve and rezoning it to D3. North Douglas deserves this work, especially because once development begins, momentum instead of factual data often carries further development projects further.

Thank you for the opportunity to comment.

Please do not publish my phone number in public documents.

Thank you,

Mary Irvine
10757 Horizon Drive
Juneau, Alaska 99801

Irene Gallion

From: Margo Waring <margowaring@gmail.com>
Sent: Sunday, September 22, 2024 4:46 PM
To: PC_Comments; Irene Gallion
Subject: Case No.:AME2024 0008

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

RE: Parcel No.: 6D1201110011

I appreciated the opportunity to hear CBJ planning officials explain the process of evaluating the proposed reclassification of the 77 acre RR property on the uphill side of North Douglas before the boat launch to D3. It was very informative.

Here are some observations and questions. As an owner of property across the highway from the subject property, we were told by CBJ that RR designation was important because an acre was needed to good assure water quality in using on site sewage disposal. However, on the teleconference we were told that in the re-zone 3 or 4 houses with their own waste systems were being looked at on property that is largely wetlands less capable of sustaining individual sanitary systems. Would this not be an invitation to pollution to have so many on-site sewage systems which would all flow to the properties down hill? I imagine no one wants an even more extensive repeat of the Bonnie Brae and Bay View sewage system situations.

Although not all the 77 acres are wetlands, much more is wetlands than shows on your map and can be seen just by looking at the amount of runoff that collects in the verge or Right of Way. Several streams, as well as wetlands, are located in this parcel that are not mapped.

While the parcel is relatively flat, it is at the foot of an exceptionally steep mountain side which would likely be subject to mass wasting were the parcel to be developed. As we know, landslides are more common now since rainfall has increased, particularly in extremely steep hillsides. He slide past the boat launch was from a slope less steep and disturbed only by the road at its foot. One would anticipate more occasions where there is more disturbance and steeper slopes.

As this rezoning moves along, I hope that the issues I raised will be part of the larger discussion.

In addition, I echo the comments made by others that instead of project by project planning, North Douglas has long needed a comprehensive plan which would, I hope, include a Bench Road at the bridge end (south) to open land near downtown where utilities already exist that could be used.

Margo Waring
11380 N. Douglas Hwy.
Juneau, AK 99801

CBJ Community Development Department
Attn: Irene Gallion
CBJ Planning Commission
CBJ Assembly

September 9, 2024

Re: Rezone Proposal for PCN 6D1201110011
77 Acres Adjoining Fish Creek
North Douglas Highway

Dear Ms. Gallion, Chairperson of the CBJ Planning Commission & CBJ Assembly Members:

I am writing this in response to a card-mailer regarding the aforementioned topic, sent to me by the CBJ Community Development Department.

My wife and I are the only private property owners within the subject parcel. **We are in complete opposition to any “up-zoning” to D-3 of this parcel.** We were told by the CBJ Lands (Chaney) Manager when we bought additional land from the city (2017) that NO change to zoning or any development was planned for this area at in any time of the foreseeable future. Much of our decision to buy CBJ land adjoining our lot was based on that premise.

Moreover:

- Up-zoning to D-3 is not permitted in the CBJ Comprehensive Plan 2013 without sewer AND water service. Currently only public water is available off North Douglas Highway. Water pressure currently is poor in this area—the end of the city system. The nearest public sewer service is 2/3 of a mile away and would require at least one lift station. CBJ Staff has indicated that any development of lots within this rezone without public sewer service would require a lot size large enough to accommodate on-site septic, or 36,000 sq. ft. (ADEC) The existing zoning of RR already requires a minimum lot size of 36,000 sq. ft. so the proposed rezone is not required and offers no other advantage for the development of housing. *The CBJ Comp Plan requires sewer and water be provided to RD designated lands before any higher density will be allowed; Page 51, Map I, Subarea 8 Para.#4;*
- All rezones currently being considered by the CBJ Planning Commission must be served by reasonable access to the Juneau road system. All North Douglas Highway rezones being considered will feed directly onto the North Douglas Highway and onto the Juneau-Douglas bridge to access all commercial and public services. The roundabout on the Douglas side of the bridge as well as the 10th Street Intersection with Egan Drive on the mainland are already reduced, during peak periods, to LOS E (or worse) which is near the lowest level of traffic movement (Juneau Douglas North Crossing PEL Study 2022). ANY further development on Douglas Island will cause the level of service to be reduced further to below acceptable traffic movement standards. In order to properly service North Douglas residential OR commercial development either a second Gastineau Channel crossing will be required **or** a significant upgrade to the North Douglas Highway corridor will be required. In the meantime, ANY up zoning and the expected development resulting from up zoning needs to be curtailed until appropriate road access is constructed.

Development of “any” kind of commercial, residential higher than RR / D-1, even tourism-related recreational is not at all supported by a proper arterial roadway of appropriate capacity. Existing residential traffic and traffic generated by new development at Eaglecrest will generate even more traffic than North Douglas (ND) Highway can currently safely handle, let alone increased traffic by higher density residential. The current speed limit (45 mph) on the ND highway is not appropriate to the volume proposed by this rezone. Increases to traffic volume along the ND corridor serves only to create worse traffic movement including traffic slowing and higher levels of accidents;

- The land in the proposed rezone area is not well suited to construction of infrastructure without extreme costs because it is underlain by poor foundation materials;
- The distance from Juneau coupled with the high cost to develop would make lots uneconomical and will therefore not provide affordable housing assuming that is the city’s objective. Since the location and required infrastructure required all make development very costly, “affordable” housing cannot be developed there;
- Run-off from any development would flow directly into Fish Creek because all land within this rezone area slopes to Fish Creek, an anadromous fish stream that is protected by the CBJ Comp Plan (run-off including polluted water from road drainage, fertilizer and other chemicals from yard maintenance);
- There are many, many CBJ-owned lands on the mainland that are far more accessible, are closer to available sewer and water, are on existing bus routes, and would not require a major material haul across the Juneau-Douglas Bridge of foundation and construction materials (gravel and quarry rock). This land is 8.5 miles from the Juneau-Douglas Bridge and 18 miles from main commercial supply stores on the mainland. There is nothing efficient or affordable about developing a residential subdivision in this remote area, much less one that is at a higher density;
- The CBJ owns hundreds of “in fill” lots around the borough, including North Douglas, that are suitable and zoned for residential development. Despite Staff assertions that many would be too difficult to develop, none would be any more difficult to develop than this remote parcel.

It is my personal and professional judgement that NO rezones to higher density uses be approved for any North Douglas areas until, minimally, either a second channel crossing is developed or (a) North Douglas Highway is upgraded to provide higher volume traffic AND that full public sewer is developed to serve the area, FIRST.

Respectfully Submitted:

Dwight S. Williams

Carol Colp

Note: Ms. Gallion, please distribute to parties named in heading. Thanks