




(907) 586-0715  
 CDD\_Admin@juneau.gov  
 www.juneau.org/community-development  
 155 Heritage Way • Juneau, AK 99801

**DATE:** October 11, 2024  
**TO:** Many Cloe, Chair, Planning Commission  
**BY:** Jay Larson, Planner II   
**THROUGH:** Jill Lawhorne, Director, AICP

**PROPOSAL:** Applicant requests a rezone of approximately 33 acres uphill (north) of 15700 Glacier Highway from RR to D3.

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

**KEY CONSIDERATIONS FOR REVIEW:**

- The application includes 33 acres with Comprehensive Plan land use designations compatible with residential rezone.
- Zone change supports Subarea 2 guidelines of the 2013 Comprehensive Plan for residential development.
- Current zoning does not prevent residential, commercial, or industrial development.

**ALTERNATIVE ACTIONS:**

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

**ASSEMBLY ACTION REQUIRED:**

Assembly action is required for this rezone.

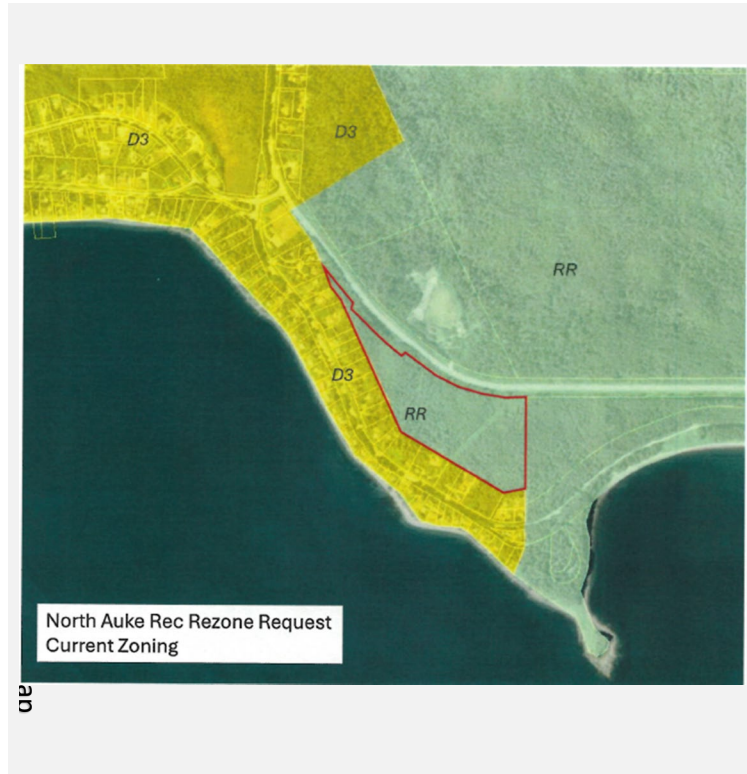
**STANDARD OF REVIEW:**

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

GENERAL INFORMATION	
Property Owner	City & Borough of Juneau
Applicant	Dan Bleidorn, City & Borough of Juneau
Property Address	15700 Auke Rec Bypass Road
Legal Description	USS 3807
Parcel Number	8B3401000100
Zoning	RR & D3
Land Use Designation	RD
Lot Size	33 acres/1,437,480 Square Feet
Water/Sewer	CBJ/None
Access	Auke Rec Bypass Rd
Existing Land Use	Undeveloped, Residential
Associated Applications	None

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

**SITE FEATURES AND ZONING**

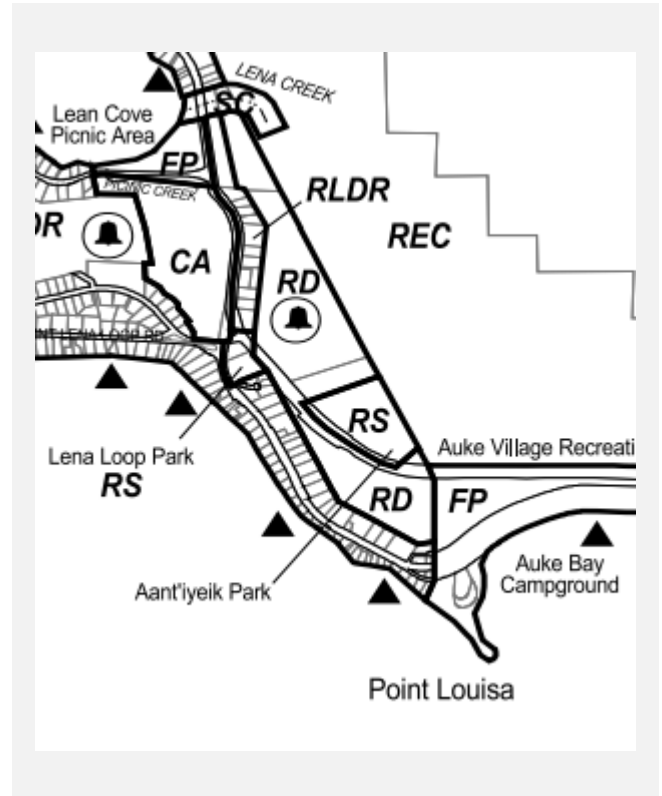
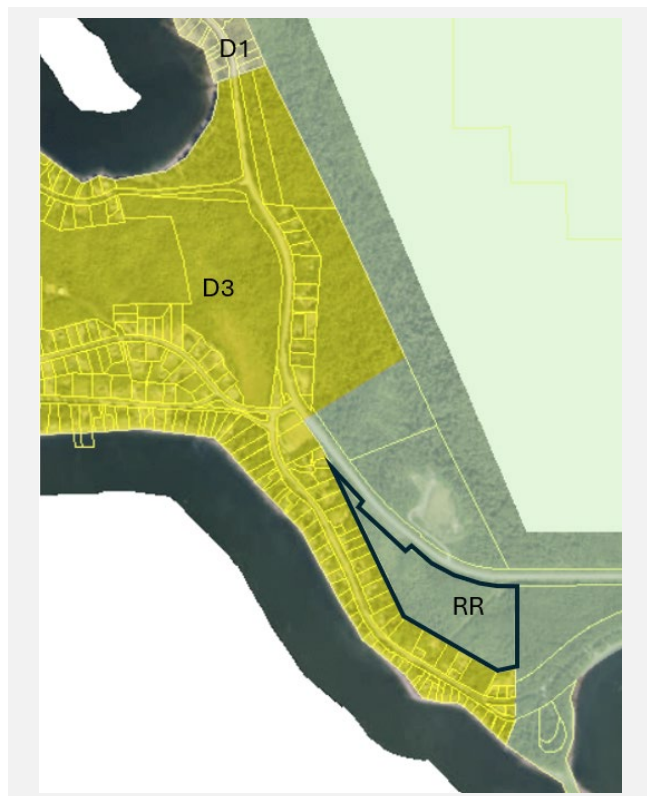


CURRENT ZONING MAP

SURROUNDING ZONING AND LAND USES	
North (RR)	Aant'iyek Park Disc Golf Course
South (D3)	Residential
East (D3)	Residential
West (RR)	US Forest Service

SITE FEATURES	
Anadromous	No
Flood Zone	No
Hazard	Not Mapped
Hillside	Yes
Wetlands	Yes
Parking District	No
Historic District	No
Overlay Districts	Urban/Rural Mining District Mining and Exploration Surface Activities Exclusion District RVPA

LAND USE DESIGNATION MAP



**BACKGROUND INFORMATION**

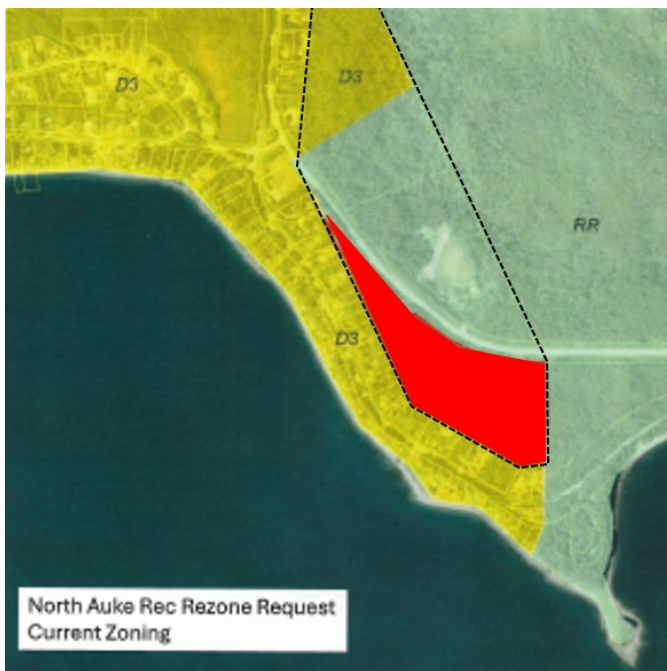
Project Description – The Applicant requests a rezone from RR to D3 (**Attachment A**). The proposed rezone is a 33-parcel section of undeveloped land between the southernmost tip of the parcel, between Auke Rec Blvd and Glacier Hwy. The change from RR to D3 would promote a more desirable opportunity for residential development.

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

Childcare residence of up to nine (9) children under the age of 18 years old is allowed. Two dwelling units per lot are allowed under special density considerations.

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

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



This parcel has both RR and D3 zoning designations through the 150 acres. The portion proposed for rezone would be from the lower section of the parcel between Auke Rec Bypass Rd and Glacier Hwy. This proposal is to rezone 33 acres from RR to D3, which would align with the D3 zoning of its current surroundings where development has already been established.

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

Item	Summary
Land use cases	
	CSP1999-00003 - A temporary use permit to locate a hot mix asphalt plant, on a temporary basis, on CBJ lands adjacent to the Auke Rec. By-Pass Right-of-Way for the purpose of paving this new section of State roadway.
	CSP1997-00006 - A proposal to donate 18.39 acres of CBJ land to the State of Alaska for the Auke Recreation Bypass right-of-way

Item	Summary
	USE1997-00011 - A Conditional Use permit to locate a rock crusher and hot mix asphalt plant, on a temporary basis, in or adjacent to the Auke Rec. By-Pass Right-of-Way for the purpose of paving this new section of State roadway.
	PAD2024 0002 - Property Acquisition and Disposal approximately one acre from a 151-acre CBJ parcel creating an easement to CBJ land.

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

Year	Zoning	Summary
1969	R12	The purpose of the R-12 District was to provide and preserve land for families who desire to live in low density areas and where smaller lots would tend to be detrimental to the area.
1987	RR	RURAL RESERVE DISTRICT is intended for lands primarily in public ownership managed for the conservation and development of natural resources and for future community growth. In addition, recreation cabins, lodges, and small seasonal recreational facilities may be allowed.
1987	R3	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.

**ZONING ANALYSIS**

The 2013 Comprehensive Plan land use designation maps identifies the proposed zoning area as Resource Development (RD).

RD is land to be managed primarily to identify and conserve natural resources until specific land uses are identified and developed. The area outside the study area of this Comprehensive Plan is considered to be designated Resource Development. As resources are identified or extracted from these lands, they should be re-designated and rezoned appropriately.



CBJ 29.25.200 Zoning Districts Defined -

Current Zoning – RD	Proposed Zoning – D3
<p>The RR, rural reserve zoning district, is intended for lands primarily in public ownership managed for the conservation and development of natural resources and for future community growth. In addition, recreation cabins, lodges and small seasonal recreational facilities may be allowed.</p>	<p>The D-3, residential district, is intended to accommodate primarily single-family and duplex residential development at a density of three dwelling units per acre. D-3 zoned lands are primarily located outside the urban service boundary where public utilities are not provided. The density reflects the existing pattern of development of properties in the district. There is a limited amount of D-3 zoned lands located within the urban service boundary. These are lands for which a lower density is deemed appropriate or, in the case of transition zones, where the zoning will be changed to a higher density when sewer and water are provided.</p>

**CBJ 49.25.300 Table of Permissible Uses Comparison** – A major difference between RR and D3 zones, is that D3 allows for childcare residences and will not allow the use of hotels or motels.

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

**Blank** - Not allowed.

**1** - Department approval requires the department of community development approval only.

**1, 3** - Department approval required if minor development, conditional use permit required if major development.

**3** - Conditional use permit requires planning commission approval.

No.	Use Description	Current Zoning	Proposed Zoning
1.500	Childcare residence		3
1.620	Hotels/Motels	3	
1.930	Two dwelling unit structures		3
2.130	Marine Merchandise and equipment		
2.300	Marijuana retail store	3	
3.050	Offices of not more than 1,000 square feet		3
3.300	Research, laboratory uses	3	
3.500	Marijuana testing facility	3	
4.050	Light Manufacturing	3 <sup>T</sup>	
4.070	Medium Manufacturing	3 <sup>T</sup>	

4.100	Heavy manufacturing	3 <sup>T</sup>	1 <sup>Q</sup>
4.200	Storage of explosives	3	
4.210	Seafood processing	3 <sup>T</sup>	
4.220	Marijuana product manufacturing facility	3 <sup>AC</sup>	
5.110	Elementary and secondary schools		3
5.120	Trade, vocational and commercial schools	3 <sup>T</sup>	
5.400	Social, fraternal clubs, lodges, union halls and yacht clubs	3 <sup>T</sup>	

**CBJ 49.25.400 Dimensional Standards**

Standard		Current Zoning	Proposed Zoning
Lot	Size	36,000	12,000
	Width	150 ft	100 ft
Setbacks	Front	25 ft	25 ft
	Rear	25 ft2	25 ft
	Side	15 ft2	10 ft
	Street Side	17 ft	17 ft
Lot Coverage		10%	35%
Height	Permissible	45 ft	35 ft
	Accessory	45 ft	25 ft

**CBJ 49.25.500 Density** – RR zoning district allows for two dwelling units per 72,000 square feet. D3 will allow for up to 1 dwelling per lot, with a minimum lot size of 12,000 sq. ft. Neither zoning district allows for multifamily dwellings, keeping the zoning use similar to its current surrounding development.

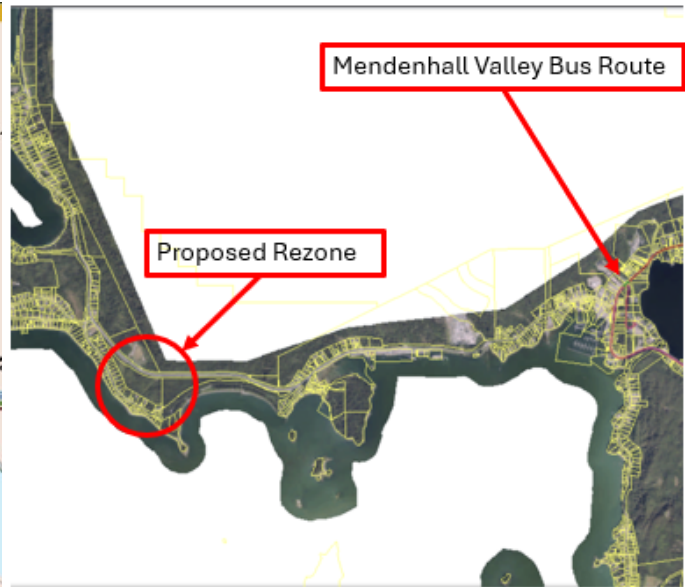
	Current Zoning	Proposed Zoning
Maximum Number of Dwelling Units	2 per lot, dependent upon lot size	1 dwelling per lot

**TRAFFIC AND TRANSPORTATION**

Access	Roadway Classification	Current Level of Service
Auke Rec Bypass Rd	Minor Arterial	Determined after Traffic Impact Analysis is performed, if required

Non-motorized transportation – None.

Proximity to Public Transportation – The closest Capital Transit stop is located near the Auke Bay roundabout at Glacier Hwy and Mendenhall Loop Rd.



**COMMUNITY SERVICES**

No known community services will be affected by the proposed rezone.

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

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

Resource	Summary
Conservation	None
Wetlands	Various
Anadromous	None
Historic	None Known
Archeological	None Known

**CONFORMITY WITH ADOPTED PLANS**

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

<b>2013 COMPREHENSIVE PLAN - The proposed text amendment follows the 2013 Comprehensive Plan</b>			
Chapter	Page No.	Item	Summary
4	37	Policy 4.2	<p>The proposed text amendment supports Policy 4.2 by creating flexibility in zoning requirements to allow two dwelling unit structures and childcare residence.</p> <p><i>Policy 4.2. TO FACILITATE THE PROVISION OF AN ADEQUATE SUPPLY OF VARIOUS HOUSING TYPES AND SIZES TO ACCOMMODATE PRESENT AND FUTURE HOUSING NEEDS FOR ALL ECONOMIC GROUPS.</i></p>
		Land Use Designation	D3 complies with RD land use for residential development and matches surrounding D3 zoning districts.
		Subarea Guidelines	<p>This rezone conforms with Subarea 2.</p> <p>3. Where appropriate, continue rural residential development.</p> <p>6. The subarea is not served by the public sewer system, and is outside of the Urban Service Area boundary. Since municipal services are not to be provided outside of the urban service area boundary, there is no plan to extend public sewer to the subarea.</p>

<b>2016 HOUSING ACTION PLAN - The proposed text amendment complies with the 2016 Housing Action Plan</b>			
Chapter	Page No.	Item	Summary
7	47	Implementation Action	<p>The proposed text amendment follows Chapter 7 implementation Action because it will allow triplexes in all zoning districts, including the single-family residential zoning districts, many of which have existing public services.</p> <p><i>Action: Evaluate policies designed to encourage new development areas that already have infrastructure.</i></p>

**AGENCY REVIEW**

CDD conducted an agency review comment period between August 19, 2024, and September 24, 2024. Agency review comments can be found in the chart below:

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

**PUBLIC COMMENTS**

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

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

Name	Summary
Mark Hickey	Concerns of drainage, hillside destabilization and exacerbating slide risk, and sewage capacity impacts from future development.

**ZONE CHANGE OPTIONS AND ALTERNATIVES**

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

**FINDINGS**

In accordance with CBJ 49.75 the Director makes the following findings on the proposed rezone:

**1. Was the rezone application filed timely in accordance with CBJ 49.75.110?**

**Analysis:** No additional analysis required.

**Finding:** **Yes.** The rezone application was filed in July 2024.

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

**Analysis:** CDD staff held a public meeting on September 19, 2024; mailed written notice to property owners within 500 feet of the proposed rezone; 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 33 acres.

**Finding:** **Yes.** The proposed rezone meets the minimum area.



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

**Analysis:** No additional analysis required.

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

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

**Analysis:** No additional analysis required.

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

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

**Analysis:** No further analysis needed.

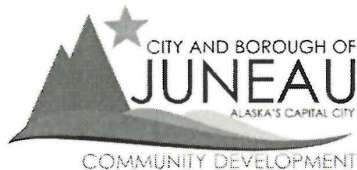
**Finding: Yes.** The proposed rezone conforms with the land use maps and policies of the 2013 Comprehensive Plan and the 2016 Housing Plan. The proposed rezone is in substantial conformance with Title 49 – Land Use Code.

**RECOMMENDATION**

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the Assembly for the requested rezone application 33 acres of parcel No. 8B3401000100 from RR to D3.

**STAFF REPORT ATTACHMENTS**

<b>Item</b>	<b>Description</b>
Attachment A	Application Packet
Attachment B	Ordinance Draft
Attachment C	Abutters Notice for Neighborhood Meeting
Attachment D	PowerPoint presentation – CDD
Attachment E	PowerPoint presentations – LRM
Attachment F	Abutters Notice for Public Comment
Attachment G	Photo of Public Notice Sign
Attachment H	Public Comments
Attachment I	Public Meeting Comments



# DEVELOPMENT PERMIT APPLICATION

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

To be completed by Applicant	<b>PROPERTY LOCATION</b>					
	Physical Address <b>15700 Auke Rec Bypass Rd</b>					
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <b>USS 3807</b>					
	Parcel Number(s) <b>8B3401000100</b>					
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____					
	<b>LANDOWNER/ LESSEE</b>					
	Property Owner <b>CBJ</b>	Contact Person <b>Dan Bleidorn</b>				
	Mailing Address <b>155 Heritage Way</b>	Phone Number(s) <b>907-586-5252 Ext 4177</b>				
	E-mail Address <b>Lands_Office@juneau.org</b>					
	<b>LANDOWNER/ LESSEE CONSENT</b>					
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.						
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.						
<table style="width:100%; border:none;"> <tr> <td style="width:50%; text-align:center;"><u><b>Dan Bleidorn</b></u></td> <td style="width:50%; text-align:center;">Lands &amp; Resources Manager</td> </tr> <tr> <td style="text-align:center;"><b>Landowner/Lessee (Printed Name)</b></td> <td style="text-align:center;"><b>Title (e.g.: Landowner, Lessee)</b></td> </tr> </table>			<u><b>Dan Bleidorn</b></u>	Lands & Resources Manager	<b>Landowner/Lessee (Printed Name)</b>	<b>Title (e.g.: Landowner, Lessee)</b>
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X _____	_____					
<b>Landowner/Lessee (Signature)</b>	<b>Date</b>					
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.						
<b>APPLICANT</b> <span style="float:right;">If same as LANDOWNER, write "SAME"</span>						
Applicant (Printed Name) <b>SAME</b>	Contact Person					
Mailing Address	Phone Number(s)					
E-mail Address						
<table style="width:100%; border:none;"> <tr> <td style="width:50%; text-align:center;">X _____</td> <td style="width:50%; text-align:center;">_____</td> </tr> <tr> <td style="text-align:center;"><b>Applicant's Signature</b></td> <td style="text-align:center;"><b>Date of Application</b></td> </tr> </table>			X _____	_____	<b>Applicant's Signature</b>	<b>Date of Application</b>
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<b>Applicant's Signature</b>	<b>Date of Application</b>					

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

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

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

Intake Initials <b>TR</b>	
Case Number <b>AME24-006</b>	Date Received <b>7/31/24</b>



# ZONE CHANGE APPLICATION

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

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

To be completed by Applicant

**PROJECT SUMMARY**  
Request for a zone change from RR to D3

**IS THIS AN EXPANSION OF AN EXISTING ZONE?**     Yes     No

Total Land Area of Proposed Change ~33 acres acres    Comprehensive Plan Land Use Designation RD

Current Zone(s) RR    Comprehensive Plan Map Letter D

New Zone Requested D3

**TYPE OF ZONE CHANGE REQUESTED**     Regular     Transition

**Has this or a similar zone change been requested in the previous 12 months?**     Yes Case # \_\_\_\_\_     No

**UTILITIES AVAILABLE**    WATER:  Public     On Site    SEWER:  Public     On Site

**ALL REQUIRED MATERIALS ATTACHED**

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

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

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

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

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

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

Case Number	Date Received
<u>AME24-006</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](mailto:Permits@juneau.org).

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

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

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

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

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

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

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

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

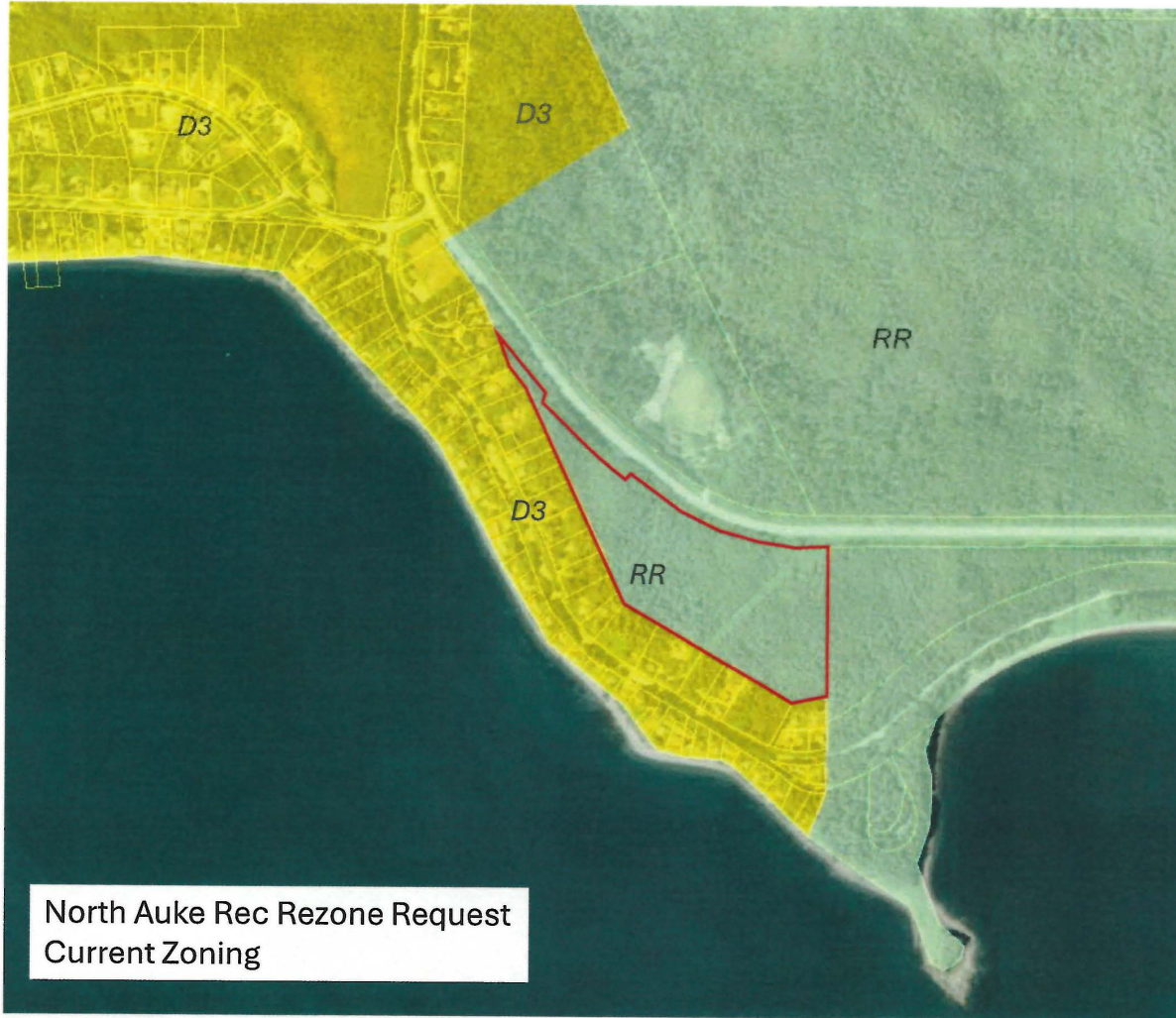
**Community Development Department:** Will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, the department will mail notices to all property owners within 500-feet of the project site.

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

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**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**









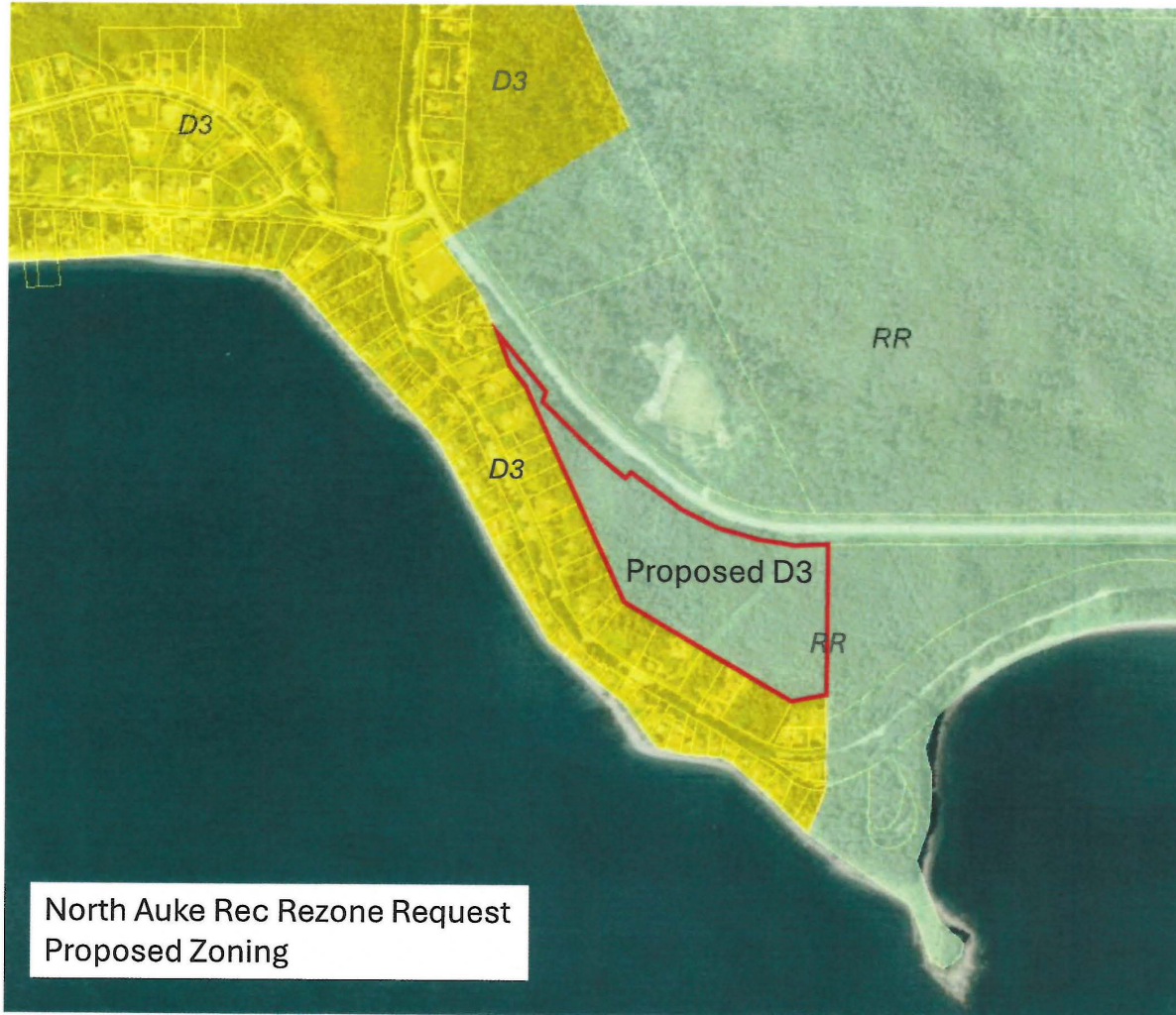


North Auke Rec Rezone Request  
Comprehensive Plan Boundaries











7. Identify historic and cultural resources within the subarea. Projects that may impact historic resources identified within this subarea are to be reviewed by the Historic Resources Advisory Committee (HRAC) prior to issuance of a permit. Where new historic or cultural resources are discovered or identified, the Juneau-Douglas City Museum should be contacted immediately for documentation and technical assistance toward preservation and/or curating of the resource. The demolition or removal of historic resources should be avoided and should only occur when no other option for its preservation or relocation to a suitable site exists.
8. Investigate the potential costs and benefits of constructing an access road to existing private properties and disposing of some CBJ-owned properties on Pt. Stephens.

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

Community Form: Urban for Auke Bay.

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

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

Rural on the Mendenhall Peninsula.

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

**NATURAL RESOURCES AND HAZARDS:**

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

Table 11.3

**Subarea 2: Lena Cove to Eagle River, Including Shelter Island (Maps B, C, & D)**

Community Form: Rural

The Rural Dispersed Residential (1 dwelling per acre) and Rural Low Density Residential (1 to 3 dwellings per acre) designations predominate in this Subarea, primarily due to the absence of both public water and public sewer in the area; there are no plans to provide or extend sewer service to this area; nor are there plans to extend water service north of Cohen Drive. The lands in the Auke Nu/Point Lena area were designated Rural Low Density Residential (1 to 3 dwellings per acre) primarily because of the established development pattern therein.

**NATURAL RESOURCES AND HAZARDS**

<i>Type</i>	<i>General Location</i>
Wildlife (Eagle nests, Herring spawning areas)	Lena Cove, Tee Harbor, Shelter Island, Amalga Harbor, Shrine of St. Therese
Stream and Lakeshore Corridors	Peterson Creek, Shrine Creek, Lena Creek, Tee Creek
Watersheds	Peterson Creek, Herbert River
Gravel and Mineral Resources	Herbert River
Hazards	Flooding: Peterson Creek, Strawberry Creek, all coastal areas
Historic and Cultural Resources	Subarea-wide, Shrine of St. Therese, Auk Rec and Indian Point areas

Table 11.2

**Guidelines and Considerations for Subarea 2:**

1. Preserve shoreline areas in public ownership as fish and wildlife habitat and public open space/ natural areas with public access to the water.
2. Identify and protect a series of un-fragmented fish and wildlife habitat corridors along anadromous fish streams from the uplands to the Lynn Canal.
3. Where appropriate, continue rural residential development.
4. Encourage development of boat launch facilities at South Tee Harbor.
5. The Parks and Recreation Comprehensive Plan, Chapter 8, recommends a number of parks, trail, community garden and stream corridor improvements for this subarea. Those recommendations are listed in Subarea 1 and include: (a) enhance the Lena Loop Park as a neighborhood park with play areas, dog parks, restrooms and additional parking; (b) enhance Lena Point Park with trail parking, trail improvements, benches and interpretive signs; (c) Continue Tee Harbor to Berner's Bay cooperative management; (d) implement the Master Plan for Amalga Meadows area; and (e) protect stream corridors and establish a 200 foot stream buffer on CBJ-owned lands that are not designated for disposal in the 1999 CBJ Land Management Plan on each side of Peterson Creek and Shrine Creek.
6. The subarea is not served by the public sewer system, and is outside of the Urban Service Area boundary. Since municipal services are not to be provided outside of the urban service area boundary, there is no plan to extend public sewer to the subarea.

This property is currently zoned RR and is designated RD in the comp Plan.

The purpose of the requested zone change is to increase density of municipally owned property in accordance with adopted plans and Assembly goals.

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)

Presented by:  
Introduced:  
Drafted by: CDD LARSON

**ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**

**Serial No. 2024-DRAFT**

**An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of USS 3807, Located at 15700 Auke Rec Bypass Rd, from RR to D3.**

WHEREAS, the area of the proposed rezone to D3, located near 15700 Auke Rec Bypass Rd is currently zoned as RR; and

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

WHEREAS, the propose rezone conforms to the Medium Density Residential; and

WHEREAS, housing is the Assembly’s top priority;

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

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

**Section 2. Amendment to the Official Zoning Map.** The official zoning map of the City and Borough, adopted pursuant to CBJ 49.25.110, is amended to change the zoning of USS 3807; located at 15700 Auke Rec Bypass Rd, from RR to D3.

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

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Beth Weldon, Mayor

Attest:

---

Beth McEwen, Municipal Clerk

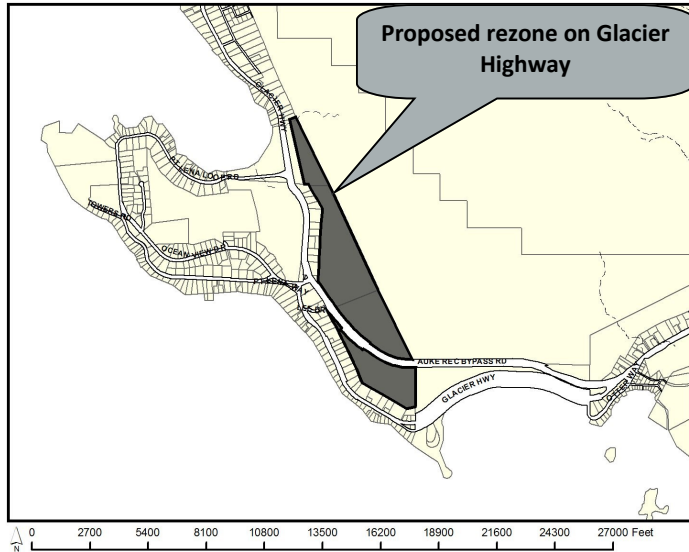




# Zoom Informational Meeting

About a Rezone in Your Neighborhood

*Your Community, Your Voice*



TO

The Community Development Department is hosting an informational meeting on a proposal to **rezone 33 acres** uphill (North) of **15200 through 15860 Glacier Highway** from RR to D3 zone. This meeting will be held virtually over Zoom. Your questions are welcome.



## NEIGHBORHOOD ZOOM MEETING

### September 23, 2024, 6:00 PM

Call In: +1 253 215 8782

Webinar ID: 848 8708 0582


<https://juneau.zoom.us/j/84887080582>

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

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

Case No.: AME2024 0006  
 Parcel No.: 8B3401000100  
 CBJ Parcel Viewer: <http://epv.juneau.org>

**Welcome to your Neighborhood ZOOM meeting! We will begin at 6:00 pm to discuss rezoning of: 15700 Auke Rec Bypass Rd, Case No. AME2024 0006**



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

AME24-07

1

# AME2024-0006

Rezone of 15700 Auke Rec Bypass Rd  
From Zoning District RR to D3

PRESENTED BY:  
Jay Larson, CBJ Planner  
With  
Ilsa Lund, CBJ Planner  
And  
Dan Bleidorn, CBJ Lands & Resources Manager and applicant

START RECORDING



2


## Guidelines for Public Participation...



3

## Today's learning objectives...

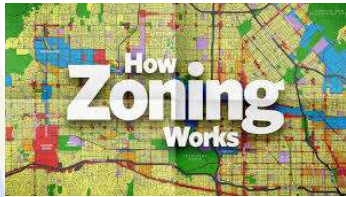

- Presentation from CBJ Staff:
  - Property Location
  - Zoning Basics
  - Understanding the Rezoning process
- Applicant Dan Bleidorn
  - What is being requested
  - Why this property specifically
- Open meeting for questions
- End with closing comments




4

## What is Zoning?

Zoning is the process of establishing rules for the use of land and the types of structures that can be built on it. Juneau has had zoning ordinances since 1969. It has gone through many changes throughout the years and had its biggest update in 1987.

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



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## Where is this property located exactly?

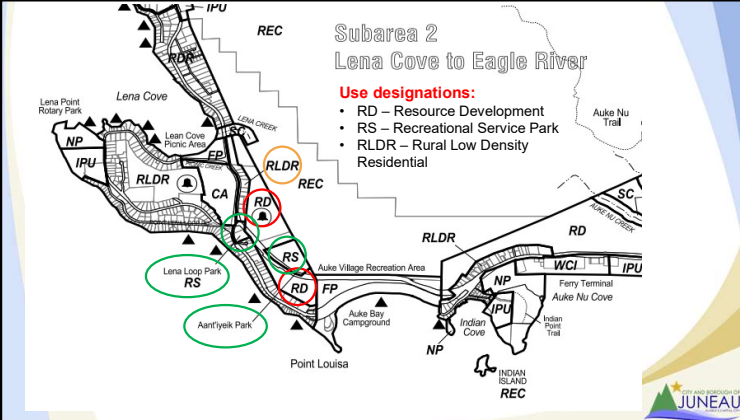




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### Subarea 2 Lena Cove to Eagle River

**Use designations:**

- RD – Resource Development
- RS – Recreational Service Park
- RLDR – Rural Low Density Residential

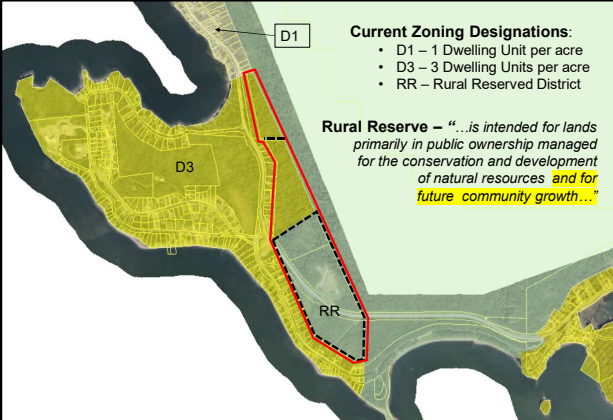




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### Current Zoning Designations:

- D1 – 1 Dwelling Unit per acre
- D3 – 3 Dwelling Units per acre
- RR – Rural Reserved District

**Rural Reserve** – "...is intended for lands primarily in public ownership managed for the conservation and development of natural resources and for future community growth..."

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### Why rezone this property?

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



North Auke Rec Rezoning Request  
Current Zoning

AME24-07

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### Why re-zone to D3

The D-3, residential district, is intended to accommodate primarily single-family and duplex residential development at a density of three dwelling units per acre.

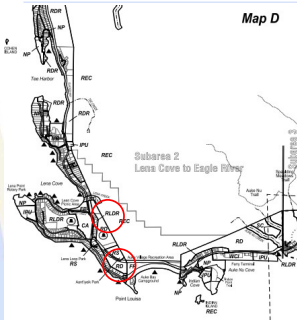
D-3 zoned lands are primarily located outside the urban service boundary where public utilities are not provided. The density reflects the existing pattern of development of properties in the district.

There is a limited amount of D-3 zoned lands located within the urban service boundary. These are lands for which a lower density is deemed appropriate or, in the case of transition zones, where the zoning will be changed to a higher density when sewer and water are provided.

The rezoning of this area to D3 is part of the CBJ, 2013 Comprehensive Plan.

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### Comprehensive Plan guides



**Map D**

**RURAL LOW DENSITY RESIDENTIAL**

- Rural residential lands
- Single-family
- Density of 1-3 units per acre

**Resource Development (RD)**

Land to be managed primarily to identify and conserve natural resources until specific land uses are identified and developed. The area outside the study area of this Comprehensive Plan is considered to be designated Resource Development. As resources are identified or extracted from these lands, they should be re-designated and rezoned appropriately.

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### Comp Plan: Subarea 2

**Subarea 2: Lena Cove to Eagle River, Including Shelter Island (Maps B, C, & D)**  
Community Form: Rural

The Rural Dispersed Residential (1 dwelling per acre) and Rural Low Density Residential (1 to 3 dwellings per acre) designations predominate in this Subarea, primarily due to the absence of both public water and public sewer in the area; there are no plans to provide or extend sewer service to this area; nor are there plans to extend water service north of Cohen Drive. The lands in the Auke Nu/Point Lena area were designated Rural Low Density Residential (1 to 3 dwellings per acre) primarily because of the established development pattern therein.

**Guidelines and Considerations for Subarea 2:**

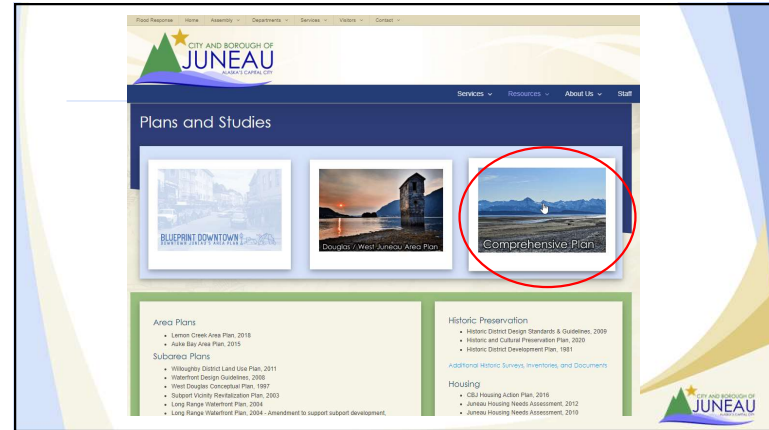
1. Preserve shoreline areas in public ownership as fish and wildlife habitat and public open space/natural areas with public access to the water.
2. Identify and protect a series of un-fragmented fish and wildlife habitat corridors along anadromous fish streams from the uplands to the Lynn Canal.
3. Where appropriate, continue rural residential development.

12

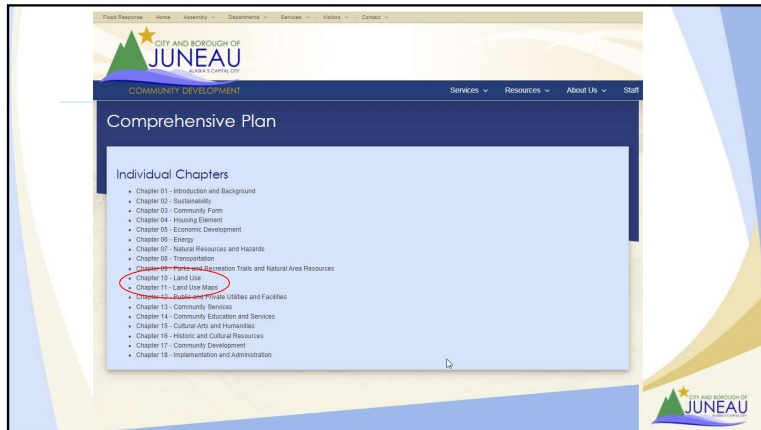




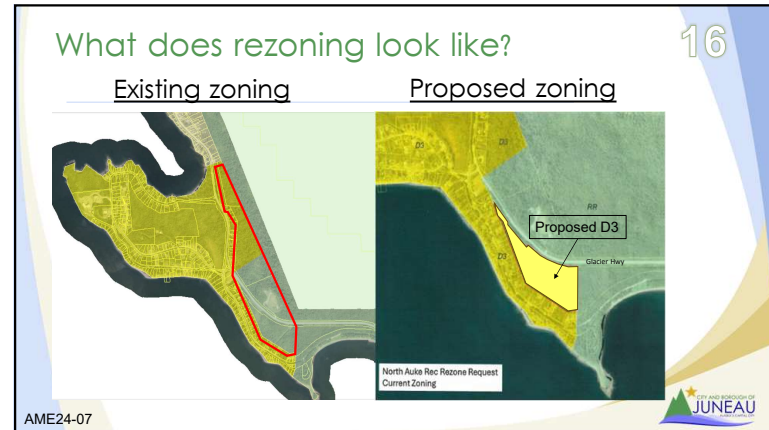
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### Dimensional Standards

	Current	Proposed
	RR	D3
Minimum lot size, square feet	36,000	12,000
Minimum lot width	150 ft	100 ft
Minimum lot coverage	10%	35%
Minimum height, permissible	45 ft	35 ft
Minimum height, accessory	45 ft	25 ft
Minimum front yard setback	25 ft	25 ft
Minimum rear yard setback	25 ft	25 ft
Minimum side yard setback	15 ft	10 ft
Minimum street side setback	17 ft	17 ft




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### Table of Permissible Uses

TABLE OF PERMISSIBLE USES - CBJ 49.25.300

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

AME24-07




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### What changes come with the rezone?

Use Description	Zones		
	RR	D-1	D-3
1.000 Residential			
1.100 Single-family dwellings	1	1	1
1.110 Single-family detached, one dwelling per lot	1	1	1
1.120 Single-family detached, two dwellings per lot	1	1	1
1.130 Single-family detached, accessory apartment <sup>1</sup>	1, 3	1, 3	1, 3
1.140 Single-family detached, two dwellings per lot, accessory apartments <sup>2</sup>	1, 3	1, 3	1, 3

Use Description	Zones		
	RR	D-1	D-3
1.500 Child and Day care homes			
1.510 Child: 12 or fewer children under the age of 12	1	1	1
1.520 Reserved			
1.530 Adult: 12 or fewer people, 12 years and older	1	1	1
1.540 Reserved			
1.550 Child care residence: 6 to 9 children under 18 years of age		3	3


### Table of Permissible Uses



19

### Major differences...

Use Description	Zones		
	RR	D-1	D-3
1.600 Miscellaneous, rooms for rent situations			
1.620 Hotels, motels		3	
1.900 Common wall development			
1.930 Two dwelling unit structures allowed under special density considerations, subsections 49.25.510(F)			3

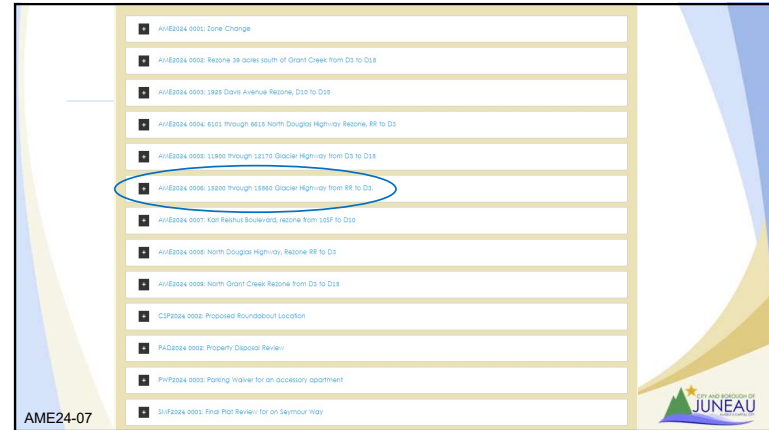


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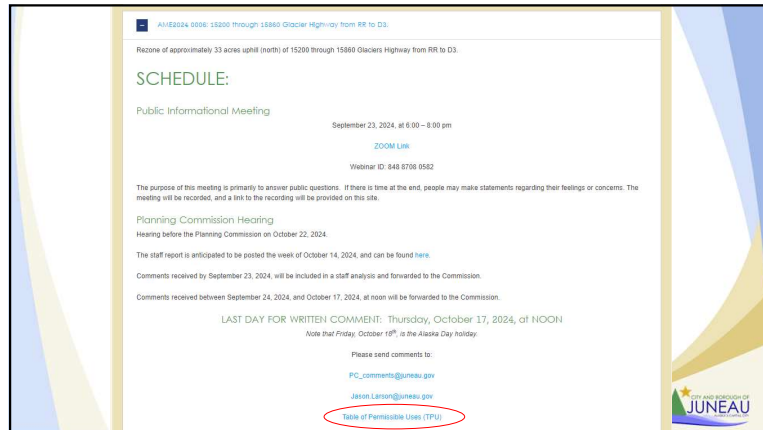




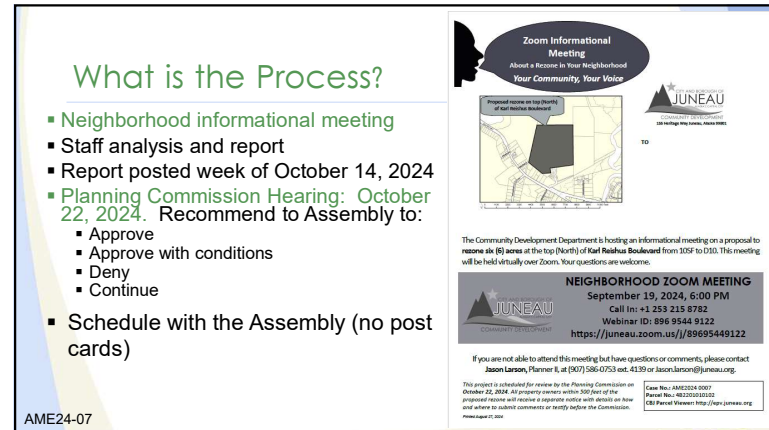
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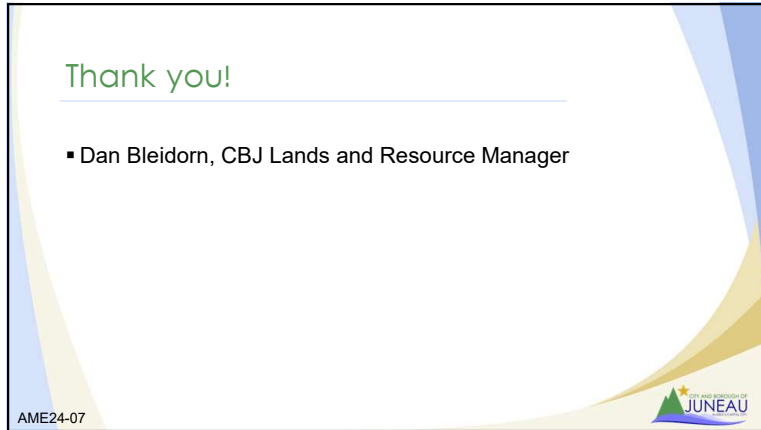
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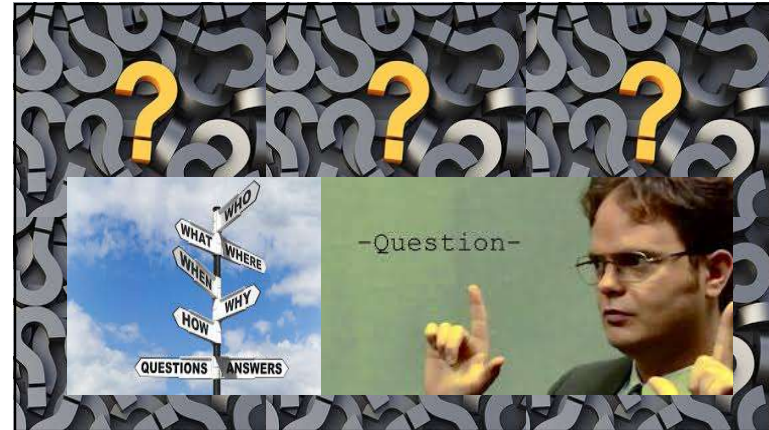
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# North Auke Rec Rezone

**Dan Bleidorn**  
City and Borough of Juneau  
Division of Lands and Resources  
Lands and Resources Manager  
[Lands\\_Office@juneau.gov](mailto:Lands_Office@juneau.gov)  
907-586-5252

September 18, 2024



1


## 2024 CBJ Rezone Applications

**Pre-Application:**

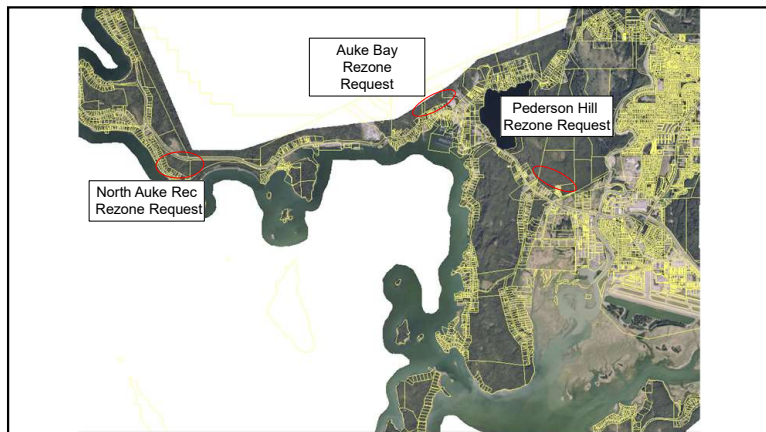
- Review of utilities, topography, wetlands, access, road frontage and property history for all CBJ properties included in the 2016 Land Management Plan
- 7 Applications submitted to CDD in July 2024
- Public Comment/Neighborhood Meetings - September

**Upcoming:**

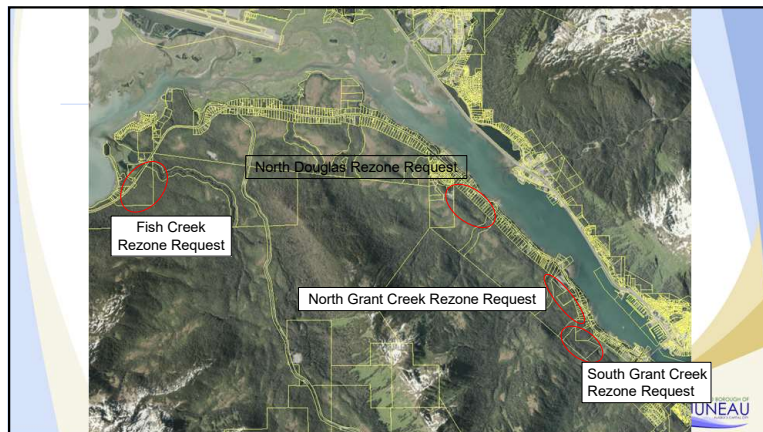
- Planning Commission
- LHEDC Committee of the Assembly
- Assembly Public Hearing/authorizing ordinance



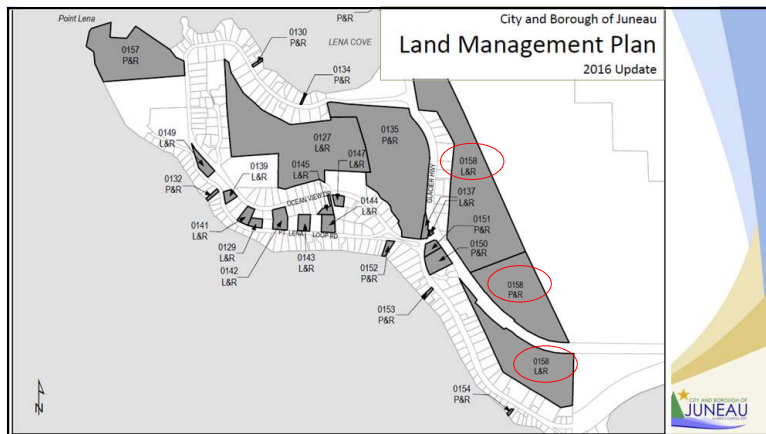
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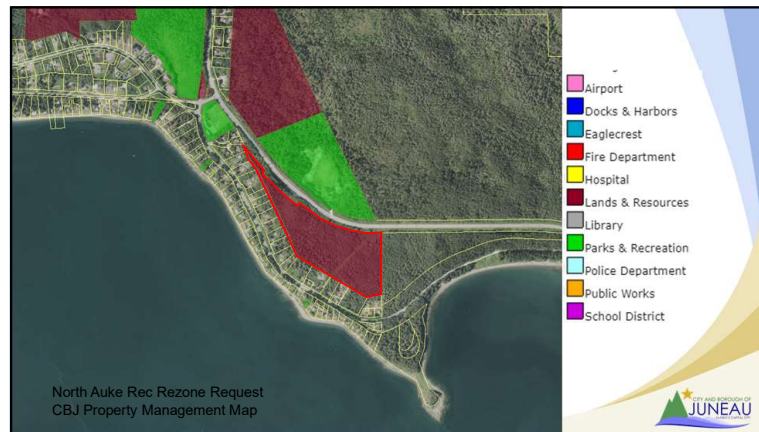
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General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
South Lena	LND-0144	8B3301040200	Lot 20, Block A, South Lena Subdivision	1.50	Future disposal	Lands & Resources	Dispose
	LND-0145	8B3301040100	Lot 10, Block A, South Lena Subdivision	1.07	Future disposal	Lands & Resources	Dispose
	LND-0147	8B3301040080	Lot 8, Block A, South Lena Subdivision	1.05	Future disposal	Lands & Resources	Dispose
	LND-0149	8B3301010112	Lot 8, a subdivision of Tract C, USS 3808	1.49	Remnant after parcel was subdivided and land purchased for Ocean View Drive	Lands & Resources	Retain / Dispose
	LND-0150	4B3301000050	Lot 28, USS 3266	3.82	16.5 mile north Glacier Hwy, water pumps for Lena Loop Reservoir, Lena Loop Park	Parks & Recreation and Public Works	Retain
	LND-0151	4B3301000060	Lot 29, USS 3266	3.20	Lena Loop Park	Parks & Recreation	Retain
Point Louisa Road	LND-0152	4B3301020080	Lot 18A, USS 3054	0.73	16145 Lena Loop Road, Pedestrian beach access from Point Louisa Road to Favorite Channel	Parks & Recreation	Retain
	LND-0153	4B3301020170	Lot 25A, USS 3054	0.32	Pedestrian access from 16.5 mile north Glacier Hwy to Favorite Channel (undeveloped)	Parks & Recreation	Retain
Lena Point	LND-0154	4B3201010020	Lot 10A, USS 3051	0.15	Pedestrian access from 16.5 mile north Glacier Hwy to Favorite Channel, north of Point Louisa, used for pedestrian access	Parks & Recreation	Retain
East of Lena	LND-0157	8B3301010030	Lot 11, USS 3808	29.98	Park at northwestern tip of Lena Point	Parks & Recreation	Retain
East of Lena	LND-0158	8B3401000100	USS 3807	151.17	Point Louisa - Lena Cove, 15.5 - 17.4 mile north Glacier Hwy, baseball field, Aant'yelik Park	Lands & Resources and Parks & Recreation	Retain / Dispose
Auke Bay	LND-0200	4B3001020050	ATS 1533	4.30	Terminal	Docks & Harbors	Retain
Auke Bay	LND-0201	4B3001020020	Lot 1, USS 3810	347.92	Auke Nu Creek to Auke Village Recreation Area, Parks & Recreation manages area of stream corridors, Stabers Rock quarry	Lands & Resources and Parks & Recreation	Retain / Dispose

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**Planning for a future use**  
**If the zone change is successful, the next steps could include:**

- Access & alignment study
- Investigate traffic
- Utility expansion planning
- Storm drainage plan
- Delineate wetlands & permit fill
- Solicit development partnerships



11

**North Auke Rec Rezone**

**Dan Bleidorn**  
City and Borough of Juneau  
Division of Lands and Resources  
Lands and Resources Manager  
[Lands\\_Office@juneau.gov](mailto:Lands_Office@juneau.gov)  
907-586-5252

[boroughassembly@juneau.gov](mailto:boroughassembly@juneau.gov)

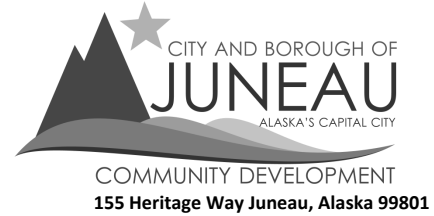


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# Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

*Your Community, Your Voice*



TO

**Rezone application** has been submitted for consideration and public hearing by the Planning Commission to **rezone 33 acres** between Glacier Highway and Auks Rec Bypass Road, **15700 Glacier Highway** from **RR to D3** zone.

#### PROJECT INFORMATION:

Project Information can be found at:

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

#### PLANNING COMMISSION DOCUMENTS:

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

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

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

Now through October 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, <b>Jason Larson</b> , to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <a href="https://juneau.zoom.us/j/87288626638">https://juneau.zoom.us/j/87288626638</a> and use the Webinar ID: 872 8862 6638 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).  You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.	The results of the hearing will be posted online.
<b>FOR DETAILS OR QUESTIONS,</b> Phone: (907)586-0753 ext. 4139 Email: <a href="mailto:pc_comments@juneau.gov">pc_comments@juneau.gov</a> or <a href="mailto:jason.larson@juneau.gov">jason.larson@juneau.gov</a> Mail: Community Development, 155 Heritage Way, Juneau AK 99801			<b>Case No.: AME2024 0006</b> <b>Parcel No.: 8B3401000100</b> <b>CBJ Parcel Viewer:</b> <a href="http://epv.juneau.org">http://epv.juneau.org</a>

Printed September 24, 2024





Attachment G - Photo of Public Notice Sign



**From:** [Mark S. Hickey](#)  
**To:** [Jason Larson](#)  
**Subject:** Comments re: Case No. AME2024 0006  
**Date:** Sunday, September 15, 2024 11:21:51 AM

---

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

Jason,

Good morning. Per our recent discussion, I wanted to submit comments re: proposal to rezone 33 acres uphill of 15200 through 15860 Glacier Highway. I'll be traveling during the upcoming Zoom meeting and comment opportunity.

I'm not opposed to the proposal but want to ensure the CBJ does a proper assessment of impacts from any ultimate housing development that are proposed in the future for this land. We discussed this by phone, and I gather this is normal procedure.

Specifically, I think it's important to look at the following potential impacts to the property owners below these 33 acres (downhill to the water).

1. Impact to existing drainage patterns resulting from the likely density of housing development.
2. Impact to de-stabilizing the hillside and exacerbating slide risk due to heavy periods of rain. I think this is particularly important to assess properly beforehand given recent catastrophic slides in Haines and Ketchikan.
3. Impacts to downhill property owners from various sewage treatment systems required of new housing development.

The CBJ should impose appropriate restrictions or conditions on subsequent housing development based on these assessments.

Thanks...

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Question Report  
Report

Generated: 9/24/2024 15:18

Topic Webinar ID: 848 8708 0582, AME24-06: Rezone for 15200 through 15860 Glacier Highway.

Actual Start Time 9/23/2024 17:28

Actual Duration 88 minutes

Question Details

#	Question	Asker Name
1	Where will egress for 33 houses come from - Bypass or old section Glacier Highway?	Anonymous Attendee
2	Can you speak to what "solicit development partnerships" means?	Fabienne Peter-Contesse
3	would rezone not allow a community garden to be developed	Anonymous Attendee
4	will there be a buffer?	Anonymous Attendee
5	Has the city rezoned 7 parcels and 300+ acres at the same time before?	Anonymous Attendee
6	so the area will be clear cut to allow for this density?	Anonymous Attendee
7	Will city water be accessed now via the recent easement that was proposed from a glacier hwy resident?	Fabienne Peter-Contesse
8	Thank you for the informative presentation. Very nice to get the specific details and we appreciate your mailings and zoom details.	Johanna & Jason Page
9	Can you explain how or why you are recommending d3 vs d1	Anonymous Attendee
10	How would up to 99 onsite sewage treatment systems even work?	Anonymous Attendee
11	will our property values and taxes increase after the rezone	Anonymous Attendee
12	Is there any intention to provide sewer system access beyond Auke Bay as plans to increase housing in this area develop?	Jan Beauchamp
13	Process for comments?	ritchie dorrier's iPad (2)
13	Process for comments?	ritchie dorrier's iPad (2)
14	why not develop the area along the bypass, not Glacier Highway?	Anonymous Attendee
15	thank you	Anonymous Attendee
16	What about existing water rights	Anonymous Attendee
17	Will the questions we have asked so far tonight be included in the staff report?	Jan Beauchamp
18	As you consider re-zoning this area, have there been any conversations with the tribal organizations, since this area is so historically connected to the Tlingit community?	Nancy Lehnhart

