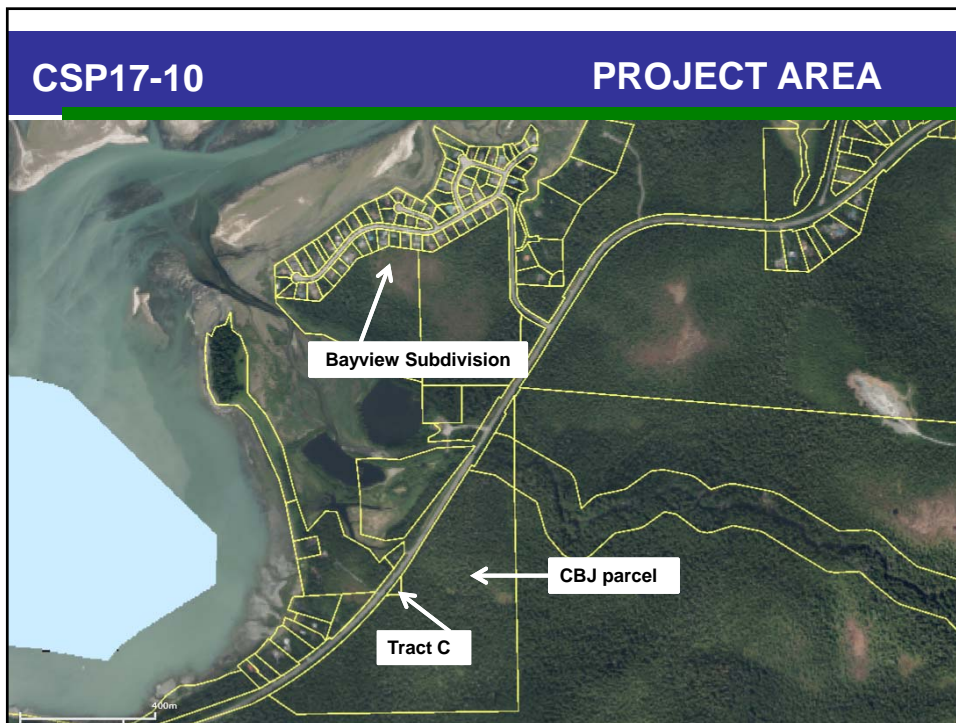


CSP2017 0010 – CBJ land disposal to add approximately 22,000 square feet to Entrance Point Subdivision Tract C in the Rural Reserve zoning district along North Douglas Highway.

June 13, 2017



CSP17-10

PROJECT DESCRIPTION

Applicant: City & Borough of Juneau
Property Owner: City & Borough of Juneau
Legal Description: Lot 2 USS 3559
Parcel Code No.: 6-D12-0-111-001-0
Site Size: 90.5 acres
Comprehensive Plan Future Land Use Designation:
Rural Low Density Development (RLDR)
Zoning: Rural Reserve (RR)
Utilities: City water and private septic
Access: North Douglas Highway
Existing Land Use: Vacant



CSP17-10

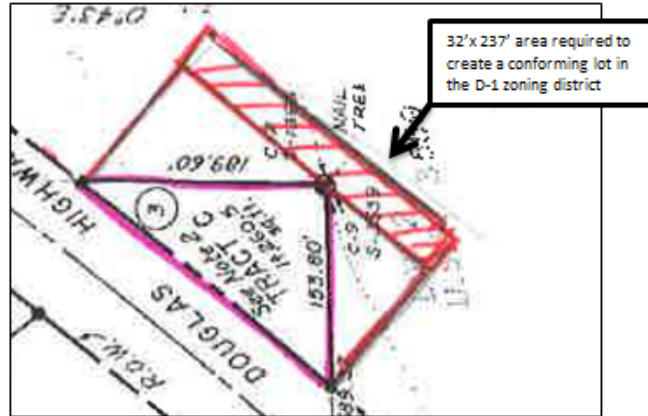
CONFORMITY WITH PLANS

Title 49:

CBJ 49.30.300(a): *A lot rendered substandard in size by the adoption of this title may nonetheless be used in conformity with applicable use regulations, provided that no use, including duplexes and multifamily dwellings, requiring a larger lot size greater than the minimum for that zone shall be permitted except as provided in subsections 49.25.510(h) and (i).*

CBJ 49.30.400(a): *nonconforming situations may not be aggravated*





2016 CBJ Lands Plan – Goal 1

- Make land available for community expansion.
- Expand the property tax base.
- Minimize the CBJ's costs for disposing of land.
- Provide opportunities for a variety of housing by disposing of land in multiple locations, by a variety of methods and at several price ranges.
- Maximize the CBJ's return on its property.
- Provide opportunities for as many people as possible to acquire CBJ land.

2013 Comprehensive Plan

No Goals or policies restrict or prohibit the proposed land disposal



CSP17-08

CONFORMITY WITH PLANS

With appropriate conditions, the disposal of this CBJ owned parcel within the severe hazard zone can meet the intent behind CBJ retaining property or acquiring private property within severe hazard zones.



CSP17-08

RECOMMENDATION

Staff recommends that the Planning Commission find CSP2017 0008 to be consistent with adopted local plans and polices, as required by CBJ 49.15.170(c), CBJ 49.15.580 and AS 35.30.010 and forward to the Assembly a recommendation for approval to allow for the sale of Lot 5 & 6 Fraction, Block 115, Juneau Townsite to the owners of Lot 7, Block 115, Juneau Townsite.



This recommendation is based on the following condition:

1. The fraction of Lots 5 & 6 and Lot 7 of Juneau Townsite Block 115 shall be consolidated.

