Auke Bay Rezone

Dan Bleidorn

City and Borough of Juneau
Division of Lands and Resources
Lands and Resources Manager
Lands_Office@juneau.gov
907-586-5252

September 11, 2024



2024 CBJ Rezone Applications

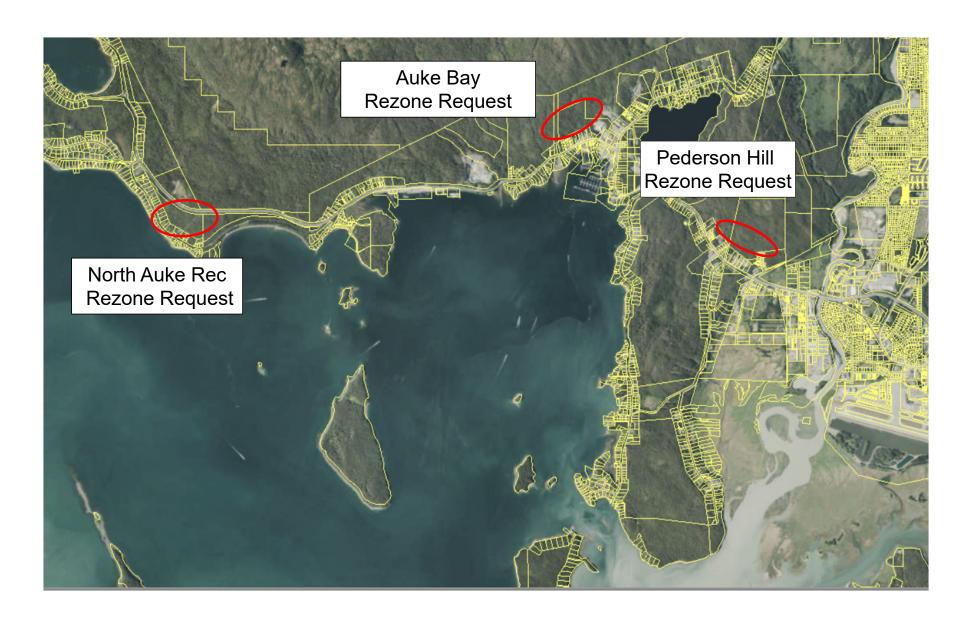
Pre-Application:

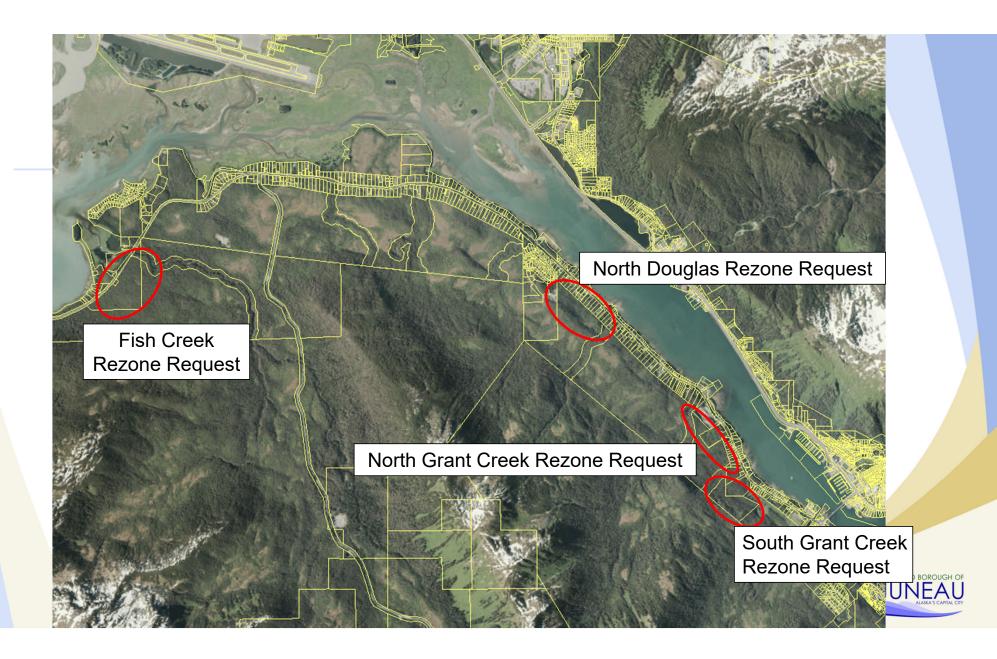
- Review of utilities, topography, wetlands, access, road frontage and property history for all CBJ properties included in the 2016 Land Management Plan
- 7 Applications submitted to CDD in July 2024
- Public Comment/Neighborhood Meetings September

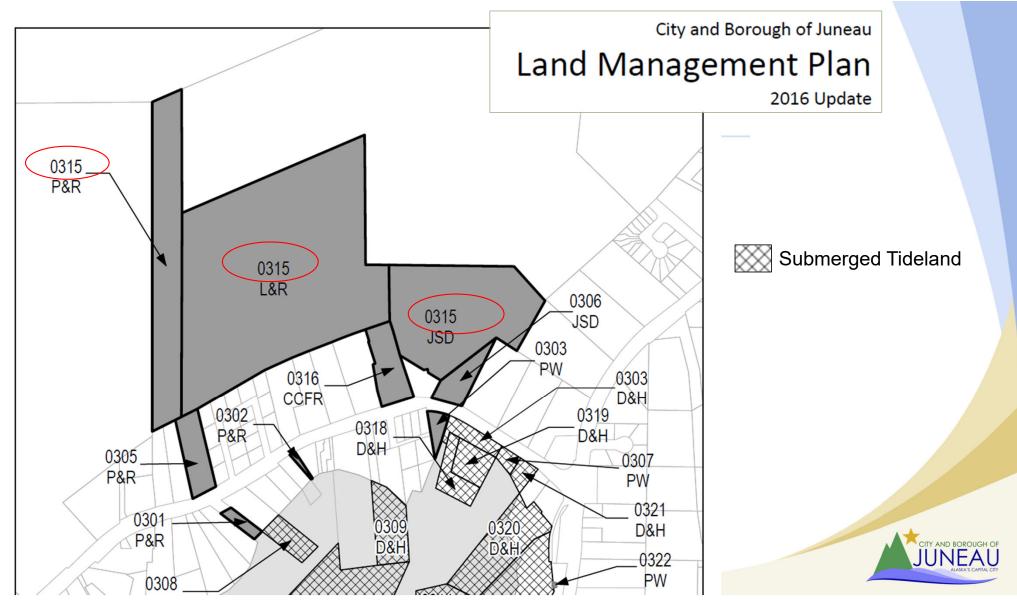
Upcoming:

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









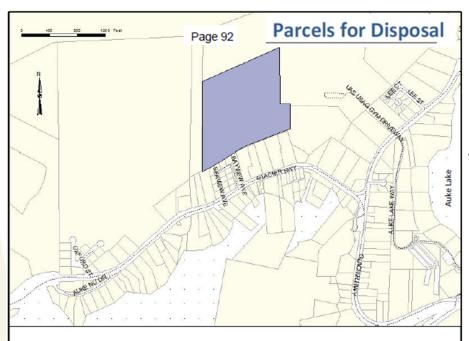
City and Borough of Juneau

Land Management Plan

2016 Update

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Auke Bay	LND-0312	4B2301050041	ATS 415	6.42	Dock - Auke Bay	Docks & Harbors	Retain
	LND-0313	4B2801020140	ATS 1324	7.15	Fisherman's Bend marina	Docks & Harbors	Retain
	LND-0314	4B2801010034	ATS 1118	2 43	Statter Harbor	Docks & Harbors	Retain
	LND-0315	4B2801030121	Lot 3B1, USS 3820 and Tract A, Spaulding Trail ROW, Fraction USS 3820	43.90	Auke Bay Elementary School and surrounding land; western portion of lot may be used for residential purposes; Spaulding Meadows Trail	School District, Lands & Resources and Parks & Recreation	Retain / Dispose
	LND-0316	4B2801040031	Lot 2, Kirkevold Subdivision	1.73	Auke Bay Fire Station; Northern portion may be used for residential purposes.	Fire Department	Retain / Dispose
	LND-0317	4B2301050120	ATS 1251	33.84	Statter Harbor	Docks & Harbors	Retain
	LND-0318	4B2801010090	ATS 756	1.02	New launch ramp and parking lot	Docks & Harbors	Retain
	LND-0319	4B2801010070	ATS 121	1.01	New launch ramp and parking lot	Docks & Harbors	Retain
	LND-0320	4B2801010032	Lot 3C, USS 2664 and ATS 16	3.36	Small boat launch ramp	Docks & Harbors	Retain
	LND-0321	4B2801010040	Lot 4, USS 2664	0.41	Auke Bay tidelands and adjacent uplands in Statter Harbor	Docks & Harbors	Retain
	LND-0322	4B2301050110	Fraction of USS 1504	0.00	Auke Bay pump station (Statter Harbor)	Public Works	Retain
	LND-0399	4B2701000060	Fraction of Lot 3, USS 3820	1.68	North shore of Auke Lake	Parks & Recreation	Retain
	LND-0400	4B2701080130	Fraction of Lot 3, USS 3820	171.80	Future low-density residential; open space	Lands & Resources and Parks & Recreation	Retain / Dispose
							200000000000000000000000000000000000000





Lands ID Number: 0315

Parcel Zoning: D3 Single Family/Duplex

Within 1,000 ft.

Parcel description: USS 3820, Fraction of Lot 3B1

Slope:

Parcel Area: Approximately 29 Acres

Access:

Development Constraints: Natural Conditions: Significant Wetlands: Water Service: Within 1,000 ft. O None Flood Plain: Sewer Service: Within 1,000 ft. Hazard Potential: OLow

○ Moderate

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

Disposal Recommendation: A future subdivision could be completed through public private partnerships, non-profit collaboration, sale of the large tract to the private sector or by CBJ subdivision and sale of individual lots. Any development or sale of this lot should be consistent with the goals of the Auke Bay Management Plan. Access right-of-way will need to be secured prior to development of this property.

City and Borough of Juneau Land Management Plan

2016 Update

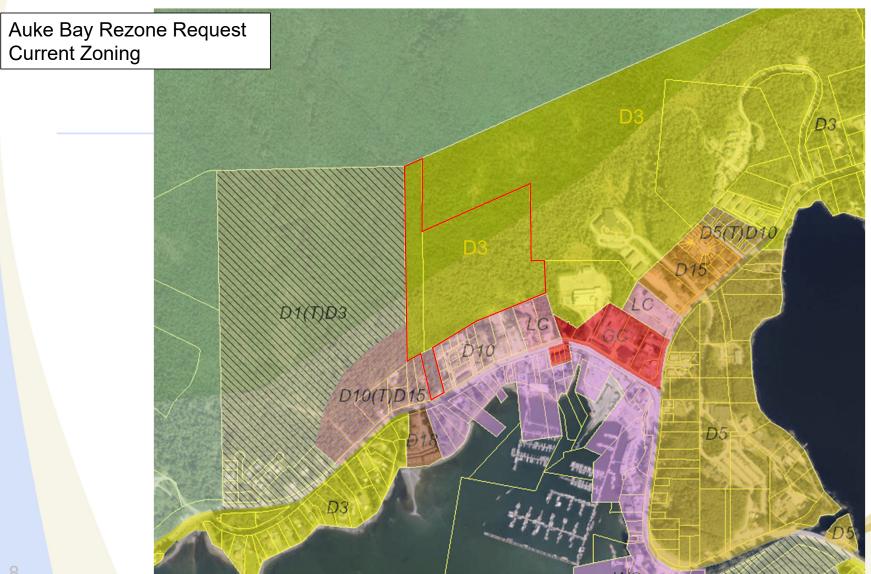
Implications for Plan Update

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

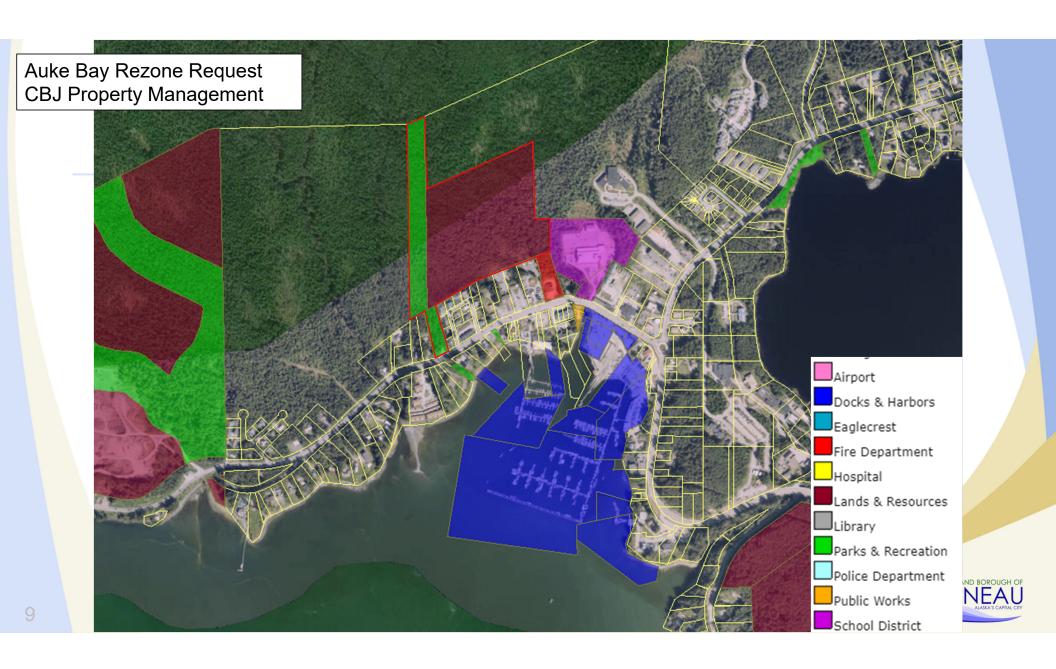
Recommendations

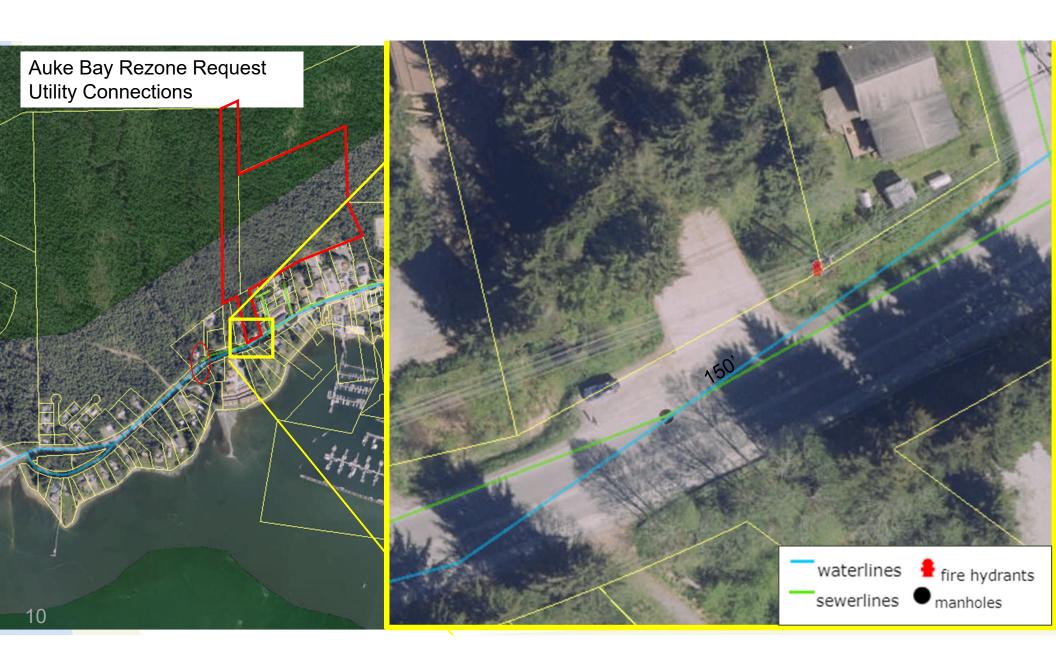
Parcel 0315. Pursue access to Land ID Parcel 0315 (Auke Bay region) and investigate a potential partnership with the adjacent landowner to establish a right-of-way corridor.

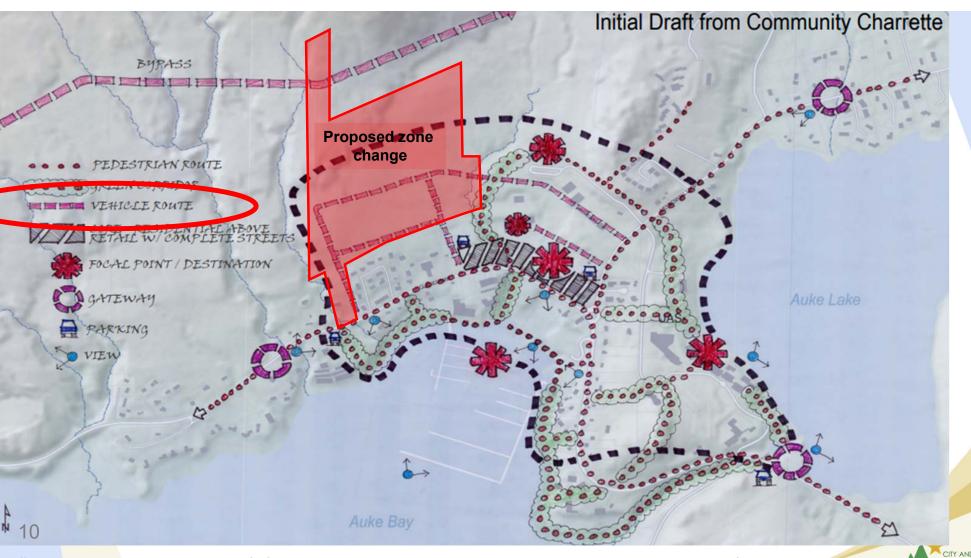




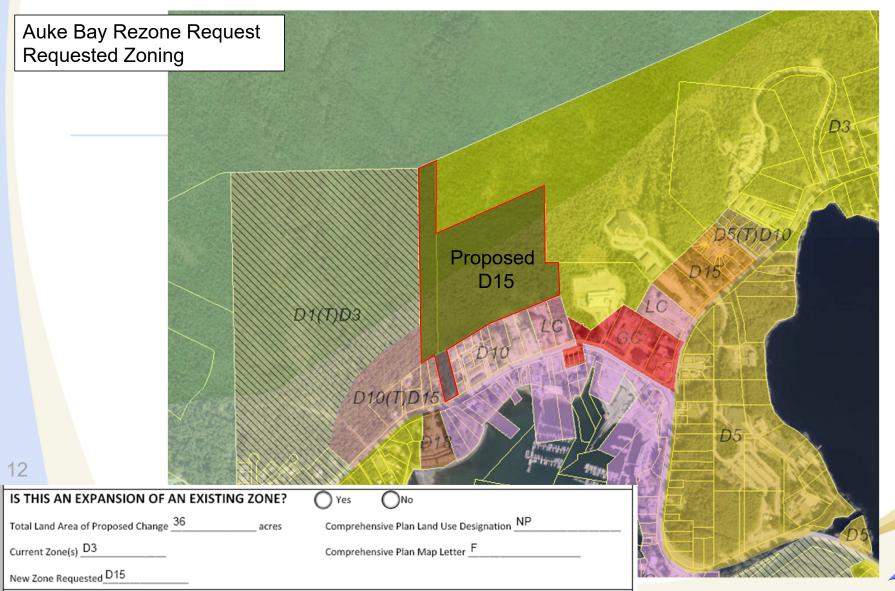








"This map was the initial draft from the community and represents the long-range vision for the area. As the area JUNEAU develops and priorities evolve, the map will need to be reviewed and updated from time to time."





Planning for a future use

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

Access & alignment study

Trailhead improvements & design

Investigate traffic

Utility expansion planning

Storm water & drainage plan

Delineate wetlands & permit fill

Soliciting development partnerships



Auke Bay Rezone

Dan Bleidorn

City and Borough of Juneau
Division of Lands and Resources
Lands and Resources Manager
Lands_Office@juneau.gov
907-586-5252

boroughassembly@juneau.gov

