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DATE: October 10, 2024
TO: Mandy Cole, Chair, Planning Commission
BY: Irene Gallion, Senior Planner *Irene M. Gallion*
THROUGH: Jill Lawhorne, Director, AICP

PROPOSAL: Applicant requests a rezone of 36 acres uphill (north) of 11900 through 12170 Glaciers Highway from D3 to D15.

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

KEY CONSIDERATIONS FOR REVIEW:

- Staff recommends eliminating five acres with Comprehensive Plan land use designations incompatible with residential rezone.
- No current zoning prevents residential, commercial or industrial development.

GENERAL INFORMATION	
Property Owner	City & Borough of Juneau
Applicant	City & Borough of Juneau
Property Address	11860 Glacier Highway
Legal Description	USS 3820 LT 3B1, USS 3820 LT 3 TR A, USS2391 LT 1
Parcel Number	4B2801030121, 4B2801030150, 4B2801040220
Zoning	D3, D10(T)D15
Land Use Designation	Institutional and Public Use, Natural Park, Medium Density Residential, Recreational Service Park
Lot Size (total)	39.81 acres total, 4.1 acres, 1.39 acres
Water/Sewer	CBJ / CBJ
Access	Glacier Highway through USS2391 LT 1
Existing Land Use	Vacant/Park
Associated Applications	None

ALTERNATIVE ACTIONS:

1. **Amend:** recommend an amended rezone boundary; recommend an alternative zoning district; or recommend conditions.
2. **Deny:** recommend denial of the requested rezone. Planning Commission must make its own findings.
3. **Continue:** continue the hearing to a later date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

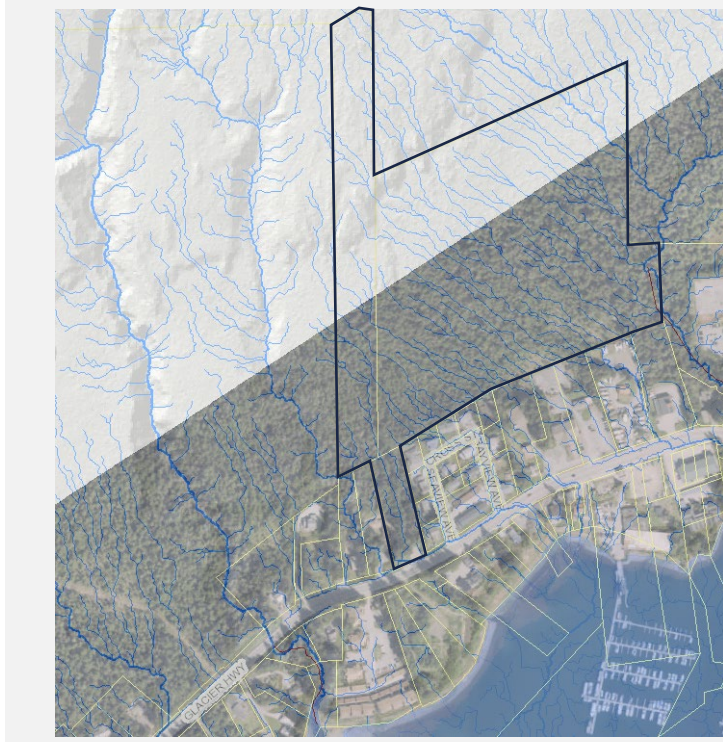
Assembly action is required for this rezone.

STANDARD OF REVIEW:

- Quasi-legislative decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - CBJ 49.10.170(d)
 - CBJ 49.25.300
 - CBJ 49.70.310
 - CBJ 49.75.120
 - CBJ 49.80

The Commission shall hear and decide the case per CBJ 49.75.120 - Restrictions on rezoning. *Rezoning requests covering less than two acres shall not be considered unless the rezoning constitutes an expansion of an existing zone. Rezoning requests which are substantially the same as a rezoning request rejected within the previous 12 months shall not be considered. A rezoning shall only be approved upon a finding that the proposed zoning district and the uses allowed therein are in substantial conformance with the land use maps of the comprehensive plan.*

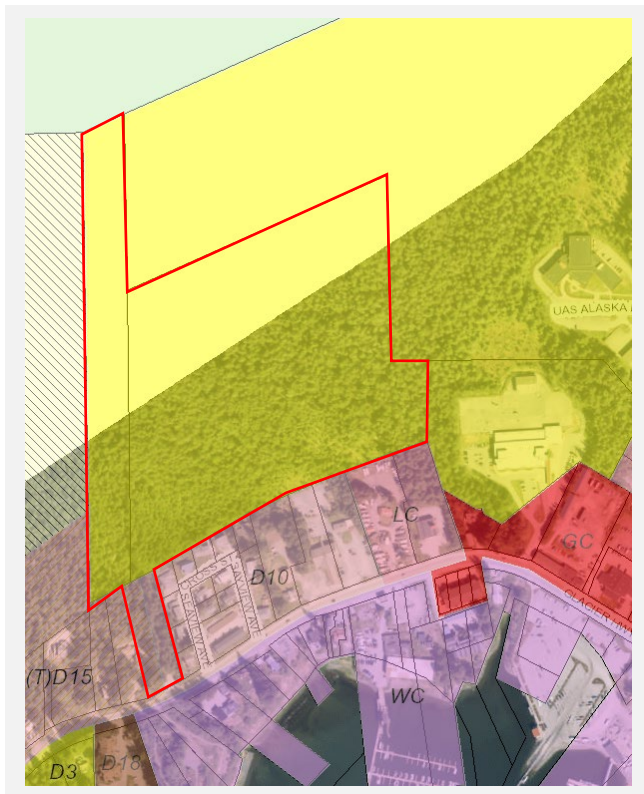
SITE FEATURES AND ZONING



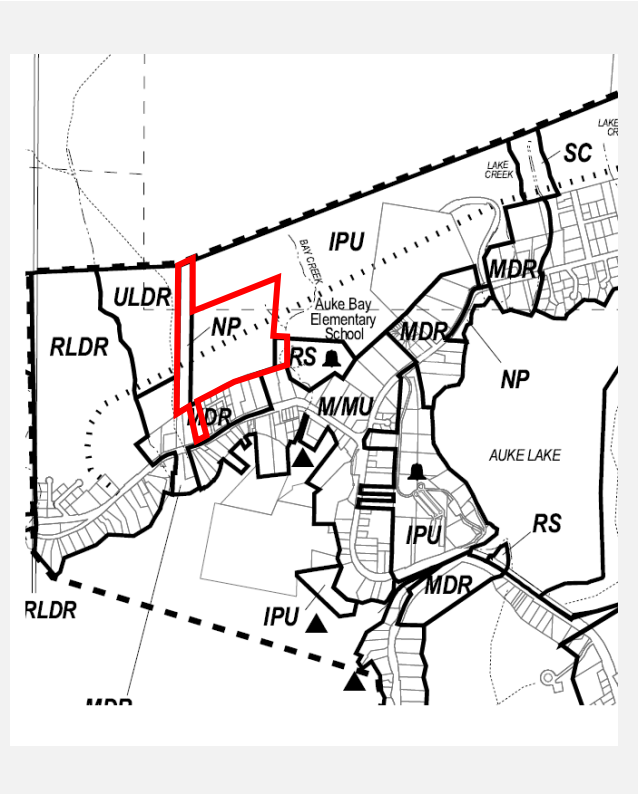
SURROUNDING ZONING AND LAND USES	
North (D3)	University
South (D10TD15, D10, LC)	Residential, church, fire station
East (DT/GC)	Auke Bay School
West (D10TD15)	Undeveloped

SITE FEATURES	
Anadromous	Yes
Flood Zone	No
Hazard	None mapped
Hillside	Yes
Wetlands	Yes
Parking District	No
Historic District	No
Overlay Districts	RV Park Area

CURRENT ZONING MAP



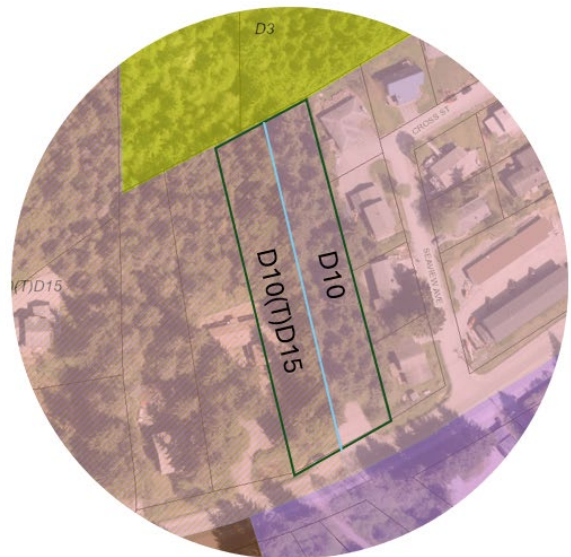
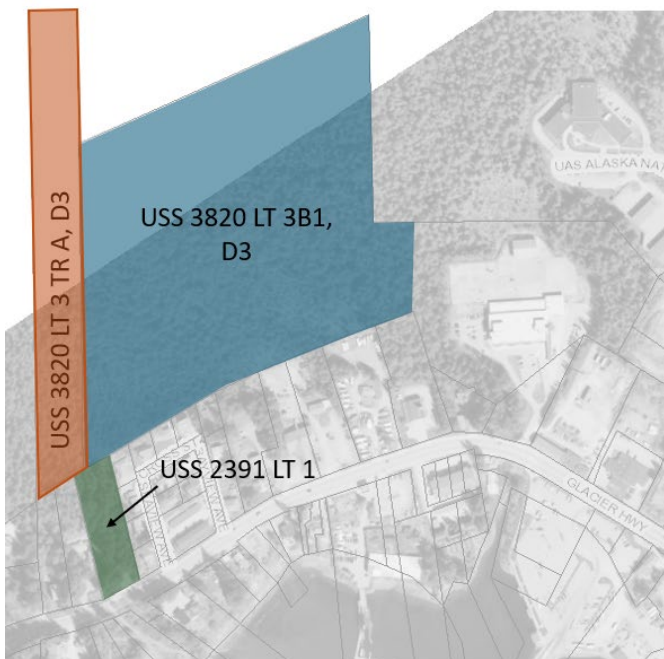
LAND USE DESIGNATION MAP



BACKGROUND INFORMATION

Rezone Description – The proposed rezone to D15 impacts multiple lots (**Attachment A, B**).

- (Blue) Approximately 29 acres of USS 3820 LT 3B1, Parcel 4B2801030121, exclusive of the 10 acres accommodating Auke Bay School. This is currently zoned D3. Note that imagery is not available for the entire lot.
- (Orange) USS 3820 LT 3 TR A, Parcel 4B2801030150, 4.1 acres, also zoned D3. Note that imagery is not available for the entire lot.
- (Green) USS 2391 LT 1, Parcel 4B2801040220, 1.4 acres currently providing trailhead parking and trail for Spaulding Meadows. Part of USS 2391 LT 1 is zoned D10(T)D15, the other part is D10.



USS 2391 LT 1, detail

Staff scaled total area proposed for rezone as approximately 34.5 acres (**Attachment B1**). This differs from proposed area by 1.5 acres (**Attachment A**).

Staff has proposed application modification to remove areas with incompatible Comprehensive Plan Land Use Designations, reducing the rezone area to approximately 29.5 acres (**Attachment B2**).

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

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

Item	Summary
Auke Bay Elementary School, Building Permits	The school was constructed in 1968. Records include preliminary plans from 1962, with upgrades through 2014.
Auke Bay Elementary School, Land Use Permits	Multiple permits, applicable ones below.

Item	Summary
SUB-W74-371	Subdivision of a portion of USS 3820 into two parcels, one for Spaulding Trail right-of-way.
WET2003-00002	A wetland permit to place fill in a Class D wetland (of note, CBJ no longer provide wetland permits, leaving fill to the United States Army Corps of Engineers).
VAR2012 0004	A variance to encroach 25 feet into the 50-foot habitat setback of bay creek for the renovation of the Auke Bay Elementary School parking lot (granted).
CSP2021 0004	Land exchange between CBJ land at 11860 Glacier Highway and private property at 11930 Glacier Highway, creating a new right-of-way to access CBJ land. Transfer not completed.

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

Year	Zoning	Summary
1969	RM	The purpose of the RM district is to provide the opportunity for the establishment of multi-family uses in the lower density ranges such as townhouse or two-story apartments, particularly where higher density developments would tend to be out of character with that of the existing or prospective development of the adjoining properties.
	R12	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.
1987	D3	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.
	D10	The D-10 and D-15, residential districts, are intended to accommodate primarily multi-family residential development at ten and 15 units per acre respectively. These are relatively low-density multi-family districts.
	D10 (T) D15	A <i>transition zone</i> is an overlay zone district for certain lands located in the urban service boundary that are set aside for higher density development after public water and sewer have been provided. <i>Transition zones</i> shall be identified as such by the designator "T" on the official zoning maps adopted. The overlay district specifies the current lower density zoning classification as well as the proposed increase. The increase in density will take place at the time public services are provided.

ZONING ANALYSIS

The 2013 Comprehensive Plan maps three land uses for the proposed zoning area:

Institutional and Public Use (IPU): Lands that are in public ownership and dedicated for a variety of public uses, such as the University of Alaska Southeast; local, state and federal government uses; and for such public facilities as community gardens, schools, libraries, fire stations, treatment plants, and public sanitary landfills. Included are potential sites for future boat harbors, schools, parks, farmers markets, publicly-supported arts events, permitted arts or food-service kiosks or sales activities, parking facilities and road and public transit system easements. Also included are public aircraft facilities. The public use of these lands will vary widely, so IPU-designated lands can be under any zoning district, with the uses thereon appropriate for that zone as regulated in the Table of Permissible Uses (CBJ 49.25.300); the zone of any particular public use should be the same district as the surrounding or abutting lands.

The Auke Bay rezone is one of two sites being considered for a “land gift” to the United States Coast Guard, to facilitate housing of 190 families anticipated with the stationing of an ice breaker in Statter Harbor. This housing could be considered a federal government use.

Natural Area Park (NP): Natural Area Parks are CBJ-owned lands characterized by areas of natural quality designed to serve the entire community by providing fish and wildlife habitat, open space/natural areas, access to water, and opportunities for passive and dispersed recreation activities. No development should be permitted other than structures, roads and trails necessary for the maintenance and protection of the resources or for managed public access for education and passive recreation purposes; this may include parking areas, educational kiosks, cabins, rest stations and similar convenience services for the recreational enthusiast. These lands should be zoned to prevent residential, commercial, and industrial development, as well as resource extraction activities. The CBJ should retain ownership of these lands.

The section of the rezone area that is NP provides trail access to Spaulding Meadows. Trail access will remain, though elements of the trail might be relocated to accommodate development.

Medium Density Residential (MDR): to 20 units per acre. Any commercial development should be of a scale consistent with a residential neighborhood, as regulated in the Table of Permissible Uses (CBJ 49.25.300).

The section of the rezone area that is MDR is currently providing off-street parking for the Spaulding Meadows Trail. The land is proposed to provide access to the tracts above and includes relocation of the trailhead parking uphill.

Recreation Service Parks (RS) include CBJ-owned lands with parks developed for active recreation, programmed use, and/or community gardens. Recreation, parking, playgrounds and fields, ski lifts, All-Terrain Vehicle (ATV) riding parks, rifle ranges, operations and maintenance-related structures are possible uses or components of RS-designated lands. These lands should be zoned to prevent residential, commercial, and industrial development, as well as resource extraction activities beyond those accessory to park development. The CBJ should retain ownership of these lands. As many of the existing RS-designated lands are smaller than the minimum area required for a unique zone, these lands must be within the zoning district that surrounds or abuts them.

The section of the rezone that is Recreational Service Park (RS) is adjacent to Auke Bay Elementary School.

Both NP and RS include directive language, “These lands should be zoned to prevent residential, commercial, and industrial development...” No current zoning prevents residential, commercial or industrial development. The proposed rezone from D3 to D15 would facilitate more intense housing development, so staff has recommended removing NP and RS areas from the proposed rezone (**Attachment B2**). This would reduce the USS 3820 LT 3B1 rezone area one acre, and remove USS 3820 LT 3 TR A. This would result in approximately 30 acres for rezone to D3, about 4.5 acres less than in the Applicant’s proposal.

The absence of zoning that prevents residential, commercial or industrial development may indicate that past Commissions and Assemblies disagreed with the need to protect such designated lands from development. Development may relocate the Spaulding Trail or have the trail “zig-zag” outside of the current limitations of NP. CBJ’s intent is to maintain and improve trail access, regardless of zoning. A zoning ordinance including the NP and RS areas has been provided for Commissioner consideration (**Attachment B1**)

CBJ 29.25.200 Zoning Districts Defined –

Current Zoning –	Proposed Zoning – D15
<i>Varied – see descriptions above.</i>	The D-10 and D-15, residential districts, are intended to accommodate primarily multi-family residential development at ten and 15 units per acre respectively. These are relatively low-density multi-family districts.

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

Denser development of D10 and D15 is more compatible with traditionally urban activities, such as:

- Multi-family structures (TPU 1.0).
- Offices between 1,000 and 2,500 square feet (TPU 3.1).
- Recreational amenities such as ball courts, skating rinks, exercise facilities, and large theatres (TPU 6.0)
- Larger care centers for children and adults (TPU 7.0)

Dispersed development in D3 is more compatible with traditionally rural activities, such as:

- Single-family structures (TPU 1.0).
- Storage (TPU 10.0).
- Animal services (TPU 12.0)
- Aquaculture and mining (TPU 14.0)

D15 allows open space (TPU 6.26), facilitating the Spaulding Meadows Trail. However, parks with improved facilities must be approved with a major subdivision (TPU 6.262). This is something to keep in mind with the proposed relocation of trailhead parking.

D15 requires a conditional use permit for schools (TPU 5.11). Auke Bay Elementary development was begun in 1962, and construction was completed in 1968. Code was developed for the area in 1969.

CBJ 49.25.400 Dimensional Standards – No structures have been built in the proposed rezone area.

Zoning Regulations		D-3	D-10	D-15
Minimum Lot Size				
	Permissible Uses	12,000	6,000	5,000
	Bungalow	6,000	3,000	3,000
	Duplex	18,000		
	Common Wall Dwelling		5,000	3,500
	Single-family detached, two dwellings per lot	24,000		
Minimum lot width		100'	50'	50'
	Bungalow	50'	25'	25'
	Common wall dwelling		40'	30'
Maximum lot coverage				
	Permissible uses	35%	50%	50%
	Conditional uses	35%	50%	50%
Maximum height permissible uses		35'	35'	35'
	Accessory	25'	25'	25'
	Bungalow	25'	25'	25'
Minimum front yard setback		25'	20'	20'
Minimum street side yard setback		17'	13'	13'
Minimum rear yard setback		25'	20'	15'
Minimum side yard setback		10'	5'	5'
	Common wall dwelling		5'	5'

CBJ 49.25.500 Density and Subdivision– No structures have been built in the proposed rezone area.

Under the applicant’s rezone proposal, the maximum number of units that could be built is 516. Under staff’s proposed modification, the maximum number of units that could be built would be 440. Maximum figures do not accommodate right-of-way or the need to avoid terrain features.

Density is managed differently for single-family density versus multi-family density.

For single-family zoning districts (D1, D3, D5) density is managed by limiting the number of units per lot, rather than per acre. The maximum number of dwelling units per lot is two, each of which can have an accessory apartment.

For instance, the Applicant’s proposed rezone area for USS 3820 Lot 3B1 is approximately 29 acres. Since USS 3820 Lot 3B1 is one lot, only two single-family structures could be built on the lot. Minimum lot size for D3 is 12,000 square feet and accommodates one single-family structure (24,000 square feet is the minimum lot size required to accommodate two single-family structures). If we subdivide the 29 acres into minimum size lots for D3, we could provide 105 single-family structures.

For multifamily zoning districts (D10, D15, D18) the number of units is dependent on lot size. For instance, in D10, a one-acre lot could accommodate ten units.

	USS 3820 LT 3B1, D3	USS 3820 LT 3 TR A, D3	USS 2391 LT 1, D10, and D10(T)D15	TOTAL
Applicant Proposal				
Acres	29	4.1	1.39	
Maximum Number of Dwelling Units	2	2	13	17
If subdivided, current zoning	105	14	13	132
If rezoned to D15	435	61	20	516
Staff Proposal				
Modified Acres	28	0	1.39	
Maximum Number of Dwelling Units	2	0*	13	15
If subdivided, current zoning	101	0*	13	114
If rezoned to D15	420	0*	20	440

** USS 3820 Lot 3 Tract A is currently D3 and could be developed to that level. This table shows if Comprehensive Plan park areas are eliminated from development.*

TRAFFIC AND TRANSPORTATION

Access	Roadway Classification	Current Level of Service
Glacier Highway	Arterial	

Access to the rezone area would require roadway construction. Anticipating dense development, the road would require a 60 foot right-of-way, a 26-foot traveled way, and sidewalks on both sides.

Overhead imagery is less accurate the farther west of downtown a property is. Assuming that a roadway with eight-foot sidewalks was constructed in the center of the lot, approximately 55 feet separate the sidewalk and the lot line. Approximately 60 feet separate the edge of the sidewalk to residential structures built to the setback (**Attachment D**). In the image below, the structure to the left (west) seems to encroach. An as-built on file shows a 10-foot primary structure setback from the lot line. The accessory structure is not shown on the as-built. Lot development seems to encroach into CBJ property.



This concept assumes:

- A road could be designed to go up the middle of the lot and meet maximum slope constraints. Depending on terrain, switchbacks might be required.
- The lot was only used for road access. Shifting the road was shifted west or east could make room for bungalow lots or for trailhead parking.

Non-motorized transportation – Sidewalk along the north side of Glacier Highway ends at Seaview Avenue. A sidewalk extension approximately 500 feet to the west could serve the proposed rezone area and 72-unit Spaulding Beach Condominiums.

CBJ’s Engineering and Public Works Department closed RFP E25-106 on September 11, 2024. Phase III of the RFP included:

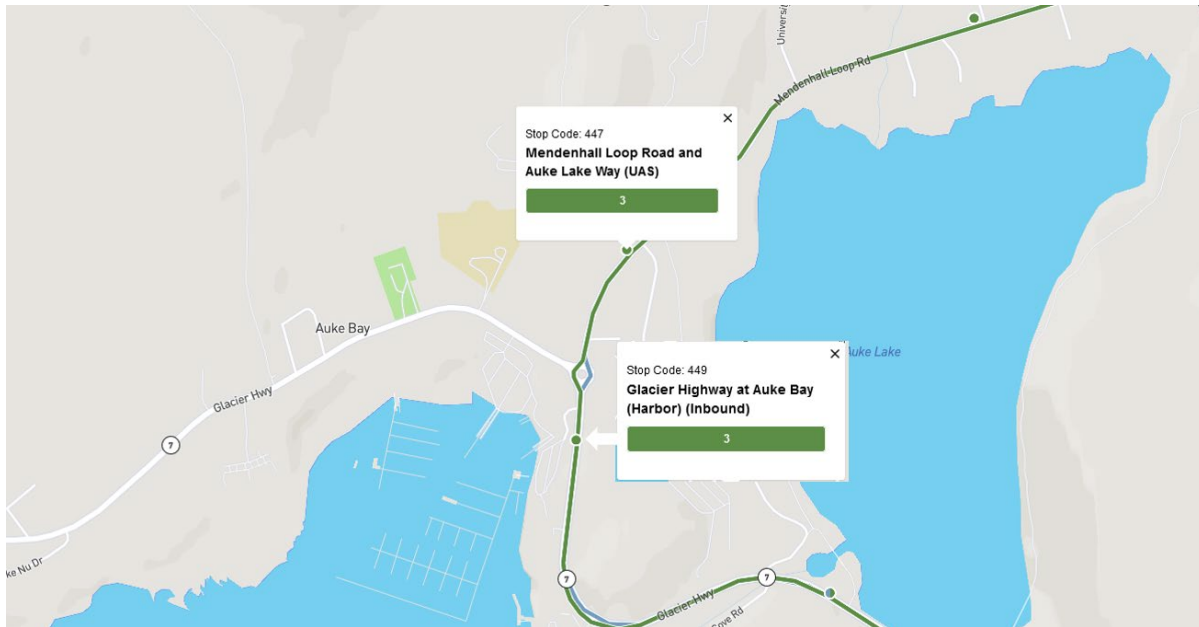
Auke Bay Parcel Access: Evaluate feasibility to construct access from Glacier Highway to CBJ Parcel located north of Cross Street in the Auke Bay area of Juneau, AK. Existing CBJ land and right-of-way may be utilized for possible access options. Additional coordination with CBJ Parks and the Recreation Department may be required for this phase.

The Lands Manager has clarified that the intent of the RFP is to consider moving the Spaulding Meadows Trailhead farther north on CBJ property, to provide more distance from Glacier Highway and improved trailhead parking facilities. The proposed work was described as “preliminary,” and would be used to attract partners and pursue grant funding for further design.

CBJ GIS mapping shows the trail currently on USS 3820 LT 3 TR A. Improvements may modify trail location.

Proximity to Public Transportation – The two closest Capital Transit stops are on either side of the Auke Bay roundabout:

- The Harbor stop is approximately 550 feet south of the roundabout. Via roadway, the transit stop is approximately 3,000 feet (0.6 miles) from the rezone area’s proposed access.
- The Auke Lake Way stop (UAS) is approximately 1,000 feet north of the roundabout. Via roadway, the transit stop is approximately 3,500 feet (0.7 miles) from the rezone area’s proposed access.



COMMUNITY SERVICES

The table below summarizes the proposed rezone impacts on community services.

Service	Summary
Water/Sewer	CBJ Water and Sewer are available through the Glacier Highway right-of-way.
Fire Service	The Auke Bay Fire Station is at 11900 Glacier Highway, ~1,300 feet from the proposed entrance to the rezone area.
Schools	Auke Bay Elementary School is constructed on the eastern part of the largest lot in the rezone. The school is outside the proposed rezone area.
Recreation	Access to Glacier Highway and utilities would be through the lot that provides parking for the Spaulding Meadows trail. If developed, the intent is to build a driveway and new trailhead parking up the hill. This would provide additional capacity, and distance maneuvering traffic from Glacier Highway.

Public commenters expressed concerns for Auke Bay treatment plant capability and capacity. CBJ’s Engineering Department has clarified that current capacity is adequate. If found lacking for future development, technologies can be implemented within the existing plant structure that will “significantly” increase plant capacity.

The public had also expressed concerns that, if improvements required a main to the Mendenhall Treatment Plant, that the Alaska Department of Transportation and Public Facilities (ADOT&PF) would prohibit cutting relatively new pavement. CBJ’s Engineering Department clarified that a new force main could be installed under the sidewalk and shoulder, avoiding paved traffic lanes – impacts would be “minimal.” If engineering and economic studies determined connection to Mendenhall Treatment was a prudent alternative, crossing Glacier Highway would be avoided, as infrastructure was installed at the top of Peterson Hill capable of carrying flows from the Auke Bay plant.

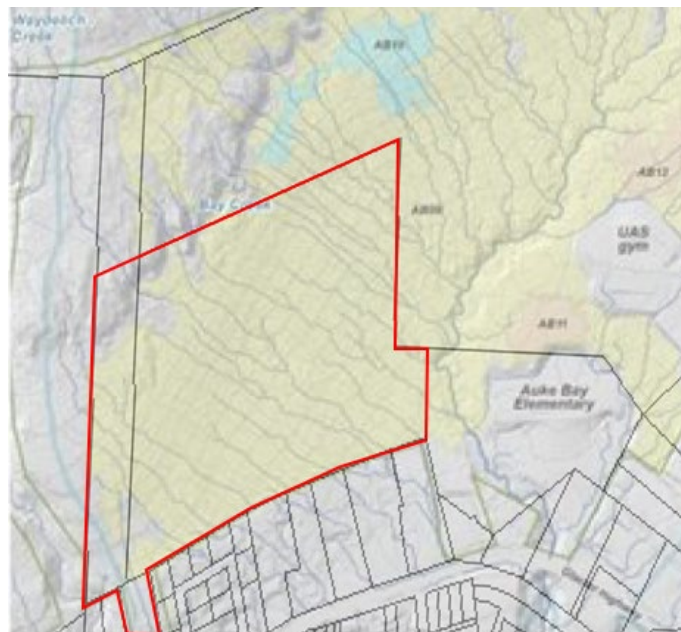
The public cautioned the Planning Commission and CBJ to consider a 75- to 100-year timeline when considering possible governmental use of the proposed rezone area. Possible governmental uses cited were access, harbor support, utilities, and schools. Commissioners are asked to consider compatibility, as well as reservation of land.

ENVIRONMENTAL, CONSERVATION, HISTORIC, AND ARCHEOLOGICAL RESOURCES

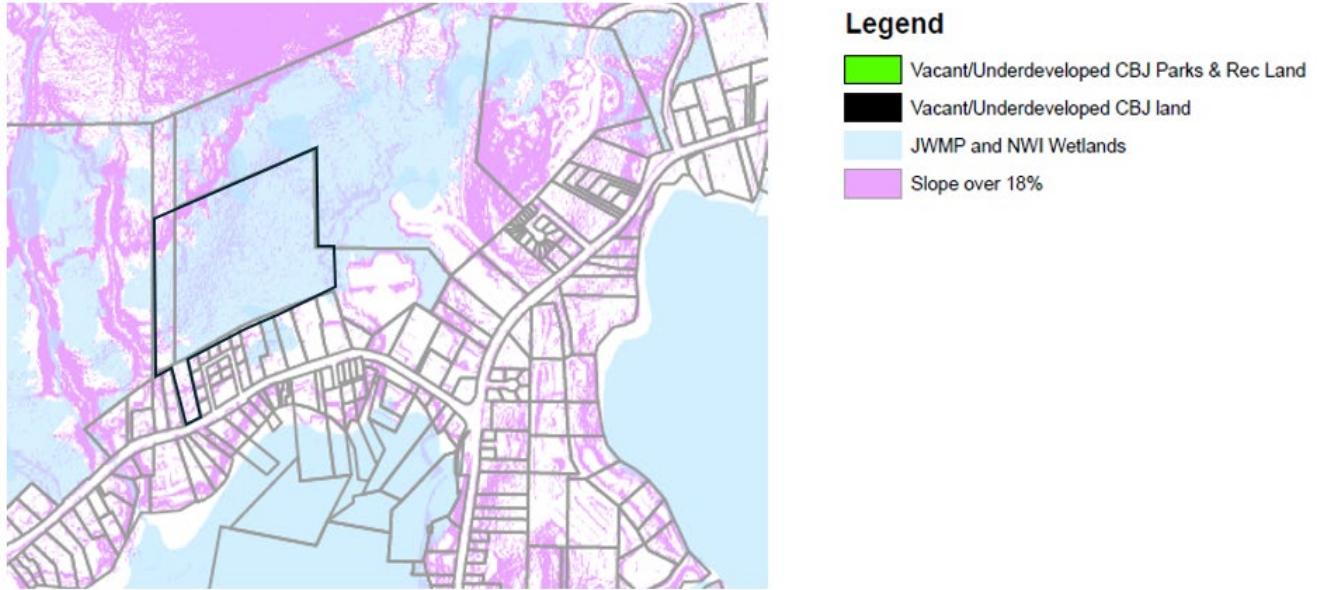
The table below summarizes the proposed rezone impacts on conservation, historic, and archeological resources.

Resource	Summary
Conservation	Unknown.
Wetlands	Forested wetlands, discussion below.
Anadromous	Yes, discussion below.
Historic	See Chapter 3 (page 22) of the 2015 Auke Bay Area Plan.
Archeological	Unknown.

The draft 2016 Juneau Wetlands Management Plan Update (**Attachment E**) was not finalized but is still used to determine wetlands on some CBJ-owned land. Page 140 of volume 2 shows a map of the Auke Bay area. While the smaller notes are illegible, the color coding indicates forested wetland (yellow) open peatland (orange) and fen-marsh (green). Juxtaposing GIS lot line information on the map indicates impacted wetlands.

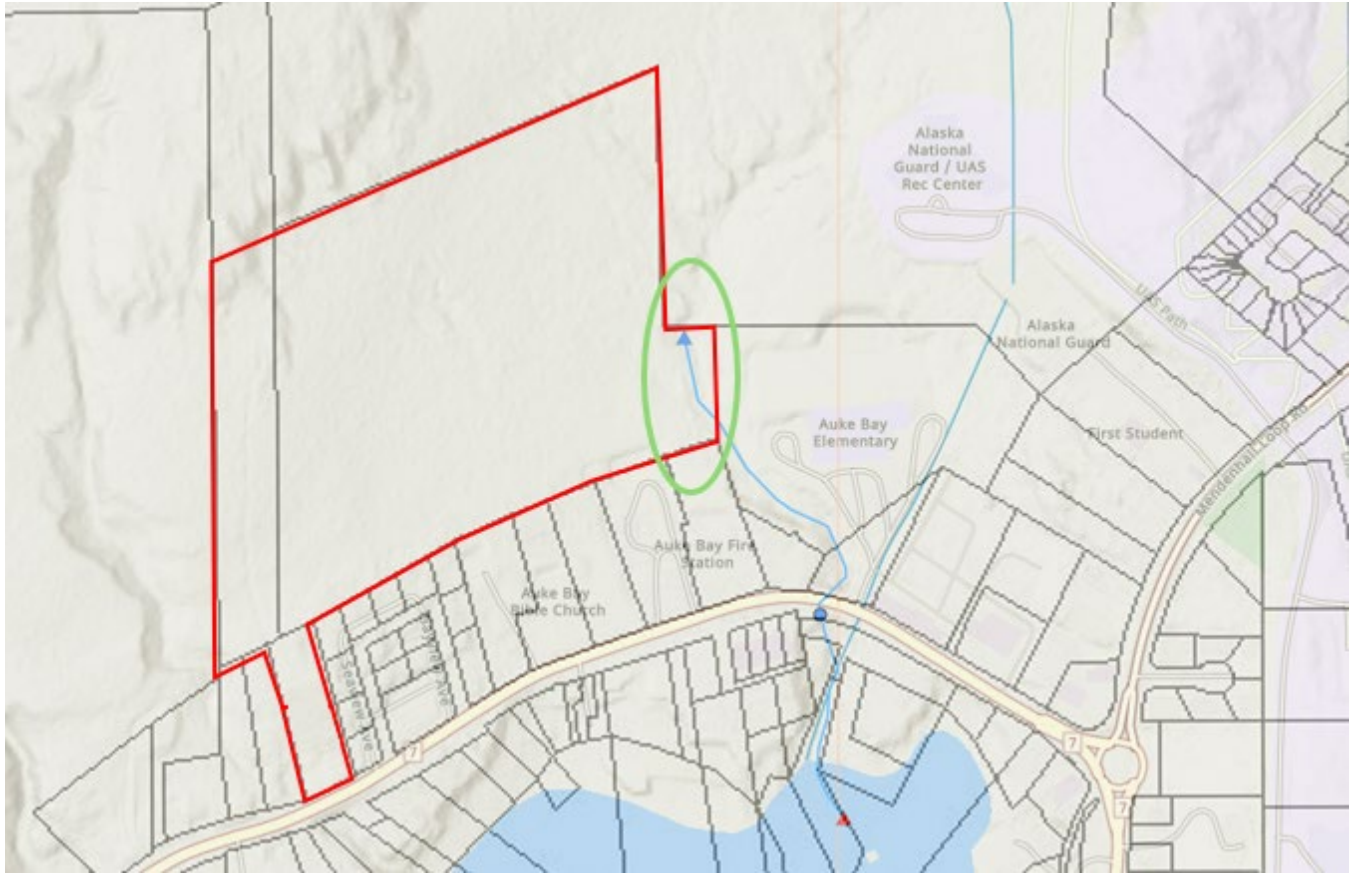


For the North Channel Crossing project, staff developed a map highlighting land less than 18% slope, and without mapped wetlands (excerpt below, **Attachment F**). Both slopes and wetlands increase development costs. The North Channel Crossing project research provides context on development challenges.



The United States Army Corps of Engineers permits wetland fills.

Bay Creek (Alaska Fish and Game, Anadromous Water Body Catalog number 111-50-10390, **Attachment G**) runs along the east boundary of the proposed rezone area. CBJ regulates setbacks from anadromous streams listed in Appendix B of the 2013 Comprehensive Plan. Bay Creek is in the appendix. Auke Bay Elementary received a variance to develop within the 50-foot anadromous stream setback for Bay Creek (VAR2012 0004). In the image below, Bay Creek is the blue arrow circled in green.



Development would require a 50-foot setback from the stream, or a variance to the setback standards. Items required to cross or utilize the stream (bridges, utilities) are exempt from development setbacks [CBJ 49.70.310]

CONFORMITY WITH ADOPTED PLANS

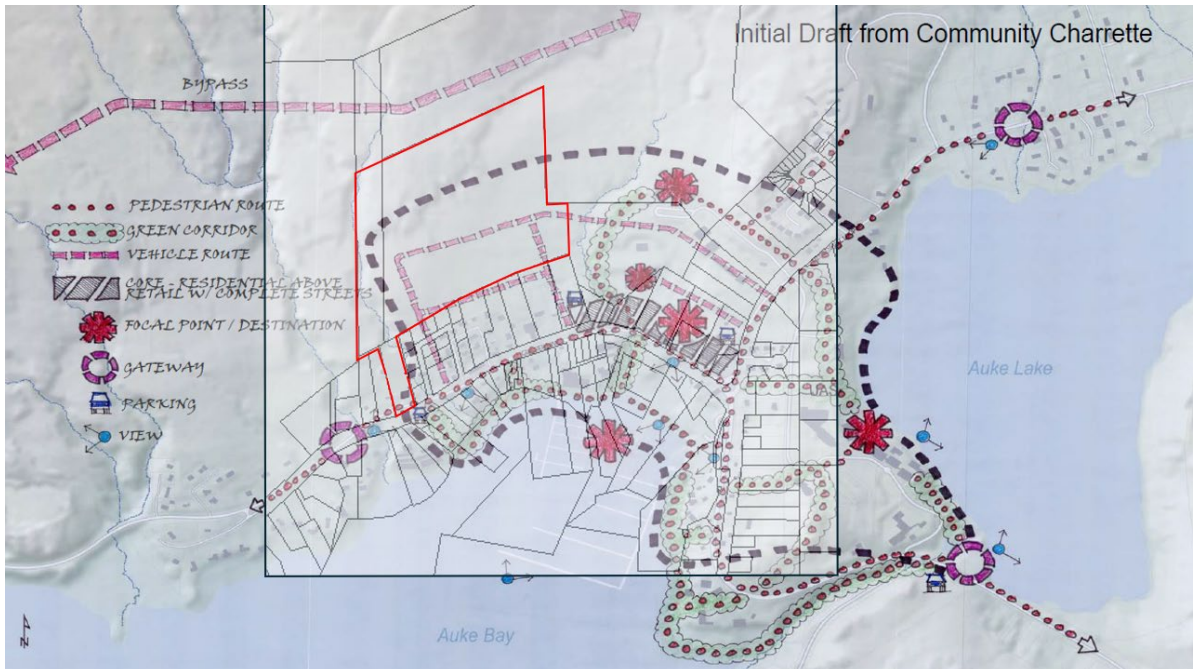
2013 COMPREHENSIVE PLAN VISION: *The City and Borough of Juneau is a vibrant State Capital that values the diversity and quality of its natural and built environments, creates a safe and satisfying quality of life for its diverse population, provides quality education and employment for its workers,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

2013 COMPREHENSIVE PLAN			
Chapter	Page No.	Item	Summary
3	13	“Urban”	Recognizes the “urban” area of Auke Bay village, and characterizes development as mixed use in a compact area.
7	86	“Watersheds”, and 7.8-IA2	Concern for long-term potable water availability for Auke Bay development.
8	101	Transportation	Throughout the document, increased frequency of Auke Bay bus service and extension of the service to the Ferry Terminal.
	114		Work with state agencies to extend sidewalk to the Ferry Terminal.

2013 COMPREHENSIVE PLAN			
10	140	Mixed Use Development	Auke Bay near the University is suitable for this type of development.
11	178	Subarea 3 Guideline 3	Encourage high-density, transit-oriented development in Auke Bay.
		Subarea 3 Guideline 7	Encourage private property owners to dedicate rights-of-way for an interconnected street system.
		NOTE	Throughout the document is referenced the Auke Bay bypass. The layout of the bypass unspecified in the plan.

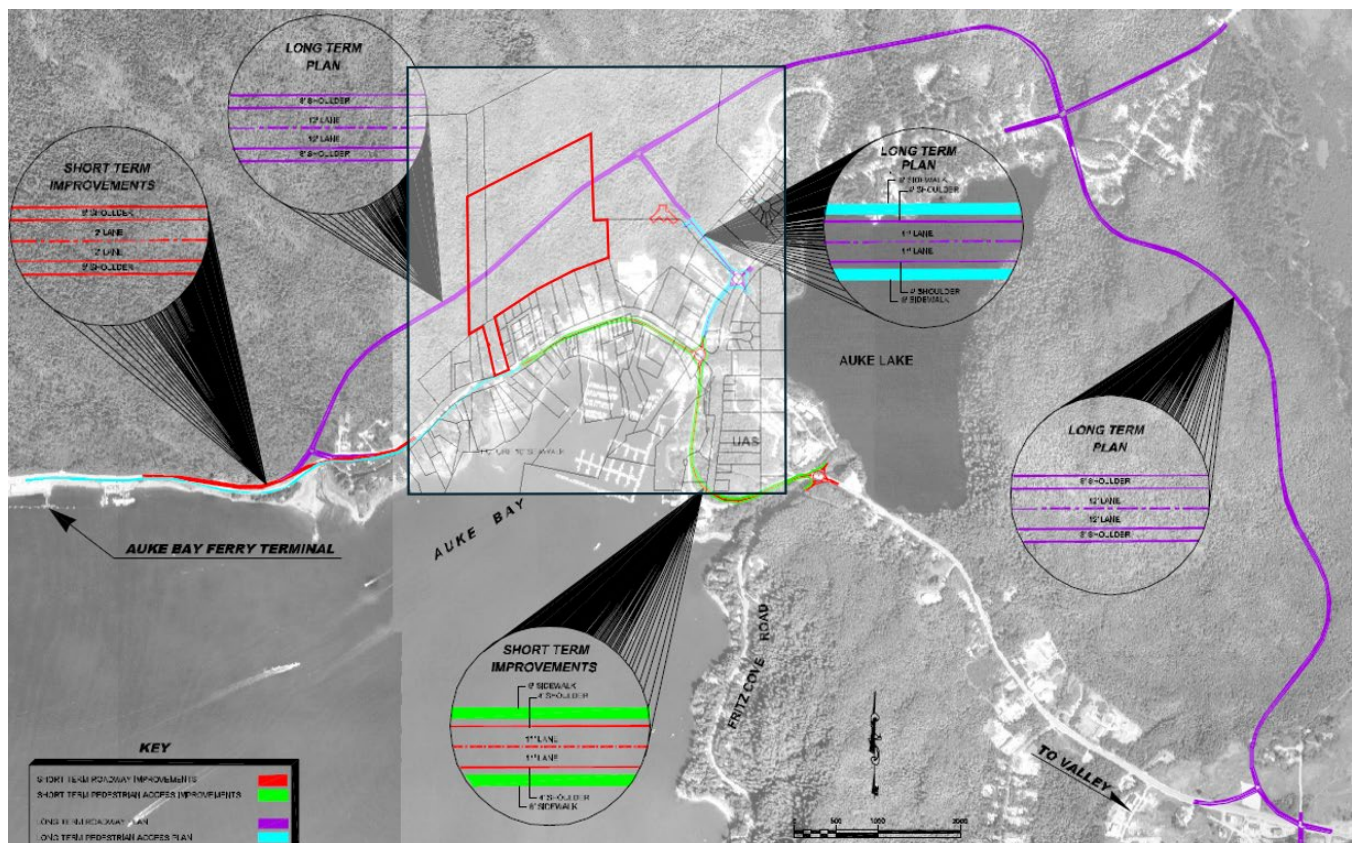
2015 AUKE BAY AREA PLAN			
Chapter	Page No.	Item	Summary
		NOTE	The plan focuses on the Auke Bay village core. The proposed access to the proposed rezone area is in the Auke Bay village core.
Apx C	61	Maximum height map	35 feet in the proposed rezone area.
	65	Comprehensive Plan Map Amendment	Proposes the Auke Bay Village Core uphill from Glacier Highway as Traditional Town Center. This proposed designation would extend into approximately 10 acres of the proposed rezone area.

The Auke Bay Area Plan supports a bypass route outlined in the ADOT&PF 2004 Auke Bay Corridor Plan. Conceptual mapping from the Auke Bay Area Plan (Appendix C, page 59) indicates a bypass route could pass north of the proposed rezone area. The image below shows the rezone juxtaposed on the concept map, with lot lines in black and the rezone area in red.



ADOT&PF completed the Auke Bay Corridor Study in 2004 (<https://dot.alaska.gov/sereg/projects/abcorr/report.shtml>). The preferred Engineering Alternative has near-term and long-term solutions. Completed near-term improvements include a roundabout at Back Loop Road and Glacier Highway. Sidewalks were constructed on both sides of Glacier Highway from Fritz Cove Road through the roundabout and to the west lot line of Statter Harbor. Short term improvements yet to be completed include extension of the sidewalk to Spaulding Meadows Trail parking lot (the eventual access to the proposed rezone area).

The second phase of the proposal includes sub-phase construction of elements of the bypass, which appears to go through the proposed rezone area:



Rezone maps include a reserved corridor for the Auke Bay Bypass.

2016 HOUSING ACTION PLAN - The proposed text amendment complies with the 2016 Housing Action Plan			
Chapter	Page No.	Item	Summary
	10	Using CBJ Land	Disposing of CBJ land is a tool in righting the housing market.
	11		Adjust zoning, permitting and related land-use process to encourage moderate-density, clustered, mixed-use development.
6	43	Solutions	Use CBJ land to encourage a rational growth pattern, and create affordability.
7	48	Implementation	Evaluate areas for up-zoning.

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 H**.

Agency	Summary
ADOT&PF	No specific comment at this time. Coordinate future development regarding access, hydrological and traffic impacts.
CBJ Agencies	No response at this time

PUBLIC COMMENTS

CDD conducted an informational meeting on September 11, 2024 (**Attachment I**). Public notice was mailed to property owners within 500 feet of the proposed rezone. Public questions are summarized below. Transcripts can be found in **Attachment I**.

Name	Summary
Vicki Van Fleet	Frustration that this proposal is coming up again, and concern for impacts to her property to the east of proposed access. Warning that trail users will be concerned.
Rick Currier	Concerns for school and utility capacity.
Heather Marlow	Questions about the RFP that closed September 11, 2024, the same day as the informational meeting. Cautioned to reserve adequate property for possible governmental needs as far as 75 to 100 years out.
Mike Story	Utility concerns and logistics.
Joel Carpenter	Purchased property to be away from density. Follow-up questions on trailhead relocation.

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 J**). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment K**). Public comments submitted at time of writing this staff report can be found in **Attachment L**.

Name	Summary
Auke Bay Bible Church, Mark Morris	Hopes that drainage across church property can be rectified with subsequent development.
Rick and Lisa Currier	Not viable due to wetlands, Spaulding Meadows Trail, drainage, sewer plant capacity, access, and Auke Bay School crowding.
Mark Schwan	Concerns include drainage, trail access, sewer plant capacity and Auke Bay School crowding. Increased density would negatively impact quality of life.
Debi Ballam	Same as Mark Schwan.

Name	Summary
James Mothershead	Opposition, with detailed consideration of Spaulding Meadows Trailhead relocation – need, challenges that come with having it out of sight, supervision.
Heather Marlow	Expand mapping to include state and federal governmental uses in the area, Spaulding trailhead accommodation at other locations, qualified and quantified housing development for affordability.

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 the applicant requests or staff recommends. 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 11, 2024, mailed written notice to property owners within 500 feet of the proposed rezone. A public notice sign was posted on-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 45.3 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: Staff has proposed eliminating Comprehensive Plan land use areas incompatible with rezone. The Commission may determine that the Comprehensive Plan constraints are not applicable.

Finding: Yes. The proposed rezone conforms with the land use maps and policies of the comprehensive plan.

6. *Is the proposed zoning district and the uses allowed therein found to be in substantial conformance with Title 49 – Land Use Code, in accordance with CBJ 49.75.120?*

Analysis: No additional analysis required.

Finding: Yes. The proposed rezone conforms to Title 49 – Land Use Code.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the Assembly for the rezone of 30 acres uphill (north) of 11900 through 12170 Glaciers Highway from D3 to D15, as shown in Attachment B2.

Alternately, the Commission may wish to adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the Assembly for the rezone of 35 acres uphill (north) of 11900 through 12170 Glaciers Highway from D3 to D15, as shown in Attachment B1. This includes the areas with the Comprehensive Plan designation of Natural Park (NP) and Recreational Service Park (RS).

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application.
Attachment B1	Draft Ordinance: Applicant rezone request.
Attachment B2	Draft Ordinance: Staff modification eliminating incompatible land uses.
Attachment C	Table of Permissible Uses: comparison.
Attachment D	As-built: 12158 Glacier Highway.
Attachment E	2016 Juneau Wetlands Management Plan: Excerpt.
Attachment F	Map of slopes and wetlands.
Attachment G	Alaska Fish and Game Anadromous Water Body Catalog 111-50-10390.
Attachment H	Agency Review Comments.
Attachment I	Informational meeting materials, including transcript of questions.
Attachment J	Abutters for the Planning Commission meeting.
Attachment K	Photo of Public Notice Sign.
Attachment L	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 Glacier Highway - Auke Bay		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) USS 2391 LT 1, USS 3820 LT 3 TR A, USS 3820 LT 3B1		
	Parcel Number(s) 4B2801030121, 4B2801030150, 4B2801040220		
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner	CBJ	Contact Person Dan Bleidorn
	Mailing Address	155 Heritage Way	Phone Number(s) 9075865252
	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>	07/16/2024	
	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-----

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

	Intake Initials TR
Case Number ANE24-005	Date Received 7/31/24



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

Auke Bay Rezone Request

IS THIS AN EXPANSION OF AN EXISTING ZONE?

Yes No

Total Land Area of Proposed Change 36 acres

Comprehensive Plan Land Use Designation NP

Current Zone(s) D3

Comprehensive Plan Map Letter F

New Zone Requested D15

TYPE OF ZONE CHANGE REQUESTED

Regular Transition

Has this or a similar zone change been requested in the previous 12 months?

Yes Case # _____ No

UTILITIES AVAILABLE

WATER: Public On Site

SEWER: Public On Site

ALL REQUIRED MATERIALS ATTACHED

- Complete application
- Pre-Application Conference notes
- Narrative including:
 - Purpose of the requested zone change
 - Any potential impacts to public infrastructure (streets, water, & sewer)
 - How the requested zone change comply with the maps and policies of the Comprehensive Plan
- Site Plan and/or map of proposed zone change (details on reverse side)

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

ZONE CHANGE FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ _____			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ _____			
Pub. Not. Sign Deposit	\$ _____			
Total Fee	\$ _____			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number	Date Received
AME24-005	7/31/24

Zone Change Application Information

Zone changes are outlined in CBJ 49.75 article I

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

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

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

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

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

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

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

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

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

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Auke Bay Zone Change Request

Current zoning D3 Requesting D15

On November 8, the Division of Lands and Resources and CDD held an application meeting to discuss the potential rezone of a number of CBJ properties in order to facilitate the future development of CBJ owned property to meet community and assembly goals. Notes are attached

The Auke Bay property topography is favorable for development but contains areas of high value wetlands. 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 direct street access though the CBJ owned 4B2801040220 which has roughly 155 feet of road frontage on Glacier Highway. The proposed rezone from D3 to D15 would enable future development within the urban service boundary and allow for maximizing the value and use of this central Auke Bay property. This property is adjacent to Auke Bay Elementary. Impacts to public infrastructure could include additional cars on Glacier Highway, additional utility connections once developed in the future and an updated and much safer trailhead.

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)

This property is also the Auke Nu trailhead with access to John Muir Cabin. If this property is rezoned there is an opportunity to provide additional parking for the trailhead and move parked vehicles away from the highway. This property is also located within the Urban Service Area Boundary (USAB), so it has water, sewer, electric and road access to the property line along Glacier Highway.

“Land within the USAB should be efficiently developed before its boundaries are extended to properties outside of the USAB. An efficient development would build to the maximum density” (2013 Comp Plan p. 19). Sub area 3 of the 2013 Comp Plan includes Auke Bay, this section of the Comp Plan includes *Guidelines and Considerations for Subarea 3*. The Guidelines and Considerations for Subarea 3 say to “Encourage high-density, transit-oriented residential and/or mixed-use developments in the Auke Bay “village” area and around the University, particularly for student and faculty affordable housing” (p. 177).

The 2015 Auke Bay Area Plan states that “Three major roads converge in Auke Bay (Glacier Highway (north- & south-bound) and Mendenhall Loop Road) and bring people from all over the

Borough. These roads carry a high volume of traffic. Commercial businesses, places of residence and boat harbors have all been developed along this highway.” (p. 1). The connectivity of Auke Bay and the proximity to the Glacier Highway as a connector will create an efficient flow and connectivity from future residential housing to all parts of the Borough.

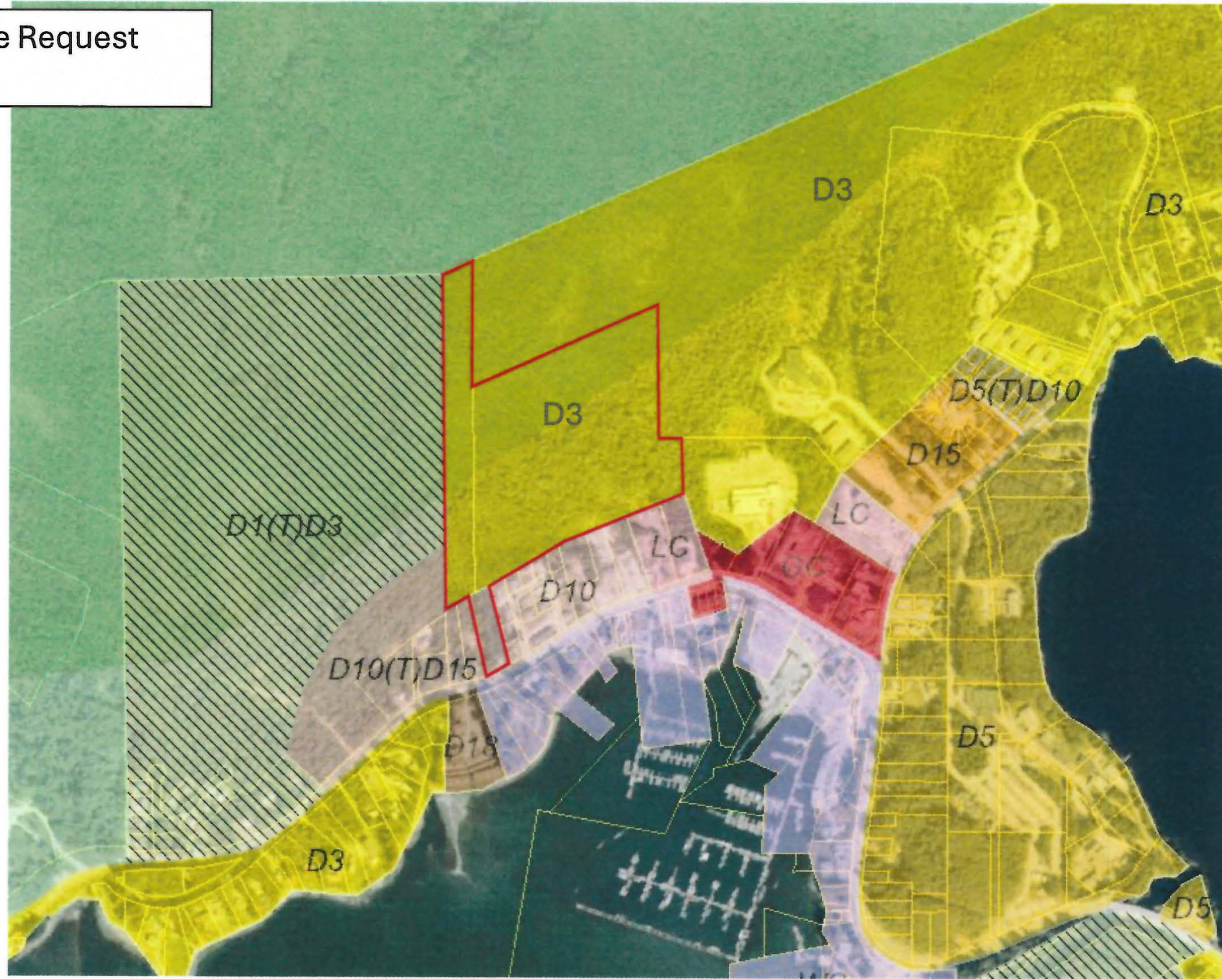
The 2013 Comprehensive Plan states that ““Due to this paucity of flat, dry land within the sewerer USAB, it is critical that the CBJ government identify the most buildable lands within the USAB and make the most efficient use of those limited resources by increasing residential densities along public transit corridors” (p. 21).

“In addition, Juneau cannot afford to build infrastructure and then allow low-intensity development to use it. That is the very definition of private gain at public expense. The cost of such infrastructure is just too high, and allowing low-intensity development to benefit from expensive infrastructure means the rest of the community is paying to subsidize the infrastructure for those areas.” (2016 Housing Action Plan, p. 47)

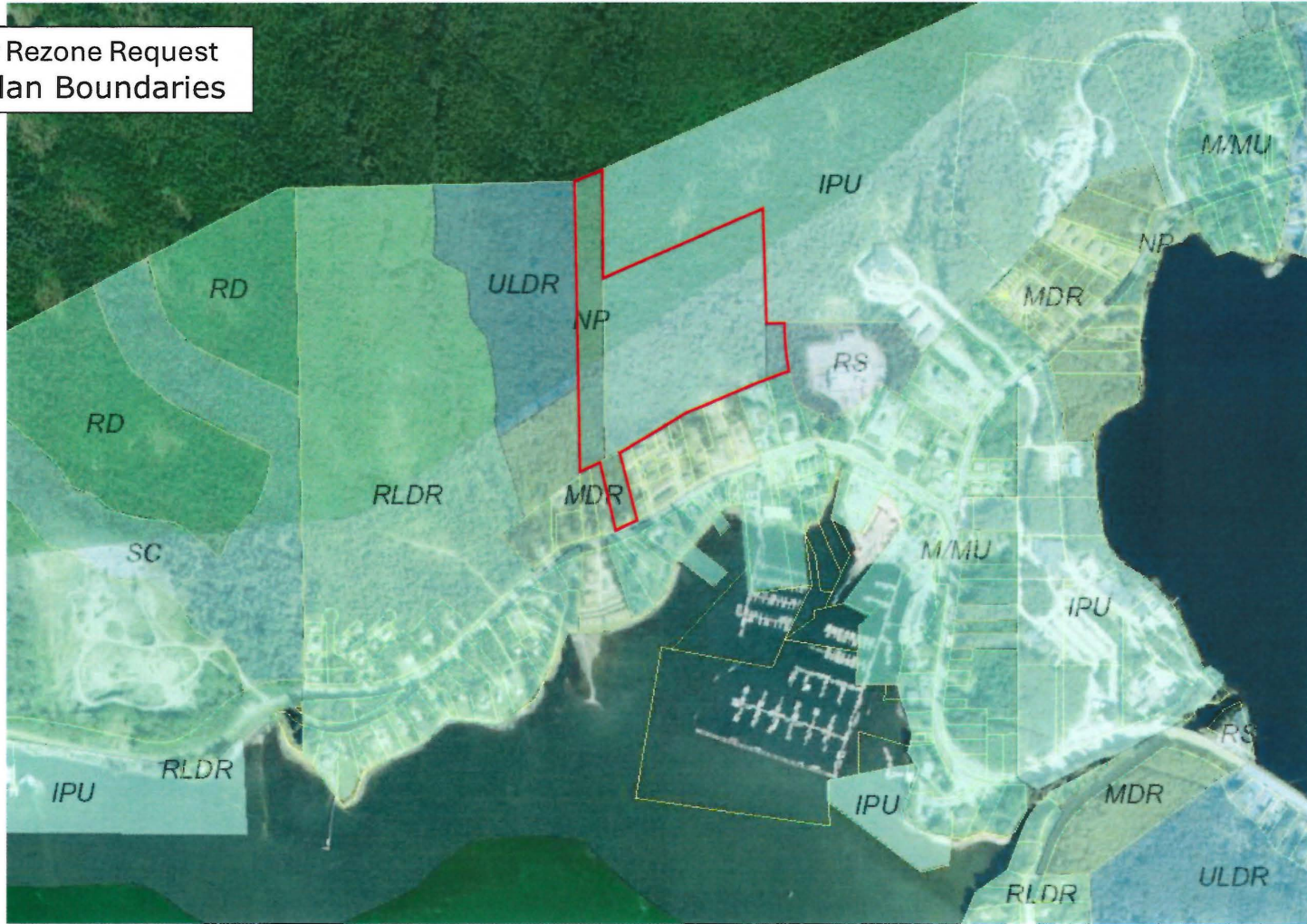
Recap:

- Larger than 2 acres (~37 acres).
- Request from D3 to D15
- Conforms with Assembly goals.
- Inside urban service boundary.
- Rare CBJ property along Highway.
- D15 allows for habitat preservation.

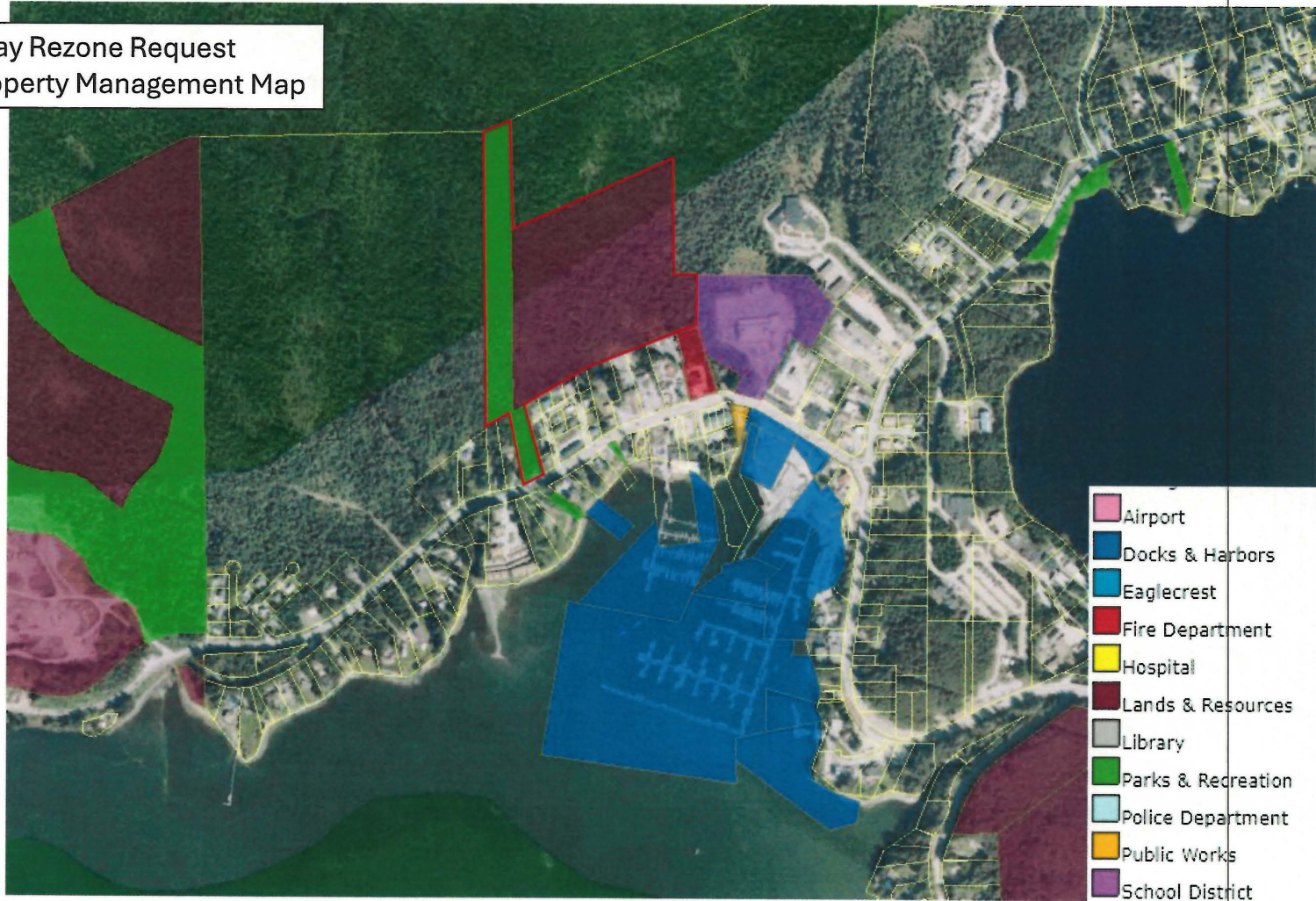
Auke Bay Rezone Request
Current Zoning



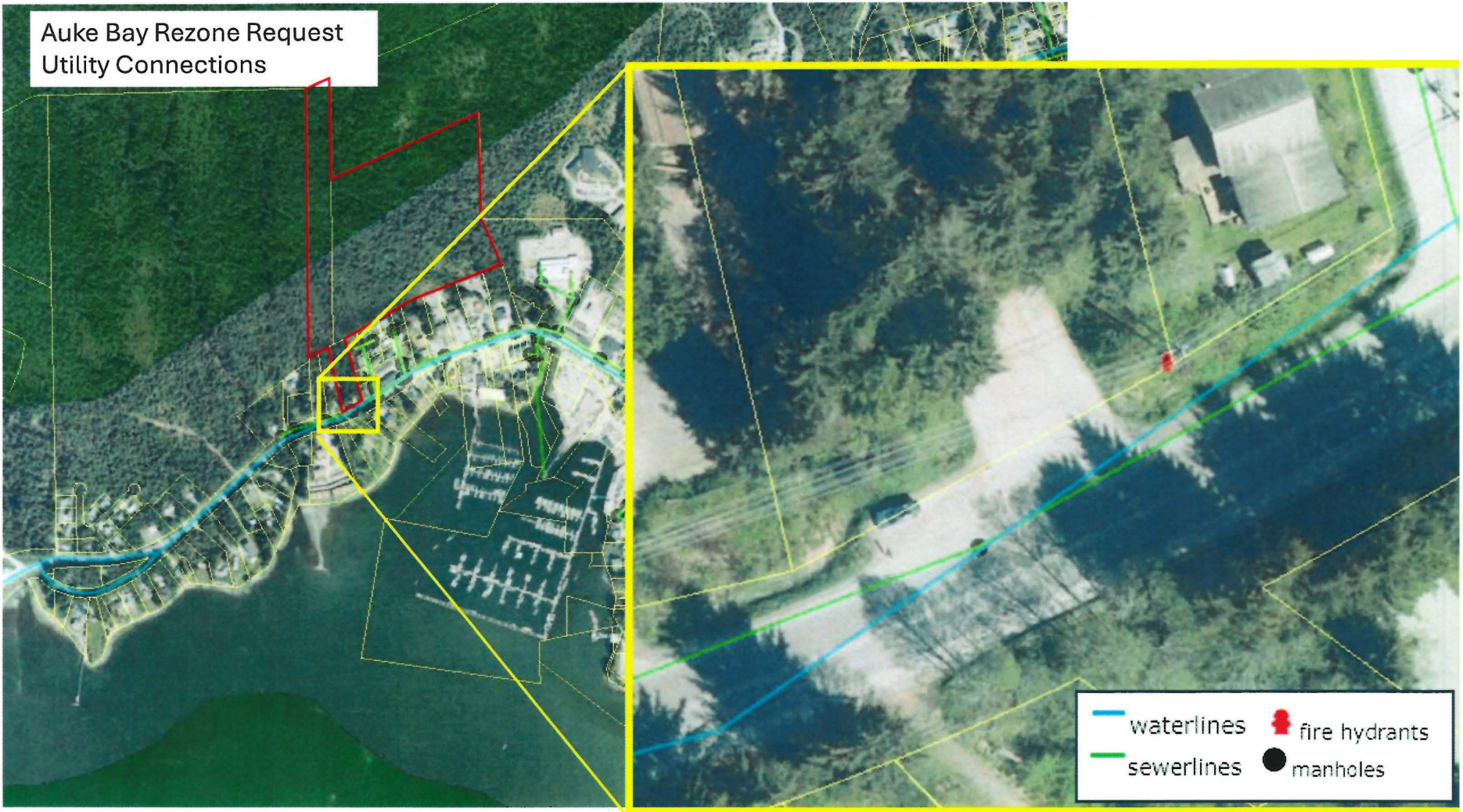
Auke Bay Rezone Request
Comp Plan Boundaries



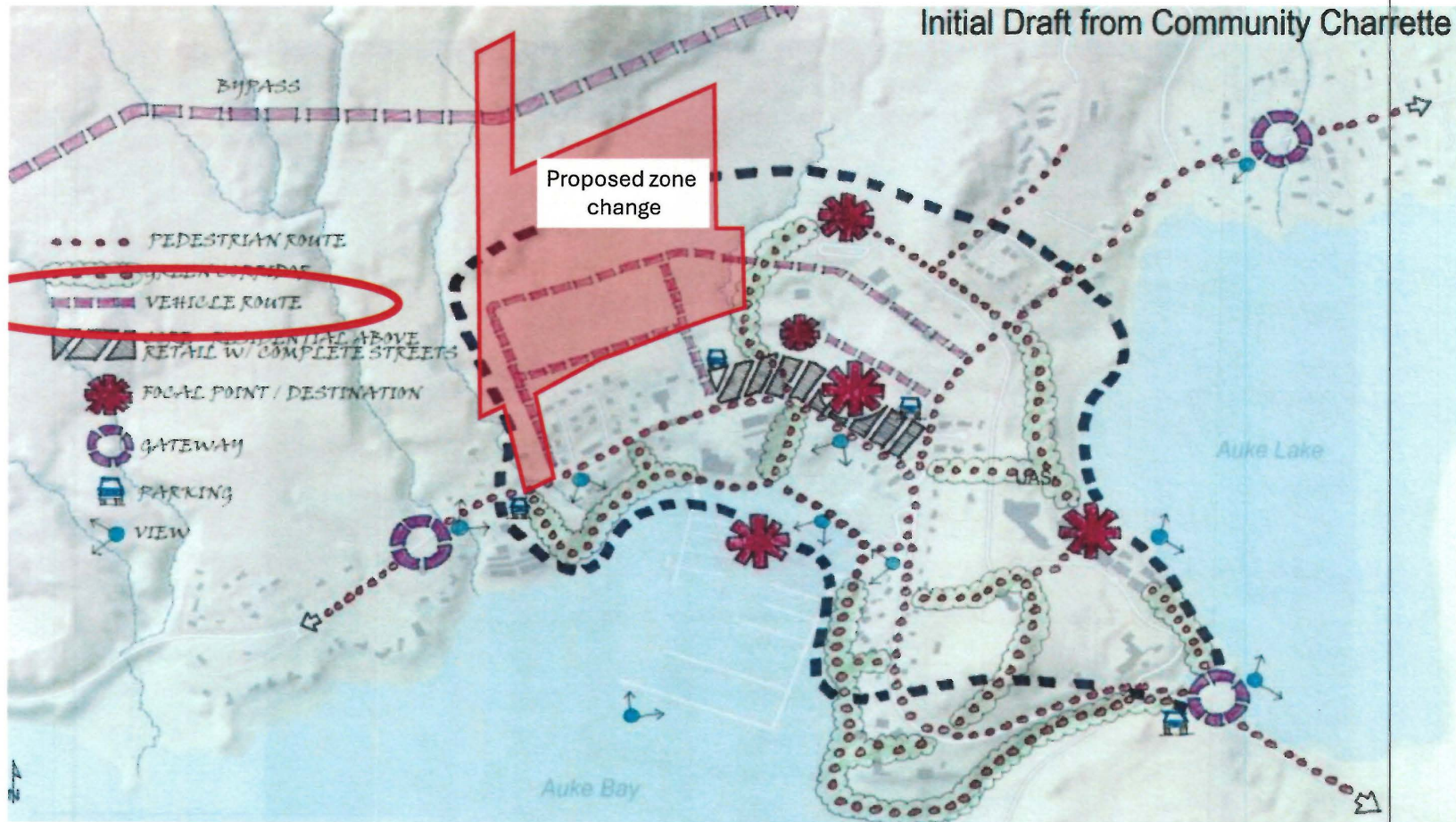
Auke Bay Rezone Request
CBJ Property Management Map



Attachment A - Application.

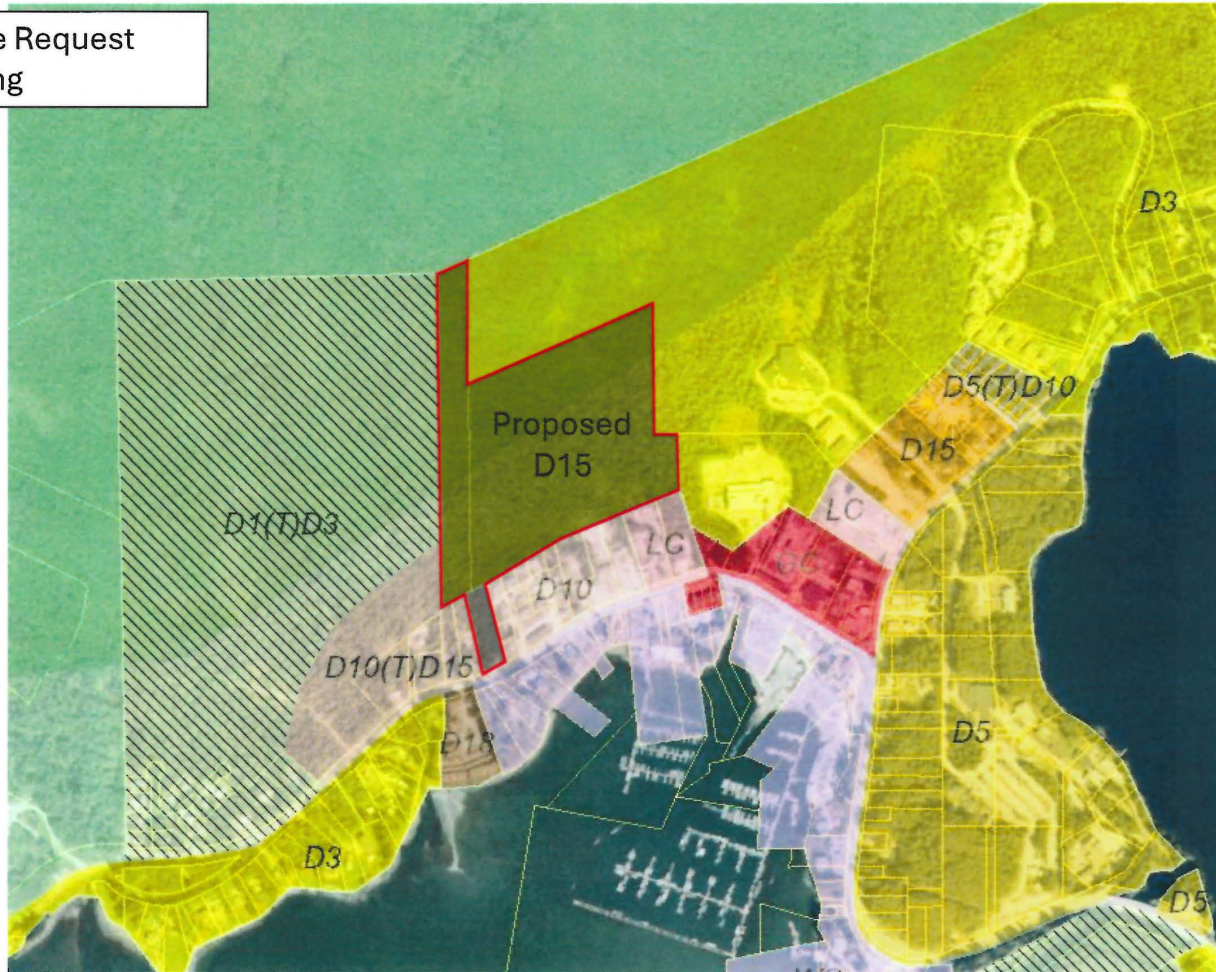


Attachment A - Application.



“This map was the initial draft from the community and represents the long-range vision for the area. As the area develops and priorities evolve, the map will need to be reviewed and updated from time to time.”

Auke Bay Rezone Request
Requested Zoning





(907) 586-0715

CDD_Admin@juneau.gov

www.juneau.org/community-development

155 Heritage Way • Juneau, AK 99801

Case name

Case Number: PAC2023 0045
 Applicant: Dan Bleidorn
 Property Owner: CBJ & private
 Property Address: Multiple properties (Auke Bay)
 Parcel Code Number: 4B2801030121, 4B2801030150, 4B2801040220, 4B2801040270
 Site Size: Multiple size
 Zoning: Multiple Zoning
 Existing Land Use: Vacant

Conference Date: November 8, 2023

Report Issued: November 22, 2023

DISCLAIMER: *Pre-application conferences are conducted for the purpose of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application and are not a guarantee of final project approval.*

List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Dan Bleidorn	Applicant	Dan.Bleidorn@juneau.gov
Emily Suarez	Planning	Emily.Suarez@juneau.gov
Eddie Quinto	Permits	Edward.Quinto@juneau.gov
	General Engineering	xxx.xxx@juneau.gov

Revised 5/07/2021

i:\documents\cases\2023\pac\pac23-045 cbj lands rezone inquiry\pac23-45 draft (auke bay).doc

Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports.

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

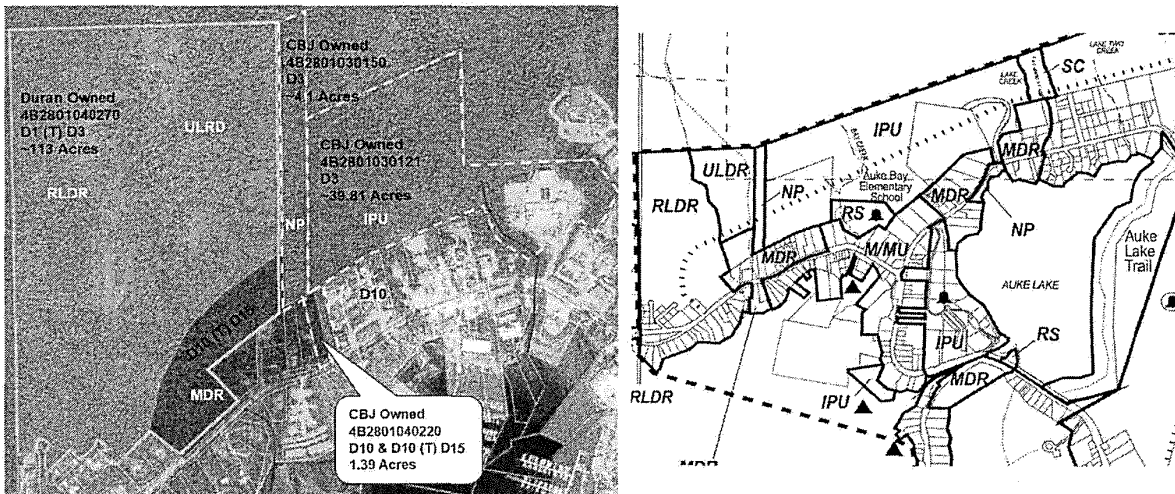
Project Overview

Rezone process/criteria: CBJ 49.75 Article I, Rezonings.

CBJ 49.75.110. *Initiation.* A rezoning may be initiated by the director, the commission or the assembly at any time during the year. A developer or property owner may initiate a request for rezoning in January or July only. Adequate public notice shall be provided by the director to inform the public that a rezoning has been initiated.

CBJ 49.75.120. *Restrictions on Rezonings.* Rezoning requests covering less than two acres shall not be considered unless the rezoning constitutes an expansion of an existing zone. Rezone requests which are substantially the same as a rezoning request rejected within the previous twelve months shall not be considered. A rezoning shall only be approved upon a finding that the proposed zone district and the used allowed therein are in substantial conformance with the land use maps of the comprehensive plan.

The lots have different zoning designations. The proposed re-zone (D10/D15) would be an expansion of existing zoning. The privately owned lot has two transition zones, D1 (T) D3 and D10 (T) D15. Up-zoning transitions are feasible when water and sewer services are available. Substantial conformance with the maps of the 2013 Comprehensive Plan will need to be established.



Links to the 2013 Comprehensive Plan and 2015 Auke Bay Area Plan can be found below.

Links: [2013 Comprehensive Plan](#)

[2015 Auke Bay Area Plan](#)

Planning Division

1. **Zoning** – The proposal is to re-zone four (4) lots from D3 to D10 and D15. 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 [49.25.2.10(b)].

the D-10 and D-15, residential districts, are intended to accommodate primarily multifamily residential development at 10 and 15 units per acre respectively. These are relatively low-density multifamily districts. Many uses allowed in D3 are allowed in D10 and D15 [49.25.2.10(e)].

In the 2013 Comprehensive Plan, this area is characterized by urban or suburban residential lands with detached single-family units, duplex, cottage or bungalow housing, zero-lot-line dwelling units. Any commercial development should be of a scale consistent with a single-family residential neighborhood.

The 2015 Auke Bay Area Plan promotes rezoning within the area and recommends the review of the area plan to avoid incompatible land use during the rezoning process.

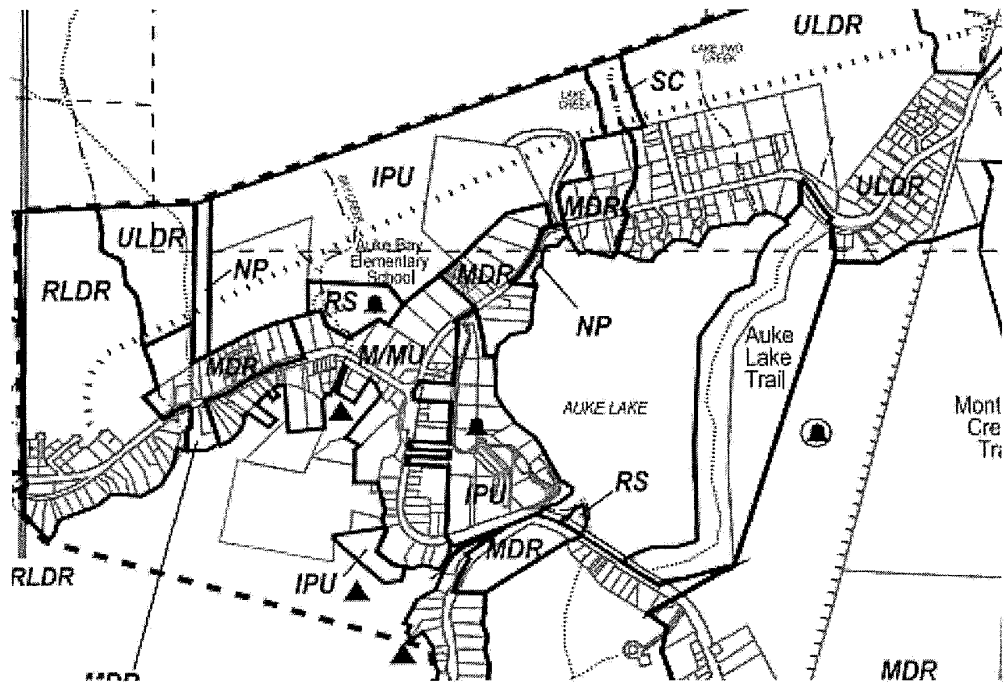
Minimum dimensional standards:

Lot requirement	D3	D10	D15
Minimum lot size	12,000 SF	6,000 SF	5,000 SF
Minimum lot size (Bungalow)	6,000 SF	3,000 SF	3,000 SF
Minimum lot size (Duplex)	18,000 SF	Not allowed	Not allowed
Minimum lot size (Common wall)	Not allowed	5,000 SF	3,500 SF
Minimum lot width	100 feet	50 feet	50 feet
Minimum lot width (Bungalow)	50 feet	25 feet	25 feet
Minimum lot width (Common wall)	Not allowed	40 feet	30 feet

2. **Land Use Designations** – The re-zone proposal is in Subarea 3, Map E of the 2013 Comprehensive Plan. The areas identified on Map E are classified as:
 - **Rural/Low Density Residential (RLDR).** Rural residential land at densities of one to three dwelling units per acre, based on existing platting and capability of the land to accommodate on-site septic systems and wells or whether the land is served by municipal water and sewer service.
 - **Urban/Low Density Residential (ULDR).** These lands are characterized by urban or suburban residential lands with detached single-family units, duplex, cottage or bungalow housing, zero-lot-line dwelling units and manufactured homes on permanent foundations at densities of one to six units per acre. Any commercial development should be of a scale consistent with a single-family residential neighborhood, as regulated in the Table of Permissible Uses (CBJ 49.25.300).
 - **Medium Density Residential (MDR).** These lands are characterized by urban residential lands for multifamily dwelling units at densities ranging from 5 to 20 units per acre. Any commercial development should be of a scale consistent with a residential neighborhood, as regulated in the Table of Permissible Uses (CBJ 49.25.300).
 - **Institutional and Public Use (IPU).** Lands that are in public ownership and dedicated for a variety of public uses, such as the University of Alaska Southeast; local, state and federal government uses; and for such public facilities as community gardens, schools, libraries, fire stations, treatment plants, and public sanitary landfills. Included are potential sites for future boat

harbors, schools, parks, farmers markets, publicly-supported arts events, permitted arts or food-service kiosks or sales activities, parking facilities and road and public transit system easements. Also included are public aircraft facilities. The public use of these lands will vary widely, so IPU-designated lands can be under any zoning district, with the uses thereon appropriate for that zone as regulated in the Table of Permissible Uses (CBI 49.25.300); the zone of any particular public use should be the same district as the surrounding or abutting lands.

- **Natural Area Park (NP).** Natural Area Parks are CBJ-owned lands characterized by areas of natural quality designed to serve the entire community by providing fish and wildlife habitat, open space/natural areas, access to water, and opportunities for passive and dispersed recreation activities. No development should be permitted other than structures, roads and trails necessary for the maintenance and protection of the resources or for managed public access for education and passive recreation purposes; this may include parking areas, educational kiosks, cabins, rest stations and similar convenience services for the recreational enthusiast. These lands should be zoned to prevent residential, commercial, and industrial development, as well as resource extraction activities. The CBJ should retain ownership of these lands.
- **Recreational Service Park (RS).** Recreation Service Parks include CBJ-owned lands with parks developed for active recreation, programmed use, and/or community gardens. Recreation, parking, playgrounds and fields, ski lifts, All-Terrain Vehicle (ATV) riding parks, rifle ranges, operations and maintenance-related structures are possible uses or components of RS designated lands. These lands should be zoned to prevent residential, commercial, and industrial development, as well as resource extraction activities beyond those accessory to park development. The CBJ should retain ownership of these lands. As many of the existing RS-designated lands are smaller than the minimum area required for a unique zone, these lands must be within the zoning district that surrounds or abuts them.



3. Table of Permissible Uses –

Use Description	D3	D10	D15
1.110 Single-family detached, one dwelling per lot	Allowed	Allowed	Allowed
1.121 Single-family detached, two dwellings per lot	Allowed	Not allowed	Not allowed
1.130 Single-family detached, accessory apartment	Allowed if minor development. CUP required if major development.	Allowed if minor development. CUP required if major development.	Allowed if minor development. CUP required if major development.
1.140 Single-family detached, two dwellings per lot, accessory apartments	Allowed if minor development. CUP required if major development.	Not allowed	Not allowed
1.200 Duplex	Allowed	Allowed	Allowed
1.300 Multifamily	Not allowed	Allowed if minor development. CUP required if major development.	Allowed if minor development. CUP required if major development.
1.910 Common wall, two dwelling units	Not allowed	Allowed	Allowed
1.920 Common wall, three or more dwelling units	Not allowed	Allowed if minor development. CUP required if major development.	Allowed if minor development. CUP required if major development.

4. Subdivision – N/A

5. Setbacks –

Minimum setbacks required	D3	D10	D15
Front yard setback	25 feet	20 feet	20 feet
Rear yard setback	25 feet	20 feet	15 feet
Side yard setback	10 feet	5 feet	5 feet
Street side yard setback	17 feet	13 feet	13 feet

6. Height –

Maximum height permissible	D3	D10	D15
Permissible uses	35 feet	35 feet	35 feet
Accessory uses	25 feet	25 feet	25 feet

7. **Access** – According to the roadway classification Map B, Glacier Highway is classified as an arterial. The transportation section of the 2015 Auke Bay Area Plan recommends preservation of space for a future right-of-way for the DOT&PF bypass route north of the developed areas of Auke Bay.
8. **Parking & Circulation**– Parking requirements will need to comply with CBJ 40.40.210(a)
9. **Lot Coverage** – Minimum lot coverage is 35% for D3; 50% for D10 & D15.
10. **Vegetative Coverage** – Minimum vegetative cover is 20% for D3; 30% for D10 & D15.
11. **Lighting** – N/A
12. **Noise** –N/A
13. **Flood** – Lots are not in a mapped flood zone.
14. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – Lots are not in a mapped hazard area.
15. **Wetlands** – Lots are within mapped wetlands. Special regulations may apply.
16. **Habitat** – Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling.

The Alaska Department of Fish and Game (ADF&G) notes four streams flowing into Auke Bay that have been officially catalogued as anadromous waters. Six additional cataloged streams supporting anadromous fish flow into Auke Lake, itself a cataloged lake.

These waterbodies are protected by a minimum 50-foot, no development, habitat setbacks in the CBJ Land Use Code, section 49.70.310, and are designated as Stream Corridor in the Comprehensive Plan.
17. **Plat or Covenant Restrictions** – N/A.
18. **Traffic** – A Traffic Impact Analysis (TIA) is required for development that are projected to generate 500 or more average daily trips (ADT) (49.40.300). A TIA may be required if determined that the future uses of the proposed rezone will have an impact on safety or travel.

ADOT&PF TIA review required if:
 - A project directly accesses ADOT&PF infrastructure, OR
 - If indirect access will increase trips on ADOT&PF infrastructure by more than 100 trips.
19. **Nonconforming situations** – There are no known nonconforming situations.

Building Division

20. **Building** –
21. **Outstanding Permits** –

General Engineering/Public Works

22. **Engineering** –
23. **Drainage** –
24. **Utilities** – (water, power, sewer, etc.)

Fire Marshal

25. **Fire Items/Access** –

Other Applicable Agency Review

26. DOT&PF / Alcohol Beverage Control Board / Army Corps / DEC (wastewater) / DNR / USF&W / F&G / FAA / Corrections...

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Rezone Application (AME)
2. Development Permit Application (DPA)

Additional Submittal Requirements

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.
2. Application forms
3. A narrative including the following:
 - a. Potential impacts to public infrastructure
 - b. How the requested rezone complies with both the maps and the policies of the Comprehensive Plan and the Auke Bay Area Plan.
 - c. A comparison between uses that may become nonconforming with the proposed zone change and uses that may become conforming with the proposed zone change.
4. A site plan that identifies the proposed area for zone change
5. Fees

Exceptions to Submittal Requirements

Submittal requirements that staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. N/A

Fee Estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Zone changes: \$600
2. Public Notice Sign: \$150, with a \$100 refundable if the sign is returned within seven days of the scheduled hearing date.

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/community-development.

Submit your Completed Application

You may submit your application(s) online via email to permits@juneau.gov

OR in person with payment made to:

City & Borough of Juneau, Permit Center
230 South Franklin Street
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715

Web: www.juneau.org/community-development

Attachments:

49.25.300 – Table of Permissible Uses

49.75 Article I – Rezoning

DPA – Development Permit Application

AME – Zone Change Application

***Chapter 49.75 REZONINGS, SPECIAL STANDARDS, REGULATIONS AND TEXT
AMENDMENTS***

ARTICLE I. REZONINGS

49.75.110 Initiation.

A rezoning may be initiated by the director, the commission, or the assembly at any time during the year. A developer or property owner may initiate a request for rezoning in January or July only. Adequate public notice shall be provided by the director to inform the public that a rezoning has been initiated.

(Serial No. 87-49, § 2, 1987)

49.75.120 Restrictions on rezonings.

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.

(Serial No. 87-49, § 2, 1987; Serial No. 2012-31(b), § 2, 8-27-2012)

49.75.130 Procedure.

A rezoning shall follow the procedure for a major development permit except for the following:

- (a) The commission shall make a recommendation to the assembly to approve, approve with modifications, or deny a rezoning request. The commission shall prepare written findings in support of its recommendation. The commission's notice of recommendation shall be posted on the department's website within ten days of the public hearing on the proposed rezone. If the commission recommends approval of the rezoning request or approval with modifications, the director shall forward the commission's written recommendation to the assembly with an ordinance to amend the official zoning map in accordance with the recommendation. If the commission recommends denial, the amendment shall be deemed disapproved unless the applicant files a notice of protest in accordance with CBJ 49.75.130(b).
- (b) Protests.
 - (1) An applicant may protest the commission's recommendation to deny the rezoning by filing a written statement with the municipal clerk within 20 days of the commission's written notice of recommendation for denial, requesting that an ordinance amending the zoning map as set out in the application be submitted for action by the assembly. The director shall, within 30 days of the filing of the protest with the municipal clerk, prepare a draft ordinance to be appended to the notice of recommendation for consideration by the assembly.

-
- (2) Any person may protest the commission's recommendation to approve a rezoning request or approve a rezoning request with modification by filing a written protest with the municipal clerk within 20 days of the commission's written notice of recommendation.
 - (3) In the case of a timely filed protest and after introduction of the proposed ordinance at a regularly scheduled assembly meeting, the assembly shall hold a public hearing on the proposed rezoning. At the close of the hearing, the assembly shall approve the zoning map amendment as recommended by the commission, approve the zoning map amendment with modifications, or deny the zoning map amendment.
 - (c) All rezonings shall be adopted by ordinance, and any conditions thereon shall be contained in the ordinance. Upon adoption of any such ordinance, the director shall cause the official zoning map to be amended in accordance with the adopted ordinance.

(Serial No. 87-49, § 2, 1987; Serial No. 2012-11, § 2, 4-2-2012 ; Serial No. 2014-14(c)am , § 2, 4-6-2015, eff. 5-7-2015; Serial No. 2015-03(c)(am), § 57, 8-31-2015)

ARTICLE II. SPECIAL STANDARDS

49.75.210 Bonus standards and criteria.

The commission may adopt regulations under chapter 01.60, establishing standards and criteria for awarding bonuses.

(Serial No. 87-49, § 2, 1987; Serial No. 96-41, § 18, 1996)

49.75.220 Historic district design review standards.

- (a) The commission may adopt and enforce regulations under chapter 01.60, establishing standards for the historic district.
- (b) Such standards may include criteria relating to:
 - (1) The relationship of structures to the site and to each other;
 - (2) The relationship of structures to adjoining sites and structures;
 - (3) Landscaping and site treatment;
 - (4) Building and structure design, including:
 - (A) Architectural style;
 - (B) Use of color, including exterior structure lighting;
 - (C) Location and visibility of mechanical equipment;
 - (D) Exterior site lighting; and
 - (E) Variations in multi-structure developments.
 - (5) Design features, arrangement, location, color, illumination and similar features of signs not otherwise regulated by this title;
 - (6) Design and aesthetic standards for outside furniture and miscellaneous structures; and

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(Supp. No. 152)

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- (7) Such other matters as may be appropriate and which will help provide consistency in agency decisions and guidance to property owners in making site development plan applications.

(Serial No. 87-49, § 2, 1987; Serial No. 96-41, § 19, 1996; Serial No. 99-22, § 14, 1999)

Administrative Code of Regulations cross references—Design review district standards, Part IV, § 04 CBJAC 060.010 et seq.; historic district standards, Part IV, § 04 CBJAC 080.010 et seq.

ARTICLE IV. TEXT AMENDMENTS

49.75.410 Text amendments.

- (a) *Commission initiated.* The commission shall initiate an amendment to this title by holding a public hearing to consider whether it should recommend such amendment to the assembly. The director shall provide at least ten days public notice of the hearing.
- (b) *Assembly initiated.* The assembly shall initiate an amendment to this title by referring such amendment to the commission for proceeding in accordance with subsection (a) of this section.

(Serial No. 87-49, § 2, 1987)

PART II - CODE OF ORDINANCES
TITLE 49 - LAND USE
Chapter 49.70 - SPECIFIED AREA PROVISIONS
ARTICLE II. HILLSIDE DEVELOPMENT

ARTICLE II. HILLSIDE DEVELOPMENT

49.70.200 Purposes.

The purposes of this article are to:

- (1) Ensure that hillside development provides erosion and drainage control to protect adjoining parcels;
- (2) Protect waterways from sedimentation and pollution;
- (3) Minimize injury or damage to people or property from natural or artificial hazards in hillside development; and
- (4) Minimize any adverse aesthetic impact of hillside development.

(Serial No. 87-49, § 2, 1987)

49.70.210 Applicability and scope.

- (a) This article applies to all development on hillsides in the City and Borough that involves the following:
 - (1) Removal of vegetative cover;
 - (2) Excavation of any slope in excess of 18 percent;
 - (3) Creation of a new slope in excess of 18 percent for a vertical distance of at least five feet; or
 - (4) Any hazard area identified on the landslide and avalanche area maps dated September 9, 1987, consisting of sheets 1—8, as the same may be amended from time to time by the assembly by ordinance or any other areas determined to be susceptible to geophysical hazards.
- (b) All hillside development endorsement applications shall be reviewed by the planning commission, except the following may be reviewed by the director:
 - (1) An excavation below finished grade for basements and footings of a building, a retaining wall or other structure authorized by a building permit, provided that this shall not exempt any fill made with the material from such excavation nor any excavation having an unsupported height greater than two feet after the completion of the associated structure.
 - (2) Graves.
 - (3) Mining, quarrying, excavating, processing, or stockpiling of rock, sand, gravel, aggregate or clay provided such operations do not affect the location or peak volume of runoff, the location or amount of standing water, or the lateral support for, the stresses in, or the pressure upon, any adjacent or contiguous property.
 - (4) Exploratory excavations less than 200 square feet in area and under the direction of a civil engineer with knowledge and experience in the application of geology in the design of civil work.
 - (5) An excavation which:
 - (A) Is less than two feet in depth and covers less than 200 square feet; or

-
- (B) Does not create a cut slope greater than five feet in height or steeper than one and one-half horizontal to one vertical.

~~(6) A fill less than one foot in depth and intended to support structures which fill is placed on natural terrain with a slope flatter than five horizontal to one vertical, which does not exceed 20 cubic yards on any one lot and which does not obstruct a drainage course.~~

(7) A fill less than three feet in depth and not intended to support structures which fill is placed on natural terrain on a slope flatter than five horizontal to one vertical, which does not exceed 50 cubic yards on any one lot and which does not obstruct a drainage course.

(8) Minor development.

(Serial No. 87-49, § 2, 1987; Serial No. 2006-15, § 22, 6-5-2006; Serial No. 2015-03(c)(am), § 51, 8-31-2015)

49.70.220 Hillside development endorsement application.

- (a) All development on hillsides shall be pursuant to a hillside development endorsement.
- (b) The developer shall apply for and obtain a hillside development endorsement prior to any site work other than land and engineering surveys and soils exploration.

(Serial No. 87-49, § 2, 1987; Serial No. 2015-03(c)(am), § 52, 8-31-2015)

49.70.230 Fees.

The City and Borough shall charge the developer the gross hourly rate for professional review of the application and for inspection. The developer shall deposit one percent of the value of the site development, excluding that portion of the site determined by the engineer to be subject to a public transmission facility permit, in a specially designated reserve account, against which the City and Borough may bill its documented time and expenses. The developer shall promptly replenish this amount when requested, and no endorsement may be issued if there is any deficiency in the developer's reserve account. All unexpended funds in the reserve account shall be returned to the developer upon final approval of development or when the engineer is satisfied that the work under the hillside development endorsement has been completed and the requirements of this chapter have been met.

(Serial No. 87-49, § 2, 1987)

49.70.240 Application.

The application shall be accompanied by the following materials, which shall be signed and stamped by a civil engineer, architect, geologist or land surveyor licensed in the State of Alaska:

- (1) A vicinity map, at a clear and legible scale, showing roads, place and street names and natural waterbodies.
- (2) Site maps, showing the present condition of the site at a clear and legible scale compatible with the size of the development and including:
- (A) Two-foot contours for flat terrain or five-foot contours for steep terrain and extending 50 feet in all directions beyond the development site; 12 percent line, 30 percent line;
- (B) Water bodies, tidelands and drainage ways from the development site to accepting natural waterbody;

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- (C) Lot boundaries and easements for the site and adjacent lots; and
 - (D) Existing improvements on the site and adjacent lots, including structures, roads, driveways and utility lines.
- (3) The application shall include a finished proposed site plan at a clear and legible scale that includes the following information:
- (A) Finished grade at two-foot contours for flat terrain or five-foot contours for steep terrain and extending 50 feet in all directions beyond the development site; 12 percent line, 30 percent line.
 - (B) Water bodies, tidelands and drainage ways, and temporary and permanent drainage systems from the development site to the accepting natural waterbody.
 - (C) Lot boundaries, easements and setback lines.
 - (D) The location of improvements including structures, roads, driveways, utility lines, culverts, walls and cribbing.
 - (E) Clearing limits of existing vegetative cover.
 - (F) A cross section of the development site.
- (4) The application shall include detailed engineering drawings of roads, driveways, parking areas, structural improvements for foundations, off-site stormwater runoff systems; cross sections and road elevations.
- (5) A description of the source and type of any off-site fill, and the site for depositing excess fill.
- (6) A landscaping plan, including all trees to be retained in excavation areas, all plant species and locations; temporary slope protection measures; erosion and siltation control measures; seeding or sodding materials, a planting and maintenance program; and methods of stabilization and protection of bare slopes.
- (7) An engineering geologic report, including a summary of the relevant surface and bedrock geology of the site, a discussion of active geologic processes with conclusions and recommendations regarding the effect of geologic factors on the proposed development; data regarding the nature, distribution and relevant parameters of existing soils, recommendations for grading procedures; design criteria for corrective measures as necessary, and recommendations covering the suitability of the site for the proposed development.
- (8) A work schedule, by phase.
- (9) Such other different or more detailed submissions as may be required.
- (Serial No. 87-49, § 2, 1987; Serial No. 2015-03(c)(am), § 54, 8-31-2015)

49.70.250 Standards for approval.

Hillside development shall meet the following minimum standards:

- (1) *Roads.* The City and Borough road standards shall apply to hillside development, except that:
 - (A) *Modification of standards.* The engineer or planning commission may modify road standards as identified in subsections (1)(B) and (C) of this section, if:
 - (i) The developer's traffic analysis and circulation, land ownership, and development patterns indicate future use of the roadway at less than collector street levels;

-
- (ii) The modification would enable the development to meet, or more closely approximate, the criteria set forth in section 49.70.260; and either
 - ~~(iii) The proposed road or access in question would result in a permanent cul-de-sac; or~~
 - (iv) A secondary access to the proposed development exists or will be developed as a part of the project.
- (B) *Road width.* The width of a section of residential roadway may be narrowed to 20 feet, with a single four-foot pedestrian way and underground storm drain system, if:
- (i) The section is not more than 200 feet in length, and is separated from other such sections by at least 100 feet of standard roadway;
 - (ii) No entrances, intersections or parking are allowed in the section;
 - (iii) Guard rails, if any, are designed to permit the passage of plowed snow;
 - (iv) There is at least a 200-foot line of sight along the centerline of the section;
 - (v) The section enables the development to meet, or more closely approximate, the criteria set forth in section 49.70.260;
 - (vi) Grouped off-street parking spaces are provided at the entry to the section; and
 - (vii) Adequate provision is made for storage of snow.
- (C) *Road grade.* The grade of a section of residential roadway may be increased to a maximum of 15 percent if:
- (i) The section is not more than 200 feet in length and separated from other such sections by at least 100 feet of roadway;
 - (ii) No entrances or intersections are allowed in the section;
 - (iii) Through intersections at the end of the section have approaches at least 50 feet long measured from the edge of the traveled way of the crossroad and are at a grade of eight percent or less; intersections requiring a full stop have approaches no less than 20 feet long at a grade of two percent or less, or no less than 50 feet long at a grade between two and six percent;
 - (iv) Any guard rails are designed to permit the passage of plowed snow;
 - (v) All sight distances conform to standards of the American Association of State Highway and Transportation Officials; and
 - (vi) The section enables the development to meet, or more closely approximate, the criteria set forth in section 49.70.260.
- (2) *Weather.* The engineer may prohibit a developer from earthmoving during periods of very wet soil conditions, in which case the permit shall be extended by a like period.
- (3) *Sediment.* The developer shall not allow any increase in sediment to flow off-site during or after construction if such would be likely to cause an adverse impact on a down slope lot or waterbody.
- (4) *Peak discharge.* The developer shall ensure that during and after construction of major development, the peak discharge of all streams and natural drainage ways at the down slope boundary shall be no greater than that occurring prior to excavation.

(Serial No. 87-49, § 2, 1987)

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49.70.260 Criteria.

The commission or director shall consider the extent to which the development meets the following criteria:

- (1) *Soil erosion.* Soil disturbance and soil erosion shall be minimized and the effects thereof mitigated.
- (2) *Existing vegetation.* Depletion of existing vegetation shall be minimized.
- (3) *Contours.* The developer shall recontour the finished grade to natural-appearing contours which are at or below 30 percent or the natural angle of repose for the soil type, whichever is lower, and which will hold vegetation.
- (4) *Time of exposure and soil retention.* The developer shall minimize the period of time that soil is exposed and shall employ mats, silt blocks or other retention features to maximize soil retention.
- (5) *Replanting.* The developer shall mat, where necessary, and plant all exposed soil in grass or other soil-retaining vegetation and shall maintain the vegetation for one full growing season after planting.
- (6) *Drainage.* The developer shall minimize disturbance to the natural course of streams and drainage ways. Where disturbance is unavoidable, the developer shall provide a drainage system or structures which will minimize the possibility of sedimentation and soil erosion on-site and downstream and which will maintain or enhance the general stream characteristics, spawning quality, and other habitat features of the stream and its receiving waters. Where possible, development shall be designed so lot lines follow natural drainage ways.
- (7) *Foundations.* The developer shall ensure that buildings will be constructed on geologically safe terrain.
- (8) *Very steep slopes.* The developer shall minimize excavation on slopes over 30 percent.
- (9) *Soil retention features.* The developer shall minimize the use of constructed retention features. Where used, their visual impact shall be minimized through the use of natural aggregate or wood, variation of facade, replanted terraces, and the like.
- (10) *Wet weather periods.* The developer shall minimize exposure of soil during the periods of September 1—November 30 and March 1—May 1.

(Serial No. 87-49, § 2, 1987; Serial No. 2015-03(c)(am), § 54, 8-31-2015)

49.70.270 Conditions on approval.

The commission or director may place conditions upon a hillside development endorsement as necessary or desirable to ensure that the spirit of this chapter will be implemented in the manner indicated in the application. Fulfillment of conditions shall be certified by the engineer. The conditions may consist of one or more of the following:

- (1) *Development schedule.* The commission or director may place a reasonable time limit on or require phasing of construction activity associated with the development or any portion thereof, in order to minimize construction-related disruption to traffic and neighbors or to ensure that the development is not used or occupied prior to substantial completion of required improvements.
- (2) *Dedications.* The commission or director may require conveyances of title or other legal or equitable interests to public entities, public utilities, a homeowner's association, or other common entities. The developer may be required to construct any public facilities, such as drainage retention areas, to City and Borough standards prior to dedication.

(3) *Construction guarantees.* The commission or director may require the posting of a bond or other surety or collateral providing for whole or partial releases, in order to ensure that all required improvements are constructed as specified in the approved plans.

(4) *Lot size.* If justified by site topography, the commission or director may require larger lot areas than prescribed by zoning requirements.

(Serial No. 87-49, § 2, 1987; Serial No. 2015-03(c)(am), § 55, 8-31-2015)

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 29 acres of USS 3820 LT3 B1, USS 3820 LT 3 TR A, and USS2391 LT 1, accessed via Glacier Highway in the Auke Bay area.

WHEREAS, USS 3820 LT3 B1, 39.81 acres, is currently zoned D3; and

WHEREAS, approximately 28 acres of USS 3820 LT3 B1 is designated in the 2013 Comprehensive Plan as “Institutional and Public Use;” and

WHEREAS, “Institutional and Public Use” land use supports rezoning to D15 due to Assembly housing development priorities, accommodating housing for staff of the US Coast Guard Icebreaker MV Aiviq, and city government concerns about residences in the path of Mendenhall River flooding; and

WHEREAS, approximately 1 acre of USS 3820 LT3 B1 is designated in the 2013 Comprehensive Plan as “Recreational Service Park;” and

WHEREAS, “Recreational Service Park” is required to be zoned to prevent residential, commercial and industrial development; and

WHEREAS, There is currently no zoning district that will prevent residential, commercial and industrial development; and

WHEREAS, USS 2391 LT 1, 1.39 acres, is currently zoned D10 and D3 (T) D15; and

WHEREAS, USS 2391 LT 1 is designated in the 2013 Comprehensive Plan as “Medium Density Residential,” and

WHEREAS, “Medium Density Residential” land use supports rezoning to D15; and

WHEREAS, USS 2391 LT 1, currently provides parking to access Spaulding Meadows Trail; and

WHEREAS, Development of USS 2391 LT 1 to provide access to the rezone area will require moving Spaulding Meadows Trail parking; and

WHEREAS, USS 3820 LT 3 TR A, 4.1 acres, is currently zoned D3; and

WHEREAS, USS 3820 LT 3 TR A accommodates Spaulding Meadows Trail; and

WHEREAS, USS 3820 LT 3 TR A is designated in the 2013 Comprehensive Plan as “Natural Park;” and

WHEREAS, “Natural Park” is required to be zoned to prevent residential, commercial and industrial development; and

WHEREAS, There is currently no zoning district that will prevent residential, commercial and industrial development; and

WHEREAS, The Table of Permissible Uses requires that parks with improved facilities be approved with a major subdivision (TPU 6.262);

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 28 acres of USS 3820 LT3 B1 from D3 to D15; USS 3820 LT 3 TR A from D3 to D15; and USS2391 LT 1 from D10 and D3(T)D15 to D15.

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

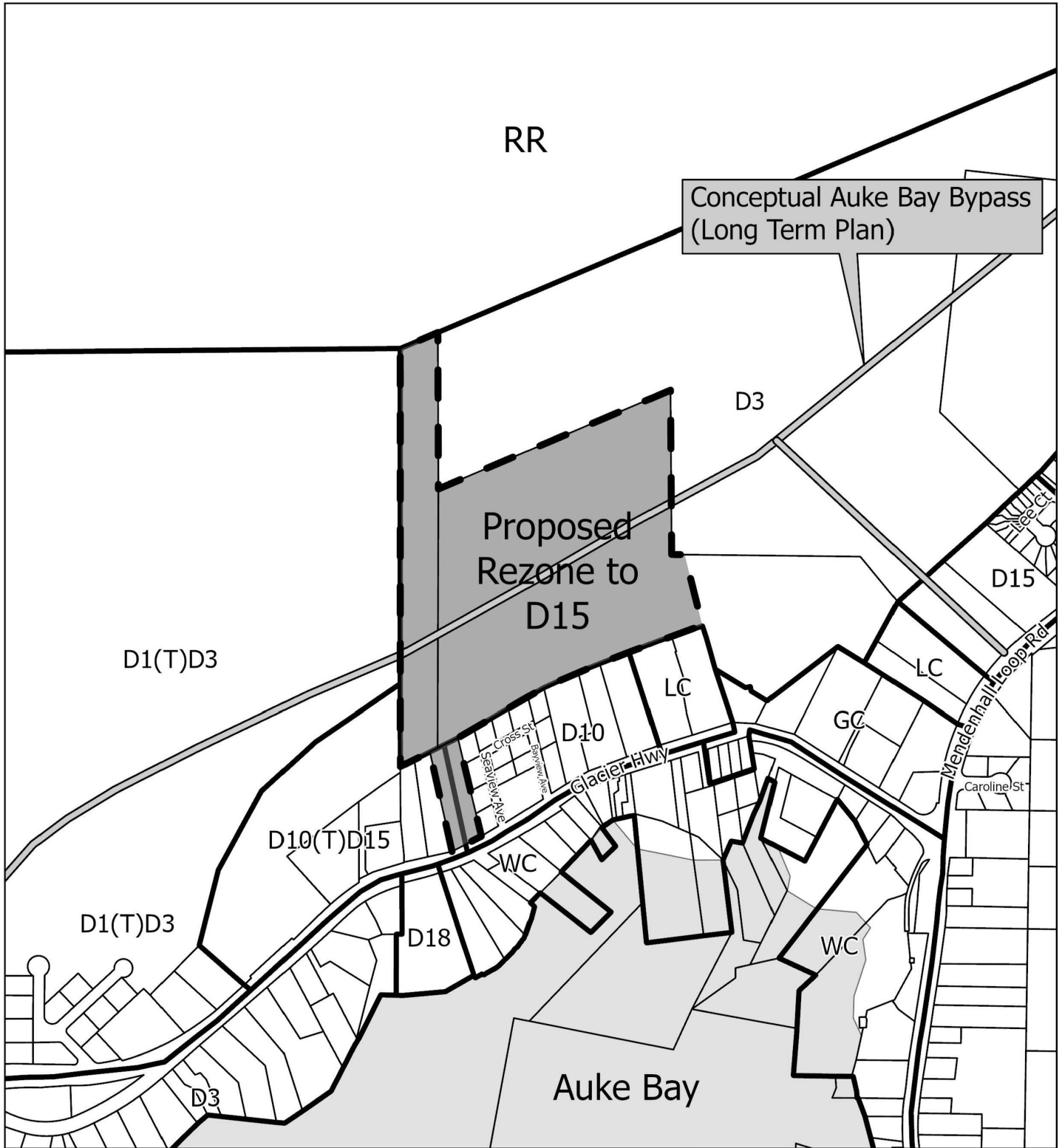
Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2024.

Beth Weldon, Mayor

Attest:

Beth McEwen, Municipal Clerk

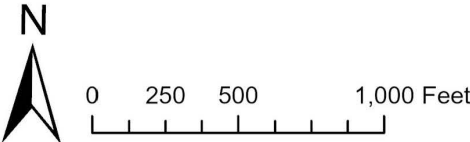


Conceptual Auke Bay Bypass
(Long Term Plan)

Proposed
Rezone to
D15

Zone change for USS 3820, Lot 3 Tract A
and a portion of Lot 3B1 from D3 to D15
and USS 2391, Lot 1
from D10(T)D15 and D10 to D15

CDD Case: AME 2024 0005



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 28 acres of USS 3820 LT3 B1, and USS2391 LT 1, accessed via Glacier Highway in the Auke Bay area.

WHEREAS, USS 3820 LT3 B1, 39.81 acres, is currently zoned D3; and

WHEREAS, approximately 28 acres of USS 3820 LT3 B1 is designated in the 2013 Comprehensive Plan as “Institutional and Public Use;” and

WHEREAS, “Institutional and Public Use” land use supports rezoning to D15 due to Assembly housing development priorities, accommodating housing for staff of the US Coast Guard Icebreaker MV Aiviq, and city government concerns about residences in the path of Mendenhall River flooding; and

WHEREAS, USS 2391 LT 1, 1.39 acres, is currently zoned D10 and D3 (T) D15; and

WHEREAS, USS 2391 LT 1 is designated in the 2013 Comprehensive Plan as “Medium Density Residential,” and

WHEREAS, “Medium Density Residential” land use supports rezoning to D15; and

WHEREAS, USS 2391 LT 1, currently provides parking to access Spaulding Meadows Trail; and

WHEREAS, Development of USS 2391 LT 1 to provide access to the rezone area will require moving Spaulding Meadows Trail parking; and

WHEREAS, USS 3820 LT 3 TR A abuts USS 2391 LT 1; and

WHEREAS, USS 3820 LT 3 TR A accommodates Spaulding Meadows Trail; and

WHEREAS, USS 3820 LT 3 TR A is zoned D3; and

WHEREAS, D3 and D15 would allow trailhead development under paragraph 6.266 of the Table of Permissible Uses; and

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 28 acres of USS 3820 LT3 B1 from D3 to D15; and USS2391 LT 1 from D10 and D3(T)D15 to D15.

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

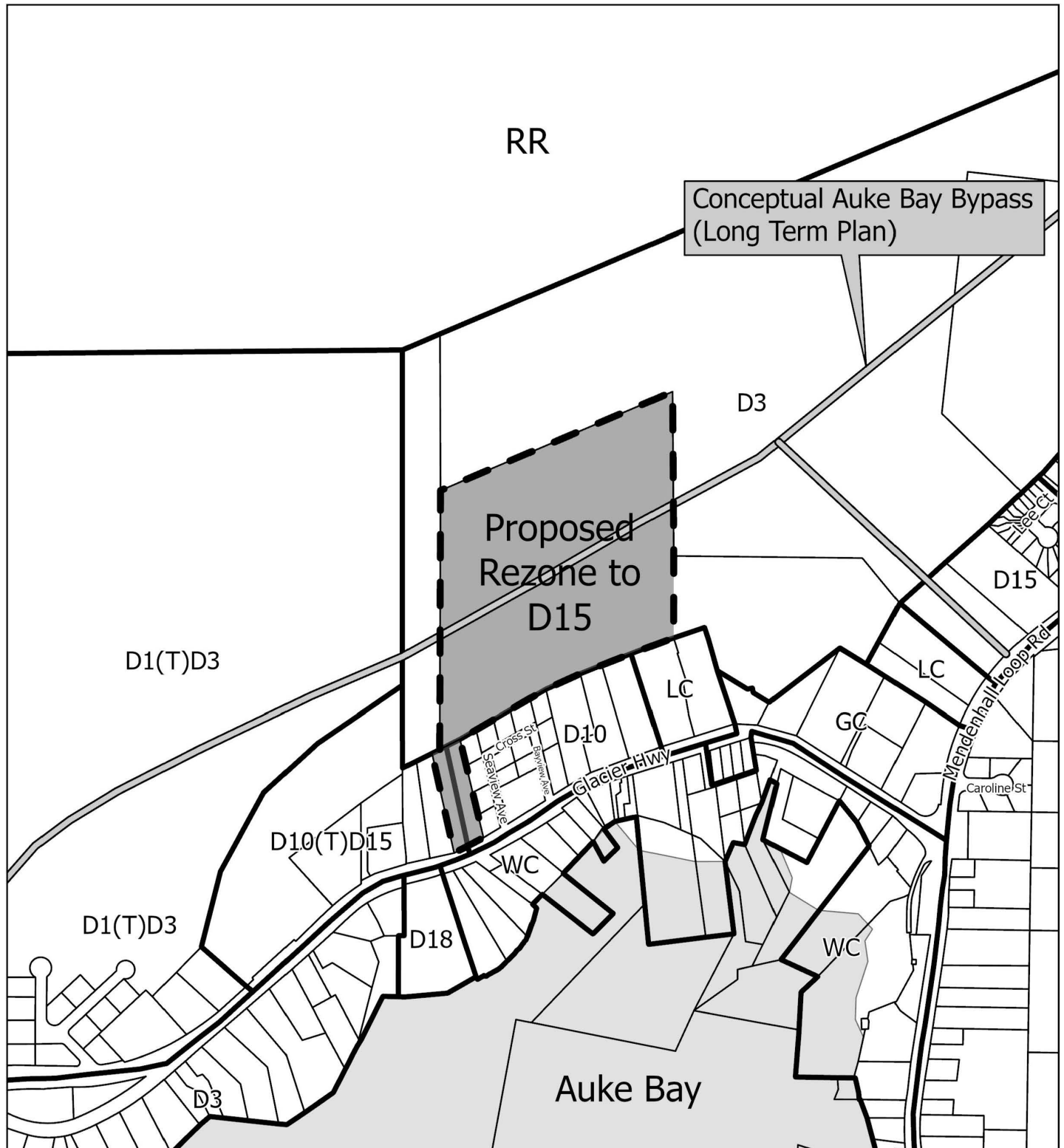
Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2024.

Beth Weldon, Mayor

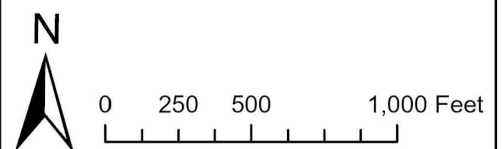
Attest:

Beth McEwen, Municipal Clerk



Zone change for USS 3820, Lot 3B1 from
D3 to D15
and USS 2391, Lot 1
from D10(T)D15 and D10 to D15

CDD Case: AME 2024 0005



	Use Description		D 3	D 10	D 15
1	RESIDENTIAL				
1.1	Single-family dwellings				
	1.11	Single-family detached, one dwelling per lot	1	1	1
	1.12	Single-family detached, two dwellings per lot	1		
	1.13	Single-family detached, accessory apartment ^x	1, 3	1, 3	1, 3
	1.14	Single-family detached, two dwellings per lot, accessory apartments ^x	1, 3		
1.2	Duplex		1	1	1
1.3	Multifamily dwellings			1, 3	1, 3
1.5	Child and Day care homes				
	1.51	Child; 12 or fewer children under the age of 12	1	1	1
	1.52	Reserved			
	1.53	Adult; 12 or fewer people, 12 years and older	1	1	1
	1.54	Reserved			
1.55	Child care residence, 6 to 9 children under 18 years of age		3	3	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	1, 3	1, 3
	1.62	Hotels, motels			
	1.63	Single room occupancies with private facilities		1, 3	1, 3
1.7	Home occupations		1	1	1
1.8	Mobile homes				
	1.81	Residential mobile homes on individual lots ^E	3		
	1.815	Caretakers mobile homes on individual lots ^E	3	3	3
	1.82	Mobile home parks ^E		3	3
	1.83	Mobile home subdivision ^E		3	3
	1.84	Recreational vehicle parks ^F	3 ^F		
1.9	Common wall development				
	1.91	Two dwelling units		1	1
	1.911	Accessory apartments ^x	1, 3	1, 3	1, 3
	1.92	Three or more dwelling units		1, 3	1, 3
	1.93	Two dwelling unit structures allowed under special density considerations, subsections 49.25.510(h)	3	3	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	<i>Reserved</i>			
	2.12	Miscellaneous			

49.25.300 Table of Permissible Uses
8.14.2023

Attachment C - Table of Permissible Uses: comparison.

		Use Description	D 3	D 10	D 15
	2.13	Marine merchandise and equipment			
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	PROFESSIONAL OFFICE, CLERICAL, RESEARCH, REAL ESTATE, OTHER OFFICE SERVICES ^G				
3.05	Offices of not more than 1,000 square feet		3	3	3
3.1	Offices greater than 1,000 but not more than 2,500 square feet			3	3
3.2	<i>Reserved</i>				
3.3	Research, laboratory uses				
3.4	Offices greater than 2,500 square feet				
3.5	Marijuana testing facility				
4	MANUFACTURING, PROCESSING, CREATING, REPAIRING, RENOVATING, PAINTING, CLEANING, ASSEMBLING OF GOODS ^G				
4.05	Light manufacturing				3
4.07	Medium manufacturing				
4.1	Heavy manufacturing				
4.15	Rock crusher		1 ^Q		
4.2	Storage of explosives and ammunition				
4.21	Seafood processing				
4.22	Marijuana product manufacturing facility				
5	EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USES				
5.1	Schools				
	5.11	Elementary and secondary schools including associated grounds and other facilities	3	3	3
	5.12	Trade, vocational schools, commercial schools			
	5.13	Colleges, universities	3	3	3
5.2	Churches, synagogues, temples		3	3	3
5.3	Libraries, museums, art galleries		3	3	3
5.4	Social, fraternal clubs, lodges, union halls, yacht clubs			-	-
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		3	3
	6.13	Theaters seating for 200 or fewer		-	3
	6.135	Theaters seating from 201 to 1,000		-	-
	6.14	Coliseums, stadiums, and other facilities in the 6.100 classification seating more than 1,000 people			
	6.15	Indoor shooting range			
6.2	Outdoor activity conducted outside enclosed buildings or structures				

49.25.300 Table of Permissible Uses
8.14.2023

		Use Description	D 3	D 10	D 15
	6.21	Recreational facilities such as golf, country clubs, swimming, tennis courts not constructed pursuant to a permit authorizing the construction of a school	3	3	3
	6.22	Miniature golf courses, skateboard parks, water slides, batting cages	3	3	3
	6.24	Automobile, motorcycle racing tracks; off-highway vehicle parks			
	6.25	<i>Reserved</i>			
	6.26	Open space	1	1	1
	6.262	Parks with improved facilities, not approved in conjunction with a major subdivision			
	6.264	Capacity for up to 20 people ^w	1	1	1
	6.266	Capacity for more than 20 people ^w	3	3	3
	6.27	Aerial conveyances and appurtenant facilities	3	3	3
	6.28	Shooting ranges			
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				
7.3	Day care centers				
7.31	Child care centers				
7.5	Correctional facilities				
7.6	Sobering centers				
8	RESTAURANTS, BARS, NIGHTCLUBS				
8.05	Small restaurants, less than 1,000 ft ² without drive through service				
8.1	Restaurants, bars without drive through service				
8.2	Restaurants, coffee stands with drive through service				
8.3	Seasonal open air food service without drive through				
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				
9.3	Car wash				
9.4	Boat sales or rental				
9.45	Boat repairs and maintenance				
9.5	Marine fuel, water sanitation				
9.6	Marine commercial facilities including fisheries support, commercial freight, passenger traffic				
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				

49.25.300 Table of Permissible Uses
8.14.2023

Attachment C - Table of Permissible Uses: comparison.

		Use Description	D 3	D 10	D 15
	10.21	All storage within completely enclosed structures			
	10.22	General storage inside or outside enclosed structures			
	10.23	Snow storage basin			
	10.232	Neighborhood, less than ½ acre	3 ²	3 ²	3 ²
	10.235	Regional, ½ to 1 acre	3 ²		
	10.237	Area wide, over 1 acre	3 ²		
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				
10.4	Temporary contractor's storage connected with construction project off-site for a specified period of time		3	3	3
10.5	Moorage				
	10.51	Public, commercial	3		
	10.52	Private	1, 3	1, 3	1, 3
10.6	Floating structures supporting seasonal, commercial recreation		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	1 ^P
	11.12	Enclosed structures for recyclable materials collection	1 ^P , 3	1 ^P , 3	1 ^P , 3
	11.13	Sorting, storage, preparation for shipment occurring outside an enclosed structure			
11.2	Reclamation landfill not associated with a specific use		1, 3	1, 3	1, 3
11.3	Sanitary landfill				
12	SERVICES AND ENTERPRISES RELATED TO ANIMALS				
12.1	Veterinary clinic		3		
12.2	Kennel				
12.25	Day animal services, grooming, walking, day care		3		
12.3	Zoos, aquaria, or wild animal rehabilitation facilities with a visitor component				
12.31	Wild animal rehabilitation facilities without a visitor component		3		
12.4	Horseback riding stables, dog team yards				
13	EMERGENCY SERVICES				
13.1	Fire, police, ambulance		3	3	3
14	AQUACULTURE, AGRICULTURE, SILVICULTURE, MINING, QUARRYING OPERATIONS, SPRING WATER BOTTLING				
14.1	Aquaculture		3		
14.15	Weirs, channels, and other fisheries enhancement		1, 3	1, 3	1, 3
14.2	Commercial agricultural operations				
	14.21	Excluding farm animals	3	3	3

49.25.300 Table of Permissible Uses
8.14.2023

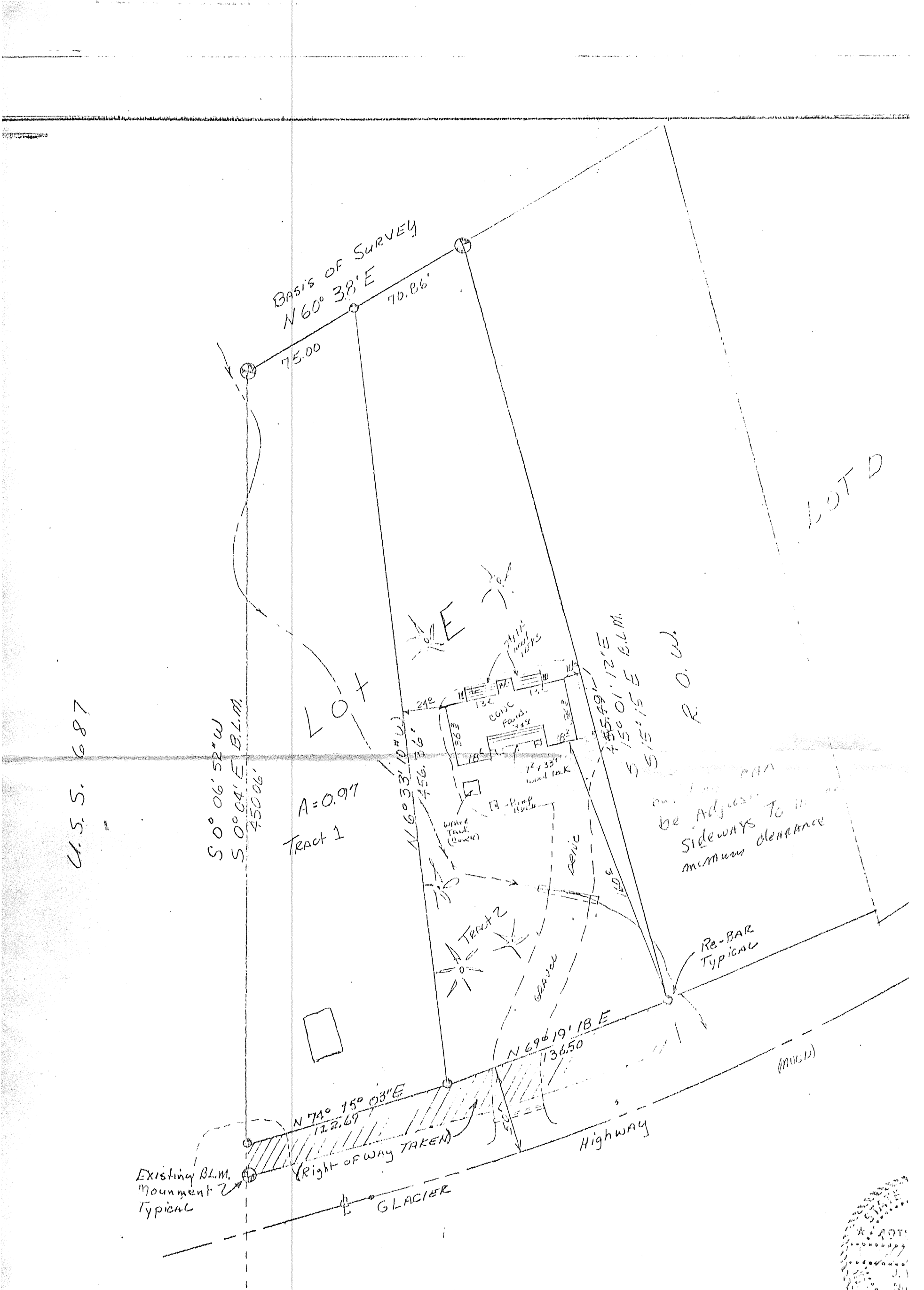
Attachment C - Table of Permissible Uses: comparison.

		Use Description	D 3	D 10	D 15
	14.22	Including farm animals ^M			
	14.23	Stabling of farm animals ^M	3		
	14.24	Marijuana cultivation (500 square feet or more under cultivation)			
	14.245	Marijuana cultivation (fewer than 500 square feet under cultivation)			
14.25	Personal use agriculture				
	14.253	Hens, 6 maximum	1	1	3
14.3	Silviculture and timber harvesting ^J				
14.4	Mining operations		3		
14.5	Sand and gravel operations ^I		3		
14.8	Spring water bottling			3	3
15	MISCELLANEOUS PUBLIC AND SEMIPUBLIC FACILITIES				
15.1	Post office		3	3	3
15.2	Airport				
15.4	Military reserve, National Guard centers		3		
15.5	Heliports, helipads				
15.6	Transit facilities				
	15.61	Transit center	3	3	3
	15.62	Transit station	1	1	1
	15.63	Park and ride not associated with transit station	3	3	3
15.7	Public works facility		3		
16	DRY CLEANER, LAUNDROMAT				
16.1	Drop off and pickup only, no onsite laundry or dry cleaning process				
16.2	Full service onsite laundry and/or dry cleaning				
17	UTILITY FACILITIES				
17.1	Minor		1	1	1
17.15	Intermediate		3	3	3
17.2	Major		3	3	3
17.3	Driveways and private roads				
18	TOWERS AND RELATED STRUCTURES				
18.100 ^{AA}	Towers and antennas 35 feet or less		1	1	1
18.200 ^{AA}	Towers and antennas 35 to 50 feet		3	3	3
18.300 ^{AA}	Towers and antennas more than 50 feet in height		3	3	3
18.4	Amateur (ham) radio towers and antennas more than 35 feet in height ^R		1	1	1
18.5	Wireless Communication Facilities				
19	OPEN AIR MARKETS, NURSERIES, GREENHOUSES				
19.1	Open air markets (farm, craft, flea, and produce)				
19.2	Nurseries, commercial greenhouses				
	19.21	Retail sales	3	3	3
	19.22	Nonretail sales	1, 3	1, 3	1, 3

49.25.300 Table of Permissible Uses
8.14.2023

Attachment C - Table of Permissible Uses: comparison.

		Use Description	D 3	D 10	D 15
	19.23	Marijuana cultivation (500 square feet or more under cultivation)			
	19.24	Marijuana cultivation (fewer than 500 square feet under cultivation)			
20	CEMETERY, CREMATORIUM, MORTUARY				
20.1	Cemetery		3	3	3
20.2	Crematorium				
20.3	Funeral home		3	3	
21	VISITOR-ORIENTED, RECREATIONAL FACILITIES				
21.1	Resort, lodge				
21.2	Campgrounds				
21.3	Visitor, cultural facilities related to features of the site			-	-
22	TEMPORARY STRUCTURES ASSOCIATED WITH ONSITE CONSTRUCTION				
22.1	Temporary structures used in connection with construction		1	1	1



U.S.S. 687

BASIS OF SURVEY
N60°38'E
75.00
70.86'

S0°06'52"W
S0°04'E B.L.M.
450.06'

A=0.97
TRACT 1

TRACT 2

min. 10' can
be Adj. to
sideways to 11'
minimum clearance

Re-BAR
TYPICAL

Existing B.L.M.
Moument
Typical

N74°15'03"E
12.269'
(Right of Way TAKEN)

GLACIER

Highway

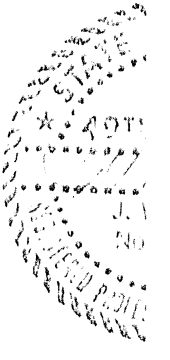
(M.G.D.)

I hereby certify that this is a true and correct plat;
that all walks, roads, easements and improvements thereon
are as shown and that all overlaps and encroachments are as
shown to the best of my knowledge.

DES.	SCALE
CHK.	DATE
F.B.	SHEET OF

J.W. BREAN

LOT E



Attachment D - As-built: 12158 Glacier Highway.

An aerial photograph of a forested landscape. A winding stream flows through the center of the image, surrounded by dense evergreen trees. A road with a car is visible on the left side. The background shows mountains under a blue sky.

Juneau Wetland Management Plan Update Volume 2

SCORES & MAPS BY ASSESSMENT AREA

February 2016

DRAFT

for:
***Community Development
Department, City & Borough of Juneau,
Alaska***

Bosworth Botanical Consulting

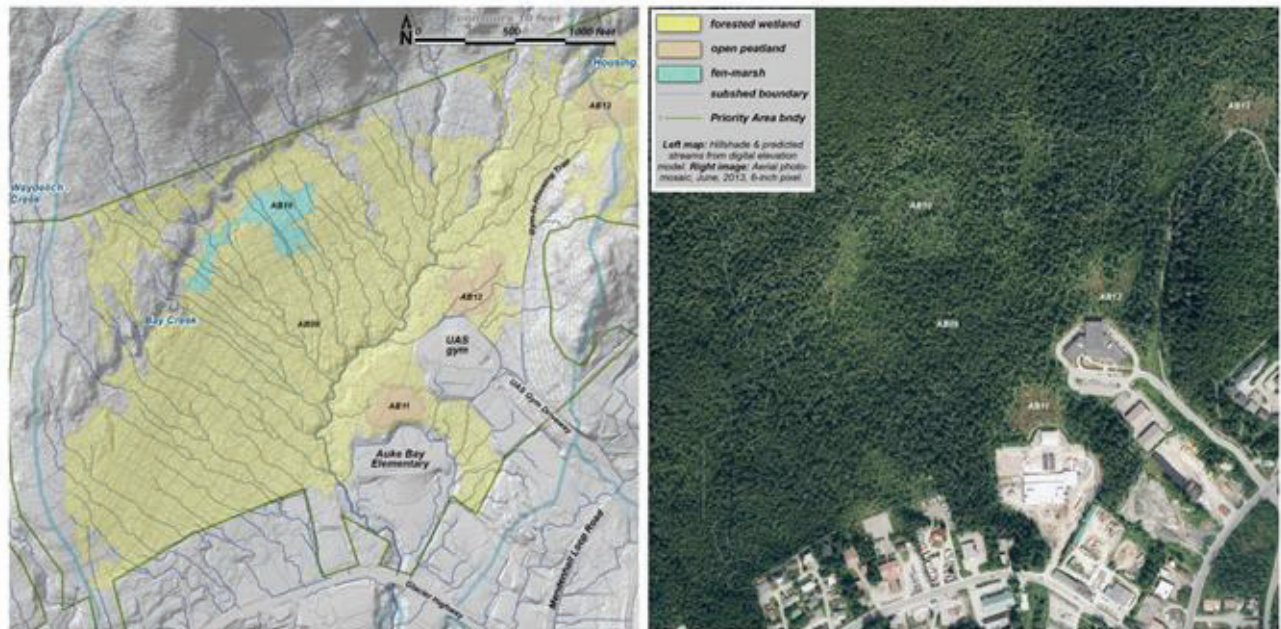
AB09 • **type:** forested peatland • **acres:** 82.1 • **boundary criteria:** w-u, type, pa, subsh • **pin:** 4B2801030121, 31, 50 • known or probable anadromous fish

Function or Other Attribute	Function Score	Function Rating	Value Score	Value Rating
Phosphorus Retention	3.89	Higher	3.89	Higher
Anadromous Fish Habitat	8.17	Higher	6.17	Moderate
Songbird, Raptor, & Mammal Habitat	7.77	Higher	3.33	Moderate
Pollinator Habitat	7.70	Higher	4.07	Moderate
Native Plant Habitat	6.15	Higher	3.42	Moderate
Organic Nutrient Export	8.28	Higher	N.A.	N.A.
Carbon Sequestration	6.73	Higher	N.A.	N.A.
Resident Fish Habitat	6.53	Moderate	7.12	Higher
Water Cooling	4.98	Moderate	6.60	Higher
Stream Flow Support	4.29	Moderate	6.85	Higher
Water Warming	2.44	Moderate	5.99	Higher
Nitrate Removal	2.13	Moderate	6.82	Higher
Sediment Retention & Stabilization	2.92	Moderate	3.93	Moderate
Water Storage	4.81	Moderate	1.11	Lower
Waterbird Nesting Habitat	3.33	Moderate	0.00	Lower
Amphibian Habitat	2.96	Moderate	3.14	Lower
Invertebrate Habitat	2.69	Lower	3.36	Moderate
Waterbird Feeding Habitat	0.00	Lower	0.00	Lower
Wetland Stressors	N.A.	N.A.	6.30	Moderate
Wetland Risk	N.A.	N.A.	5.93	Moderate
Wetland Ecological Condition	N.A.	N.A.	4.57	Moderate
Public Use & Recognition	N.A.	N.A.	3.09	Moderate
Wetland Sensitivity	N.A.	N.A.	4.30	Lower

AB10 • type: fen/marsh
 • acres: 2.7 • bound-ary criteria: type • pin: 4B2801030131 • no known or probable anadromous fish

Function or Other Attribute	Function Score	Function Rating	Value Score	Value Rating
Songbird, Raptor, & Mammal Habitat	7.90	Higher	5.56	Moderate
Pollinator Habitat	7.15	Higher	4.47	Moderate
Native Plant Habitat	5.96	Higher	2.95	Moderate
Amphibian Habitat	5.66	Higher	5.93	Moderate
Water Cooling	5.78	Higher	1.05	Lower
Organic Nutrient Export	8.05	Higher	N.A.	N.A.
Carbon Sequestration	6.41	Higher	N.A.	N.A.
Stream Flow Support	4.50	Moderate	2.26	Moderate
Nitrate Removal	2.89	Moderate	3.54	Moderate
Invertebrate Habitat	5.17	Moderate	1.44	Lower
Water Warming	4.75	Moderate	2.23	Lower
Water Storage	4.59	Moderate	1.11	Lower
Waterbird Feeding Habitat	3.93	Moderate	0.00	Lower
Sediment Retention & Stabilization	2.75	Moderate	0.37	Lower
Phosphorus Retention	1.84	Lower	1.84	Lower
Anadromous Fish Habitat	0.00	Lower	0.00	Lower
Resident Fish Habitat	0.00	Lower	0.00	Lower
Waterbird Nesting Habitat	0.00	Lower	0.00	Lower
Wetland Stressors	N.A.	N.A.	7.08	Moderate
Wetland Risk	N.A.	N.A.	6.27	Moderate
Wetland Ecological Condition	N.A.	N.A.	3.47	Moderate
Wetland Sensitivity	N.A.	N.A.	4.30	Lower
Public Use & Recognition	N.A.	N.A.	2.11	Lower

Unit maps for AB09, 10, 11, 12 & 13



AB11 • type: open peatland • acres: 1.2 • boundary criteria: type • pin: 4B2801030121, 31 • no known or probable anadromous fish

Function or Other Attribute	Function Score	Function Rating	Value Score	Value Rating
Sediment Retention & Stabilization	4.75	Higher	0.09	Lower
Carbon Sequestration	8.66	Higher	N.A.	N.A.
Waterbird Feeding Habitat	4.83	Moderate	7.33	Higher
Songbird, Raptor, & Mammal Habitat	5.38	Moderate	5.56	Moderate
Pollinator Habitat	4.88	Moderate	4.47	Moderate
Phosphorus Retention	3.07	Moderate	3.07	Moderate
Invertebrate Habitat	5.20	Moderate	0.80	Lower
Water Cooling	4.60	Moderate	0.00	Lower
Nitrate Removal	2.30	Moderate	3.03	Lower
Native Plant Habitat	2.88	Lower	2.95	Moderate
Amphibian Habitat	2.46	Lower	4.44	Moderate
Water Storage	2.20	Lower	1.67	Lower
Stream Flow Support	0.84	Lower	0.00	Lower
Anadromous Fish Habitat	0.00	Lower	0.00	Lower
Resident Fish Habitat	0.00	Lower	0.00	Lower
Water Warming	0.00	Lower	0.00	Lower
Waterbird Nesting Habitat	0.00	Lower	0.00	Lower
Organic Nutrient Export	4.53	Lower	N.A.	N.A.
Public Use & Recognition	N.A.	N.A.	7.54	Higher
Wetland Risk	N.A.	N.A.	7.02	Higher
Wetland Stressors	N.A.	N.A.	7.16	Moderate
Wetland Ecological Condition	N.A.	N.A.	4.99	Moderate
Wetland Sensitivity	N.A.	N.A.	3.23	Lower

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AB12 • type: open peatland • acres: 1.5 • boundary criteria: w-u, type • pin: 4B2801030121 • no known or probable anadromous fish

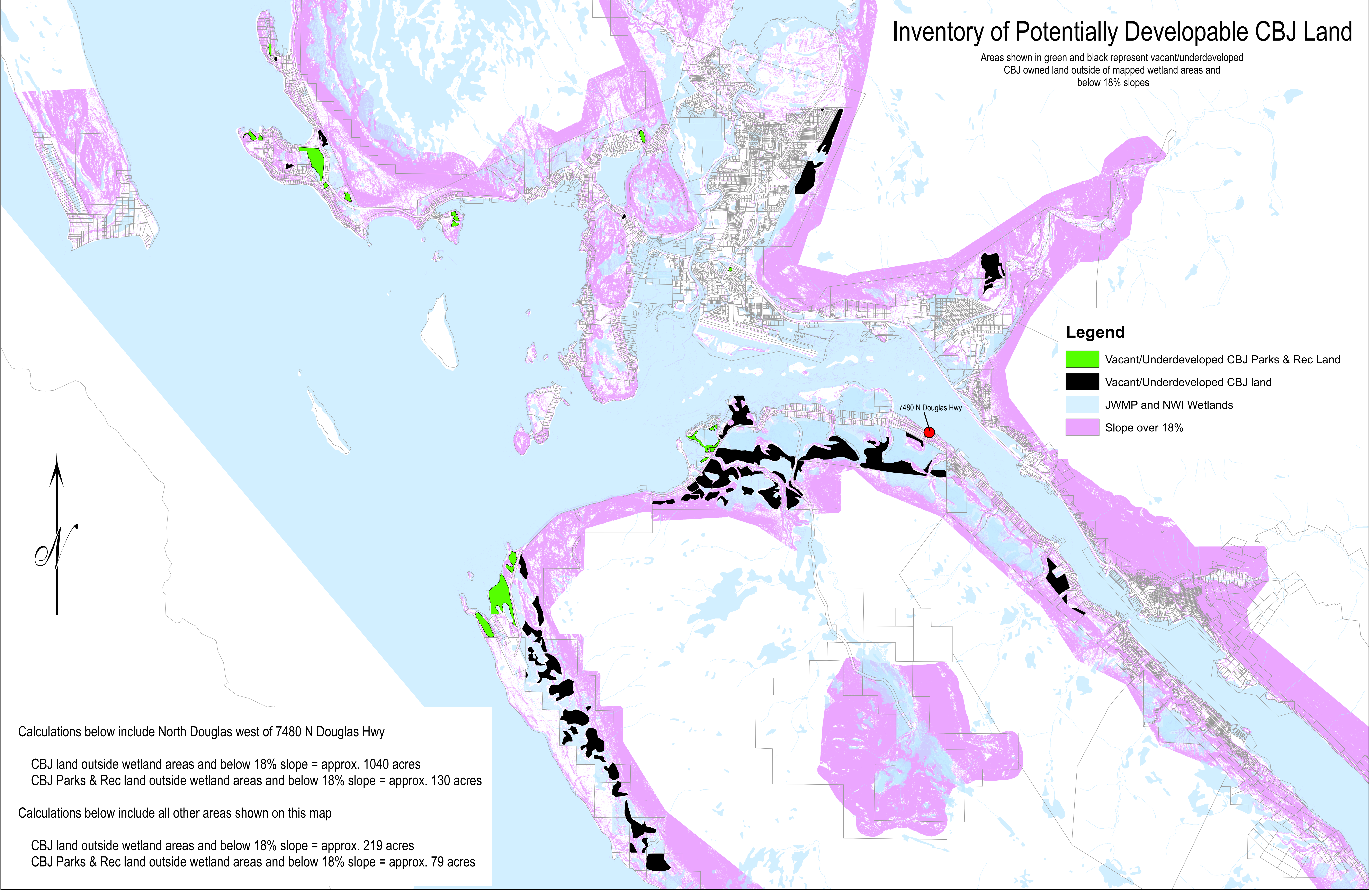
Function or Other Attribute	Function Score	Function Rating	Value Score	Value Rating
Songbird, Raptor, & Mammal Habitat	7.44	Higher	5.56	Moderate
Native Plant Habitat	5.86	Higher	3.01	Moderate
Carbon Sequestration	6.85	Higher	N.A.	N.A.
Waterbird Nesting Habitat	4.18	Moderate	10.00	Higher
Pollinator Habitat	6.20	Moderate	4.47	Moderate
Waterbird Feeding Habitat	3.79	Moderate	5.33	Moderate
Water Warming	3.57	Moderate	3.06	Moderate
Phosphorus Retention	3.18	Moderate	3.18	Moderate
Water Cooling	4.18	Moderate	0.61	Lower
Water Storage	3.26	Moderate	1.11	Lower
Organic Nutrient Export	6.57	Moderate	N.A.	N.A.
Nitrate Removal	0.67	Lower	6.57	Higher
Amphibian Habitat	1.94	Lower	5.46	Moderate
Stream Flow Support	1.68	Lower	1.68	Moderate
Sediment Retention & Stabilization	1.15	Lower	2.70	Moderate
Invertebrate Habitat	2.30	Lower	1.52	Lower
Anadromous Fish Habitat	0.00	Lower	0.00	Lower
Resident Fish Habitat	0.00	Lower	0.00	Lower
Wetland Stressors	N.A.	N.A.	6.38	Moderate
Wetland Risk	N.A.	N.A.	6.32	Moderate
Wetland Ecological Condition	N.A.	N.A.	5.26	Moderate
Public Use & Recognition	N.A.	N.A.	3.50	Moderate
Wetland Sensitivity	N.A.	N.A.	3.55	Lower

AB13 • type: open peatland • acres: 1.03 • boundary criteria: type, subsh • pin: 4B2801030140
 • no known or probable anadromous fish

Function or Other Attribute	Function Score	Function Rating	Value Score	Value Rating
Phosphorus Retention	10.00	Higher	10.00	Higher
Water Storage	10.00	Higher	10.00	Higher
Nitrate Removal	10.00	Higher	2.78	Lower
Sediment Retention & Stabilization	10.00	Higher	0.00	Lower
Carbon Sequestration	10.00	Higher	N.A.	N.A.
Waterbird Feeding Habitat	4.83	Moderate	6.33	Higher
Songbird, Raptor, & Mammal Habitat	5.06	Moderate	5.56	Moderate
Water Cooling	4.60	Moderate	0.00	Lower
Amphibian Habitat	2.20	Lower	4.18	Moderate
Native Plant Habitat	1.55	Lower	2.95	Moderate
Invertebrate Habitat	2.24	Lower	0.72	Lower
Pollinator Habitat	0.94	Lower	0.00	Lower
Anadromous Fish Habitat	0.00	Lower	0.00	Lower
Resident Fish Habitat	0.00	Lower	0.00	Lower
Stream Flow Support	0.00	Lower	0.00	Lower
Water Warming	0.00	Lower	0.00	Lower
Waterbird Nesting Habitat	0.00	Lower	0.00	Lower
Organic Nutrient Export	0.00	Lower	N.A.	N.A.
Wetland Stressors	N.A.	N.A.	6.43	Moderate
Wetland Risk	N.A.	N.A.	6.10	Moderate
Wetland Ecological Condition	N.A.	N.A.	4.63	Moderate
Public Use & Recognition	N.A.	N.A.	2.58	Moderate
Wetland Sensitivity	N.A.	N.A.	4.30	Lower

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



Alaska Department of Fish and Game

Search nominations

Search for: ' AWC Water Body Number LIKE 111-50-10390 '
 returned 6 matches

Nom. ID	Status	Region	Quad Name	AWC Stream	Species	Biologist	Observer
09-153	No Change	Southeastern		111-50-10390			J.
11-500	Change	Southeastern	Juneau B-2	111-50-10390	CTp,DVp		Johnson Tess Quinn
18-085	Change	Southeastern		111-50-10390	CHp,CHr,CHs,COp,COpr,COr,COs,COsr,CTp,CTr,DVp,DVr,DVsr,Kp,OU,OUsp,OUss,Pp,Pps,Ps,SHp,SHsp,SHs,SSj		J. Johnson Johnson
84-724	Change	Southeastern	Juneau B-2	111-50-10390			Mike Bethers
86-297	Change	Southeastern	Juneau B-2	111-50-10390			Kristen Munk
98-274	Change	Southeastern	Juneau B-2	111-50-10390	CH,CO,DV,K,P		Edward W. Weiss Edward W. Weiss

*Species Codes:

AC - Arctic char
 BW - Bering cisco
 CH - chum salmon
 DV - Dolly Varden
 SF - inconnu
 OL - longfin smelt
 OP - pond smelt
 SM - smelt, undifferentiated
 ST - sturgeon, undifferentiated

AW - Arctic cisco
 BC - broad whitefish
 CO - coho salmon
 OU - eulachon
 LP - lamprey, undifferentiated
 PC - Pacific lamprey
 OM - rainbow smelt
 S - sockeye salmon
 W - whitefish, undifferentiated

AL - Arctic lamprey
 K - chinook salmon
 CT - cutthroat trout
 HW - humpback whitefish
 LC - least cisco
 P - pink salmon
 LV - river lamprey
 SH - Steelhead trout

*Activity Codes:

s - spawning r - rearing p - present m - migration



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

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: DOT&PF
STAFF PERSON/TITLE: Arthur Drown, Right of Way Property Management
DATE: 09/10/2024
APPLICANT: CBJ Lands
TYPE OF APPLICATION: AME (Rezone)

PROJECT DESCRIPTION:

Rezone of 36 acres uphill (north) of 11900 through 12170 Glaciers Highway from D3 to D15.

LEGAL DESCRIPTION: USS 3820 LT 3B1
PARCEL NUMBER(S): 4B2801030121
PHYSICAL ADDRESS: Not assigned.

SPECIFIC QUESTIONS FROM PLANNER:

AGENCY COMMENTS:

DOT&PF has no specific comment at this time. Future development should be coordinated with the department regarding access permitting and planning of hydrological and traffic impacts to Glacier Highway facilities as early as possible.

AGENCY COMMENTS (CONTINUED):

Irene Gallion

From: Irene Gallion
Sent: Tuesday, August 13, 2024 2:33 PM
To: Jeffrey Hedges; General Engineering; Theresa Ross
Cc: Ilsa Lund; Jason Larson
Subject: Eight rezones for your consideration
Attachments: APP_AME24-02.pdf; Agency Comments Form, AME24-02.pdf; APP_AME24-03.pdf; Agency Comments Form, AME24-03.pdf; APP_AME24-04.pdf; Agency Comments Form, AME24-04.pdf; APP_AME24-05.pdf; Agency Comments Form, AME24-05.pdf; APP_AME24-06.pdf; Agency Comments Form, AME24-06.pdf; APP_AME24-07.pdf; Agency Comments Form, AME24-07.pdf; APP_AME24-08.pdf; Agency Comments Form, AME24-09.pdf

Hi all,

We have eight proposed rezones coming up to the Planning Commission in October. I've attached them for consideration.

We've got some time on these. It would be nice to have a general idea of concerns for the public meetings. However, this will not go to the Commission until October 22. **If we could have comments by September 23 that would be great!** Let us know if you need more time.

Number	Public Info Mtg	Brief desc.	Access	Notes
AME24-02	Pending	39 acres from D3 to D18 at South Grant Creek.	N Douglas Hwy	Access through lot owned by private developer, between 4275 and 4305.
AME24-03	Thursday, 9/12/2024	2.3 acres at the end of Davis Avenue from D10 to D15.	Davis Avenue	Possible addition of nine units to Davis Avenue/Glacier intersection.
AME24-04	Tuesday, 9/17/2024	Rezone of 66 acres uphill (southwest) of 6101 through 6615 North Douglas Highway from RR to D3	N Douglas Hwy	via CBJ-owned lots between 6015 and 6101.
AME24-05	Wednesday, 9/11/2024	Rezone of 36 acres uphill (north) of 11900 through 12170 Glaciers Highway from D3 to D15.	Glacier Hwy	Via CBJ-owned lots between Seaview Avenue and 12158
AME24-06	Monday, 9/23/2024	Rezone of approximately 33 acres uphill (north) of 15200 through 15860 Glaciers Highway from RR to D3.	Auke Bay Bypass?	Utilities via easements from Glacier Hwy. CBJ does not own land to provide access from Glacier Hwy.
AME24-07	Thursday, 9/19/2024	Rezone approximately six acres of 10SF to D10 at top (north) of Karl Reishus Boulevard.	Karl Reishus Boulevard	No change to density, just type of development.
AME24-08	Wednesday, 9/18/2024	Rezone approximately 77 acres of RR to D3 in the	N Douglas Hwy	Direct access to N Douglas Hwy.

		vicinity of Fish Creek on North Douglas Highway.		
AME24-09	Pending	~87 acres at North Grant Creek, D3 to D15	N Douglas Hwy	Access to the highway needs to be negotiated still.

I've attached a comment sheet for each case for ease of use.

These cases are also on the short term web page: <https://juneau.org/community-development/short-term-projects> The background for AME24-03 that is posted on the web page may be helpful in considering Davis Avenue impacts.

Please “respond all.” We are backing each other up during flood response activities.

Thanks!

Irene Gallion | Senior Planner

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

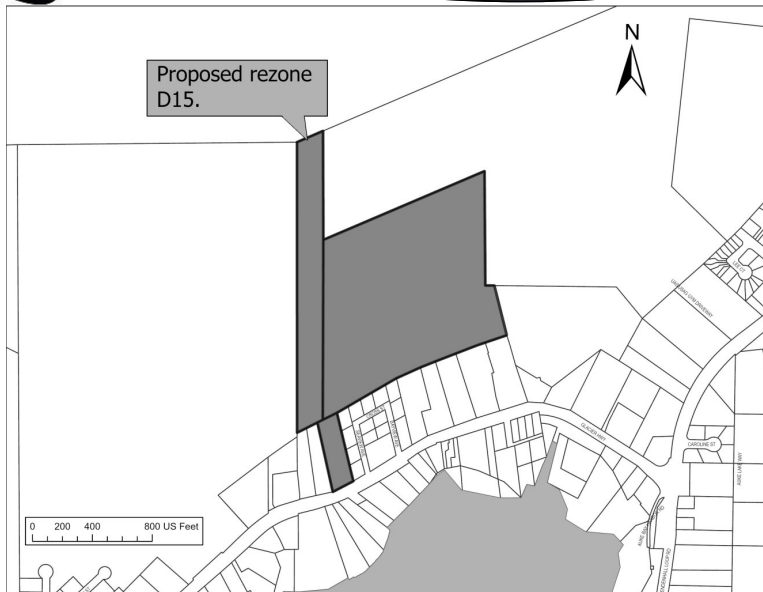


Fostering excellence in development for this generation and the next.



Zoom Informational Meeting

About a Rezone in Your Neighborhood
Your Community, Your Voice



The Community Development Department is hosting an informational meeting on a proposal to rezone 36 acres uphill of 11900 through 12170 Glacier Highway to D15. Lots are currently zoned D3, D10, and D10(T)D15. This meeting will be held virtually over Zoom. Your questions, comments and concerns are welcome.



NEIGHBORHOOD MEETING

September 11, 2024, 6:00 PM
Call In: +1 253 215 8782
Webinar ID: 820 5838 3284
<https://juneau.zoom.us/j/83784069549>

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

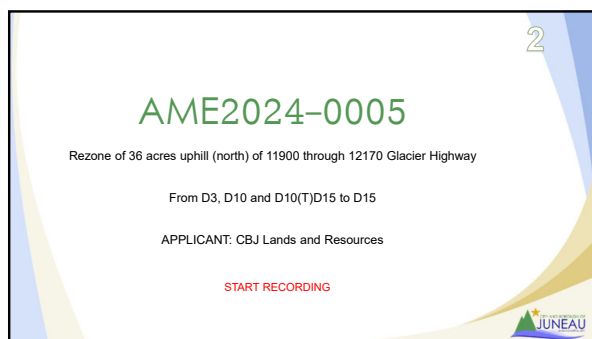
Case No.: AME2024 0005
Parcel No.: 4B2801030121
CBJ Parcel Viewer: <http://epv.juneau.org>

Attachment I - Informational meeting materials, including transcript of questions.

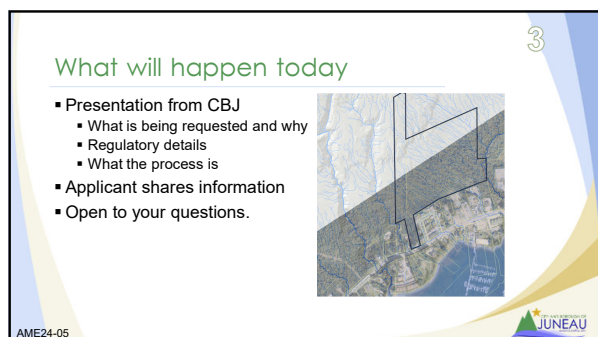
full-size slides can be found at the Short Term Projects web site: <https://juneau.org/community-development/short-term-projects>



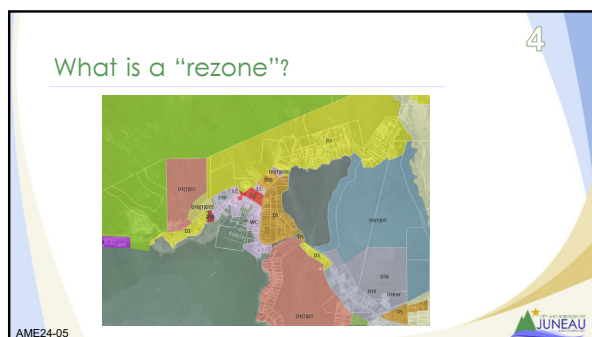
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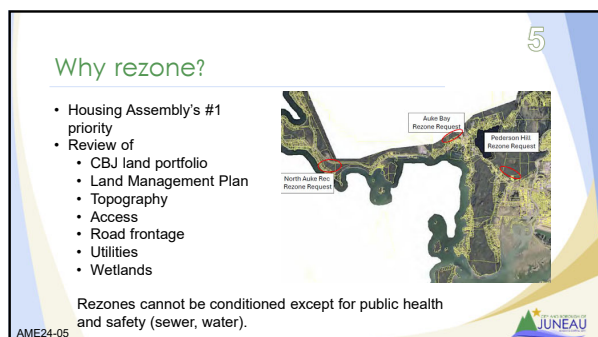
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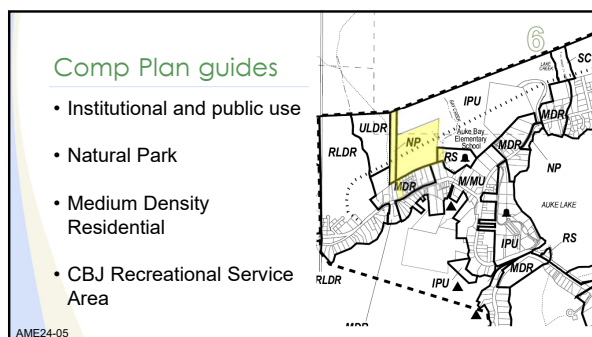
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6

Comp Plan guides

INSTITUTIONAL AND PUBLIC USE (IPU)

- Variety of governmental uses
- Varies widely
- Can be under any zoning district
- Public use must match the underlying zoning district

AME24-05

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Comp Plan guides

NATURAL AREA PARK (NP)

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

AME24-05

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Comp Plan guides

MEDIUM DENSITY RESIDENTIAL (MDR)

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

AME24-05

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Comp Plan guides

RECREATIONAL SERVICE PARK (RS)

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

AME24-05

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Comp Plan guides

- Institutional and public use
- X Natural Park
- Medium Density Residential
- X CBJ Recreational Service Area

AME24-05

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Comp Plan guides

- Exclude NP and RS from rezone.
- Still allows for development of trail support facilities.

AME24-05

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2015 Auke Bay Area Plan

- Focuses on Auke Bay core
- Auke Bay Village Core – 10 acres of proposed rezone

AME24-05

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2004 Auke Bay Corridor Study

AME24-05

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Slopes and wetlands

Legend

- Vacant/Underdeveloped CBJ Parks & Rec Land
- Vacant/Underdeveloped CBJ land
- JUMP and NWI Wetlands
- Slope over 10%

AME24-05

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What do plans say about land use?

- 2013 Comprehensive Plan
- 2015 Auke Bay Area Plan
- 2004 Auke Bay Corridor Study
- North Channel Crossing research

What does rezoning to D15 look like?

AME24-05

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Existing zoning

AME24-05

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Table of Permissible Uses

Use Description	D-15		
	D-3	D-10	D-15
1 Residential			
1.1 Single-family dwellings			
1.11 Single-family detached, one dwelling per lot	1	1	1
1.12 Single-family detached, two dwellings per lot	1		
1.13 Single-family detached, accessory apartment*	1, 3	1, 3	1, 3
1.14 Single-family detached, two dwellings per lot, accessory apartments*	1, 3		
1.2 Other	1	1	1
1.3 Multi-family dwellings	1	1, 3	1, 3
1.4 Other and Day care facilities			
1.51 Adult 12 or fewer people, 12 years and older	1	1	1
1.52 Reserved			
1.53 Adult 12 or fewer people, 12 years and older	1	1	1
1.54 Reserved			

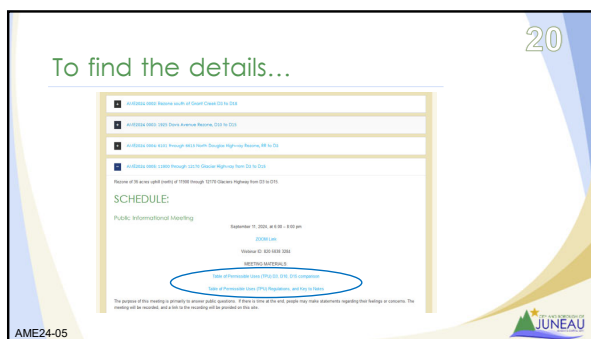
Major Development	Residences	Commercial Structure	Commercial Land
>2		5,000 sf	10,000 sf
>8		5,000 sf	10,000 sf

AME24-05

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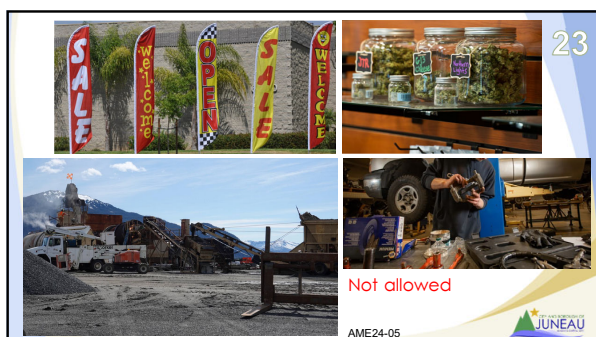
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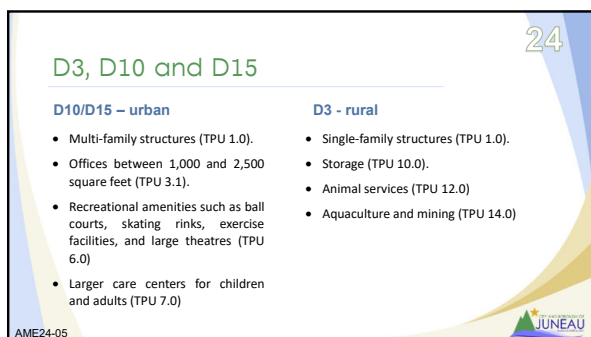
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Differences between districts

USE	D3	D10	D15
Multi-family dwellings	No	CUP >8	CUP >8
Offices 1,000 to 2,500 sf	No	CUP	CUP
Ball courts, skating rinks, gyms, etc.	No	CUP	CUP
Vet and animal services	CUP	No	No
Hens, 6 max	Yes	Yes	CUP
Mining, sand and gravel	CUP	No	No
Public works facility	CUP	No	No

Comp Plan IPU: Public use must match the underlying zoning district.

AME24-05

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Dimensional Standards

	D3	D10	D15
Minimum lot size, square feet	12,000	6,000	5,000
Minimum lot width, linear feet	100	50	50
Maximum lot coverage	35%	50%	50%
Maximum height, permissible	35	35	35
Maximum height, accessory	25	25	25
Minimum front yard setback	25	20	20
Minimum rear yard setback	25	20	15
Minimum side yard setback	10	5	5
Minimum street side setback	17	13	13

Anadromous stream: 50' no development, 25' no disturb.

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Dimensional Standards – Bay Creek

AME24-05

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Potential for Subdivision

	USS 3820 LT 3B1, D3	USS 3820 LT 3 TR A, D3	USS 2391 LT 1, D10, and D10(T)D15	All D15
Maximum Number of Dwelling Units	2	2	14	670
If subdivided	144	14	14	670

Single-family density – per lot
Multi-family density – per acre

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Access

AME24-05

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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)

AME24-05


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Thank you!

- Dan Bleidorn, CBJ Lands and Resources Manager

AME24-05



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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
www.Culton@juneau.gov

(907) 586-0753 x4130

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Comment summary so far...

AME24-05




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Auke Bay 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 11, 2024



1


2024 CBJ Rezone Applications

Pre-Application:

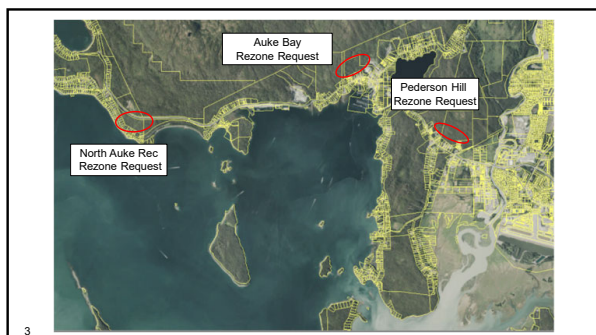
- Review of utilities, topography, wetlands, access, road frontage and property history for all CBJ properties included in the 2016 Land Management Plan
- 7 Applications submitted to CDD in July 2024
- Public Comment/Neighborhood Meetings - September

Upcoming:

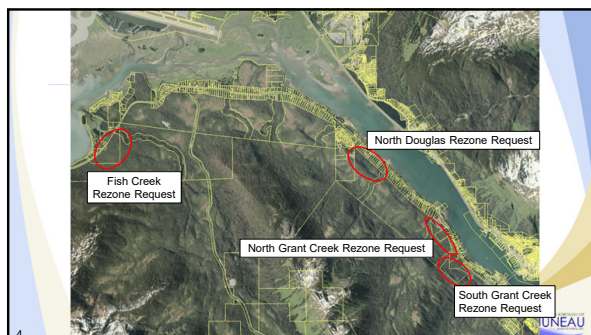
- Planning Commission
- LHEDC Committee of the Assembly
- Assembly Public Hearing/authorizing ordinance



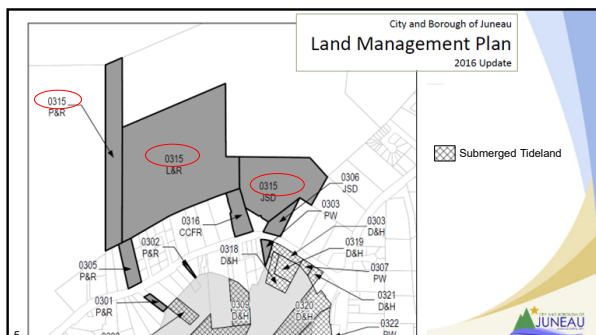
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General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Auke Bay	LND-0112	4B220100044	ATS 415	0.42	Dock - Auke Bay	Docks & Harbors	Retain
	LND-0113	4B220100044	ATS 1204	7.5	Fisherman's Bend marina	Docks & Harbors	Retain
	LND-0114	4B2901010034	ATS 1118	2.41	Stather Harbor	Docks & Harbors	Retain
	LND-0115	4B2901030121	Lot 361, USS 3820 and Tract A, Spaulding Trail ROW, Fraction USS 3820	43.90	Auke Bay Elementary School and surrounding land, western portion of lot may be used for residential purposes, Spaulding Meadows Trail	School District, Lands & Resources and Parks & Recreation	Retain / Dispose
	LND-0116	4B2901040031	Lot 2, Kirkevoel Subdivision	1.73	Auke Bay Fire Station, Northwest portion may be used for residential purposes.	Fire Department	Retain / Dispose
	LND-0117	4B2301050120	ATS 1251	33.84	Stather Harbor	Docks & Harbors	Retain
	LND-0118	4B2301010070	ATS 756	1.02	New launch ramp and parking lot	Docks & Harbors	Retain
	LND-0119	4B2301010070	ATS 121	1.01	New launch ramp and parking lot	Docks & Harbors	Retain
	LND-0120	4B2301010032	Lot 3C, USS 2664 and ATS 18	3.36	Small boat launch ramp	Docks & Harbors	Retain
	LND-0121	4B2301010040	Lot 4, USS 2694	0.41	Auke Bay Islands and adjacent uplands in Stather Harbor	Docks & Harbors	Retain
LND-0122	4B2301050110	Fraction of USS 1604	0.00	Auke Bay pump station (Stather Harbor)	Public Works	Retain	
LND-0399	4B2701000060	Fraction of Lot 3, USS 3820	1.68	North shore of Auke Lake	Parks & Recreation	Retain	
LND-0400	4B2701080130	Fraction of Lot 3, USS 3820	171.80	Future low-density residential, open space	Lands & Resources and Parks & Recreation	Retain / Dispose	



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Page 50 Parcels for Disposal

City and Borough of Juneau
Land Management Plan
2016 Update

Implications for Plan Update

Since most CBJ property does not border the road system, local access roads will need to be developed in order to utilize land for housing or commercial purposes. Even though in most cases these roads will be short, they will require significant investment to construct. Therefore, if the CB plans to develop these properties, CBJ should consider setting aside funds for local road construction in order to complete residential developments as proposed in this Land Management Plan.

Parcel 0315. Pursue access to Land ID Parcel 0315 (Auke Bay region) and investigate a potential partnership with the adjacent landowner to establish a right-of-way corridor.

Recommendations

Parcel 0315. Pursue access to Land ID Parcel 0315 (Auke Bay region) and investigate a potential partnership with the adjacent landowner to establish a right-of-way corridor.

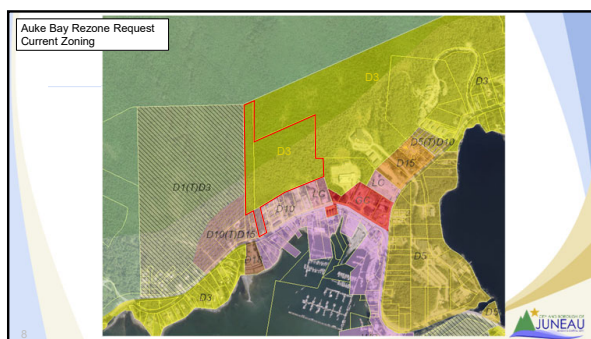
Development Constraints:

Methods:	Significant	Water Service:	Within 1,000 ft.
Height:	None	Street Service:	Within 1,000 ft.
Height Potential:	Low	Access:	Within 1,000 ft.
View:	Obstructed		

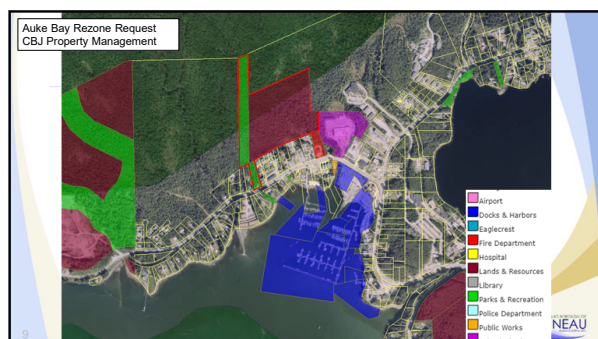
Comments: This parcel will need to be evaluated in greater detail to better determine site development constraints and to evaluate the cost associated with development.

Disposal Recommendation: A future subdivision would be completed through public notice and the proposed subdivision will be subject to the provisions of the CB Land Management Plan. Access right-of-way will need to be secured prior to development of this property.

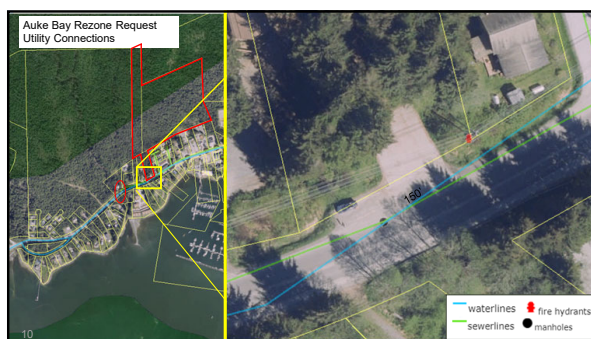
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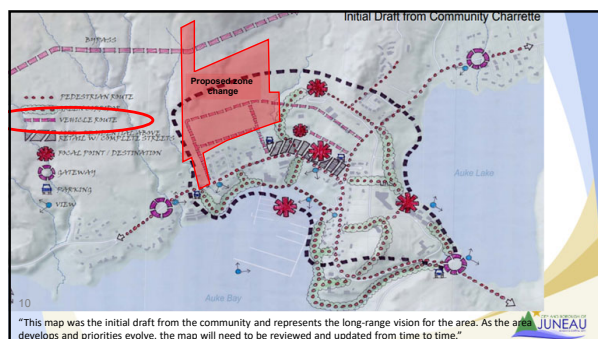
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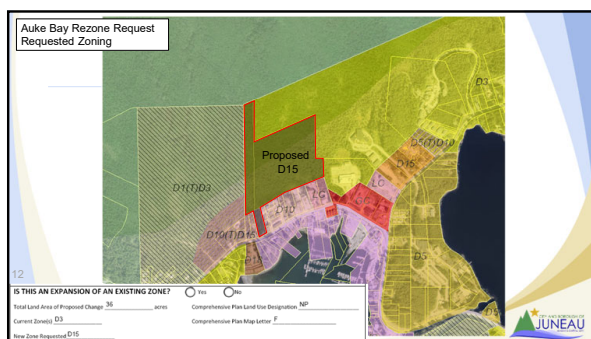
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Planning for a future use

If the zone change is successful, the next steps could include:

- Access & alignment study
- Trailhead improvements & design
- Investigate traffic
- Utility expansion planning
- Storm water & drainage plan
- Delineate wetlands & permit fill
- Soliciting development partnerships




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Auke Bay 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



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Informational Meeting: AME2024 0005, held on 9/11/2024

Irene Gallion – Senior Planner, CDD

Dan Bleidorn – Manager, Lands and Resources

Community Development Department – Minta Montalbo, Senior Planner, Moderator

QUESTIONS and ANSWERS

Vicki Van Fleet: We live on Sea View, the second house up the hill. Our property backs up onto Spalding Trail. The diagrams that that flashed through pretty quickly don't really describe what kind of access road. Obviously, that's the access is Spalding Meadows Trail. When we had this discussion when they were trying to increase the density of this of Tanner Terrace, the city backtracked and said, "Oh, no, we don't have any plans on, disturbing that trail." And yet here we are again 2 or 3 years later, and we're looking at that again. That is the access point. I can tell you right now if we were to go out and tell the people who use that trail that the city is planning on putting a road there, the Assembly meetings will be full of upset people. I don't really understand where the road would go, because it also on one of your on one of your screens it also said you had the a trail right of way. So explain where that road would go.

Dan Bleidorn: Thank you, Vicki, for that question. Nothing's designed yet, nothing's in the works. This is the 1st step before the city and the Assembly really evaluate how to approach this property for development or disposal, as part of the application process. Prior to submitting the application, I had a long conversations with the director of the Parks Department, and forward it through the Parks and Rec Advisory Committee, which is an appointed board that looks at any improvements to the site. If we build a road there the idea would be. First and foremost, that trail head would become more safe than it is now. If you look now, in the busiest days there's cars parked along the highway, and so if anything gets built here like an access road, the very first phase of that would be moving the trail head off of the highway and incorporating it into any part of future development.

Vicki Van Fleet: So that still doesn't really tell me. The existing trail? Would the road be to the north of the trail, or would the road be, like, right up against the houses on Sea View? We don't have a lot of back acreage here, so obviously, that's a big concern.

Dan Bleidorn: I can see that, being concerned and, like I said, nothing's designed yet. The city's property is 150 feet wide and right of way is usually 60 feet wide. The city would only build on city-owned property.

Vicki Van Fleet: Okay. Thank you.

Richard Currier: Rick Currier, and we also live in the Tanner Terrace Subdivision. We're on the northeast corner of Cross Street.

Auke Bay School is currently at capacity, or maybe even a little bit above capacity. One of the things that came in a planning proposal of several years ago was that the sewage plant was, or has, limited expansion capacity. So we're planning on. You're planning possibility of 670 units in the property behind us? How are you going to upgrade infrastructure? The school, the sewage. Storm drainage is a concern we had when they the road in our neighborhood. The contractor caused flooding in my driveway, my yard! Which they did fix. How are you going to plan? How are you going to accommodate all those things? The second question I have is, what, what are we looking at for a time horizon between changing zoning to actually breaking ground for multiple units?

Irene Gallion: This is the first step in a long examination. The first step is to look at the comprehensive plan and the context of it. If this went forward part of the discussion the Assembly would need to have is how to deal with Auke Bay School and the sewer treatment plant. With seven of these being considered this is the first step in considering which of those seven have the best value. One of the things that the planning commission and assembly are going to have to consider is the needs for utility improvements.

Dan Bleidorn: I know there's a few reports of the treatment plants being at capacity, and some opportunity to turn it into an additional pump station that would bring things to the wastewater plant. All that would be looked at. The city hasn't spent, assembly hasn't authorized, a lot of funds to evaluate this yet, because the first step in the process is to evaluate it for the zone change. Then with the expectation that development doesn't revert to D3, given the existing assembly guidelines and direction of trying to build higher density units.

Irene Gallion: This goes back to what Vicki was talking about, too. It's kind of frustrating to not have a better idea of what is planned there. but the city does not want to spend money on designs and further examination until they figure out if this is even feasible at this level.

One of one of Rick's questions was about the timeline and the time horizon. There's a lot to do, and it'll depend. So, let's say this rezone went forward. Okay then, how is the assembly going to handle it? Is the city going to develop it? Is the city going to sell it to developers? Is the city going to subdivide it, and then sell those lots? We don't know. When you look at that subdivision, that's when we're going to look at the details on, how do we retain that trail? Do we need to move the trail head? How many parking spaces does it need? Part of subdivision design process is, first you lay out the lots. Then you have an engineer go in and say, "Okay, if this is the layout, and if these are the roads, this is how we would design the drainage to to mitigate impacts." It's a long process, and we are at the very beginning of it. To be transparent, my understanding is that the trail head for Spalding Meadows is considered substandard. They would like to build something bigger and probably uphill, farther away from the highway. As far as the sewer plant goes, I know that public works is looking at kind of a systemic evaluation of our facilities which will include the Mendenhall Treatment Plant as well. So, still, a long ways out. We don't have a date certain.

Community Development: We've had a couple of comments in the Q and A.

Dan, I don't know if you can hear yourself, but on our end it sounds rather warbly and echoey. That's recently, in the last couple of answers you've had, and before we get too much farther down, I just thought I would make sure you're aware of that.

Dan Bleidorn: Okay, I'm going to turn off my video, hopefully, that helps out a little bit.

Community Development: So if you've already done that, it's not helping yet.

Irene Gallion: Okay, well, let's go to heather. And then, I think I can interpret what Dan is saying and restate it if we need to.

hmarlow: Thank you. Heather Marlowe and I live here in Auke Bay, right behind the post office. Thank you for the meeting, it's going well so far. My question. I see that the Engineering Department today had an RFP close for design services for this property and Tee Harbor, and maybe the North Bay property, or something like that. So, there's an RFP for design services. Can you speak a little bit about that, or what is known?

Dan Bleidorn: Irene. I can speak to that one hopefully. You can hear me heather.

hmarlow: A little bit. You do sound warbly. I have to say.

Dan Bleidorn: Bummer. Sorry about that, everybody. I'm embarrassed, to say the least. The city does have an RFP, primarily for Peterson Hill with the potential to add on Auke Bay for some design work related to drill heading utilities. Primarily that's for the Peterson Hill Subdivision and with the potential to add these on in the future, depending on the outcome of the zone change request.

hmarlow: So, as a follow up, I wonder if there's some information that's somewhat predetermined for an outcome that would speak to some of the comments that people have been sharing so far in in this meeting? And some of the questions about time frame? It would seem that the RFP would have timeframe and outcomes, sideboards for respondents to be aware of.

Dan Bleidorn: I'll address that one, too, Irene. If that's okay. I'd say no, not particularly. I think if any work is going to be done in this area in the short term, it's going to be primarily related to the trailhead. The trail head could theoretically be moved with some partners and some grant funds, and it could take a couple of years. So, having some preliminary design work would allow us to maybe apply for some grants to help facilitate that trail head being enhanced.

Irene Gallion: For those of you who weren't able to hear Dan very well, Heather talked about the RFP that had come out, and Dan had clarified that that the RFP was for Peterson Hill with an additive alternate for possible Auke Bay trailhead and utilities work. It sounds like with some preliminary design they might be able to go after some partners and possibly go after some grant funds.

hmarlow: Just one more follow up if I could. I note the number of public uses that are in this vicinity. We've heard comments on sewer and schools. I have to think that we've done one or two land trades with the University, which we're always looking to expand. The school was mentioned. The fire department. You're going to have additional demand if you're going to put more units and more disposal areas north of here and such. It seems like there's six or seven public users with the docks and harbors as well. I caution the municipality. We're really planning for 75 years out with these public utilities. When we site a university, we site it for a hundred years. When we site public works support, we site it for 75 years. Cautionary tale: We don't want to get ahead of ourselves on disposing of all of our available lands, especially when we look at the housing that we've done for the university that's immediately adjacent to this.

Irene Gallion: Thank you. Noted and appreciated.

Andi, Ryan & Mike: Yeah, this is Mike Story. Andy and I are both here. I'll try and be quick. You said, to try and keep it to a minute. But just three things, and the third one's kind of related to the first two.

My understanding is that the sewer treatment plant is at capacity. We know there's been out of compliance issues with that treatment plant, and I think it was between 5 and 10 years ago there was a design to upgrade the plant. Bids came in really high. The city decided not to move forward on that. When you write your report you might just have a little bit of background on that.

Dan also talked about extending force main to the Mendenhall plant. When the city did sewer infill in front of Auke Lake along Glacier Highway, and when the State repaved the road, the city elected not to put that force main in the ground. It may or may not be feasible to do, the State has a policy not letting you tear up their roads until they see something on the horizon where they're going to redo them. They've redone them recently. So I doubt that's going to happen.

On access, a couple of things are, one, I know the State requires like a 6% or less than 6% grade for a certain distance. And then the city has a maximum grade percentage.

Is your report going to be available on the web site that you shared with us earlier? You showed some steep areas in the on one of the charts. If that's available, that'd be interesting to look at.

Related to access, and maybe sewer. There was a private development just west of this development that has a lot of private land uphill, too. That developer, again, this might have been 5 years ago, started the access in at just west of Wylie Creek, I believe, and was shut down. My understanding is they were shut down by the State. I don't know if it was a permitting issue. I don't know if he didn't have water access. I didn't know. I don't know why, but it might be helpful to you to understand why that hasn't gone anywhere in the last 5 or 10 years. Whatever reason held that up may apply to this property as well.

Irene Gallion: We'll check on the sewer treatment plant. Especially with Heather's comments on a 75 year investments in all of our public infrastructure. The extended force main after State paving - valid point. We'll have to check on that. I think the city limit on grade is 10%. Regarding this presentation, the slides are already on the website that I showed you. My intent is to post this video, too. We'll put Dan's up there, too. If you need to kind of take a second or third look at it, the information will be there, and then my contact information is out there, too. As you guys are kind of picking through this stuff, if anything comes to you, give me a call.

I already talked to DOT. I said, "Do you guys have any concerns about this at this point?" Generally they don't usually at this stage. What they're waiting for is to see a little bit more about the actual development rather than the possibility of development, because that's when they're going to start looking at whether or not they need traffic impact analyses, which I'm fully expecting they would. But at this point they're no comments yet, but we would like to be involved as soon as you know what your intents are. Of course that was just asking them about this particular access point in this particular development. Not anything about the sewer line going along recently paved roads.

Andi, Ryan & Mike: I know in the past the city, and the planning commission was looking at more at infill as being more economically feasible to develop. Which again, I know those are some things you guys are looking at with these different parcels, as far as you know already having sewer water. My question here is, does this really have sewer? I'm not sure it does.

There's an area in Lemon Creek that goes kind of from DZ school over to Lemon Creek kind of behind the jail that was the city owns that property. I don't see it included in this one. But I know they did a short little street, and there's been a little bit of development. But most of those lots are still available.

Irene Gallion: We just sold those last lots, and I think, Dan can correct me if I'm wrong, but I think all of those lots have been sold. I think development to the East is challenging because of the degree of wetlands. It's very, very wet. It'd be a lot of fill.

Andi, Ryan & Mike: Okay.

Irene Gallion: That's like the Jackie Street area, I think, is what you're thinking of.

Andi, Ryan & Mike: Yes, thank you.

Irene Gallion: Dan can help me with this, too, but infill absolutely is one of our highest leveraged things we can do. It doesn't seem like CBJ has land for infill. We'd be depending on private developers to do that.

I'll be doing a public meeting on one tomorrow out in Lemon Creek. We're going to get 9 units out of that. So it's a move in the right direction, but it's not going to provide the housing that I think the Assembly is hoping to see.

And as we pull over the next person, Joel Carpenter, I'll be just reminding everybody to head on over to the website. I can walk us all back through that if you want to see it again. This information will be up there if you need to look at it a second or third time.

joelcarpenter: So I'm not super knowledgeable in all of this, and I'll have to go back and look at some of the slides, so I apologize if I'm asking something, you answered.

First I want to say, when we bought our house here, and we're the first house on Sea View, next door neighbors to Vicki Van Fleet. Spaulding Trail parking lot affects us quite a bit. And then, subsequently, possibly being a road. We bought out here, not because we wanted to be around high density homes, and you know, D15 in general. I think a lot of people live in this area because we have our single family homes. I want to figure out what was the thought process. I know the Assembly wants more housing. A great quick way to do it is put high density. This came up 2 or 3 years ago, and was put down 2 or 3 years ago, actually came up before that was put down. Why did this one get chosen again in the seven to come back up and be looked at again? Those studies couldn't have gone away. How is it going to have a different result this time?

My second question is, you talked about moving the trailhead. Where would that go? Because on the other side of where the trail is now there's a house in the woods right there and then there's houses all down the road. So where would this new trailhead be?

Irene Gallion: So I'll start with this, Dan, and hopefully you can kick in on a little bit.

First of all, I know what I've talked about here is a lot of esoteric, regulatory stuff. That is not necessarily like the be-all-end-all of comments. Saying things like, "I moved here for this reason. This is the environment I prefer." Those are also very valid comments that can help decision makers make decisions about next steps. If you're if you're out here right now, listening, and you're like, "Man, this this zoning stuff is over my head," still share your share your thoughts and concerns with them.

I think one reason this came up is that lands got direction to look at developable land? Is it possible that the Assembly's mindset has changed since 3 or 4 years ago? Especially with an icebreaker coming to town, and with some of the challenges we've had along the Menden Hall.

So, in due diligence, I could see where the Lands Manager would bring this up and just say, "Hey, yeah, we've looked at it, but this is one of them that's closer to utilities than some of the others that are being proposed."

As far as moving the trail head, my understanding is that the trailhead would be going uphill, further up on CBJ land.

Dan Bleidorn: Irene, can you hear me any better?

Irene Gallion: Not really. But I can translate.

Dan Bleidorn: Sorry. I'm having trouble with my login on my phone to have a different device. I'll add that I've worked for CBJ since 2009, and we've never looked at reevaluating the zoning of the city property here before. Previously it was discussed through the Auke Bay Plan and through the Land Management Plan. This is the 1st time we've rezoned city property in this manner.

Irene Gallion: That makes me think about when they did the Auke Bay Plan in 2015. There was a lot of talk about changes to zoning, and they came up with 2 new zoning types. One was Neighborhood Commercial, and then one was MU3. And they're like, "Hey, these are great zoning types for this area." They never got adopted in this area or honestly anywhere else, so that might be where you're thinking about.

joelcarpenter: Okay, that makes sense. Thank you.

Community Development: Dan is logging off and going to try logging back on to see if he gets a better connection. I do have a question to share that was typed into the Q and A. I will go ahead and read that out loud to you, and then, if we need to repeat for Dan, if it's more appropriate for him, we can do so when he gets back on. This is a question submitted by Karen Forrest, and her comment is, given the significant increase in traffic in recent years in the Auke Bay core, how would the city or the Assembly evaluate the existing and proposed traffic congestion as part of this email?

Irene Gallion: This is early in the process. Usually traffic is evaluated as developments come up. We ask the developer to pay for a traffic impact analysis where you've got a traffic engineer, licensed in Alaska, saying, "Hey, here's the development. And here's the impacts." We have 2 different parties who are looking at these traffic impact analyses, the city and the state. The city is looking for is, are there any improvements to infrastructure that would be required? Then, how to pass those costs on to developers. What the State is looking for is if there's going to be an increase in a hundred movements in an hour. And if there is, they're going to be starting to look toward the developer for funding to do things like, for instance, a dedicated turn lane, widening or engineering improvements to the approach to state resources. So the traffic gets a deep dive later in the process, when they know what's going to be going in. The traffic is going to be different, depending on if it's apartments or single family homes, and how many of each there might be.

And, Dan, I see your back. I don't know if you have anything to weigh in on. The question was, how is the city going to evaluate existing and proposed traffic impacts?

Dan Bleidorn: Yeah, great question. Hopefully, you can hear me now. Sorry. I'm switching offices, moving to a new building, and everything is a mess. You answered that correctly. If anything happens here, there's going to be a traffic study that evaluates connection, and CBJ is going to demand that.

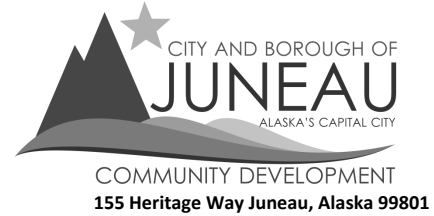
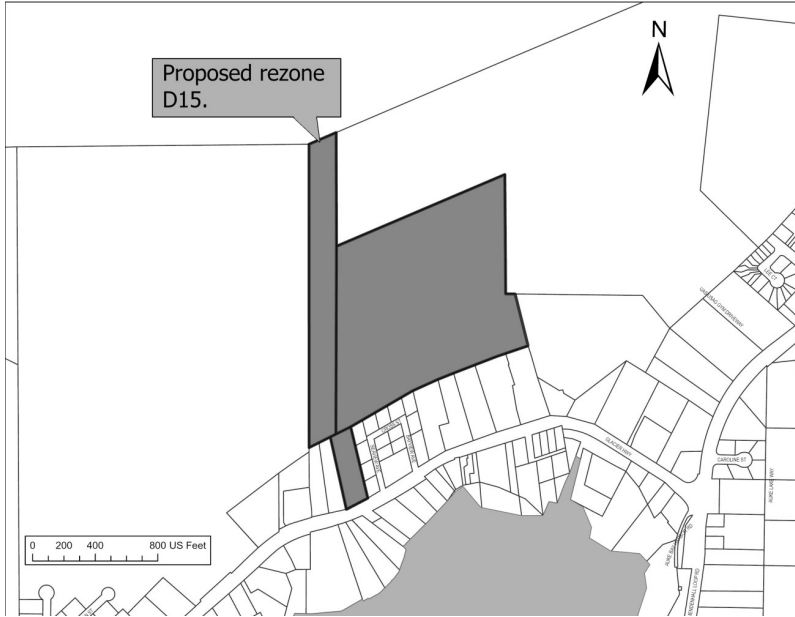
No Further Questions.

Attendee Report					
Report Generated:	9/18/2024 10:40				
Topic	AME24-05: Rezone for 11900 through 12170 Glacier Highway				
Webinar ID	Actual Start Time	Actual Duration (minutes)	Unique Viewers	Total Users	Max Concurrent Views
820 5838 3284	9/11/2024 17:45	93	25	32	21
Host Details					
Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	
Yes	Irene Gallion (Community Development)	9/11/2024 17:45	9/11/2024 19:17	93	
Yes	Community Development	9/11/2024 17:46	9/11/2024 19:18	92	
Panelist Details					
Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	
Yes	Dan Bleidorn	9/11/2024 17:48	9/11/2024 19:12	85	
Yes	Dan Bleidorn	9/11/2024 19:13	9/11/2024 19:17	5	
Attendee Details					
Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	
Yes	Scott Ciambor CDD Planning Manager	9/11/2024 17:46	9/11/2024 19:17	92	
Yes	Dan Bleidorn	9/11/2024 17:46	9/11/2024 17:48	2	
Yes	Dan Bleidorn	9/11/2024 19:12	9/11/2024 19:13	2	
Yes	Scott McPherson	9/11/2024 18:12	9/11/2024 18:12	1	
Yes	Linda Blefgen	9/11/2024 17:56	9/11/2024 19:18	82	
Yes	Rick and Lisa Currier	9/11/2024 17:59	9/11/2024 18:03	5	
Yes	Vicki Van Fleet	9/11/2024 18:04	9/11/2024 19:17	74	
Yes	19075008461	9/11/2024 18:05	9/11/2024 19:15	71	
Yes	pat Spence	9/11/2024 17:45	9/11/2024 19:18	93	
Yes	Ron Flint	9/11/2024 17:56	9/11/2024 19:18	82	
Yes	Andi, Ryan & Mike	9/11/2024 17:55	9/11/2024 19:18	83	
Yes	Ilsa Lund	9/11/2024 17:56	9/11/2024 19:04	68	
Yes	Ilsa Lund	9/11/2024 19:04	9/11/2024 19:17	14	
Yes	Karen Forrest	9/11/2024 17:56	9/11/2024 19:15	80	
Yes	Nancy Collinsworth	9/11/2024 18:02	9/11/2024 19:17	76	
Yes	Rick	9/11/2024 18:03	9/11/2024 18:06	3	
Yes	Daniele Gaucher	9/11/2024 17:45	9/11/2024 19:17	93	
Yes	Richard Currier	9/11/2024 18:07	9/11/2024 19:17	71	
Yes	Denice's iPad	9/11/2024 18:12	9/11/2024 19:17	66	
Yes	Dave Sevdv	9/11/2024 18:27	9/11/2024 19:18	51	
Yes	nancy	9/11/2024 18:01	9/11/2024 18:02	1	
Yes	Kristi Hooton	9/11/2024 17:57	9/11/2024 19:17	81	
Yes	Jay	9/11/2024 17:55	9/11/2024 19:18	83	
Yes	hmarlow	9/11/2024 17:58	9/11/2024 18:47	49	
Yes	hmarlow	9/11/2024 18:47	9/11/2024 19:18	31	
Yes	debiballam	9/11/2024 18:00	9/11/2024 19:18	78	
Yes	Eric Nelson	9/11/2024 18:02	9/11/2024 18:56	54	
Yes	joelcarpenter	9/11/2024 18:02	9/11/2024 19:17	76	

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 36 acres** uphill of **11900 through 12170 Glacier Highway** to **D15**. Lots are currently zoned D3, D10, and D10(T)D15.

PROJECT INFORMATION:

Project Information can be found at:

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

PLANNING COMMISSION DOCUMENTS:

Staff Report expected to be posted **October 14, 2024** at

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

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

Now through Sept. 23	Sept. 24 — noon, Oct. 17	HEARING DATE & TIME: 6:00 pm, Oct. 22 2024	October 23
Comments received during this period will be sent to the Planner, Irene Gallion , to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/87288626638 and use the Webinar ID: 872 8862 6638 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above). You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.	The results of the hearing will be posted online.
FOR DETAILS OR QUESTIONS, Phone: (907)586-0753 ext. 4130 Email: pc_comments@juneau.gov or irene.gallion@juneau.gov Mail: Community Development, 155 Heritage Way, Juneau AK 99801			Case No.: AME2024 0005 Parcel No.: 4B2801030121 CBJ Parcel Viewer: http://epv.juneau.org

Printed September 25, 2024

Attachment J - Abutters for the Planning Commission meeting.

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 K - Photo of Public Notice Sign.

Irene Gallion

From: Irene Gallion
Sent: Monday, September 9, 2024 4:26 PM
To: Mark Morris; elders@abbcjuneau.org
Cc: Irene Gallion
Subject: RE: Brief visit re. 11900-12170 glacier redone

Hi Mark,

This is not technically an issue for this rezone process, but good information that we do not want to lose as development progresses. So:

* I'll mention it in my staff report, for documentation.

* I'll add your e mail to our land database system, with a "splat" note that pops up when the property is looked at.

* Our Lands Division will be adding your information to the Lands file, which is reviewed before development decisions are made.

None the less, it is a good idea for you and yours to keep an eye on any development on the property, and give us a nudge if you've not been contacted.

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.

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

From: Mark Morris <mark@morrisengineeringgroup.com>
Sent: Wednesday, September 4, 2024 11:02 AM
To: Irene Gallion <irene.gallion@juneau.org>; elders@abbcjuneau.org
Subject: RE: Brief visit re. 11900-12170 glacier redone

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

Irene,

There is an existing ditch that runs behind the subdivision (Bayview, Cross St, Seaview), Echo Ranch's property and Auke Bay Bible Church (ABBC) property. The ditch used to enter a structure on the Auke Bay RV park property and be routed underground to the storm drain system on Glacier Highway.

However, the underground piping failed at the RV park and they demanded that ABBC correct the problem since the water was coming from a ditch on ABBC property.

We looked for any paperwork on the ditch in our records and asked the CBJ if they had any. No agreements could be found on this ditch.

So for the sake of keeping the peace, ABBC built an underground drainage system on the east side of our property and directed the water from the ditch into the new system.

We would like this "community ditch" rendered unneeded to the greatest extent possible if the CBJ develops the property that provides water into the ditch.

Please see the attached screenshot of google earth. I showed the ditch in the white line.

Thanks Irene,

Mark Morris, PE
President

mark@morrisengineeringgroup.com
www.morrisengineeringgroup.com
2375 Jordan Ave #7 | Juneau, AK 99801 | Office: 907-789-3350 | Mobile: 907-321-3354

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

From: Irene Gallion <irene.gallion@juneau.org>
Sent: Wednesday, September 4, 2024 9:00 AM
To: Mark Morris <mark@morrisengineeringgroup.com>; elders@abbcjuneau.org
Subject: RE: Brief visit re. 11900-12170 glacier redone

Hi Mark,

What are your questions?

I've got a conflict at the proposed time. My calendar is pretty full through the 19th. Would a discussion at that time help?

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.

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

From: Mark Morris <mark@morrisengineeringgroup.com>

Sent: Monday, September 2, 2024 9:30 AM

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

Subject: Re: Brief visit re. 11900-12170 glacier redone

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

Haha. Rezone. Not Redone.

Oh well....

Mark Morris, PE
Morris Engineering Group, Inc.
907-789-3350 Juneau
907-321-3354 cell

> On Sep 1, 2024, at 8:12 PM, Mark Morris <mark@morrisengineeringgroup.com> wrote:
>
> Hi Irene,
>
> Larry Walsh and I would like to come by your office to visit regarding the rezone in Auke Bay.
>
> We are elders at Auke Bay Bible Church.
>
> Would you be willing to meet with us at 2:15-2:45 this Wednesday?
>
> Thanks Irene!
>
>
>
> Mark Morris, PE
> Morris Engineering Group, Inc.
> 907-789-3350 Juneau
> 907-321-3354 cell
>



Attachment L - Public comments.

Rick and Lisa Currier

12020 Cross Street
Juneau, Alaska 99801

Planning Commission
Department of Community Development
155 Heritage Way
Juneau, Alaska 99801

September 20, 2024

Case No. : AME2024 005, Parcel No. : 482801030121

Dear Planning Commission Members:

We believe that Parcel number 482801030121 is not a viable choice for high density development due to these factors:

- Wetlands: much this land is sloping wetlands over many feet of black, muddy soil. Developers will have to deal with stabilizing porous, wet soils, some extreme slopes, and a lot of standing water
- Spaulding Trail: the proposal would urbanize about three quarters of a mile of the trail. Moving the parking lot and trailhead upslope will be expensive, especially as the trail rapidly steepens above the trailhead
- Drainage: water runs downhill. In this case downhill includes: a fire station, an RV park, a church, numerous residences, and Glacier Highway. Any development will need extensive drainage engineering to avoid flooding downslope neighbors. Can the existing storm sewer mains along Glacier Highway handle a new network of streets and driveways in the new neighborhood?
- Sewage Plant Capacity: The Auke Bay sewage treatment plant cannot handle the projected 670 dwellings. The sewage mains that run to the main sewage plant by the airport do not have the capacity to handle the extra waste if the Auke Bay treatment plant is bypassed
- Access: during the last Auke Bay re-zoning (Neighborhood Commercial) proposal, Community Development planners said that this development requires an entrance *and* an exit road. CBJ adopted a land swap with the owner of the RV park at 11930 Glacier Highway to gain an access easement to Parcel 482801030121. Presumably, the other access road would be the current trailhead for Spaulding Trail. Would these two routes be able to handle the traffic to and from this new neighborhood, especially with the current congestion on Glacier Highway at the entrance to Auke Bay School?
- Auke Bay School: Under the school reorganization plan, all elementary schools in Juneau are overcrowded. Adding 670 new residences to Auke Bay School's catchment area will create further crowding

The Planning Commission is looking at seven land parcels in an effort to provide "affordable housing". We believe that at least one of the other parcels would be cheaper and easier to develop than Parcel number 482801030121.

Sincerely,

Rick and Lisa Currier

Mark Schwan and Debi Ballam

12090 Cross Street, Juneau, AK 99801

Sept 22, 2024

Juneau Planning Commission
Department of Community Development
155 Heritage Way, Juneau, AK 99801

Dear Planning Commission Members;

We are submitting comments regarding rezoning of 36 acres of CBJ land in the Auke Bay Area to D15 (Case no AME2024 0005; Parcel No: 4B2801030121). We live at 12090 Cross Street in the Tanner Terrace Subdivision. The back of our property borders this land.

We have several concerns about the hillside behind our property being rezoned to allow such high-density development:

- ◆ We are extremely concerned and anxious about the drainage and run off. This is a very wet hill. Trees have been coming down behind us and on the trail adjacent to us at an accelerated rate in the past few years, the land is so wet. With the hill vegetation intact, almost every resident has had water issues. Removing the trees behind us would make the run off even higher. The land is classified as wetlands, and it is certainly that.
- ◆ The plan for access via what is now Spaulding Trail is also very concerning. Turning left onto Glacier Highway there is dangerous, with a bend in the highway very close, it is a very short-sighted left-hand turn. People zoom around that corner, especially en route to school or work in the mornings. Our neighbours drive around our block to avoid it. It is scary.
- ◆ We moved here to Auke Bay 35 years ago, and pushed what we could afford to buy, so we would not have dense housing all around us. Our quality of life would be negatively affected by this proposed development along with a drop in the value of our property.
- ◆ We assume you are aware that the Auke Bay Sewage treatment plant is at capacity, as is the capacity of Auke Bay School we learned from local teachers, so also a big concern.

We understand the need to open more land for development of affordable housing, especially with the Valley flooding, however we have deep concerns about this proposal.

Thank you for inviting public comment, Debi Ballam and Mark Schwan

Irene Gallion

From: James Mothershead <james.mothershead0077@hotmail.com>
Sent: Monday, September 23, 2024 11:38 AM
To: PC_Comments; PC_Comments; Irene Gallion
Subject: 11900 - 12170 Glacier Hwy. Rezoning Comments

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

Good morning,

My name is James Mothershead and my wife Nicole and I have some major concerns about the proposed rezoning and projects in our neighborhood. We live at 12110 Cross St. and we would be one of the residences most negatively affected by this project.

As of now, there are 13 houses in this small neighborhood. We are concerned in many ways when the city talks about adding another 200 to 600+ residences just up the hill behind our house. We have major concerns about traffic, drainage, sewage, soil stability, property value, and the general safety and wellbeing of our neighborhood.

After listening to all of the minutes of the zoom meeting last week, there were many fair points of concern that were brought up. One of the issues that was not discussed in depth was the Spaulding Meadows Trail head reconstruction.

During the meeting, it was pointed out that the Spaulding Meadows trailhead did not have adequate parking. The plan was to wait for a grant to get extra money to build a road up the hill to a larger parking lot can be built. This is an awful plan.

The parking lot at the bottom of the Spaulding Meadows trailhead rarely gets full. I would estimate that only about 5% of the days in the year does that parking become completely full.

Most days, there are 5 to 10 cars that park at the trailhead. This is during peak season in the summer. During the fall and winter, there are even fewer cars. If the parking lot is full, parking can be a little tricky because cars end up getting blocked in. But it doesn't happen very often.

The idea of building a dead-end road up into the forest where there would be a larger parking lot, unsupervised and unmanaged, is a horrible idea for this neighborhood and for Juneau. This type of hidden location would attract illegal, dumping, more homeless camps, (as there is already one up the trail 1/4 mile), illegal drug activity, and many other problems. All of this could be devastating for our wonderful, small, close-knit neighborhood. And all of this activity, according to the plans, would be about 50 feet from our house, and a few of the other houses that are along the trail.

For example, I look at the Montana Creek trailhead. And the Windfall Lake trailhead. Both of those areas were being misused. Party's, homeless camps, illegal dumping, illicit drug use. Gates needed to be installed in these areas to keep the illegal activity out. The illegal dumping and drug use has been awful

all over town and it's getting worse. We don't need another one of these hidden locations, or another gate in Juneau.

We feel like there is room at the current location of the parking to make some good improvements. To increase the parking area and the organization to be able to fit more cars. It does not need to expand much to fix the current parking problem. Again, it is rarely filled to capacity.

We feel like this is the wrong location to put a large subdivision in. With all the wetlands and soil stability issues, sewage plant capacity limitations, traffic concerns, etc., this small neighborhood would be negatively affected in so many ways.

Thanks for your time and consideration,

James & Nicole Mothershead

Irene Gallion

From: heather marlow <cdxx881@yahoo.com>
Sent: Monday, September 23, 2024 4:46 PM
To: Irene Gallion
Subject: Auke Bay Rezone

Follow Up Flag: Follow up
Flag Status: Flagged

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

Irene

Greetings, thank you again for presenting the initial application and analysis for this rezone request from the municipality.

I participated earlier and made several comments and points of inquiry. I'm not sure what will be acted on until I read your staff report, but my initial review included comments questions and observations, such as:

The map needs to be expanded and improved to identify all public uses not just municipal, and previous municipal land disposals in the vicinity, along with those zoning and purpose identifiers

The public uses need some characteristics called out, like expanding or contracting future plans and relative level of importance to the vicinity, community and state wide considerations

The Spaulding trailhead can be relocated off of University Drive or the Armory or UAS campus, or other developed public land and does not justify a whole new street, or partial funding, even with the housing projected with the up zone

Housing of significance that utilizes public funding in the vicinity should support goals that are qualified and quantified and not more of the same, above working wage and entry level. This area can be described as having a good mix of options, student dorms, low income vouchers, condos, sf, boats, and new way above mid-market values. That is not likely to be disadvantaged in the next 20 years of growth

In brief, I did not see a justification for d15, it read more like a justification for Eng Dept to spend money with unsure outcomes, I do not support the application as submitted, perhaps for additional reasons than your analysis, but I'll wait to read the staff report.

Heather Marlow
Auke Bay Alaska

Sent from my iPhone