



Community Development

City & Borough of Juneau • Community Development
155 S. Seward Street • Juneau, AK 99801
(907) 586-0715 Phone • (907) 586-4529 Fax

DATE: April 3, 2015

TO: Planning Commission

FROM: Beth McKibben, Planning Manager
Community Development Department

FILE NO.: AME2015 0002

PROPOSAL: Rezone request to change 4.5 acres from Waterfront Industrial to Industrial.

Applicant: City and Borough of Juneau Engineering Department

Property Owner: City and Borough of Juneau

Property Address: 1540 Thane Road

Legal Description: ATS 556 Tract A

Parcel Code No.: 1-C11-0-K00-004-0

Site Size: 4.5 Acres (affected area)

Zoning: Waterfront Industrial

Utilities: CBJ Water and Sewer

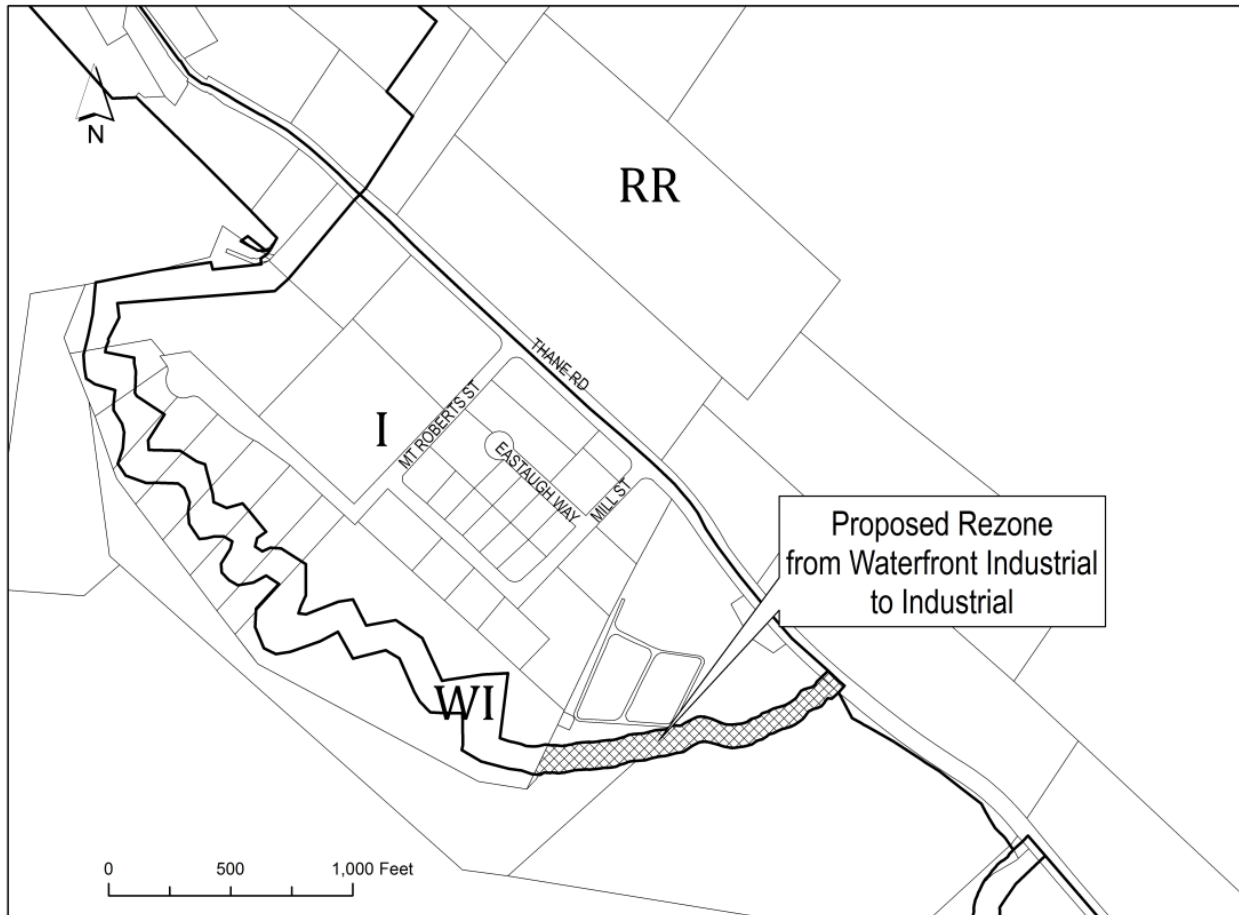
Access: Thane Road

Existing Land Use: CBJ Wastewater Treatment Plant

Surrounding Land Use:

North –	Rural Reserve; Campground across Thane Road
South –	Gastineau Channel
East –	Rural Reserve; Campground across Thane Road
West –	Industrial; AK Litho Building, Commercial Mix with garage; Storage Units with caretaker unit; Princess Tours Bus shop and parking; Alaska Marine Lines loading facility and dock

Vicinity Map



ATTACHMENTS

Attachment 1	Development Permit Application
Attachment 2	Zone Change Application
Attachment 3	Project Site Map
Attachment 4	CBJ Engineering Comments 1/31/15
Attachment 5	CBJ Assessor Comments 2/4/15
Attachment 6	ADEC Comments 2/27/15
Attachment 7	Neighborhood Meeting
Attachment 8	Zoning Map
Attachment 9	Map N of the 2013 Comprehensive Plan
Attachment 10	Notice of Public Hearing
Attachment 11	Table of Permissible Uses – CBJ 49.25.300

The City and Borough of Juneau Code states in CBJ 49.10.170(d) that the Commission shall make recommendations to the Assembly on all proposed amendments to this title, zonings and re-zonings, indicating compliance with the provisions of this title and the Comprehensive Plan.

PROPOSAL

The CBJ Engineering and Public Works Department requests a zone change at the CBJ Rock Dump Wastewater Treatment Plant from Waterfront Industrial to Industrial. The zone change would affect a narrow strip, approximately 100 feet wide, along the waterfront edge of the city property.

CBJ Engineering believes future public works uses for the land are limited by the split zoning on this property, and consequently, that the zone change is necessary. For example, support services for the street snow storage and treatment site such as a gravel or salt storage building could not be built in the Waterfront Industrial zoning district. CBJ Engineering also notes that Industrial land is in short supply in the Borough, and if the Waterfront Industrial zoning district restricts development on the property, CBJ may have challenges finding other appropriately zoned sites for needed expansions (Attachment 4).

PUBLIC INPUT

A neighborhood meeting was held on March 18, 2015 from 6pm to 7:30pm in the large conference room at the Downtown Juneau Public Library regarding both AME2015 0001 and AME2015 0002. Three members of the public, including the applicant of AME2015 0001, and five CBJ employees were in attendance at the neighborhood meeting. Three representatives from the Community Development Department were present; Beth McKibben and Jonathan Lange presented the rezone process, and CDD Director, Hal Hart, was in attendance. Michele Elfers, CBJ Engineering Department, was representing the applicant for AME2015 0002, along with Samantha Stoughtenger, Wastewater Superintendent. The letter of invitation, agenda and sign in sheet from this meeting are found in Attachment 7.

Staff solicited agency review comments for the proposed development from January 27 through February 6, 2015. Comments were received from the CBJ Assessors Office and CBJ Engineering. These comments will be addressed in the Discussion section of this report.

ANALYSIS

REZONE PROCEDURE

The Land Use Code establishes the following process for rezones:

CBJ 49.75.110 - Initiation.

A rezoning may be initiated by the director, the commission, or the assembly at any time during the year. A developer or property owner may initiate a request for rezoning in January or July only. Adequate public notice shall be provided by the director to inform the public that a rezoning has been initiated.

The rezone proposal was filed on January 15, 2015. Public notices were mailed to property owners within 500 feet of the subject properties on March 13, 2015 and appeared in the newspaper on April 3, 2015 and April 13, 2015.

CBJ 49.75.120 - Restrictions on rezonings.

Rezoning requests covering less than two acres shall not be considered unless the rezoning constitutes an expansion of an existing zone. Rezoning requests which are substantially the same as a rezoning request rejected within the previous 12 months shall not be considered. A rezoning shall only be approved upon a finding that the proposed zoning district and the uses allowed therein are in substantial conformance with the land use maps of the comprehensive plan.

The parcel proposed for rezone is 4.5 acres and zoned Waterfront Industrial (Attachment 8). Substantial conformance with the land use maps of the Comprehensive Plan will be discussed further in the report.

ZONING DISTRICTS

Title 49 Land Use Code definitions of the Industrial (I), Waterfront Commercial (WC), and Waterfront Industrial (WI) zoning districts are provided below:

49.25.240 I, Industrial district.

The I, industrial district, is intended to accommodate industrial activity which includes manufacturing, processing, repairing and assembling goods. Because of noise, odors, waste and other impacts inherent in industrial activity, performance standards are applied.

49.25.250 Waterfront districts.

The following districts are established to accommodate those uses that are dependent or directly related to the water, a waterfront location, or both. These districts regulate development of the waterfront to take advantage of the unique attributes and limitations of its lands:

- (a) The WC, waterfront commercial district, is intended to provide both land and water space for uses which are directly related to or dependent upon a marine environment. Such activities include private boating, commercial freight and passenger traffic, commercial fishing, floatplane operations, and retail services directly linked to a maritime clientele. Other uses may be permitted if water-dependent or water-oriented. Residential development is allowed in mixed- and single-use developments in the waterfront commercial district.
- (b) The WI, waterfront industrial district, is intended for industrial and port uses which need or substantially benefit from a shoreline location. In addition, many of the uses that are allowed in the WC, waterfront commercial district, are also allowed in the WI, waterfront industrial district. Residential uses are limited to caretaker residences in the waterfront industrial district.

The CBJ zoning district definition above only requires that the use in a Waterfront Commercial zoning district be dependent or directly related to the water, per 49.25.240. For Waterfront Industrial, the standard is “industrial and port uses which need or substantially benefit from a shoreline location.”

The Juneau Wastewater Treatment Plant is located in a Waterfront Industrial zoning district, which has an interesting difference from Waterfront Commercial. The code says that “The Waterfront Industrial district is intended for industrial and port uses which need or **substantially benefit from** [emphasis added] a shoreline location.” It does not have the stricter standard of Waterfront Commercial which requires a direct relation or dependence on the marine environment, or, alternatively, must meet the definition of water-dependent or water-related. Waterfront Industrial has a much broader standard.

However, note N in the Table of Permissible Uses 49.25.300 states “Use must be water dependent, water-related, or water-oriented.” Note N is included within most uses in the Waterfront Commercial and Waterfront Industrial zoning districts.

2004 LONG RANGE WATERFRONT PLAN

The area proposed to be rezoned is located within the planning area of the 2004 Long Range Waterfront Plan, specifically in Subarea E. This Plan calls for the subject area to continue on as an important economic engine and logistics point for the community of Juneau by preserving and encouraging a continuation of waterfront dependent and industrial uses. It states that with a high level of investment in industrial, public works and marine facilities, this area is envisioned to remain similar to present levels of activity and character.

The Waterfront Plan envisions that vacant parcels in the area could be developed to meet additional market demand for industrial space over time. Further, it encourages the strengthening of land regulations in this subarea primarily to allow only industrial and non-cruise related maritime activities stating that tourist related retail should be removed as a permissible use in this area, with the exception of such uses that are necessary to and located on the same lot as the cruise ship docks.

The Plan also calls for continued utilization of a part of this area for the operation of the CBJ Waste Water Treatment Plant, and further recommends buffering this use through vegetative cover or other means to improve the possibility of development eastward.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

As discussed above, the proposed zoning district and the uses allowed therein must be found to be in substantial conformance with the land use maps of the 2013 Comprehensive Plan.

“Substantial” is commonly defined as: essentially, without material qualifications, in the main, in substance, materially, in a substantial manner.

2013 Comprehensive Plan

In Chapter 11, the Comprehensive Plan land use maps offer the following guidance in regard to rezoning:

In considering re-zoning request, the Planning Commission and Assembly should aim to promote the highest and best use of the land under consideration: in some cases, the highest and best use may be increased density or more intensive use of the land; in other cases, the highest and best use may be preservation in an undisturbed state for purposes of habitat preservation, flood control, or providing a buffer between development and areas subject to natural hazards.

In Chapter 1, the Comprehensive Plan further supports the flexibility of the plan. However, it emphasizes that said flexibility should be used when considering community growth, along with other current information.

In Chapter 18, Implementation and Administration, additional guidance is provided as follows:

The Comprehensive Plan as a Guiding Planning Document

“The Comprehensive Plan provides a rational and consistent policy basis for guiding all future CBJ government growth and development decisions. This requires

that each land use decision, from the most minor variance to the development of a New Growth Area, be evaluated for its compliance with the policies, guidelines, standards and criteria established in the Plan. To ensure this, procedures must be followed to require that routine consultation of the Plan is an integral part of the land use decision making process.”

“The Plan contains 123 Policies, each of which may have an associated “Standard Operating Procedure,” “Development Guideline,” and/or “Implementing Action,” which are directives for how to carry out the policy. As a preliminary matter, the reviewer must determine which Policies are relevant to the subject at hand. Of course, the writers of the Plan cannot envision every sort of proposal that might one day be conceived and analyzed against the Policies. In that vein, such analyses are not conducted on an absolute basis. That is, failure of a proposal to conform to one particular Policy in the Plan does not automatically mean that it is inappropriate if conformance is shown with other policies of the Plan. Thus, the analysis is one of balancing the many relevant policies and looking holistically at the particular situation, site and its environs.” (emphasis added)

When considering this request, it is important to understand what the Comprehensive Plan intends when describing land use designations. The Plan states the categories are intended to describe the overall character of development for each land use category and are not intended to be firm or restrictive definitions, such as with zoning district permitted and Conditional Uses. The land use categories are to be used to guide the formation of zoning regulations, and their allowed uses reflect cultural values and economic and societal needs. Over time, the Comprehensive Plan descriptions of land use categories will change to reflect changing values and circumstances.

Existing site 4.5 acres	Industrial (1 caretaker unit/parcel)	WI (1 caretaker unit/parcel)
Number Units	1	1
Maximum Height Limit	No Max	45 feet
Maximum Lot Coverage	No Max	No Max
Vegetative Cover	5%	5%

The subject parcel is located in Subarea 6 of the Comprehensive Plan on Map N of the Land Use Maps (Attachment 9).

The following is listed under Guidelines and Considerations for Subarea 6:

15. Consider establishment of an alternative local roadway from Egan Drive in downtown Juneau to the industrial barge terminal and Thane Road that by-passes the South Franklin/Cruise Ship Terminal area.

A portion of the proposed rezone is designated as Waterfront Commercial Industrial (WCI) on Map N of the Comprehensive Plan. WCI is defined in the plan as:

“land to be used for water-dependent heavy commercial and industrial uses such as marine transportation terminals, large or small boat marinas, boat repair, shipyards, marine freight handling areas, fish buying and processing plants, ice plants, marine hatcheries, and marine parks.”

The majority of the proposed rezone is identified as Institutional and Public Use (IPU) which is defined as:

“Lands that are in public ownership and dedicated for a variety of public uses, such as the University of Alaska Southeast; local, State and Federal government uses; and for such public facilities as community gardens, schools, libraries, fire stations, treatment plants, and public sanitary landfills. Included are potential sites for future boat harbors, schools, parks, farmers markets, publicly supported arts events, permitted arts or food-service kiosks or sales activities, parking facilities may also be accommodated within Transit Corridors. Transit Corridors can be expected to support Affordable Housing, and Transit Oriented Development overlay districts.

The public use of these lands will vary widely, so IPU designated lands can be under any zoning district, with the uses thereon appropriate for that zone as regulated in the Table of Permissible Uses (CBJ 49.25.300); the zone of any particular public use should be the same zoning district as the surrounding or abutting lands.”

In Chapter 5, Economic Development, the Comprehensive Plan discusses Commercial and Industrial Development. The following Comprehensive Plan policies are related to the subject rezone proposal:

“Commercial and industrial activity requires sufficient and suitable land. Careful attention to the spatial requirements and locational considerations of potential uses is necessary to promote and maintain the local economy. As part of the 2008 Update of this Plan, CBJ staff conducted a survey of all business types and found that following, which are still relevant and accurate in 2013:

1. A need to expand the land available for retail and office uses, particularly in areas with high proximity to, and visibility from, major thoroughfares.

2. Industrially-zoned areas in Lemon Creek (near Costco) and near the airport have been encroached upon by non-industrial uses that have generated traffic congestion, higher land prices and lease rates, and commercial neighbors who are intolerant of the noise, odors, glare, dust, and other impacts of industry.
3. For industry to grow, including food processing and heavy material handling or manufacturing, a new industry-only zoning district category with parcels ranging in size from 5 to 20 acres each, is needed at a location near utilities and heavy load-carrying capacity roads, but distant from residential and general commercial uses.

POLICY 5.10. TO DESIGNATE SUFFICIENT AND SUITABLE LAND FOR ANTICIPATED COMMERCIAL AND INDUSTRIAL DEVELOPMENT AS PART OF ITS OVERALL ECONOMIC DEVELOPMENT PROGRAM.

5.10 – SOP (Standard Operating Procedures) 2 Follow the specific land use policies of this Plan that establish criteria for designation of commercial and industrial lands, including those cited in Chapters 3, Community Form and 10, Land Use.

POLICY 5.11. TO ENCOURAGE THE LOCATION AND GROWTH OF LOCALLY-BASED BASIC SECTOR INDUSTRIES THAT PROVIDE YEAR-ROUND, FULL-TIME EMPLOYMENT AND PROVIDE TAX REVENUES THAT SUPPORT PUBLIC SERVICES.

5.11 – DG1 When requests are made to rezone industrially-zoned land to a non-industrial use district, assess and consider the impacts of the loss of this land for industry on Juneau's economy as a whole as well as on current needs for industrial land for expansion of existing industrial businesses. An industrial lands inventory and needs assessment may be required as part of such a rezoning application. Lands designated for Heavy Industrial (HI) Use on the Comprehensive Plan Land Use Maps should not be converted to uses not allowed in the Heavy Industrial (HI) land use definition of Chapter 11 unless an essential public purpose, as deemed by the Planning Commission and Assembly, warrants such conversion.

POLICY 10.12. TO DESIGNATE AND RESERVE WATERFRONT LAND WITH ADEQUATE SERVICES AND IN APPROPRIATE LOCATIONS FOR WATER-DEPENDENT RECREATION, PUBLIC ACCESS AND COMMERCIAL/INDUSTRIAL ACTIVITIES WHILE PROMOTING IMPORTANT FISH AND WILDLIFE HABITAT AND OTHER COASTAL RESOURCES.

10.12 – DG1 Deep water ports and navigable waters are valued assets and are critical to the sustainability of our economy and the livability of Juneau. New development along the shoreline should ensure that deep water navigable lanes for barges, the Coast Guard, commercial fishing vessels, research vessels and other marine vessels critical to

the local economy are protected from encroachment from incompatible lands uses or physical obstructions.”

The above policies of the Comprehensive Plan outline the need to maintain “sufficient and suitable land” for industrial uses.

Additionally, Policy 10.7 concerns land designated Industrial on the Comprehensive Plan maps. One of the criteria to be considered is “distance from sensitive receptors, such as homes, schools, and hospitals, to potential off-site impacts generated by industry including noise, dust, fumes, odors and nighttime light glare”.

COMPLIANCE WITH CBJ TITLE 49 LAND USE CODE

The Table of Dimensional Standards and the Table of Permissible Uses of the Title 49 Land Use Code establish the permitted standards and uses in zoning districts (Attachment 11).

Below is a list of several dimensional standards and uses allowed for Industrial and Waterfront Industrial zoning districts.

Table of Permissible Uses	I	WI
Single-family dwelling	1A	1A
Bowling Alley	3	
Theatres seating from 201 to 1,000	3	
Automobile, motorcycle racing tracks	3	
Parking garages or lots not related to a principle use on the lot	1	
Kennel	1,3	
Stabling of farm animals	1,3	
Crematorium	1,3	
Hotels, motels		3N
Floating structures supporting seasonal, commercial recreation		3
KEY NOTES: 1 – Department Approval Only 3 – Conditional Use Permit required Blank box – Not Allowed A – A single family residence is allowed as an owner or caretaker residence that is accessory to an existing permitted use in the industrial zone. N – Use must be water-dependent, water-related, or water-oriented		

The Industrial zoning district allows for more uses as the use is not required to be water-dependent, water-related, or water-oriented.

DISCUSSION

The CBJ Assessors Office has no taxation concerns with the proposal since CBJ is exempt. However the Assessor's Office raised several questions (Attachment 5), including:

- Have there been studies and consideration given to any other zoning on the waterfront in other areas of CBJ?
- What impact will this change make on how the waterfront portion is used and/or developed in the future?
- How can this impact other businesses or contracts the CBJ may have with entities working in the Channel or on either side of the area?

There is no other commercial waterfront or industrial waterfront property in the Borough that is zoned only Light or General Commercial, or only Industrial. All waterfront commercial and industrial properties have been zoned Waterfront Commercial or Waterfront Industrial.

The Comprehensive Plan does not give significant guidance when considering the zoning of waterfront lands. In this particular instance, Map N provides some guidance by identifying the majority of the area as Institutional and Public Use (IPU). IPU lands are intended to support a variety of public uses and should be zoned the same as the surrounding or abutting land. In this case, both WI and I zoning districts are abutting the requested rezone. The applicant indicates the purpose of the rezone is to support or expand public uses that may be permitted in the Industrial zoning district but not in the Waterfront Industrial zoning district. Further, the applicant intends to eliminate permitting confusion created by the current split lot zoning (a lot with more than one zoning district).

HABITAT

Not applicable. The proposed rezone does not relate to any policies under CBJ 49.70.900, the Juneau Coastal Management Program.

ZONE CHANGE INITIATION

CBJ 49.75.110. INITIATION. A rezoning may be initiated by the director, the commission or the assembly at any time during the year. A developer or property owner may initiate a request for rezoning in January or July only. Adequate public notice shall be provided by the director to inform the public that a rezoning has been initiated.

3. Was the proposed zone change initiated by the property owner during the appropriate time frame?

Yes. The application for the subject zone change was made on January 15, 2015.

4. Has the director provided adequate public notice through newspaper advertising, property owner mailings and requiring a public notice sign to be posted on-site.

Yes. As previously noted, the public was notified through newspaper advertising published on April 3, 2015, and April 13, 2015, mailings to owners of all properties within 500 feet of the subject property on March 13, 2015, and a public notice sign posted on-site for two weeks prior to the Planning Commission hearing on the rezone request. In addition, Staff held a neighborhood meeting on March 18th, 2015, for the proposed rezone.

SUMMARY

CBJ 49.75.120 states that a rezoning shall only be approved upon a finding that the proposed zoning district and the uses allowed therein are in substantial conformance with the Land Use Maps of the Comprehensive Plan. The 2013 Comprehensive Plan maps classify the site as IPU and Waterfront Commercial/Industrial (WCI).

The requested rezone from Waterfront Industrial to Industrial does substantially conform with the 2013 Comprehensive Plan as the site would continue to support public facilities.

FINDINGS

After review of the application materials, the CBJ Title 49 Land Use Code and the CBJ 2013 Comprehensive Plan, the Director makes the following findings:

1. The proposal meets the submittal requirements and the rezoning initiation, zone change restrictions and procedural requirements of the CBJ Title 49 Land Use Code.
2. Industrial zoning does not violate the policies and guidelines of the 2013 Comprehensive Plan and substantially conforms to the Land Use maps of the Comprehensive Plan and is consistent with Map N.
3. The rezoning constitutes an area greater than two acres.

RECOMMENDATION

Based upon the proposed project (Attachments 1-3) and the findings and conclusions stated above, staff recommends the Planning Commission adopt the Director's analysis and findings and **RECOMMEND APPROVAL** to the Assembly for the rezone of the subject 4.5 acres of the parcel from Waterfront Industrial to Industrial.

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received:
Project Name (City Staff to Assign Name)		

INFORMATION

PROJECT / APPLICANT

Project Description

Rezone request for the Juneau Douglas Wastewater Treatment Plant property. Most of the property is zoned Industrial. However, a 100' strip is designated as Waterfront Industrial from MHW into the property. This request is to change the WI to I to be consistent with the rest of the property.

PROPERTY LOCATION

Street Address
Thane Road

City/Zip
Juneau 99801

Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot)
ATS 556 Tr A

Assessor's Parcel Number(s)
1C110K000040

LANDOWNER/ LESSEE

Property Owner's Name
City and Borough of Juneau

Contact Person:
Michele Elfers

Work Phone:
586-0931

Mailing Address
155 S. Seward Street

Home Phone:

Fax Number:

E-mail Address
Michele.Elfers@juneau.org

Other Contact Phone Number(s):

LANDOWNER/ LESSEE CONSENT

****Required for Planning Permits, not needed on Building/ Engineering Permits****

I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X

Michele Elfers
Landowner/Lessee Signature

1/15/15
Date

X

Landowner/Lessee Signature

Date

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.

APPLICANT

If the same as OWNER, write "SAME" and sign and date at X below

Applicant's Name
same

Contact Person:

Work Phone:

Mailing Address

Home Phone:

Fax Number:

E-mail Address

Other Contact Phone Number(s):

X

Applicant's Signature

Date of Application

OFFICE USE ONLY BELOW THIS LINE.

STAFF APPROVALS		OFFICE USE ONLY BELOW THIS LINE		
		Permit Type	***SIGN	Date Received
Y	Building/Grading Permit			
	City/State Project Review and City Land Action			
	Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
	Mining Case (Small, Large, Rural, Extraction, Exploration)			
	Sign Approval (If more than one, fill in all applicable permit #'s)			
	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
	Variance Case (De Minimis and all other Variance case types)			
	Wetlands Permits			
	Zone Change Application		11/15/15	AME 15-002
P	Other (Describe)			
	***Public Notice Sign Form filled out and in the file.			Permit Intake Initials
Comments:				CM

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS
 L-150RMC12010 Applications
 ATTACHMENT 1
 Revised November 2009

ZONE CHANGE APPLICATION

Project Number	Project Name (15 characters)	Case Number AME 201502	Date Received 11/15/15
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LEGAL DESCRIPTION(S) AND LIMITS OF PROPERTY TO BE REZONED:
 Juneau Douglas Wastewater Treatment Plant, ATS 556 Tr A, Parcel Number 1C110K000040

IS THIS AN EXPANSION OF AN EXISTING ZONE? ☒ Yes ☐ No

Total Land Area of Proposed Change 4.8 4.5 acres Comp Plan Designation IPU

Current Zone(s) WI Comp Plan Map N

New Zone Requested Industrial

TYPE OF ZONE CHANGE REQUESTED:
☒ Regular ☐ Transition

HAS THIS OR A SIMILAR ZONE CHANGE BEEN REQUESTED IN THE PREVIOUS 12 MONTHS?
☐ Yes ☒ No

UTILITIES AVAILABLE: **WATER:** ☒ Public ☐ On Site **SEWER:** ☒ Public ☐ On Site

PURPOSE OF THE REQUESTED ZONE CHANGE:
 The existing WI zone may preclude certain public utility based projects on the site. There is very limited flat, industrial, CBJ owned land in the downtown and Douglas area, it is very valuable to the city for facilities to support public utilities.

IS THERE A PROPOSED USE OF THE LAND? ☒ Yes ☐ No

PROPOSED BUFFERS TO ADJACENT ZONES? ☐ Yes ☒ No

DESCRIBE (INCLUDING TYPE AND DENSITY OF PROPOSED DEVELOPMENT):
 The land has been used for a snow storage and treatment facility, it has also been evaluated for a pea rock storage facility in the past, it is currently being evaluated for expansion of the wastewater facility for biosolids treatment.

DESCRIBE ANY POTENTIAL IMPACTS TO PUBLIC INFRASTRUCTURE:

STREETS: Allow for potential future facilities

WATER: Allow for potential future facilities

SEWER: Allow for potential future facilities

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side. If you need any assistance filling out this form, please contact the Permit Center at 586-0770.	<table style="width: 100%;"> <tr> <th colspan="5">ZONE CHANGE FEES</th> </tr> <tr> <th></th> <th style="text-align: center;">Fees</th> <th style="text-align: center;">Check No.</th> <th style="text-align: center;">Receipt</th> <th style="text-align: center;">Date</th> </tr> <tr> <td>Application Fees</td> <td style="text-align: right;">\$ <u>600</u></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Admin. of Guarantee</td> <td style="text-align: right;">\$ _____</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Adjustment</td> <td style="text-align: right;">\$ _____</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Pub. Not. Sign Fee</td> <td style="text-align: right;">\$ <u>50</u></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Pub. Not. Sign Deposit</td> <td style="text-align: right;">\$ <u>100</u></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Fee</td> <td style="text-align: right;">\$ <u>750</u></td> <td style="text-align: center;"><u>PAC</u></td> <td></td> <td style="text-align: center;"><u>11/15/15</u></td> </tr> </table>	ZONE CHANGE FEES						Fees	Check No.	Receipt	Date	Application Fees	\$ <u>600</u>				Admin. of Guarantee	\$ _____				Adjustment	\$ _____				Pub. Not. Sign Fee	\$ <u>50</u>				Pub. Not. Sign Deposit	\$ <u>100</u>				Total Fee	\$ <u>750</u>	<u>PAC</u>		<u>11/15/15</u>
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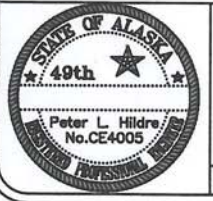
NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

i:\Elfers\Snow Management\DOWNTOWN JD Treatment Plant\Survey\April 2012 additional survey of 20.8 linedwg
2012-11-15 09:15:38



- Property lines
- MHW/OHW Line
+ 100' buffer line
- 100' buffer line
not on CBJ property
- Land affected
by rezone request.
currently zoned WI

INTAKE REVIEW	
Gen Eng.	
POC	CAM
IOC	
Tech.	



DOWL HKM
Consulting Engineers • Land Surveyors • Construction Administration

5368 Commercial Blvd.
Juneau, Alaska 99801
(907) 780-3533 Office
(907) 780-3535 Fax

JOB NO. J70429	DRAWN BY: STAFF	DESIGNED BY: P. HILDRE	CHECKED BY: STAFF	DATE: FEB. 2012
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CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

DEPARTMENT OF ENGINEERING

DOWNTOWN SNOW
STORAGE FACILITY
CONTRACT NO. E12-166

SITE PLAN



Engineering & Public Works Department
155 South Seward Street
Juneau, Alaska 99801
Telephone: 586-0800 Facsimile: 463-2606

DATE: 1/31/15

TO: Teri Camery, Senior Planner, Community Development Department

FROM: Rorie Watt, P.E., Director

SUBJECT: Rock Dump Rezone Application

Recently, our staff has applied to change the current zoning for lands at the rock dump from Waterfront Industrial to Industrial.

We make this request for the following reasons:

1. Short of a remarkable sequence of incredibly unlikely events, there will always be a wastewater treatment plant on the rock dump. As the community grows, the existing infrastructure ages and as regulations inexorably become more stringent, land at the site becomes increasingly scarce and critically necessary.
2. Wastewater plant expansions and renovations generally do not fit within the WI zoning district. Other than the existing outfalls from the wastewater plant and snow storage site, the current CBJ uses are not "dependent on or directly related to the water."
3. Industrially zoned land in the borough is in short supply. Both the Commission and the Assembly recognize this problem and seek solutions, this proposal is harmonious with that goal.
4. Retaining the WI zoning essentially ensures that no development will take place in those lands, eventually WWTP needs will be redirected to other Industrially zoned lands in the borough.

To ensure economical and efficient municipal operations, we need the ability to go through the Conditional Use process to be able to attempt to use the lands that are currently designated WI.

Alternately, a solution may be found by amending the TPU to allow WWTP applications in the WI district (expand 15.700 – Public Works Facility to be allowed with a CU in WI).

Thank you for your consideration.

49.25.240 - I, industrial district.

The I, industrial district, is intended to accommodate industrial activity which includes manufacturing, processing, repairing and assembling goods. Because of noise, odors, waste and other impacts inherent in industrial activity, performance standards are applied.

49.25.250 - Waterfront districts.

The following districts are established to accommodate those uses that are dependent or directly related to the water, a waterfront location, or both. These districts regulate development of the waterfront to take advantage of the unique attributes and limitations of its lands:

(b)

The WI, waterfront industrial district, is intended for industrial and port uses which need or substantially benefit from a shoreline location. In addition, many of the uses that are allowed in the WC, waterfront commercial district, are also allowed in the WI, waterfront industrial district. Residential uses are limited to caretaker residences in the waterfront industrial district.

Teri Camery

From: Robin Potter
Sent: Wednesday, February 04, 2015 3:36 PM
To: Teri Camery
Subject: RE: Agency Review of proposed re-zone at the Juneau Wastewater Treatment Plant

Teri,

I have reviewed the application and find there will be no impact on a change where assessment processes are concerned due to the CBJ being exempt, but I do question the reason for making the zoning consistent with the rest of the property in the area.

Water frontage on any property affects the value of that property. There is an obvious waterfront buffer zone. The only difference in the zoning use seems to be a restriction of building height and making the code change from WI to I. Otherwise it is not unusual for commercial/industrial type of property to encompass more than one zoning depending on frontage, depth and location. I found this very often while working in Maricopa County Az.

Have there been studies and consideration given to any other zoning on the waterfront in other areas of CBJ? What impact will this change may make on how the waterfront portion is used and/or developed in the future?

How can this impact other businesses or contracts the CBJ may have with entities working in the Channel or on either side of the area?

We had a visitor into the office last week who typically stops in several times a year for information. This person was discussing this very zoning change and how it would impact his business which is operating a clean-up project in the Gastineau Channel for the soil contamination in the subject area.

Thanks,

Robin

Robin Potter
Assessor, Finance Department
City & Borough of Juneau
155 S. Seward Street
Juneau, AK 99801
907.586.0333
http://www.juneau.org/financeftp/assessor_main.php

Note new email address: Robin.Potter@juneau.org

Beth McKibben

From: Teri Camery
Sent: Thursday, February 19, 2015 9:52 AM
To: Beth McKibben; Jonathan Lange
Subject: AME2015 0002 DEC Comments

Teri Camery, Senior Planner
City and Borough of Juneau
Community Development Department
155 S. Seward
Juneau, AK 99801
(907) 586-0755

Please consider the environment before printing this email. .

From: Pikul, Gretchen M (DEC) [<mailto:gretchen.pikul@alaska.gov>]
Sent: Thursday, January 29, 2015 1:08 PM
To: Teri Camery; Ron King; Michele Elfers; Ed Foster; Robin Potter; Charlie Ford; Dan Jager; Good, Sheila D (DOT)
Subject: RE: Agency Review of proposed re-zone at the Juneau Wastewater Treatment Plant

Thank you for the review opportunity.

The Department of Environmental Conservation, Division of Water, Non-Point Source section has no issues with the rezone application.

This application has been forwarded to DEC's Solid Waste and Stormwater sections.

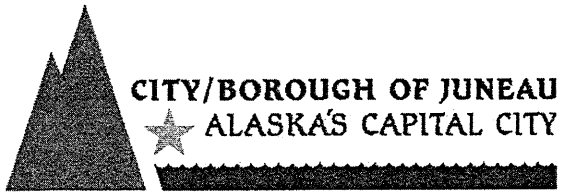
Gretchen Pikul, Environmental Program Specialist
Alaska Department of Environmental Conservation
Division of Water, Non-Point Source Section

(907) 465-5023, <http://www.dec.alaska.gov/water/wqsar/index.htm>

From: Teri Camery [<mailto:Teri.Camery@juneau.org>]
Sent: Tuesday, January 27, 2015 3:41 PM
To: Ron King; Michele Elfers; Ed Foster; Robin Potter; Charlie Ford; Dan Jager; Pikul, Gretchen M (DEC); Good, Sheila D (DOT)
Subject: Agency Review of proposed re-zone at the Juneau Wastewater Treatment Plant

Hello,

We have received a re-zone application for a zone change from Waterfront Industrial to Industrial at the Juneau Wastewater Treatment Plant. Most of the property is zoned Industrial. The applicant, CBJ Engineering, seeks to change the 100 foot strip that is zoned Waterfront Industrial to Industrial, to be consistent with the rest of the property.



NOTICE OF NEIGHBORHOOD MEETING FOR REZONE REQUEST

Downtown Library Large Conference Room
Wednesday, March 18, 2015, 6:00-7:30 p.m.

March 4, 2015

Dear Resident,

The CBJ Community Development Department received two Zone Change Applications:

- AME2015 0001: Rezone request to change 5.13 acres from Industrial to Mixed Use
- AME2015 0002: Rezone request to from Industrial to Waterfront Industrial at the CBJ Waste Water Treatment Plant.

You are receiving this letter because you are an adjacent property owner.

The CBJ Community Development Department is hosting a neighborhood meeting to explain the details and the CBJ rezone process. This meeting will be held on Wednesday, March 18, 2015, in the Downtown Library Large Conference Room from 6:00pm- 7:30pm.

The purpose of the March 18th meeting is to provide information, respond to questions, and to get a sense of the concerns that the neighborhood might have, so issues may be addressed in advance of the formal public hearing with the CBJ Planning Commission. The project has been scheduled for review by the Planning Commission at the April 14th Regular Meeting. Prior to the meeting all landowners within approximately 1,000 feet of the proposed rezones will receive a separate notice with details on how and where to submit comments or testify on the proposals.

If you have questions or would like more information, please contact Beth McKibben at 586-0465 or by email at beth.mckibben@juneau.org.

cc: File number AME2015 0001 & AME2015 0002

AGENDA

Neighborhood Meeting For Two Proposed Rezones at the Rock Dump In the Industrial and Waterfront Industrial Zoning Districts

March 18, 2015

Downtown Juneau Public Library Large Conference Room

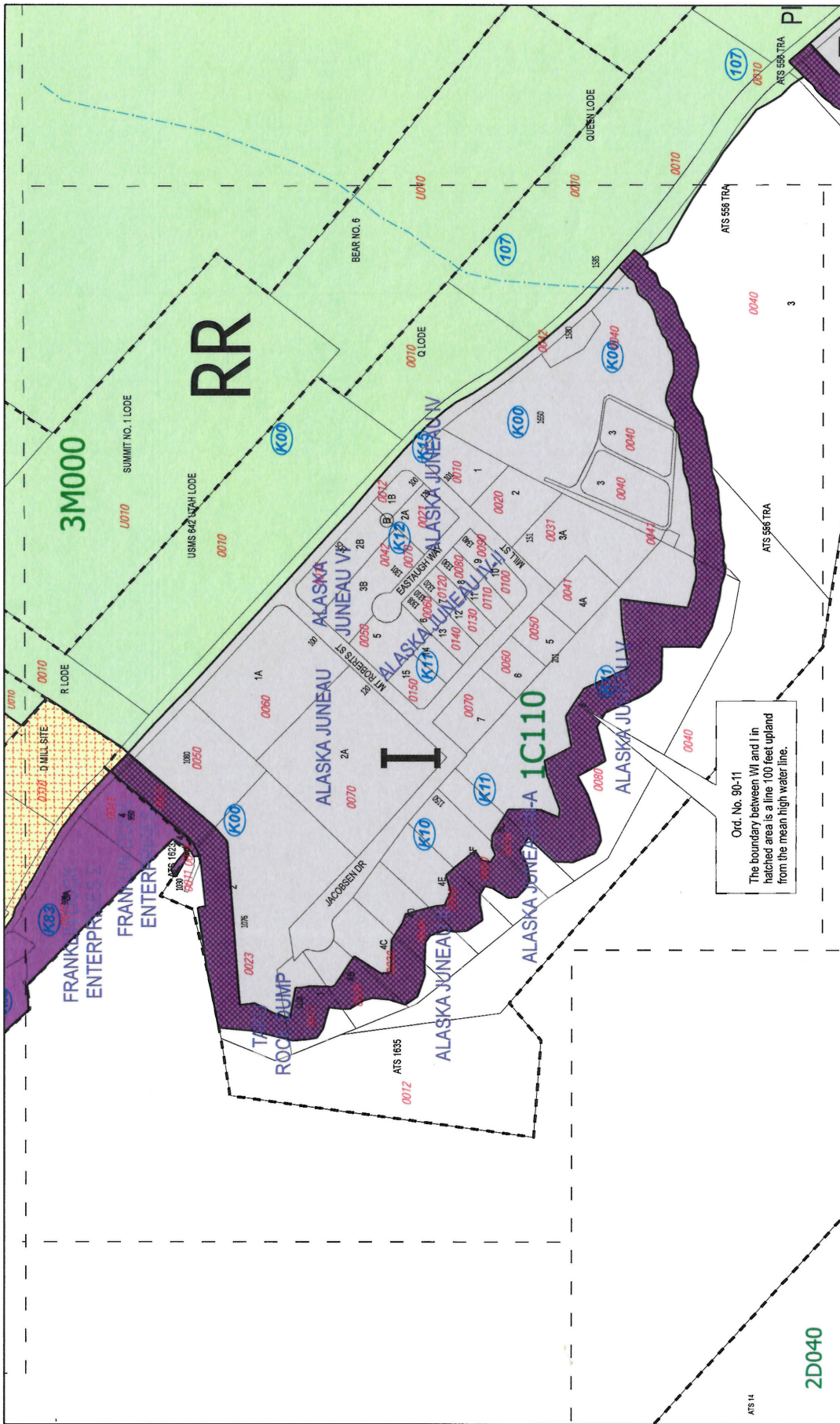
6 pm – 7:30 pm

- Welcome – Introductions
- Why we are here? – Application and Rezone Process
- Proposed Projects –
 - Applicants
- What happens next? –
 - Staff Report – Please have comments in by Noon on March 27th or as soon as possible:

To: Beth McKibben 155 S. Seward St. Juneau, AK 99801 Ph: (907)586-0465 Fax: (907)586-4529 beth.mckibben@juneau.org	or Jonathan Lange 586-0218 jonathan.lange@juneau.org
---	---
 - April 14th at 7pm, Planning Commission Meeting –
City Hall, Assembly Chambers
 - Public Testimony
 - May 18th/ June 8th at 7pm, Regular Assembly Meeting –
City Hall, Assembly Chambers
 - Public Testimony
- Questions, Comments, and Concerns -

Continued on page 71

Continued on page 73



Continued on page 102



Property Information

155	(B)	7	EAST VALLEY
Address Number	Block	Lot	Subdivision

Assessor Tax Code

6D090	102	0030
Parcel Code Prefix	Block Number	Lot Number



Map N

Subarea 6
Juneau

GOLD CREEK

REC

Jualpa Mine Camp
Historic District

Last Chance Basin
Historic District

REC

WCI

RD

HI

THANE RD

IPU

WCI

RD

Rock Dump

NATURAL RESOURCE	REC	Recreational Resource
	RD	Resource Development
	SP	State Park
	NP	CBJ Natural Area Park
	RS	CBJ Recreational Service Park
	CA	CBJ Conservation Area
	SC	Stream Protection Corridor
COMMERCIAL INDUSTRIAL	C	Commercial
	MC	Marine Commercial
	WCI	Waterfront Commercial/Industrial
	LI	Light Industrial
	HI	Heavy Industrial

RESIDENTIAL	RDR	Rural Dispersed Residential
	RLDR	Rural Low Density Residential
	ULDR	Urban Low Density Residential
	MDR/SF	Medium Density Residential- Single Family
	MDR	Medium Density Residential
	HDR	High Density Residential
	TTC	Traditional Town Center
	MMU	Marine Mixed Use
PUBLIC	IPU	Institutional and Public Use
		Existing School
		Potential School Location
ROADS TRAILS		Potential Arterial (alignment not specific)
		Potential Road (alignment not specific)
		Trails

City & Borough of Juneau
COMPREHENSIVE PLAN
City & Borough of Juneau
125 West 10th Street
Juneau, Alaska 99801
Adopted October 20th, 2006
Ordinance No. 2008-30

OTHER		New Growth Areas
		Mendenhall Wetlands
		State Game Refuge
		Subarea Boundary
		Urban Service Area
		Beach Access
		Streams

NOTE: Potential geophysical hazards, wetlands, flood zones, natural resource setbacks or other features which can affect properties may be present. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.

Map 11.15

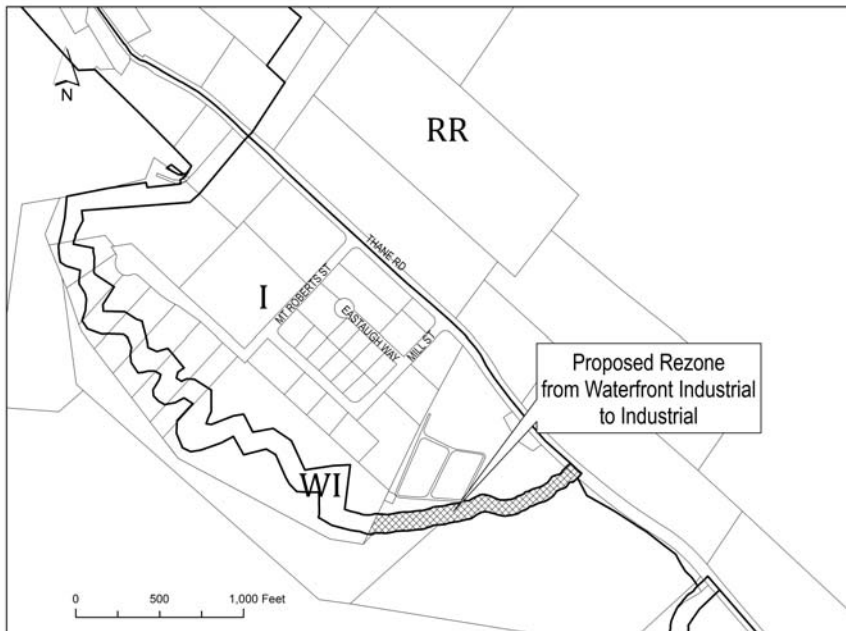
0 500 Feet

Prepared by: Community Development Department

ATTACHMENT 9



NOTICE OF PUBLIC HEARING



City & Borough of Juneau
Community Development Department
155 S Seward Street • Juneau, Alaska 99801

SHIP TO:



PROPOSAL: Rezoning request to change 4.5 acres from Waterfront Industrial to Industrial

File No:	AME2015 0002	Applicant:	City and Borough of Juneau
To:	Adjacent Property Owners	Property PCN:	1-C11-0-K00-004-0
Hearing Date:	April 14, 2015	Owner:	City and Borough of Juneau
Hearing Time:	7:00 PM	Size:	4.5 Acres
Place:	Assembly Chambers Municipal Building 155 South Seward Street Juneau, Alaska 99801	Zoned:	WI - Waterfront Industrial
		Site Address:	Juneau Douglas Wastewater Treatment Plant on Thane Road
		Accessed Via:	Thane Road

PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department 14 days prior to the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a week before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact Beth McKibben at Beth.McKibben@juneau.org or 586-0465.



Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at <http://www.juneau.org/assembly/novus.php>

ATTACHMENT 10
Date notice was printed: March 11, 2015

TABLE OF PERMISSIBLE USES - CBJ 49.25.300

	Use Description	RR	Zones											WC	WI	I
			D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2			
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 apartments	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X		
1.135	Two single-family detached, one or two accessory apartments	3	3	3												
1.200	Duplex	1	1	1	1											
1.300	Multifamily dwellings															
1.400	Group homes	1	1	1	1	1	1	1	1	1	1	1	1	1		
1.450	Halfway houses	3								3	3	3	3			
1.500	Day care homes															
1.510	Child; 8 or fewer children under the age of 12	1	1	1	1	1	1	1	1	1	1	1	1			
1.520	Child; 9 to 12 children under the age of 12	3	3	3	3	3	3	3	3	3	3	3	3			
1.530	Adult; 8 or fewer people, 12 years and older	1	1	1	1	1	1	1	1	1	1	1	1			
1.540	Adult; 9 to 12, people 12 years and older	3	3	3	3	3	3	3	3	3	3	3	3			
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			
1.600	Miscellaneous, rooms for rent situations															
1.610	Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, and temporary residences. Owner or manager must live on site.	3	3	3	3	3	3	3	3	3	3	3	3	3 ^N		
1.620	Hotels, motels	3														
1.630	Single room occupancies with private facilities															
1.700	Home occupations	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1.800	Mobile homes															
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
1.820	Mobile home parks ^E															
1.830	Mobile home subdivision ^E				3	3	3	3	3	3	3					
1.840	Recreational vehicle parks ^F	3 ^F	3 ^F	3 ^F												

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
1.900	Common wall development															
	1.910 Two dwelling units				1	1	1	1	1							
	1.911 Accessory apartments	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X		
	1.920 Three or more dwelling units					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			
2.000	SALES AND RENTAL GOODS, MERCHANDISE OR EQUIPMENT ^G															
2.100	With less than 5,000 square feet and less than 20 percent of the gross floor area of outside merchandising of goods															
	2.110 <i>Reserved</i>															
	2.120 Miscellaneous									1	1	1	1	3 ^N	3 ^N	3
	2.130 Marine merchandise and equipment	3 ^T								1, 3	1, 3	1, 3	1, 3	1, 3	3 ^N	3
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
3.000	PROFESSIONAL OFFICE, CLERICAL, RESEARCH, REAL ESTATE, OTHER OFFICE SERVICES ^G															
3.050	Offices of not more than 1,000 square feet		3	3	3	3	3	3	3	1	1	1	1	1 ^N		
3.100	Offices greater than 1,000 but not more than 2,500 square feet						3	3	3	1	1	1	1	3 ^N		
3.200	<i>Reserved</i>															
3.300	Research, laboratory uses	3 ^T														
3.400	Offices greater than 2,500 square feet									1, 3	1, 3	1, 3	1, 3	1 ^N , 3 ^N	1 ^N , 3 ^N	1, 3
4.000	MANUFACTURING, PROCESSING, CREATING, REPAIRING, RENOVATING, PAINTING, CLEANING, ASSEMBLING OF GOODS ^G									1, 3	1, 3	1, 3	1, 3	1 ^N , 3 ^N	1 ^N , 3 ^N	3 ^S
4.050	Light manufacturing	3 ^T						3	3	1, 3	1, 3	1, 3	1, 3	1 ^N , 3 ^N	1 ^N , 3 ^N	1, 3
4.070	Medium manufacturing	3 ^T									3	3	3	3 ^N	1 ^N , 3 ^N	1, 3
4.100	Heavy manufacturing	3 ^T		3 ^Q											3 ^N	3
4.150	Rock crusher	3 ^T		1 ^Q											3 ^N	3
4.200	Storage of explosives and ammunition	3													3 ^N	3
4.210	Seafood processing	3 ^T												3	1, 3	1, 3
5.000	EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USES															
5.100	Schools															
	5.110 Elementary and secondary schools including associated grounds and other facilities		3	3	3	3	3	3	3	3	3	3	3			
	5.120 Trade, vocational schools, commercial schools	3 ^T								3	3	3	3	3 ^N	3 ^N	3
	5.130 Colleges, universities	3 ^T	3	3	3	3	3	3	3	3	3	3	3	3 ^N	3 ^N	3
5.200	Churches, synagogues, temples	3 ^T	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1 ^N , 3 ^N	3 ^N	1, 3
5.300	Libraries, museums, art galleries	3 ^T	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	3 ^N		
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

		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
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
	6.120 Tennis, racquetball, squash courts, skating rinks, exercise facilities, swimming pools, archery ranges				3	3	3	3	3	1, 3	1, 3	1, 3	1, 3			3
	6.130 Theaters seating for 200 or fewer	3 ^F						3	3	1	1	1	1	3 ^N		3
	6.135 Theaters seating from 201 to 1,000									3	1	1	1	3 ^N		3
	6.140 Coliseums, stadiums, and other facilities in the 6.100 classification seating more than 1,000 people										3	3	3	3 ^N		
	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
	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
	6.240 Automobile, motorcycle racing tracks; off-highway vehicle parks	3									3					3
	6.250 Reserved															
	6.260 Open space	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	1	3 ^N
	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	
	6.270 Aerial conveyances and appurtenant facilities	3	3	3	3	3	3	3	3	3	3	3	3	3 ^N	3 ^N	3
	6.280 Shooting ranges	3														3
7.000	INSTITUTIONAL DAY OR RESIDENTIAL CARE, HEALTH CARE FACILITIES, CORRECTIONAL FACILITIES															
7.100	Hospital									3	3	3	3			
7.150	Health care clinics, other medical treatment facilities providing out-patient care							3	3	1, 3	1, 3	1, 3	1, 3			

		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
7.200	Nursing care, assisted living, sheltered care		3	3	3	3	3	3	3	3	1, 3	1, 3	1, 3			
7.300	Day care centers for children and adults															
7.400	Halfway houses						3	3	3	1, 3	1, 3	1, 3	1, 3			
7.500	Correctional facilities	3	3	3	3	3	3	3	3	3	3	3	3			
8.000	RESTAURANTS, BARS, NIGHTCLUBS															3
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
8.100	Restaurants, bars without drive through service	3 ^T								1, 3	1	1, 3	1, 3	1 ^N , 3 ^N	3 ^N	3
8.200	Restaurants, coffee stands with drive through service									1, 3	1		3	1 ^N , 3 ^N	3 ^N	3
8.300	Seasonal open air food service without drive through	3								1, 3	1	1, 3	1, 3	1 ^N , 3 ^N	3 ^N	
9.000	BOAT OR MOTOR VEHICLE, SALES AND SERVICE OPERATIONS															
9.050	Motor vehicle, mobile home sale or rental									1, 3	1, 3	3	3			1, 3
9.100	Motor vehicle repair and maintenance, including body work										3					1
9.200	Automotive fuel station	3 ^T								3	1					1
9.300	Car wash									3	1					1
9.400	Boat sales or rental	3 ^T								3	1			1	1	1
9.450	Boat repairs and maintenance	3 ^T									3			1	1	1
9.500	Marine fuel, water sanitation	3 ^T												1, 3	1, 3	1, 3
9.600	Marine commercial facilities including fisheries support, commercial freight, passenger traffic	3												3	3	
10.000	STORAGE, PARKING, MOORAGE															
10.100	Automobile parking garages or parking lots not related to a principal use on the lot									3	1	1, 3	1, 3			1
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															
	10.210 All storage within completely enclosed structures	1, 3	3							3	1	1 ^U , 3 ^U	1 ^U , 3 ^U	1 ^N , 3 ^N	1 ^N	1
	10.220 General storage inside or outside enclosed structures	1, 3	3								1, 3			1 ^N , 3 ^N	1 ^N	1
	10.230 Snow storage basin															
	10.232 Neighborhood, less than 1/2 acre	3	3	3 ²	3 ²	3 ²	3 ²	3 ²	3 ²	3 ²	1			3 ²	1	1
	10.235 Regional, 1/2 to 1 acre	3	3	3 ²						3 ²	3			3 ²	1	1
	10.237 Area wide, over 1 acre	3	3 ²	3 ²							3 ²				3	3
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 , 3 ^N	1 ^N , 3 ^N	1

		Zones														
		RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
10.400	Use Description 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
10.500	Moorage															
	10.510 Public, commercial	3	3	3						3	3	3	3	1, 3	1, 3	1, 3
	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
10.600	Floating structures supporting seasonal, commercial recreation	3	3	3										3	3	
11.000	MATERIALS SALVAGE YARDS, WASTE MANAGEMENT															
11.100	Recycling operations															
	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	1	1 ^P	1 ^P	1	1	1
	11.120 Enclosed structures for recyclable materials collection	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3 ^P	1 ^P , 3 ^P	3	3	1	1	1 ^P
	11.130 Sorting, storage, preparation for shipment occurring outside an enclosed structure														1 ^N	1
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	3 ^N	3 ^N	1, 3
11.300	Sanitary landfill	3														3
12.000	SERVICES AND ENTERPRISES RELATED TO ANIMALS															
12.100	Veterinary clinic	3	3	3						3	1, 3	3	3	1 ^N , 3 ^N	1 ^N , 3 ^N	1
12.200	Kennel	3	3							3	3					1, 3
12.250	Day animal services, grooming, walking, day care	3	3	3	3	3				3	3	3	3			1, 3
12.300	Zoos, aquaria, or wild animal rehabilitation facilities with a visitor component	3	3							3	3		3	3 ^N		3
12.310	Wild animal rehabilitation facilities without a visitor component	3	3	3	3					3	3			3 ^N		3
12.400	Horseback riding stables, dog team yards	3	3							3	3					3
13.000	EMERGENCY SERVICES															
13.100	Fire, police, ambulance	3	3	3	3	3	3	3	3	3	3	3	3	3 ^N	3 ^N	1, 3
14.000	AQUACULTURE, AGRICULTURE, SILVICULTURE, MINING, QUARRYING OPERATIONS, SPRING WATER BOTTLING															
14.100	Aquaculture	3	3	3						3	3	3	3	1	1	3
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
14.200	Commercial agricultural operations															
	14.210 Excluding farm animals	1, 3	1, 3	3	3	3	3	3	3	3	3					1, 3
	14.220 Including farm animals ^M	1, 3	3													1, 3
	14.230 Stabling of farm animals ^M	3	3	3	3					3	3					1, 3
14.250	Personal use agriculture															
	14.253 Hens, 6 maximum	1	1	1	1	1	1	3	3	1	1	3	3	1	1	1
14.300	Silviculture and timber harvesting ^J	3	3													3
14.400	Mining operations	2, 3 ^K	3	3										3 ^N	3 ^N	2

		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
14.500	Sand and gravel operations¹	3	3	3						3	3			3 ^N	3 ^N	3
14.800	Spring water bottling	3	3			3	3	3	3	3	3					1, 3
15.000	MISCELLANEOUS PUBLIC AND SEMIPUBLIC FACILITIES															
15.100	Post office	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	3 ^N	3 ^N	1, 3
15.200	Airport	3														1, 3
15.400	Military reserve, National Guard centers	3	3	3						3	3			3 ^N	3 ^N	3
15.500	Heliports, helipads	3									3			3 ^N	3 ^N	3
15.600	Transit facilities															
	15.610 Transit center			3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	3		1, 3
	15.620 Transit station		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	15.630 Park and ride not associated with transit station	3	3	3	3	3	3	3	3	1	1	3	3			1
15.700	Public works facility	3	3	3	3					3	3					1, 3
16.000	DRY CLEANER, LAUNDROMAT															
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 , 3 ^N	1 ^N , 3 ^N	1, 3
16.200	Full service onsite laundry and/or dry cleaning									3	1, 3	3	3	3 ^N	1 ^N , 3 ^N	1, 3
17.000	UTILITY FACILITIES															
17.100	Minor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
17.150	Intermediate	3	3	3	3	3	3	3	3	3	1, 3	3	3	1, 3	1	1
17.200	Major	3	3	3	3	3	3	3	3	3	3			3	3	3
17.300	Driveways and private roads															

		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
	17.310 Access drive-ways on public rights-of-way adjoining one to four existing lots	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	17.320 Access drive-ways on public rights-of-way adjoining five or more existing lots	3	3	3	3	3	3	3	3	3	3	3	3	3		3
18.000	TOWERS AND RELATED STRUCTURES															
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
18.200 ^{AA}	Towers and antennas 35 to 50 feet	1	3	3	3	3	3	3	3	1	1	1	1	1	1	1
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	1
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
18.500	Wireless Communication Facilities	See CBJ 49.65, Wireless Communication Facilities														
19.000	OPEN AIR MARKETS, NURSERIES, GREENHOUSES															
19.100	Open air markets (farm, craft, flea, and produce)	1, 3	1, 3							1, 3	1	1, 3	1, 3	1 ^N , 3 ^N	1 ^N , 3 ^N	1, 3

		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
19.200	Nurseries, commercial green-houses															
	19.210 Retail sales	3	3	3	3	3	3	3	3	1, 3	1	1 ^v	1 ^v			1
	19.220 Nonretail sales	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1	1 ^v	1 ^v			1
20.000	CEMETERY, CREMATORIUM, MORTUARY															
20.100	Cemetery	1, 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			
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 features of the site	3	3							3	3	3	3	3 ^N		
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

Key:

1. Department approval requires the department of community development approval only.
2. Allowable use permit requires planning commission approval.
3. Conditional use permit requires planning commission approval.
- 2, 3. Allowable use permit required if minor development, conditional use permit required if major development.

Notes:

- A. A single-family residence is allowed as an owner or caretaker residence that is accessory to an existing permitted use in the industrial zone.
- Reserved.*
- Reserved.*
- Reserved.*
- See special use regulations for mobile homes, chapter 49.65, article III.
- See special use regulations for recreational vehicles, chapter 49.65, article IV. This use allowed by service area designation not zoning district.
- All uses subject to additional performance standards, chapter 49.65, article VIII.
- Reserved.*
- Reserved.*

- J. Applies to over 2 acres of harvest area.
- K. See special use regulations, chapter 49.65, article I. Mining operations are a conditional use in the urban mining district and an allowable use in the rural mining district.
- L. See special use regulations, chapter 49.65.200, article II.
- M. Only applicable to the commercial or private stabling of more than three farm animals, or where the running or stabling area is closer than 100 feet to the nearest residence other than the owner for any number of farm animals.
- N. Use must be water-dependent, water-related, or water-oriented.
- O. Standards for collection structures: containers must be well maintained and allow no spillage of contents; a specific person or group must be responsible for maintenance of the structure and that person or group shall have a contact telephone number posted on the collection structure; collection structure must be situated so as to not affect traffic or parking; directional signs shall be limited to six square feet and identification signs shall be limited to 24 square feet; such signs will not be included in total sign area allowed for a complex; and the structure shall not exceed a height of six feet. Identification is to be in the following format: greater prominence, the City and Borough recycling logo and the recyclable material identification; lesser prominence, the sponsor name and the contact phone number.
- P. Preexisting allowable or conditional use permit: If recycling activity is determined by the director to be an accessory use to a use previously permitted under either an allowable or a conditional use permit, the activity may be approved by the department. Other conditions may be required before recycling activity is permitted.
- Q. Must be in conjunction with an approved state or municipal public road construction project, and must be discontinued at the completion of the project. Road construction by private parties for subdivision development is excluded except as provided in this title. Rock crushed on-site must be used on-site. Crushing shall be limited to 8:00 a.m.—5:00 p.m. unless the director authorizes otherwise.
- R. Towers shall: be for amateur use only; meet the setback requirements of the zoning district; be unlit except as required by the Federal Aviation Administration. Towers shall be installed in conformance with a valid building permit, application for which shall include a copy of the applicant's amateur station license.
- S. Limited to lots directly fronting on Glacier Highway West of Industrial Boulevard.
- T. Must be associated with a unique site specific feature in order to function. Example: glacier research station - Juneau Icefield location.
- U. No storage permitted on the first floor of a building.
- V. Primarily intended for rooftop locations in urban areas.
- W. The capacity of a park shall be determined by the Director of the Community Development Department or designee in consultation with the Director of the Parks and Recreation Department.
- X. Special requirements apply to accessory apartment applications. See CBJ\$49.25.510(d)(2).
- Z. Snow storage may be permitted for a maximum of five years. After five years a new application must be filed.
- AA. Does not apply to wireless communication facilities.
(Serial No. 2002-14, § 2, 4-1-5-2002; Serial No. 2002-29, § 2, 11-4-2002; Serial No. 2003-27am, § 5, 6-16-2003; Serial No. 2003-41, § 2, 9-22-2003; Serial No. 2003-41, § 2, 9-8-2003; Serial No. 2004-09, § 2, 4-12-2004; Serial No. 2006-07, § 2, 4-3-2006; Serial No. 2007-39, § 8, 6-25-2007; Serial No. 2009-22(b), § 2, 10-12-2009; Serial No. 2010-22, § 3(Exh. A), 7-19-2010; 2014-32(e)am, §§ 6—8, 9-29-2014, eff. 10-29-2014)