



**PARKS & RECREATION ADVISORY  
COMMITTEE AGENDA**  
August 5, 2025 at 5:30 PM

Assembly Chambers/Zoom Webinar

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<https://juneau.zoom.us/j/94184441385> Or 1-669-444-9171 | Webinar ID: 941 8444 1385

- A. CALL TO ORDER**
- B. ROLL CALL**
- C. APPROVAL OF AGENDA**
  - 1. August 5 Agenda Overview**
- D. APPROVAL OF MINUTES**
  - 2. Minutes from June 3, 2025**
- E. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**
- F. AGENDA TOPICS**
  - 3. Committee Member Introductions**
  - 4. Juneau Disc Golf Treadwell extension**
  - 5. Request to Purchase City Property on Meander Way**
  - 6. Youth Activities Board Representative Appointment**
- G. STAFF REPORTS**
  - 7. Jensen-Olson Arboretum Update**
- H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS**
- I. NEXT MEETING DATE - September 2, 2025**
- J. ADJOURNMENT**

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, e-mail: [city.clerk@juneau.gov](mailto:city.clerk@juneau.gov).



**TO:** Parks & Recreation Advisory Committee  
**FROM:** Lauren Verrelli, Interim Parks & Recreation Director  
**DATE:** August 1, 2025  
**RE:** August 5, 2025 Meeting

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### AGENDA TOPICS

Please find enclosed the information supporting your agenda topics for this meeting. The meeting is anticipated to last 60 minutes and will take place in the City Hall Chambers and via **Zoom Webinar**. To join the Zoom Webinar, go to <https://juneau.zoom.us/j/94184441385> or call 1-253-205-0468. **Webinar ID:** 87003674124.

#### AGENDA TOPICS

##### **Committee Member Introductions**

Welcome new PRAC member Susan Crandall. Board members will briefly introduce themselves as part of the welcome.

##### **Juneau Disc Golf Treadwell Extension**

The Juneau Disc Golf Club will present a proposal to extend the "pitch-and-putt" disc golf course in Treadwell Mine Historic Park near Savikko Park by adding 9 additional holes. The current course has been a great success, and the Department is excited to continue its partnership with Juneau Disc Golf to expand this popular community amenity.

*Recommended Motion:* I move that the Parks & Recreation Advisory Committee recommend the Department support the Juneau Disc Golf Club's proposal to install 9 additional holes at the Treadwell Mine Historic Park disc golf course.

##### **Request to Purchase City Property on Meander Way**

In July 2025, CBJ received a request to purchase a small parcel of CBJ-owned parkland (LAKEWOOD 3, Public River Access) along the Mendenhall River on Meander Way. The request was based on concerns about trespass and unclear boundaries, particularly after HESCO barriers were installed on the site. While the parcel is currently inaccessible, it is designated as Public River Access in the 1981 plat and the 2016

Land Management Plan. Due to its designated public use and lack of clear title, staff recommend the parcel remain in public ownership.

*Recommended Motion:* The Parks & Recreation Advisory Committee recommends retaining “LAKEWOOD 3, Public River Access” in the Juneau Parks & Open Space System.

**Youth Activities Board Representative Appointment**

The Youth Activities Board (YAB) requires that a Parks & Recreation Advisory Committee (PRAC) member be appointed to serve as the PRAC representative on the YAB.

*Recommended Motion:* I nominate \_\_\_\_\_ to serve as the PRAC representative for the Youth Activities Board.

**STAFF & PARTNER AGENCY REPORTS**

**Jensen-Olson Arboretum Update**

Ginger Hudson, Arboretum Manager, will give a brief presentation on what’s currently blooming and happening at the Jensen-Olson Arboretum.



## PARKS & RECREATION ADVISORY COMMITTEE

### DRAFT MINUTES

June 3, 2025 at 5:30 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/94184441385> Or 1-669-444-9171 | Webinar ID: 941 8444 1385

#### A. CALL TO ORDER

PRAC Vice-Chair Josh Anderson called the meeting to order at 5:30 p.m.

#### B. ROLL CALL

**Present:** Ryan O'Shaughnessy, Josh Anderson, Emma Van Nes, Kaasáank' Andrew Williams, Paulette Schirmer, Jennifer Gross, & Ren Scott

**Absent:** Danika Swanson

**Staff Present:** Lauren Verrelli, Parks & Recreation Deputy Director; Nate Ploof, Treadwell Arena Manager; Neil Steininger, Assembly Liaison; & Annie Carroll, Parks & Recreation Staff Liaison

#### C. APPROVAL OF AGENDA

**MOTION** by Ms. Schirmer to approve the agenda. *No objections were heard, and the agenda was approved.*

#### D. APPROVAL OF MINUTES

##### 1. Minutes from May 6, 2025

Mr. Kaasáank' noted that the word he shared at the May meeting was incorrect in the minutes. The correct word was *Naxtoo.aat* meaning "Lets go".

**MOTION** by Ms. Schirmer to approve the minutes as amended. *No objections were heard, and the minutes were approved.*

#### E. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

#### F. AGENDA TOPICS

##### 2. INFORMATION ITEMS & UPDATES

###### a. 35-Mile ORV Update – presented by L. Verrelli

Ms. Verrelli began by sharing that the department's Park Maintenance staff have been working with CBJ Engineering to finalize the request for proposal so they can hire a contractor to build out 3 quarters of the 5 miles of phase 1 trails this August. Permitting is in place, and they will be building a small bridge over the stream in the area.

Mr. Anderson asks how many phases are planned for the project to which Ms. Verrelli answers that work will only be done on phase 1 this summer, but that she can check in with Park Maintenance for an update to share on the broader plan for the park. Mr. Anderson responds that he remembers seeing the trail map, and does not recall there being a series of phases, not that it is a problem.

**b. Sigoowu Ye and Si't Tuwan Playground Update – presented by L. Verrelli**

Ms. Verrelli shares that Admiralty Construction will be the contractor for the Sigoowu Ye project which will be completed in 2 stages. The first stage will require that all the dirt work be done by August 4, with the second phase being playground installation beginning on August 11. The department anticipates the park will be ready to open in early September. She further shares that the construction work for Si't Tuwan will begin this fall, with the playground installation phase beginning in spring of 2026. She concludes by saying that they anticipate Si't Tuwan will be open for the public next summer.

**3. ITEMS FOR COMMITTEE DISCUSSION & COMMENT - NONE**

**G. STAFF & PARTNER AGENCY REPORTS**

**4. Treadwell Arena Division Update– presented by N. Ploof**

Ms. Verrelli introduces Treadwell Arena Manager Nate Ploof to the PRAC. Mr. Ploof begins his arena update with a brief introduction to the facility and its offerings. The arena is 35,000 sq/ft with a single NHL size ice sheet. Additionally, there are 6 locker rooms, a referee room, a concessions stand, and 3 heated benches with a seating capacity of 250 people. He shares that their full-time staff is a team of 4 people, though the Recreation Coordinator 2 position is currently vacant. During the Ice season they have a part-time staff of 16 made up of Recreation Activity Leaders, Recreation Aides, Maintenance Workers, and Custodians.

Mr. Ploof shares that for FY25 the arena saw a 15% increase in visitors with over 63,000 people visiting between August and May. Their frequent user groups include the Juneau Skating Club, the Juneau Adult Hockey Association, the Juneau Douglas Ice association, as well as Juneau Douglas High School's Hockey team and various school groups. The public can visit Treadwell from August through April to take part in open skates, pond Hockey, stick & puck, family skates, and freestyle figure skating. Additionally, they offer Parent & Tot lessons, adaptive skates for individuals with disabilities, and speed skates weekly with volunteer coaches. He shares that this year they held several special events including the annual Halloween skate, Santa skate, and Turkey bowling with two on-ice movies as a part of the Movie in the Park program. For the summer cement season, they are offering pickleball daily Monday – Friday, and roller skating twice a week.

Mr. Ploof identifies staffing as an area for development, as they hope to fill 2 benefited positions and 9 part-time positions soon. He explains that they will be offering a hiring bonus for the Recreation Coordinator 2 position. The department has also recently reclassified these open positions to offer more competitive wages, and with these changes he is hopeful they can attract more employees and retain staff.

Ms. Schirmer asks what the minimum age is for the Recreation Aides, to which Mr. Ploof answers that applicants must be 15 years old.

Ms. Van Nes shares that she works at SAIL and they love the adaptive skates Treadwell offers. She says that allowing people to walk on the ice with cleats on is a huge help, and she thanks him for making skating more accessible.

**5. Department Monthly Summary – May 2025**

Ms. Verrelli shares that the updates included in the packet are a quick overview of what the different divisions within Parks & Recreation have been doing. She encourages the PRAC to read the summary and share any questions they may have with her. She shares that they anticipate an update from the Managers Office on their progress hiring a new Parks & Recreation Director by next week and she will keep them informed.

Mr. Anderson asks what method is used to prepare the PRAC minutes. Ms. Carroll and Ms. Verrelli answer that they are written by Ms. Carroll using the meeting recording as a guide.

**H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS**

**Ms. Schirmer** shared that the Lands Housing and Economic Development Committee discussed travel agencies that receive grant funding, and developments with the Affordable Housing Fund, and finally the terms for the State of Alaska parking lease on Willoughby Avenue.

**Mr. Anderson** shared that he has nothing to report for the Youth Actives Board as they have completed their recent work, and won't be meeting for a while.

**Mr. Kaasáank'** shared the Tlingit word *Ish* meaning "fishing hole" which he chose since it's a good fit with the summer fishing season upon us.

**I. NEXT MEETING DATE - JULY 1, 2025**

Ms. Verrelli shares that typically the PRAC skips the July meeting since many people will be traveling, and asks if the committee is agreeable to scheduling their next meeting for August. With no objections, the PRAC decides to forgo their July meeting in favor of meeting next on August 5, 2025.

**J. ADJOURNMENT** – With no further business to discuss the committee meeting adjourned at 5:55pm

*Respectfully submitted by Annie Carroll on 8/1/2025.*

# Treadwell Disc Golf Course

Stats and information  
powered by



## Play counts from last year and this year \*

January 1, 2024 to July 29, 2025



## Stats from the past year

July 29, 2024 to July 29, 2025



Play count  
**920**



Unique players  
**155**



Recreation hours  
**915**



Miles walked  
**974**

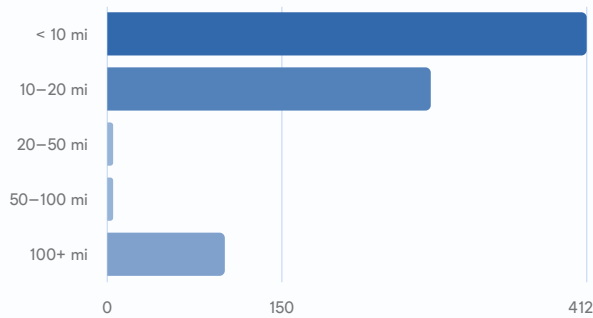


Steps taken  
**2,195,499**



Calories burned\*\*  
**248,400**

## Where players are coming from



US states (21)  
AK, AL, AR, AZ, CA, CO, IA, ID, IL, IN, MN, MO, MS, MT, NJ, OK, OR, SC, TX, UT, WA

Canadian provinces (2)  
Alberta, Yukon

Countries (2)  
Canada, United States

## What is disc golf?

Disc golf is similar to traditional golf, with players throwing discs at metal baskets instead of hitting balls into holes. This lifetime activity offers a low-cost, environmentally friendly form of recreation that is accessible to all ages and skill levels.

## What is UDisc?

UDisc is the leading disc golf app on both Apple and Android devices. Players can find courses, get a map of the course, keep score, track their rounds, find events and much more.

## Where does this data come from?

Everything on this sheet is collected from players that choose to track their disc golf rounds with UDisc. While there are many disc golfers worldwide, the number of players who use UDisc varies by region, so comparing these statistics against local survey data is the best way to extrapolate their findings.

\* Casual rounds, league rounds, and tournament rounds are all included as long as they were tracked with UDisc. Each point on the chart represents the total plays over the previous 28 days.

\*\* Calorie calculation is based off an average adult weight of 150lbs.

Calories burned = MET (3.8) x 3.5 x Weight (68.0389kg) / 200 x hours spent x 60

Herrmann, S.D., et al. (2024). *Journal of Sport and Health Science*, 13(1), 6-12.

Kaminski, J. (n.d.). NASM. [blog.nasm.org/metabolic-equivalents-for-weight-loss](http://blog.nasm.org/metabolic-equivalents-for-weight-loss)

## More about disc golf

There are **16,267** public courses available on UDisc as of February 20, 2025.

There are disc golf courses in **91** countries.

In 2024 on UDisc:

**20.1** million rounds of disc golf were played.

**1.26** million disc golfers used the app.

**33** million recreation hours were spent on the course.

# Treadwell Disc Golf Course Extension

Draft map for 9 additional holes, presented by Shannon Crossley on behalf of the Juneau Disc Golf Club.





**TO:** Parks & Recreation Advisory Committee  
**FROM:** Lauren Verrelli, Interim Parks & Recreation Director  
**DATE:** August 1, 2025  
**RE:** Request to Purchase City Property on Meander Way

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In July 2025, the CBJ Lands Department received a request from the property owner at 3503 Meander Way to purchase a small CBJ-owned lot, identified as “LAKEWOOD 3, Public River Access,” adjacent to their home along the Mendenhall River. The applicant cited increased trespass and a lack of clear boundary markings as reasons for the request, particularly following the removal of trees from the lot to install HESCO barriers.

The parcel is designated as CBJ parkland in the 2016 Land Management Plan, based on a 1981 plat that dedicates it as “Public River Access.” However, the installation of HESCO barriers currently prevents the parcel from serving that function. The property also lacks a recorded deed, and as a result, CBJ may not hold clear title. Parks staff have identified the parcel as low-value parkland, and the 2019 Parks & Recreation Master Plan calls for PRAC review in such cases to determine whether disposal should be considered.

Due to the parcel’s designation as Public River Access, its inclusion in the 2016 Land Management Plan as CBJ-managed public access, and the uncertainty surrounding clear CBJ title, Parks & Recreation recommends that the parcel be retained in public ownership at this time.

The Departments acknowledge the applicants’ concerns and will work with them to manage public access in the short term, including the implementation of temporary restrictions as needed.

Staff recommends that the Parks & Recreation Advisory Committee support retaining “LAKEWOOD 3, Public River Access” in the Juneau Parks & Open Space System.

# MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office  
155 Heritage Way, Juneau, Alaska 99801  
[Dan.Bleidorn@juneau.gov](mailto:Dan.Bleidorn@juneau.gov)  
(907) 586-5252

**TO:** Wade Bryson, Chair of the Assembly LHED Committee  
**FROM:** Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*  
**SUBJECT:** Request to Purchase City Property on Meander Way  
**DATE:** July 30, 2025

In July 2025, Sarah Griffith, property owner of 3503 Meander Way, submitted an application to purchase City property adjacent to their home. Both properties are along the Mendenhall River. The application states the reason to purchase the property is to increase privacy. "With the construction occurring the trees on the CBJ lot were removed and there is not a clear marking of public property from private resulting in public trespassing on our private property without knowing they are doing so." Griffith also states that "with the flooding for two years and the construction there has increased public interest and trespass onto our property. The purchase of the CBJ lot I believe would help resolve this as the property could be clearly all marked as private." Initial discussions with Parks staff indicate that this property is a low value park parcel, and Parks staff determined that in accordance with the 2019 Parks Master Plan, the Parks and

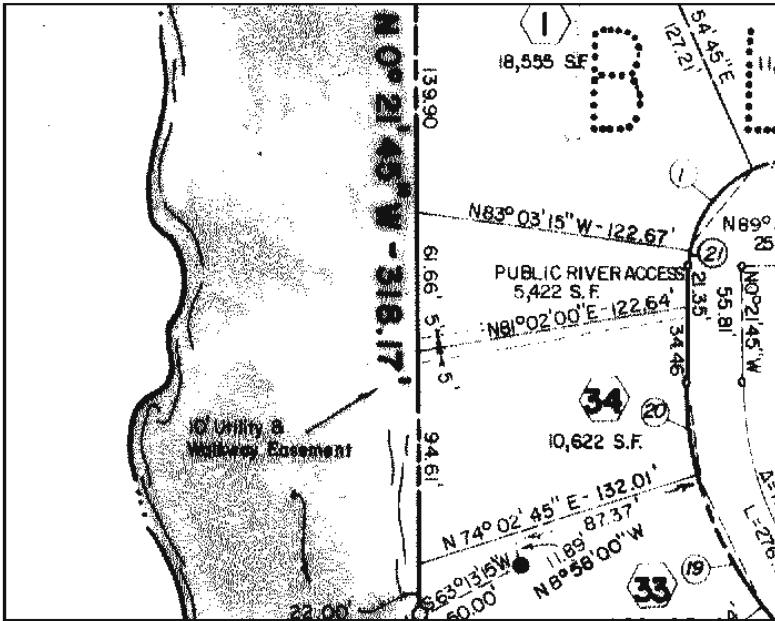
Recreation Advisory Committee (PRAC) will need to provide direction on whether this application should be considered. This application is scheduled for the PRAC on August 5, 2025.



The Engineering and Public Works Department also has an interest in the property as there is a drainage easement through the center of this lot with an outfall at the river. The HESCO Barriers line the River on the CBJ and applicant's property. Engineering staff indicated that they would be in favor of disposing of this property as long as the CBJ retains an access and utility easement for the storm drainage and an access and utility easement to maintain any current and future flood mitigation infrastructure.

This property is listed in the 2016 Land Management Plan as a property that CBJ retains for public access to the Mendenhall River and is managed by the CBJ Parks and Recreation

Department. This property was determined to be owned by the CBJ during the process of drafting the 2016 Land Management Plan (LMP). During that process there were a small number of properties that did not have deeds and were dedicated by plat by the developers of the properties. At the time these properties were untaxed and property information and history are limited. The ownership of this property was determined based on the 1981 plat dedicating this property as "Public River Access". The plat also shows a shared 10' Utility & Walkway Easement. Conveyance appears to have been granted through the subdivision plat only, which does not conform with current practices. Because of this CBJ may not have clear title to the property. The Planning and Zoning Commission meeting minutes from April 11, 1978, show that this access was a condition of the final plat.



If this Committee determined that this application should be considered, staff would need to begin a process to clear the title of the property. This will likely involve the previous owners or the developer who produced the plat and designated the property as Public River Access. The previous owners may have an interest in this property if the plat designation is removed. If the title can be cleared this application would go to the full Assembly as new business for a determination of whether the proposal should be further considered. The disposal would then be authorized by ordinance after Planning Commission review.

Based on the unclear title, the 1981 plat dedication, and the 2016 LMP designation, it is recommended that CBJ retain this property. Currently, because of the HESCO Barriers, this property cannot be utilized for the original intent of river access. One option to alleviate the concerns of the applicants would be to limit public access to the property until such time that the CBJ can restore public access to the river.

**Staff request that the Lands, Housing and Economic Development Committee provide direction to the CBJ Manager to deny this application but to work with the applicants to restrict public access until such time when public river access can be restored.**

**Attachments:**

1. Final 1981 Lakeview Plat 1981-16
2. April 11, 1978, Planning and Zoning Commission minutes
3. April 6, 1978, Parks and Recreation Committee Memo
4. January 2, 1981, Final Approval Lakeview III
5. 2019 Parks Recreation Master Plan Disposal Section



Mrs. Diebels noted this is not a zone change request, but a request for the temporary placement of the trailer on the site.

The Planning Department staff read the Temporary Permit section of the zoning ordinance. Those things allowed in the RO District were discussed. Since this is an office, whether this should be considered as a temporary permit use was discussed. One of the reasons is because it is an office located by itself, and another is because it is a trailer.

Chet Strohmeyer does not object to trailers per se, but would object to permitting them for a period of one year and then the trailer not getting removed on schedule. He would like to see a bond required and that bond relinquished if the trailer is not removed in the one year time period.

The time period required in order to obtain permission for use of an area in the Urban Renewal area was discussed. It would be a minimum of 45 days. Mr. Hartenberger discussed how removal of the trailer would be handled upon lapse of the permit.

Mr. Grant would agree with Mr. Strohmeyer that a bond be required and if the trailer is not removed as required, that the bond be relinquished.

Mr. Beadle noted that a condition stating the trailer could only be used as a campaign headquarters would in itself limit the length of the permit.

Mrs. Diebels noted she has been opposed to a lot of these temporary permits in the past, but none of them have had a definite cutoff or a definite reason for being there; therefore she would not be opposed to this application.

Mr. Shelley moved for approval with the conditions as recommended by the staff. Mr. Beadle seconded the motion.

Mrs. Gorsuch moved to amend to include a condition that a \$1,000 bond be posted and forfeited if the trailer is not removed within 15 days after either the general or primary election, whichever is applicable. Mr. Triplette seconded the motion to ammend.

A roll call vote on the motion to amend was recorded as follows:

Yeas: Triplette, Minch, Menzies, Beadle, Gorsuch, Grant, and Diebels  
Nays: Shelley and Quinn

The amendment carried. There was no objection to the main motion as amended.

PLATTING BOARD  
CONTINUED ACTION ON PRELIMINARY PLAT, LAKEWOOD SUBDIVISION, U.S.S. 4598  
MENDENHALL VALLEY

Mr. Menzies vacated his seat on the commission.

Mr. Hartenberger read the staff report and the memorandum from the Parks and Recreation Committee. The Staff has talked with the Corps of Engineers and the applicants. The applicants have agreed to rip rap portions of the river where erosion might take place. The Corps has agreed to review the plan and determine where erosion may take place. This would be submitted to the applicant and they would rip rap that portion of the river. This could take place between now and the time of the final plat review. Mr. Hartenberger discussed what the City/Borough and State of Alaska are doing regarding an open space plan for the Valley (through the Urban Forestry Grant program). If the grant is approved, then many of the concerns regarding stream buffers and greenbelts can be addressed.

Mr. Grant asked who would make the determination about erosion along the river regarding liability. Mrs. Diebels indicated she spoke with the Attorney who indicated that there might be a problem at some future time, but not now. If there were a note on the plat indicating possible future erosion, the City/Borough would be in a much better position.

Mr. Grant wondered if the Corps made a determination that there was an erosion problem, would they then be liable? This could be a fairly serious problem.

Mrs. Gorsuch noted that if the Buffer and Greenbelt study makes a recommendation for a buffet strip, then it would probably be more difficult to acquire that in the future under private ownerships than from one owner now.

Mr. Hartenberger stated that if the open space plan states we need to provide access on this side of the river, then steps would be taken to acquire the 40' strip along the river and it could be used for whatever the plan felt best.

Mrs. Gorsuch noted that there are already several plans which recommend that public owned river frontage be acquired. How will this plan be different? Mr. Hartenberger noted that the plan which could be accomplished under the Urban Forestry program would be a more refined plan than those already done.

Mrs. Gorsuch stated that since no money is being set aside to acquire the buffer strips, she is concerned that by subdividing this land now, it will be more difficult to acquire in the future under several ownerships. She can also see where the new plan would probably just reiterate what has already been said.

Mr. Hartenberger stated the plan may also recommend that open space be acquired on the opposite side of the river instead of this side. Compatible use of that open space will also be addressed in the plan.

90 width  
120  
110

Perry Cantwell of Red Samm reviewed the revisions made in the plat since it's previous review by the Commission. He reiterated the applicant's objection to having a buffer area for public use along the river. He indicated the applicant's willingness to put something in the covenants of the plat regarding possible erosion, and also indicated that the applicant will put rip rap where necessary.

Mr. Grant expressed a concern that some of the lots are only 110 feet in depth because of possible build up to the river and the possible erosion problems. Mr. Cantwell stated that is one of the reasons the applicant is willing to rip rap some of the lots. Mr. Cantwell also stated the applicant would put a covenant that the lots could not be cleared beyond 80' of the front property line.

Mr. Hartenberger stated that the staff would, between the time of the preliminary plat and final plat reviews, work out acceptable stipulations which would be meaningful for the type of rip rap to be used. That would be submitted to the Commission at the time of the final plat review.

The size of the public access strips on the north and south ends of the subdivision was discussed.

Merle Bottge brought out the possibility of placing a moritorium on the sale of the lots along the river until such time as the Corps of Engineers report and open space study are done.

Jim King doesn't feel that the green belt idea came out of the blue. It is something that has been talked about since 1970 when a parks and recreation plan was conceptually approved. Subsequent to that, the Planning Department had a series of meetings in the Valley regarding development of that area. It was strongly voiced at that time that green belts were desired. He believes the public has been well heard on this matter and is amazed, after all the public input, that someone is proposing to build up to the river, especially in an area where there is such an erosion problem.

Mr. Shelley recognized the public need and public desirability, but noted the absence of public support and the property is privately owned.

Mr. King stated that to his knowledge, the public has never turned down a recreation bond issue. The public isn't getting the opportunity to get what they want and the way they want it.

Mr. Grant stated that maybe one of the reasons nothing was done to preserve this area is because it was not allowed to be developed until the flood plain was moved. In the Comprehensive Plan there were areas set aside by the Federal Government which could be privately owned, but could not be built on. That may have lead some to believe that areas adjacent to the river were protected. The staff would be interested in knowing where this acquisition sits in the overall acquisition priority with the Parks and Recreation Committee of open space now that the flood plain has been changed.

Mrs. Gorsuch noted that since the time that the flood plain boundaries have been changed, the Planning Department and Commission has not looked at the land to see how it should be zoned or used.

Mr. Hartenberger stated that the floodway evaluation was undertaken starting a year ago. It has been in the last two months that the City was officially notified that the boundary had changed. The staff would concur that this needs to be looked at as far as land use and future zoning of the area.

Mr. Quinn felt that if the City/Borough has an open space plan for green belts, then maybe we should start taking action to acquire that property by putting a price tag on the needed land.

Mrs. Gorsuch stated that since the staff agrees that we need to look at this area as far as land use, she is surprised by the staff's recommendation on this plat.

Mr. Hartenberger noted that this is privately owned land and the owner wants to develop it. The 40' of undevelopable land is one way to handle the situation until an open space plan is finished.

Mr. Grant moved for approval of the preliminary plat with the conditions as outlined by the staff that (1) a corridor (undeveloped, but publically dedicated) be provided which will allow extension of North Riverside Drive, if deemed necessary in the future, and (2) that the rate and location of possible erosion be examined by the Corp of Engineers or a hydrologist for the purpose of establishing a buffer for the lots located along the Mendenhall River. Mr. Beadle seconded the motion.

Mrs. Diebels felt it might be inefficient to eliminate the road when the school site is developed. Mr. Hartenberger stated the staff's feeling that most of the students would walk to the school and there would be no bussing. Mr. Maguire stated the applicant has agreed to place a covenant on the plat that no clearing can be done further than 80' from the front lot line.

Mr. Shelley moved to amend the motion to make the placement of that covenant on the plat a condition of preliminary plat approval. Mr. Minch seconded the motion.

Mr. Minch noted that the lots are not big enough to take a 40' buffer strip off the back and still meet the platting requirements for development (minimum lot size for R-7 is 70 X 100').

There were no objections to the motion to amend.

Mrs. Gorsuch moved for amendment of the main motion to add the following conditions:

1. That access be provided from the end of the cul-de-sacs to the park.
2. That public access points at the north and south ends of the subdivision be provided.
3. That a note be placed on the plat of the regarding the possibility of erosion on those lots adjacent to the river.

The motion was seconded by Mr. Beadle.

The staff indicated a drainage plan would be shown on the final plat.

There were no objections to the amendment.

Mr. Quinn noted that if the road closest to the river were moved 90' closer to the river, it would leave a 30' buffer strip. It was noted by the staff that this would cause the developer to resubdivide the area. This has been discussed with the applicant, who is opposed to the idea.

Mr. Beadle moved that no development be done on the lots bordering the river until such time as a satisfactory Corps of Engineer or hydrologist report is approved by the Staff and rip rap is in place. Mrs. Gorsuch seconded the motion.

Mr. Minch did not know if this condition was necessary at this time, but would support it. It could be that this would need to be a condition on the final plat.

This proposed condition would be more restrictive about which lots could be developed. The subdividor could develop the remainder of the subdivision, leaving those lots along the river undeveloped until after rip rap is in place.

There was no objection to the amendment.

Mrs. Gorsuch was opposed to this subdivision, even with all the conditions. She would like to see the applicant come back with a proposal having no lots abutting the river because of the erosion problem and taking into consideration the plans of the Borough that call for a buffer strip.

Mr. Quinn stated his objection to the proposal. With all the plans recommending buffer strips, he didn't think the Commission has adequately addressed this matter on this plat.

Mr. Shelley did not feel uncomfortable with this plat. The developer has made accommodations for rip rap and provided a green belt to his satisfaction.

A roll call vote on the motion was recorded as follows:

Ayes: Triplette, Beadle, Shelley, Grant, and Diebels

Nays: Minch, Gorsuch and Quinn

Abstain: Menzies

The motion, with amendments, carried.

FINAL PLAT CEDAR COURT SUBDIVISION, U.S.S. 1799 MENDENHALL VALLEY

Mr. Menzies remained in the audience.

Mr. Hartenberger read the staff's report and recommendations, which was for approval on the condition that the Engineering Division's requirements be met.

# MEMORANDUM

# THE CITY AND BOROUGH OF JUNEAU

CITY OF ALASKA

155 SOUTH SEWARD ST. JUNEAU, ALASKA 99801

TO: Planning and Zoning Commission

DATE: April 6, 1978

FILE NO.

SUBJECT: Lakewood Subdivision  
Red Samm Construction

FROM: Parks and Recreation Committee

At the regular April 4, 1978 meeting of the Parks and Recreation Committee, the subject subdivision was reviewed. The Committee discussed at some length the possibility of a green belt along the Mendenhall River and also the playground/park area proposed by the subdivision.

In reviewing the proposed plat, the Committee was in agreement with the following aspects proposed by the subdividor:

1. That the elimination of a portion of Riverside Drive between the proposed land and the subdivision would be beneficial to the residents of the subdivision.
2. That access has been provided from the end of the cul-de-sacs to the park.
3. The public access points at the north and south ends of the subdivision have been provided.

It was also recommended that if the Borough cannot feasibly acquire access on both sides of the river, then access on the west side for a green belt should be looked into now, and the possibility of a pedestrian bridge be looked into.

With regard to possible erosion, the Committee requests the Planning Commission direct a geologist/hydrologist take a look at those lots along the river and determine their suitability for development, and that this be done before the Preliminary Plat is approved by the Commission. If the study reflects that erosion will endanger those lots, is there any public liability incurred if individuals build on them?

A trail corridor along both sides of the river below the Lakewood Subdivision was discussed, and the Committee requests that the Planning Commission/Department enter into negotiations with Red Samm Construction to obtain a trail easement through Parcels 6, 10, and 11, USS 1284.

# MEMORANDUM

# THE CITY AND BOROUGH OF JUNEAU

CITY OF ALASKA

155 SOUTH SEWARD ST. JUNEAU, ALASKA 99801

TO: Planning and Zoning Commission

DATE: April 6, 1978

FILE NO.

SUBJECT: Public Beaches within the  
City/Borough of Juneau

FROM: Jim Dumont  
Parks and Recreation Committee

At the regular April 4, 1978 Parks and Recreation Committee meeting, it was requested that a joint meeting of the Planning and Zoning Commission and the Parks and Recreation Committee be scheduled to discuss the public beaches in the Juneau area and their future, especially with regard to designating public access to these beaches and clearing trails on that public access. At this joint meeting, the public would be invited for any input they may have.

# THE CITY AND BOROUGH OF JUNEAU

CAPITAL OF ALASKA

155 SOUTH SEWARD ST. JUNEAU, ALASKA 99801

January 2, 1981

Mr. Perry H. Cantwell  
Red Samm Construction, Inc.  
2961 Riverside Drive  
Juneau, Alaska 99801

RE: Final Plat, Lakewood Subdivision No. III  
U.S. Survey 4598

Dear Mr. Cantwell:

At the December 23, 1980 meeting of the Planning Commission, the Platting Board gave conditional approval of the final plat for the Lakewood Subdivision No. III, U.S. Survey 4598 located in the Mendenhall Valley.

The conditions to be met prior to plat recording are:

1. That a note be attached to the plat stating that residential building development shall occupy the front 80 feet of all lots fronting on the Mendenhall River.
2. That it is indicated on the plat the significance of the monumented traverse line within Lots 25 to 35, Block "B".

If you have any questions about these conditions, please feel free to contact me at the Planning Department.

Sincerely,



Eileen Whipple  
Planner

EW/hmh  
cc: R&M/Malcolm Menzies

# MEMORANDUM

# THE CITY AND BOROUGH OF JUNEAU

CAPITAL OF ALASKA

155 SOUTH SEWARD ST. JUNEAU, ALASKA 99801

TO: Planning Commission

DATE: December 19, 1980

FILE NO.

FROM: Planning Department *Ans*

SUBJECT: Final Plat, Lakewood  
Subdivision No. III,  
U.S. Survey No. 4598  
Mendenhall Valley

Background: This is a final plat for the Lakewood Subdivision No. III, U.S. Survey No. 4598, located in the Mendenhall Valley. This is the third and final phase of the Lakewood Subdivision which received preliminary plat approval at the April 11, 1978 meeting of the Platting Board.

The conditions placed on the preliminary plat were:

1. That a corridor (undeveloped, but publically dedicated) be provided for the possible extension of Riverside Drive.
2. That the Army Corps of Engineers or a hydrologist examine the river bank bordering the subdivision to determine the rate and location of erosion.
3. That access be provided from the end of the cul-de-sac streets to the proposed park.
4. That public access be provided to the Mendenhall River at the north and south ends of the subdivision.
5. That a note be placed on the plat regarding the possibility of erosion on those lots adjacent to the river.
6. That no development take place on the lots bordering the river until such time as a satisfactory Corp of Engineers or hydrologist report is approved by the Staff and rip-rap is in place.

All conditions have been completed, except condition #5, and the applicants are now requesting final approval.

Zone: R-7

Recommendation: Conditional Approval

The final plat substantially conforms to the preliminary plat submitted. Staff would recommend approval with the following conditions:

1. That a note be placed on the plat regarding the possibility of erosion on those lots adjacent to the river.
2. That a note is placed on the plat which states that residential building development shall only occupy the front 80.0 feet of all lots fronting on the Mendenhall River.
3. That it is indicated on the plat the significance of the monumented traverse line within Lots 25 to 35, Block "B".

**Social Barriers:** Social barriers are more difficult to identify and resolve than financial and logistical barriers. Social barriers can include language and cultural barriers, parental unfamiliarity with a program or service, lack of support for scholarships or other assistance programs, or misconceptions about the cost of passes and programs. Continued youth and community outreach can help overcome some of these barriers, but they are based on individual feelings and perceptions and will require time and resources to resolve.

## 7.8 Land Acquisition and Disposal

Parkland acquisition and disposal are important land management considerations with long lasting impacts. Lands are classified as parks because they hold high conservation or recreation value, or are likely to have such values through future development. Lands with the potential for public recreation or requiring environmental protection may be considered for acquisition by Parks & Recreation and/ or the CBJ Lands & Resources Department as they become available. Park properties that meet criteria for disposal and may have greater public benefit if used for another purpose may be considered for divestment. All recreation service parks, special use areas, developed natural areas, semi-primitive areas, and conservation areas are considered valuable parkland and generally are not candidates for disposal.



### 7.8.1 Parkland Acquisition

CBJ may acquire private property or property owned by other government entities consistent with the CBJ Comprehensive Plan, a specific Area Plan, or any other CBJ planning document that identifies acquisition of parklands. Reasons for acquiring park land may include:

- Right-of-way alignment to CBJ property suitable for parkland development
- Preservation of a trail corridor
- Public access
- Current or future need for new parks or facilities
- Consolidation of land ownership
- Enhancement or protection of adjacent Parks & Rec property
- Habitat preservation & restoration
- Bequests or donated land

Partial rights may be acquired when fee simple ownership by the CBJ is not necessary to accomplish management objectives. Partial rights may include: easements, leases, covenants, or other agreements. The CBJ will acquire property by means of cash purchase, donation, exchange, or eminent domain. Reasons to acquire parkland may include population growth, increased development, changing trends in recreation, a need to preserve high value conservation areas, or other rationale. Parkland should be acquired when and where it is in the public interest.

## 7.8.2 Parkland Disposal

### Disposal of parkland in the public interest

In general, parkland is presumed to have significant recreational, environmental, or cultural value, and/or is necessary to fulfill the goals established by this plan. Disposal of parkland must be in the public interest and for good cause. Selling land to fund maintenance or general operating costs is not recommended. This plan identifies a number of parcels that hold no recreational, conservation, or cultural value, and which are unlikely to be needed for future development or conservation. It may be in the public interest to dispose of these properties to support long term community needs, such as housing.

The municipality obtained title to large tracts of land (and small ones as well) as a result of the formation of the Borough and through other processes. A review of municipal land holdings will quickly reveal that the Parks and Recreation Department is the Departmental manager of most of the municipal land parcels.

Many of these parcels are categorized as natural area parks or conservation areas. It is possible, even likely, that portions of these tracts are developable and could be used by the Assembly to support some of its other goals, notably housing. It is not the function of the Parks & Recreation Department or the Parks and Recreation Advisory Committee to advocate for housing or other types of development, nor does it have the resources to work on this issue.

When it has time and inclination, the Assembly may wish to direct the Manager to analyze the inventory of land and make recommendation for potential land disposals to meet housing or development goals. This effort should only be done within the context of all of the municipal needs and goals, including those articulated in this plan. This plan is not intended to limit the ability of the CBJ to dispose of land that is not necessary for the Park system for development purposes.

Proceeds from lands sold by CBJ automatically go into the Lands Fund, unless appropriated by the Assembly for another use. Proceeds of land sales could be considered for the acquisition of parklands. When allocating funding from sales of municipal land, the Assembly should consider the functional relationship of the land sold to the Park system.

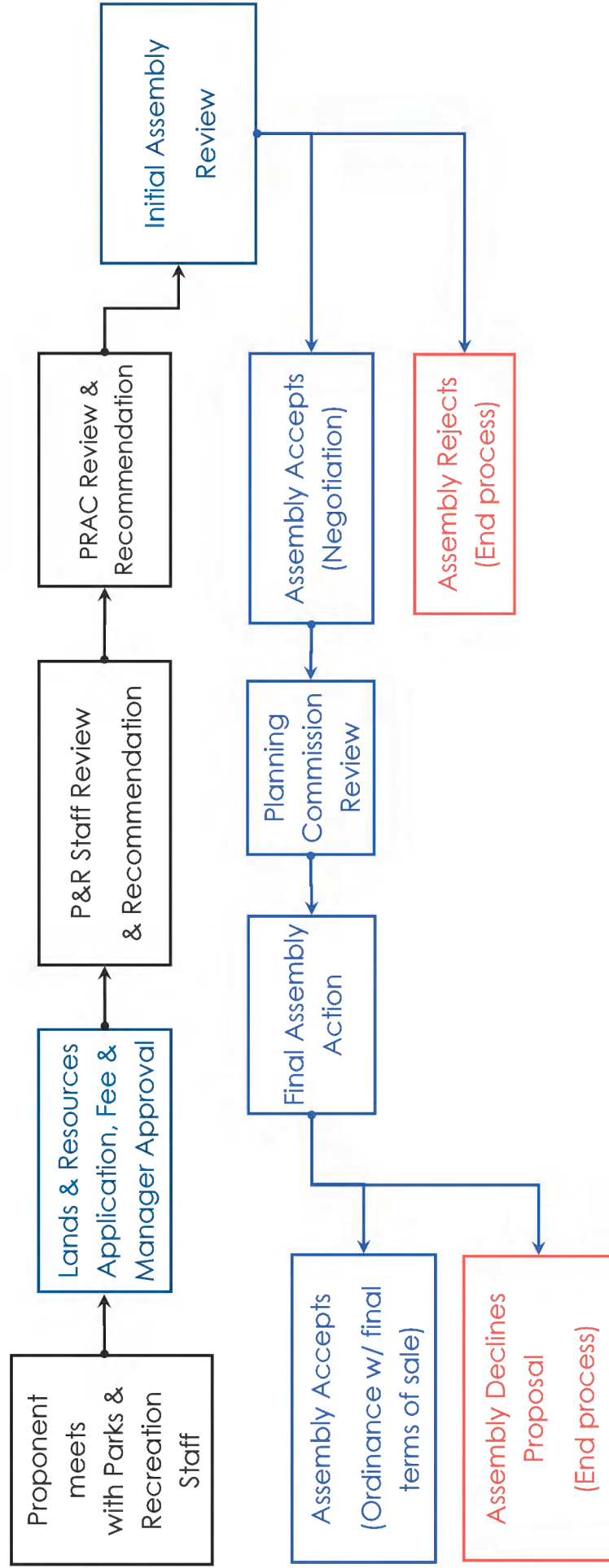
### Disposal Process

The individual or entity seeking to purchase parkland begins the process by contacting the Parks & Recreation Department to present their proposal. This initial step can help avoid unnecessary expense by identifying any immediate issues. The next step requires the proponent to submit an application and pay a fee to the Lands & Resources Division. The



# Parkland Disposal Process

## Section 7.8.2



CBJ§53.09.260 (b)

Lands & Resources

proposal will then be reviewed by Parks & Recreation Department, which will provide a staff recommendation to the PRAC. The PRAC will consider the request and staff recommendation, and receive public comment. The PRAC will then make a recommendation to the Assembly in support of, or opposition to, the proposed disposal. At this point, the process proceeds according to CBJ 53.09.260.

Guiding Principle: <i>Promoting community engagement, health and wellness</i>		
Goals: <ul style="list-style-type: none"> <li>• Find efficiencies that increase cost savings and/or revenue potential</li> <li>• Continually provide diverse recreational opportunities for the community</li> <li>• Find creative ways to rent or program Parks &amp; Rec facilities for use by community groups outside of the traditional facility user group</li> <li>• Provide opportunities for self-directed active recreation opportunities for all ages and abilities</li> <li>• Develop strong community partnerships that increase the scope, variety and accessibility of healthy recreation for all</li> </ul>		
<b>Recommendation</b>	<b>Timeline</b>	<b>Capital \$</b>
Department-Wide		
Required Action		
Develop and implement a department-wide fees and charges policy	Short	Staff time
Recommended Action		
Devote staff resources to evaluating grant and alternative funding opportunities	Medium	Staff time
Work with Eaglecrest and Juneau Community Foundation to transfer management of the Dimond Park Field House to Parks & Rec	Short	Staff time, potential revenue source
Parks		
Recommended Action		
Develop low impact camping facilities in appropriate parks	Short	\$150k-\$350k
Support residents to add or increase community garden space in parks	Medium	\$25k-\$75k

