



**PLANNING COMMISSION  
NOTICE OF DECISION**

Date: January 15, 2014

File No.: AME2013 0015

Bicknell, Inc.  
P.O. Box 33517  
Juneau, AK 99803

Application For: A request to rezone 82 acres of Rural Reserve to a mixture of Industrial, Light Commercial and Rural Reserve.

Legal Description: USS 1568 TR B

Property Address: Glacier Highway

Hearing Date: November 26, 2013

The Planning Commission, at its regular public meeting on December 10, 2013, did not adopt the analysis and findings listed in the attached memorandum dated November 21, 2013, and with five no votes and two yes votes, denied the request to rezone 82 acres of Rural Reserve (RR) to a mixture of Industrial, Light Commercial and Rural Reserve. The Commission adopted the findings below to support their decision:

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. Light 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.

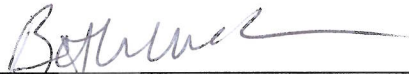
9. This parcel of land, as it is currently zoned has social, environmental, and financial value to future generations.
10. There has been a significant amount of public comment in opposition to this rezoning proposal. There hasn't been any public support shown for this development concept.
11. Large 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.

At the regular Planning Commission meeting on January 14, 2014 the Commission considered a motion to reconsider the December 10, 2013 vote on this rezone request. With a vote of two yes votes and three no votes the motion to reconsider failed.

Attachments: November 21, 2013 memorandum from Beth McKibben, Community Development, to the CBJ Planning Commission regarding AME2013 0015.

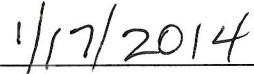
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030 (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

  
Date

cc: Plan Review

**NOTE:** The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this recommended text amendment. 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.