

Presented by: The Manager  
Introduced: 12/16/2024  
Drafted by: Law Department

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

**Serial No. 2024-44**

### **An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of 28 Acres of USS 3820 LT3 B1 and USS2391 LT 1, Accessed via Glacier Highway in the Auke Bay Area.**

WHEREAS, the area of the proposed rezone is uphill (north) of 11900 through 12170 Glacier Highway and consists of three lots; and

WHEREAS, the Community Development Department recommends reducing the applicant's original scope to eliminate incompatible Comprehensive Plan land use designations, resulting in a total of approximately 29.5 acres (two lots) for the proposed rezone to D15, rather than 36 acres; and

WHEREAS, the first lot, USS 3820 LT3 B1, consists of 39.81 acres, is currently zoned D3 and approximately 28 acres of the lot is designated in the 2013 Comprehensive Plan as Institutional and Public Use; and

WHEREAS, Institutional and Public Use land use supports rezoning to D15 to accommodate Assembly housing development priorities including, but not limited to, housing for staff of the US Coast Guard Icebreaker MV Aiviq and concerns about residences in the path of Mendenhall River flooding; and

WHEREAS, the second lot, USS 2391 LT 1, consists of 1.39 acres and is currently zoned D10 and D3(T)D15; and

WHEREAS, USS 2391 LT 1 is designated in the 2013 Comprehensive Plan as Medium Density Residential (MDR); and

WHEREAS, MDR is described as urban residential lands for multifamily dwelling units at densities ranging from 5 to 20 units per acre and D15 is considered a low-density multifamily district; and

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

WHEREAS, USS 3820 LT 3 TR A, zoned D-3, abuts USS 2391 LT 1 and can accommodate Spaulding Meadows Trail parking; and

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

WHEREAS, the Planning Commission concluded that the change to D15 zoning district does not substantially change the land use and will substantially conform to the maps of the Comprehensive Plan; and

WHEREAS, the Manager recommends approval of the proposed rezone.

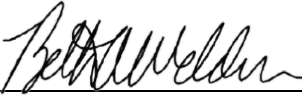
BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

**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 CBJC 49.25.110, is amended to change the zoning of 28 acres of USS 3820 LT3 B1 from D3 to D15; and USS 2391 LT 1 from D10 and D3(T)D15 to D15. The described rezone is shown on the attached Exhibit "A" illustrating the area of the proposed zone change.

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

Adopted this 6th day of January, 2025.

  
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Beth A. Weldon, Mayor

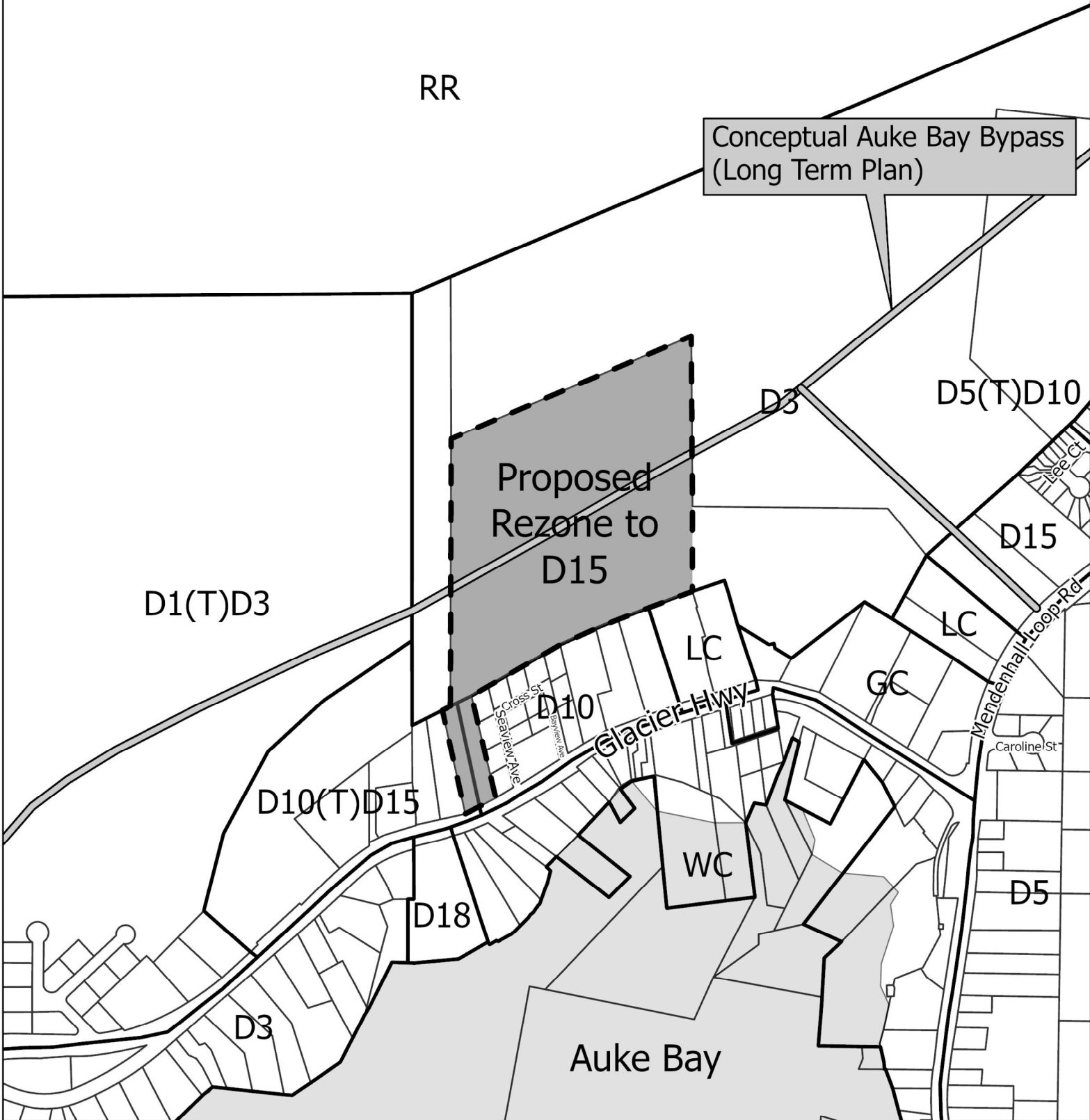
Attest:

  
\_\_\_\_\_  
Elizabeth J. McEwen, Municipal Clerk

ORDINANCE 2024-44  
EXHIBIT A

RR

Conceptual Auke Bay Bypass  
(Long Term Plan)



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

CDD Case: AME 2024 0005

