

**PLANNING COMMISSION**  
**NOTICE OF DECISION**

Date: May 17, 2013

File No.: AME2013 0007

City and Borough of Juneau  
City and Borough Assembly  
155 South Seward Street  
Juneau, AK 99801

Application For: Planning Commission Recommendation to the City and Borough Assembly to amend the Comprehensive Plan Map G from *Resource Development* to mix of *Industrial*, *General Commercial*, and *Resource Development* in the area of Honsinger Pond.

Legal Description: USS 1568 TR B

Property Address: Glacier Hwy

Parcel Code No.: 5-B14-0-102-007-0

Hearing Date: April 9, 2013

The Planning Commission, at its regular public meeting, did not adopt the analysis and findings listed in the attached memorandum dated April 4, 2013 by a vote of three yes and three no votes. No other motions or motions to reconsider were made, no further action was taken on AME2013 0007, and consequently the request for the map amendment has been denied. At the regular meeting on May 14, 2013 the Planning Commission adopted the findings below to support the action. The findings are:

1. The parcel, as it is zoned today, has development opportunities. The current zoning does not prohibit it from being used or developed. Current uses can include resource extraction, recreation, visitor-oriented, and residential uses.
2. The City has missed an opportunity by not purchasing the property to maintain the scenic and habitat values.
3. Industrial uses so close to a sensitive habitat area is a concern.
4. General commercial is not appropriate for the area.
5. Working with the situation we can maintain the view shed.
6. The Comprehensive Plan shows the need for industrial land and also shows intent to acquire the land for public purposes, for a park and viewshed protection.

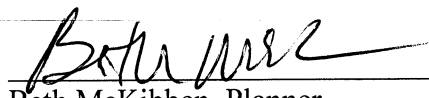
7. This parcel of land is an important scenic corridor and iconic viewshed that defines the community.
8. The wetlands and the parcel have value to the community of Juneau. We can't allow further degradation of the wetlands. The loss of 39 percent of the wetlands over time, per public comment, is credible and concerning.
9. This parcel of land, as it is currently zoned has social, environmental, and financial value to future generations.
10. There has been a significant amount of public comment in opposition to both this map amendment and the prior withdrawn rezoning proposal. There hasn't been any public support shown for this development concept.
11. Large water fowl create safety concerns for the airport, but there is a float plane pond adjacent to the airport. And, there is a water canal system that has been developed between the airport and the airport dike trail. These water systems also attract birds and are very close to the airport.
12. The Wetlands Review Board recommended the best use of this parcel would be to restore the developed portions to their natural state and to not disturb the undeveloped area. The benefits of this approach would be to increase the safety of the airport by removing the pond that attracts large birds and also to provide additional buffer for the Mendenhall State Game Refuge.

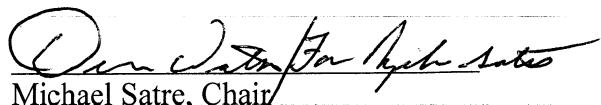
Attachments: April 4, 2013 memorandum from Beth McKibben, Community Development, to the CBJ Planning Commission regarding AME2013 0007.

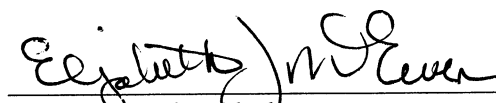
May 10, 2013 memorandum from Beth McKibben, Community Development to the CBJ Planning Commission regarding AME2013 007.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ §49.20.120).

Project Planner:

  
Beth McKibben, Planner  
Community Development Department

  
Michael Satre, Chair  
Planning Commission

  
Filed With City Clerk Deputy

5/21/13  
Date

Bicknell Inc  
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**NOTE:** The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this recommended map change. ADA regulations have access requirements above and beyond CBJ - adopted regulations. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.