



PLANNING COMMISSION STAFF REPORT

REZONE: AME2024 0009

HEARING DATE: OCTOBER 22, 2024

(907) 586-0715

CDD_Admin@juneau.gov

www.juneau.org/community-development

155 Heritage Way • Juneau, AK 99801

DATE: October 11, 2024
TO: Mandy Cole, Chair, Planning Commission
BY: Ilsa Lund, Planner I *Ilsa Lund*
THROUGH: Jill Lawhorne, Director, AICP

PROPOSAL: Applicant requests a rezone for approximately 87 acres north of Grant Creek on Douglas from D3 to D15.

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

KEY CONSIDERATIONS FOR REVIEW:

- This CBJ owned land is currently undeveloped and is located between Grant Creek and Eagle Creek.
- As currently zoned, the area does not meet the 2013 Comprehensive Plan land use map designation.
- Rezone is consistent with the adjacent zoning district.

GENERAL INFORMATION	
Property Owner	City & Borough of Juneau
Applicant	City & Borough of Juneau
Property Address	North Douglas Highway
Legal Description	USS 4605 FR
Parcel Number	6D0611000010
Zoning	D3
Land Use Designation	Medium Density Residential
Lot Size	28,519,168 sq. ft. / 654.71 acres
Water/Sewer	City / City
Access	To be determined
Existing Land Use	Undeveloped
Associated Applications	None

ALTERNATIVE ACTIONS:

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

ASSEMBLY ACTION REQUIRED:

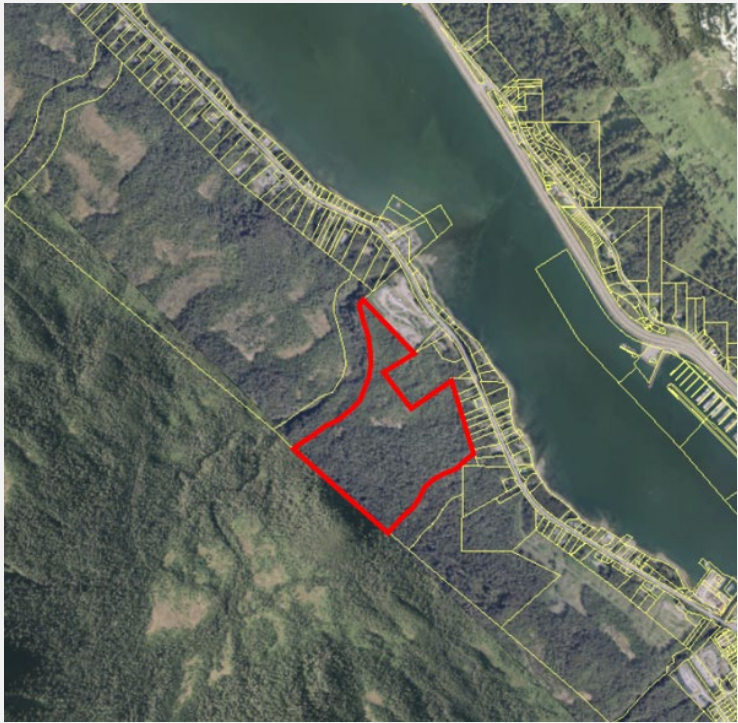
Assembly action is required for this rezone.

STANDARD OF REVIEW:

- Quasi-legislative decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - CBJ 49.10.170(d)
 - CBJ 49.25
 - CBJ 49.75.120
 - 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.*

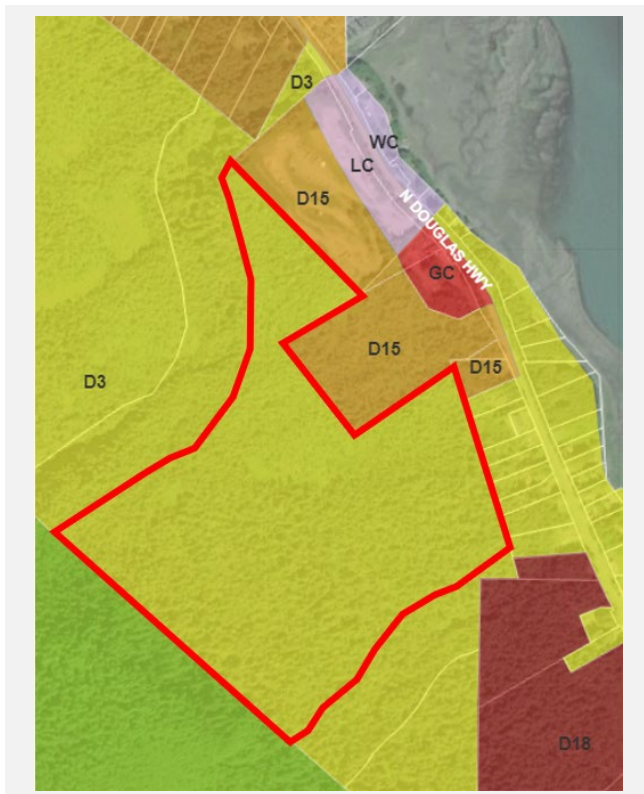
SITE FEATURES AND ZONING



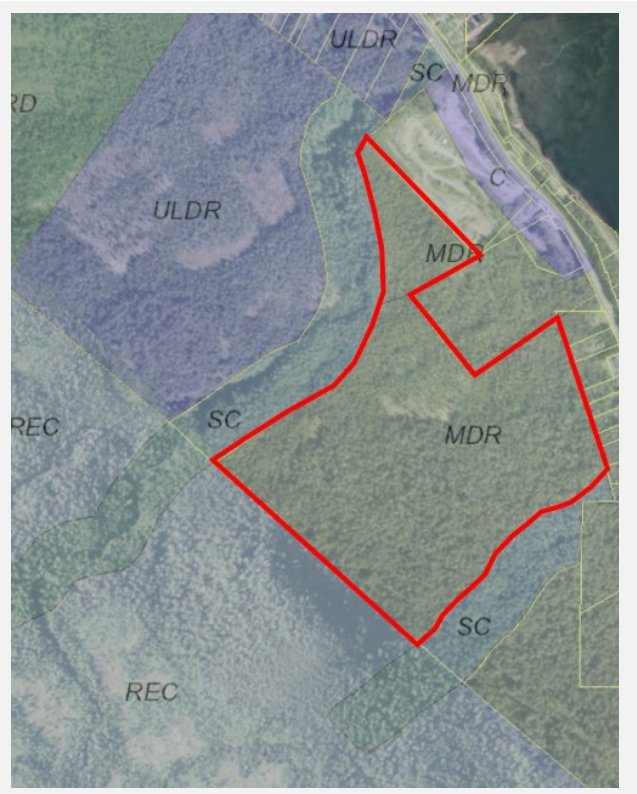
SURROUNDING ZONING AND LAND USES	
North (D15)	Undeveloped/ Vacant (under private ownership)
South (D3)	Grant Creek Stream Protection Corridor
East (D3)	Single-family dwellings
West (RR)	Undeveloped (Owned by BLM)

SITE FEATURES	
Anadromous	None
Flood Zone	None, 02110C1562E
Hazard	None Mapped
Hillside	Yes, ~21% slope
Wetlands	Yes
Parking District	No
Historic District	No
Overlay Districts	Mining & Exploration Surface Activities Exclusion District, Urban/Rural Mining District Map, Recreational Vehicle Park Area

CURRENT ZONING MAP



LAND USE DESIGNATION MAP



BACKGROUND INFORMATION

Rezone Description – This rezone is one of seven coming before the Commission, selected by CBJ lands for upzoning after a review of Juneau’s land portfolio, the Land Management Plan, topography, access, road frontage, utilities, and wetlands. The applicant (CBJ Lands and Resources Division) requests to rezone approximately 87 acres of a 654.71 acre parcel of CBJ owned land from D3 to D15 (Attachment A). The lot is adjacent to a D15 zoning district.

Background - The approximately 87 acre area was originally platted in October 1962 as a part of U.S. Survey No. 4605 (Attachment B). In January of 1963, the federal government transferred the land to the State of Alaska through Patent (Attachment C). The land was then transferred by State Patent to the City and Borough of Juneau (CBJ) in April of 1982 (Attachment D). In 1985, the CBJ adopted an ordinance establishing a municipal open space and park system that included a greenbelt of 100 feet on either side of Grant and Eagle Creeks (Attachment E).

Permit and Parcel History – None. This land is undeveloped.

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

Year	Zoning	Summary
1969	R12	<p>The purpose is to provide and preserve land for families who desire to live in low density areas and where smaller lots would tend to be detrimental to the area.</p> <p>Lot size: 12,000 square feet Lot width at front building line: 110 feet Lot depth*: 100 feet Lot coverage: 25% Building Height: 35 feet Front yard setback: 25 feet Rear yard setback: 25 feet Side yard setback: 10 feet One off-street parking space per dwelling unit</p>
1987	D3	<p>The D-3, residential district, is intended to accommodate primarily single-family and duplex residential development at a density of three dwelling units per acre. D-3 zoned lands are primarily located outside the urban service boundary where public utilities are not provided.</p> <p>Lot size: 12,000 square feet Lot width at front building line: 100 feet Lot depth*: 100 feet Lot coverage: 35% Building Height: 35 feet Front yard setback: 25 feet Rear yard setback: 25 feet Side yard setback: 10 feet Two off-street parking spaces per dwelling unit</p>

Year	Zoning	Summary
2021	*All zoning districts – lot depth repealed	On August 23, 2021, the CBJ Assembly adopted Ordinance 2021-28, repealing lot depth as a minimum dimensional standard. Other dimensional standards for D3 remain the same.

ZONING ANALYSIS

The 2013 Comprehensive Plan designates this land for Medium Density Residential (MDR).

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).

Rezoning is appropriate since housing development is prioritized as a land use desire by the Assembly. D3 is two units less dense than that proposed in the Comprehensive Plan land use map designation and D15 conforms to the maximum density as stated in the plan.

CBJ 29.25.200 Zoning Districts Defined -

Current Zoning – D3	Proposed Zoning – D15
<i>CBJ 49.25.210(b) The D-3, residential district, is intended to accommodate primarily single-family and duplex residential development at a density of three dwelling units per acre. D-3 zoned lands are primarily located outside the urban service boundary where public utilities are not provided. The density reflects the existing pattern of development of properties in the district. There is a limited amount of D-3 zoned lands located within the urban service boundary. These are lands for which a lower density is deemed appropriate or, in the case of transition zones, where the zoning will be changed to a higher density when sewer and water are provided.</i>	<i>CBJ 49.25.210(e) The D-10 and D-15, residential districts, are intended to accommodate primarily multifamily residential development at ten and 15 units per acre respectively. These are relatively low-density multifamily districts.</i>

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

CBJ 49.25.400 Dimensional Standards – There are no structures in the proposed rezone area.

Zoning Regulations	D-3	D15
Minimum Lot Size		
Permissible Uses	12,000	5,000
Bungalow	6,000	3,000
Duplex	18,000	
Common Wall Dwelling		3,500
Single-family detached, two dwellings per lot	24,000	

Zoning Regulations	D-3	D15
Minimum lot width	100'	50'
Bungalow	50'	25'
Common Wall Dwelling		30'
Maximum lot coverage		
Permissible uses	35%	50%
Conditional uses	35%	50%
Maximum height permissible uses	35'	35'
Accessory	25'	25'
Bungalow	25'	25'
Minimum front yard setback	25'	20'
Minimum street side yard setback	17'	13'
Minimum rear yard setback	25'	15'
Minimum side yard setback	10'	5'

CBJ 49.25.500 Density –No structures have been built in the proposed rezone area. 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, with a minimum lot size requirement. For multifamily zoning districts (D10, D15, D18) the number of units is dependent on lot size. For instance, in D15, a one-acre lot may accommodate fifteen units.

	Current Zoning (3 DU/Acre)	Proposed Zoning (15 DU/Acre)
Maximum Number of Dwelling Units	~261	~1305

Potential for Subdivision – The table below shows the maximum number of lots subdivision could produce. The lot size is divided by the minimum lot size required for the zoning district. Achieving maximum number of lots is unlikely due to the need for rights-of-way, habitat protection, and slope.

	Current Zoning (12,000 sq. ft lot minimum)	Proposed Zoning (5,000 sq. ft lot minimum)
Maximum Potential for Subdivision	~311 lots	~748 lots

TRAFFIC AND TRANSPORTATION

Access	Roadway Classification	Current Level of Service
North Douglas Highway	Minor Arterial	Determined after Traffic Impact Analysis is performed, if required.

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

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

COMMUNITY SERVICES

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

Service	Summary
Water/Sewer	CBJ lines in North Douglas Highway right-of-way
Fire Service	Downtown Juneau Fire Station (Station 1)
Schools	Downtown Juneau
Recreation	Eaglecrest

ENVIRONMENTAL, CONSERVATION, HISTORIC, AND ARCHEOLOGICAL RESOURCES

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

Resource	Summary
Conservation	This proposed rezone is located between the Grant Creek and Eagle Creek Stream Corridors.
Wetlands	Wetlands would require a fill permit from the United States Army Corps of Engineers.
Anadromous	No.
Historic	Not documented.
Archeological	Not documented.

The 2016 CBJ Land Management Plan (**Strategic Rezoning**, pg. 72) indicates that there is a significant gravel deposit within the vicinity of Eagle Creek and zoning should prioritize resource extraction activities. Sand and gravel mining is permissible in D3, but not in D15. However, after conferring with staff of CBJ Engineering and Public Works, it was determined that majority of the gravel deposit is located north of Eagle Creek (Attachment G). That area is not included in the seven (7) rezones proposed by the applicant, so the availability of that resource should not be impacted.

CONFORMITY WITH ADOPTED PLANS

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

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

Chapter	Page No.	Item	Summary
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2013 COMPREHENSIVE PLAN - The proposed text amendment is in compliance with the 2013 Comprehensive Plan.

4	33		Vacant land is adequate and zoned appropriately to provide for housing.
	35		10% of CBJ-owned land north of the bridge is developable.
8	121	Implementing Action 8.8-IA21	Encourage ADOT&PF to upgrade the North Douglas highway corridor due to increased traffic. Include reduced speed limits, curve advisements, separated bike and pedestrian facilities, pull-offs for busses.
		IA22	Work with ADOT&PF to make improvements that will facilitate affordable housing development.
11	144		Sewer improvements compel denser development.
	147	Land Use Designation	Rezoning to increase housing density potential complies with the Medium Density Residential designation.
	190	Subarea 8	Substantial development of North Douglas should trigger separated bike and pedestrian facilities along the highway, pull-outs for busses, and safe crossing areas.
11		#4	As sewer is provided, increase zoned density.
11		#13	When development is considered, assure direct vehicular access to Douglas Highway, and to an eventual bench road, and to Treadwell Ditch Trail.

2016 HOUSING ACTION PLAN - The proposed 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.

2016 LAND MANAGEMENT PLAN - The proposed text amendment complies with the 2016 Land Management Plan

Chapter	Page No.	Item	Summary
	7	Goal 3	Conduct CBJ land disposals in a manner that promotes compact urban growth and efficient expansion of municipal utilities and services.
	8	Utility Extensions	Sewer has been extended along North Douglas Highway and further extension is planned. However, construction of North Douglas Bench Road and capacity problems at both ends of the Juneau Douglas Bridge will need to be evaluated at the same time as new development projects.

2016 LAND MANAGEMENT PLAN - The proposed text amendment complies with the 2016 Land Management Plan			
	9	Transportation	The conceptual alignment for the Bench Road has been generally established but no detailed work has been done recently. This road will provide service from the Douglas townsite to North and West Douglas and is intended to reduce traffic and increase safety along the existing North Douglas Highway. 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. CBJ should consider setting aside funds for local road construction in order to complete residential developments.
CBJ's Land Holdings	65	North Douglas LND-1430	Retain/ Dispose
Supply & Demand-Housing	72	Strategic Rezoning	This region contains significant potential for increased housing density.

AGENCY REVIEW

CDD conducted an agency review comment period between August 12, 2024, and September 25, 2024. Agency review comments can be found in Attachment G.

Agency	Summary
ADOT&PF	No specific comment at this time. Coordinate future development regarding access, hydrological and traffic impacts.
CBJ Engineering and Public Works	Sand and gravel deposit located primarily north of Eagle Creek.
CBJ Building Division	No comment received.
CBJ Fire Department	No comment received.

PUBLIC COMMENTS

CDD conducted an informational meeting on September 26, 2024 (Attachment H). 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 September 3, 2024, and October 7, 2024. Public notice was mailed to property owners within 500 feet of the proposed rezone (Attachment I). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (Attachment J). Public comments submitted at time of writing this staff report can be found in Attachment K.

Name	Summary
Kaysa Korpela	Opposed to the rezone until a second crossing is constructed.

ZONE CHANGE OPTIONS AND ALTERNATIVES

As stated in CBJ 49.75.130(a), the Commission may recommend approval, approval with modifications or denial of a rezone request. The Commission may recommend approval to the Assembly for different zoning districts than what is requested by the applicant or recommended by staff. Additionally, the Commission can recommend modifications to the boundaries of the area to be rezoned. This means that if the Commission wishes to do so, the zoning district boundary line may be moved from its current location, as long as it is found to be in substantial conformance with the Comprehensive Plan and Title 49 – Land Use Code. Zoning district boundary lines are intended to follow property lines, centerlines of streets, alleys, streams (CBJ 49.25.110(f)).

Staffs analysis does not include a zoning district as an alternative to the applicant’s request.

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 26, 2024, mailed written notice to property owners within 500 feet of the proposed rezone; and a public notice sign was posted on the site two weeks prior to the scheduled hearing.

Finding: **Yes.** Adequate public notice was provided in accordance with CBJ 49.75.110.

3. *Is this request for an area covering more than two acres or an expansion of an existing zoning district as required by CBJ 49.75.120?*

Analysis: The rezone request is for approximately 87 acres.

Finding: **Yes.** The proposed rezone meets the minimum area and is an extension of an existing zoning district.

4. *Has no similar request been made within the previous 12 months as required by CBJ 49.75.120?*

Analysis: No additional analysis required.

Finding: **Yes.** No similar rezone request has been filed within the previous 12 months.

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

Analysis: The Comprehensive Plan recognizes increased density zoning in areas where utilities, particularly

wastewater, are provided.

Finding: Yes. The proposed rezone is in substantial conformance with the land use maps and policies of the comprehensive plan.

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

Analysis: No additional analysis required.

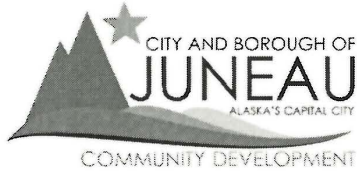
Finding: Yes. The proposed rezone is in substantial conformance with Title 49 – Land Use Code.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the Assembly for the requested rezone application of approximately 87 acres north of Grant Creek from D3 to D15.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	U.S. Survey No. 4605
Attachment C	1963 Federal Patent Transfer to State of Alaska
Attachment D	1982 State Patent Transfer to CBJ
Attachment E	CBJ Ordinance 85-76am
Attachment F	Table of Permissible Uses Comparison D3 vs. D15
Attachment G	Agency Comments
Attachment H	Neighborhood Meeting Presentation
Attachment I	Abutters Notice
Attachment J	Public Notice Sign Photo
Attachment K	Public Comments
Attachment L	Map of Rezone Area
Attachment M	Draft Ordinance



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.

PROPERTY LOCATION	
Physical Address Douglas Island	
Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) USS 4605 FR	
Parcel Number(s) 6D0611000010	
<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____	
LANDOWNER/ LESSEE	
Property Owner CBJ	Contact Person Dan Bleidorn
Mailing Address 155 Heritage Way	Phone Number(s) 907-586-5252
E-mail Address Lands_Office@juneau.org	
LANDOWNER/ LESSEE CONSENT	
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.	
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.	
Dan Bleidorn Lands & Resources Manager <hr/> Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)	
X <u><i>Daniel Bleidorn</i></u> <u>7/16/24</u> Landowner/Lessee (Signature) Date	
<hr/> 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	

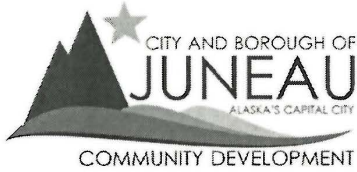
To be completed by Applicant

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

Intake Initials <i>TR</i>	
Case Number <i>ANNE24-009</i>	Date Received <i>7/31/24</i>

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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



ZONE CHANGE APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant

PROJECT SUMMARY
 Rezone request for CBJ property located North of Grant Creek on Douglas

IS THIS AN EXPANSION OF AN EXISTING ZONE? Yes No

Total Land Area of Proposed Change ~87 Acres acres Comprehensive Plan Land Use Designation MDR

Current Zone(s) D3 Comprehensive Plan Map Letter Map L

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
<u>AME24-009</u>	<u>7/31/24</u>

Zone Change Application Information

Zone changes are outlined in CBJ 49.75 article I

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

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

On November 8, the Division of Lands and Resources joined CDD for 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.

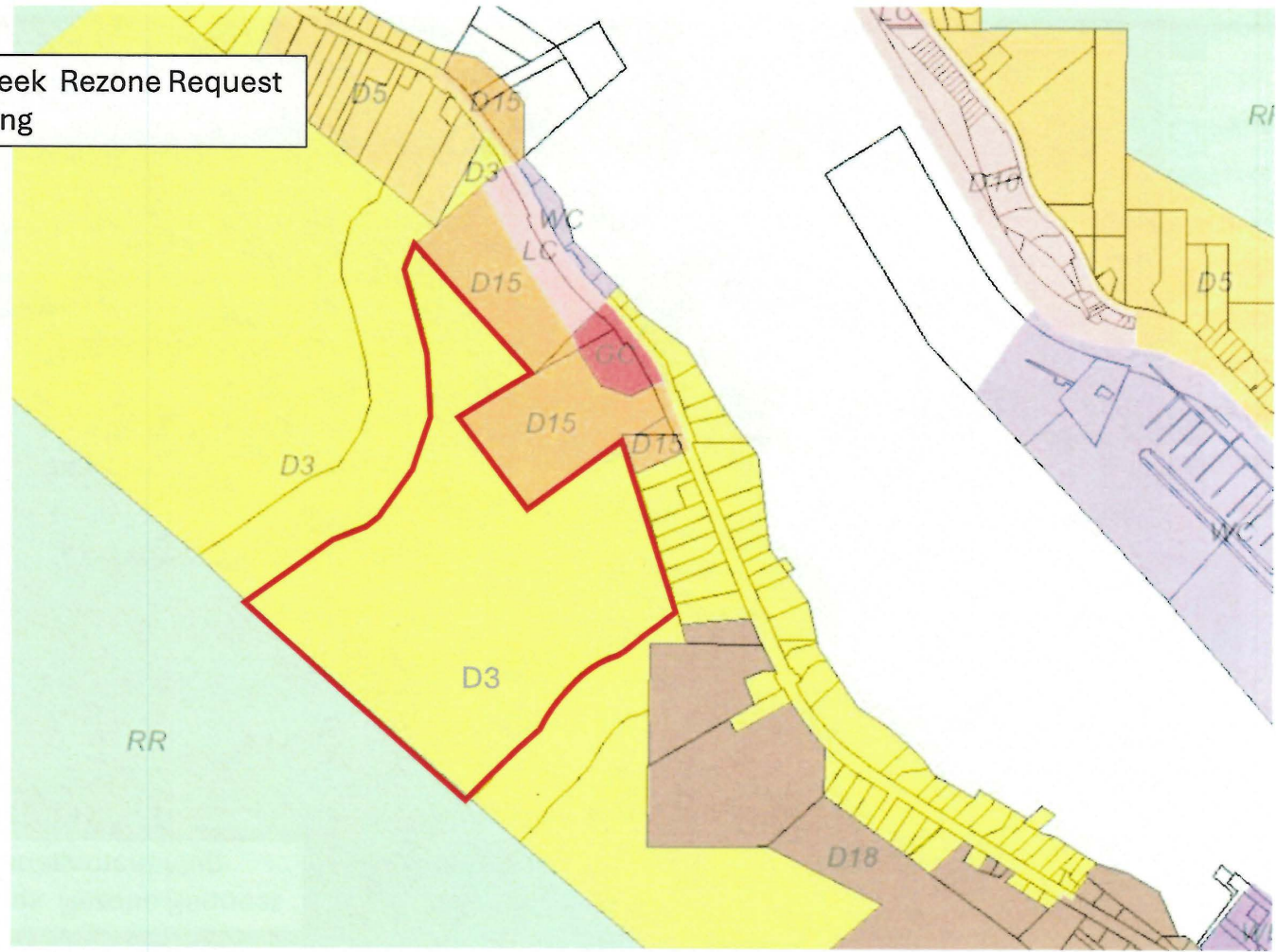
The purpose of the requested zone change is to increase density of municipally owned property in accordance with adopted plans. If the North Grant Creek rezone request is successful, the CBJ could pursue an access and utility easement as part of an adjacent property owner request to purchase CBJ property adjacent to Grant Creek. This zone change will not have potential impacts to public infrastructure (streets, water, & sewer) until such time as when the CBJ can negotiate access to Douglas Highway. Negotiating access is not economical for the CBJ with the zoning of D3. Of the 86 acres, much of this property is too steep to develop. This zone change conforms with the areas of the adopted plan that discuss utilizing CBJ landholdings to promote economic activity and meet the housing needs of the community.

The Housing Action Plan adopted in 2016 states that “Publicly owned land and assets can be one of the most powerful tools a local government has to address housing availability and affordability issues.” (p. 42) and that “public land should be thought of not only as a means by which Juneau can encourage “beneficial private economic activity” and guide “a rational growth pattern,” but also, importantly, as a means by which Juneau can achieve key policy goals. These goals include filling key housing gaps” (p. 43). The Implementation section of the Housing Action Plan states that CBJ would “Ensure any CBJ-owned land slated for development is zoned for the least restrictive/highest density use, consistent with the Comprehensive Plan; rezone certain parcels as necessary.” (p. 45)

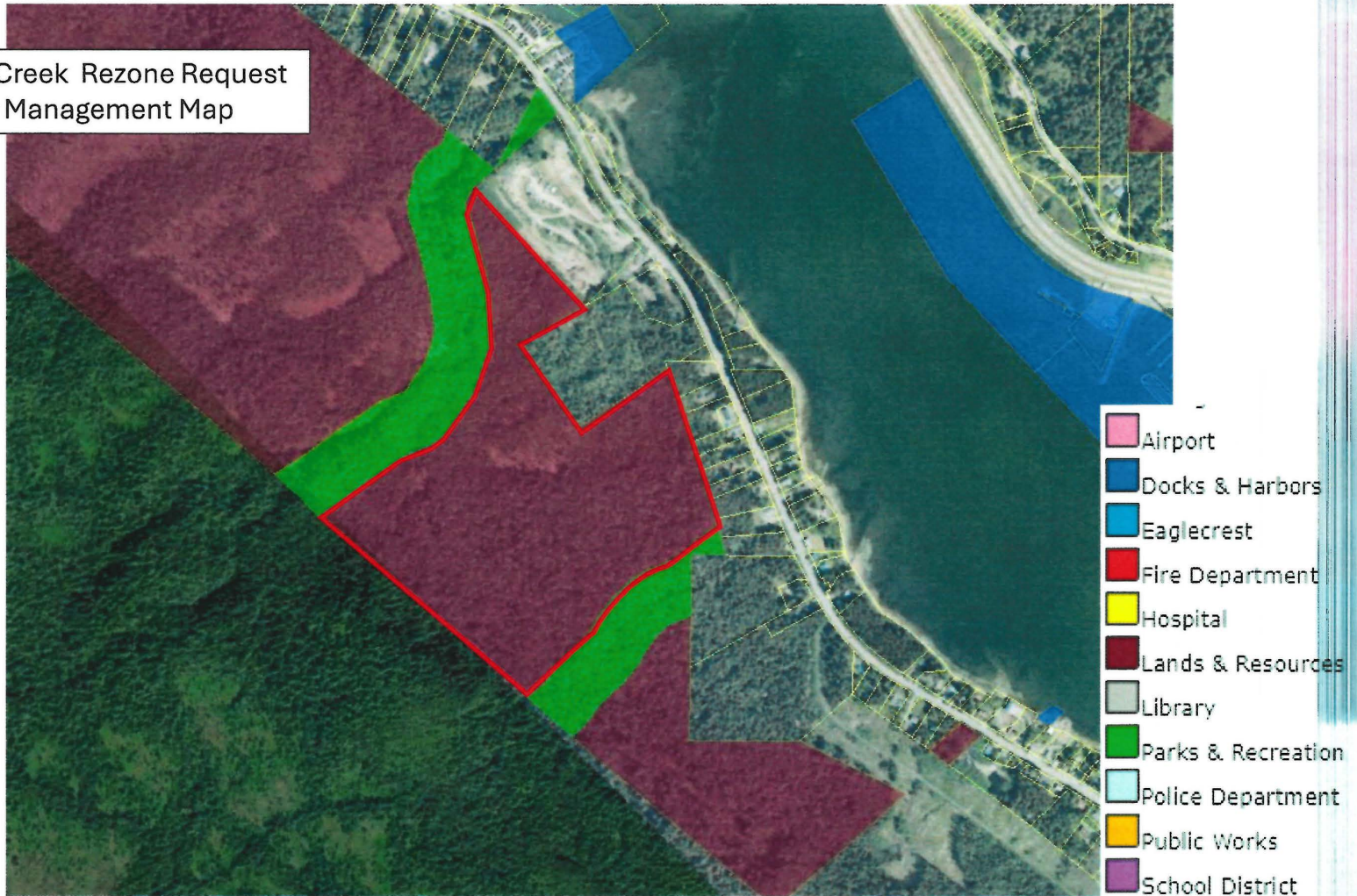
Recap:

Larger than 2 acres (~87 acres).
Request from D3 to D15
Conforms with Assembly goals.
Conforms with the Comp Plan
Inside urban service boundary.
Opportunity for access through adjacent properties
D15 allows for habitat preservation.
Low density = undevelopable.

North Grant Creek Rezone Request
Proposed Zoning



North Grant Creek Rezone Request
CBJ Property Management Map

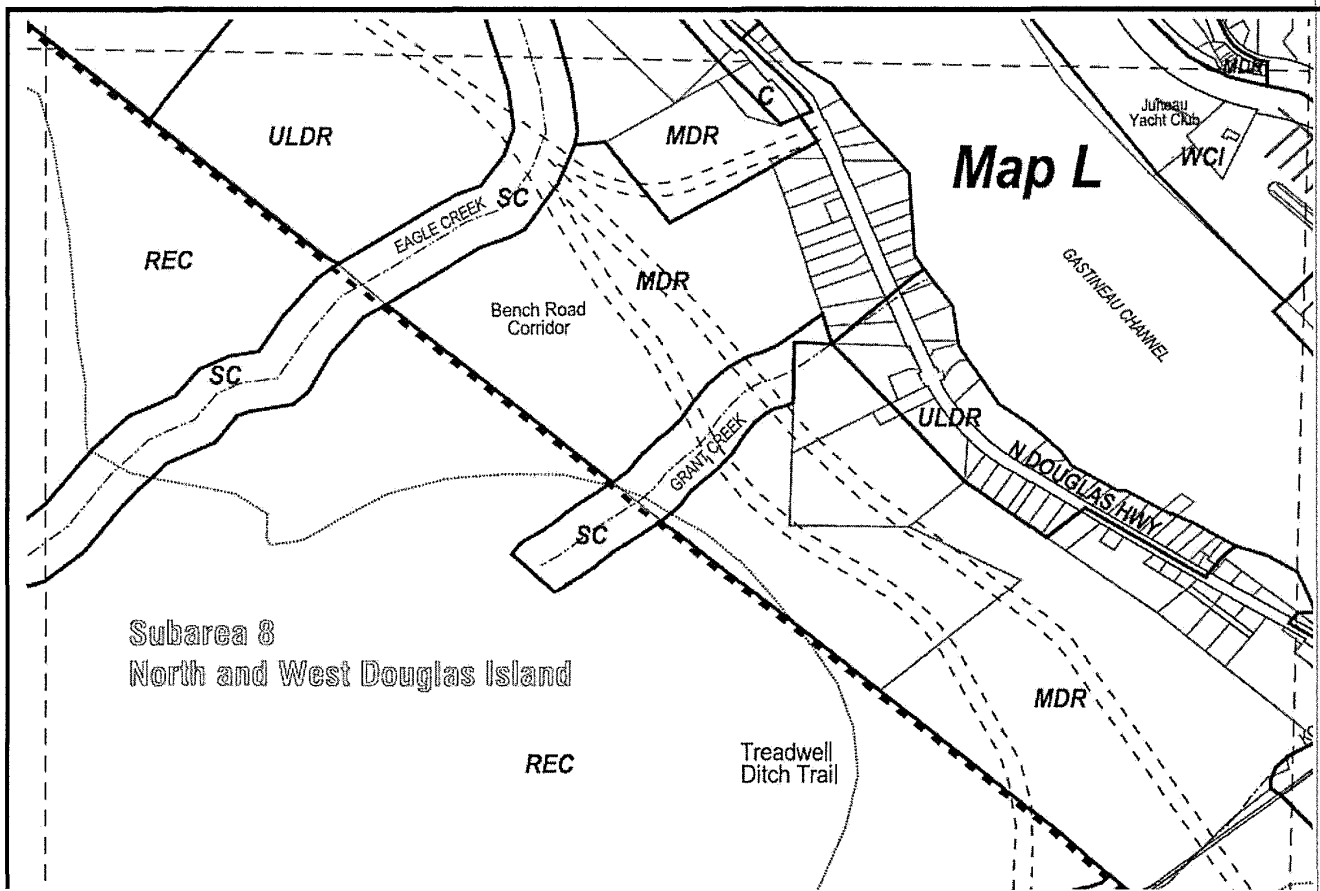


North Grant Creek Rezone Request
Comp Plan Boundaries

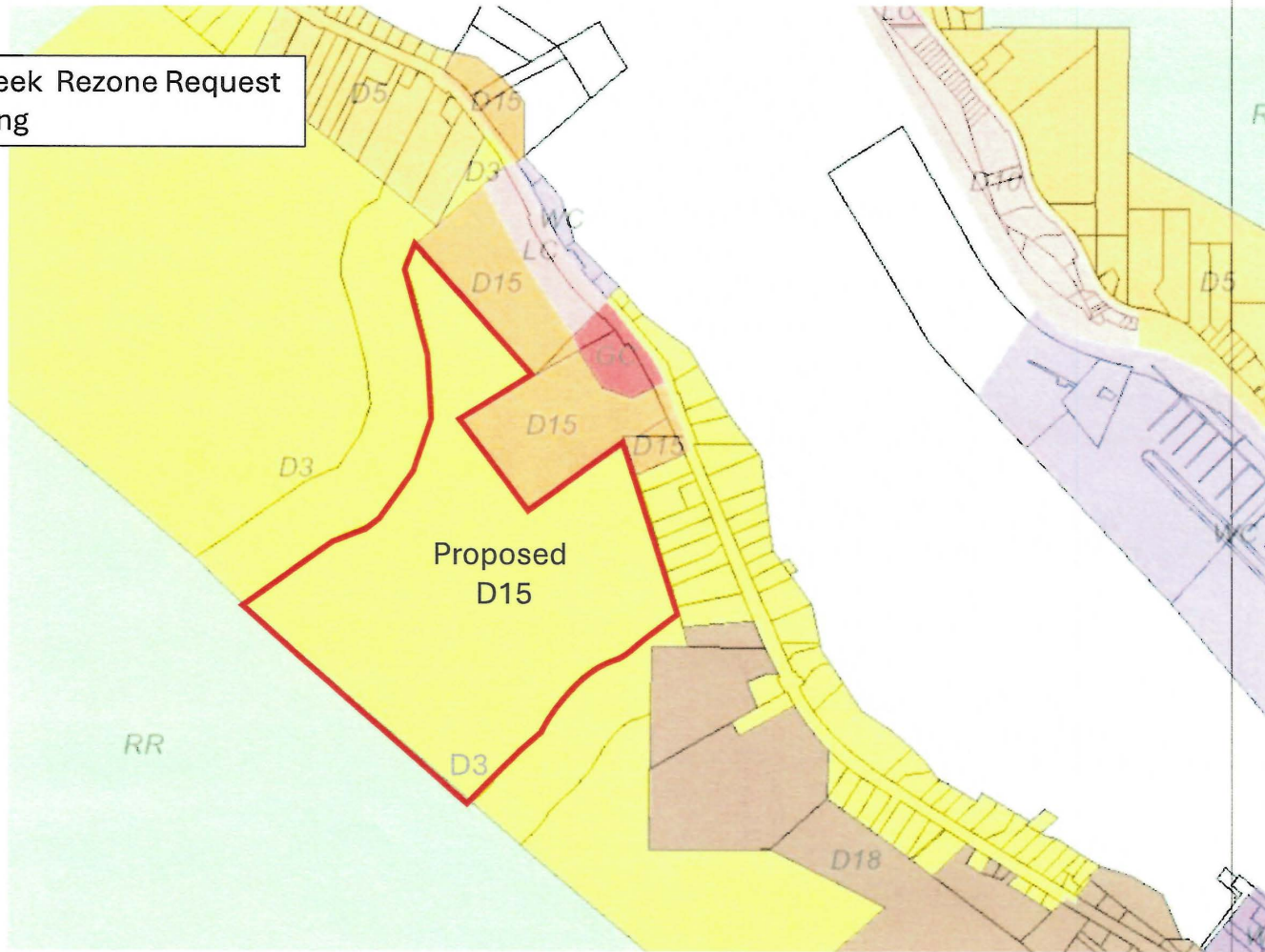


North Grant Creek Rezone Request
Utility Connections





North Grant Creek Rezone Request
Proposed Zoning



Subarea 8: North & West Douglas Island (Maps I, J, K, L, Q, R, S, & T)

Community Form: Predominantly Rural.

Urban near the Douglas Bridge.

Two New Growth Areas in West Douglas.

NATURAL RESOURCES AND HAZARDS:

<i>Type</i>	<i>General Location</i>
Wildlife (Eagle nests)	25 eagle nests along North Douglas shoreline and 60 along West Douglas shoreline (2006 data)
Stream and Lakeshore Corridors	Eagle, Peterson, Fish, Grant, Falls, Neilsen, Hendrickson, Johnson, Ninemile, and Hilda Creeks
Wetlands/Tidelands	Shoreline between Fritz Cove and Kowee Creek (including the Mendenhall Wetlands State Game Refuge), along and above North Douglas Highway
Gravel and Mineral Resource	Small area on lower Fish Creek, area near Juneau-Douglas Bridge, Eagle Creek area
Hazards	Flooding: Lower Fish Creek, Lower Peterson Creek, all coastal areas. Landslide/Avalanche: Hendrickson Creek, Upper Fish Creek, and various hillside areas, including the vicinity of Eaglecrest Ski Area
Watershed	Upper Fish and Hilda Creeks
Cultural and Historic Resources	Treadwell ditch, Cropley Lake, 3rd Cabin area (Dan Moller trail/ Kowee Creek)
Scenic Corridor/Viewshed	One-quarter mile each side of Fish Creek Rd.; Water side of North Douglas Highway from Fish Creek Park to False Outer Point Beach Access
Adopted Subarea Palns	West Douglas Concept Plan, Land Use Chapter 6

Table 11.8

Recognizing the growth potential of both North and West Douglas, it is important to also recognize the limitations of North Douglas Highway. North Douglas Highway is a two-lane, paved minor arterial roadway with no sidewalk, separated pedestrian pathway or bicycle lane, operated and maintained by the State Department of Transportation and Public Facilities (ADOT&PF). It is also a local access residential street with over 500 private driveways accessing directly to the road. This creates dangers to the local users and those passing through to recreation destinations. Any substantial increase in traffic to the area, either associated with new residential development or increased commercial recreational/tourism use of the area, should be accompanied by the provision of separated pedestrian and bicycle pathways on each side of the road. Furthermore, school buses should be provided pull-outs or other facilities to allow buses to pull out of the travel lane to allow other vehicles to pass after children have safely crossed the street.

Portions of West Douglas Island are designated as New Growth Areas and can accommodate over 2,000 new residential units along with commercial, industrial and recreational facilities. All utilities and services would need to be provided and self-contained within these New Growth Areas once road access is assured. These New Growth Areas are intended for phased development in accordance with the West Douglas Concept Plan, Chapter 6.

North Douglas Highway is accessed solely by the Juneau-Douglas Bridge. Vehicle traffic at the intersection of the bridge landing at Tenth Street and Egan Drive exceeds its design capacity in the morning commute peak period of from around 7:30 AM to 8:30 AM (snow conditions extend this peak period to from around 7:00 AM to 8:30 AM). A new roundabout/traffic circle was installed at the Island terminus of the Juneau-Douglas Bridge that has increased the traffic flow of that intersection to a level of service (LOS) C or better; however the mainline terminus of the bridge at Tenth Street and Egan Drive is at a LOS E or F in the morning peak period during the 7 to 9 AM commute. In 2006, about half the motorists traveled straight across Egan Drive or turned right, indicating that they work in downtown Juneau. It is likely that residents of new housing on Douglas Island will have the same employment and commute patterns. Even if all the new residents commute by public transit, the current capacity of the Juneau-Douglas Bridge terminus at Tenth Street and Egan Drive cannot accommodate these additional vehicle trips and the traffic volume capacity must be expanded and/or staggered work hours for downtown Juneau government workers must be mandated and enforced.

A December 2002 ADOT&PF report recommended several options for expanding capacity and improving the LOS on the Juneau-Douglas Bridge. The existing roundabout at the Douglas Island terminus was recommended and implemented. The CBJ-accepted improvements to the mainland terminus at Tenth Street and Egan Drive have not been funded by ADOT&PF. Further analysis of potential improvements to the mainland terminus of the bridge may be needed, along with community understanding of the need for the improvements, and community cooperation to fund and build them.

Along with the Juneau-Douglas Bridge improvements, a North Douglas crossing of Gastineau Channel is needed to accommodate new development in the West Douglas New Growth Area. Douglas Island has the most buildable land in the CBJ (more flat and dry than is available on the mainland) and it is essential to provide a North Douglas crossing to Douglas Island in order to ease the CBJ's critical housing crisis. Careful analysis of the location and configuration of the North Douglas terminus, or "landing," of this new bridge is needed, along with a careful analysis of the ways in which traffic to and from West Douglas is conveyed. The conveyance of traffic to new development in North Douglas or West Douglas may be accomplished in the long-term by road and light rail or heavy rail facilities and, therefore, the right-of-way for transport should be wide enough to accommodate fixed-guideway, motorized and non-motorized transport. The analysis of transport systems to North and West Douglas from a new bridge landing should be conducted in conjunction with a neighborhood planning effort for North Douglas. See also the transportation discussion for Douglas Island in Chapter 8 of this Plan, and the Community-Preferred Alternative location for the North Douglas Crossing identified in the 2007 North Douglas Crossing Public Involvement Project and Resolution 2415(am), Vanderbilt Hill.

Guidelines and Considerations for Subarea 8:

1. In the near term, conduct a neighborhood plan for North Douglas to address current and anticipated neighborhood issues such as traffic, transit, pedestrian and bicycle safety, residential uses, densities and utilities, parks, open space, access to water bodies, community gardens, neighborhood-serving commercial uses, and recreational uses for local and CBJ residents as well as regional and international visitors. This plan should incorporate engineering, costs and environmental assessments and findings of a North Douglas bridge landing. This transportation analysis of the bridge and West Douglas traffic conveyance should be combined with the comprehensive North Douglas subarea planning effort that should address transportation, utilities, in-fill housing, recreation and open space/natural areas, and public safety issues in a community-wide, holistic approach. The North Douglas Crossing was not received favorably by the public in the 2010 voting on a ballot proposition to fund construction of the crossing; however, the language on the ballot specified one location in particular, and did not explain the long history of this project or its importance to Juneau's future. A new bridge landing in North Douglas should be carefully designed to avoid a physical separation of the North Douglas community, while preserving its rural character.
2. In its current condition, the northwest, west and southern areas of Douglas Island are in a natural, undeveloped state. Portions of the northwest island provide a recreational resource for the whole community. In addition to Eaglecrest, there are miles of shoreline and many acres of unimproved park area. A unique feature is a mile-long stretch of waterfront roadway from the North Douglas boat launch facility to False Outer Point. This corridor offers a world class vista of the Mendenhall Glacier, Mendenhall Peninsula and small islands. This area should be designated a scenic corridor both locally and with the state ADOT&PF. No obtrusive structures should be built on the water-side of the road and any development within this view corridor should assure the preservation of these views

and should enhance the open space/natural areas, public access and non-motorized pathways along the corridor. With the exception of boat launch facilities at the boat harbor, no permanent structures associated with commercial activities should be permitted along the shore side of the road from Cove Creek to False Outer Point.

3. The un-roaded shoreline on the west side of Douglas Island has development potential, both for urban residential use and for port development. The westerly shoreline is owned almost entirely by the Goldbelt Corporation and the land immediately upland is owned by the CBJ. Goldbelt has considered any number of development scenarios. A West Douglas Conceptual Plan was published in May 1997 and Chapter 6 of that Plan was adopted as an element of the CBJ Comprehensive Plan in 2007. This Plan encourages and facilitates the development of a New Growth Area in West Douglas when water, sewer and road infrastructure are available and adequate to serve the new development. New development should preserve shoreline and streamside areas in public ownership as open space/natural areas with public access points.
4. Unless and until municipal water and sewer services are provided to the North Douglas area, continue to allow for rural residential densities along the North Douglas Highway corridor and maintain the Resource Development land use designation for upland areas. Where municipal water and sewer service are provided, more efficient use of this land should be encouraged. Residential densities should be increased when, and where, roads, terrain, transit and other public services would provide the carrying-capacity for the additional residential population. However, the areas designated MDR but not currently provided municipal sewer service should remain in zoning designations that limit development to very low densities until municipal water and sewer service are provided and driveway access, roadway capacity, and intersection capacities and facilities serving that property meet the livability standard of a Level of Service D or better.
5. The Parks and Recreation Comprehensive Plan, Chapter 8, recommends a number of parks, trail, community garden and stream corridor improvements. Those recommendations include: (a) implement the 2002 Fish Creek Park Master Plan; (b) develop a master plan for recreation lands from Fish Creek to Point Hilda in North and West Douglas; (c) support construction of separated bicycle and pedestrian pathways along North Douglas Highway; (d) work with the North Douglas golf course developer to allow for cross country ski and walking use of the course with lighted trails for winter use; (e) develop a community park on West Douglas; (f) develop a neighborhood park in North Douglas that includes both passive and active recreation areas; (g) develop a community garden in the North Douglas area; (h) retain a trail corridor on CBJ lands beyond North Douglas; (i) consider acquisition of private land at Outer Point for public recreation use; and (j) coordinate recreational and maintenance activities at Eaglecrest.
6. Protect access to the Treadwell Ditch Trail and beach trails and support improvements to trails as recommended by Trail Mix.
7. Retain an easement for a bench road and trail corridor on CBJ lands around the perimeter of the Island (a trans-island road and trail system). As development proceeds near Peterson Creek, the CBJ should actively pursue development of a trail corridor that begins at the current end of the North Douglas Highway to the new development.
8. Prevent development within the Fish Creek Road scenic corridor, which is represented by a one-quarter mile distance from the Fish Creek Road right-of-way on each side of the road. No structures, other than utilities, shall be permitted therein. Minimize to the greatest extent practicable, intersecting driveways and other vehicular access points on Fish Creek Road from North Douglas Highway to Eaglecrest Lodge.
9. Retain Fish Creek Park as designated recreational open space/natural areas and restrict any development adjacent to the park, other than non-motorized access trails or bridges, which would adversely impact the valuable estuarine habitat and recreational use of the area.
10. On CBJ-owned lands, maintain a 200 foot stream buffer on each side of Fish Creek. On CBJ-owned lands that are not designated for disposal in the 1999 CBJ Land Management Plan, maintain 200 foot stream buffers on each side of the following waterbodies: Peterson Creek, Eleven Mile Creek, Middle Creek, and Hilda Creek. This buffer zone or setback may be adjusted or altered,

on a case-by-case basis, when a scientific analysis of the specific function(s) of the particular creek's value(s) finds that the setback should be more, based on its functional value(s). The setback from Peterson Creek as it passes through the land included within the CBJ Totem Creek Golf Course Lease Agreement, as outlined in existing (expired) permits, may be less than suggested here if that project is proposed again, provided that the water quality of the creek is not impaired by non-native pesticides or fertilizers, sediments or other materials, and the riparian habitat of the creek is not impaired by invasive species.

11. As much as is practical and efficient, coordinate recreational and maintenance activities and shared use of facilities and equipment and coordinate management activities with the Eaglecrest Facility and programs. Many of the facilities at Eaglecrest can serve both skiers and non-skiers and both winter and off-season recreational activities and events. Shared use and year-round use of the Eaglecrest facilities and lands should be encouraged and facilitated.
12. Identify historic and cultural resources within the subarea. Projects that may impact historic resources identified within this subarea are to be reviewed by the Historic Resources Advisory Committee (HRAC) prior to issuance of a permit. Where new historic or cultural resources are discovered or identified, the Juneau-Douglas City Museum should be contacted immediately for documentation and technical assistance toward preservation and/or curating of the resource. The demolition or removal of historic resources should be avoided and should only occur when no other option for its preservation or relocation to a suitable site exists.
13. When reviewing development proposals for Douglas Island, ensure that the site layout and circulation system configuration proposed minimizes direct vehicular access onto North Douglas Highway and does not obstruct or harm potential roadway access to an upland bench road to West Douglas or non-motorized access to a trans-island trail system, including the Treadwell Ditch Trail.
14. The West Douglas Concept Plan, Chapter 6, Land Use section has been adopted as an element of the CBJ Comprehensive Plan. Development within these New Growth Areas is subject to a master development plan to be adopted by the Assembly. Each subarea in these New Growth Areas may be planned in phases, consistent with the general guidelines in Chapter 6 of the West Douglas Concept Plan.

Subarea 9: Douglas & West Juneau (Maps M, O, & P)

Community Form: Urban in downtown Douglas and West Juneau

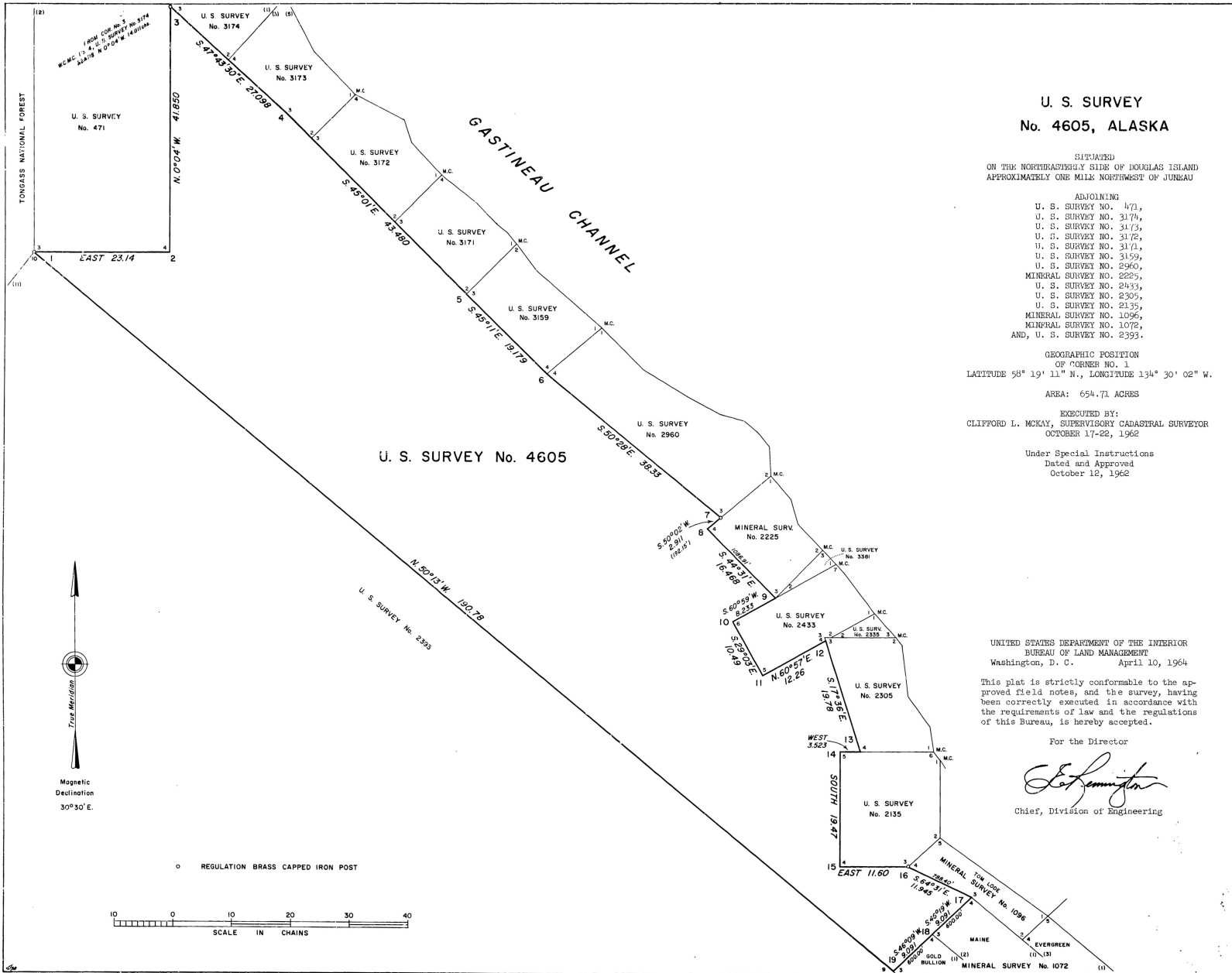
Rural south of downtown Douglas

NATURAL RESOURCES AND HAZARDS:

<i>Type</i>	<i>General Location</i>
Wildlife (Eagle nests)	8 eagle nests in Douglas and South Douglas (2006 data)
Stream and Lakeshore Corridors	Kowee, Bear, Lawson, Bullion, Ready Bullion, and Nevada Creeks
Wetlands/Tidelands	Mouth of Kowee and Lawson creeks, along the shoreline south of downtown Douglas, and on the bench above Douglas Highway.
Cultural and Historic Resources	Downtown Douglas, Treadwell mine complex, Douglas cemeteries

Table 11.9

ORIGINAL



**U. S. SURVEY
No. 4605, ALASKA**

SITUATED
ON THE NORTHEASTERN SIDE OF DOUGLAS ISLAND
APPROXIMATELY ONE MILE NORTHWEST OF JUNEAU

- ADJOINING
- U. S. SURVEY NO. 471,
 - U. S. SURVEY NO. 3174,
 - U. S. SURVEY NO. 3173,
 - U. S. SURVEY NO. 3172,
 - U. S. SURVEY NO. 3171,
 - U. S. SURVEY NO. 3159,
 - U. S. SURVEY NO. 2960,
 - MINERAL SURVEY NO. 2225,
 - U. S. SURVEY NO. 2935,
 - U. S. SURVEY NO. 2305,
 - U. S. SURVEY NO. 2135,
 - MINERAL SURVEY NO. 1096,
 - MINERAL SURVEY NO. 1072,
 - AND, U. S. SURVEY NO. 2395.

GEOGRAPHIC POSITION
OF CORNER NO. 1
LATITUDE 58° 19' 11" N., LONGITUDE 134° 30' 02" W.

AREA: 654.71 ACRES

EXECUTED BY:
CLIFFORD L. MCKAY, SUPERVISORY CADASTRAL SURVEYOR
OCTOBER 17-22, 1962

Under Special Instructions
Dated and Approved
October 12, 1962

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D. C. April 10, 1964

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

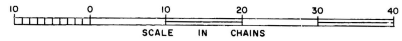
For the Director

E. J. Hennigan
Chief, Division of Engineering



Magnetic Declination
30° 30' E.

REGULATION BRASS CAPPED IRON POST



Attachment B - U.S. Survey No. 4605

JUN 10 1964
J.C. 30 2 1/2 1/10

ORIGINAL

57

Form 4-679
(January 1963)

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

FIELD NOTES

OF

U.S. SURVEY NO. 4605

SITUATED

ON THE NORTHEASTERLY SIDE OF DOUGLAS ISLAND

APPROXIMATELY ONE MILE NORTHWEST OF JUNEAU

ADJOINING U.S. SURVEY NO. 471, U.S. SURVEY NO. 3174,

U.S. SURVEY NO. 3173, U.S. SURVEY NO. 3172,

U.S. SURVEY NO. 3171, U.S. SURVEY NO. 3159,

U.S. SURVEY NO. 2960, MINERAL SURVEY NO. 2225,

U.S. SURVEY NO. 2433, U.S. SURVEY NO. 2305,

U.S. SURVEY NO. 2135, MINERAL SURVEY NO. 1096,

MINERAL SURVEY NO. 1072 AND U.S. SURVEY NO. 2393

IN

GEOGRAPHIC POSITION OF CORNER NO. 1

LATITUDE 58° 19' 11" N., LONGITUDE 134° 30' 02" W.

Of the _____ Meridian,

In the State of **ALASKA**

EXECUTED BY

CLIFFORD L. MCKAY, SUPERVISORY CADASTRAL SURVEYOR

Under special instructions dated **OCTOBER 12**, 19 **62**, which provided for the surveys

U.S. Survey
included under **CHS** Number **4605**, approved **OCTOBER 12, 1962**,

and assignment instructions dated **OCTOBER 15**, 19 **62**.

Survey commenced **OCTOBER 17**, 19 **62**

Survey completed **OCTOBER 22**, 19 **62**

U.S. SURVEY NO. 4605

CHAINS

Survey commenced October 17, 1962 and executed with a W. and L. E. Gurley Transit, Serial No. 541397, of which the horizontal plate is read by double opposite verniers to single minutes of arc, which is also the least count of the vernier of the vertical circle. After satisfactory tests the instrument was found free from appreciable error.

All measurements are made with a 1/8 in. steel tape, 5.00 chs. long, graduated in links throughout, with the first 10 links graduated in tenths of a link. The tape was compared with a 66 ft. standard steel tape and found correct. For all measurements made on the slope, the vertical angle of each interval is measured with the transit circle and the horizontal equivalents entered in the field note record.

The geographic position of cor. No. 1, as determined from datum of U.S. Coast and Geodetic Triangulation Station "SALMON", is Latitude $58^{\circ} 19' 11''$ N., Longitude $134^{\circ} 30' 02''$ W.

The azimuth for this survey was obtained from U.S. Coast and Geodetic Triangulation Stations "SALMON" and "CREEK", and carried to all parts of this survey by taking the mean of direct and reverse deflection angles at each instrument station.

The observed magnetic declination is $30\frac{1}{2}^{\circ}$ E.

PRELIMINARY STATEMENT

Lines of this survey are identical with corresponding lines of previous adjoining surveys. It was necessary to retrace and dependently resurvey lines of some of the previous adjoining surveys in order to close within the allowable limits.

No corner monuments of previous adjoining surveys were marked for corners of this survey.

Begin at point for cor. No. 1, identical with cor. No. 3, U.S. Survey No. 471 and cor. No. 10, U.S. Survey No. 2393, monumented with a regulation brass capped iron post, 2 ins. diam., showing 10 ins. above the surface, firmly set, mkd. and witnessed as described in the official record.

Thence on lines of this survey, identical with lines of previous adjoining surveys, as follows:

East on line 1-2, identical with line 3-4, U.S. Survey No. 471.

23.14 Point for cor. No. 2, identical with cor. No. 4, U.S. Survey No. 471, monumented with a stone, showing 6 x 6 x 3 ins. above the surface, firmly set, mkd. and witnessed as described in the official record.

N. $6^{\circ} 04'$ W., on line 2-3, identical with a portion of line 4-1, U.S. Survey No. 471.

Over nearly level land covered with pine, spruce and hemlock timber, with heavy brush undergrowth.

U.S. SURVEY NO. 4605

CHAINS	
9.483	Start ascending 41½ ft. over southerly slope.
23.642	Top of steep northerly slope bears N. 81° W., S. 81° E. Ascend 191 ft. to nearly level land.
37.788	Start of nearly level land. Ascend 17 ft. over nearly level land to point for cor. No. 3.
41.850	Point for cor. No. 3, identical with cor. No. 3, U.S. Survey No. 3174, monumented with a regulation brass capped iron post, 2½ ins. diam., showing 1 in. above the surface, firmly set, mkd. and witnessed as described in the official record of U.S. Survey No. 3174. from which Witness meander cor. No. 4, U.S. Survey No. 3174, identical with witness meander cor. No. 1, U.S. Survey No. 471, bears N. 0° 04' W., 14.811 chs. dist.
	Thence on lines of this survey, identical with lines of previous adjoining surveys, as follows: Line 3-4, identical with line 3-2, U.S. Survey No. 3174 and line 4-3, U.S. Survey No. 3173; line 4-5, identical with line 3-2, U.S. Survey No. 3173; line 3-2, U.S. Survey No. 3172 and line 3-2, U.S. Survey No. 3171; line 5-6, identical with line 3-4, U.S. Survey No. 3159; line 6-7, identical with line 4-3, U.S. Survey No. 2960. Point for cor. No. 7, identical with cor. No. 3, U.S. Survey No. 2960, monumented with a brass capped iron post, 2 ins. diam., firmly set, mkd. and witnessed as described in the official record of U.S. Survey No. 2960.
	Thence on lines of this survey, identical with lines of adjoining Mineral Survey No. 2225, according to the record of Mineral Survey No. 2225, as follows: S. 50° 02' W., on line 7-8, identical with a portion of line 1-4, Mineral Survey No. 2225.
2.911	(192.15 ft.) Cor. No. 8, identical with cor. No. 4, Mineral Survey No. 2225.
	S. 44° 31' E., on line 8-9, identical with line 4-3, Mineral Survey No. 2225.
16.468	(1086.91 ft.) Cor. No. 9, identical with cor. No. 3, Mineral Survey No. 2225 and cor. No. 2, U.S. Survey No. 3381.
	Thence on lines of this survey, identical with lines of previous adjoining surveys, as described in the official record, as follows: Line 9-10, identical with a portion of line 7-6, U.S. Survey No. 2433; line 10-11, identical with line 6-5, U.S. Survey No. 2433; line 11-12, identical with line 5-4, U.S. Survey No. 2433; line 12-13, identical with a portion of line 3-4, U.S. Survey No. 2305; line 13-14,

U.S. SURVEY NO. 4605

CHAINS	<p>Identical with a portion of line 6-5, U.S. Survey No. 2135; line 14-15, identical with line 5-4, U.S. Survey No. 2135; line 15-16, identical with line 4-3, U.S. Survey No. 2135.</p> <p>Point for cor. No. 16, identical with cor. No. 3, U.S. Survey No. 2135 and cor. No. 4, Tom Lode, Mineral Survey No. 1096, monumented with a regulation brass capped iron post, 1 in. diam., showing 9 ins. above the surface, firmly set, mkd. and witnessed as described in the official record.</p>
	<p>Thence with lines of previous adjoining surveys according to the official record of Mineral Survey No. 1096 and Mineral Survey No. 1072 as follows:</p>
	<p>S. 64° 31' E., on line 16-17, identical with line 4-3, Tom Lode, Mineral Survey No. 1096.</p>
11.945	<p>(788.40 ft.) Point for cor. No. 17, identical with cor. No. 3, Tom Lode, Mineral Survey No. 1096 and cor. No. 4, Maine Lode, Mineral Survey No. 1072.</p>
	<p>S. 46° 19' W., on line 17-18, identical with line 4-3, Maine Lode, Mineral Survey No. 1072.</p>
9.091	<p>(600.00 ft.) Point for cor. No. 18, identical with cor. No. 3, Maine Lode, and cor. No. 4, Gold Bullion, Mineral Survey No. 1072.</p>
	<p>S. 46° 09' W., on line 18-19, identical with line 4-3, Gold Bullion, Mineral Survey No. 1072.</p>
9.091	<p>(600.00 ft.) Point for cor. No. 19, identical with cor. No. 3, Gold Bullion, Mineral Survey No. 1072, and cor. No. 9, U.S. Survey No. 2393.</p>
	<p>Thence on line 19-1, identical with line 9-10, U.S. Survey No. 2393, according to the official record, to cor. No. 1 and point of beginning.</p>
	<p>Containing 654.71 acres.</p>
	<p style="text-align: center;">IMPROVEMENTS</p>
	<p>At the time of this survey there were no improvements on the land.</p>
	<p style="text-align: center;">GENERAL DESCRIPTION</p>
	<p>The land in this survey lies on the northeasterly side of Douglas Island and is mountainous to rolling land in a northeasterly direction. The land is covered with pine, spruce, hemlock and alder timber, with berry brush undergrowth. There are numerous muskeg meadows scattered throughout the survey. The soil is sand and gravel covered with forest mold and moss.</p>

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

FIELD ASSISTANTS

NAMES	CAPACITY
Lawrence E. Marx	Cartographic Surveying Aid
Michael E. Sweeney	Cartographic Surveying Aid
Ole Leirno	Cartographic Surveying Aid

CERTIFICATE OF SURVEY

I, **Clifford L. McKay**, HEREBY CERTIFY upon honor that, in pursuance of special instructions bearing date of the 12 day of **October**, 19 **62**, I have surveyed U.S. Survey No. 4605, situated on the northeasterly side of Douglas Island, approximately one mile northwest of Juneau,

of the _____ Meridian, in the State of **Alaska**, which are represented in the foregoing field notes as having been executed by me and under my direction; and that said survey has been made in strict conformity with said special instructions, the Manual of Instructions for the Survey of the Public Lands of the United States, and in specific manner described in the foregoing field notes.

Dec. 18, 1963
(Date)

Clifford L. McKay
(Cadastral Surveyor)
Clifford L. McKay
Supervisory Cadastral Surveyor

(Date)

(Cadastral Surveyor)

CERTIFICATE OF APPROVAL

BUREAU OF LAND MANAGEMENT,
Washington, D. C.

The foregoing field notes of the survey of U.S. Survey No. 4605, situated on the northeasterly side of Douglas Island, approximately one mile northwest of Juneau.

executed by **Clifford L. McKay, Supervisory Cadastral Surveyor** having been critically examined and found correct, are hereby approved.

APR 10 1964
(Date)

E. E. Huntington
(Chief, Division of Engineering)

CERTIFICATE OF TRANSCRIPT

I CERTIFY That the foregoing transcript of the field notes of the above-described surveys in _____ is a true copy of the original field notes.

(Date)

(Chief, Division of Engineering)

2006-001632-0

Recording Dist: 101 - Juneau
3/9/2006 10:36 AM Pages: 1 of 2

A
L
A
S
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U.S. Patent **50-64-0219**

This conveyance document may have been recorded at a previous time, and if so, the prior recording date takes precedence.

Please record this cover page as the first page of the document. Document should be indexed as follows:

RECORDING DISTRICT:	Juneau # 101
DOCUMENT TYPE:	Deed
FILE TYPE/NUMBER:	MH-50

GRANTOR:

1. United States of America
2. Department of the Interior
3. Bureau of Land Management

LEGAL DESCRIPTION:

1. See attached patent.

GRANTEE:

1. State of Alaska
2. Department of Natural Resources
3. Division of Mining Land and Water

AFTER RECORDING RETURN TO:

State of Alaska
Department of Natural Resources
Division of Mining, Land & Water
Realty Services/Title Administration
550 W. 7th Avenue, Suite 1050A
Anchorage, AK 99501-3579

STATE BUSINESS NO CHARGE

This is to certify that this is a true and correct copy as the same appears in the records of the Department of Natural Resources.

Jolly M. Paydack
Department of Natural Resources

Form 4-1040
(January 1959)

Anchorage 060994

MH-50

Date 3/6/2006

The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Anchorage, Alaska, is now deposited in the Bureau of Land Management, whereby it appears that pursuant to the grant of lands under the Act of Congress of July 28, 1956 (70 Stat. 711), as supplemented by the Act of July 7, 1958 (72 Stat. 339), the State of Alaska has selected the land embraced in U. S. Survey No. 4605, situated on the northeasterly side of Douglas Island approximately one mile northwest of Juneau, Alaska, containing 654.71 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the said Acts of Congress, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT, unto the said State of Alaska, and to its assigns, the tract of Land above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities and appurtenances, of whatsoever nature, thereto belonging, unto the said State of Alaska, and to its assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States.

There is, also, reserved to the United States a right-of-way for the construction of railroads, telegraph and telephone lines in accordance with the Act of March 12, 1914 (38 Stat. 305; 48 U.S.C. Sec. 305).

RECORDED - FILED	
<i>Juneau</i> REC. DIST.	
DATE	<u>8-17</u> 19 <u>64</u>
TIME	<u>11:55</u> A.M.
Requested by	<i>Alaska</i>
Address	<i>Juneau Alaska</i>

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476); has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in Anchorage, Alaska the EIGHTH day of JUNE in the year of our Lord one thousand nine hundred and SIXTY-FOUR and of the Independence of the United States the one hundred and EIGHTY-EIGHTH.

By *Roger B. Robinson*
Alaska State Director

Patent Number 50-64-0219

16-21870-4 GPO 837,721

JUNEAU
Serial No. 64-2858



2 of 2
2006-001632-0

State of Alaska



Patent

No. 6043

Know All Men By These Presents that the State of Alaska, in consideration of the sum of TEN AND NO/100----- DOLLARS

lawful money of the United States, and other good and valuable considerations, now paid, the receipt whereof is hereby acknowledged, does hereby grant to _____

CITY AND BOROUGH OF JUNEAU

155 South Seward Street, Juneau, Alaska 99801 and to

its successors and assigns, all that real property situated in the ~~Borough of~~ City and Borough of Juneau, State of Alaska, and described as follows:

U.S. SURVEY NO. 3172, ALASKA

LOT 38, containing 2.27 acres. Excluding the North Douglas Highway Right-of-Way Alaska Project No. S-0959(4). Subject to Water Right ADL 43324 (Certificate of Appropriation No. 43324-C).

LOT 37, containing 2.27 acres. Excluding the North Douglas Highway Right-of-Way Alaska Project No. S-0959(4).

ACCORDING TO U.S. SURVEY NO. 3172, ALASKA, ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C., ON MARCH 22, 1954.

U.S. SURVEY NO. 2960, ALASKA

LOT 16, containing 1.57 acres. Subject to Water Right ADL 43139 (Certificate of Appropriation No. 318) and Right-of-Way Permits ADL 20619 and ADL 21874.

ACCORDING TO U.S. SURVEY NO. 2960, ALASKA, GASTINEAU CHANNEL SMALL TRACT GROUP EMBRACING LOTS 1 TO 16; INCLUSIVE, ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C., ON JUNE 9, 1950.

Presented by: Lands Committee
Introduced: 10/07/85
Drafted by: Lands Committee

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 85-76am

AN ORDINANCE PRESERVING CERTAIN MUNICIPAL LAND
FOR THE JUNEAU OPEN SPACE AND PARK SYSTEM.

WHEREAS, the establishment of a municipal open space and park system would permit the more efficient and effective management and use of land classified for such purposes, and

WHEREAS, in accordance with CBJ 53.09, the Planning Commission has previously classified as "public use" those lands included in the list attached hereto as Appendix 1 and the maps attached hereto as Appendix 2, and

WHEREAS, such lands appear to be well suited for inclusion in an open space and park system, and

WHEREAS, the Planning Commission has reviewed and concurs with the objectives of this ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

* Section 1. Classification. This ordinance is a non-code ordinance.

* Section 2. Preservation of Land. (a) Those parcels of land listed in Appendix 1 and depicted in Appendix 2 are preserved from all other uses for the purpose of inclusion in the Juneau Open Space and Park System; provided, however, waterlines, utilities, access, roads, easements and similar incidental uses may be allowed, and provided further that appropriate present uses and adequate future space for major right-of-way alignments shall be maintained in those parcels designated in Appendix 1 as 0412B and 0520A.

(b) The manager or his designee, upon a finding that circumstances so warrant, may by regulation issued pursuant

PARK AND OPEN SPACE STATISTICAL SHEETS


General Location	CBJ Parcel Number	Property Description	Approx. Acreage	Classification	Comprehensive Plan Designation	Legal Description
Salmon Creek	0840B	Salmon Creek Greenbelt	2.25	Public Use - Greenbelt	Resource Reserve	Fraction of USMS 955, 50 feet each side of Salmon Creek
Douglas City Beach Land	1200A	Gastineau Channel Shoreline	13.80	Public Use - Beach Access	Open Space	Fraction of Lot 2 USS 3853, 200 feet upland from Gastineau Channel HWL
	1200D	Paris Creek Greenbelt	18.80	Public Use - Stream Access	Resource Reserve	Fraction of Lot 2, USS 3853, 100 feet each side of Paris Creek *
	1210A	Lawson Creek Greenbelt	10.55	Public Use -	Open Space	Fraction of Lot 1, USS 3853, 100 feet each side of Lawson Creek*
North Douglas	1420A	Neilson Creek Greenbelt	8.25	Public Use -	Open Space	Fraction of Lot 1, USS 3559, 100 feet each side of Neilson Creek *
	1420B	Hendrickson Creek Greenbelt	15.60	Public Use -	Open Space	Fraction of Lot 1, USS 3559, 100 feet each side of Hendrickson Creek*
	1420C	Johnson Creek Greenbelt	8.70	Public Use -	Open Space	Fraction of Lot 1, USS 3559, 100 feet each side of Johnson Creek*
	1430A	Grant Creek Greenbelt	5.50	Public Use - Open Space	Open Space	Fraction of USS 4605, 100 feet each side of Grant Creek*
	1430B	Eagle Creek Greenbelt	18.35	Public Use - Open Space	Open Space	Fraction of USS 4605, 100 feet each side of Eagle Creek*
	1430C	Falls Creek Greenbelt	14.65	Public Use - Open Space	Open Space	Fraction of USS 4605, 100 feet each side of Falls Creek*

* Future road corridor will cross this parcel.
 NOTE: Greenbelts for stream corridors are measured from HWL.

EXCERPT

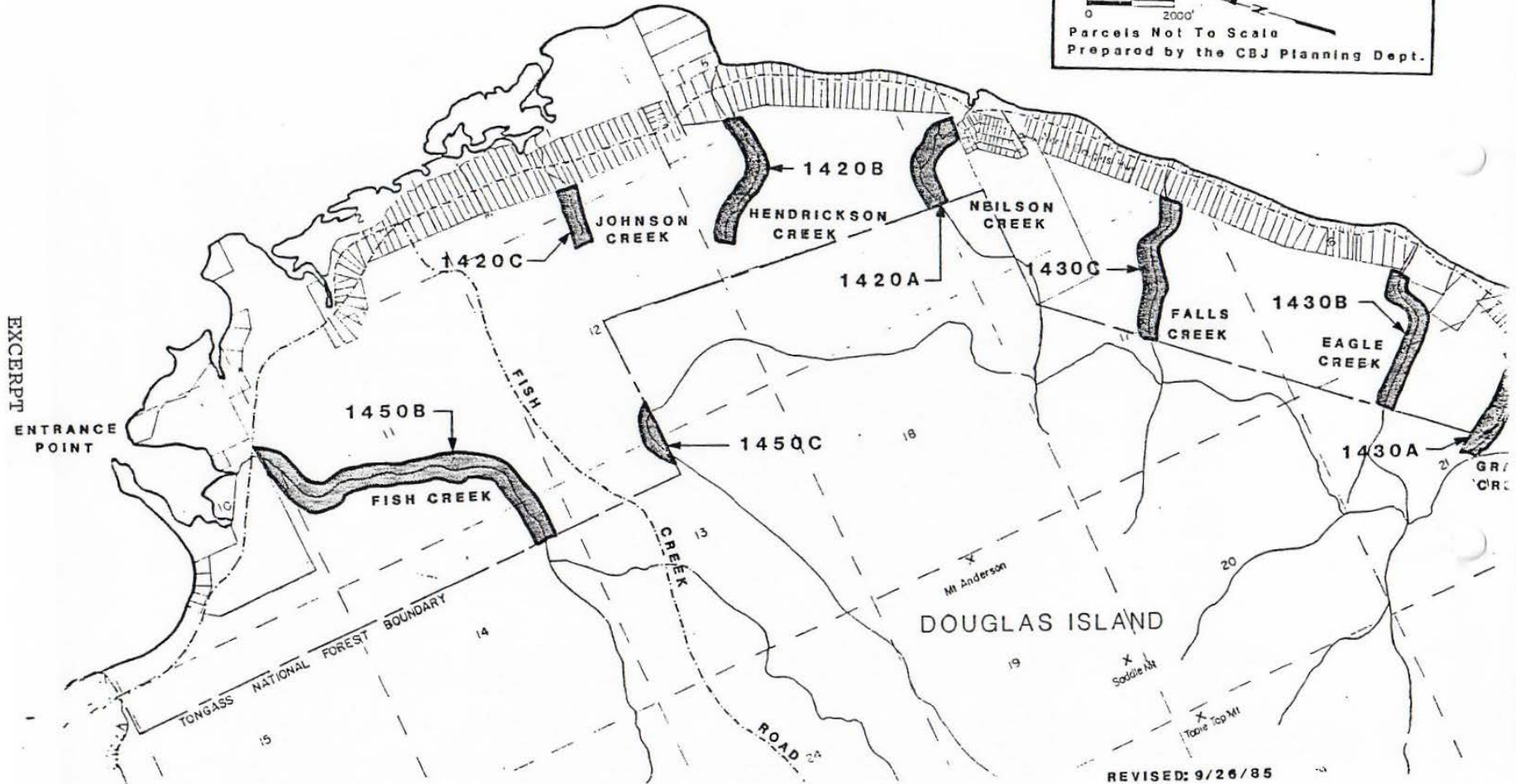
**CBJ Open Space and Park System
Map 7
North Douglas
Sept. 1, 1985**

LEGEND

 PARCELS INCLUDED IN CBJ OPEN SPACE AND PARK SYSTEM

0 2000'

Parcels Not To Scale
Prepared by the CBJ Planning Dept.



EXCERPT

ENTRANCE POINT

REVISED: 9/26/85

1	RESIDENTIAL			
1.1	Single-family dwellings			
	1.11	Single-family detached, one dwelling per lot	1	1
	1.12	Single-family detached, two dwellings per lot	1	
	1.13	Single-family detached, accessory apartment ^x	1, 3	1, 3
	1.14	Single-family detached, two dwellings per lot, accessory apartments ^x	1, 3	
1.2	Duplex		1	1
1.3	Multifamily dwellings			1, 3
1.5	Child and Day care homes			
	1.51	Child; 12 or fewer children under the age of 12	1	1
	1.53	Adult; 12 or fewer people, 12 years and older	1	1
1.55	Child care residence, 6 to 9 children under 18 years of age		3	3
1.6	Miscellaneous, rooms for rent situations			
	1.61	Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, transitional housing, and temporary residences. Owner or manager must live on site.	3	1, 3
	1.62	Hotels, motels		
	1.63	Single room occupancies with private facilities		1, 3
1.7	Home occupations		1	1
1.9	Common wall development			
	1.91	Two dwelling units		1
	1.911	Accessory apartments ^x	1, 3	1, 3
	1.92	Three or more dwelling units		1, 3
	1.93	Two dwelling unit structures allowed under special density considerations, subsections 49.25.510(h)	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		
	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

49.25.300 Table of Permissible Uses
8.14.2023

3.1	Offices greater than 1,000 but not more than 2,500 square feet			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
	5.12	Trade, vocational schools, commercial schools		
	5.13	Colleges, universities	3	3
5.2	Churches, synagogues, temples		3	3
5.3	Libraries, museums, art galleries		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
	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			

	6.21	Recreational facilities such as golf, country clubs, swimming, tennis courts not constructed pursuant to a permit authorizing the construction of a school	3 3
	6.22	Miniature golf courses, skateboard parks, water slides, batting cages	3 3
	6.24	Automobile, motorcycle racing tracks; off-highway vehicle parks	
	6.26	Open space	1 1
	6.262	Parks with improved facilities, not approved in conjunction with a major subdivision	
	6.264	Capacity for up to 20 people ^w	1 1
	6.266	Capacity for more than 20 people ^w	3 3
	6.27	Aerial conveyances and appurtenant facilities	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		3
7.2	Assisted living		3 3
7.3	Day care centers		3
7.31	Child care centers		3 3
7.5	Correctional facilities		3 3
7.6	Sobering centers		
8	RESTAURANTS, BARS, NIGHTCLUBS		
8.05	Small restaurants, less than 1,000 ft ² without drive through		3
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		

49.25.300 Table of Permissible Uses
8.14.2023

10.2	Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored			
	10.21	All storage within completely enclosed structures		
	10.22	General storage inside or outside enclosed structures		
	10.23	Snow storage basin		
	10.232	Neighborhood, less than ½ acre	3 ^Z	3 ^Z
	10.235	Regional, ½ to 1 acre	3 ^Z	
	10.237	Area wide, over 1 acre	3 ^Z	
10.3	Parking of vehicles or storage of equipment outside enclosed structures where they are owned and used by the user of the lot and parking and storage is more than a minor and incidental use of the lot			
10.4	Temporary contractor's storage connected with construction project off-site for a specified period of time		3	3
10.5	Moorage			
	10.51	Public, commercial	3	
	10.52	Private	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
	11.12	Enclosed structures for recyclable materials collection	1 ^P , 3	1 ^P , 3
	11.13	Sorting, storage, preparation for shipment occurring outside an enclosed structure		
11.2	Reclamation landfill not associated with a specific use		1, 3	1, 3
11.3	Sanitary landfill			
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

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
14.2	Commercial agricultural operations		
	14.21	Excluding farm animals	3 3
	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 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
15	MISCELLANEOUS PUBLIC AND SEMIPUBLIC FACILITIES		
15.1	Post office		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
	15.62	Transit station	1 1
	15.63	Park and ride not associated with transit station	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
17.15	Intermediate		3 3
17.2	Major		3 3
17.3	Driveways and private roads		
18	TOWERS AND RELATED STRUCTURES		
18.100 ^{AA}	Towers and antennas 35 feet or less		1 1
18.200 ^{AA}	Towers and antennas 35 to 50 feet		3 3
18.300 ^{AA}	Towers and antennas more than 50 feet in height		3 3

18.4	Amateur (ham) radio towers and antennas more than 35 feet in height ^R	1	1
18.5	Wireless Communication Facilities		
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
	19.22	Nonretail sales	1, 3 1, 3
	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
20.2	Crematorium		
20.3	Funeral home	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

Irene Gallion

From: Irene Gallion
Sent: Monday, August 12, 2024 4:09 PM
To: Drown, Arthur EE (DOT)
Cc: Jason Larson; Ilsa Lund
Subject: Eight rezones for ADOT&PF 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 Arthur,

We have eight proposed rezones coming up to the Planning Commission in October. I've attached them for distribution and consideration. I know you usually don't have interest until actual development, but if you have any concerns in the meantime we are happy to hear them.

We've got some time on these. It would be nice to have a general idea of ADOT&PF 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 for ADOT&PF
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 ADOT&PF 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 intersection 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.



(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:
~87 acres at North Grant Creek, D3 to D15

LEGAL DESCRIPTION: USS 4605 FR
PARCEL NUMBER(S): 6D06011000010
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 North Douglas Highway facilities as early as possible.



(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: CBJ Engineering and Public Works

STAFF PERSON/TITLE: Carleton Shorey

DATE: 9/25/24

APPLICANT: CBJ Lands

TYPE OF APPLICATION: AME (Rezone)

PROJECT DESCRIPTION:

LEGAL DESCRIPTION:

PARCEL NUMBER(S): 6D0611000010

PHYSICAL ADDRESS: Not assigned.

SPECIFIC QUESTIONS FROM PLANNER:

The 2016 Lands Management Plan indicates that there is a significant gravel deposit in the vicinity of Eagle Creek. Is a significant portion of the deposit located south of the Creek? Would rezoning this area to a zoning district that does not allow gravel extraction significantly limit the usability of that resource, or is the majority of the deposit north of Eagle Creek?

AGENCY COMMENTS:

According to the 1984 Reconnaissance Study Report on the North Douglas Bench Road prepared by R&M Engineering. There was belief that there was a usable sand and gravel deposit south and east of Eagle Creek. This information likely came from a 1974 areawide soil survey where we can see a band of gravely silt loam to the south of the creek. That the same soil extends significantly farther to the north of the creek. That said due to the high concentration of silt typical with this type of soil, it is unlikely to serve as an alternative to existing material sources. Its usefulness will likely be limited to road/property fill in the intimate area. Attached are excerpts from both documents.

Strategic Rezoning

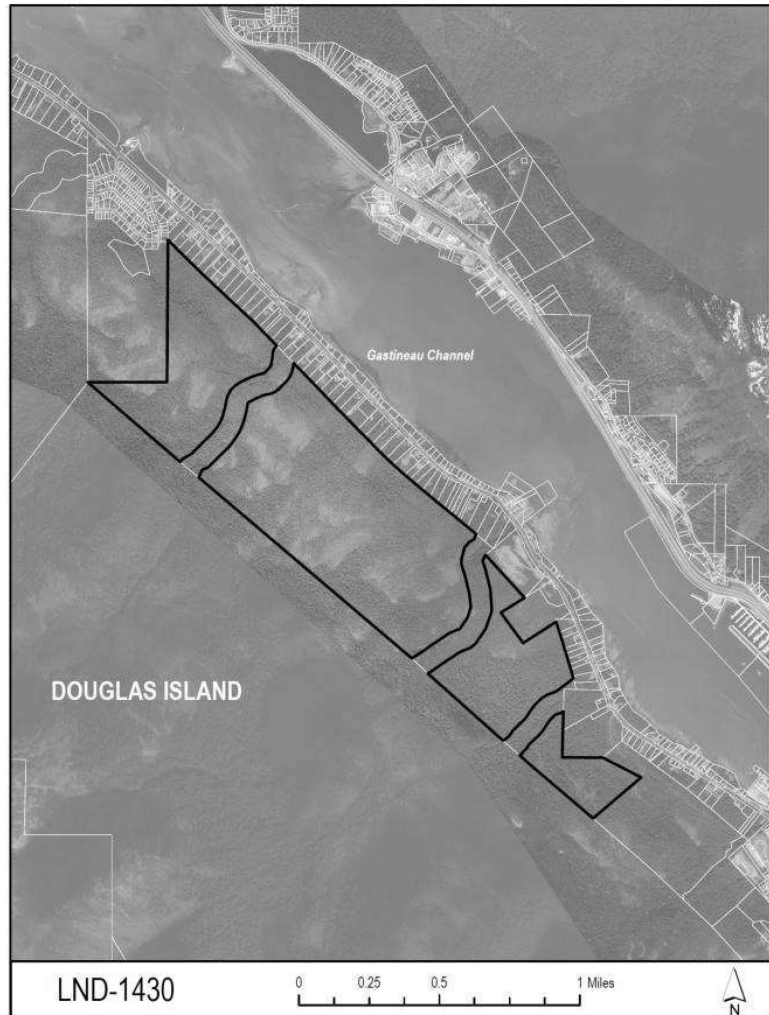
Lands staff continuously reviews zoning designations of CBJ land holdings and will identify areas that would be suitable for near term rezoning to support increased housing density. The CBJ Comprehensive Plan provides direction for rezoning and any request for rezoning will conform to the adopted Comprehensive Plan.

An example of this ongoing review for rezoning is CBJ parcel LND-1430. This large property located uphill from North Douglas Highway contains 655 acres and stretches from near the Juneau Douglas Bridge to the Bonnie Brea neighborhood. This region contains significant potential for increased housing density. LND-1430 was recently rezoned from Rural Reserve (RR) to D3 single-family. This rezoning provided a start to reclassifying the property but fell short of meeting the lot's potential to address Juneau's housing needs.

The Lands and Resources Division will be proposing to rezone portions of LND-1430 outlined on the map on this page (right) by segmenting the parcel into different designations as outlined in the Comprehensive Plan. The majority of the property – aside from stream corridors - should be designated for multi-family development. Multi-family designations will help keep housing near the urban core since the Juneau Douglas Bridge is in close proximity and will allow for housing units to be clustered so that development could avoid steep slopes and sensitive habitat.

There are significant gravel deposits on LND-1430 in the vicinity of Eagle Creek. Outside of the stream corridor, Lands staff is recommending that zoning prioritize the valuable gravel deposits in this area for resource extraction activities.

An approximate alignment for the North Douglas Bench Road in this area is shown on maps contained in the CBJ Comprehensive Plan. Development plans for this region should reserve a future alignment for the North Douglas Bench Road.

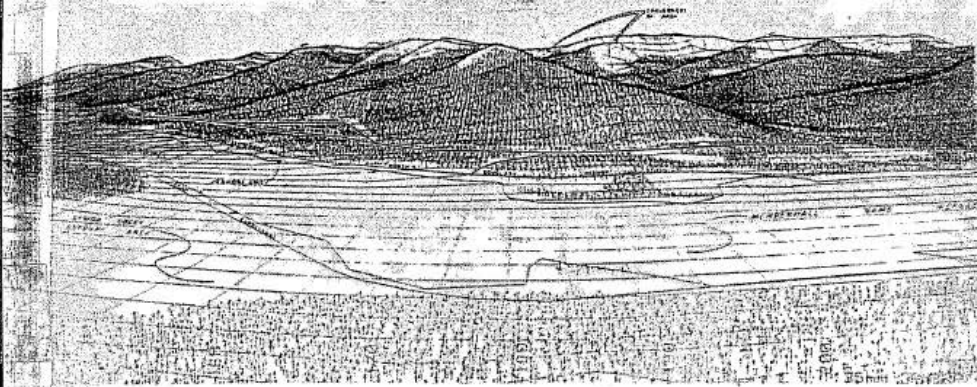


The aerial imagery that encompasses the road system and developed areas was acquired in June 2013.
The other imagery showing the undeveloped portion of Douglas Island is from ESRI and the acquisition date is unknown.

T600.R
Mar 84

RBM
RBM CONSULTANTS INC.

CITY & BOROUGH OF JUNEAU, ALASKA
PLANNING DEPARTMENT STUDY
FOR
A PROPOSED ROADWAY CORRIDOR
OF



DOUGLAS, ISLAND
BENCH ROAD
KOWEE CREEK to FISH CREEK ROAD

Prepared By
R & M CONSULTANTS INC.
JUNEAU, ALASKA

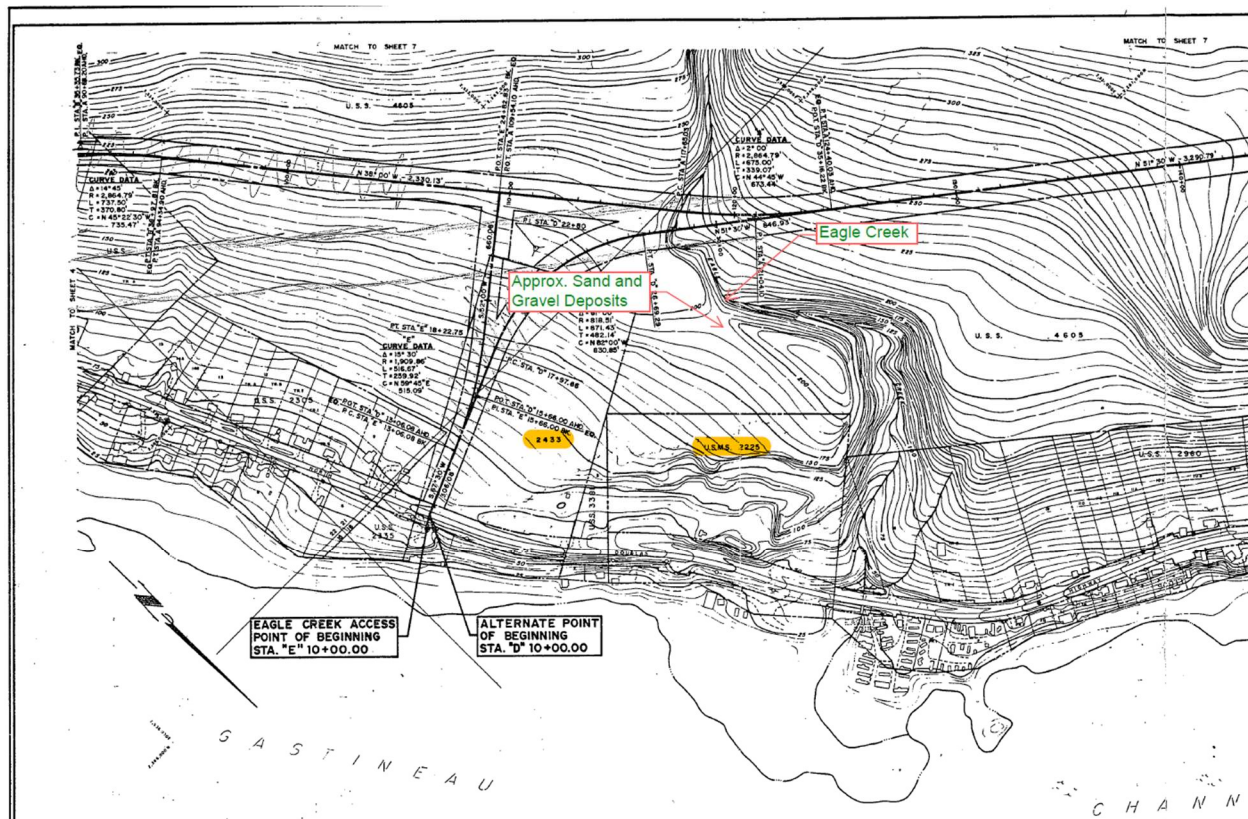
JAN, 1984

Borrow Sources

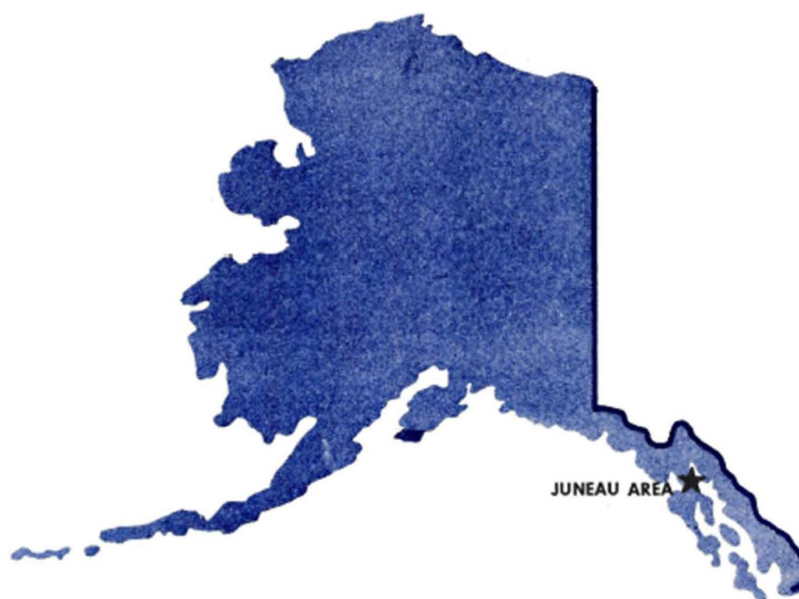
Roadways must be constructed of native material. The material required, traditionally in stateside construction, is taken from the roadway itself and the embankment is constructed as a "balanced" project. Unfortunately, in Alaska, native material, due to silt content, natural moisture, etc., balance construction cannot be accomplished. Borrow pits located periodically near the project limits are needed. For this project, a beginning borrow source presents a problem. No available borrow is at any of the alternate route selections near Juneau. However, if the project was started at the Fish Creek end and constructed in an easterly direction toward West Juneau, then an existing borrow pit exists. If the construction were to begin in the West Juneau area, etc., borrow would have to come from the Crow Hill Quarry and/or the Ludwig Borrow Pit within U.S. Mineral Survey No. 2225.

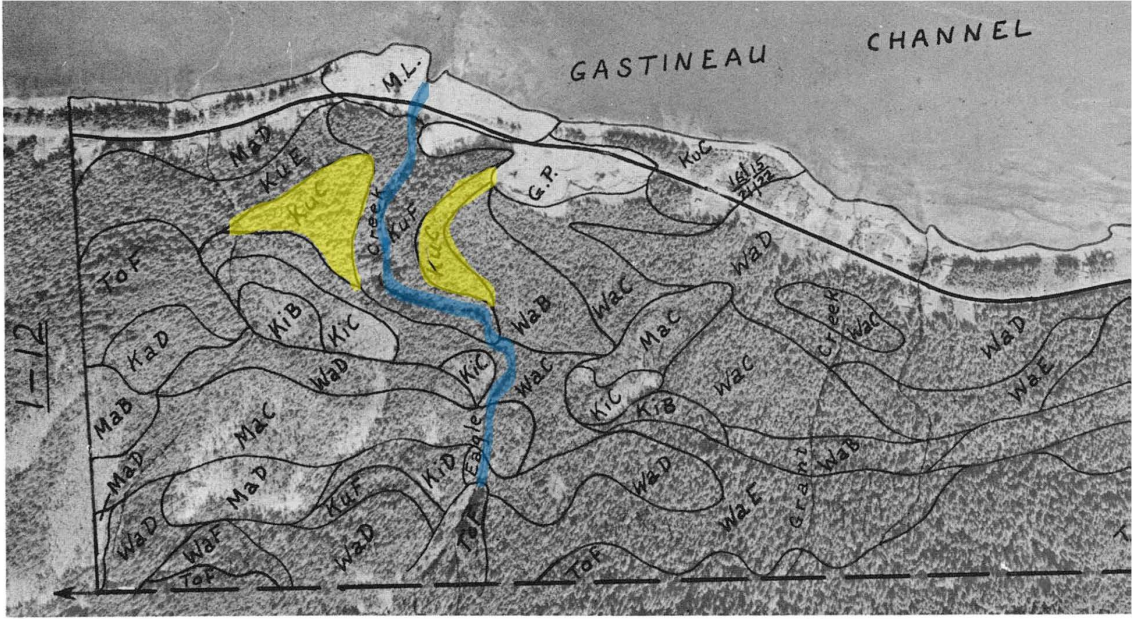
Other natural borrow sources which we believe to exist include, but are not limited to, natural sands and gravel material adjacent Eagle Creek, an area south and west of U.S. Survey No. 2433 and U.S. Mineral Survey No. 2225 (right of Station 120+00).

A rock borrow source exists approximately 400' right of Station 145+00; a rock quarry site exists approximately 300' to 500' right of Station 198+00; a rock quarry site exists on private land (Bonnie Brae Subdivision) 800' right of Station 212+00; a rock quarry site exists 800' right of Station 245+00; and, of course, the Fish Creek quarry utilized to construct Eaglecrest access road near the project terminus.



SOILS
of the
JUNEAU AREA





Attachment G - Agency Comments

Mapping Units:

- (KuA) - Kupreanof gravelly silt loam, 0 to 3 percent slopes
- (KuB) - Kupreanof gravelly silt loam, 3 to 7 percent slopes
- (KuC) - Kupreanof gravelly silt loam, 7 to 12 percent slopes
- (KuD) - Kupreanof gravelly silt loam, 12 to 20 percent slopes

The Kupreanof soils in each of these mapping units are similar except for gradient. The mapped areas include small spots of Wadleigh, Maybeso, and Karta soils. There are also a few patches of Tolstoi soils.

- (KuE) - Kupreanof gravelly silt loam, 20 to 35 percent slopes
- (KuF) - Kupreanof gravelly silt loam, 35 to 75 percent slopes

These soils occur on moderately steep and steep uplands. In addition to small spots of Tolstoi and Karta soils, the mapped areas include a few nearly level to moderately sloping Kupreanof soils on narrow benches and rounded ridgetops.

The texture of the mineral surface layer ranges from gravelly silt loam to very gravelly sandy loam. The substratum ranges in texture from very gravelly loam to very gravelly sandy loam. Coarse fragments make up 40 to 60 percent of its volume. Large stones and boulders are common.

Mapping Units:

- (KuA) - Kupreanof gravelly silt loam, 0 to 3 percent slopes
- (KuB) - Kupreanof gravelly silt loam, 3 to 7 percent slopes
- (KuC) - Kupreanof gravelly silt loam, 7 to 12 percent slopes
- (KuD) - Kupreanof gravelly silt loam, 12 to 20 percent slopes

The Kupreanof soils in each of these mapping units are similar except for gradient. The mapped areas include small spots of Wadleigh, Maybeso, and Karta soils. There are also a few patches of Tolstoi soils.

- (KuE) - Kupreanof gravelly silt loam, 20 to 35 percent slopes
- (KuF) - Kupreanof gravelly silt loam, 35 to 75 percent slopes

These soils occur on moderately steep and steep uplands. In addition to small spots of Tolstoi and Karta soils, the mapped areas include a few nearly level to moderately sloping Kupreanof soils on narrow benches and rounded ridgetops.

Table 2. Engineering Interpretations

Soil series or land type	Map Symbol	Suitability as source of			Soil limitation ratings ^{2/} and major limiting factors affecting		
		Topsoil	Road fill	Sand and gravel	Roads and streets	Foundations for low buildings	Artificial drainage
Am	AmA	Fair 2 ^{3/}	Poor 2	Poor 2,5	Severe 2,3	Severe 2,3	Severe 3,11
	AmB	Fair 2	Poor 2	Poor 2,5	Severe 2,3	Severe 2,3	Severe 3,11
Au	AuA	Unsuited 6	Good	Good	Slight	Slight	Not needed
	AuB	Unsuited 6	Good	Good	Slight	Slight	Not needed
Be	BeA	Unsuited 6	Good	Good	Moderate 3	Severe 3	Severe 3
	BeB	Unsuited 6	Good	Good	Slight	Slight	Not needed
	BeC	Unsuited 6	Good	Good	Moderate 8	Slight	Not needed
	BeD	Unsuited 6	Good	Good	Moderate 8	Slight	Not needed
Co	CoA	Fair 2	Unsuited 2,5	Unsuited 2,5	Severe 2,3	Severe 2,3	Severe 3,11
Fu	FuA	Poor 2	Unsuited 2,5	Unsuited 2,5	Very severe 2,7	Very severe 2,3	Very severe 3,11
Gravelly beach	Gb	Unsuited 6	Fair 3	Fair to good 5	Very severe 3	Very severe 3	Not needed
He	HeA	Good	Fair 5	Poor to fair 5	Moderate 3	Severe 3	Severe 3
Kaikli	KaB	Unsuited 7	Unsuited 7	Unsuited 7	Very severe 4,7	Very severe 2,7	Very severe 4
	KaC	Unsuited 7	Unsuited 7	Unsuited 7	Very severe 4,7	Very severe 2,7	Very severe 4
	KaD	Unsuited 7	Unsuited 7	Unsuited 7	Very severe 4,7	Very severe 2,7	Very severe 4
	KaE	Unsuited 7	Unsuited 7	Unsuited 7	Very severe 4,8	Very severe 4,8	Very severe 4
Karheen	KhA	Unsuited 6	Poor 2,7	Poor 2,7	Moderate 2,7	Severe 2	Slight 2
	KhC	Unsuited 6	Poor 2,7	Poor 2,7	Moderate 2,7	Severe 2	Slight 2
Karta	KtC	Unsuited 6	Fair 5	Poor 5	Moderate 8	Slight	Not needed
	KtE	Unsuited 6	Fair 5	Poor 5	Severe 8,10	Severe 8,10	Not needed
	KtF	Unsuited 6	Fair 5	Poor 5	Very severe 8,10	Very severe 8,10	Not needed
Kina	KiA	Unsuited 7	Unsuited 7	Unsuited 7	Very severe 2,7	Very severe 2,7	Very severe 7,11
	KiB	Unsuited 7	Unsuited 7	Unsuited 7	Very severe 2,7	Very severe 2,7	Very severe 7,11
	KiC	Unsuited 7	Unsuited 7	Unsuited 7	Very severe 2,7	Very severe 2,7	Very severe 7,11
	KiD	Unsuited 7	Unsuited 7	Unsuited 7	Very severe 2,7	Very severe 2,7	Very severe 7,11
Kogish	KoA	Unsuited 7	Unsuited 7	Unsuited 7	Very severe 2,7	Very severe 2,7	Very severe 7,11
	KoB	Unsuited 7	Unsuited 7	Unsuited 7	Very severe 2,7	Very severe 2,7	Very severe 7,11
	KoC	Unsuited 7	Unsuited 7	Unsuited 7	Very severe 2,7	Very severe 2,7	Very severe 7,8
	KoD	Unsuited 7	Unsuited 7	Unsuited 7	Very severe 2,7	Very severe 2,7	Very severe 7,8
Kupreanof	KuA	Poor 6	Good	Poor 5	Slight	Slight	Not needed
	KuB	Poor 6	Good	Poor 5	Slight	Slight	Not needed
	KuC	Poor 6	Good	Poor 5	Moderate 8	Slight	Not needed
	KuD	Poor 6	Good	Poor 5	Severe 8	Moderate 8	Not needed
	KuE	Poor 6	Poor 10	Poor 5	Severe 8,10	Severe 8	Not needed
	KuF	Poor 6	Poor 10	Poor 5	Very severe 8,10	Very severe 8	Not needed

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.

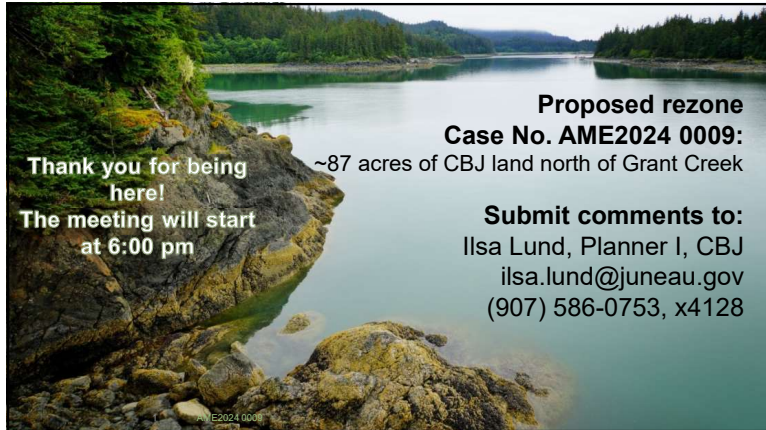
Please “respond all.” We are backing each other up during flood response activities.

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



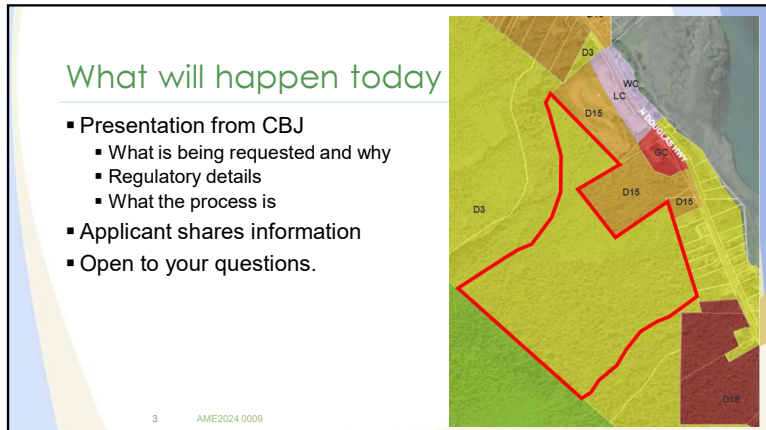
Fostering excellence in development for this generation and the next.



1



2



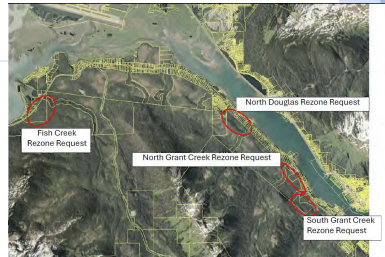
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4

Why rezone?

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



Rezoning cannot be conditioned, but the approval can be modified.

5 AME2024 0009

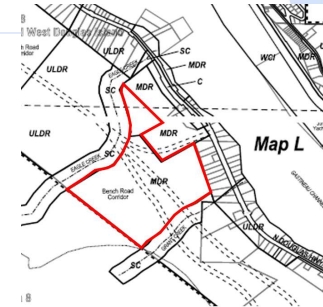


5

Comp Plan guides

MEDIUM DENSITY RESIDENTIAL

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



6 AME2024 0009



6

Slope and Wetlands

Legend

- CBJ land outside mapped wetlands and below 18% slope
- NWI Wetlands CBJ 2022
- JWMP Wetlands
- Slope over 18%
- CBJ Land



www.jdnorthcrossing.com

7 AME2024 0009



7

What do plans say about land use?

What does rezoning to D15 look like?

8 AME2024 0009



8

Table of Permissible Uses- Residential

	Use Description	D-3	D-15
1	RESIDENTIAL		
1.1	Single-family dwellings		
1.11	Single-family detached, one dwelling per lot	1	1
1.12	Single-family detached, two dwellings per lot	1	
1.13	Single-family detached, accessory apartment*	1, 3	1, 3
1.14	Single-family detached, two dwellings per lot, accessory apartments*	1, 3	
1.2	Duplex	1	1
1.3	Multifamily dwellings		1, 3
1.5	Child and Day care homes		
1.51	Child, 12 or fewer children under the age of 12	1	1
1.53	Adult, 12 or fewer people, 12 years and older	1	3
1.55	Child care residence, 6 to 9 children under 18 years of age	3	3
1.6	Miscellaneous, rooms for rent situations		
1.61	Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, transitional housing, and temporary residences. Owner or manager must live on site.	3	1, 3
1.62	Hotels, motels		
1.63	Single room occupancies with private facilities		1, 3
1.7	Home occupations	1	1
1.9	Common wall development		
1.91	Two dwelling units		1
1.911	Accessory apartments**	1, 3	1, 3
1.92	Three or more dwelling units		1, 3
1.93	Two-dwelling unit structures allowed under special density considerations, subsections 49.25.51001)	3	3

9

To find the details...

The screenshot shows the City and Borough of Juneau website. A central announcement reads 'CDD is Hiring!' with details about the fourth annual competitive round for the Juneau Affordable Housing Fund (JAHF). On the right side of the page, there is a vertical menu with several buttons: 'LAND USE CODES', 'REQUEST APPLICATION', 'LONG TERM PLANNING', 'PLANNING COMMISSION CASES', and 'SPECIAL PROJECTS'. A pink arrow points to the 'PLANNING COMMISSION CASES' button.

10

To find the details...

AM2024 0009 North Grant Creek Rezone from D3 to D15

Applicant requests a rezone of approximately 87 acres North of Grant Creek from D3 to D15.

SCHEDULE:

Public Meeting

September 26, 2024, at 6:00 - 8:00 pm

Zoom Webinar Link
Webinar ID: 898 7793 4261

Table of Permissible Uses (TPU)

Table of Permissible Uses (TPU) Regulations, and Key to Notes

The purpose of this meeting is primarily to answer public questions. If there is time at the end, people may make statements regarding their feelings or concerns. The meeting will be recorded, and a link to the recording will be provided on this site.

Planning Commission Hearing
Hearing before the Planning Commission on October 22, 2024.

11

- ### Similarities between D3 and D15
- Single-Family Dwellings
 - Accessory Apartments
 - Duplexes
 - Child and Daycare Homes
 - Home Occupations
 - Open Space
 - Transit Station
 - Minor Utility Facilities
 - Temporary Structures used in Connection With Construction

12

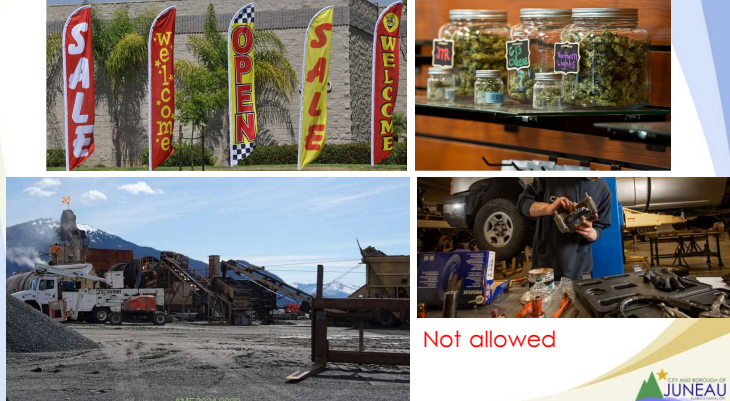
D3 & D15: Requires Conditional Use Permit

- Rooming and Boarding Houses
- Schools
- Churches, Synagogues, Temples
- Libraries, Museums, Art Galleries
- Most Outdoor Recreational Facilities
- Assisted Living Centers, Child Care Centers
- Correctional Facilities
- Transit Centers

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13



Not allowed

14 AME2024 0009




14

Differences between D3 and D15

USE	Current D3	Proposed D15
Common Wall Development- two units	No	Yes
Common Wall Development- three units	No	Yes/CUP
Out-patient clinics	No	CUP
Services and Enterprises Related to Animals	CUP	No
Funeral Home	Yes	No
Light manufacturing	No	CUP
Theatres under 200 seats	No	CUP
Mining Operation/ Gravel Extraction	CUP	No
Hens, 6 maximum	Yes	CUP
Public Works Facilities	CUP	No

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15

Dimensional Standards

	Current Actual	Current D3	Proposed D15
Minimum lot size, square feet	87/654 acres	12,000 sq. ft.	5,000 sq. ft.
Minimum lot width, linear feet		100 ft.	50 ft.
Maximum lot coverage	0%	35%	50%
Maximum height, permissible		35 ft	35 ft.
Maximum height, accessory		25 ft.	25 ft.
Minimum front yard setback		25 ft.	20 ft.
Minimum rear yard setback		25 ft.	15 ft.
Minimum side yard setback		10 ft.	5 ft.
Minimum street side setback		17 ft.	13 ft.

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




16 AME2024 0009




16

Potential for Subdivision

D3: 216 units
D15: 1,305 units



17 AME2024 0009




17

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)

18 AME2024 0009




18

Thank you!

- Dan Bleidorn- CBJ Lands and Resources Manager

19 AME2024 0009




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How to Comment

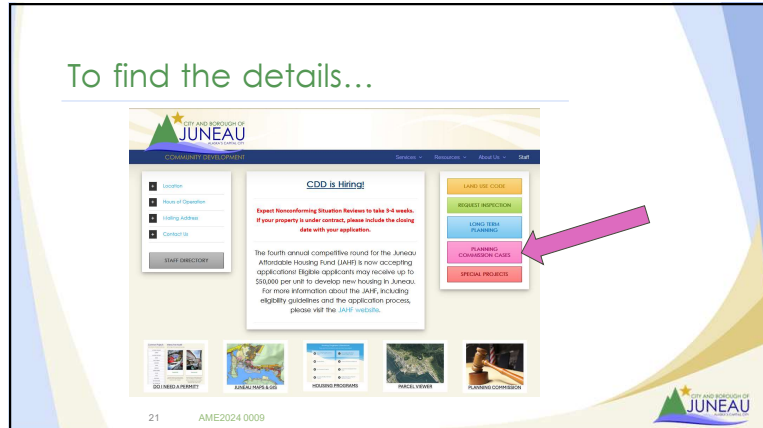
- Tonight
 - “Raise Hand” feature
 - Dial *9 on your phone
 - Type questions in “Q&A.”
- Up until September 30- comments included in Staff Report
- No later than NOON on OCTOBER 18, 2024
 - PC_Comments@juneau.gov
 - lisa.lund@juneau.gov
- Attend the PC meeting in-person or virtually

20 AME2024 0009



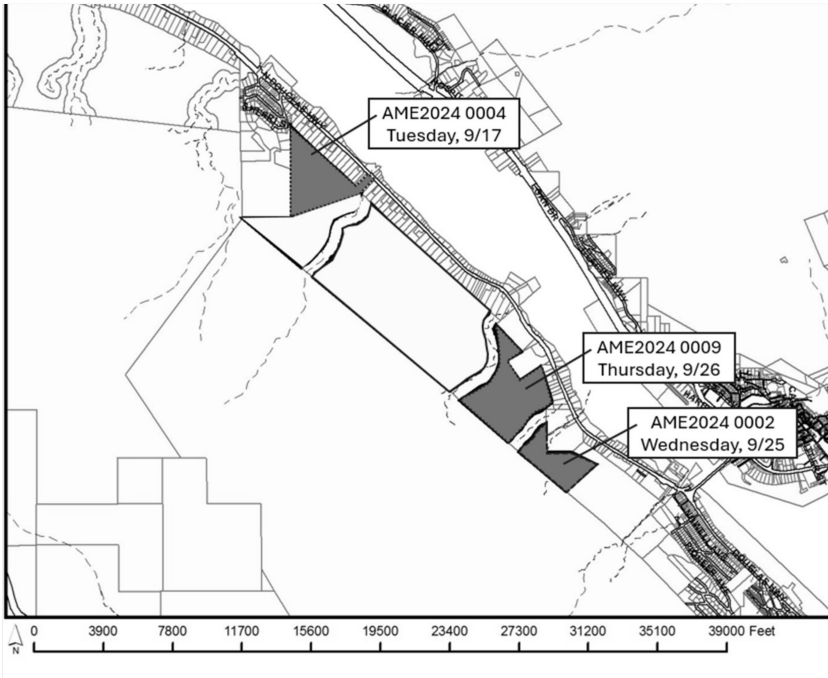
20

To find the details...



21

Please come to a meeting about
REZONING in your neighborhood.
 YOUR COMMUNITY, YOUR VOICE



TO

The Community Development Department is hosting opportunities for the community to discuss applications to rezone CBJ owned land upslope along North Douglas Highway. These meetings will be held virtually over Zoom. Your questions, comments and concerns are welcome.

NEIGHBORHOOD MEETINGS

<p>AME2024 0004 Tuesday, Sept. 17, 2024– 6:00 p.m. Rezone 66 acres from RR to D3 Call In: 1(253)215-8782 Webinar ID: 811 8463 6159 https://juneau.zoom.us/j/81184636159</p>	<p>AME2024 0002 Wednesday, Sept. 25, 2024– 6:00 p.m. Rezone 39 acres from D3 to D18 Call In: 1(253)215-8782 Webinar ID: 821 0010 4105 https://juneau.zoom.us/j/82100104105</p>	<p>AME2024 0009 Thursday, Sept. 16, 2024– 6:00 p.m. Rezone ~87 acres from D3 to D15 Call In: 1(253)215-8782 Webinar ID: 886 7758 4261 https://juneau.zoom.us/j/88677584261</p>
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If you are not able to attend these meeting but have questions or comments, please contact **Ilsa Lund**, CDD Planner, at (907) 586-0753 ext. 4128 or ilsa.lund@juneau.gov.

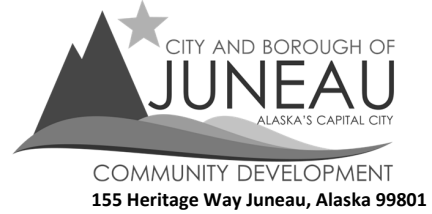
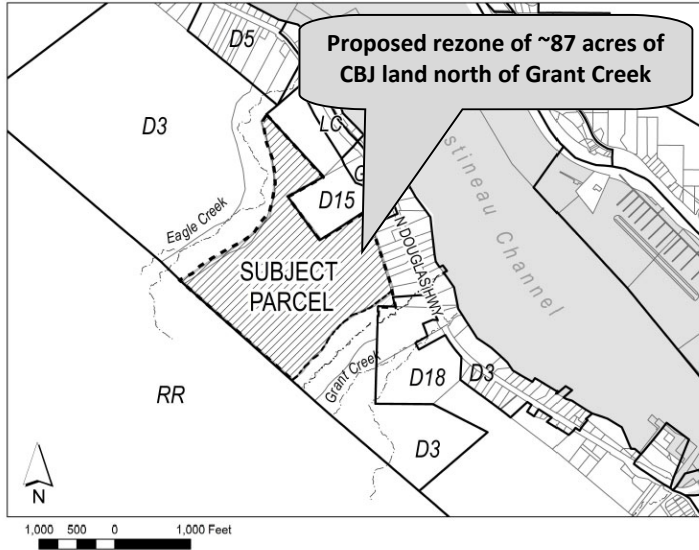
These projects are scheduled for review by the Planning Commission on October 22, 2024. All property owners within 500 feet of the proposed rezone will receive a separate notice with details on how and where to submit comments or testify before the Commission.

Case No.: AME2024 0002; AME2024 0004; AME2024 0009
Parcel No.: 6D0611000010
CBJ Parcel Viewer: <http://epv.juneau.org>

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



TO

An **amendment** application has been submitted for consideration and public hearing by the Planning Commission to rezone ~87 acres of CBJ owned land north of Grant Creek on Douglas from D3 to D15.

Please note, the Commission meeting will begin an hour earlier than normally scheduled.

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 Oct. 7	Oct. 8— 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, Ilsa Lund , 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. 4128
 Email: pc_comments@juneau.gov or ilsa.lund@juneau.gov
 Mail: Community Development, 155 Heritage Way, Juneau AK 99801

Case No.: AME2024 0009
 Parcel No.: 6D0611000010
 CBJ Parcel Viewer: <http://epv.juneau.org>



Attachment J - Public Notice Sign Photo

Ilsa Lund

From: Kaysa Korpela <juneau51@hotmail.com>
Sent: Thursday, September 5, 2024 4:23 PM
To: Ilsa Lund
Subject: Rezoning of CBJ property on N.Douglas

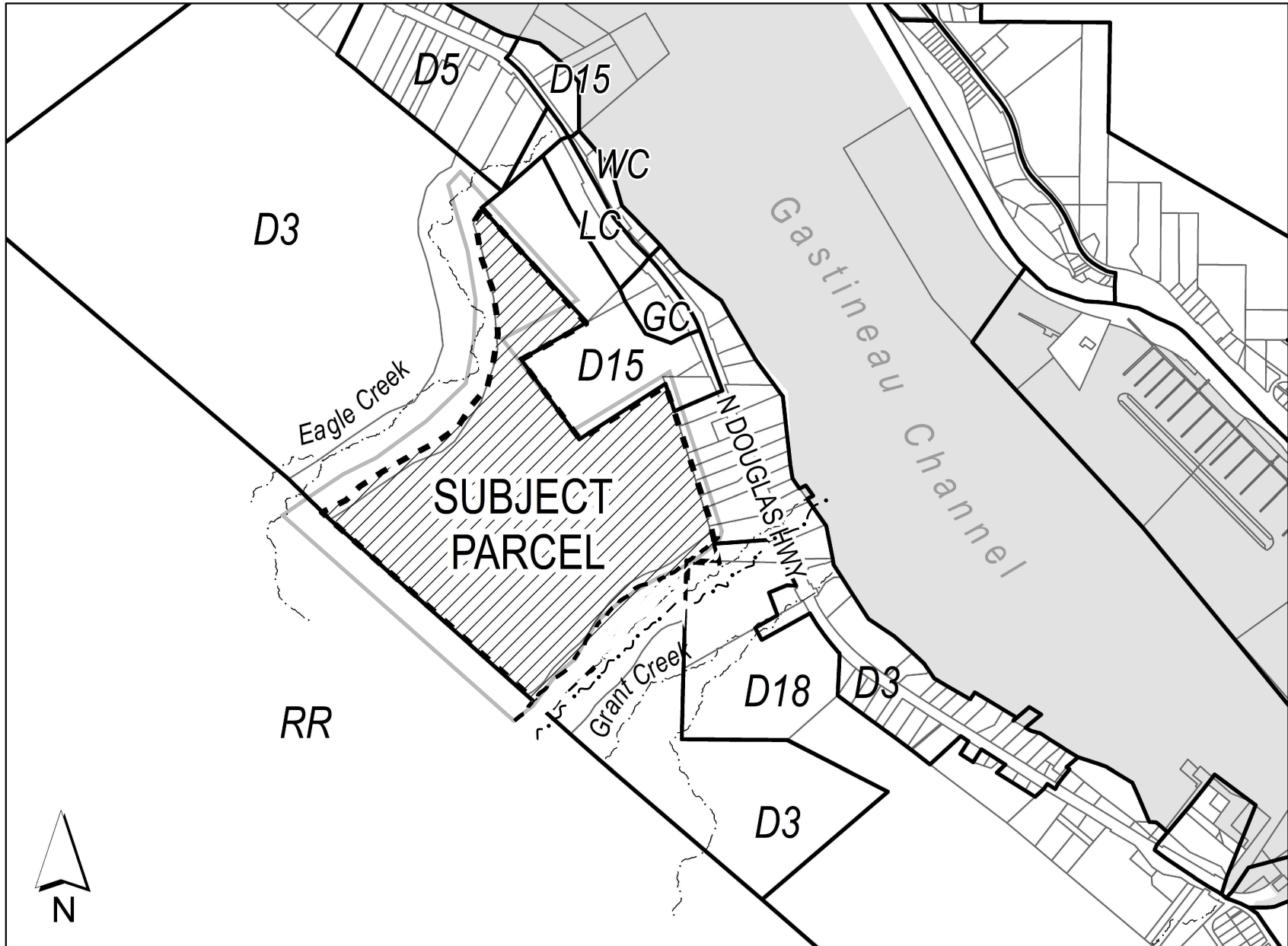
EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

I am not in favor of the parcels AME2024 0002 and AME2024 0009 being rezoned to D18 and D15 from D3. Thlingit and Haida already has 8.5 acres zoned D18 between the bridge and approximately 1 mile out N Douglas on the uphill side. Until a second crossing becomes a reality increasing the density of land available for development at this time would create too much stress on the existing infrastructure-sewer, water, electricity, not to mention the highway. As it is now, there is only one exit off Douglas Island for the hundreds of current residents. Should that bridge become unpassable for any reason the City is going to have a mess on it's hands.

The likelihood of this land being developed in the near future is remote and therefore I would recommend that you wait to rezone these two parcels until a later date when a second crossing becomes available. With the Channel drying up at the speed that it is a second crossing could be a causeway rather than a bridge which would bring the costs down considerably.

Thank you for considering my comments.

Kaysa Korpela
4031 N. Douglas Hwy



1,000 500 0 1,000 Feet

Attachment L - Map of Rezone Area

Presented by:
Introduced:
Drafted by: CDD Lund

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-XX DRAFT

An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of approximately 87 acres of USS 4605 FR, Located on North Douglas between Grant Creek and Eagle Creek, from D3 to D15.

WHEREAS, the area of USS 4605 FR proposed rezone to D15, located between Grant Creek and Eagle Creek on North Douglas is currently zoned as D3; and

WHEREAS, the CBJ Comprehensive Plan maps this area of USS 4605 FR for Medium Density Residential; and

WHEREAS, the proposed rezone is consistent with neighboring areas of Medium Density Residential with frontage along North Douglas Highway; and

WHEREAS , housing is the Assembly’s top priority;

NOW, THEREFORE, BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment to the Official Zoning Map. The official zoning map of the City and Borough, adopted pursuant to CBJ 49.25.110, is amended to change the zoning of approximately 87 acres of USS 4605 FR, located on North Douglas Highway, from D3, 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