

Agenda

Planning Commission - Committee of the Whole City and Borough of Juneau

December 15, 2020
Virtual Meeting Only
7:00 PM

This virtual meeting will be by video and telephonic participation only. To join the webinar, paste this URL into your browser: <https://juneau.zoom.us/j/95214964747>. To participate telephonically, call: 1-346-248-7799 or 1-669-900-6833 or 1-253-215-8782 or 1-312-626-6799 or 1-929-436-2866 or 1-301-715-8592 and enter Webinar ID: 952 1496 4747.

I. **ROLL CALL**

II. **REGULAR AGENDA**

- A. AME2015 0010: Text amendment for the Auke Bay area proposed re-zoning and new Land Use Code regulations

III. **OTHER BUSINESS**

IV. **REPORT OF REGULAR AND SPECIAL COMMITTEES**

V. **SUPPLEMENTAL MATERIALS**

- A. Additional Materials for December 15, 2020 Planning Commission Committee of the Whole

VI. **ADJOURNMENT**



(907) 586-0715
 CDD_Admin@juneau.org
 www.juneau.org/CDD
 155 S. Seward Street • Juneau, AK 99801

Date: December 4, 2020

TO: Michael LeVine, Planning Commission, Chair

FROM: Allison Eddins, Community Development Department, Planner II *A. Eddins*

CASE NO.: AME2020 0001 & AME2015 0010

RE: *Amendments to CBJ Land Use Code to include NC and MU3 zoning districts (AME2020 0001) and proposed rezone and overlay district for Auke Bay Center (AME2015 0010)*

Attachments

Attachment A – Public Comments Received Between March 10, 2020 and November 23, 2020

Community Development Department (CDD) staff and the Auke Bay Area Plan Implementation Ad Hoc Committee of the Planning Commission are proposing amendments to the CBJ Land Use Code 49.25 for the addition of Neighborhood Commercial (NC) and Mixed Use 3 (MU3) zoning districts and CBJ 49.70 for the addition of the Auke Bay Overlay District.

Background

In 2017, CDD received two rezone requests from property owners in Auke Bay. The first, AME2017 0005, was a request to rezone approximately 30 acres from D10 (T) D15 to General Commercial (GC). The second, AME2017 0013, was a request from four property owners to rezone approximately 7 acres from D10 to Light Commercial (LC). Staff recommended approval, but noted that, although close, LC does not entirely comply with the Auke Bay Area Plan or the Comprehensive Plan Land Use Designation for Auke Bay. On December 12, 2017, the Planning Commission denied that rezone request and a motion for reconsideration failed at the January 23, 2018 meeting. AME2017 0005 was withdrawn after AME2017 0013 was denied.

The Implementation Ad Hoc Committee formed in January of 2018. During this time, the Ad Hoc Committee held 17 public work sessions where public testimony was taken in the form of written comments. Staff hosted seven neighborhood meetings in Auke Bay where they presented details of the proposed zoning districts and the overlay district. Ad Hoc Committee members attend these neighborhood meetings, as well.

Neighborhood Commercial and Mixed Use 3

The proposed NC and MU3 zoning districts are consistent with Medium Density Residential (MDR) and Marine/Mixed Use (M/MU) Comprehensive Plan Land Use Designations of Auke Bay. The proposed zoning districts place a greater emphasis on mixed used development, with small scale commercial and medium to high density residential. The proposed zoning districts have flexible setbacks that encourage the development

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of pedestrian-oriented buildings. Commercial development within the NC and MU3 zoning districts will be on a smaller scale than the LC and GC zoning districts. NC and MU3 will also allow more commercial uses than are currently allowed in multi-family zoning districts.

Currently within the Auke Bay Center, there are seven zoning districts: D3, D10, D10 (T) D15, D15, LC, GC, and WC. This variety of zoning within a small area can lead to the development of incompatible uses that makes planning for future growth challenging.

Key concepts of NC and MU3:

- Minimum lot size of 3,000 square feet.
- Minimum density of 3 dwelling units per lot. 1 and 2 dwelling units are allowed only if they are part of a mixed use building.
- NC – Maximum density of 15 dwelling units per acre.
- MU3 – Maximum density of 30 dwelling units per acre.
- Building height maximums of 35 feet for primary buildings and 25 feet for accessory buildings.
- Flexible front yard setback of 0 feet to 20 feet for NC and 0 feet to 15 feet for MU3. Maximum front yard setbacks will require parking to be located in the rear.
- Increased setbacks and landscaping requirements when buildings over 15 feet in height about a residential zoning district.

Auke Bay Overlay District

The Auke Bay Area Plan recommends the creation of a connected street-grid network, the preservation of views of Auke Bay and Statter Harbor, and building and streetscape design standards. These design standards include building heights of at least two stories, ground floor commercial with residential above, and building facades and entrances designed to attract pedestrians. CDD staff and Ad Hoc Committee members, being mindful that requiring design standards could increase development cost, are proposing an Auke Bay Overlay District (ABOD) with voluntary design standards, site features, and public amenities. These features can be incorporated into a development in exchange for bonus points. These bonuses can then be used to increase height and density maximums, or reduce parking minimums.

Key concepts of ABOD:

- The Planning Commission shall hear all applications for ABOD bonus points.
- Structures or sites already existing that contain all or some of the public amenities, design standards, or site features may earn bonus points retroactively. The application process will be the same as with new development.
- Bonus points can be earned by incorporating any of the following into a development:
 - Dedicating private land for the future development of a public right-of-way
 - Developing and maintaining public parking on private land
 - Mixed use, multi-story buildings that incorporate commercial and residential uses
 - Street facing building facades that incorporate transparency, canopies, and/or building facades with at least 20% transparency
 - The addition of bike racks, outdoor seating, and/or outdoor planters or landscaping
 - Screening parking lots, trash, and recycle receptacles, and free-standing utility, mechanical and electrical boxes
 - Preserving views of Auke Bay and Statter Harbor
- Bonus points can be used in the following ways:
 - Parking minimums can be reduced by up to 30%

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- Assuming the Auke Bay Center is rezoned to NC and MU3:
 - In NC, building heights can be increased from 35 feet to 45 feet
 - In NC, density can increase from 15 dwelling units per acre to a maximum of 30 dwelling units per acre
 - In MU3, building heights can be increased from 35 feet to 55 feet
 - In MU3, density can increase from 30 dwelling units per acre to a maximum of 50 dwelling units per acre

Auke Bay Re-zoning Protest Letter

Tanner Terrace Property Owners Association
 12020 Cross Street
 Juneau, AK 99801

Commissioners,
 CBJ Planning Commission
 Community Development Department
 City and Borough of Juneau
 155 S. Seward Street
 Juneau, Alaska 99801

March 14, 2020

Dear Commissioners,

We, the homeowners of the Tanner Terrace subdivision, protest the Auke Bay Ad Hoc Committee and the Community Development Department's inclusion of Tanner Terrace in the proposed Neighborhood Commercial ("NC") zoning area. This designation will ultimately destroy a mature, view property neighborhood by urbanizing it. We will not be able to sell our homes to other single family buyers because our properties will be declared "non-conforming" to the NC code which will affect the cooperation of mortgage lenders to finance potential buyers nor allow us the option of refinancing. Over time, our single family home lots will be subdivided into 3,000 square foot lots holding mixed use structures with no yards and at least three residences per lot and commercial first floor businesses. Our views and property values will be destroyed. This is counter to the 2015 Auke Bay Plan which states that view sheds and existing neighborhoods should be preserved.

Note that we have no objection to making the Auke Bay "Traditional Town Center" area near the roundabout into a mixed use, walkable village as described in the Auke Bay Plan and the Ad Hoc Committee's proposed re-zoning. However, we don't understand why our neighborhood is being sacrificed when other neighborhoods closer to the Traditional Town Center, such as Lee Drive and Caroline Street, remain intact.

Sincerely,

Name	Address
<i>Rick Carrier</i> Rick Carrier	12020 Cross Street
<i>Lisa Carrier</i> Lisa Carrier	12020 Cross St.
<i>Julie Flint</i> Julie Flint	12070 Cross St.
<i>Mark Schwan</i> MARK SCHWAN	12090 cross st.
<i>Amy Jo Meiners</i> Amy Jo Meiners	12110 Cross St.
<i>Heather Carpenter</i> Heather Carpenter	3875 Seaview Ave.
<i>Heather Carpenter</i> Heather Carpenter	3855 Seaview Ave.
<i>Jackson Mitchell</i> Jackson Mitchell	3865 Seaview Ave
<i>Diana Jones</i> Diana Jones	3865 SEAVIEW AVE.

March 16, 2020

City & Borough of Juneau Planning Commission
155 S. Seward Street, Juneau, Alaska 99801

Dear Members of the CBJ Planning Commission,

In 2018, the CBJ Planning Commission and CBJ Assembly denied a proposed zone change by Douglas Island Development LLC to change the properties located at 11950 Glacier Highway, 11998 Glacier Highway, 12020 Glacier Highway and 3853 Bayview Avenue from D10 (residential) to light commercial (LC).

When the zone request came before the planning commission and assembly in 2018 the respective bodies understood that this contradicted the Auke Bay Area Plan that was adopted by the CBJ Assembly March 16, 2015. Page 61 of the Auke Bay Area Plan illustrates the maximum allowable heights for Auke Bay. In this plan, the Tanner Terrace neighborhood is clearly shaded as such to conform to a maximum height of 35 feet.

All that has changed since 2018 is a forced reinterpretation of the Auke Bay Area Plan by the Auke Bay Ad Hoc committee, CBJ planners and a persistence to ignore the facts and concerns brought forth by the other owners and neighbors of Tanner Terrace.

At the March 10 CBJ Planning Committee of the Whole meeting, CBJ planning staff presented the Neighborhood Commercial zone change as a solution to a fictitious problem. Never once did the CBJ planners highlight the areas of success, established history that should be preserved and/or emphasized in the Auke Bay district. Instead, the planners have fixated on two details: urban density and commercial development. In reality, the existing zoning in Auke Bay already allow for both of these so called problems to be solved as there is substantial undeveloped commercial land in Auke Bay that should be given time to develop into the desires addressed by the Auke Bay Area Plan.

The zone change boundaries as recommended by the Auke Bay Ad Hoc committee and the CBJ planning staff are not justified in any way and are instead arbitrarily drawn to solve a forced problem, that, once again, does not exist.

As a rebuttal, CBJ planning staff have justified the zone change due to a request by property owners – all the while ignoring the opposition by neighboring property owners who actually live in the Auke Bay district. The primary lots seeking this zone change are located along Glacier Highway at the entrance to the Tanner Terrace neighborhood. All other properties in the neighborhood currently have views of Auke Bay that look through, over or beside the existing buildings on the four properties in question. Adding ten feet to the height of the existing buildings would greatly reduce and negatively affect the views that have been long established by the property owners association of Tanner Terrace.

The proposal to create a new type of zoning designation that would experiment with a long-standing Juneau neighborhood also contradicts the Auke Bay Area Plan. Changing Tanner Terrace to the new, untested “Neighborhood Commercial” zoning designation would allow for increased heights via bonus points by future developers.

This is concerning because the adopted Auke Bay Area Plan states that, “Protecting scenic vistas and viewpoints from the effects of haphazard development can allow the Auke Bay area and community to preserve its unique charm, civic pride, and attract positive growth to the area. Preserving key viewpoints can lead to many benefits such as higher property values, strengthening tourism, and contributing to the overall enjoyment of the area. Consideration for building orientation and height is needed to maintain important views.”


The Auke Bay Area Plan identifies nine key viewpoints. The first identified view point is “Looking toward Auke Bay from the intersection of Bayview and Glacier Highway.” This view point is exactly in the location where Douglas Island Development LLC has requested the zone change and has expressed the desire for future development. Future commercial development in the Tanner Terrace neighborhood will contradict the intent established by the CBJ Assembly when the Auke Bay Area Plan was adopted.

Additionally, the new zoning proposal would in fact destroy the established Tanner Terrace neighborhood. This would also contradict the above statement quoted from the Auke Bay Area Plan in that the elimination of the neighborhood would not “preserve its unique charm” or “civic pride.”

The Auke Bay Area Plan took a community to create. It would be shameful to push through an alternative agenda that clearly does not meet the intentions of those who spent their time providing valuable input for the future of Auke Bay.

It is my expectation that the CBJ Planning Commission will either deny entirely or redraw the proposed zone change as supported by numerous neighboring property owners of Tanner Terrace. Thank you for considering the facts presented.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Woodrow', with a long horizontal flourish extending to the right.

Jeremy Woodrow
3875 Seaview Avenue
Juneau, Alaska 99801

March 17, 2020

Andrew J. Meiners
12110 Cross St.
Juneau, AK 99801

To: City and Borough of Juneau Planning Commission

I am writing to you as a potentially affected citizen to express my concerns regarding AME2020-001 & AME2015-0010.

My name is Andy Meiners. My wife Amy Jo and I live at 12110 Cross St and have for the last 20 years. Cross St is in Tanner Terrace (TT). I have maintained a professional office in Auke Bay for the last 16 years.

I urge you to reconsider the inclusion of TT in the Neighborhood Commercial zoning proposal. Like many of you, our homes are the single largest investment we have or ever will have. It is the asset for which we place the most importance in providing for our families and our current and future well-being. Our home and the equity that Amy Jo and I have built over the last 20 years is under attack by the proposed AME2020-001.

I hope that you would consider a few points about how AME2020-001 would be detrimental to Auke Bay.

1. Neighborhood Commercial (NC) will needlessly create non-conforming single-family homes
2. The Auke Bay Plan has a fundamental flaw in that it is predicated on growth.
3. The public process was, and is again, poorly handled.

Neighborhood Commercial

Although the Assembly recently passed amendments to Title 49 of the land use code, it does not cure the fact that AME2020-01 creates non-conforming single-family homes. The introduction of the recently passed ordinance states: *"This ordinance should make buying and selling most nonconforming residential developments easier while protecting the community from harmful nonconforming developments."* This could not be further from the truth. The fact is the Assembly does not and cannot control private lending practices in this community. AME2010-01 is harmful in that it needlessly creates non-conformity. Additionally, and more significantly, making this change would not only negatively affect the present and future value of my home, it will impact my insurance rates because insuring property in a commercial use area is more expensive than that of residential. I object to you taking control of my private property based on assumptions made by the planning staff. I cannot stand by and leave the future of my largest investment in the hands of the planning committee.

Auke Bay Plan

The Auke Bay Plan is predicated on a "Vision." When the Vision of the plan was devised, each person who participated formed a picture in their minds of what Auke Bay "could" look like based on some commonly agreed upon parameters. Everyone's vision was loosely similar yet different. Now pen and

paper are trying to put the vision into something concrete and it's not working. The public participated by voting using the *design charrettes*. Not one choice in those charrettes included an option to outlaw single family homes. Much of the Vision focused on growth. You may not agree with me, but Auke Bay is not growing. Sure, there have been new condominium developments and more permitted to be built; however, these developments don't mesh with the Vision of the Plan. In light of the current and foreseeable economic trends, can you really see an additional 90 high-end condominium units being built and sold? You can cite the Forbidden Peaks Brewery as growth, but it's not. The existing building has just found a better use. There has not been a new commercial footprint established in Auke Bay in over 30 years, in fact Auke Bay has lost commercial space when Fishermen's Bend burned to the ground in 2008.

The CBJ Housing Action Plan 10/2015 identifies Juneau's population as stagnant and projects the population to decline through 2042. Let's face reality, we shouldn't restrict current property owners by planning for growth if it's not happening in our lifetime.

The Plan states "Auke Bay, Auke Lake and the upland wilderness play a cumulative role in giving the Auke Bay community its identity. It could be concluded that the existing urban uses such as retail, restaurants, boat harbors, etc., were built here because of the identity of Auke Bay. The proposed AME2020-01 does not enhance the identity of Auke Bay, it will destroy it. The potential commercial identity will be altered by restricting the current building codes and by earning the magic points you can earn back what was already their right to do in the first place. At one of the early public meetings someone asked if the point system was implemented in other areas and what was the result. Staff indicated that the point system was used in a couple of metropolitan areas in the lower 48 and had met "limited success." I fail to see the logic of implementing something that met limited success in other areas with larger populations and land masses.

The concept of NC seems valid on the surface, but the logic of implementing it in Auke Bay is heavy handed and literally will serve no purpose other than stifling any ability of the area. The proposed rezoning will alter the identity in a profound way. Neighborhood Commercial will eliminate single family homes in favor of a *Boat Condo* community.

Public Process

In the presentations you have seen, staff does a nice job pointing out that this has been a transparent community-driven process and that AME2020-01 is a result of the public process. This is not a completely true characterization of the process. What is true: several years ago there was a public process and one of the overriding themes was the preservation of neighborhoods. Early in the planning process, the Auke Bay Steering Committee's conclusion was that TT was to be excluded from the designated concept of NC. We thought that was the end of it and the public participation input was honored. Unfortunately, once the public planning process was over, TT was encompassed into the proposed NC against the recommendations. The neighbors of TT attended many of the 17 public meetings since and have submitted written opposition and when given the opportunity, vocal opposition to this. Staff's response is that they "*are not married to the boundary lines as drawn.*" Yet, the lines never decrease, but keep expanding. Once the new zones were proposed, I am not aware of a single public comment being incorporated or shown any influence upon the planning staff. It appears

we have been ignored. My only conclusion is that TT is being steamrolled into a nonconforming neighborhood that will have lasting negative impacts.

The only remaining public process afforded us now are written comments to you and 3 minutes of oral presentation. This hardly rates as meaningful public participation. I urge you to reconsider the results of the original Auke Bay Steering Committee input and retain the residential neighborhood.

A handwritten signature in black ink, appearing to read "Andy Meunier". The signature is written in a cursive style with a large, looping flourish at the end.

Mark Schwan and Debi Ballam
12090 Cross Street
Juneau, AK 99801

March 17, 2020

CBJ Planning Commission Members
Community Development Department
City and Borough of Juneau
155 S. Seward Street
Juneau, Alaska 99801

Dear Commissioners,

We are opposed to the inclusion of the Tanner Terrace neighborhood in the new, proposed Neighborhood Commercial (NC) zone in the Auke Bay area. We do not understand the need, nor how the permissible uses being proposed for the NC zone are accurate to the original concept described in the Auke Bay Area Plan (ABP).

On page vii in the Introduction of the ABP, it states: “Auke Bay **boasts** a rich mixture of densities that can accommodate many housing needs, from detached homes to condominium.” We know the steering committee members who worked on the early stages of the plan would not support the elimination of our single-family residences, but that is what a designation of NC would do over time.

Given the undeveloped city land in the NC zone will not be allowed to contain any single-family residences if developed, our neighborhood should be allowed to exist in its traditional status. Ours is a small area compared to the vacant city-owned land behind the Auke Bay center. If no new single-family residences will be allowed on all that land, why is there not a place for us in the Auke Bay area? Single-family residences are an attribute.

There was early support from members on the planning commission to maintain our neighborhood for single-family residences, what happened? We cannot find anything in the published minutes of meetings or through conversations of other residents who attended meetings to explain this. All we know is that the boundary lines were changed between the July 11 and July 24, 2019 ad hoc committee meetings.

There was much discussion during during the July 24, 2019 meeting, which I (Mark) attended, regarding the inclusion of the University property and Lee Street and Court in the new NC zone. When commissioners suggested including Lee Court, a city planner expressed caution, reminding them that in the earlier planning stages, the residents there wanted their neighborhood to remain in a residential zone. The commissioners deferred, and then one looked at the projected image of our area on the screen, pointed over toward Tanner Terrace, and said those people over there just need to join the future. This was extremely disappointing, and makes the inclusion of our neighborhood seem almost Procrustean, a callous action to force conformity and ignore individual differences.

Our homes are older but well maintained. Our lots are not large. We have been told many times from various people that ours is one of the nicest neighborhoods in Juneau. Our house is currently assessed at a value of \$545,000. We paid \$190,000 for our house 31 years ago. That was a huge amount of money for us, and we have expended more than \$250,000 to maintain and upgrade it. If our house is deemed non-conforming in the new NC zone, this presents a substantial risk to the equity in our home, and would be an economic disaster for us.

We appreciate the planning commissioners' and city planners' work to construct a matrix for implementing the Auke Bay Plan. However, there is nothing in the Auke Bay Plan that recommends the elimination of traditional single-family residences and it is outrageous this is your intent for our neighborhood.

Thank you for the opportunity to comment.

Sincerely,

Mark Schwan and Debi Ballam

March 17, 2020

CBJ Planning Commission

155 S. Seward St. Juneau, AK. 99801

My wife and I am writing to strongly object to the inclusion of Tanner Terrace subdivision in the Neighborhood Commercial “buffer zone” as laid out in the Auke Bay Area Plan (ABAP) and Auke Bay Overlay District.

As someone that has lived in the Tanner Terrace subdivision more than twenty five years, and transited the area for over 50 years having lived in Lena Cove before that, I am having difficulty seeing the need for the seemingly aggressive planning changes proposed for Auke Bay. The glacier has changed more than Auke Bay in that time span.

As a local businessperson for several decades, I’ve had an interest in viable commercial real estate for years. The ABAP plans for ground floor businesses and housing above. However, given the competition from “big box” retailers within a ten to fifteen-minute drive of Auke Bay, the reality of retail success in Auke Bay is extremely limited. This is borne out by the lack of retail in Auke Bay in the past. Throw in competition from the internet and the propensity for our younger future shoppers to order and have their goods delivered to their door, and retail in Auke Bay doesn’t get any easier, or likely to succeed. The development envisioned can and does happen no doubt, but this is in markets that have several hundred thousand people or more in the area to draw from.

Now I may not be a planning professional, but any plan that takes an existing neighborhood and changes the rules it was developed under, has lived under for decades, and has been bought and sold under is a bad plan. I’m sorry, but the Planning Department isn’t starting out with a blank sheet of paper or a couple hundred acres of farmland that is going to be a brand-new development. Auke Bay is unique and charming and has existing infrastructure to consider. And to then exclude neighborhoods to the north and east, closer to the Auke Bay town center, from the Neighborhood Commercial Zoning? Interesting.

Regards, Ron and Julie Flint, 12070 Cross St., Juneau, Ak. 99801

Rick and Lisa Currier
12020 Cross Street
Juneau, Alaska 99801

Commissioners,
CBJ Planning Commission
Community Development Department
City and Borough of Juneau
155 S. Seward Street
Juneau, Alaska 99801

March 16, 2020

Dear Commissioners:

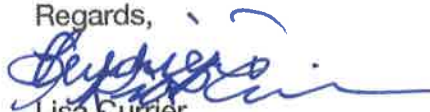
This letter protests the inclusion of Tanner Terrace subdivision in the proposed Auke Bay Neighborhood Commercial zoning district. Tanner Terrace is a mature single family neighborhood. Encouraging mixed use, higher density development will ultimately destroy the neighborhood and introduce traffic safety issues.

When the CBJ Engineering and Public Works Department paved our streets approximately five years ago, the project was designed to minimal residential standards. Our streets are 21 feet wide, including gutters. On street parking is prohibited during the winter months. Cars parked on the street make it impossible for oncoming vehicles to safely pass; one must wait while the other clears the parked car. There are no bike lanes; the streets are too narrow. The sidewalk is only on one side of each of the three streets that make up our neighborhood. The sidewalk is five feet wide; barely enough room for two people to walk abreast. As designed and built, the streets and sidewalks are adequate for a small single family neighborhood. Neither the streets nor the sidewalks are designed to handle the increased vehicle, bicycle, and pedestrian traffic that the Neighborhood Commercial zoning designation would generate.

Further, the intersection of Glacier Highway and Seaview Avenue is dangerous when turning left (toward downtown) from Tanner Terrace because Glacier Highway west of Seaview Avenue has an increase in grade and a blind curve that hides inbound cars. All of us in the neighborhood exit via Bayview Avenue and encourage visitors to also do so because it is safer. Increasing housing density with a commensurate increase in traffic, will exacerbate this problem.

The Auke Bay core area near the roundabout and the CBJ parcel upslope of Tanner Terrace comprise over 100 acres of land that can be developed into a higher density, mixed use community, if really needed. Juneau has a declining or, at best, stable population. Why is there a need to include Tanner Terrace, a stable, sought after single family neighborhood with its narrow streets, in the Neighborhood Commercial zoning district?

Regards,


Lisa Currier
Rick Currier

Comment submitted to the Juneau Empire's *My Turn* column by Rick Currier, who asked that this be included with comments submitted to the Planning Commission, as well.

Opinion: High-density housing is more efficient for land use, but not very safe during a pandemic – March 27, 2020

I believe high-density, walkable urbanized communities helps to spread viruses.

Department are proponents of increased housing density and urbanization. I've heard the phrase, "We want it to be just like Brooklyn" from community planners at re-zoning meetings. I've lived in Brooklyn; most of it is Flatbush, not Williamsburg, which most of us can't afford, anyway. Apartments stacked above boutiques, salons, pubs, or delis seem attractive because increased density results in more efficient land use. Single-family homes seem to be the enemy. I recently heard a planner state that single family homes do not provide enough "density" to justify serving them with city services such as water and sewer lines. It seems that the opposite should be true: Greater density taxes city services, especially sewage. Just ask any public works employee in a boom town.

I've been tracking the mushrooming worldwide rate of infection of the coronavirus. Europe, especially Italy, is having trouble containing the virus. Italy's infection rate is more than double the size of Juneau's population. Italy's daily death rate continues to break records. Other European countries are also experiencing rapid infection increases. My son, who lives in coastal France, told me that he and everyone else in France are forced to self-quarantine for the next forty-five days, with the exception grocery shopping and going to the pharmacy.

The urban planner's dream of the Mediterranean style walkable or bike-able community with first floor retail and offices while happy urbanites live on upper floors is realized in most European communities. When I visit my son in France, I've noticed that there are few single-family homes on individual lots. My son lives in an enclave in a rural area. There are fields and pastures all around, yet there are approximately a dozen families living in what we would call town houses or stand-alone homes with no street setbacks and within a meter of the neighbors. Clustered dwellings amid acres of land. The pattern is repeated throughout the Brittany countryside.

I believe that the vision of high-density, walkable urbanized communities helps to spread dangerous viruses. While the coronavirus currently is the center of attention, don't forget that flu viruses sicken and kill more people, and have done so, even so far during this year. Think about urban living: common entrances to multi floor apartments with stair rails and elevator buttons retaining whatever nasty bugs are currently blooming. Buildings served by HVAC systems designed to efficiently (read cheaply) distribute heat or ventilation (and airborne viruses) throughout the building. Europeans don't buy food like we do; they shop nearly every day. European refrigerators are about a third of the volume of an American one. Their kitchens are minuscule with very limited food storage. They have to buy food frequently because they can't store it. Those frequent trips to the store mean more frequent contacts with others and surfaces such as door handles and countertops. They began banning plastic grocery bags before we were "woke" to the threat these evil bags impose. However, bringing bags (and the viruses in your home) to the specialty shops the Europeans prefer is a recipe for epidemic transfer.

Maybe mixed-use, high—density housing is more efficient for land use, but it isn't very safe during a pandemic or even during a "normal" 30,000 domestic death flu season. Well-separated, single-family

homes offer greater safety and less possibility of spreading infections. Maybe single-family homes should be appreciated rather than deprecated.

- *Rick Currier has lived at Auke Bay since 1993. He's been attending meetings of the Planning Commission's Auke Bay Ad Hoc Rezoning Committee for several years.*

November 9, 2020

To: City and Borough of Juneau Planning Commission

I am writing to you as a potentially affected citizen to express my concerns regarding AME2020-001 & AME2015-0010.

My name is Andy Meiners. My wife Amy Jo and I live at 12110 Cross St and have for the last 20 years. Cross St is in Tanner Terrace (TT). I have maintained a professional office in Auke Bay for the last 16 years.

I urge you to reconsider the inclusion of TT in the Neighborhood Commercial zoning proposal. Like many of you, our homes are the single largest investment we have or ever will have. It is the asset for which we place the most importance in providing for our families and our current and future well-being. Our home and the equity that Amy Jo and I have built over the last 20 years is under attack by the proposed AME2020-001.

I hope that you would consider a few points about how AME2020-001 would be detrimental to Auke Bay.

1. Neighborhood Commercial (NC) will needlessly create non-conforming single-family homes and cause any future residential development to stagnate.
2. The Auke Bay Plan has a fundamental flaw in that it is predicated on growth.
3. The public process was, and is again, poorly handled.

Neighborhood Commercial

Although the Assembly recently passed amendments to Title 49 of the land use code, it does not cure the fact that AME2020-01 creates non-conforming single-family homes. The introduction of the recently passed ordinance states: *"This ordinance should make buying and selling in most nonconforming residential developments easier while protecting the community from harmful nonconforming developments."* This could not be further from the truth. The fact is the Assembly does not and cannot control private lending practices in this community. AME2010-01 is harmful in that it needlessly creates non-conformity. Additionally, and more significantly, making this change would not only negatively affect the present and future value of my home, it will impact my insurance rates because insuring property in a commercial use area is more expensive than that of residential. I object to you taking control of my private property based on assumptions made by the planning staff. I cannot stand by and leave the future of my largest investment in the hands of the planning committee.

Auke Bay Plan

The Auke Bay Plan is predicated on a "Vision." When the Vision of the plan was devised, each person who participated formed a picture in their minds of what Auke Bay "could" look like based on some commonly agreed upon parameters. Everyone's vision was loosely similar yet different. Now pen and paper are trying to put the vision into something concrete and it's not working. The public participated by voting using the *design charrettes*. Not one choice in those charrettes included an option to outlaw single family homes. Much of the Vision focused on growth. You may not agree with me, but Auke Bay

is not growing. Sure, there have been new condominium developments and more permitted to be built; however, these developments don't mesh with the Vision of the Plan. In light of the current and foreseeable economic trends, can you really see an additional 90 high-end condominium units being built and sold? You can cite the Forbidden Peaks Brewery as growth, but it's not. The existing building has just found a better use. There has not been a new commercial footprint established in Auke Bay in over 30 years, in fact Auke Bay has lost commercial space when Fishermen's Bend burned to the ground in 2008.

The CBJ Housing Action Plan 10/2015 identifies Juneau's population as stagnant and projects the population to decline through 2042. Let's face reality, we shouldn't restrict current property owners by planning for growth if it's not happening in our lifetime.

The Plan states "Auke Bay, Auke Lake and the upland wilderness play a cumulative role in giving the Auke Bay community its identity." It could be concluded that the existing urban uses such as retail, restaurants, boat harbors, etc., were built here because of the identity of Auke Bay. The proposal in AME2020-01 does not enhance the identity of Auke Bay, it will destroy it. The potential commercial identity will be altered by restricting the current building codes and by earning the magic points you can earn back what was already their right to do in the first place. At one of the early public meetings someone asked if the point system was implemented in other areas and what was the result. Staff indicated that the point system was used in a couple of metropolitan areas in the lower 48 and had met "limited success." I fail to see the logic of implementing something that met limited success in other areas with larger populations and land masses.

The concept of NC seems valid on the surface, but the logic of implementing it in Auke Bay is heavy handed and literally will serve no purpose other than stifling any ability of the area to grow. The proposed rezoning will alter the identity in a profound way.

Neighborhood Commercial will eliminate single family homes in favor of a *Boat Condo* community. As you know, the city owns property behind TT. By zoning the entire parcel NC, all conforming development would have to have commercial space on the bottom and residential on top. Imagine if you will, 40 or more structures built on that hillside that have some sort of commercial shop on the ground level. That picture seems ludicrous to me. The only thing that NC will do is cause more work for future planning commissions to approve conditional use permits because no one will be able to build an economically viable project in the proposed NC zone.

Public Process

In the presentations you have seen, staff does a nice job pointing out that this has been a transparent community-driven process and that AME2020-01 is a result of the public process. This is not a completely true characterization of the process. What is true: several years ago, there was a public process and one of the overriding themes was the preservation of neighborhoods. Early in the planning process, the Auke Bay Steering Committee's conclusion was that TT was to be excluded from the designated concept of NC. We thought that was the end of it and the public participation input was honored. Unfortunately, once the public planning process was over, TT was encompassed into the proposed NC against the recommendations. The neighbors of TT attended many of the 17 public meetings since and have submitted written opposition and when given the opportunity, vocal opposition

to this. Staff's response is that they "*are not married to the boundary lines as drawn.*" Yet, the lines never decrease, but keep expanding. Once the new zones were proposed, I am not aware of a single public comment being incorporated or shown to have any influence upon the planning staff. It appears we have been ignored. My only conclusion is that TT is being steamrolled into a nonconforming neighborhood that will have lasting negative impacts.

The only remaining public process afforded us now are written comments to you and 3 minutes of oral presentation. This hardly rates as meaningful public participation. I urge you to reconsider the results of the original Auke Bay Steering Committee input and retain the character of the residential neighborhoods in Auke Bay.

A handwritten signature in black ink, appearing to read "Andy Mer". The signature is written in a cursive, flowing style with a large, decorative flourish at the end.

Auke Bay Area Plan – Implementation

I applaud the efforts by so many people to develop, produce and adopt the forward thinking plan for the Auke Bay Area! Many places in America, indeed throughout the world, have not planned adequately ahead and have been paying the price and are playing catch up. This next phase is the difficult challenge of implementing it in a good way. Good steps forward are being made. Here are some of my thoughts on how to keep moving forward.

Auke Bay Bypass Road

The ultimate success of achieving the plan's vision is dependent upon the completion of the long term alternative in the Juneau-Auke Bay Corridor Study by Alaska DOT (alternative 3, pages 47-48). This road would be a complete bypass of the Auke Bay Community from Industrial Blvd., follow the east side of Hill 560, cross Back Loop at Goat Hill, continue behind Auke Bay Community and connect to Glacier Hwy near Auke Nu Creek. What a great opportunity, let's not lose it. This corridor needs to be protected from encroachment by developments that would hinder its ultimate implementation. Road projects take a long time to reach fruition. The Planning Commission and the Assembly need to actively advocate for it as soon as possible. This was the top choice of opportunities for the Auke Bay community by folks participating in the early development of the Auke Bay Area Plan (ABAP).

Possibilities

With the bypass road in place, Glacier Hwy from Fritz Cove intersection to Spaulding Meadows trailhead could become a CBJ road. Heavy commercial vehicles (dump trucks, busses, oil trucks, etc.), ferry and out the road traffic would use the bypass. If so, things that could happen on a CBJ road would be; a 25 mph speed zone, angle parking on the uphill side of the road from Auke Bay Lab to Spaulding Meadows trailhead, light activated pedestrian crosswalks, in short a more user friendly/safer community.

Fortunately, geography and topography offer some exciting opportunities. Absent some beneficiary developer or consortium like James Rouse, who envisioned Columbia, Maryland (it can be googled), I like the idea of offering bonuses/incentives to potential developers, especially if they can combine forces/visions/resources to come as close as feasible to the collective visions presented in the ABAP. Perhaps tax abatements could be considered to entice collective developments. An example could be the strip of land on the uphill side of Glacier Hwy from the roundabout to the Auke Bay Lab corner. Behind angle parking, a connected line of retail shops (bakery, restaurants, coffee shops, bookstore, etc.) with 2-5 story condominiums/apartments above with property owners parking behind, could be developed. With a little tree cutting on the waterside of Glacier Hwy, all those residents could have an

unobstructed view of sunsets over Auke Bay. If developers from the roundabout to Seaview could combine forces, a better blended completion of parts of the ABAP's vision in that area could occur, including connected side streets.

Real estate folks like to tout location, location, location and view, view, view in offering properties. With careful planning and developer coordination, preservation of most public, as well as private views, of Auke Bay could/should occur. For instance, with good developer coordination condos in Auke Bay Station could have guaranteed views protected from interference from the potential Jetty development.

Public Parking

Beyond roadside and business parking, an uphill area needs to be designated for a future parking garage. With careful planning it could incorporate a public space and/or private business with views, like the redeeming feature of the library on top of the downtown parking garage.

Sea Walk

As envisioned in the DOT study, a sea walk from the Auke Bay boat harbor to the ferry terminal should be kept in mind for designation. Variations of this are presented in Appendix B – Capital Improvements List in the ABAP.

Businesses

A good waterfront seafood restaurant and a small neighborhood convenience store (kind of a DeHarts on steroids) could be very profitable and enjoyable future options.

Conclusion

Keep up the good work! People (residents and visitors) 20, 50, 100 years and beyond will be thankful for your vision and tenacity. The Auke Bay area can be an even more wonderful place to live, visit and enjoy, especially for a growing UAS so close by.

Bruce Conant

6/25/2019

41 year resident of the Auke Bay Community

From: Mike Allen <cmallen@alaska.net>
Sent: Friday, November 13, 2020 12:43 PM
To: PC_Comments
Subject: Auke Bay Area Plan Comments

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

November 12, 2020

CBJ Planning Commission
155 S. Steward St.
Juneau, AK 99801

To: The CBJ Planning Commission,

These are a few comments on the proposed Auke Bay Area Plan. I had attended many of the ad hoc committee meetings, which went on for two years, for this plan before it was put before the assembly in 2015. Also I made most of the meetings held by Allison Eddins of the Community Development Department on this subject at the UAS Rec Center after that. It has been a long drawn out process.

This proposed plan has a vision for what a future community in the Auke Bay area would or should look like. Most of the core area is private land and the plan seems to focus on the property owned by Mr. Don Howell, which includes the Squires building and the land behind it. There is current and proposed development on two sides of his property. If he decides to sell or develop, his place is basically the only space available that will have to follow the guide lines if this rezone is approved. To me, this is asking or expecting a lot from Mr. Howell and will probably have an impact on the value of his property.

The Auke Bay area has wonderful views of the harbor, water and of the outer islands when walking or driving along the highway or patronizing one of the local businesses. The proposed plan does little to protect these views. Docks and Harbors has shown they care little about existing views with their landscaping phase of the completed Statter Harbor parking lot. Those trees are maturing and already has an impact what you can see from the road during the summer. There is nothing in the plan to stop them from leasing some of that property for waterfront development or increasing dock space for bigger ships involved with the tourism industry.

The proposed point system of this plan is interesting in that it makes it a game to see what one can do to their advantage. I really don't like the one where points can be used to decreased parking requirements for any future building development. Public and private parking is already a premium in the area and to increase competition for these existing spots in not a good idea. Costs for any project would probably go up because of trying to make the requirements for point approval.

It was appreciated when the Community Development Department held meetings for the plan in the Auke Bay area at UAS instead of down town. Attendance by locals was good at many of them. Since most of the people were not up to speed on the plan, a lot of review had to be done. The consensus of most locals was that they were not interested in the plan because of how the border lines were proposed and what impact it could have on their home or neighborhood. Yes, there are existing codes that could have the same results, but people seemed more comfortable with them.

I'm basically happy with the existing looks and feel of Auke Bay. The core area is already an community. Future development is inevitable and change is hard to except. Good planning is a useful tool. But I feel this plan is not a good fit for Auke Bay. Thank you for taking time to read my comments.

Respectfully,

Mike Allen
PO Box 211122
3601 Oxford St.
Auke Bay, AK 99821
907-790-4118

November 16, 2020

Planning Commission
City & Borough of Juneau
155 S. Seward St.
Juneau, AK 99801
Re: Implementation of Auke Bay Area Plan

To Whom It May Concern,

I own the Squire's Building in Auke Bay. I believe that I have been targeted by the Auke Bay Area Plan from the beginning.

When the steering committee began meeting regarding the Auke Bay Area Plan the stated purpose of the rezoning was to clean up hodge-podge zoning. I don't see any hodge-podge going on. General Commercial transitions to Light Commercial to High Density Residential to Lower Density Residential. This type of transition is easy to understand, easy to live with, and it has 50+ years use experience. The Auke Bay Area Plan new zoning is bound to have bugs; who is going to pay for building delays and last-minute required changes? I'm sure it won't be CBJ or it's planning department –it will fall upon the property owners.

The new zoning outlined in the plan reduces my General Commercial height limit and occupancy density. This height restriction severely limits me on what I can do with my land in the future.

Additionally, the plan would lower the parking requirements on new buildings before even knowing how many spaces the building would need. This would cause problems like we have downtown and would also require building owners to allow non-customers to use their parking lots. Parking lots require more maintenance dollars that the building most years. This parking limitation puts an unfair burden on building owners that actually provide parking lots.

It also seems as if the plan has no thought put into what future businesses will look like. For instance, large drive-in business is not allowed. Will grocery stores of the future be drive-in? Far less space needed in stores and fewer employees, sounds like a good bet to me.

One thing that was brought up in the steering committee meetings that was extremely bothersome was a map showing cross-streets through my property. The cross-streets overlapped portions of my buildings. The planners want me to give ½ acre of my ready-to-build land for streets and cross streets. CBJ owns the adjoining property directly behind me. Why would the planners even suggest that I cut off 40' of my building and give them a 50' strip of my land? It's absurd.

I've been in the commercial rental business for over 40 years and a couple of things I've learned is that you don't build a building for one specific purpose because that purpose will change and you don't short yourself on parking if you want maximum use of your building. During the planning/steering committee

meetings the CBJ planners had the steering committee pick businesses from the General Commercial zone to be put in the new zone. Several businesses were removed and none were added. This means more restrictions, more restrictions, and less building. Rather than wasting everyone's time and money replanning land that is already developed (there is hardly any available undeveloped land in Auke Bay), why not give these planners 50 or 100 acres of city land out the road or on North Douglas? This way they could implement their plan. If it doesn't work there is no loss and productive people would not be taken out of production to defend their property from extortion tactics by planners.

Sincerely,

A handwritten signature in black ink that reads "Don Howell". The signature is written in a cursive, flowing style.

For: Don Howell



EKH DESIGN & ENGINEERING
P.O. BOX 210393
AUKE BAY, AK 99821
(907) 321-5950
ERIN.EKHDESIGN@GMAIL.COM

ERIN HOWELL, P.E.

November 10, 2020

Planning Commission
City & Borough of Juneau
155 S. Seward St.
Juneau, AK 99801
Re: Implementation of Auke Bay Area Plan

To Whom It May Concern,

My father-in-law, Don Howell, is the owner of what is know as the “Squire’s Rest” building in Auke Bay. My husband and I have been discussing purchasing the property from Don for the past couple of years. We have known about the possible changes being made to the zoning districts in and around Auke Bay through the Auke Bay Area Plan since the steering committee was formed around five years ago. My husband and I did not attend any of the meetings because, at the time, we had small children and attending long meetings fairly late in the evening was nearly impossible. Additionally, we were not considering purchasing the property at the time that the steering committee meetings were going on. In hindsight, we should have been more involved.

My husband and I are a bit concerned that the subject of implementing the Auke Bay Area Plan has once again come up. The last thing we had heard was that CBJ wasn’t sure whether or not the plan could legally be implemented. Perhaps the legality of the plan was ok’d by CBJ’s law department since then? Mine and my husband’s biggest concern is regarding the zoning changes. After reviewing the plan, it seems as if CBJ is making changes to the zoning to the detriment of property owners...and then allowing them to achieve the older zoning standards through a set of “bonus points.” To me it seems as if CBJ is trying to control the development of these properties when it should be up to the people that actually own the property to development in their own vision...not the vision of the local government.

I would like to add that I honestly would like to see something like what the steering committee has envisioned constructed in Auke Bay. What my husband and I have planned for the Squire’s land will fit into that mold very nicely, but I absolutely don’t want someone dictating what I can and cannot do; especially when it comes down to a pointed bonus system. We should not have laws written in such a way that “if you scratch my back, I’ll scratch yours.” Is that even legal? If so, I would say that the line is very thin.

Sincerely,

A handwritten signature in cursive script that reads 'Erin Howell'.

Erin Howell, P.E.

From: [Lisa Greenough](#)
To: [PC Comments](#)
Subject: Subject- Re-zoning of Auke Bay Area Plan
Date: Monday, November 16, 2020 12:09:18 PM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Dear Members of the Planning Commission, Assembly members and CBJ Staff,

The materials which have been provided to you by staff only include letters from the public from March 2020 forward- all members as well as the public should have a complete historical record of all letters written regarding this matter since 2015. I wrote a letter summarizing my concerns dated Feb 4, 2020 and many other letters have been written as well. New members of the commission and assembly need to see these materials in order to fully understand the concerns the citizens of Auke Bay and the surrounding neighborhoods have about this proposal our city is putting forward.

I have attended more than a dozen meetings on this subject and all of them were well attended - roughly 20-40 persons at every meeting I went to. The folks who went to these meetings were there to voice their opposition to many aspects of this proposal- The public in comment after comment voiced their disapproval of these plans. Sadly these meetings were not recorded and our staff may not have informed their supervisors fully of the community opposition to this rezoning action.

Regarding the boundaries I object to the property behind Auke Bay School being included- land maps that I looked at in 2019 show this area was designated for recreation to support educational activities. I also object to Tanner court being included. With covid being so bad in our community many people have discovered the Dan Bishop trail and are using it more than ever and I would like to see plans for a trail to connect it to Spaulding Meadows. High density zoning, no drive-thru and pick up drop off rules make no sense given what we know today- This proposal needs a lot more work in my view.

Sincerely,

Lisa Greenough

907-789-1007
Po Box 210742
Auke Bay, AK 99801



(907) 586-0715
 CDD_Admin@juneau.org
 www.juneau.org/CDD
 155 S. Seward Street • Juneau, AK 99801

DATE: October 5, 2020

TO: Nathaniel Dye, Chair
 Title 49 Committee

FROM: Allison Eddins, Planner II *A. Eddins*
 Community Development Department

CASE NO.: AME2020 0002

PROPOSAL: Proposed amendment to Title 49 to include a purpose statement for vegetative cover and landscaping

Background

On March 5, 2020, CDD Staff presented proposed amendments to Title 49 that would provide purpose statements for vegetative cover and landscaping. The Committee members discussed the proposal and requested Staff make the following changes to the proposed purpose statements:

- Vegetative cover regulations should require non-invasive and native species.
- Landscaping regulations should require non-invasive species.
- Green infrastructure that assists with drainage and screening should count toward vegetative cover requirements.
- Decorative outdoor landscaping elements should count toward the landscaping requirement.

Staff has not included native species as a requirement in either purpose statement. In order to determine native species, a boundary must first be defined, i.e. Southeast Alaska, Pacific Northwest, North America, etc. Additionally, a comprehensive list of all native species would need to be developed in order to determine compliance. This can become burdensome and subjective without providing much ecological benefit beyond anadromous waterbodies. Requiring non-invasive species however, is not subjective and provides enormous ecological benefits.

Developing purpose statements is the first step in the process. Staff intends to develop clear vegetative cover and landscaping standards in the near future. When those standards are developed, some of the language in the purpose statements will be relocated to the standards. Staff will bring draft standards to the Title 49 Committee for discussion.

Proposed Amendment***CBJ 49.50.300 Vegetative Cover***

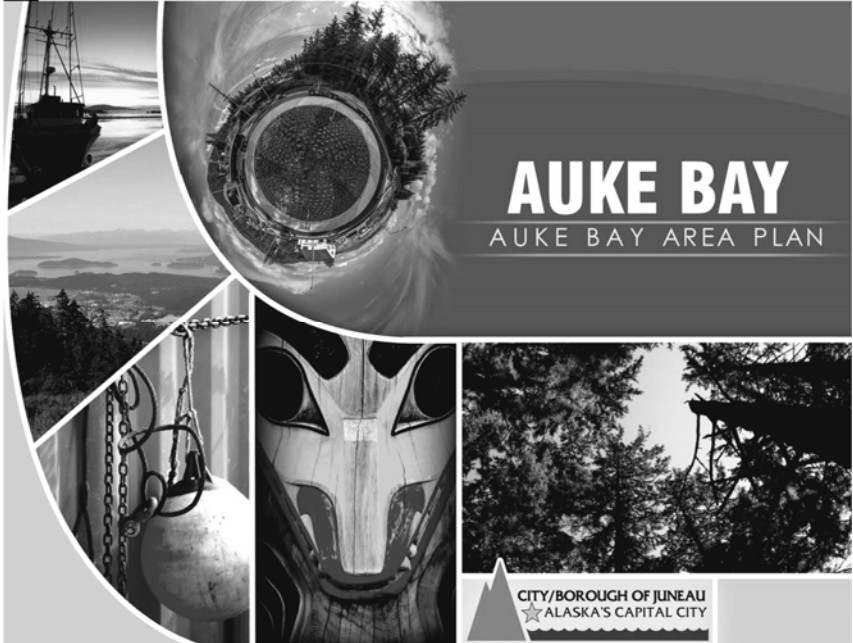
Purpose. The purpose of this section is to provide minimum vegetative cover requirements in order to minimize the risk of flooding and erosion, and to slow the speed and volume of storm water runoff onto surrounding lands. Vegetative cover shall be met with non-invasive plant species. Green infrastructure, including but not limited to green roofs, bioswales, rain gardens, and similar features, shall count toward vegetative cover requirements. Additionally, porous concrete used on site shall count toward vegetative cover requirements.

CBJ 49.50.400 Landscaping

Purpose. The purpose of this section is to provide minimum decorative vegetation requirements in order to minimize the visual and noise impacts of a development, provide visual separation between pedestrian and traffic movements, increase compatibility between different intensities of land use by providing visual barriers, and to visually unify a development and the surrounding neighborhood. Landscaping shall mean an area developed and maintained with non-invasive plantings, lawn, ground cover, gardens, trees, shrubs, and other plant materials, decorative outdoor landscaping elements, paved or decorated surfaces of rock, stone, brick, block or similar material (excluding driveways, parking, loading, or storage areas), and sculptural elements.

Revised Notice

Public Meeting for the proposed Auke Bay rezone and overlay district
Hearing Rescheduled to December 15th



COMMUNITY DEVELOPMENT
155 S. Seward Street Juneau, Alaska 99801

TO:

Printed December 4, 2020

THE PLANNING COMMISSION COMMITTEE OF THE WHOLE MEETING HAS BEEN RESCHEDULED FOR DECEMBER 15 2020 AT 7 P.M.—MEETING WILL BE HELD VIA ZOOM WEBINAR

The Planning Commission has rescheduled a public meeting to discuss the implementation of the Auke Bay Area Plan, including new zoning and land uses. Public testimony **will** be taken at the meeting. Written comments submitted to pc_comments@juneau.org by noon, December 14, will be sent to Commissioners to review in preparation for the meeting.

This virtual meeting will be held by video and telephonic participation only. To join the webinar, visit <https://juneau.zoom.us/j/95214964747>. The Webinar ID is: 952 1496 4747. To join by telephone, call: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or +1 301 715 8592 or +1 312 626 6799 or +1 929 436 2866 and enter the Webinar ID.

Upcoming Committee of the Whole Meeting

DATE	TOPIC
Tuesday, December 15, 2020	Public testimony on proposed zoning districts and proposed Auke Bay zoning changes (rezone) and overlay district

To read the Auke Bay Area Plan, adopted by the CBJ Assembly on 3/16/15, or the proposed zoning district and overlay district regulations, visit <https://beta.juneau.org/community-development/auke-bay-area>
For more meeting information, visit <https://beta.juneau.org/assembly/assembly-minutes-and-agendas>

For questions or comments, contact Allison Eddins, CDD Planner, at (907) 586-0758 or allison.eddins@juneau.org

Additional Materials

Regular Planning Commission Meeting

Virtual Meeting Only

7:00pm

Meeting Date: December 15, 2020

1. AME2015 0010:

- a. March 10, 2020 Planning Commission Committee of the Whole Minutes
- b. Auke Bay Draft Ordinances

Minutes
Planning Commission
Committee of the Whole
 CITY AND BOROUGH OF JUNEAU
Nathaniel Dye, Acting Chairman
 March 10, 2020

I. ROLL CALL

Nathaniel Dye, Acting Chairman, called the Committee of the Whole Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in the Assembly Chambers of the Municipal Building, to order at 5:09 p.m.

Commissioners present: Nathaniel Dye, Acting Vice Chairman; Paul Voelckers; Travis Arndt; Joshua Winchell; Weston Eiler; Ken Alper (joined at 5:27pm)

Commissioners absent: Michael LeVine, Chairman; Dan Hickok

Staff present: Jill Maclean, CDD Director; Allison Eddins, Planner; Alex Pierce, Planning Manager; Emily Wright, Law;

Assembly members: Greg Smith (joined at 5:57pm)

II. REGULAR AGENDA

AME2020 0001: Amending CBJ Land Use Code to create Mixed Use 3 (MU3) & Neighborhood Commercial (NC) Zoning Districts

Applicant: City and Borough of Juneau

Location: Auke Bay and Borough wide

Planner Allison Eddins gave a brief presentation of AME2020 0001 and explained the types and reasons for the new proposed zoning districts.

The MU3 zoning district is intended to place greater emphasis on the integration of small-scale commercial with residential at densities of thirty dwelling units per acre. The NC zoning district is intended to encourage the development of mixed-use neighborhoods that are compact and walkable with an emphasis on densities of up to fifteen dwelling units per acre with neighborhood scale commercial activity that is less intense than is currently allowed in other commercial and mixed-use districts.

Discussion and Questions for Staff:

Mr. Voelckers was concerned that an existing single-family home in the proposed zoning district, if it were to become MU3, would be considered nonconforming and what the ramifications would be if the homeowner were to refinance, reconstruct, or sell the home. Would lending institutions allow it to be financed? Ms. Maclean said currently, they would be allowed but lending institutions are able to change their rules and CBJ cannot control that.

Mr. Dye asked for an example of medium manufacturing in Juneau. Staff explained that Alaska Brewery may be medium manufacturing.

Mr. Eiler asked for explanation on the figures and the rationale CDD used in determining the standards for NC and MU3, specifically the reasoning for minimum density. Ms. Eddins explained the process and rationale used by the ad hoc committee. Ms. Maclean added the residents in the area had input as well and they wanted to encourage more of a village atmosphere as opposed to a downtown atmosphere. The minimum density is a new concept as a method of encouraging development in that area.

Mr. Alper liked the concept of making walkable neighborhoods but minimum density of three seems small. He asked why it is not larger. Ms. Eddins explained they arrived at three as a good number to start with and reminded the commissioners that this is a minimum.

Further discussion centered on the setback requirements and height limits described in the new districts.

Recess 6:11 pm until 6:18 pm

AME2015 0010: Rezone of approximately 105 acres (approximately 75 acres owned by CBJ) in Auke Bay from a mixture of residential and commercial districts to MU3 and NC and the creation of the Auke Bay Overlay District

Applicant: City and Borough of Juneau

Location: Auke Bay and Borough wide

Planner Eddins gave a presentation of AME2015 0010 and explained the steering committee process that created the Auke Bay Area Plan and she describe some of the current zoning in the area. The public process for this began in 2013 with a Steering Committee of 19 members. The process started and stalled over time due to turnover of staff and steering committee members.

The creation of this proposed overlay district is in compliance with Auke Bay Area Plan recommendations to implement the Plan through design standards and the development of

bonuses to promote the creation of a neighborhood feel in the area through the use of wayfinding, lighting, and multi-modal transportation in well-connected routes.

There was some discussion regarding the overlay and the bonus points. However, it was decided to carry the topic into the regular meeting in the interest of time.

III. **OTHER BUSINESS** - none

IV. **REPORT OF REGULAR AND SPECIAL COMMITTEES** - none

V. **ADJOURNMENT** – 6:57

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Presented by: The Manager
Introduced:
Drafted by:

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2020-XX

An Ordinance Amending the Land Use Code to Create a Mixed Use 3 (MU3) Zoning District and a Neighborhood Commercial (NC) Zoning District

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 of Chapter. Chapter 49.25 Zoning Districts is amended to read:

Chapter 49.25 – ZONING DISTRICTS

ARTICLE II. ZONING DISTRICTS

49.25.220 Mixed use districts.

(c) The MU3, mixed use 3 district, is intended to place a greater emphasis on the integration of small-scale commercial uses within high-density residential structures. Flexible setback regulations are deliberate to promote cohesive neighborhoods and encourage the development of pedestrian-oriented buildings.

49.25.230 Commercial districts.

(c) The NC, neighborhood commercial district, is intended to encourage the development of a vibrant, mixed-use neighborhood that is compact and walkable. Greater emphasis is placed upon medium density residential as the primary use with neighborhood-scale commercial activity that

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is less intensive than that permitted in the light commercial, general commercial, and mixed use zoning districts. NC zoning districts are primarily used as a buffer between commercial and mixed use zoning districts and single-family residential zoning districts.

ARTICLE III. TABLE OF PERMISSIBLE USES

49.25.300 TABLE OF PERMISSIBLE USES

		Zones																
Use Description		RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I	NC	MU3
1.000	RESIDENTIAL																	
1.100	Single-family dwellings																	
1.110	Single-family detached, one dwelling per lot	1	1	1	1	1	1	1	1	1	1	1	1	1	1 ^A	1 ^A		
1.120	Single-family detached, two dwellings per lot	1	1	1														
1.130	Single-family detached, accessory apartment ^x	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3				
1.140	Single-family detached, two dwellings per lot, accessory apartments ^x	1, 3	1, 3	1, 3														
1.200	Duplex	1	1	1	1		1	1	1	1	1	1	1	1				
1.300	Multifamily dwellings						1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3			1, 3	1, 3
1.500	Child and Day care homes																	

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1	1.510	Child; 12 or fewer children under the age of 12	1	1	1	1	1	1	1	1	1	1	1	1	1			1	1
2	1.520	Reserved																	
3	1.530	Adult; 12 or fewer people, 12 years and older	1	1	1	1	1	1	1	1	1	1	1	1	1			1	
4	1.540	Reserved																	
5	1.550	Child care residence, 6 to 9 children under 18 years of age		3	3	3	3	3	3	3	3	3	3	3	3			3	
6	1.600	Miscellaneous, rooms for rent situations																	
7	1.610	Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, transitional housing, and temporary residences. Owner or manager must live on site.	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1	1	3 ^N			1, 3	1,3
8	1.620	Hotels, motels	3					-	-		1, 3	1, 3	1, 3	1, 3	3 ^N	3 ^N		1, 3	1, 3
9	1.630	Single room occupancies with private facilities						1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			1, 3	1,3
10	1.700	Home occupations	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
11	1.800	Mobile homes																	

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1.810	Residential mobile homes on individual lots ^E	3	3	3														
1.815	Caretakers mobile homes on individual lots ^E	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
1.820	Mobile home parks ^E				3	3	3	3	3	3								
1.830	Mobile home subdivision ^E				3	3	3	3	3	3								
1.840	Recreational vehicle parks ^F	3 ^F	3 ^F	3 ^F														
1.900	Common wall development																	
1.910	Two dwelling units				1	1	1	1	1									
1.911	Accessory apartments ^X	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			
1.920	Three or more dwelling units				1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			1, 3	1, 3
1.930	Two dwelling unit structures allowed under special density considerations, subsections 49.25.510(h)			3	3	3	3	3	3	3	3		3					
1.950	Mixed use residential building																1,3	1,3
2.000	SALES AND RENTAL GOODS, MERCHANDISE OR EQUIPMENT ^G																	

1	2.100	With less than 5,000 square feet and less than 20 percent of the gross floor area of outside merchandising of goods																
2																		
3	2.110	<i>Reserved</i>																
4	2.120	Miscellaneous							1	1	1	1	3 ^N	3 ^N	3	1	1	
5																		
6	2.130	Marine merchandise and equipment	3 ^T						1, 3	1, 3	1, 3	1, 3	1, 3	3 ^N	3	1	1	
7																		
8	2.200	Storage and display of goods with greater or equal to 5,000 square feet and/or 20 percent of the gross floor area of outside merchandising of goods							1, 3	1, 3	1, 3	1, 3	3 ^N	3 ^N	3			
9																		
10	2.300	Marijuana retail store	3						3	3	3	3	3	3	3		3	
11	3.000	PROFESSIONAL OFFICE, CLERICAL, RESEARCH, REAL ESTATE, OTHER OFFICE SERVICES ^G																
12																		
13	3.050	Offices of not more than 1,000 square feet		3	3	3	3	3	3	3	1	1	1	1	1 ^N		1	1
14																		
15	3.100	Offices greater than 1,000 but not more than 2,500 square feet					3	3	3	1	1	1	1	3 ^N			1	1
16																		
17	3.200	<i>Reserved</i>																
18	3.300	Research, laboratory uses	3 ^T							1, 3	1, 3	1, 3	1, 3	1 ^N , 3	1 ^N , 3	1, 3		1, 3
19																		
20	3.400	Offices greater than 2,500 square feet								1, 3	1, 3	1, 3	1, 3	1 ^N , 3		3 ^S	3	1, 3

1	3.500	Marijuana testing facility	3							3	3	3	3			3			
2	4.000	MANUFACTURING, PROCESSING, CREATING, REPAIRING, RENOVATING, PAINTING, CLEANING, ASSEMBLING OF GOODS ^G																	
3	4.050	Light manufacturing	3 ^T						3	3	1, 3	1, 3	1, 3	1, 3	1 ^N ,	1 ^N ,	1, 3	1,3	1,3
4	4.070	Medium manufacturing	3 ^T									3	3	3	3 ^N	1 ^N ,	1, 3		
5	4.100	Heavy manufacturing	3 ^T	3 ^Q												3 ^N	3		
6	4.150	Rock crusher	3 ^T	1 ^Q	1 ^Q											3 ^N	3		
7	4.200	Storage of explosives and ammunition	3													3 ^N	3		
8	4.210	Seafood processing	3 ^T											3	1, 3	1, 3			
9	4.220	Marijuana product manufacturing facility	3 ^{AC}								3	3					3		
10	5.000	EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USES																	
11	5.100	Schools																	
12		5.110	Elementary and secondary schools including associated grounds and other facilities	3	3	3	3	3	3	3	3	3	3	3	3			3	3
13		5.120	Trade, vocational schools, commercial schools	3 ^T							3	3	3	3	3 ^N	3 ^N	3		3
14		5.130	Colleges, universities	3 ^T	3	3	3	3	3	3	3	3	3	3	3 ^N	3 ^N	3	3	3

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5.200	Churches, synagogues, temples	3 ^T	3	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1 ^N , 3 ^N	3 ^N	1, 3	3	3
5.300	Libraries, museums, art galleries	3 ^T	3	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	3 ^N			1,3	1,3
5.400	Social, fraternal clubs, lodges, union halls, yacht clubs	3 ^T						-	-		1, 3	1, 3	1, 3	1, 3	1 ^N , 3 ^N	3 ^N	1, 3	1,3	1,3
6.000	RECREATION, AMUSEMENT, ENTERTAINMENT																		
6.100	Indoor activity conducted entirely within building or substantial structure																		
6.110	Bowling alleys, billiard, pool halls							-	-		1, 3	1, 3	1, 3	1, 3			3	1,3	1,3
6.120	Tennis, racquetball, squash courts, skating rinks, exercise facilities, swimming pools, archery ranges				3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3			3	1,3	1,3
6.130	Theaters seating for 200 or fewer	3 ^T						-	3	3	1	1	1	1	3 ^N		3	1,3	1
6.135	Theaters seating from 201 to 1,000							-	-		3	1	1	1	3 ^N		3	1,3	1
6.140	Coliseums, stadiums, and other facilities in the 6.100 classification seating more than 1,000 people											3	3	3	3 ^N				

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	6.150	Indoor shooting range	1, 3									3					3		
	6.200	Outdoor activity conducted outside enclosed buildings or structures																	
	6.210	Recreational facilities such as golf, country clubs, swimming, tennis courts not constructed pursuant to a permit authorizing the construction of a school	3	3	3	3	3	3	3	3	3	1, 3			3 ^N		3	1,3	
	6.220	Miniature golf courses, skateboard parks, water slides, batting cages	3	3	3	3	3	3	3	3	3	1, 3	3	3	3 ^N		3	1,3	
	6.240	Automobile, motorcycle racing tracks; off-highway vehicle parks	3									3					3		
	6.250	<i>Reserved</i>																	
	6.260	Open space	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	6.262	Parks with improved facilities, not approved in conjunction with a major subdivision																	
	6.264	Capacity for up to 20 people ^w	1 ^T	1	1	1	1	1	1	1	1	1	1	1	1	3 ^N		1	1

1	6.266	Capacity for more than 20 people ^w	3 ^T	3	3	3	3	3	3	3	3	3	3	3	3 ^N	3 ^N		3	3
2	6.270	Aerial conveyances and appurtenant facilities	3	3	3	3	3	3	3	3	3	3	3	3	3 ^N	3 ^N	3		
3	6.280	Shooting ranges	3														3		
4	7.000	INSTITUTIONAL DAY OR RESIDENTIAL CARE, HEALTH CARE FACILITIES, CORRECTIONAL FACILITIES																	
5	7.100	Hospital									3	3	3	3					
6	7.150	Health care clinics, other medical treatment facilities providing out-patient care							3	3	1, 3	1, 3	1, 3	1, 3				1,3	1,3
7	7.200	Assisted living		3	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3			1,3	1,3
8	7.300	Day care centers					3	3	3	1, 3	1, 3	1, 3	1, 3					1,3	1,3
9	7.310	Child care centers	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3					1,3	1,3
10	7.500	Correctional facilities	3	3	3	3	3	3	3	3	3	3	3						
11	7.600	Sobering centers								3	3	3	3						
12	8.000	RESTAURANTS, BARS, NIGHTCLUBS																	
13	8.050	Small restaurants, less than 1,000 ft ² without drive through service	3 ^T					3	3	3	1	1	1	1	1 ^N		3	1	1
14																			
15																			
16																			
17																			
18																			
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20																			
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1	10.000	STORAGE, PARKING, MOORAGE																
2	10.100	Automobile parking garages or parking lots not related to a principal use on the lot								3	1	1, 3	1, 3			1	1, 3	1, 3
3																		
4	10.200	Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored																
5																		
6	10.210	All storage within completely enclosed structures	1, 3	3						3	1	1 ^U , 1 ^U , 3	1 ^N , 1 ^N	1				
7																		
8	10.220	General storage inside or outside enclosed structures	1, 3	3							1, 3		1 ^N , 1 ^N	1				
9																		
10	10.230	Snow storage basin																
11																		
12	10.232	Neighborhood, less than ½ acre	3	3	3 ^Z	3 ^Z	3 ^Z	3 ^Z	3 ^Z	3 ^Z	3 ^Z	1		3 ^Z	1	1		
13																		
14	10.235	Regional, ½ to 1 acre	3	3	3 ^Z					3 ^Z	3		3 ^Z	1	1			
15																		
16	10.237	Area wide, over 1 acre	3	3 ^Z	3 ^Z						3 ^Z			3	3			
17																		
18	10.300	Parking of vehicles or storage of equipment outside enclosed structures where they are owned and used by the user of the lot and parking and storage is more than a minor and incidental use of the lot	1, 3	3								1, 3		1 ^N , 1 ^N	1			
19																		
20																		

1	10.400	Temporary contractor's storage connected with construction project off-site for a specified period of time	1, 3	3	3	3	3	3	3	3	3	1, 3	3	3	3	1 ^N	1	3	3		
2																					
3	10.500	Moorage																			
4	10.510	Public, commercial	3	3	3						3	3	3	3	1, 3	1, 3	1, 3				
5	10.520	Private	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			
6																					
7	10.600	Floating structures supporting seasonal, commercial recreation	3	3	3										3	3					
8	11.000	MATERIALS SALVAGE YARDS, WASTE MANAGEMENT																			
9																					
10	11.100	Recycling operations																			
11	11.110	Enclosed collection structures ⁰ of less than 80 square feet total and less than six feet in height	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1	1	1 ^P	1 ^P	1	1	1	1 ^P	1 ^P	
12																					
13	11.120	Enclosed structures for recyclable materials collection	1 ^P ,	1 ^P ,	1 ^P ,	1 ^P ,	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	3	3	1	1	1 ^P	3 ^P	3 ^P
14																					
15	11.130	Sorting, storage, preparation for shipment occurring outside an enclosed structure															1 ^N	1			
16																					
17	11.200	Reclamation landfill not associated with a specific use	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3 ^N	3 ^N	1, 3			
18																					
19																					
20																					
21																					
22																					

1	11.300	Sanitary landfill	3																3		
2	12.000	SERVICES AND ENTERPRISES RELATED TO ANIMALS																			
3	12.100	Veterinary clinic	3	3	3						3	1, 3	3	3	1 ^N ,	1 ^N ,	1	3	3		
4	12.200	Kennel	3	3							3	3						1, 3			
5	12.250	Day animal services, grooming, walking, day care	3	3	3	3	3				3	3	3	3				1, 3	3	3	
6																					
7	12.300	Zoos, aquaria, or wild animal rehabilitation facilities with a visitor component	3	3							3	3		3	3 ^N			3			
8																					
9	12.310	Wild animal rehabilitation facilities without a visitor component	3	3	3	3					3	3			3 ^N			3			
10																					
11	12.400	Horseback riding stables, dog team yards	3	3							3	3						3			
12																					
13	13.000	EMERGENCY SERVICES																			
14	13.100	Fire, police, ambulance	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3 ^N	3 ^N	1, 3	3	3
15																					
16	14.000	AQUACULTURE, AGRICULTURE, SILVICULTURE, MINING, QUARRYING OPERATIONS, SPRING WATER BOTTLING																			
17	14.100	Aquaculture	3	3	3						3	3	3	3	1	1		3			
18	14.150	Weirs, channels, and other fisheries enhancement	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1	1		1			
19																					
20																					
21																					
22																					

1	14.200	Commercial agricultural operations																	
2		14.210 Excluding farm animals	1, 3	1, 3	3	3	3	3	3	3	3	3					1, 3	3	3
3		14.220 Including farm animals ^M	1, 3	3													1, 3		
4		14.230 Stabling of farm animals ^M	3	3	3	3					3	3					1, 3		
5		14.240 Marijuana cultivation (500 square feet or more under cultivation)	3								3	3					3		
6		14.245 Marijuana cultivation (fewer than 500 square feet under cultivation)	3	3 ^{AB}							3	3					3		
7		14.250 Personal use agriculture																	
8		14.253 Hens, 6 maximum	1	1	1	1	1	1	3	3	1	1	3	3	1	1	1		
9		14.300 Silviculture and timber harvesting ^J	3	3													3		
10		14.400 Mining operations	2, 3	3	3										3 ^N	3 ^N	2		
11		14.500 Sand and gravel operations ^I	3	3	3						3	3			3 ^N	3 ^N	3		
12		14.800 Spring water bottling	3	3			3	3	3	3	3	3					1, 3	3	
13		15.000 MISCELLANEOUS PUBLIC AND SEMIPUBLIC FACILITIES																	

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1	15.100	Post office	3	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	3 ^N	3 ^N	1, 3	1,3	1, 3	
2	15.200	Airport	3															1, 3			
3	15.400	Military reserve, National Guard centers	3	3	3						3	3				3 ^N	3 ^N	3	3	3	
4	15.500	Heliports, helipads	3									3				3 ^N	3 ^N	3			
5	15.600	Transit facilities																			
6		15.610 Transit center			3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	3		1, 3	1,3	1, 3	
7		15.620 Transit station		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
8		15.630 Park and ride not associated with transit station	3	3	3	3	3	3	3	3	3	1	1	3	3			1			
9	15.700	Public works facility	3	3	3	3						3	3					1, 3			
10	16.000	DRY CLEANER, LAUNDROMAT																			
11	16.100	Drop off and pickup only, no onsite laundry or dry cleaning process										1, 3	1, 3	1, 3	1, 3	1, 3	1 ^N , 1 ^N	1 ^N , 1 ^N	1, 3	1,3	1,3
12	16.200	Full service onsite laundry and/or dry cleaning											3	1, 3	3	3	3 ^N	1 ^N , 1 ^N	1, 3	1,3	1,3
13	17.000	UTILITY FACILITIES																			
14	17.100	Minor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
15																					
16																					
17																					
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1	17.150	Intermediate	3	3	3	3	3	3	3	3	3	3	3	1, 3	3	3	1, 3	1	1	3	3	
2	17.200	Major	3	3	3	3	3	3	3	3	3	3	3	3			3	3	3	3	3	
3	17.300	Driveways and private roads																				
4	18.000	TOWERS AND RELATED STRUCTURES																				
5	18.100 ^{AA}	Towers and antennas 35 feet or less	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
6	18.200 ^{AA}	Towers and antennas 35 to 50 feet	1	3	3	3	3	3	3	3	3	1	1	1	1	1	1	1	1	3	3	
7	18.300 ^{AA}	Towers and antennas more than 50 feet in height	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	1			
8	18.400	Amateur (ham) radio towers and antennas more than 35 feet in height ^R	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
9	18.500	Wireless Communication Facilities	See CBJ 49.65, Wireless Communication Facilities																			
10	19.000	OPEN AIR MARKETS, NURSERIES, GREENHOUSES																				
11	19.100	Open air markets (farm, craft, flea, and produce)	1, 3	1, 3										1, 3	1		1, 3	1, 3	1 ^N , 1 ^N	1, 3	1, 3	1, 3
12	19.200	Nurseries, commercial greenhouses																				
13	19.210	Retail sales	3	3	3	3	3	3	3	3	3	1, 3	1		1 ^V	1 ^V				1	1, 3	1, 3
14	19.220	Nonretail sales	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1		1 ^V	1 ^V				1		

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19.230	Marijuana cultivation (500 square feet or more under cultivation)	3								3	3						3	
19.240	Marijuana cultivation (fewer than 500 square feet under cultivation)	3	3 ^{AB}							3	3						3	
20.000	CEMETERY, CREMATORIUM, MORTUARY																	
20.100	Cemetery	1, 3	3	3	3	3	3	3	3	3	3	3						
20.200	Crematorium	3															1, 3	
20.300	Funeral home	3	3	3	3	3	3			1, 3	1	3	3				1,3	1,3
21.000	VISITOR-ORIENTED, RECREATIONAL FACILITIES																	
21.100	Resort, lodge	3	3															
21.200	Campgrounds	1, 3	3															
21.300	Visitor, cultural facilities related to feature the site	3	3					-	-	3	3	3	3	3 ^N			3	3
22.000	TEMPORARY STRUCTURES ASSOCIATED WITH ONSITE CONSTRUCTION																	
22.100	Temporary structures used in connection with construction	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

ARTICLE IV. DIMENSIONAL STANDARDS

49.25.400 TABLE OF DIMENSIONAL STANDARDS

(a) A bonus awarded consistent with this title may allow for a dimension to exceed the corresponding dimension in the table of the dimensional standards.

(b) The following shall be known as the table of dimensional standards:

Zoning Regulations	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	MU	MU2	MU3	NC	LC	GC	WC	WI	I
Minimum Lot Size ¹																	
Permissible Uses	36,000	36,000	12,000	7,000	3,600 ₁₀	6,000	5,000	5,000	4,000	4,000	3,000	3,000	2,000	2,000	2,000	2,000	2,000
Bungalow ⁹		18,000	6,000	3,500	2,500	3,000	3,000	2,500									
Duplex	54,000	54,000	18,000	10,500													
Common Wall Dwelling				7,000	3,600 ₁₀	5,000	3,500	2,500		2,500							
Single-family detached, two dwellings per lot	72,000	72,000	24,000														

1	Minimum lot width	150'	150'	100'	70'	40'	50'	50'	50'	50'	50'	40'	40'	20'	20'	20'	20'	20'
2	Bungalow ⁹		75'	50'	35'	25'	25'	25'	25'									
3	Common wall dwelling				60'	40'	40'	30'	20'		20'							
4	Minimum lot depth	150'	150'	100'	85'	85' ¹⁰	85'	80'	80'	80'	80'	None	None	80'	60'	60'	60'	60'
5	Maximum lot coverage																	
6	Permissible uses	10%	10%	35%	50%	50%	50%	50%	50%	None	80%	75%	None	None	None	None	None	None
7	Conditional uses	20%	20%	35%	50%	50%	50%	50%	50%	None	80%	75%	None	None	None	None	None	None
8	Maximum height permissible uses	45'	35'	35'	35'	35'	35'	35'	35'	None	45' ⁴	35'	35'	45'	55'	35' ⁴	45' ⁴	None
9	Accessory	45'	25'	25'	25'	25'	25'	25'	25'	None	35'	25'	25'	35'	45'	35' ⁴	45' ⁴	None
10	Bungalow ⁹		25'	25'	25'	25'	25'	25'	25'									
11	Minimum front yard setback ³	25'	25'	25'	20'	20' ¹⁰	20'	20'	20'	0'	5' ^{5,8}	0'	0'	25'	10'	10'	10'	10'
12	Maximum front yard setback											20'	15'					
13	Minimum street side yard setback	17'	17'	17'	13'	10'	13'	13'	13'	0'	5'	0'	0'	17'	10'	10'	10'	10'
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Maximum street side yard setback												15'	10'					
Minimum rear yard setback ³	25' ²	25'	25'	20'	10'	20'	15'	10'	0'	5'	5'	5'	0' ¹¹	10'	10'	10'	10'	10'
Minimum side yard setback ³	15' ²	15'	10'	5'	3'	5'	5'	5'	0'	5'	0' ¹¹	0' ¹¹	10'	10'	10'	10'	0'	
Common wall dwelling				10' ⁶	3'	5' ⁷	5' ⁷	5' ⁷		5' ⁷								

Notes:

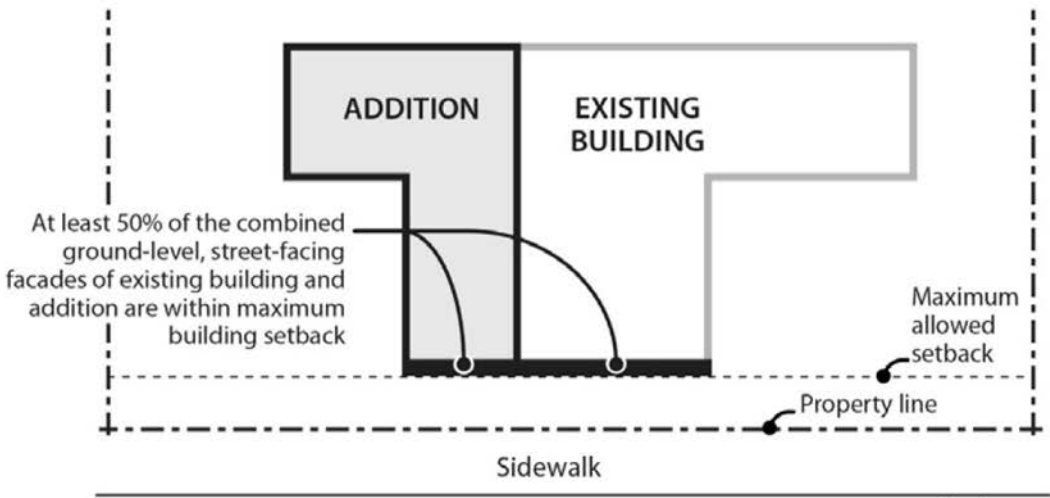
1. Minimum lot size is existing lot or area shown on chart in square feet.
2. Sixty feet between nonresidential and designated or actual residential site; 80 feet between industrial, extractive and other uses.
3. Where one district abuts another the greater of the two setbacks is required for both uses on the common property line.
4. (Height Bonus) Reserved.
5. (Pedestrian Amenities Bonus) Reserved.
6. Zero-foot setback for the portion of the dwelling with a common wall, five-foot setback or five-foot wide easement for the portion of the dwelling at the common lot line without a common wall, and ten-foot setback for the remaining side yards of the lot.
7. Zero-foot setback for the portion of the dwelling with a common wall, five-foot setback or five-foot wide easement for the portion of the dwelling at the common lot line without a common wall, and five-foot setback for the remaining side yards of the lot.
8. On corner lots, buildings shall be set back 15 feet from a street intersection. The area in which buildings shall be prohibited shall be determined by extending the edge of the traveled ways to a point of intersection, then measuring back 15 feet, then connecting the points.
9. Special restrictions apply to construction on bungalow lots. See special use provisions [49.65.600](#).
10. For lots adjacent to an alley, the following reductions to the dimensional standards apply:
 - (a) Minimal lot area includes 50% of adjacent alley (see graphic).
 - (b) Minimal lot depth includes 50% of the width of adjacent alley.
 - (c) Minimum front yard setback of ten feet.
11. Additional setbacks apply when lot abuts a multi-family or single-family residential zoning district as required by 49.25.430(8).

49.25.430 Yard setbacks.

(6) *Maintaining building façade continuity.* In order to maintain building façade continuity, a new building in the NC or MU3 zoning districts shall have a front yard setback and street side yard setback equal to the average front yard setback of the three closest buildings sharing a frontage and within a 150-foot radius. An existing building on the subject lot may be used as one of three buildings to calculate the setback determination. For the purposes of this section, the buildings used in averaging must be conforming enclosed buildings.

(7) *Maximum building setback for NC and MU3.* In NC and MU3 zoning districts, at least 50 percent of the length of the ground level, street-facing façade of a new or altered building shall be within the maximum setback for the underlying zoning district. Where there is more than one building on a lot, the maximum standard applies to the combined ground level, street-facing facades of all the buildings.

Alteration to Existing Building in Conformance with Maximum Setback Standard



(8) NC and MU3 parcels abutting residential zoning districts. When a building in the NC or MU3 zoning district abuts a residential zoning district the following setbacks and landscaping requirements apply:

Height of building wall	Lots abutting a residential zone side lot line	Lots abutting a residential zone rear lot line
15 ft. or less	5-foot setback and landscaping	Underlying zoning district setback, no landscaping
15.1 ft. to 25 ft.	8-foot setback and landscaping	
25.1 ft. and taller	10-foot setback and landscaping	

ARTICLE V. DENSITY

49.25.500 Density.

The maximum number of dwelling units allowed per acre shall be as provided in the following table:

Zoning District	Maximum Dwelling Units/Acre
RR	Density determined by minimum lot size in section 49.25.400 and special density requirements in section 49.25.510.
D-1	Density determined by minimum lot size in section 49.25.400 and special density requirements in section 49.25.510.
D-3	Density determined by minimum lot size in section 49.25.400 and special density requirements in section 49.25.510.
D-5	Density determined by minimum lot size in section 49.25.400 and special density requirements in section 49.25.510.

D-10	10 units per acre
D-10 SF	Density determined by minimum lot size in section 49.25.400 and special density requirements in section 49.25.510.
D-15	15 units per acre
D-18	18 units per acre
MU	No maximum density
MU2	80 units per acre
<u>MU3</u>	<u>30 units per acre</u>
<u>NC</u>	<u>15 units per acre</u>
LC	30 units per acre
GC	50 units per acre
WC	18 units per acre

Section 3. Amendment of chapter. Chapter 49.50 Parks, Open Space and Vegetative Cover is amended to read:

CHAPTER 49.50 PARKS, OPEN SPACE AND VEGETATIVE COVER

Article III. – Vegetative Cover

49.50.300 Minimum vegetative cover.

A minimum percent by area of each development site shall be maintained with live vegetative cover according to the following table. In the event of a conflict between district and area standards, the greater shall apply.

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Zoning District	Percentage of Lot in Vegetation
D-1, D-3, and D-5, residential districts	20
D-10 SF residential districts	15
D-10, D-15, and D-18 multifamily residential districts	30
MU2, mixed use district	5
<u>MU3, mixed use district</u>	<u>10</u>
<u>NC, neighborhood commercial district</u>	<u>15</u>
LC, light commercial district	15
GC, general commercial district	10
WC, waterfront commercial district	10
WI, waterfront industrial district	5
I, industrial district	5
Convenience store, outside a commercial district	20

1
2 **Section 4. Amendment of Chapter.**

3 Chapter 70 is amended by adding a new article XIII to read:
4

5 **ARTICLE XIII. AUKE BAY OVERLAY DISTRICT**

6 **49.70.1300 Purpose.**

7
8 The purpose of the Auke Bay Overlay District is to implement the Auke Bay Area Plan
9 Vision through design standards and development bonuses that promote the creation of a
10 lively, village-like setting. Bonuses may be earned by providing a combination of design
11 standards, site features and community improvements envisioned by the Auke Bay Area
12 Plan.

13 **49.70.1310 Applicability.**

14 *Auke Bay Overlay District.* This article applies only to parcels located within the Auke
15 Bay Overlay District as shown on the adopted map.

16 **49.70.1320 Relationship to Existing Zoning.**

17 If a developer chooses to earn bonus points, a minimum of 10 percent of bonus points must
18 be earned by providing design standards. Bonus points may be used to increase density,
19 increase building height, or reduce minimum parking requirements. All other
20 requirements of the underlying zoning district apply.

21 **49.70.1330 Auke Bay Overlay District Procedure.**

22 (a) *Auke Bay Overlay District Permit.* The commission shall hear all applications
23 pursuant to this article.

24 (b) *Pre-application Conference.* Prior to submission of an application, the developer shall
25 meet with the director for the purpose of discussing the site, the proposed development
activity including design standards, site features and/or community improvements that
will be incorporated and how bonus points will be used.

(c) *Application.* The developer shall submit to the director one copy of the completed
permit application together with all supporting materials and the permit fee. A
developer that applies for a bonus, must show the nature and extent of such bonuses in
the Auke Bay Overlay District application.

(d) *Director's review procedure.*

(1) The director shall endeavor to determine whether the application accurately
reflects the developer's intentions; shall advise the developer whether or not the

1
2 application is acceptable; and, if it is not, shall advise what corrective action may be
3 taken.

4 (2) After accepting the application, the director shall schedule it for a hearing before
5 the commission and shall give notice to the developer and the public in accordance
6 with section 49.15.230.

7 (3) The director shall forward the application to the commission together with a
8 report setting forth the director's recommendation for approval or denial, with or
9 without conditions together with the reasons therefore.

10 (4) Copies of the application or the relevant portions thereof shall be transmitted to
11 interested agencies as specified on a list maintained by the director for that purpose.
12 Referral agencies shall be invited to respond within 15 days unless an extension is
13 requested and granted in writing for good cause by the director.

14 (5) Even if the proposed development complies with all the requirements of this title
15 and all recommended conditions of approval, the director may nonetheless
16 recommend denial of the application if it is found that the development:

- 17 (A) Will materially endanger the public health or safety;
- 18 (B) Will substantially decrease the value of or be out of harmony with
19 property in the neighboring area; or
- 20 (C) Will not be in general conformity with the comprehensive plan.

21 (e) *Review of director's determinations.*

22 (1) At the hearing on the Auke Bay Overlay District permit, the commission shall
23 review the director's report to consider:

- 24 (A) Whether the proposed development is appropriate according to the
25 comprehensive plan, Auke Bay Area Plan, or other official adopted plan;
- (B) Whether the application is complete; and
- (C) Whether the development as proposed will comply with the other
requirements of this title.

(2) The commission shall adopt the director's determination on each item set forth
in paragraph (1) of this subsection (e) unless it finds, by a preponderance of the
evidence, that the director's determination was in error, and states its reasoning for
each finding with particularity.

(f) *Commission determinations.* Even if the commission adopts the director's
determinations pursuant to subsection (e) of this section, it may nonetheless deny or
condition the permit if it concludes, based upon its own independent review of the
information submitted at the hearing, that the development will more probably than not:

- (1) Materially endanger the public health or safety;
- (2) Substantially be out of harmony with property in the neighboring area; or
- (3) Lack general conformity with the comprehensive plan.

Bonus points may be awarded for site features and design features that were existing on the date this ordinance was adopted.

(a) Community Improvements

(1) *Platting new public rights-of-way.* A development that includes the dedication of private land for the future development of a publically maintained connected street grid system is eligible for the following bonus points.

Linear feet of public right of way	Standard	Points Earned
3 feet (a minimum of 25 ft. must be platted)	All platted public rights-of-way shall be consistent with the public right-of-way width standard for streets other than arterials and connectors, as found in Chapter 49.35.	1 point

(2) *Providing public parking on private property.* A minimum of 12 parking spaces must be provided. The public parking spaces are in addition to the minimum parking required for the lot. The public parking area shall be paved, the parking spaces shall be striped, and a public parking sign must be installed and clearly visible from abutting public rights-of-way. The property owner will retain ownership of the lot and is responsible for all maintenance of the parking area. The owner may charge reasonable fees for use of the parking area.

Parking Spaces Provided	Standard	Points Earned
12 or more	Bonus points may be earned for public parking providing 12 or more spaces.	1 point per space, twelve and above

(3) *Mixed use structures.* Mixed use structures are intended to encourage structures that combine medium- to high-density residential uses with compatible commercial uses on a single site and within the same structure.

Residential/Commercial floor area ratio	Points Earned
1:1	8 points
2:1	12 points (16 points for zoning districts with height restrictions of 35 feet including maximum height with bonuses)
3:1	16 points (24 points for zoning districts with height restrictions of 45 feet including maximum height with bonuses)
4:1	24 points

(4) *Building Design Standards.* Building design standards are intended to encourage the inclusion of specific design standards within new development, and additions or exterior improvements to existing structures. The building design standards represent the vision of future development in the Auke Bay Center, as identified in the Auke Bay Area Plan. A minimum of 10 percent of all bonus points earned must be earned from meeting design standards.

Design Standards		Points Earned
Welcoming street facing building facades	Windows and building entrances comprise at least 20% of the ground floor wall area for all non-residential uses. Street facing façade windows shall be no more than 4 feet above finished grade. Windows and doors shall consist of clear glass.	3 points for every 20% transparency
Ground level entrances	Entryways shall be designed to orient customers with attractive architectural features, such as a recessed entryway, pedestrian oriented lighting, and weather protection. Each public entrance shall be clearly defined and highly visible.	3 points for each entryway
Canopies provided for public right-of-ways and improved pedestrian walkways	Canopies shall span the entire frontage of the building and shall meet CBJ canopy standards.	1 point for every 5 ft. of canopy

(5) *Site Features*. Site features are intended to encourage the installation of features that promote pedestrian safety and create interesting and inviting outdoor spaces.

Site Feature	Standard	Points Earned
Pedestrian walkways	Pedestrian walkways shall provide a direct route from a right-of-way or parking area to the building's main entrance, as determined by the director; be a minimum of 5 feet wide; be separated from a parking area or right-of-way with landscaping or a raised surface of at least 6 inches; consist of a walking surface other than dirt or gravel; connect to a pedestrian walkway on an abutting lot when possible	1 points per 10 feet of walkway
Covered bike rack	Bike rack(s) shall be installed near a building's ground level entrance; have a minimum capacity of four bikes. Bike racks shall be covered and shall be compatible with a U lock, as recommended in the Juneau Non-Motorized Transportation Plan.	1 point per bike rack
Outdoor seating	Outdoor seating shall consist of at least one bench that seats at least 4 people or one table that seats at least four people; be secured to the ground or building; and be provided at a minimum during the summer months	1 point per bench or table

<p>Outdoor Planters or Landscaping</p>	<p>Outdoor planters or landscaping shall span a minimum of 25 percent of the building right-of-way facing façade(s); contain live, non-invasive plant(s); be designed and located in a manner that does not interfere with site distance from public right-of-ways or pedestrian walkways, as determined by the commission</p>	<p>1 point for every quarter of the building façade with planters or landscaping</p>
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(6) *Screening.* Screening is intended to preserve and enhance the aesthetic value of Auke Bay by minimizing views of specific parts of properties or structures from streets, pedestrian walkways, or abutting properties when the specific part(s) of property or structure are located within 30 feet of a property line, public rights-of-way, or pedestrian walkways.

Structures to be screened	Standard	Points Earned
<p>Above-ground parking lots</p>	<p>Screening shall be four feet tall and shall consist of sight obscuring landscaping or a sight obscuring fence or wall. Parking areas do not need to be screened from pedestrian walkways that intersect the parking area.</p>	<p>3 points per parking lot</p>
<p>Recycle and trash receptacles; above-ground oil, gas, water or wood pellet storage containers; freestanding utility, mechanical and electrical boxes</p>	<p>Screening shall be as tall as the structure or object being screened; shall consist of sight obscuring landscaping, a sight obscuring fence or wall, murals or other forms of public art, or other methods that meet the purpose of this section, as determined by the commission</p>	<p>1 point each</p>

(7) *Preserving views of Auke Bay and Statter Harbor.* Preservation of the view is intended to protect the aesthetic value of private property by encouraging developers of structures greater than two stories in height to preserve the view(s) of Auke Bay and Statter Harbor from abutting properties, as determined by the planning commission.

Building Stepback	Points Earned
Reduction of the upper floor footprint in relation to the ground floor.	1 point for every 3% reduction

49.70.1350 Using Bonus Points

- (a) *General.* Despite the other provisions of this title, a bonus may be granted as described in this section.
- (b) *Density Bonus.* The allowable density of dwelling units per acre may be increased based on bonus points earned. Density increase shall be rounded to the nearest whole number

Bonus Points Needed	NC	MU3	WC
Standard Zoning	15 units per acre	30 units per acre	18 units per acre
8 points	17 units per acre	35 units per acre	21 units per acre
16 points	19 units per acre	38 units per acre	24 units per acre
24 points	21 units per acre	42 units per acre	27 units per acre
32 points	25 units per acre	50 units per acre	30 units per acre

- (c) *Height Bonus.* Bonus points for increased height are not allowed in the Waterfront Commercial zoning district.

Bonus Points Needed	NC	MU3
	Principle / accessory height limit	
Standard zoning	35' / 25'	35' / 25'
6 points	45' / 35'	45' / 35'
12 points		55' / 45'

- (d) *Reduce minimum parking requirements.* The maximum allowed parking reduction in the Auke Bay Overlay District is 30 percent of the total number of parking spaces

required for all uses on the site. Dimensional standards for parking and off-street loading in 49.40.210 shall apply.

Bonus Points Needed	Parking Reduction
Standard zoning	Parking as required in 49.40
6 points	10% reduction
10 points	15% reduction
15 points	20% reduction
22 points	25% reduction
30 points	30% reduction

Section 5. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2020.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

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Presented by: The Manager
Introduced:
Drafted by:

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2020-XX

An Ordinance Amending the Land Use Code to Create the Auke Bay Overlay District.

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 4. Amendment of Chapter.

Chapter 70 is amended by adding a new article XIII to read:

ARTICLE XIII. AUKE BAY OVERLAY DISTRICT

49.70.1300 Purpose.

The purpose of the Auke Bay Overlay District is to implement the Auke Bay Area Plan Vision through design standards and development bonuses that promote the creation of a lively, village-like setting. Bonuses may be earned by providing a combination of design standards, site features and community improvements envisioned by the Auke Bay Area Plan.

49.70.1310 Applicability.

Auke Bay Overlay District. This article applies only to parcels located within the Auke Bay Overlay District as shown on the adopted map.

49.70.1320 Relationship to Existing Zoning.

1 If a developer chooses to earn bonus points, a minimum of 10 percent of bonus points must
 2 be earned by providing design standards. Bonus points may be used to increase density,
 3 increase building height, or reduce minimum parking requirements. All other
 4 requirements of the underlying zoning district apply.

5 **49.70.1330 Auke Bay Overlay District Procedure.**

6 (a) *Auke Bay Overlay District Permit.* The commission shall hear all applications
 7 pursuant to this article.

8 (b) *Pre-application Conference.* Prior to submission of an application, the developer shall
 9 meet with the director for the purpose of discussing the site, the proposed development
 10 activity including design standards, site features and/or community improvements that
 11 will be incorporated and how bonus points will be used.

12 (c) *Application.* The developer shall submit to the director one copy of the completed
 13 permit application together with all supporting materials and the permit fee. A
 14 developer that applies for a bonus, must show the nature and extent of such bonuses in
 15 the Auke Bay Overlay District application.

16 (d) *Director's review procedure.*

17 (1) The director shall endeavor to determine whether the application accurately
 18 reflects the developer's intentions; shall advise the developer whether or not the
 19 application is acceptable; and, if it is not, shall advise what corrective action may be
 20 taken.

21 (2) After accepting the application, the director shall schedule it for a hearing before
 22 the commission and shall give notice to the developer and the public in accordance
 23 with section 49.15.230.

24 (3) The director shall forward the application to the commission together with a
 25 report setting forth the director's recommendation for approval or denial, with or
 without conditions together with the reasons therefore.

(4) Copies of the application or the relevant portions thereof shall be transmitted to
 interested agencies as specified on a list maintained by the director for that purpose.
 Referral agencies shall be invited to respond within 15 days unless an extension is
 requested and granted in writing for good cause by the director.

(5) Even if the proposed development complies with all the requirements of this title
 and all recommended conditions of approval, the director may nonetheless
 recommend denial of the application if it is found that the development:

- (A) Will materially endanger the public health or safety;
- (B) Will substantially decrease the value of or be out of harmony with
 property in the neighboring area; or
- (C) Will not be in general conformity with the comprehensive plan.

(e) *Review of director's determinations.*

(1) At the hearing on the Auke Bay Overlay District permit, the commission shall review the director's report to consider:

- (A) Whether the proposed development is appropriate according to the comprehensive plan, Auke Bay Area Plan, or other official adopted plan;
- (B) Whether the application is complete; and
- (C) Whether the development as proposed will comply with the other requirements of this title.

(2) The commission shall adopt the director's determination on each item set forth in paragraph (1) of this subsection (e) unless it finds, by a preponderance of the evidence, that the director's determination was in error, and states its reasoning for each finding with particularity.

(f) *Commission determinations.* Even if the commission adopts the director's determinations pursuant to subsection (e) of this section, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the hearing, that the development will more probably than not:

- (1) Materially endanger the public health or safety;
- (2) Substantially be out of harmony with property in the neighboring area; or
- (3) Lack general conformity with the comprehensive plan.

49.70.1340 Auke Bay Overlay District Standards.

Bonus points may be awarded for site features and design features that were existing on the date this ordinance was adopted.

(a) Community Improvements

(1) *Platting new public rights-of-way.* A development that includes the dedication of private land for the future development of a publically maintained connected street grid system is eligible for the following bonus points.

Linear feet of public right of way	Standard	Points Earned
3 feet (a minimum of 25 ft. must be platted)	All platted public rights-of-way shall be consistent with the public right-of-way width standard for streets other than arterials and connectors, as found in Chapter 49.35.	1 point

(2) *Providing public parking on private property.* A minimum of 12 parking spaces must be provided. The public parking spaces are in addition to the minimum parking required for the lot. The public parking area shall be paved, the parking spaces shall be striped, and a public parking sign must be installed and clearly visible from abutting public rights-of-way. The property owner will retain ownership of the lot and is responsible for all maintenance of the parking area. The owner may charge reasonable fees for use of the parking area.

Parking Spaces Provided	Standard	Points Earned
12 or more	Bonus points may be earned for public parking providing 12 or more spaces.	1 point per space, twelve and above

(3) *Mixed use structures.* Mixed use structures are intended to encourage structures that combine medium- to high-density residential uses with compatible commercial uses on a single site and within the same structure.

Residential/Commercial floor area ratio	Points Earned
1:1	8 points
2:1	12 points (16 points for zoning districts with height restrictions of 35 feet including maximum height with bonuses)
3:1	16 points (24 points for zoning districts with height restrictions of 45 feet including maximum height with bonuses)
4:1	24 points

(4) *Building Design Standards.* Building design standards are intended to encourage the inclusion of specific design standards within new development, and additions or exterior improvements to existing structures. The building design standards represent the vision of future development in the Auke Bay Center, as identified in the Auke Bay Area Plan. A minimum of 10 percent of all bonus points earned must be earned from meeting design standards.

Design Standards		Points Earned
Welcoming street facing building facades	Windows and building entrances comprise at least 20% of the ground floor wall area for all non-residential uses. Street facing façade windows	3 points for every 20% transparency

	shall be no more than 4 feet above finished grade. Windows and doors shall consist of clear glass.	
Ground level entrances	Entryways shall be designed to orient customers with attractive architectural features, such as a recessed entryway, pedestrian oriented lighting, and weather protection. Each public entrance shall be clearly defined and highly visible.	3 points for each entryway
Canopies provided for public right-of-ways and improved pedestrian walkways	Canopies shall span the entire frontage of the building and shall meet CBJ canopy standards.	1 point for every 5 ft. of canopy

(5) *Site Features.* Site features are intended to encourage the installation of features that promote pedestrian safety and create interesting and inviting outdoor spaces.

Site Feature	Standard	Points Earned
Pedestrian walkways	Pedestrian walkways shall provide a direct route from a right-of-way or parking area to the building's main entrance, as determined by the director; be a minimum of 5 feet wide; be separated from a parking area or right-of-way with landscaping or a raised surface of at least 6 inches; consist of a walking surface other than dirt or gravel; connect to a pedestrian walkway on an abutting lot when possible	1 points per 10 feet of walkway
Covered bike rack	Bike rack(s) shall be installed near a building's ground level entrance; have a minimum capacity of four bikes. Bike racks shall be covered and shall be compatible with a U	1 point per bike rack

	lock, as recommended in the Juneau Non-Motorized Transportation Plan.	
Outdoor seating	Outdoor seating shall consist of at least one bench that seats at least 4 people or one table that seats at least four people; be secured to the ground or building; and be provided at a minimum during the summer months	1 point per bench or table
Outdoor Planters or Landscaping	Outdoor planters or landscaping shall span a minimum of 25 percent of the building right-of-way facing façade(s); contain live, non-invasive plant(s); be designed and located in a manner that does not interfere with site distance from public right-of-ways or pedestrian walkways, as determined by the commission	1 point for every quarter of the building façade with planters or landscaping

(6) *Screening*. Screening is intended to preserve and enhance the aesthetic value of Auke Bay by minimizing views of specific parts of properties or structures from streets, pedestrian walkways, or abutting properties when the specific part(s) of property or structure are located within 30 feet of a property line, public rights-of-way, or pedestrian walkways.

Structures to be screened	Standard	Points Earned
Above-ground parking lots	Screening shall be four feet tall and shall consist of sight obscuring landscaping or a sight obscuring fence or wall. Parking areas do not need to be screened from	3 points per parking lot

	pedestrian walkways that intersect the parking area.	
Recycle and trash receptacles; above-ground oil, gas, water or wood pellet storage containers; freestanding utility, mechanical and electrical boxes	Screening shall be as tall as the structure or object being screened; shall consist of sight obscuring landscaping, a sight obscuring fence or wall, murals or other forms of public art, or other methods that meet the purpose of this section, as determined by the commission	1 point each

(7) *Preserving views of Auke Bay and Statter Harbor.* Preservation of the view is intended to protect the aesthetic value of private property by encouraging developers of structures greater than two stories in height to preserve the view(s) of Auke Bay and Statter Harbor from abutting properties, as determined by the planning commission.

Building Stepback	Points Earned
Reduction of the upper floor footprint in relation to the ground floor.	1 point for every 3% reduction

49.70.1350 Using Bonus Points

(a) *General.* Despite the other provisions of this title, a bonus may be granted as described in this section.

(b) *Density Bonus.* The allowable density of dwelling units per acre may be increased based on bonus points earned. Density increase shall be rounded to the nearest whole number

Bonus Points Needed	NC	MU3	WC
Standard Zoning	15 units per acre	30 units per acre	18 units per acre
8 points	17 units per acre	35 units per acre	21 units per acre
16 points	19 units per acre	38 units per acre	24 units per acre
24 points	21 units per acre	42 units per acre	27 units per acre

32 points	25 units per acre	50 units per acre	30 units per acre
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(c) *Height Bonus.* Bonus points for increased height are not allowed in the Waterfront Commercial zoning district.

Bonus Points Needed	NC	MU3
	Principle / accessory height limit	
Standard zoning	35' / 25'	35' / 25'
6 points	45' / 35'	45' / 35'
12 points		55' / 45'

(d) *Reduce minimum parking requirements.* The maximum allowed parking reduction in the Auke Bay Overlay District is 30 percent of the total number of parking spaces required for all uses on the site. Dimensional standards for parking and off-street loading in 49.40.210 shall apply.

Bonus Points Needed	Parking Reduction
Standard zoning	Parking as required in 49.40
6 points	10% reduction
10 points	15% reduction
15 points	20% reduction
22 points	25% reduction
30 points	30% reduction

Section 5. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2020.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

