

Auke Bay Rezone

Dan Bleidorn

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Division of Lands and Resources

Lands and Resources Manager

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September 11, 2024



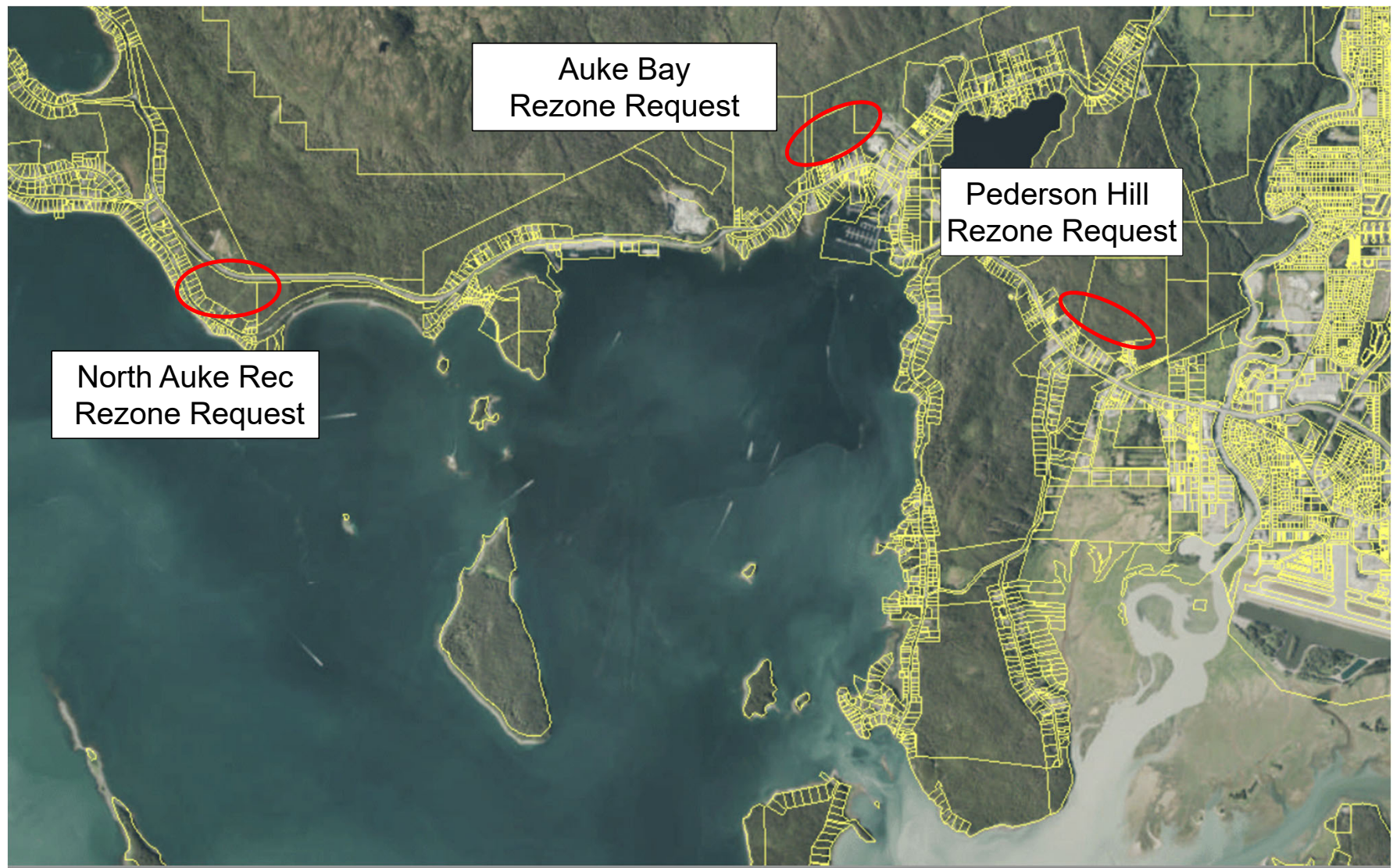
2024 CBJ Rezone Applications

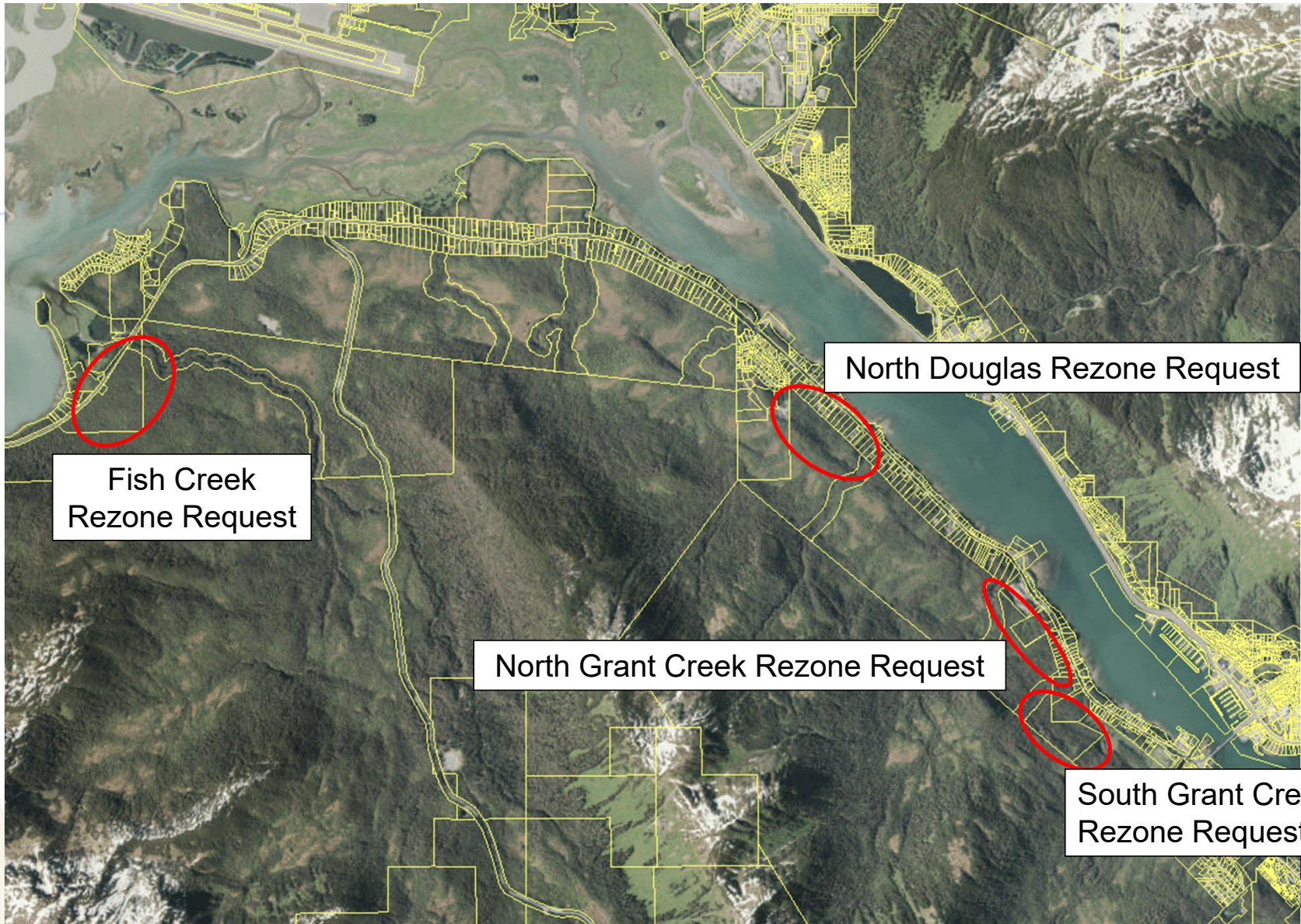
Pre-Application:

- 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





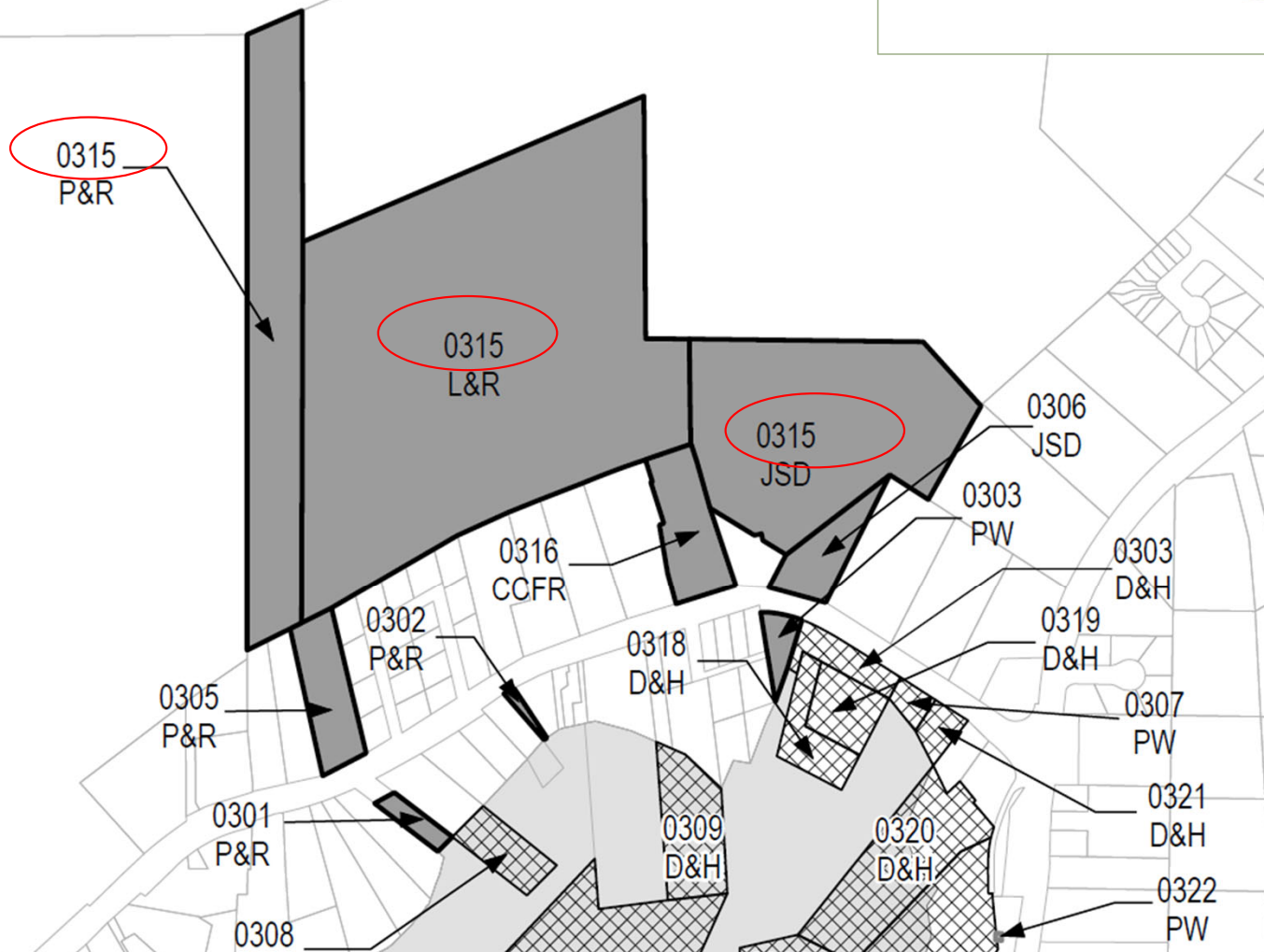
Fish Creek
Rezone Request

North Douglas Rezone Request

North Grant Creek Rezone Request

South Grant Creek
Rezone Request

City and Borough of Juneau
Land Management Plan
2016 Update

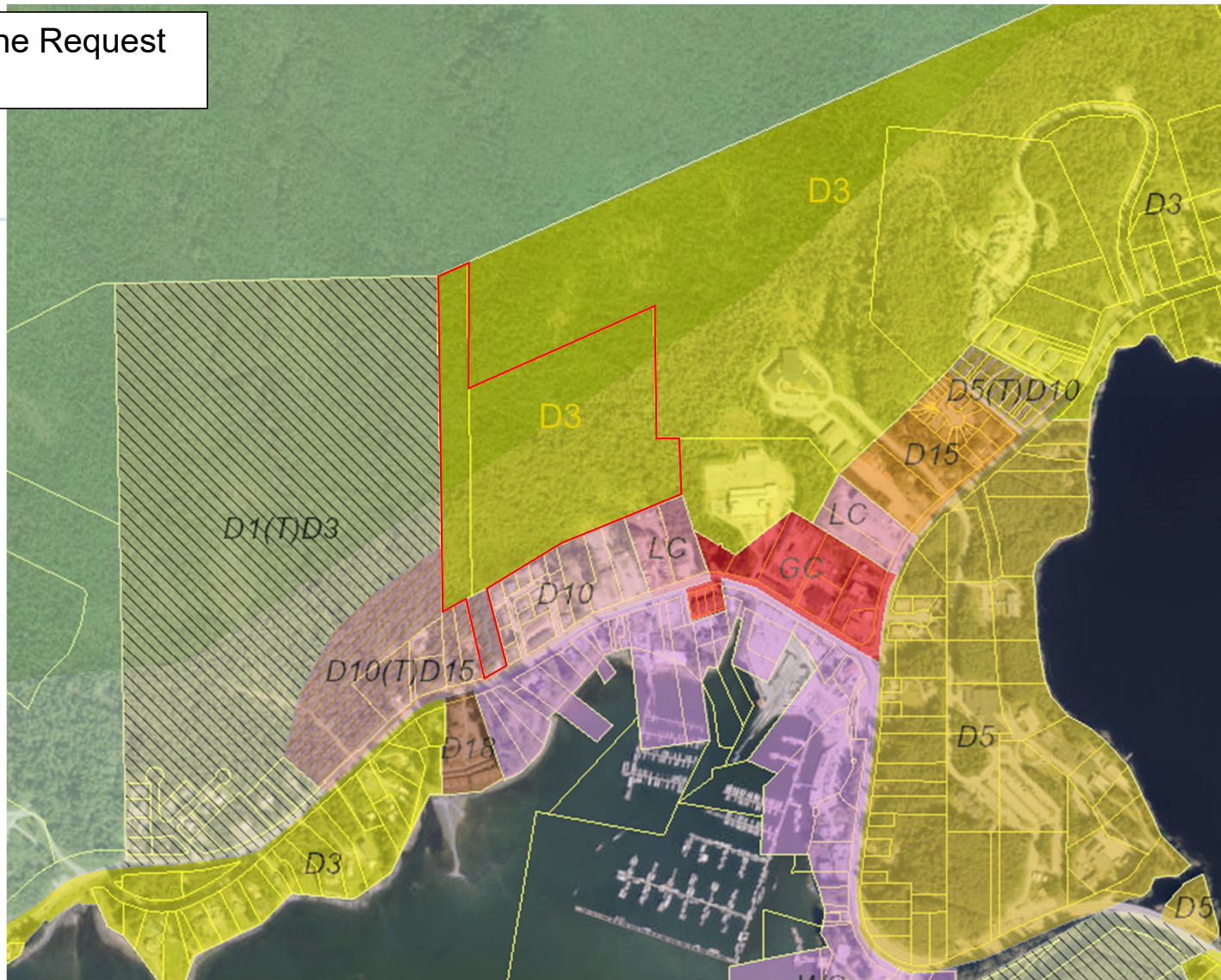


 Submerged Tideland

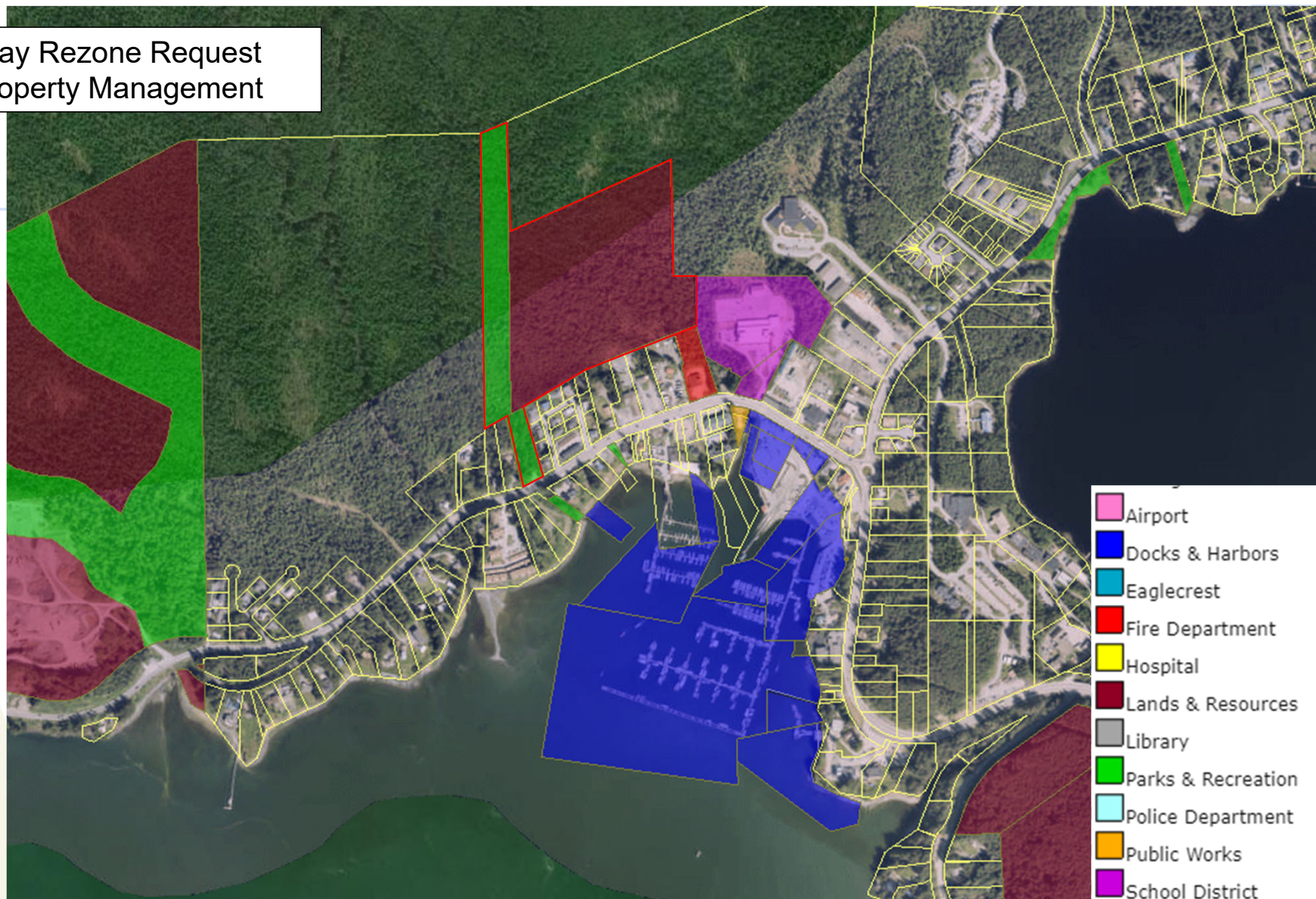
City and Borough of Juneau
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General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Auke Bay	LND-0312	4B2301050041	ATS 415	6.42	Dock - Auke Bay	Docks & Harbors	Retain
	LND-0313	4B2801020140	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

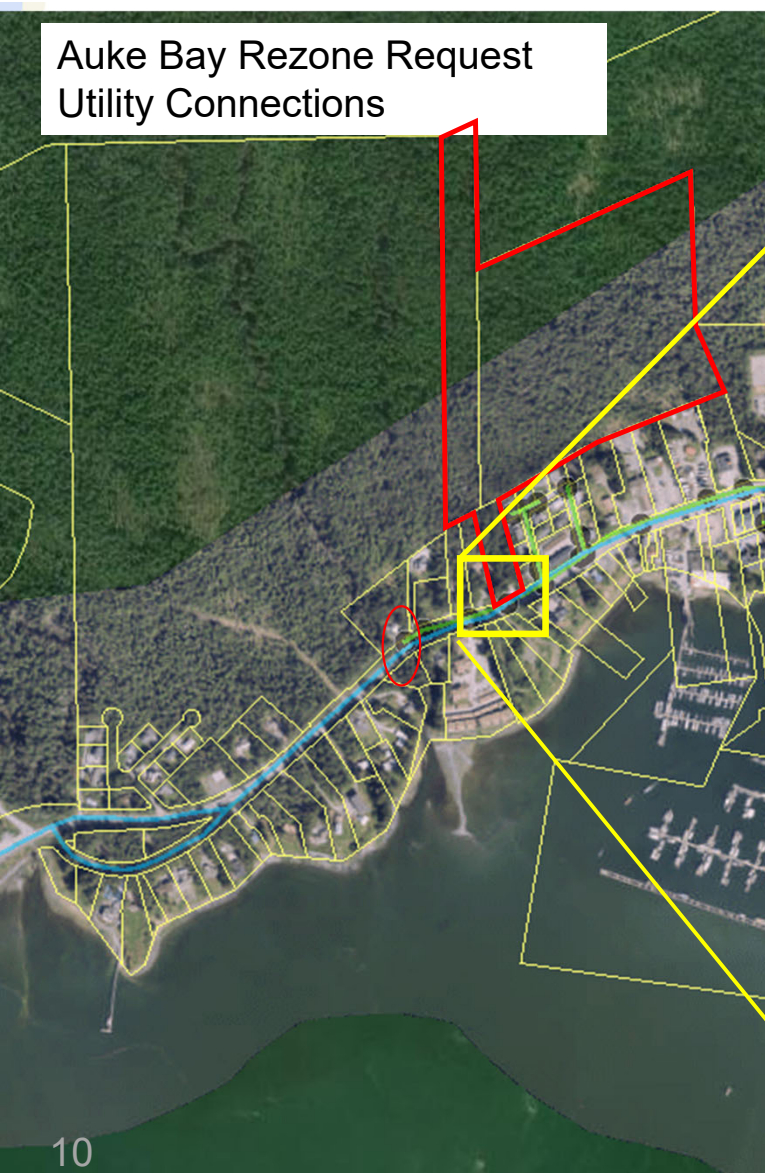
Auke Bay Rezone Request Current Zoning

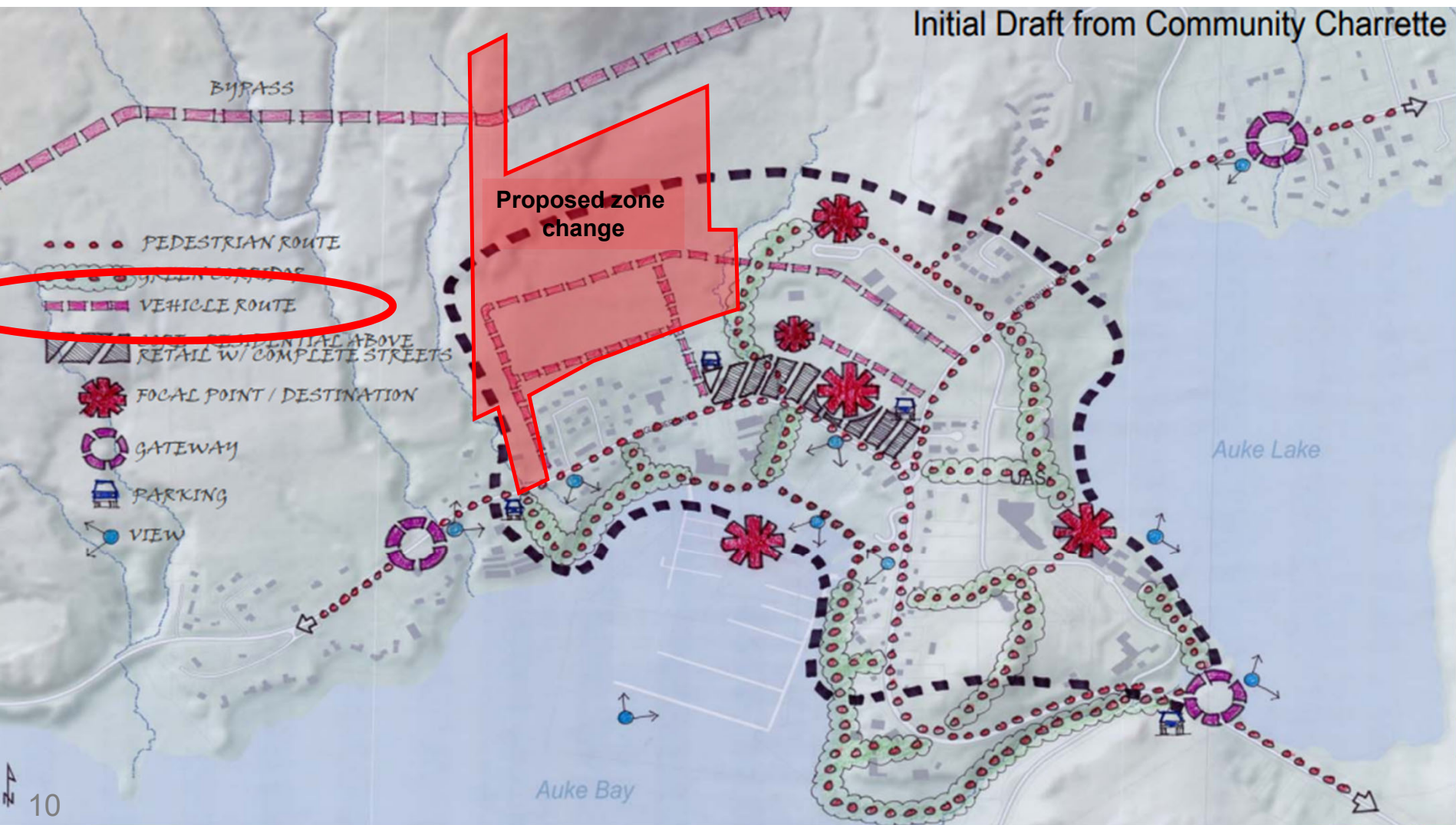


Auke Bay Rezone Request CBJ Property Management



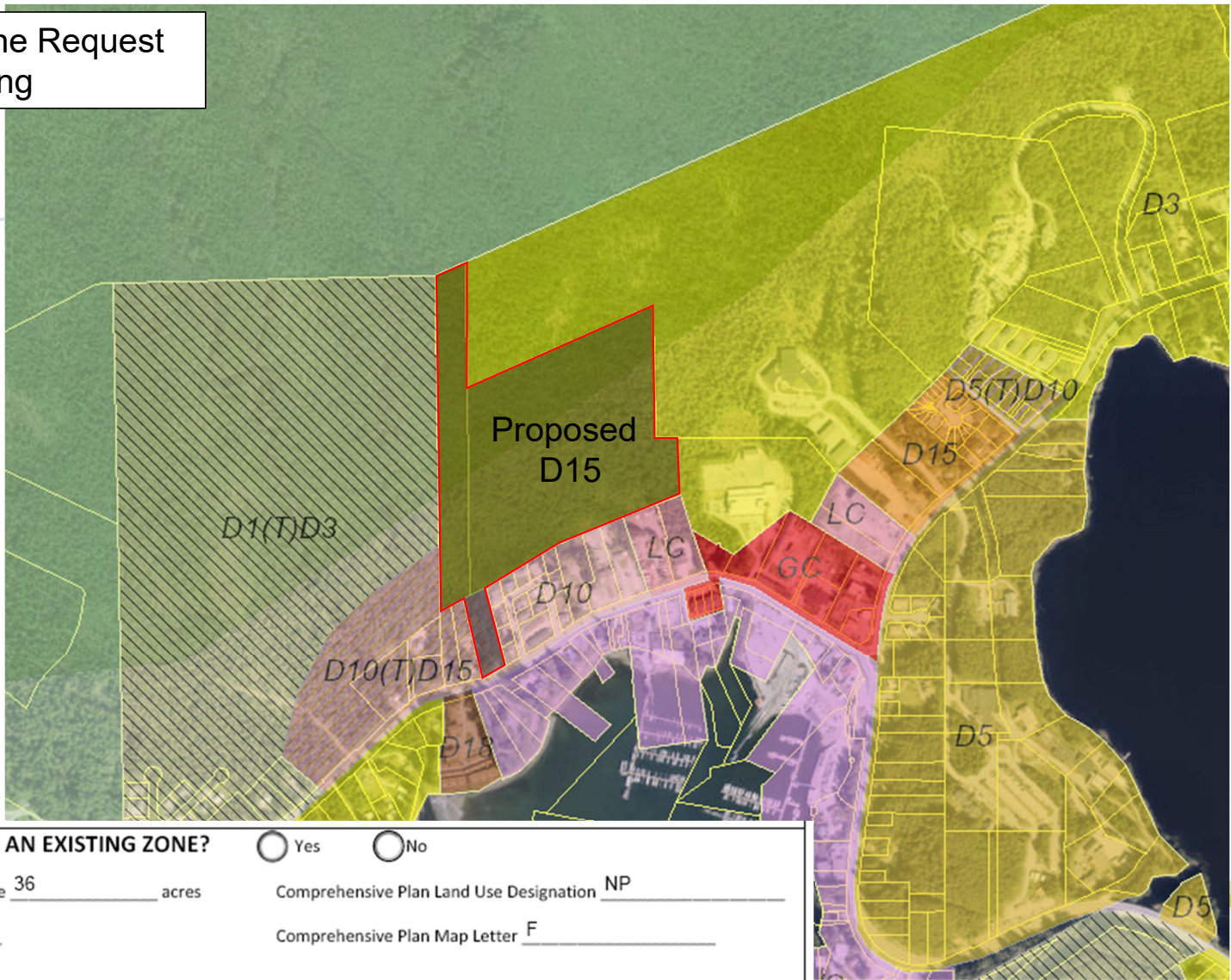
Auke Bay Rezone Request Utility Connections





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

Auke Bay Rezone Request Requested Zoning



IS THIS AN EXPANSION OF AN EXISTING ZONE?

Total Land Area of Proposed Change 36 acres

Current Zone(s) D3

New Zone Requested D15

☐ Yes ☐ No

Comprehensive Plan Land Use Designation NP

Comprehensive Plan Map Letter F

Planning for a future use

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

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

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