



**Thank you for being  
here!**

**The meeting will start  
at 6:00 pm**

**Proposed rezone:**

36 acres uphill (north) of 11900 through 12170 Glacier Highway

**CBJ Lands and Resources**

**Submit comments to:**

Irene Gallion, Senior Planner, CBJ

[Irene.Gallion@Juneau.gov](mailto:Irene.Gallion@Juneau.gov)

(907) 586-0753, x4130

# AME2024-0005

Rezone of 36 acres uphill (north) of 11900 through 12170 Glacier Highway

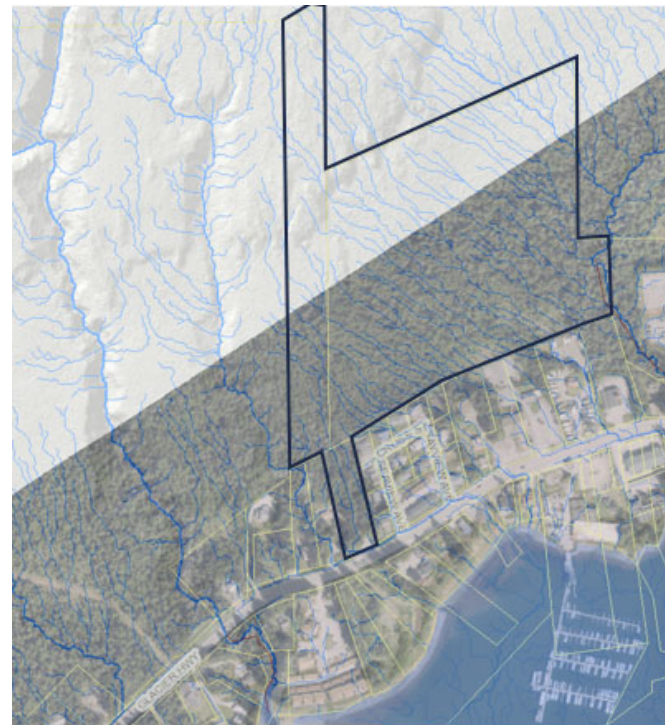
From D3, D10 and D10(T)D15 to D15

APPLICANT: CBJ Lands and Resources

**START RECORDING**

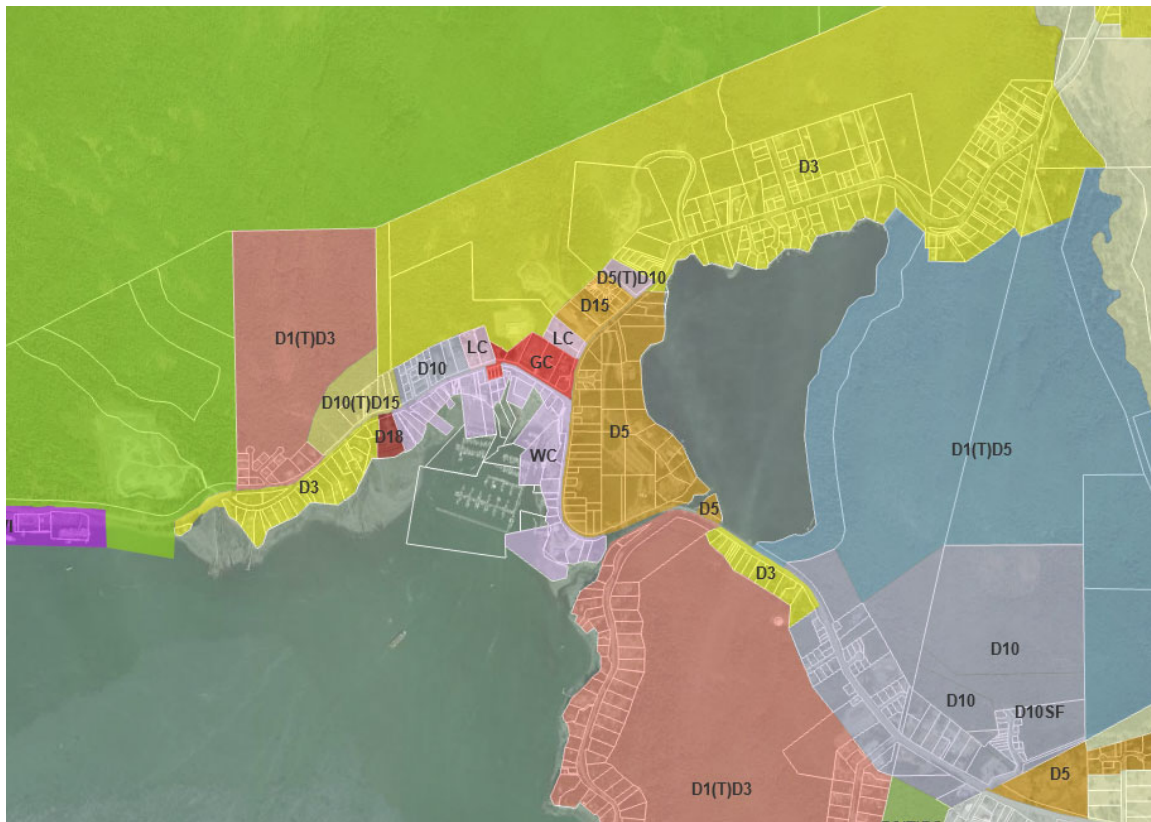
# What will happen today

- Presentation from CBJ
  - What is being requested and why
  - Regulatory details
  - What the process is
- Applicant shares information
- Open to your questions.





# What is a “rezone”?



## Why rezone?

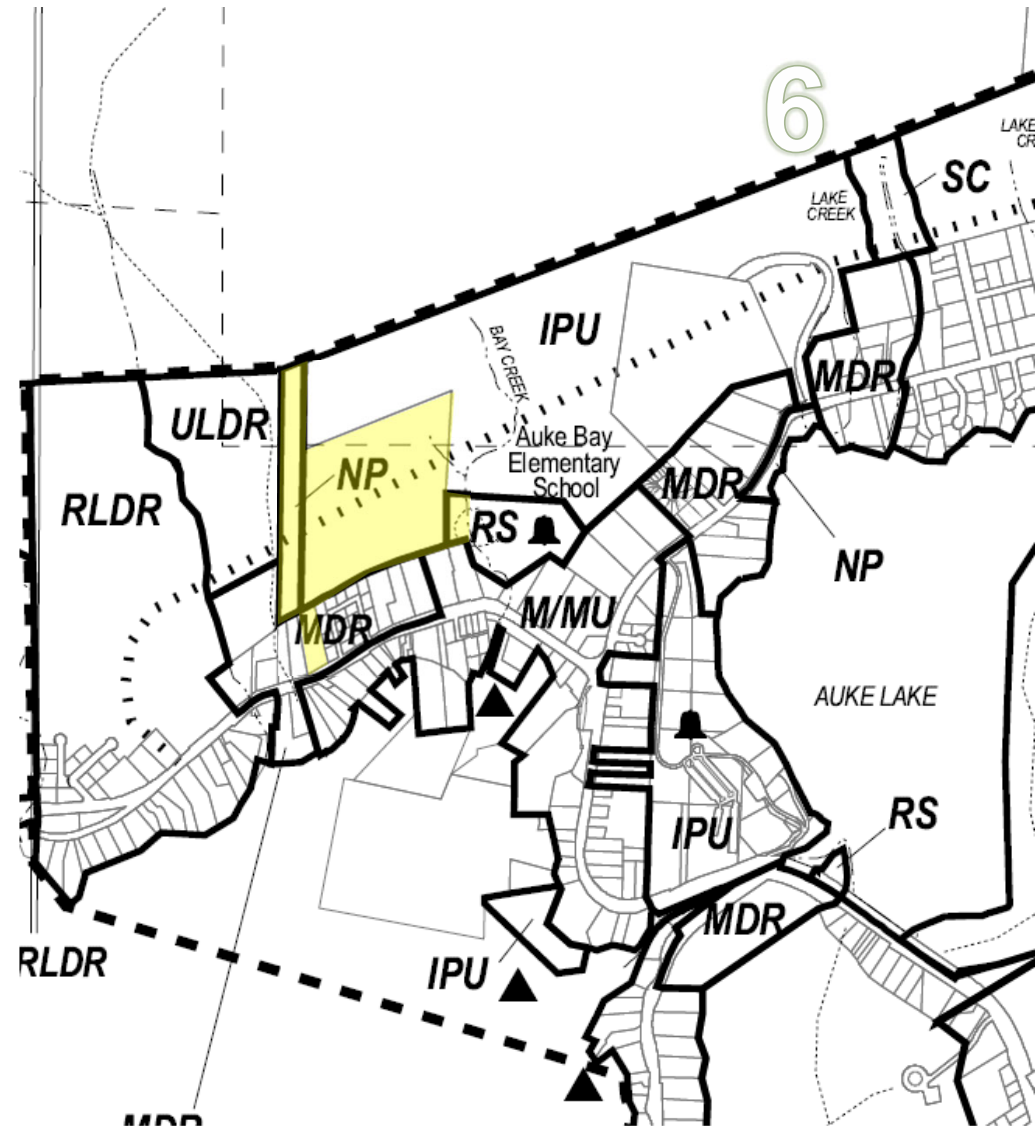
- Housing Assembly's #1 priority
- Review of
  - CBJ land portfolio
  - Land Management Plan
  - Topography
  - Access
  - Road frontage
  - Utilities
  - Wetlands



Rezoning cannot be conditioned except for public health and safety (sewer, water).

# Comp Plan guides

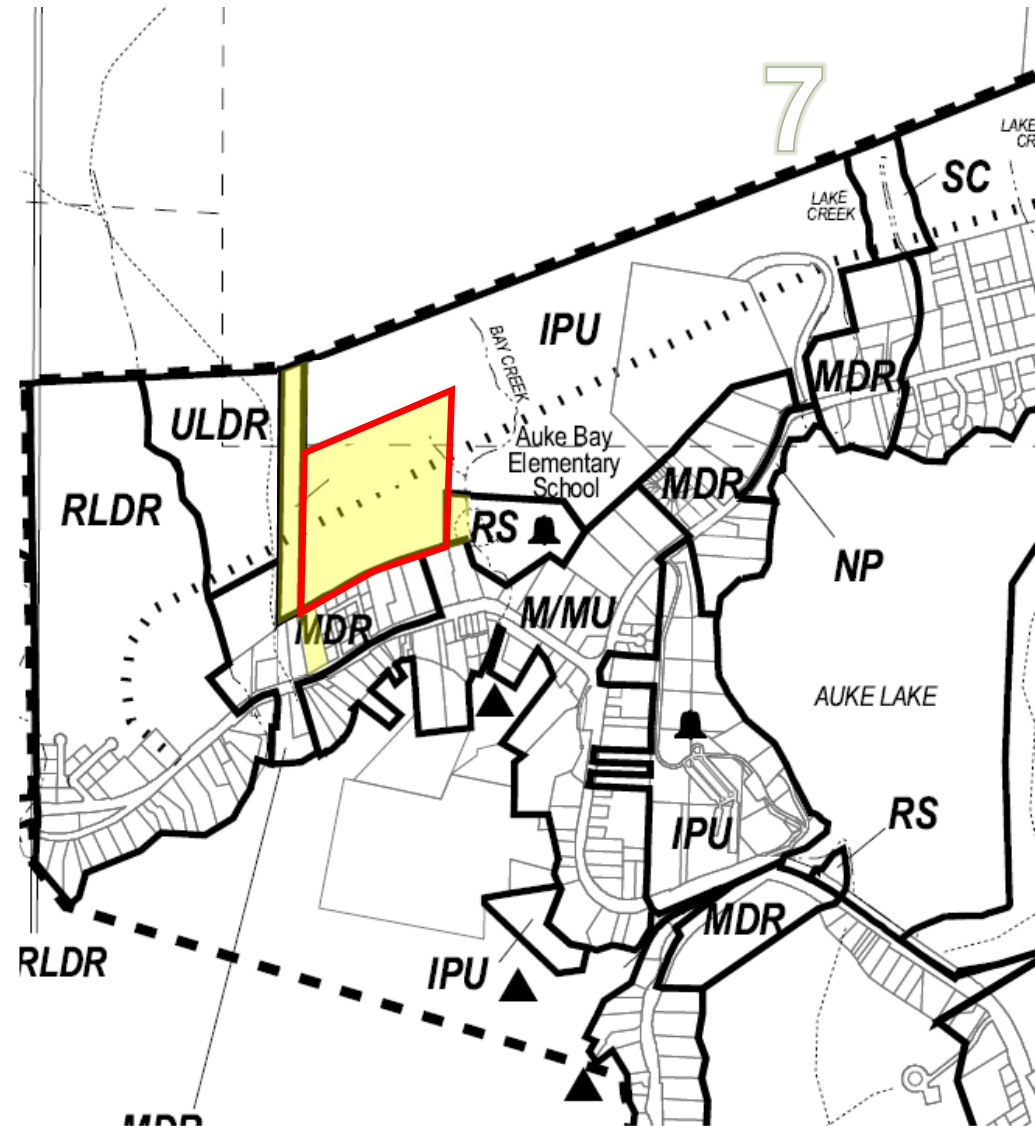
- Institutional and public use
- Natural Park
- Medium Density Residential
- CBJ Recreational Service Area



# Comp Plan guides

## INSTITUTIONAL AND PUBLIC USE (IPU)

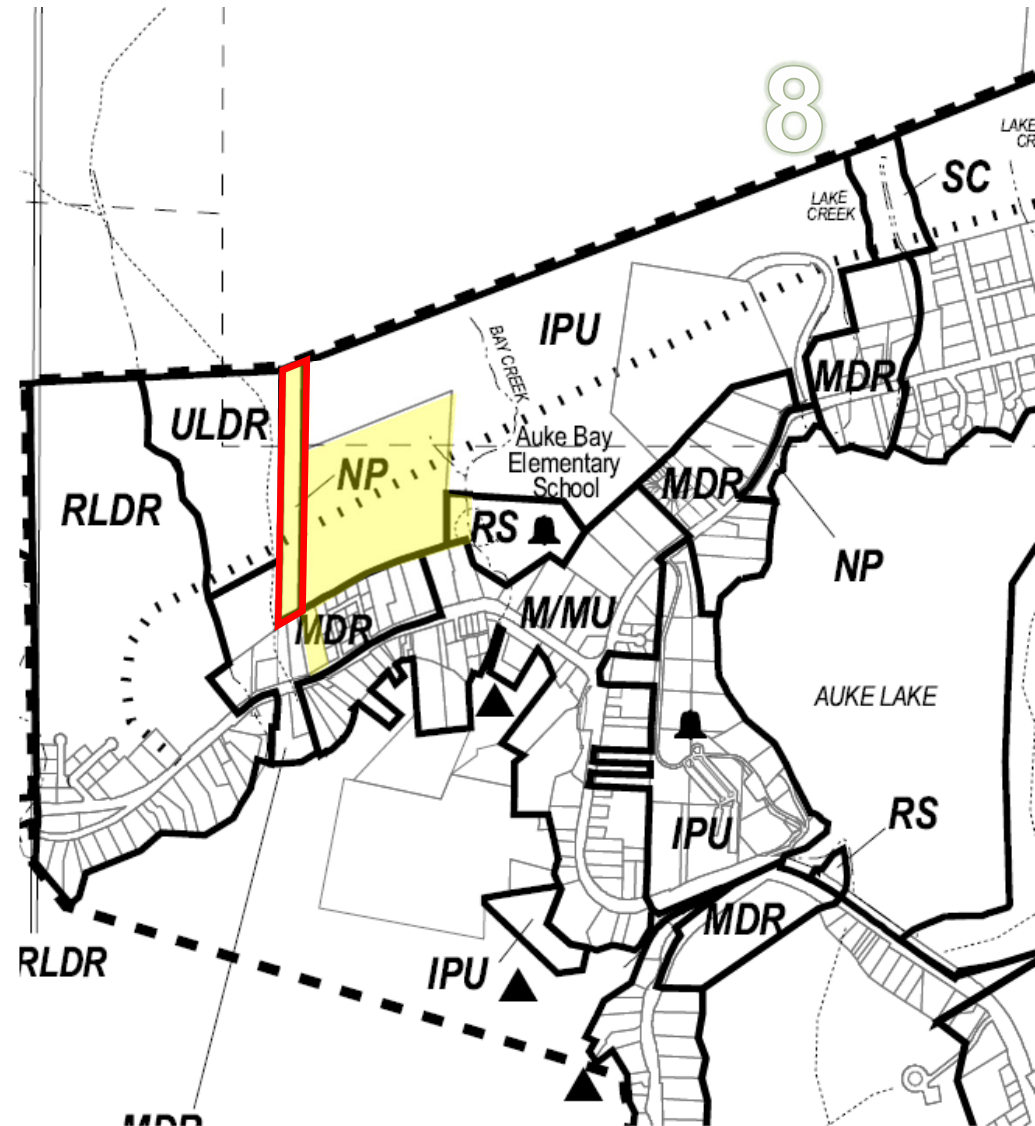
- Variety of governmental uses
- Varies widely
- Can be under any zoning district
- Public use must match the underlying zoning district



# Comp Plan guides

## NATURAL AREA PARK (NP)

- Provide open space opportunities for entire community.
- Passive and dispersed.
- Development limited to those necessary to maintain and protect.
  - Parking areas
  - Kiosks
  - Cabins
- Zoned to prevent residential, commercial and industrial development.

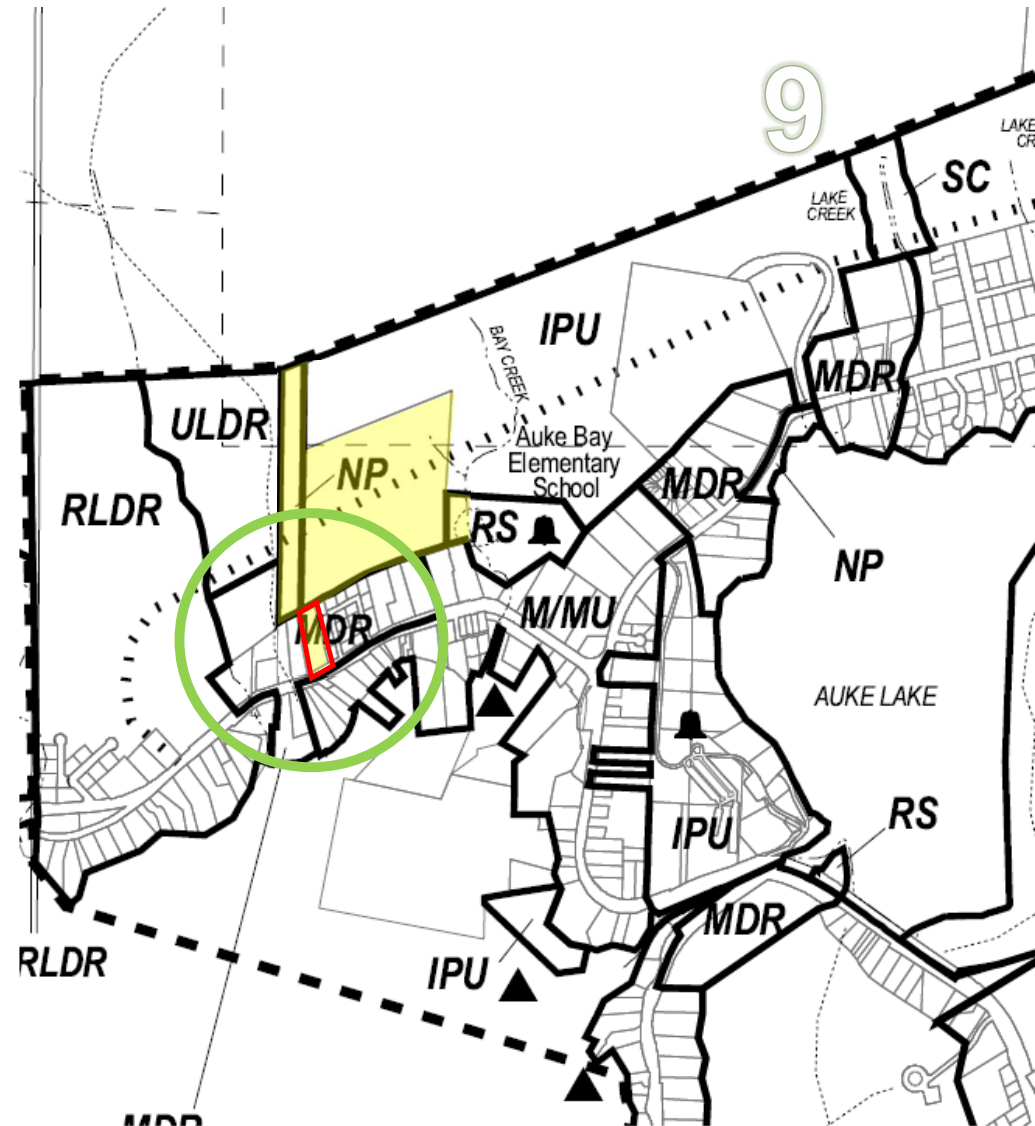




# Comp Plan guides

## MEDIUM DENSITY RESIDENTIAL (MDR)

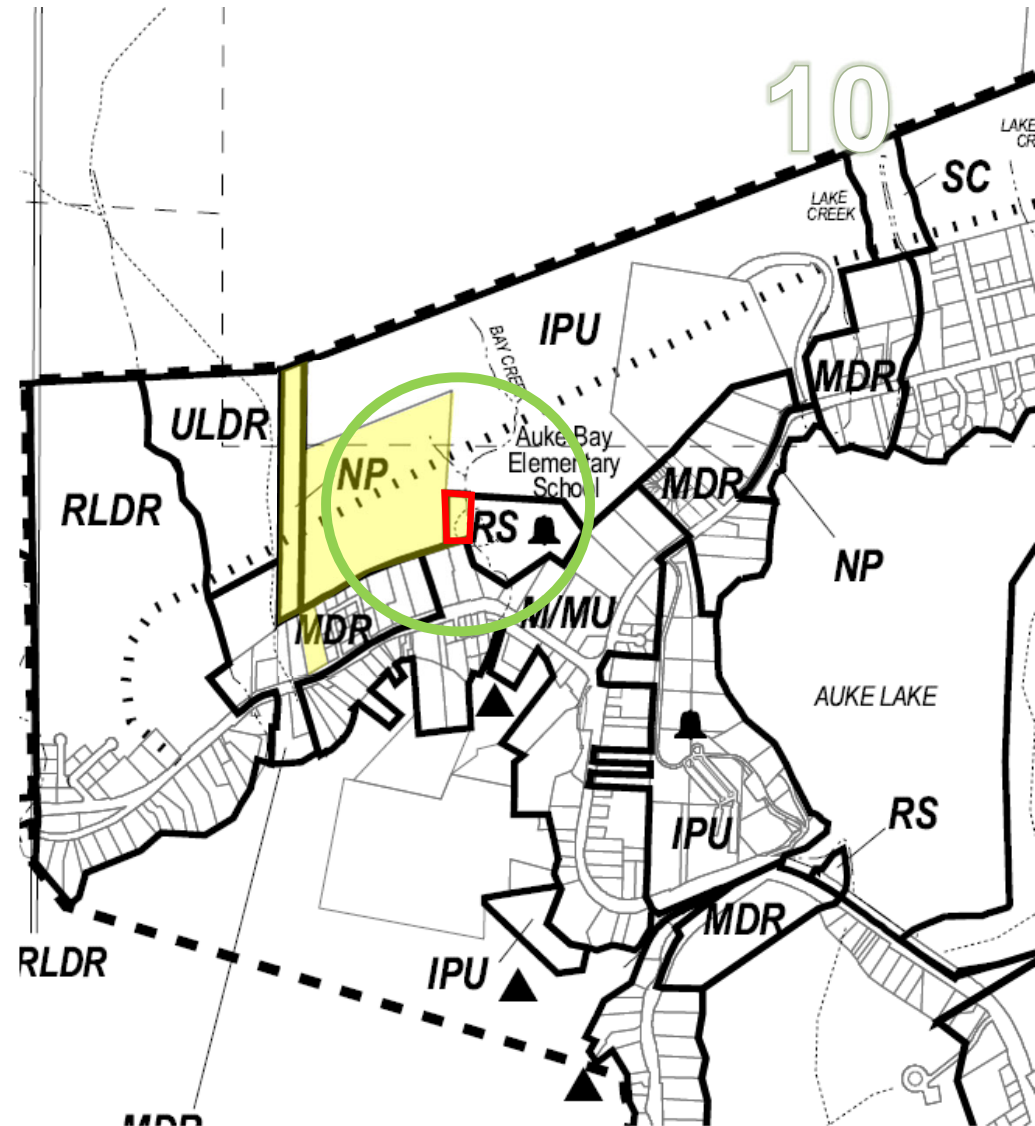
- Urban residential lands
- Multi-family
- Density of 5-20 units per acre
- Commercial development must be consistent with residential



# Comp Plan guides

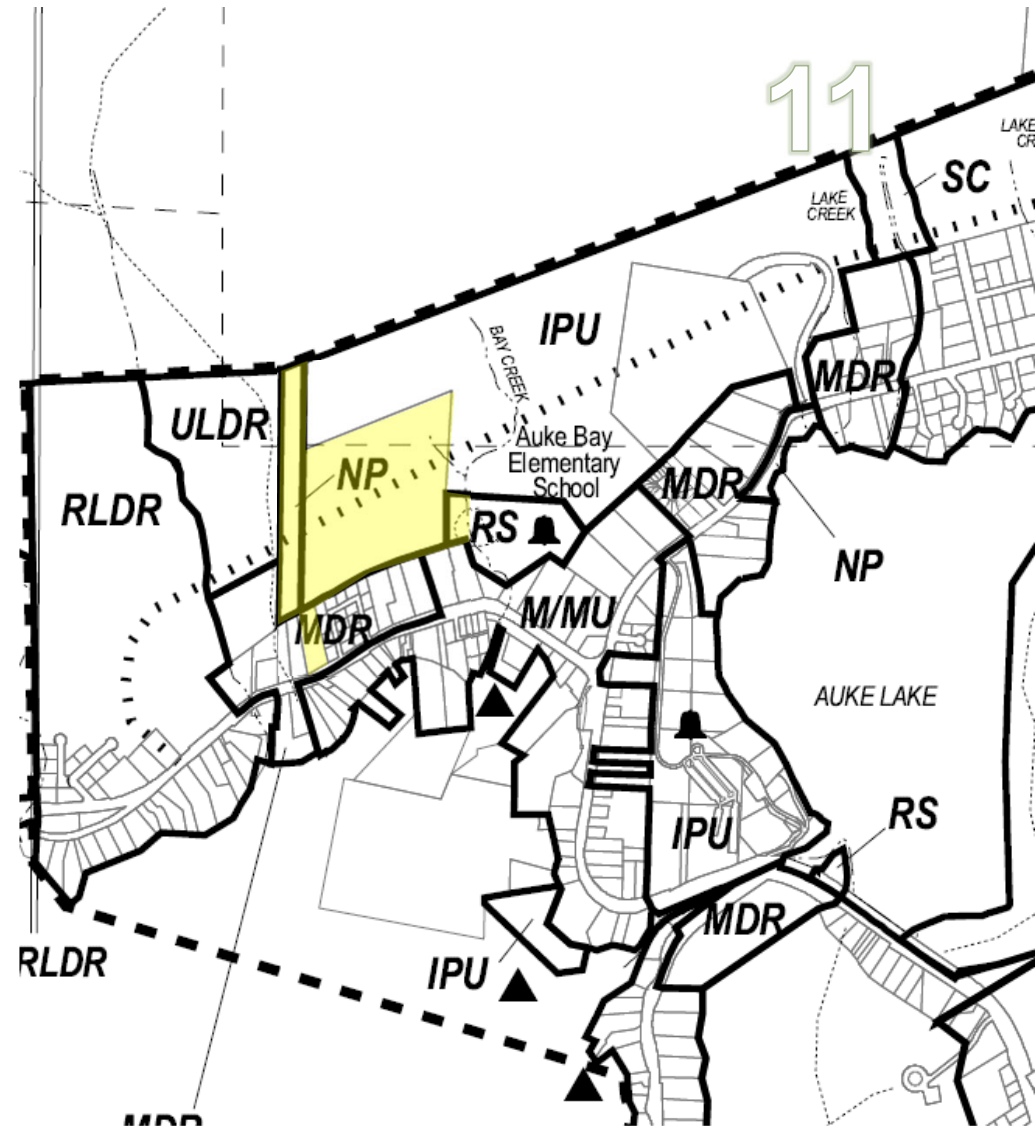
## RECREATIONAL SERVICE PARK (RS)

- Programmed use, active use, community gardens
- Playgrounds, ski lifts, ATV parks, rifle ranges
- Zoned to prevent residential, commercial and industrial development.
- Tend to be smaller than zoning districts.



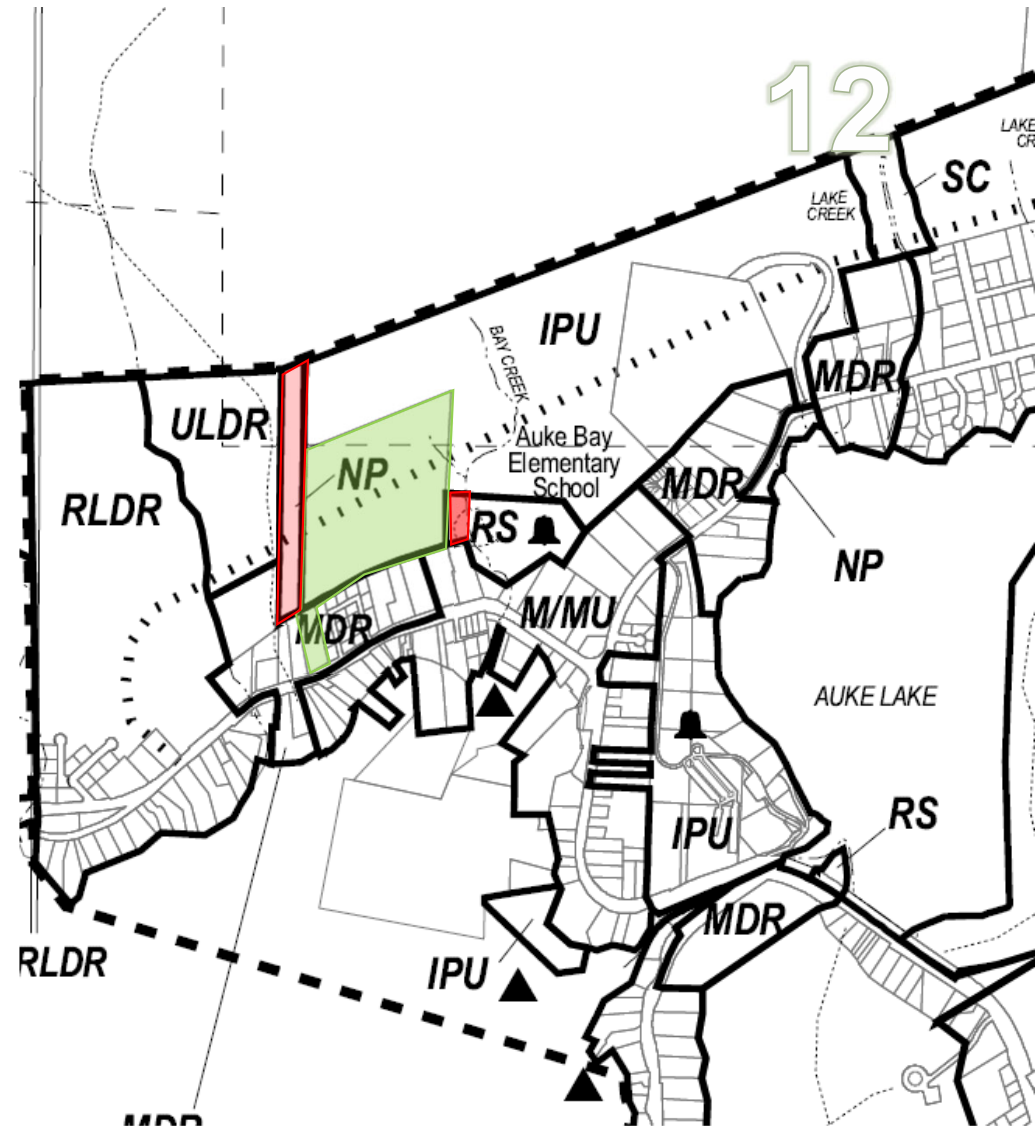
# Comp Plan guides

- = Institutional and public use
- X Natural Park
- ✓ Medium Density Residential
- X CBJ Recreational Service Area



# Comp Plan guides

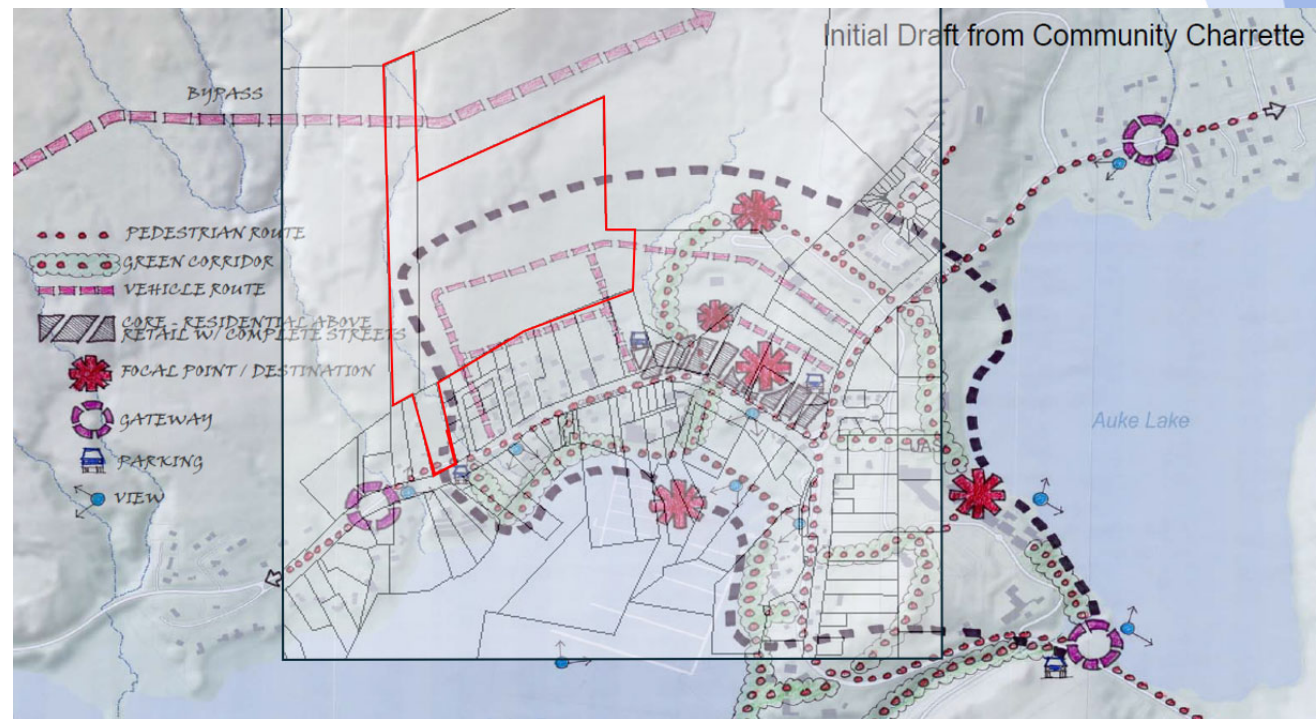
- Exclude NP and RS from rezone.
- Still allows for development of trail support facilities.



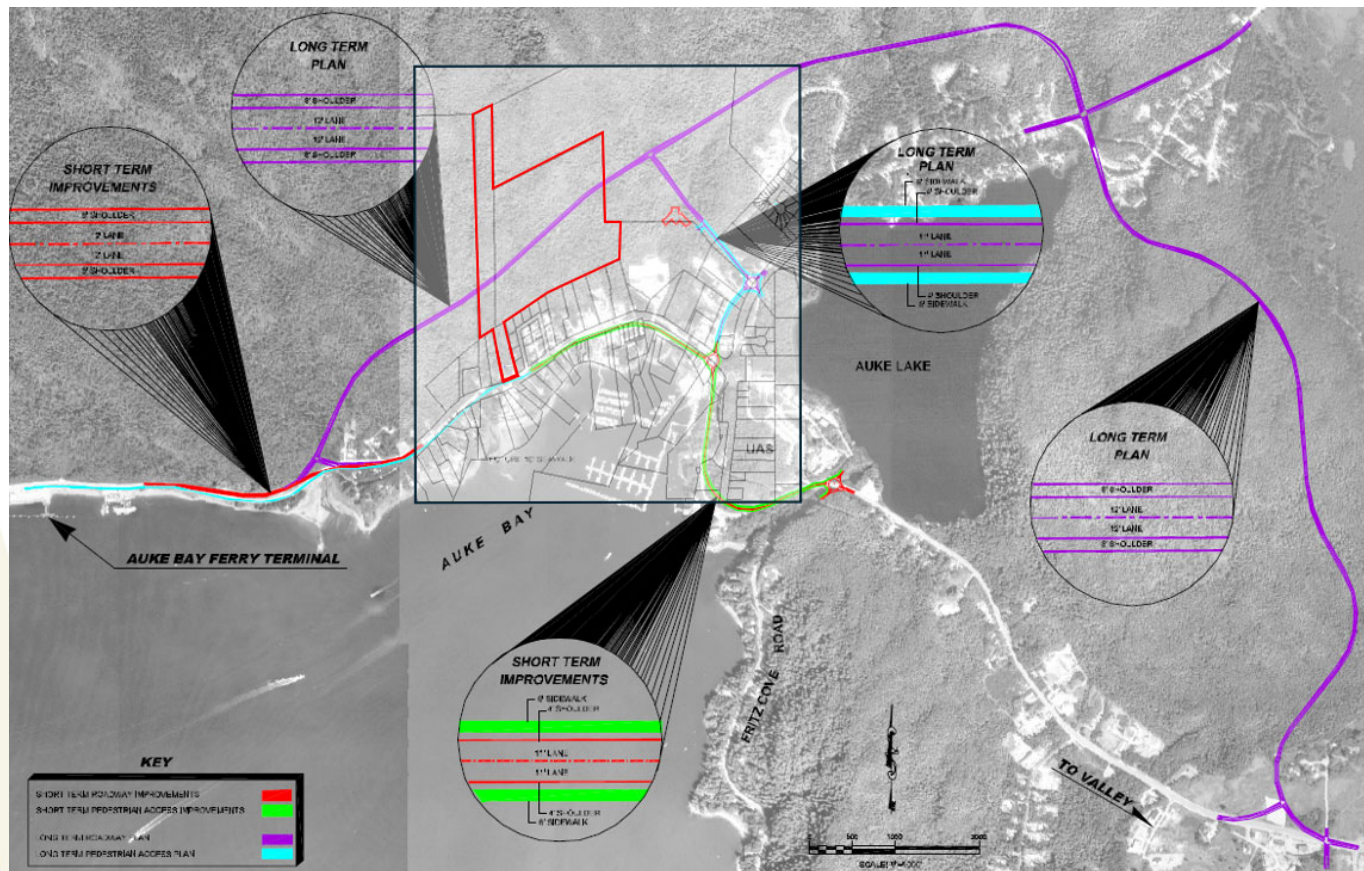


## 2015 Auke Bay Area Plan

- Focuses on Auke Bay core
- Auke Bay Village Core – 10 acres of proposed rezone

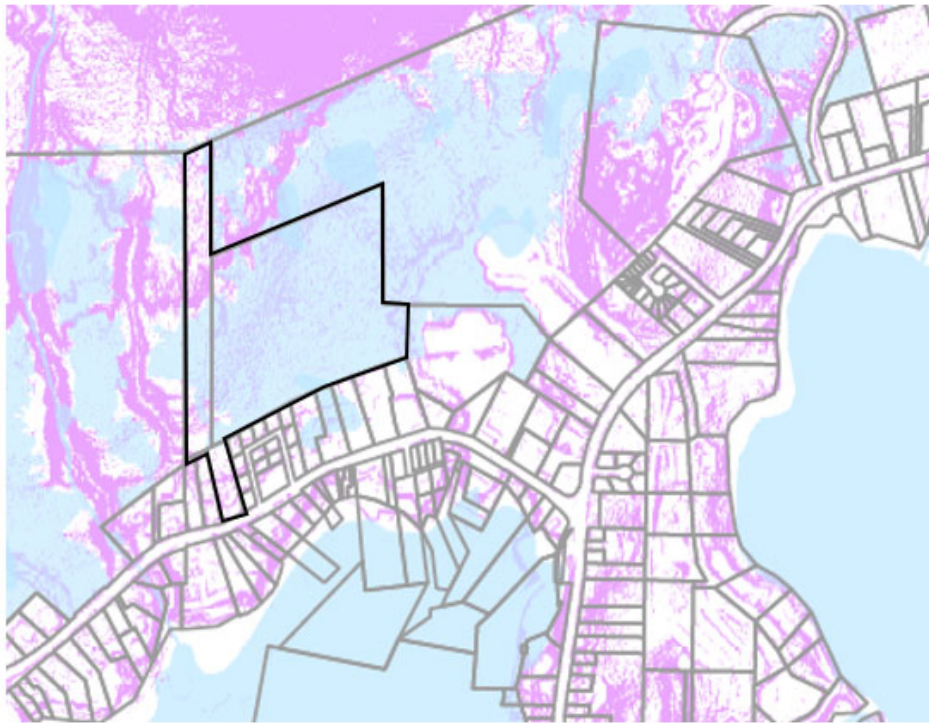


# 2004 Auke Bay Corridor Study







AME24-05

# Slopes and wetlands



## Legend

-  Vacant/Underdeveloped CBJ Parks & Rec Land
-  Vacant/Underdeveloped CBJ land
-  JWMP and NWI Wetlands
-  Slope over 18%



## What do plans say about land use?

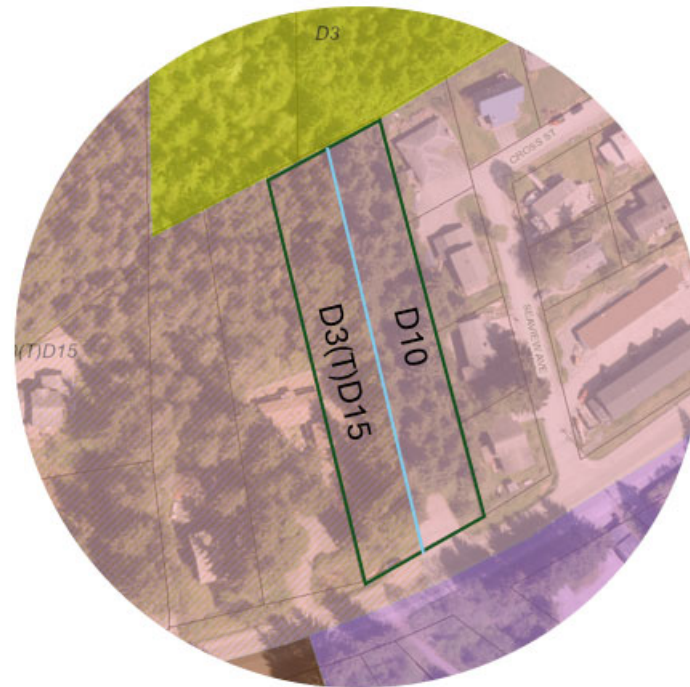
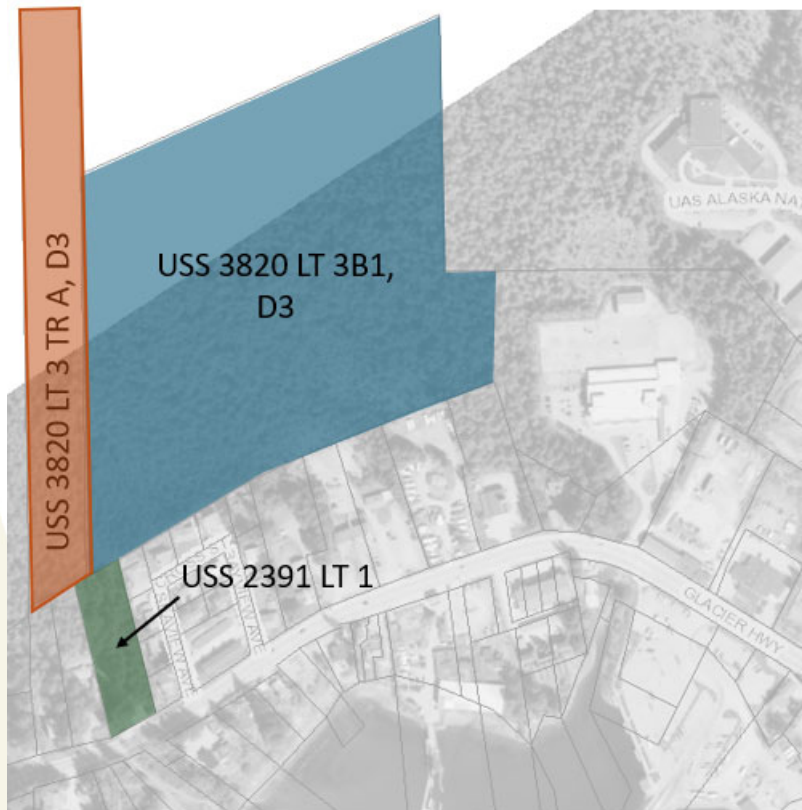
---

- 2013 Comprehensive Plan
- 2015 Auke Bay Area Plan
- 2004 Auke Bay Corridor Study
- North Channel Crossing research

## What does rezoning to D15 look like?



## Existing zoning



USS 2391 LT 1, detail

# Table of Permissible Uses

	Use Description	D-3	D-10	D-15
1	RESIDENTIAL			
1.1	Single-family dwellings			
1.11	Single-family detached, one dwelling per lot	1	1	1
1.12	Single-family detached, two dwellings per lot	1		
1.13	Single-family detached, accessory apartment <sup>x</sup>	1, 3	1, 3	1, 3
1.14	Single-family detached, two dwellings per lot, accessory apartments <sup>x</sup>	1, 3		
1.2	Duplex	1	1	1
1.3	Multifamily dwellings		1, 3	1, 3
1.5	Child and Day care homes			
1.51	Child; 12 or fewer children under the age of 12	1	1	1
1.52	Reserved			
1.53	Adult; 12 or fewer people, 12 years and older	1	1	1
1.54	Reserved			

## Major Development

Residences	Commercial Structure	Commercial Land
>2	5,000 sf	10,000 sf
>8	5,000 sf	10,000 sf

# To find the details...



# To find the details...

+

AME2024 0002: Rezone south of Grant Creek D3 to D18

+

AME2024 0003: 1925 Davis Avenue Rezone, D10 to D15

+

AME2024 0004: 6101 through 6615 North Douglas Highway Rezone, RR to D3

-

AME2024 0005: 11900 through 12170 Glacier Highway from D3 to D15

Rezone of 36 acres uphill (north) of 11900 through 12170 Glaciers Highway from D3 to D15.

## SCHEDULE:

Public Informational Meeting

September 11, 2024, at 6:00 – 8:00 pm

[ZOOM Link](#)

Webinar ID: 820 5838 3284

MEETING MATERIALS:

[Table of Permissible Uses \(TPU\) D3, D10, D15 comparison](#)

[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.



## D15





## D15: Requires Conditional Use Permit







Not allowed

AME24-05

## D3, D10 and D15

---

### D10/D15 – urban

- Multi-family structures (TPU 1.0).
- Offices between 1,000 and 2,500 square feet (TPU 3.1).
- Recreational amenities such as ball courts, skating rinks, exercise facilities, and large theatres (TPU 6.0)
- Larger care centers for children and adults (TPU 7.0)

### D3 - rural

- Single-family structures (TPU 1.0).
- Storage (TPU 10.0).
- Animal services (TPU 12.0)
- Aquaculture and mining (TPU 14.0)



## Differences between districts

USE	D3	D10	D15
Multi-family dwellings	No	CUP >8	CUP >8
Offices 1,000 to 2,500 sf	No	CUP	CUP
Ball courts, skating rinks, gyms, etc.	No	CUP	CUP
Vet and animal services	CUP	No	No
Hens, 6 max	Yes	Yes	CUP
Mining, sand and gravel	CUP	No	No
Public works facility	CUP	No	No

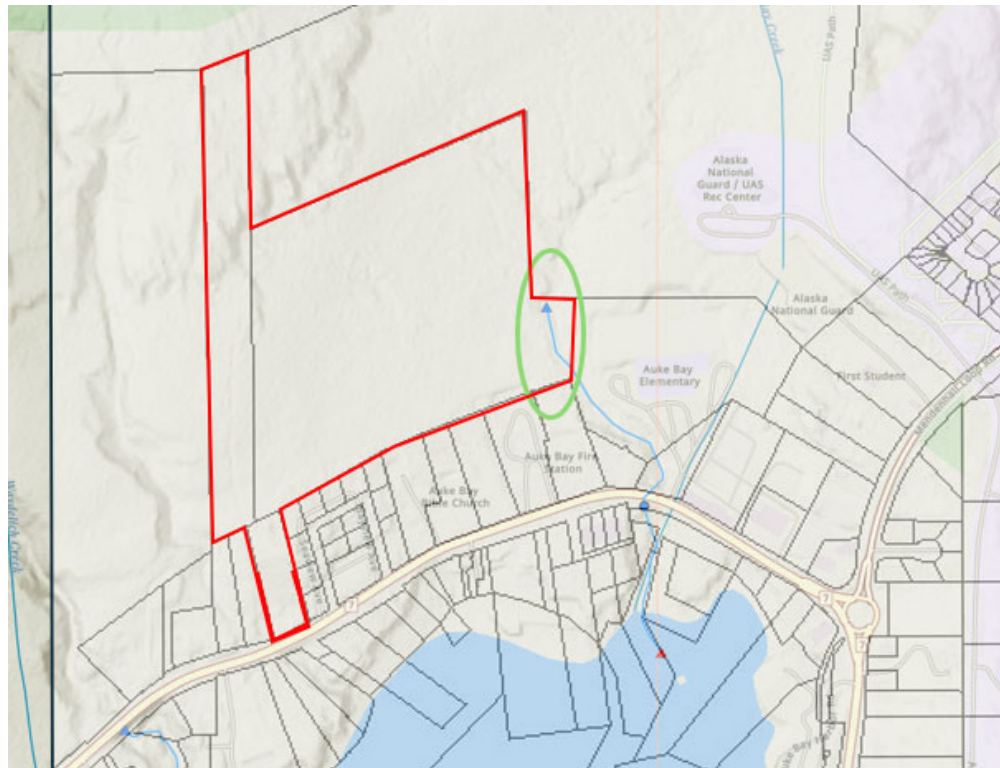
Comp Plan IPU: Public use must match the underlying zoning district.

## Dimensional Standards

	<b>D3</b>	<b>D10</b>	<b>D15</b>
Minimum lot size, square feet	12,000	6,000	5,000
Minimum lot width, linear feet	100	50	50
Maximum lot coverage	35%	50%	50%
Maximum height, permissible	35	35	35
Maximum height, accessory	25	25	25
Minimum front yard setback	25	20	20
Minimum rear yard setback	25	20	15
Minimum side yard setback	10	5	5
Minimum street side setback	17	13	13

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

## Dimensional Standards – Bay Creek

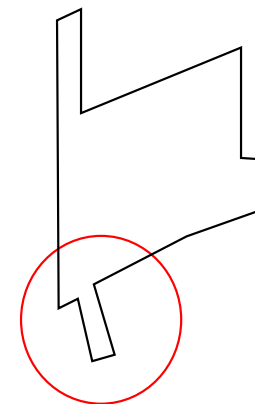
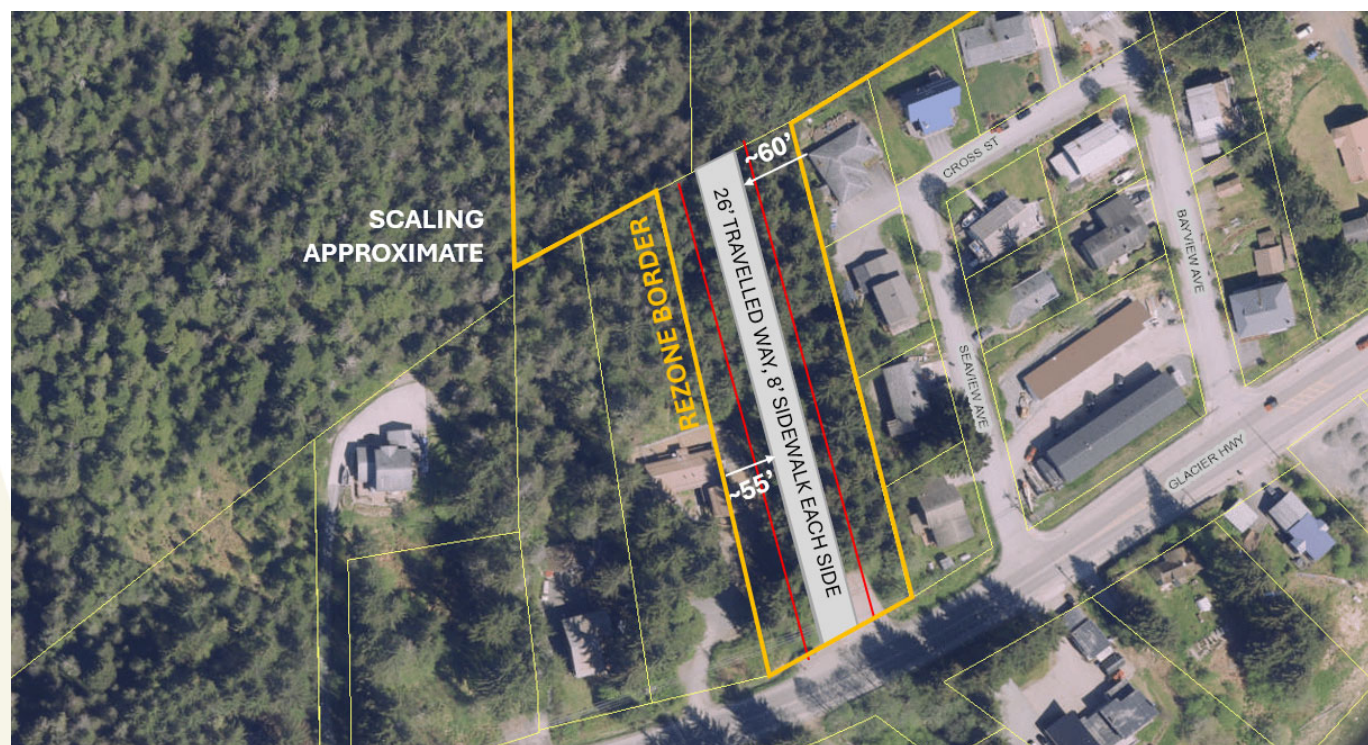


## Potential for Subdivision

	<b>USS 3820 LT 3B1, D3</b>	<b>USS 3820 LT 3 TR A, D3</b>	<b>USS 2391 LT 1, D10, and D10(T)D15</b>	<b>All D15</b>
<b>Maximum Number of Dwelling Units</b>	2	2	14	670
<b>If subdivided</b>	144	14	14	670

Single-family density – per lot  
Multi-family density – per acre

# Access

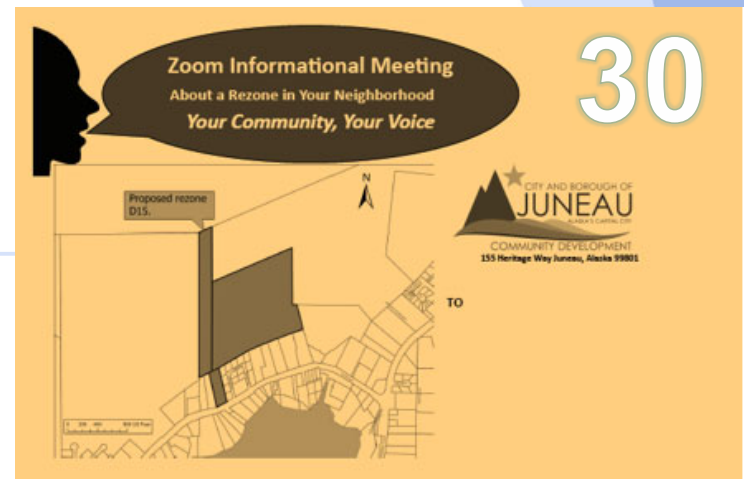




# Process

- 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)



The Community Development Department is hosting an informational meeting on a proposal to rezone 36 acres uphill of 11900 through 12170 Glacier Highway to D15. Lots are currently zoned D3, D10, and D10(T)D15. This meeting will be held virtually over Zoom. Your questions, comments and concerns are welcome.



**NEIGHBORHOOD MEETING**  
September 11, 2024, 6:00 PM  
Call In: +1 253 215 8782  
Webinar ID: 820 5838 3284  
<https://juneau.zoom.us/j/83784069549>

If you are not able to attend this meeting but have questions or comments, please contact **Irene Gallion**, Senior Planner, at (907) 586-0753 ext. 4130 or [irene.gallion@juneau.org](mailto:irene.gallion@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.

Printed August 20, 2024

Case No.: AME2024 0005  
Parcel No.: 482801030121  
CBI Parcel Viewer: <http://epv.juneau.org>



# Thank you!

---

- Dan Bleidorn, CBJ Lands and Resources Manager

# To comment:

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

## Planning Commission Hearing

Hearing before the Planning Commission on October 22, 2024.

The staff report is anticipated to be posted the week of October 14, 2024, and can be found [here](#).

Comments received by September 23, 2024, will be included in a staff analysis and forwarded to the Commission.

Comments received between September 24, 2024, and October 17, 2024, at noon will be forwarded to the Commission.

**LAST DAY FOR WRITTEN COMMENT: Thursday, October 17, 2024, at NOON**

*Note that Friday, October 18<sup>th</sup>, is the Alaska Day holiday.*

Please send comments to:

[PC\\_comments@juneau.gov](mailto:PC_comments@juneau.gov)

[Irene.Gallion@juneau.gov](mailto:Irene.Gallion@juneau.gov)

(907) 586-0753 x4130

## Comment summary so far...

---