

**ASSEMBLY STANDING COMMITTEE
COMMITTEE OF THE WHOLE
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

July 19, 2021, 6:00 PM.

Assembly Chambers/Zoom Webinar/FB Livestream

<https://juneau.zoom.us/j/95424544691> or 1-253-215-8782 Webinar ID: 954 2454 4691

AGENDA

I. CALL TO ORDER

II. LAND ACKNOWLEDGEMENT

III. ROLL CALL

IV. APPROVAL OF AGENDA

V. APPROVAL OF MINUTES

A. Assembly Committee of the Whole DRAFT Minutes, May 10, 2021

VI. AGENDA TOPICS

A. Tourism Manager, Survey, VITF Implementation

B. Ordinance 2021-26 An Ordinance Amending the Official Zoning Map by Rezoning Channel View, Lot 1, Located near 4650 North Douglas Highway from D-15 to Light Commercial.

This ordinance, and its companion Ord. 2021-27, need deliberation by a committee of the Assembly. The ordinance involves a rezone request and Comprehensive Plan amendment for a 15-acre parcel near 4650 North Douglas Highway.

The applicant requested a rezone from D15 to General Commercial. The Community Development Department recommended a transition rezone from D15 to Light Commercial with conditions to comply with the Comprehensive Plan. The Planning Commission, instead, recommended a rezone from D15 to Light Commercial because it concluded Light Commercial conforms to the Comprehensive Plan, yet the Planning Commission also recommended the Assembly amend the Comprehensive Plan to allow the requested higher residential densities allowed in commercial districts.

Because the Manager recommends the Assembly adopt the Community Development Department's recommendation, the Manager recommends the Assembly Committee of the Whole consider this ordinance before it is set for public hearing.

This ordinance was introduced on July 11 and is set for public hearing on August 2, 2021.

C. Ordinance 2021-27 An Ordinance Amending the Comprehensive Plan Land Use Designation Map near 4650 North Douglas Highway from Medium Density Residential to High Density Residential.

This ordinance, and its companion Ord. 2021-26, need deliberation by a committee of the Assembly before being set for public hearing. The ordinance involves a rezone request and Comprehensive Plan amendment for a 15-acre parcel near 4650 North Douglas Highway.

The applicant requested a rezone from D15 to General Commercial. General Commercial allows 50 dwelling units per acre, which exceeds the maximum density permitted by the Comprehensive Plan MDR designation of 5-20 dwelling units per acre. Instead of General Commercial, the Planning Commission recommends the Assembly rezone the property to Light Commercial, which allows for 30 dwelling units per acre.

The Planning Commission recommends the Assembly amend the Comprehensive Plan land use designation from MDR to HDR, which accommodates higher densities of 18-60 units per acre. The

Community Development Department agrees that a Comprehensive Plan amendment from MDR to HDR is necessary before the Light Commercial rezone is appropriate.

This ordinance was introduced on July 11 and is set for public hearing on August 2, 2021.

VII. SUPPLEMENTAL MATERIALS

A. Docks and Harbors Nov. 12, 2020 Comments re: VITF Recommendations

VIII. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org